Co-design Workshop 1 Outputs

Upper Stebbings and Glenside West Structure Plan

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Upper Stebbings and Glenside West Structure Plan

Client: Wellington City Council

Co No.: N/A

Prepared by

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Prepared by Letisha Nicholas

Reviewed by Marta Karlik-Neale

Revision History

Rev	Revision Date	Details	Authorised	
			Name/Position	Signature
	05-Sep-2018	First draft	Marta Karlik-Neale	
	26-Sep-2018	Final draft	Kim Hardy	

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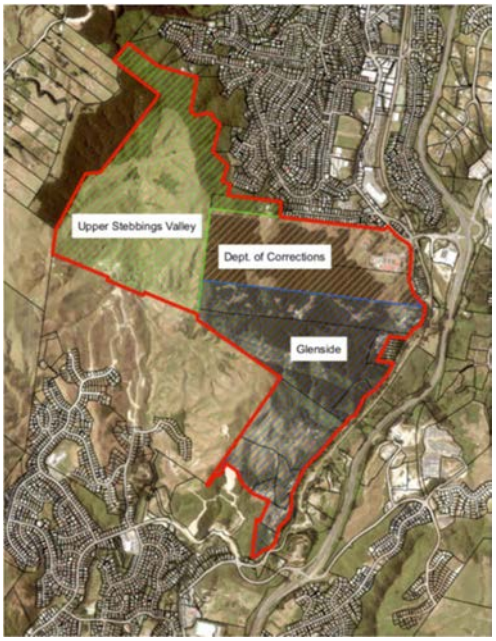
1.0 Project Background & Objectives

1.1 Project Background



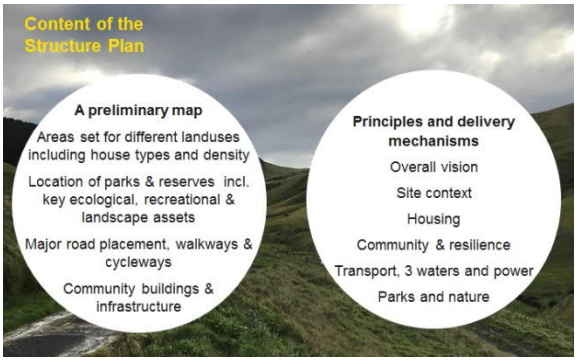
Located between Churton Park and Tawa, Upper Stebbings Valley and Glenside West, is one of the last remaining greenfield areas of Wellington identified for new housing. The area was identified through the Northern Growth Management Framework and the Wellington Urban Growth Plan as a potential northern suburb development option that could support latent and future housing demand in the Wellington region. Wellington expects around 80,000 more people to be living in Wellington by 2043.

The area is approximately 260ha, with a range of different land owners and is currently zoned 'rural' in the District Plan. The area encompasses steep and hilly terrain from Marshall and Bests ridges down to Upper Stebbings valley. Parts of the area are covered with mature native bush, pine forestry, rural pasture and wetland/ stream areas on the valley floor. Transpower operates transmission lines through the study area and Corrections operates the Arohata Prison. Ngāti Toa are the iwi within the area. Stebbings stream is part of the catchment covered under the NPS for water quality which is given effect by the Porirua Whaitua process.

Figure 1 Outline of the proposed Upper Stebbings Valley ad Glenside West structure plan area.

1.2 Project Objective

The objective of the project is to develop a high-level Structure Plan for the future development of the area in collaboration with a range of stakeholders. The Structure Plan will include a vision and principles for the development: what it might look like, what people will need in the new community. The plan will also include land use options and delivery mechanism, as well as non-statutory guidance on transport, housing density, parks and reserves, water management, three waters and utility infrastructure and urban design and resilience. The Structure Plan will be approved by Councillors before work is done to include it in the District Plan.



2.0 Engagement Process & Participants

2.1 Approach

The process for the development of the Structure Plan consists of three stages:

- Information Baseline – a set of technical studies to inform the process
- Plan Development – a collaborative design process
- District Plan Change – a statutory process to enable the proposed plan

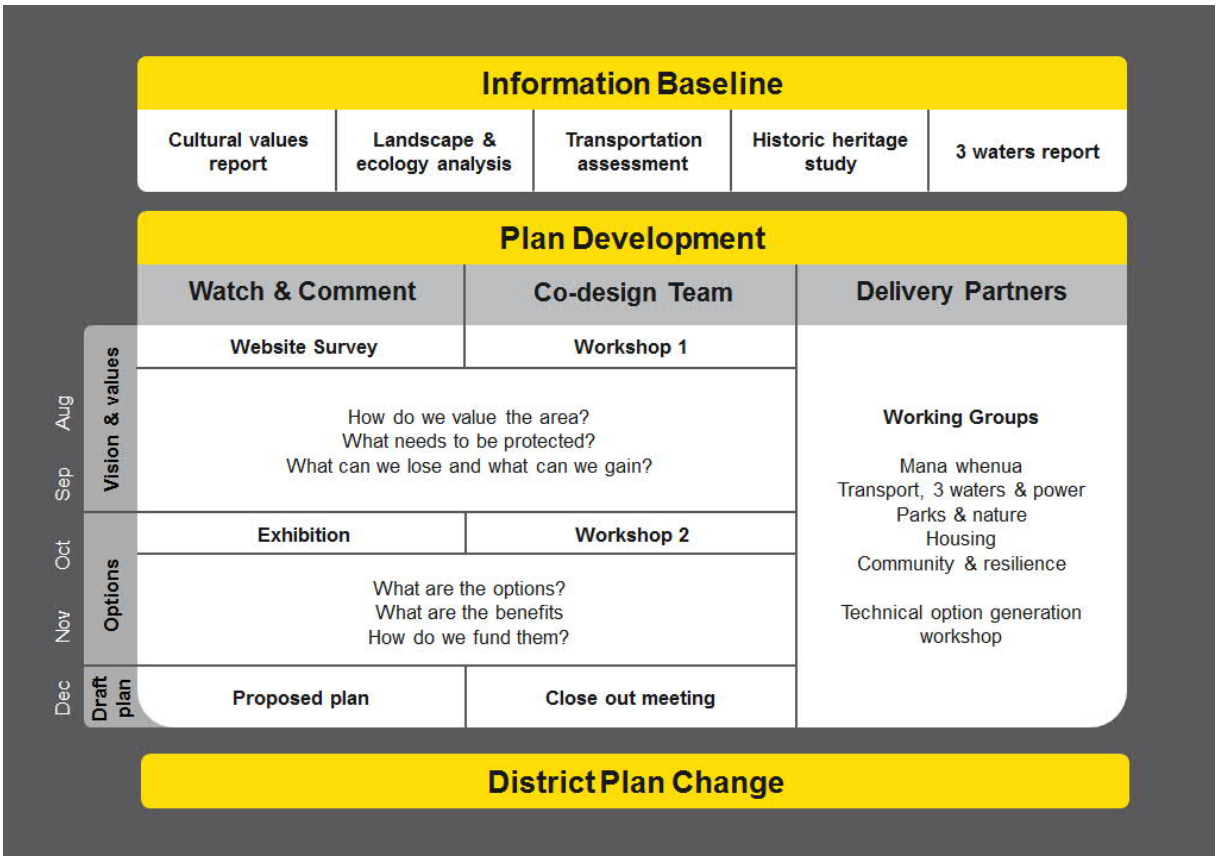


Figure 2 : Plan development timeline and engagement strategies

The collaborative plan development consists of three work streams:

- Watch and Comment – the widest engagement with general public, which includes a survey on vision and principles for the future community, as well as an exhibition in Tawa and Churton Park to consult on the possible land use options.
- Co-design Team – Co-design team is a group of 60 key stakeholders consisting of land owners, local associations, relevant staff from Porirua, Wellington and Greater Wellington Councils, Wellington Water, Ministry of Education, Transpower and Ngāti Toa. The full list is provided in the Appendix A. This group will develop the vision, principles and will prioritise the land use options.
- Delivery Partners – The outcomes of the co-design workshops will be tested and refined with specialists and concerned individuals to ensure that they are feasible and viable. Land use options will be developed through a masterplanning process involving the councils, infrastructure providers and developers. This will be guided by the principles developed by the Co-design Team.

Based on the above work Wellington City planning team will develop the draft Structure Plan, which will be reviewed by the Co-design Team at the close-out meeting.

2.2 Project team

The project team consists of Wellington City Council as the project lead supported by staff from Wellington City Council, Greater Wellington Regional Council, Wellington Water and AECOM, an engineering, planning and environmental management firm.

3.0 Workshop 1 Structure

The objective of the first co-design workshop was to develop vision and principles to guide the future development.

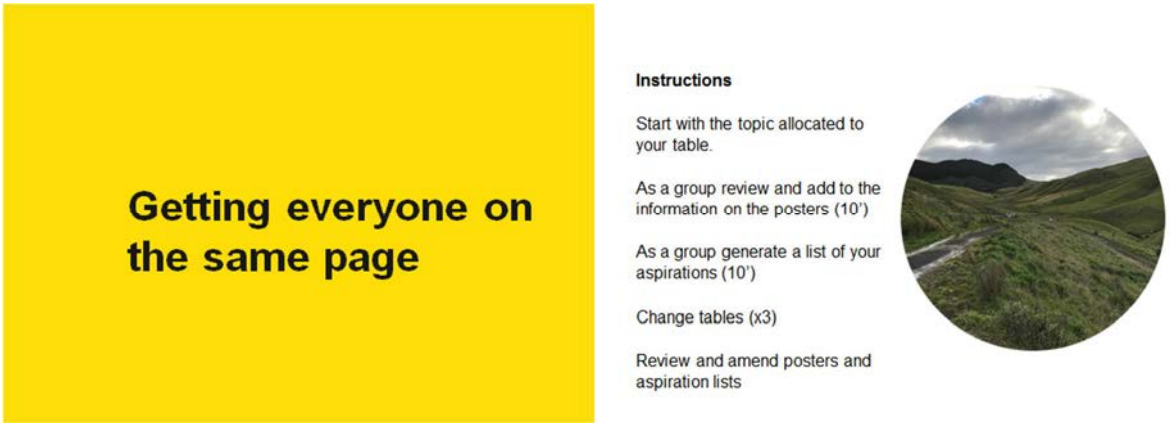
This was achieved through the following activities:

- Getting everyone on the same page – review of the existing summaries of constraints and opportunities.
- What we want to protect, lose and gain – review of existing benefits generated by the area and how they could change following the development.
- Vision and principles for the new community – development of the vision and principles.

4.0 Outputs

The first co-design workshop took place on the 27th August 2018, with approx. 55 participants. The following section presents the outputs of individual activities.

4.1 Getting everyone on the same page

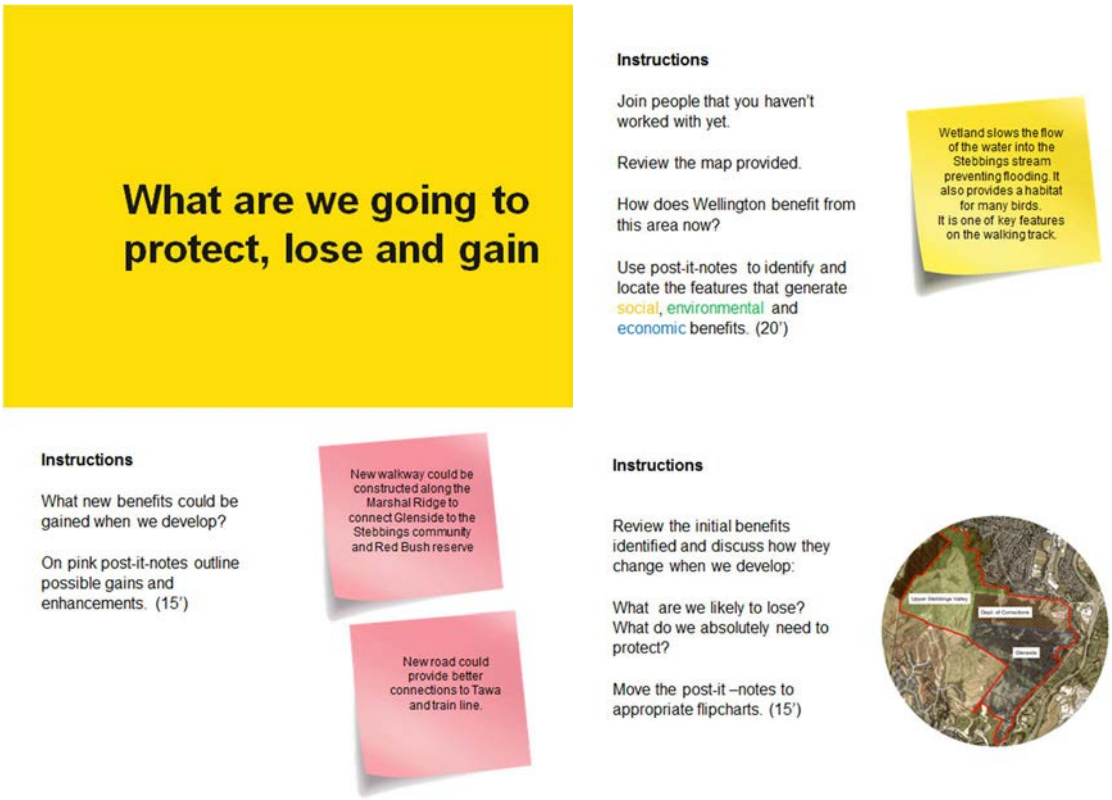


The stakeholders reviewed posters summarising the outcomes of technical reports and earlier communication:

- Community & Resilience
- Housing
- Transport, 3 waters and power
- Parkes & Nature

The up-dated posters are presented in the Appendix B.

4.2 What are we going to protect, lose and gain



The full overview of comments provided by Co-design Team in this activity is provided in Appendix C. The summary is provided below.

4.2.1 Housing

Increasing the supply of housing is the main purpose for the development of the site. The stakeholders see an opportunity for an exemplar development protecting natural environment, providing good quality, affordable and diverse buildings, with on-site water mitigation (WSUD), low carbon features. They would like to see the urban realm developed so that it encourages culturally diverse community interactions, enables active and low carbon mobility for all ages, and supports mental health with pocket parks and street trees.
The area has low natural hazards risk and is an opportunity for more resilient housing, especially in times of hazard events such as earthquakes - distributed water supply (rain tanks) and power (solar).

4.2.2 Parks & Nature

Key ecological and landscape features on site include:

- The remnant bush and associated fauna and flora
- Streams and associated fauna and flora
- Wetlands and associated fauna and flora
- Forestry
- Pasture land
- Lifestyle properties and gardens
- Ridgelines

They provide a range of benefits to local and visiting people including habitat for native species, regulating flows and quality of water, protection from soil erosion as well as mental and physical health benefits for people who, either live there, engage in recreational activities or enjoy the views.

There are also some economic benefits associated with small scale agricultural production and some other small businesses including a bed & breakfast and kennels operation. The Glenside residents in particular value the proximity to and in some cases the presence on their properties of valued natural habitats.

Gain

The opportunities that development could bring include:

- Better protection and enhancement of existing ecology, habitats and species.
- Improved access to natural areas (enhanced walkways).
- New areas to be regenerated and better connectivity of habitat networks and biodiversity is established – preferably before the development starts so it is well established.
- Water quality could improve when livestock is removed.

Lose

It is understood that some of those features might be lost to make space for the new housing including:

- Some intermittent streams.
- Some pasture and forestry together with rural views/outlook, dark night sky and privacy for existing residents as well as income they currently generate from their larger land holdings.
- There could be some impact during the construction phase – including sedimentation, dust and noise as well as loss of top soil.

Protect

There are some features that the stakeholders agree must be absolutely protected:

- All remnant bush (especially big trees), streams (especially Stebbings Stream and its tributaries) and wetland areas with its associated fauna and flora.
- Ability of land and vegetation to slow down the flow of water.
- Access to existing natural areas (existing walkways and trails).
- Some rural character – especially at Glenside.

4.2.3 Transport, 3 Waters and Power

There is very limited infrastructure in the study area currently. Glenside community accesses the site from Middleton Rd. The site is traversed by farm tracks and Transpower access tracks. Three high voltage lines pass through the site area. Some of the farm tracks are used as walkways by the public with permission from the land owner.
Glenside properties are connected to Wellington Water network. An existing water supply reservoir located in Stebbings has enough capacity to provide water for houses in Upper Stebbings.

Gain

Infrastructure development would be a key gain for the community. The opportunities include:

- Formal walkways and cycleway to connect Glenside and Churton Park with Outer Green belt including Red Bush, Spicer Forest and the Te Araroa Trail running the length of NZ would not only enhance the ability to access and enjoy the natural environment but also generate eco-tourism and hospitality opportunities. Transpower transmission corridor could be landscaped to provide part of the walking and cycling network.
- New road connecting Churton Park and Glenside with Tawa could improve economic viability of both areas, alleviate existing traffic and provide less earthquake prone route alternative out of Wellington. The new roads could provide opportunity for better public transport connections to the Takapu train station and if appropriately designed encourage active (cycling) or low carbon (electric vehicles) transport.
- The water infrastructure downstream from the site is at its capacity. The project is an opportunity to develop an exemplar water sensitive neighbourhood.

- Development of telecommunication infrastructure could encourage working and learning from home.

Protect
Infrastructure development gives rise to concerns over traffic and water infrastructure downstream. The stakeholders want to make sure that:

- Access to existing walkways and tracks is maintained.
- Traffic flow in neighbouring streets is not impacted.
- There are no impacts on water infrastructure downstream and the area is hydrologically neutral – storm water is attenuated on site.
- Access to and safety of transmission lines is ensured.

4.2.4 Community & resilience

Currently, most of the residents live on the Glenside part of the study area. There is a thriving and well connected community of lifestyle property owners who value the rural lifestyle, nature and the local history. Economic activity includes small scale farming, forestry and kennels operation. Arohata prison operates in the north-west corner of the study area.

Gain
Community features that could be gained or enhanced include:

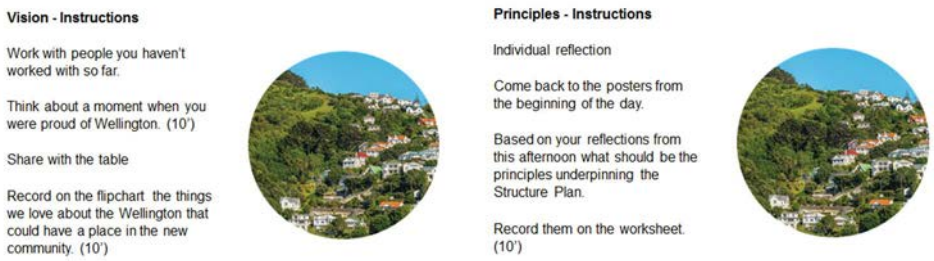
- Community facilities including halls, libraries, sports fields, playgrounds and community gardens could be developed when the area is developed. This would supplement facilities available in Churton Park and Tawa and decrees pressure on them.
- Historic sites and vegetation could be better protected and given more prominence.
- Local business – there will be job opportunities during the development stage and in the future there could be opportunities for shops & cafes, home based businesses, as well as eco-tourism and hospitality.
- New school would create employment opportunity and encourage a more connected community.
- There is an opportunity to develop some of the Arohata prison land for housing, new roads and walkways as well as park & ride facilities.

Protect
The stakeholders want to ensure that:

- Existing commercial centres in Tawa and Churton park are not impacted
- Historic sites, vegetation and names are protected
- The prison's security and privacy is ensured.



4.3 Vision and principles



The vision developed by the Co-design Team at Workshop 1 can be summarised as follows:

The plan for Upper Stebbings Valley and Glenside West will knit together an inclusive and diverse urban area with green spaces, all underpinned by a quality transport system offering choice, and an effective infrastructure network. By providing a range of good quality housing options within the local environment, people will want to live in a community that is unique in Wellington.

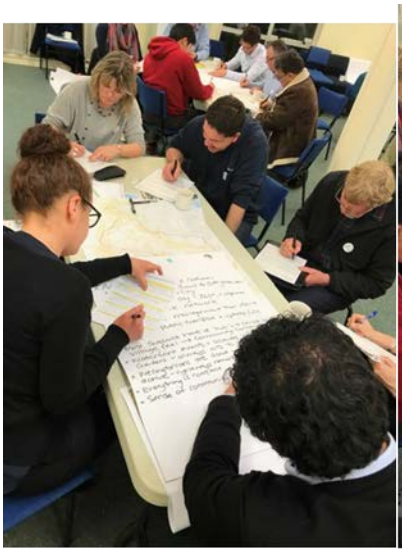
All the comments are presented in Appendix D. This vision can be presented as a set of principles:

The table below presents the details underpinning the principles developed in the previous session.

Full record of comments provided by the participants is provided in Appendix D.

Topics	Principles
Community and resilience	Create a compact, well designed urban form with strong community cohesion and sense of place.
	Recognise and provide for mana whenua cultural values including the importance of the cultural landscape, the mauri of waterways, traditions, tikanga, historic places and waahi tapu.
	Establish a development framework that is safe, has a visible and enduring amenity value, supports and provides for establishment of range of residential landuse activities including for example community facilities and schools.
	Establish a development framework and subdivision layout that supports the community's ability to manage risk from natural hazards and respond to natural disasters.
	Provide for the establishment of smaller community business centres that are complimentary to the existing Churton Park commercial centre but enable the establishment of businesses that provide for local community needs.
	Establish higher density development nodes around key transport connections, corridors and local service centres and community facilities and where topography supports higher density.
	Recognise local histories and stories and the archaeology of the area.
Housing	Provide a mix of housing and development typologies to meet different lifestyle needs and choices.
	Develop a zoning framework that provides for a range of house types and densities.
	Identify areas suitable for higher density development, generally around areas of high amenity.
	Ensure dwellings are designed to meet the day to day needs of residents.
Parks & nature	Protect the sensitive ridgeline and other identified valued visual aspects of the area.
	Establish a safe and well connected green network and ecological corridor by protecting and enhancing identified valuable areas of native vegetation, wetlands and streams and establishing visible connections between these areas and the urban environment. (Note: some choices need to be made in the options assessment as to what is valuable and what isn't – gain and loose)
	Encourage a development pattern that respects the natural landform of the area as far as practicable whilst enabling development.
	Identify suitable locations for parks and potential sports facilities within the development framework.
Transport, 3 waters and	Development of a road network and layout designed to enhance connectivity between the development area and wider roading

power	network. Access to Tawa from the northern end of the area is a priority.
	Enable efficient provision of staged infrastructure
	Provide a road layout that supports efficient public transport network.
	Provide walking and cycling connections to the public transport network.
	Design streets that support multi-mode travel choices.
	Incorporate water sensitive design into the development framework to assist with stormwater management.
	Provide separate water, wastewater and stormwater networks to service development.
	Recognise presence of long term land use activities and utilities in the area including the prison and the Transpower overhead network.
	Provide for efficient maintenance of key utilities infrastructure.



Appendix A
Co-design Team/ Workshop 1 Participants

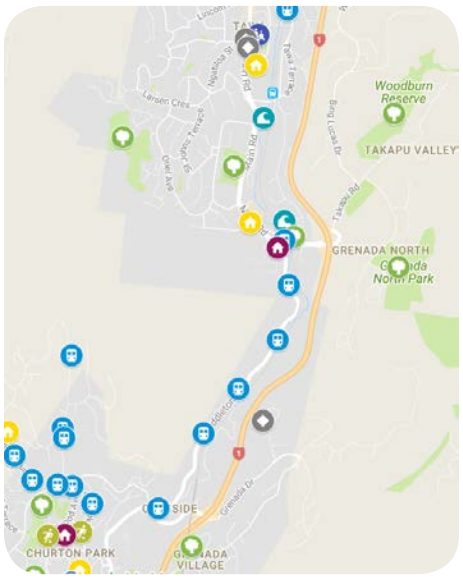
Name	Organisation
Richard Syers & Andrea Bonetto	293 - 301 Middleton Rd
Rowan & Kirstie Hannah	329 Middleton Rd
Danny Mather	355 Middleton Rd
Barry & Margaret Ellis	375 Middleton Rd
Dean & Carrie Lockwood	409 Middleton Rd
Mike & Carole Louisson	471 Middleton Rd
Pat & Irene English	491 Middleton Rd
Jeff & Chris Hughes	52 Sunrise Blvd
Marta Karlik-Neale	AECOM
Kim Hardy	AECOM
Letisha Nicholas	AECOM
Guy Callender	Churton Homes
Rodney Callender	Churton Homes
Hugh Butcher	Churton Park Community Walkers
Alison Lavin	Churton Park Community Walkers
Richard Taylor	Churton Park Residents Association
Ed Crampton	Churton Park Residents Association
Peter Gilberd	Councillor
Malcolm Sparrow	Councillor
Andy Foster	Councillor
Clare Collett	Department of Corrections (Arohata Women's
Jill Day	Deputy Mayor
Alison Cadman	Dwell
	Friends of Tawa Bush Reserve
Clair Bibby	Glenside Progressive Association
Barry Blackett	Glenside Progressive Association
Heidi Amman	Glenside Progressive Association
Rachel Pawson	GWRC
Douglas Fletcher	GWRC
Rod Halliday	Halliday Resource Management Ltd
Kayne Good	Ministry of Education
Stu Farrant	Morphum Environmental
Turi Hippolite	Ngāti Toa
Nicola Etheridge	PCC
Darcy Brittliff	Tawa Business Group
Richard Herbert	Tawa Community Board
Robyn Parkinson	Tawa Community Board
Steph Knight	Tawa Residents Assciation
John Plunkett	Tawa Residents Assciation
Sarah Shand	Transpower
Daniela Biaggio	WCC, Biodiversity
Jenny Rains	WCC, Community
Nathan Keenan	WCC, Consents planner
Amanda Mulligan	WCC, Herritage
Bec Ramsay	WCC, Parks
David Mitchell	WCC, Planning
Kate Pascall	WCC, Planning
John McSweeney	WCC, Planning
Tom Pettit	WCC, Sustainability
Stephen Harte	WCC, Transport
Joe Hewitt	WCC, Transport
Gerald Blunt	WCC, Urban Design
Fiona Whyte	WCC, Urban Design
Ryan Rose	Wellington Water
Emily Greenberg	Wellington Water
Shine Wu	Youth Council

Appendix B
Constraints and Opportunities Posters

Community & Resilience

Context & Facts

- The study area is approx. 260 ha. between Tawa (to the north) and Churton Park (to the south).
- The area has strong community groups and associations.
- The natural hazard profile is relatively low for the Stebbings area. This can make it a good location for housing.
- Middleton Road is vulnerable to earthquakes and flooding.
- There is a rich local history across the Glenside area including some historic houses.
- Ngāti Toa are the local iwi. Traditionally the area was not settled, but likely used for hunting, gathering and walking between Wellington and Porirua.



- Community facilities in Tawa include community halls, libraries and public playgrounds. Churton Park has a community hall and a public playground but does not have a library, swimming pool or a petrol station.
- Arohata prison is located within the study area.
- Properties at Glenside are predominately lifestyle blocks.
- Walking and outdoor recreation are an important part of lifestyle for many local residents.

Opportunities & Considerations

- Potential risk of floods, slips, erosion, that could be mitigated by protecting the gully systems and appropriate planting. This could provide new recreation opportunities
- Maintenance of semi-rural character
- Identify suitable location for small, denser centre
- Connectivity to employment opportunities in the wider area
- Recognition of local character and history
- Inclusion of new schools or pre-schools in future plans
- Social & affordable housing
- Maintenance of community activities including walking groups, fairs and other events and gatherings
- Safe and liveable streets
- Community gardens and other community facilities and spaces (e.g. sport grounds and play grounds)
- Low carbon and connected to nature community

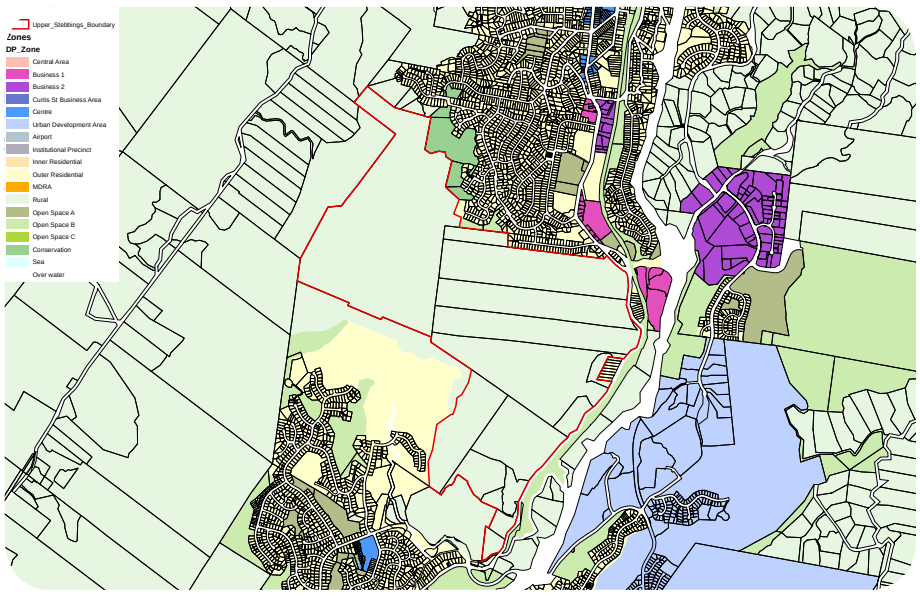
What it could look like

Community gardens are social meeting and recreation places, source of healthy, affordable food and could play important role in preparing for and managing emergencies.

Amesbury School in Churton Park is an example of a great collaboration between landowner/developer, school, community and the council where the school's playground and hall are popular community places.

Housing

Context & Facts



- Our population is moving – there will be 50,000–80,000 additional people in Wellington by 2043. As a result additional 23,000–37,000 new homes will be needed across the city.
- Churton Park is generally populated by relatively high income households, in the 35 to 55 year of age bracket, with children, low unemployment rate, and low rate of people without qualifications. There is a higher than usual proportion of ageing population – 9% of residents are over 65 years.
- Tawa has a mix of all age groups, employment positions, education background, and number of children in the household.
- Affordability and homeownership rates are decreasing in Wellington.
- There is a limited range of house sizes, with a distinct shortage of smaller – one and two bedrooms options.
- Greenfield area requires housing typology and density to account for valued natural features.

Opportunities & Considerations

- Density and variety of housing across the area to cater for the range of housing needs including affordability for first time home buyers and retirees
- Good quality, well-designed homes that blend into landscape
- Work with the land to minimise cutting and earth works
- Opportunity to test innovative technology e.g. prefab
- Warm, dry and energy efficient homes
- Building resilience into earthquake related power and water cuts by promoting rainwater tanks and solar energy (opportunity to incentivise this through levies linked with type of development/house)
- Supporting transition to electric vehicles e.g. provide charging points
- Creating liveable high amenity neighbourhoods (designing subdivisions and buildings together, pocket parks with med density, schools)
- Understanding the range of family types, ages, and cultures that live, and will live in this community
- Designing housing and suburbs for all ages and choices
- Housing for everyone includes a planning framework that enables a range of housing forms and densities including for example affordable and social housing
- Provide lower density housing adjoining parks/reserves/outer green belt
- Design housing to maximise amenity from green space and access to parks and reserves
- Houses must be sellable/ financially viable
- Where possible minimise environmental impact during development
- Consideration needs to be given to proximity to ridgelines

What it could look like

Matrix homes, concept design, Tawa

Hobsonville, Auckland

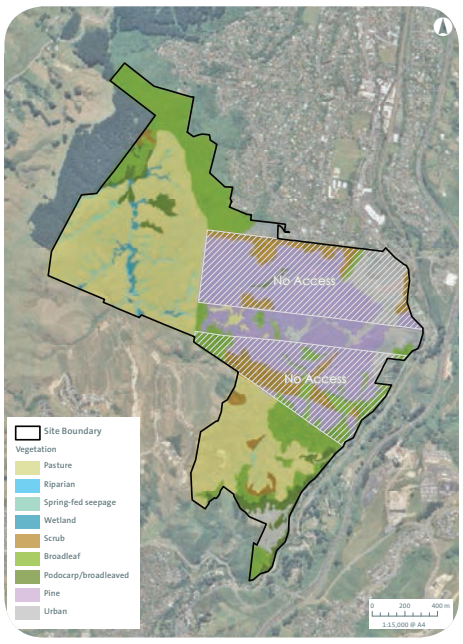
First Light home, Hawkes Bay (Zero energy)

Tamaki Regeneration, Auckland

Parks & Nature

Context & Facts

- 14 Species of native birds found in the area, six species of skink & gecko, 13 fish species in Porirua stream including six at risk species.
- Glow worms.
- Ridgelines managed in the District Plan.
- Landscape covenant present to preserve the ecological values of the gully.
- Vegetation includes: Pasture (93.4ha); Riparian (0.6ha); Spring-fed seepage (3.4 ha); wetland (2.9ha); scrub (19.3ha); broadleaf; podocarp (9.6ha); pine (72.2ha); urban (22.7ha) – forest remnants, wetlands and riparian habitats are of most ecological value.
- Part of the site lies within the Outer Greenbelt which provides the largest area of connected green space in the city following the ridges to the west of the city, Zealandia 'North'.
- The area boundaries with Redwood Bush reserve supported by the volunteer efforts of Friends of Tawa Bush.
- The National Policy Statement for Freshwater Management sets an objective that water quality is maintained or improved. A collaborative process is currently underway to develop recommendations for maintaining and improving water quality within the catchment of Te Awarua-o-Porirua, including Stebbings Stream.
- Porirua Stream and all tributaries are identified in the Proposed Natural Resource Plan as having significant indigenous ecosystem health values. Not all streams are included in the maps (e.g. Boffa study did not include spring fed streams on the northern side of Red Wood bush).



Opportunities & Considerations

- The health of streams and freshwater springs including biodiversity and water quality
- Create flight corridors for birds
- Manage stormwater to minimise impact on streams and downstream flooding (e.g. appropriate planting)
- Manage impact on environment during the development (e.g. minimise sedimentation)
- Maintenance & enhancement of ecological values and link parks and reserves and walking tracks
- Consider pest control
- Marshall ridge could be developed as a reserve with connections to Outer Green Belt
- Preservation of mature and regenerating forest – opportunity to enhance and expand
- Development of a blue networks
- Linking reserves, parks, and tracks and cycleways including Redwood Bush, Skyline, Northern Walkway, Spicers Forest, Te Araroa, Stebbings Stream (enhance and improve existing tracks, use the existing farm tracks, consider timing of track development)
- And tracks within the community 'street to street' walkable neighbourhoods
- Range of track options and surface visual and easier on body
- Providing recreation spaces and opportunities to engage with the natural environment including walking, cycling, community gardens, dog walking and other forms of recreation
- Play grounds/sports ground
- Availability of green space for housing type doesn't provide for it (small house/section = bigger green space/more green space)
- Bridle trails
- Incorporate historical sites
- Protect the visual amenity of ridgelines and hilltops
- Small scale biodiversity – street treas and pocket parks to provide mental health benefits and connectedness for birds
- Involving the community in ecological enhancement – strong working bees culture
- Recognising benefits of removing rural land use for water quality (e.g. nitrates, ammonia, pathogens)

What it could look like

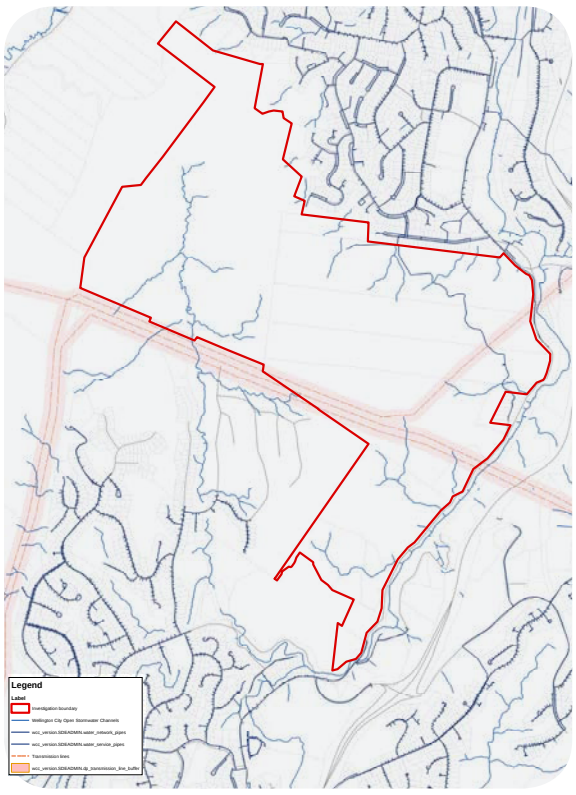
In 2001 Kaitawa reserve swamp was infested with blackberry and other weeds, it has now become a native wetland in which several species of birds feed. The planting borders play areas and development areas.

Lakewood reserve in Churton Park is an example of how restored stream can become a community asset providing place for recreation and protecting homes from flooding.

Transport, 3 Waters & Power

Context & Facts

- The site totals close to 260ha of hilly terrain spread out between two ridge lines and a number of stream valleys.
- New local roads are an important link to neighbouring communities and provide for public transport, walking and cycling connections. There is a need to link Churton Park with Tawa. The Council however notes previous local community opposition to using Greyfriars Crescent for this link.



- The number of people traveling by public and active transport modes is projected to increase over the next 30 years.
- Local Intersections with Tawa Main Road are near capacity in a number of locations.
- Sewage pipes in Tawa and downstream in Porirua overflow at some locations during heavy rainfall. Additional connections need to be managed so as not to exacerbate this issue.
- Hard surfaces from development can increase and alter the flow of stormwater and the quality stream discharges. This requires management to avoid increasing downstream flooding and decreasing stream and harbour health. The National Policy Statement for Freshwater Management sets an objective to maintain or improve water quality.
- Transpower has three high voltage transmission lines, including the HVDC transmission line, that traverse the Upper Stebbings Valley. Transpower has an existing easement to protect some parts of the lines in this area. Transpower seeks that no sensitive activities (e.g. new residential dwellings) are located in the National Grid Yard (12m corridor either side of the transmission line, including surrounding support structures, in some cases this might need to be extended beyond 12m).
- Reservoir situated at Marshall ridge has a sufficient supply of potable water, subject to levels of development (height).

Opportunities & Considerations

- Volume and quality of stormwater needs to be managed and as much as possible retained and used on site
- Management of the complex sewage network for public health and water quality to accommodate growth
- Transport choices
- Opportunity to create a connection between Churton Park and Tawa. An alternative route out of Wellington in an earthquake. Need to consider impacts of additional population and new routes on traffic and visual amenity of impacted land owners including Sunrise Blvd. Recognising nature of roads on Tawa side (narrow/local). Possible road through Corrections land.
- Park and ride opportunities and the capacity of the train network through Tawa
- Connections with other residential and commercial areas by road, public transport, cycling and walking
- Safe and easy to walk and cycle, mobility scooters
- Convenient public transport including extension of route #1 early planning
- Middleton road slips
- Supporting transition to electric vehicles
- Managing congestion and safety on existing network

What it could look like

Bioswales are landscape elements designed to concentrate or remove debris and pollution out of surface runoff water. They consist of a swaled drainage course with gently sloped sides (less than 6%) and filled with vegetation, compost and/or riprap.

Transpower encourages compatible activities under and near its lines, such as walkways, cycle ways, parks and reserves.

Appendix C
Benefits – gain, lose, protect

Feature	Existing benefits	Could gain	Likely to lose	Must protect	Upper Stebbings	52 Sunrise boulevard	Corrections	491 Middleton Rd	471 Middleton Rd	395 Middleton Rd	Glenside West
Ecology and landscape											
Remnant bush and bird life	air quality, carbon sequestration, preventing soil erosion, regulating water flow and quality, habitat for native plants & animals, physical and mental health benefits Significant trees intrinsic to the character of the area	better recreational access for walking, eco-enterprise opportunity - Zealandia North intrinsic to the character of the area		All remnant bush and big trees Habitat for native fauna and flora Attenuation function Access during and after development Connectivity							
Streams and fish	Habitat for native plants and animals, emergency water in natural disaster, storm water channel, irrigation, recreational access, educational and inspirational opportunities, community meeting place	Some of ephemeral streams could be piped to reduce cost of development. Better access Water quality could be improved when livestock is removed and used in emergency (earthquake, power cut) Biodiversity of the stream could increase with planting	Ephemeral streams Water quality due to sedimentation during construction if not managed appropriately Water quality from new roads and properties if not managed appropriately	Stebbings streams and its fauna & flora. Some of the intermittent streams. Freshwater springs and associated glow-worms Water quality from sedimentation and stormwater outflows, waste water							
Wetlands and birds and skinks	Carbon sequestration, improve water quality, slow the flow of storm water preventing floods and erosion, habitat for native plants and animals	Better access		Existing wetlands, their fauna, floor and attenuation function							
Forestry	Air quality, carbon sequestration, preventing soil erosion, income from timber production, regulating water flow and quality	Recreational access for walking Possible land for new reserves providing further habitat and connections with existing bush Possible land for new roads and housing - providing better connections and community	if felled and developed we lose attenuation, carbon sequestration, slope stability benefits	Attenuation function							
Pasture land	Slow the flow of storm water, rural landscapes and views, agricultural production.	Improve water quality if livestock removed. Possible land for new reserves (steep slopes) providing further habitat and connections with existing bush Possible land for new roads and housing - providing better connections and community Ecological corridor connecting Glenside & Tawa	Rural views could be lost Peace and serenity Income from agricultural production Habitat for native species and other pasture dwellers Connectedness and ecological stability Storm water attenuation Topsoil when build over or earthworked Light pollution when housing introduced	Connections between rich ecological areas Top soil Attenuation function Some dark sky							
Lifestyle properties/ gardens	local food production, recreation, local semi-rural village lifestyle, education for next generations about rural lifestyle, beehives	community gardens to create meeting places and enhance community resilience urban farms to generate local more sustainable produce, employment opportunities Pest control	Rural views could be lost Peace and serenity Ability to lead semi-rural life Privacy Income from agricultural production Community feel could be lost Habitat for native species Rural rates	Beehives Privacy Some of the quiet nature Rural Glenside character at least in some areas Some dark sky							
Ridgelines	inspirational and educational views from the ridgeline, biodiversity corridor, mental and physical health	Access could be improved	Views could be lost if not developed right Rural views would be replaced with urban views	Views/ visual overlay Biodiversity corridor No development							
Transport, 3 waters and power											
Walkways	Existing walkways, farm tracks and Transpower access tracks provide access to nature, dog walking	Further walkways could improve access and link ridges and Outer Green Belt Connecting existing tracks in Glenside and Tawa walking tracks along the streams link to NZ Te Araroa Walkway - economic/ eco-tourism opportunities (hospitality industry - b&b operating) - divert Te Araroa walkaway through Spicer forest to Marshall ridge and chiton park village via dam		Access to existing walkways and farm tracks							

Road from Churton Park to Tawa		Improve economic viability of both areas, alternative route out of Wellington in an Earthquake, access to new housing better community connections	Increased traffic in Tawa and Churton Park	Houses and values on Sunrise Boulevard Existing traffic flow in neighbouring areas								
Road from Glenside to Tawa		Improve the existing traffic problems (e.g. Churton Park off-ramp and intersections)		Existing traffic flow in neighbouring areas								
Public transport		better public transport connections across motorway										
Cycleways		New connections Recreational opportunities for local residents Low carbon healthy travel mode encouraged		Access to existing cycleways								
Train	providing access to jobs in central town, encouraging local economy	New train station before the tunnel Improve existing Takapu train station										
Water infrastructure	Glenside properties connected to mains water, sewage and stormwater infrastructure. Existing reservoir in Eastern Stebbings can provide water for Upper Stebbings.	Develop an exemplar water sensitive neighbourhood	Increased demand on waste water infrastructure downstream.	Network capacity downstream Hydrologically neutral site								
National grid	Provision of electricity	Better use transmission corridor for recreation and transport links		Access and safety to transmission lines								
Teleco infrastructure		Encourage more local business Working from home Learning from home										
Community & resilience												
Community facilities		decrease pressure on existing facilities New community facilities: shops & cafes, sports fields, playgrounds, community halls, community gardens										
Local businesses	Kennels, B&B, farms	Jobs and business opportunities associated with the development - can local community benefit? Opportunity for new businesses: urban farms, eco-tourism, SME working from home Collaborative business venue - to encourage local business but also additional capacity if the CBD is red zoned in an earthquake		Existing commercial centres in Churton Park and Tawa								
Historic sites and vegetation	Preservation of our heritage, education, inspiration,	Opportunity to enhance, better protect and provide better access economic opportunity for tourism		Existing sites, names and community Daffodils View shafts to historic places								
School		New school would reduce commute time for the local children new employment opportunities Could be ESE, primary or secondary										
Prison	Arohata prison, forestry, employment opportunity	Transitional prison housing Park and ride on prison land New walkway to connect Te Araroa		Security & privacy for the prison								
Housing												

Housing		Increased supply of housing Exemplar development protecting natural environment, good quality diverse buildings, on-site water mitigation (WSUD), low carbon cultural diversity affordable housing A resilient community to support Wellington if CBD is red zoned after an earthquake - distributed water supply (rain tanks) and power (solar)									
Urban public realm		Design for active transport including e-bikes Design for mental health with pocket parks and street trees Design for community interactions, mixed age and mobility									

Appendix D
Vision, principles & aspirations

Appendix D Vision and principles

Topic	Vision – workshop comments	Vision - summary
Housing -	**Compact, Choice, Diversity** • World's most liveable city • Good diversity within suburbs • Small compact city well planned • Compact, walkable- Good size • Open to innovate, a mix of housing offerings **Integrated into landscape** • If you love the outdoors, you don't have far to go to enjoy it • Buildings nestling into the landscape	***A compact and diverse suburb with high standards of liveability.*** ***Diverse housing types and styles to meet the diverse needs.***
Parks & Nature	**Wildlife** • Seeing our amazing birdlife • So much green and blue • Harbour • Compact , green, W+C tracks, rich biodiversity connected to wider networks **Recreation** • Accessibility to bush and hiking on the skyline • Environmental • The harbour lights and views • Not far to sea, hills and farmland • Like the hills for exercise and the views • Views enjoyed from ridgelines, hills • Views across the city- 360degrees, ridgelines **Greenspace Access** • Parks, greenbelt, reserves-> accessibility • Accessibility to the natural environment – e.g. 5 mins to outer green belt so close to central city • In a city but close to nature, urban bush areas, green belt, harbour, beaches, streams **Environmental Stewardship** • Environmental awareness and ownership • When Matariki the whale arrived in the harbour-> engagement even to cleaning plastic • Predator free wellington • The mix of nature and people is facilitated	***A suburb where you can see, experience and play amongst the native flora and fauna.*** ***A suburb designed from start to be environmentally responsible.***
Community & Resilience	**Culture** • When we're repeatedly voted 'World's best city' • Creative/ vibrant • 'absolutely positively wellington'- so true • Cultural diversity- we celebrate that • Great community spirit • World leading stuff is created here • Friendly people • Supporting the diverse population and	***A suburb that embodies Wellington's cultural diversity, friendly people, festivities and creativity.*** ***A well connected community with facilities and activities so that people can thrive.***

	cultural festivals **Tourism** • The admiration of the visitors of the striking views and proximity to nature • People travel across the seas to visit Halfway House. Need to connect it to wider community • WW1 Exhibition created locally • People fly from all over the world to visit a small place e.g. museums, exhibitions. Does this new development have something unique? • Hurricanes #1 Quality sports facility? **Activities** • Arts, culture, entertainment options • Coffee! Café-local hub you can walk to. Craft beer and food • Waterfront events and activities at botanic gardens- always lots to do • Always lots to do. No-matter what you're into **Community Facilities** • Education- good quality and variety • Te reo • Most suburbs have a 'hub'- a centre or village feel-> community connectedness • Centre of government	
Transport, 3 Waters, Power	**Public & Active Transport** • Good public transport and transport options • Good public transport- and related parking (park and ride) • Urban area nestled in nature, strong links to PT and great public transport • Public transport that connects communities to the rest of the city • People thanking bus drivers • Public transport- options. Makes everything else accessible • Access to public transport and uptake/ use of it • Sense of community • Wellingtonian's are active- it's easy to be active- cycle ways network, and not just for cyclists! **Accessibility** • Walkable city and suburbs • Walking track network • Everything is compact • Better traffic management than Auckland **Telecommunications** • Fibre (internet)	***Good public and active transport connections.*** ***Green and grey water infrastructure that works together improving water quality and preventing flooding.***

WCC Upper Stebbings Valley & Glenside Co-Design Workshop #1

Notes on this sheet

Themes are recorded horizontally

Repeated statements are recorded vertically under each theme

	Principles													
Themes	**Community Facilities**	**Connectivity**	**Groups**	**Character**	**Resilience**	**Quality Infrastructure**	**People**	**Identity**	**Community**	**Development**	**Ridges**	**Ecosystems**	**Recreation**	**Urban agriculture**
	Encourage strong community- local schools & facilities	Good roading, walking connectivity	Maintain/ improve community groups/ continue great work the community centres are doing	Community facing	Plans for natural disasters and stressors	Water and road access maintained	Multi-cultural	Suburb identity	Community have a voice	Avoid Glenside West- it is an ecological corridor	Protect outer town belt and protect Marshall Ridges	Protection of natural ecosystems	Variety of recreation options (playground, sport field, rec centres etc.)	urban food production made possible and meeting space perhaps doing school gardens
	Protects the features that shelter residents	Connectedness	Keeps engaging with communities	Facilitates connection and interaction	Flooding managed	Secure infrastructure (including water, etc. in power cuts, earthquakes)	Diversity	Unique communities with their own identity	Retain Glenside suburb-development in Upper Stebbings	Create an 'overlay' of housing that respects (and not erases) the current environmental areas - and is an exemplar of community development and engagement and longer term community identification		Infrastructure is developed with consciousness about environmental change	Open spaces for social recreation & chats	
	Community activities	Provide good walking and vehicular connectivity between Churton park, Glenside, Ohariu and Tawa		Interactive	Weave resilience throughout suburb at a range of scales.	Strengthen public transport links	Greater choice for diversity of people; demographics, cultures	Opportunity to provide model village	Engagement	Requirements for water retention at individual house level				
	Schools are thought about- where kids go	Networks connected- people connected		That a community feel is fostered through good design and inclusion of quality facilities (small local business, dairy, play grounds, community gardens)	Resilience should address both chronic and acute issues and include ecology, mental health/ wellbeing, economy, climate change and natural disaster		Across the board engagement throughout the process		Acting for the greater community need	Ensure runoff and erosion is prevented by good planning				
	Providing a community hub accessible to all with open spaces to enjoy and share	Create linkages to other communities		Village friendly feel	Additional population base to support Tawa & Churton Park commercial centres		Multi generational- (unreadable)		Opportunities to know your neighbours and wider community	Don't forget this is a housing project!				
	There needs to be adequate space for the community to come together either by chance or formal meeting space	Accessible			Building resilience is controlled by regulator and mandatory		We should attempt as best we can to provide a mixture of housing to ensure the most diverse mix afford to live in the area		Community involved throughout process of planning, design, post completion					
	Good schooling to cater for families including high school	Connectedness- roads, facilities							Solid community centre that is at the heart of the development					

	Create a hub, a community with a sense of place and sense of community	Parks network and streetscape encourage/allow community building							Communities flourish when people are happy, satisfied and well connected					
	Schools and amenities	Connected												
	Incorporate community features, recreation areas, shops, hubs to create the sense of community	Good connection to wider network to draw off existing infrastructure and facilities												
	Good design that encourages neighbourliness	Connect people to their natural environment												
	Ensure access to community facilities	Road connection to Tawa essential- no brainer and good planning. Com of bush/ ecological value inevitable												
	Creation of a community hub , heart that supports community needs, builds social cohesion	New road across to Tawa builds resilience in event of slips on Middleton road												
	Need community facilities to complement housing i.e. schools, shops, recreational facilities	Multiple access												
	Additional school													
	Access to a range of facilities for the whole community	Alternative connectivity between Johnsonville and Tawa												
	Dedicated hub or town centre													
	Sports facilities or sport fields													
Aspirations														
	Schooling- area self accommodates schooling -early childhood, primary school, education -importance of supporting Tawa and Churton Park (students travelling long distance to school) -schools supported by public transport	Safe and secure connections for pedestrians and appropriate speed limits for context	(Liaison group) evolution into resident group	Retain Glenside's name (suburb status)	How to facilitate a daytime economy I.e. non-residential uses	Don't build pavement to the edge of the road (picture with some plants?)	Designing to ensure diverse users	Retain identify of suburbs- not Tawa South, Churton Park is ~40% multi-ethnic, enhance community	Incorporate community in planning process, post- development i.e. whole way through	Issues with earthworks causing erosion- needs to be done better		Protection of natural character i.e. native bush	natural play and exploration spaces	Access to growing space

	Value and importance of having central community hub-village	Connect new residents to the (unreadable word) to prevent isolation, do this using history, names of streets, parks, walkway, sculpture, memorial etc.		Use of historic names for paths, reserves, signage, streets	Potential to upgrade Middleton road to support resilience of community and wellington	Using natural systems (water) to support resilience of community	Children's play grounds and activities for elderly - bowls, petonque		Importance of community being closely connected from the start	Green open space/ natural play for kids- to experience 'greenness' nature		Maintaining connection to natural character and the land- we need to see and experience our remnant bush, hillscapes , open spaces		
	The need for a village centre to support community	Community supported by public transport links		Mix of visual amenity- rural-developed	Facilitating daytime economy	Different housing types to support a diversity of residents and life stages (affordability and typology)	Accessibility for all ages		Importance of design of community I.e. Design of community should support inception of community	Don't want any higher density than currently		Stream and native bush-respecting natural character, walking tracks		
		Shouldn't be a dead end- needs to be well-linked and connected with appropriate access			Community outcomes- resilience - reserves and green spaces, trees -bikeways, walkways -connectedness (how to mix) e.g. rest homes, / kindergartens, community spaces and facilities, playgrounds, sportsgrounds, transport and variety				Caters to small scale business and eateries	Mix of densities desirable- single story, double story		Opportunity to use power corridor for greenspace		
									opportunities for intergenerational mixing (8-80 principles)	Single story preferable for older people				

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	Principles										
Themes	**Design**	**Typology**	**Affordable**	**Nature**	**Community**	**Amenities**	**Development**	**Accessibility**	**Warm dry**	**Infrastructure**	**Commercial**
	Variety, set in nature- sensitive to the place in which it sits and facilitates friendly connected community	Mix of housing for people at all ages/ stages of life	Provides accessible and affordable housing options	Uses natural features to enhance quality of life	Housing enhances collective aspects of community	Housing close to community amenities	Some lifestyle in difficult areas	Accessibility for less/ differently able/ different life stages	Sustainable, warm welcoming place to live for a range of people	Sustainable green infrastructure used	saleability
	Housing options encourage diversity of residents	Size, affordability, quality	Range of quality and affordable housing	Facing the reserves	Young, single, families, elderly.	Older residents needs	Balanced variety of types/ densities to suit landform and amenities	Accessibility/mobility improvements to support mobility scooters/ wheelchairs	Warm and dry		
	Diversity	Reasonably sized sections	Affordable (terrace) housing on low flatter areas close to public transport	Fit into natural environment	Diverse	Fibre connectivity available	Housing is a function of earthworks, therefore balance overall view of wins + losses crated by earthworks is required				
	Not all for the same income stream	Mixed styles, not current bland boxes	Affordable		Community centre		limit the cut and fill				
	subdivision design respects the landform	Mixed types for different needs	That a variety is built to ensure people of differing backgrounds are attracted to an can afford to buy in the area				Environmental high standard and quality (water retention and absorption to protect waterways)				
	Good design principles not dropped from planning to implementation.	Mix of housing types/ densities	Affordable				Good size sections for family's				
	Commitment to principles of urban design at subdivision stage through to individual sites	Introduce a variety of housing and land plots to fit in with the environment					A variety of section sizes- larger on the upper slopes				
	Forms and colour schemes to blend into landscape	Provide a mix of housing types- not just high end housing- this will create a more diverse community and be available to a wider range of people					no further need or intent for later infill housing				
	Design with high value natural features in mind to avoid effects e.g. avoid stream reclamation to create flat platforms- build on slopes- different density and housing sizes and therefore affordability	Not high density everywhere- just in flatter, Upper Stebbings					Go vertical! Townhouses as well as standalone				
	High quality design that response to natural character/ :landscape/ topography/ heritage/ culture/ climate	Mix of typologies is essential - this should be non-negotiable					Don't impact existing properties! This is a blank canvas do it well with minimal effect				
	Quality of design	Variety of housing					Where there is high density provide green spaces for children and areas for relaxation				
	Quality design and neighbourhoods	Variety of housing- various sizes and styles					Appropriate treatment of Gully systems and ridgelines				
	Water sensitive design principles at house level	Mix					Return to smaller private dwellings balanced with larger public amenity.				
	Security and facility (warm, light, airy)	Maximised but not at expense of key values- streams, vegetation protection and enhancement					Need a mix of densities and housing types to cater for a mixed population				
		Mixed housing to provide fir all age groups					All in zone of development between ridge and valley floor				
		Diverse housing choice					Build within the existing landscape and do not level every piece of land				
		Choice					Range of densities throughout the development				
		Diversity of size and typologies					Look at alternatives to cut and fill				
		Explore more progressive building typologies which respect the landform and reflect both the changing demographics and community values.					Maximise, don't waste capacity				
		Range of housing options (for different income brackets)					There should be a diversity of section size and house types that are regulated so that section size can't be reduced at later date, and that the subdivision has where houses are built a variety of signs and values				
		A variety- not all new, single dwellings on the same size property									
		A mix of housing types to encourage diversity in community									
		mixed housing/ diverse community									
		Mix of house types- std and medium density option for communal type accommodation (1 bed units) in 2-3 story buildings									
		Range of typologies/ Housing is needed to meet population growth demands									
		Mix of housing options									
		Allow for varied housing to suit a wide type of needs									
		Well balanced mix									
		Opportunity to provide mixed range of high quality housing to better support a diverse range of housing needs – don't all need to be 3 bedroom same as next door									
					Aspirations						
	Break up built environment with open spaces- pocket parks	Mixture of sizes, style and value	Affordable (denser) housing on flatter parts of the site, more expensive on higher slopes	Housing set back from streams	Liveability- choices about housing and transport, healthy streets, pedestrian oriented ' feels like a village'	Walkways as stairways"	Design to incentivise/ maximise public transport use, discourage car use	Accessibility- for older people, housing designed for wheelchairs, and for young people		Storm water neutrality-managing runoff + exploring water reuse	Financially viable development

	Integrate development with the natural environment=tawny colours work with the landform, minimise e/works	Mixed community, variety of housing choices	Different views on tenure- different models, different investment models, access to home ownership for first home owners	Maximise existing greenspace and how that greenspace connects together and lines up			lower density adjoining reserve areas/ outer greenbelt	Track networks linking housing and transport			Whatever type of housing it needs to be viable, saleable
	Open space/ parks to offset density	Medium density mixed with lower densities					housing forms combined with contours makes the development				Explore opportunities for small-scale commercial community development e.g. dairy
	Green roofs-> green building techniques						Development is sensitive to landscape and existing housing				

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	Principles										
Themes	**Recreation**	**Connections**	**Enhancement**	**Bush**	**Heritage**	**Water**	**Green/ Open space**	**Mental health**	**Development**	**Preservation**	**Ridgelines**
	Abundant, valued, prized, connected recreation network, exemplar water management	Connections o Redwood bush, Churton park track network extension esp. down Stebbings stream	Enhancement through planting of Stebbings stream	bush all people aloud and well designed - size important	Incorporate heritage into reserves	Protect spring sources	Public gardens and spaces	Recognition of large mental health benefits in addition to physical of exposure to nature	Subdivision design respects the landform	Preserve remnants, ridgelines, stream courses areas of ecological value	Protect ridgelines visually/ use low form building painted natural colours close to visual overlay
	Tracks of all natures- concrete, chip, etc. well designed inclusive of reserves	Connection to Te Araroa walkway	Maintains and enhances access to natural environment	Put existing bush in reserves		Protect streams- no piping of streams	Retain your native green belts and enhance them for future generations	Safety and transparency	Work with the land as much as possible	Preserve and recreate local/ (unreadable word) character in naming and reserve creation	Ridgeline preserved free of development where possible
	Walking tracks	Link along Marshall Ridge	Maintain and enhance existing valued natural features such as streams, wetland, remnant bush .	Remnant bush retained		Balance view on some loss of ephemeral streams required for earthworks but enhance balance area of the land	Preserve green open spaces and night sky.		Designed (quantity and type) that is response to housing typology	Protect nature such as streams and bush	Protect ridgeline area and views
	Comprehensive walking and biking tracks, parks for children	Access to walking tracks	To maintain/ enhance biodiversity, water quality, amenity and connection to community to the natural environment	Preserve our bush and streams - flora and fauna		Wetlands and stream maintained	Integrate development w/ network of Green open space		greater density where appropriate- incorporated with public open space.	Sensitive landscapes should be protected i.e. high ecological areas, ridgeline, hilltops, bush	Enforce the protection of ridgelines.
	Connect up and create walkways/ recreational areas	Close proximity to high quality bush/ native wildlife/ public gardens and spaces	Protection and enhancement of water courses, remnant bush	Protect remnant bush		Identify the important streams and what their values are- this will help determine how those streams can be protected relative to their value.	Parks should be provided to complement housing and link well with Churton park and Tawa		Construction itself is conducted to reduce impact	That ecological areas of value are retained or offset as much as practicable	
	Integrate the new community with existing formal and informal walking tracks, the outer greenbelt	Provide reserve links to Redwood, Ohariu, Churton Park , Glenside parks	Opportunities to enhance what is already there	create green networks linking bush remnants over time		Retaining streams/ wildlife where possible	retention of green areas to provide a back drop to urban environment		Make the natural features in the landscape a jewel in the development	Protect existing ecological areas and some landscapes	
	Sports fields and reserves/ parks for locals to use	Connectivity- existing and future ecology, rec access and facilities to meet community need, properly funded	retain and enhance forested areas	(unreadable) bush remnants and (unreadable) and connection through restoration		Protect streams and riparian zones	Dual use land for parks and storm water treatment		regulate and enforce construction of subdivisions to respect the existing residents	Protect the indigenous bush and revegetating bush areas	

	Walking and cycle tracks	A network of parks provides green fingers through out the suburb and link biodiversity and connect the community with nature	Opportunity to build Zealandia in the valley without the fence	Preserve all the bush remnants- Marshall ridge and next to Redwood bush and the airfield (unreadable)		Retention of wetlands, mature bush	Predator free Wellington			Protect the green landscape outlooks	
	Walking tracks close to ridgelines	That access to parks and nature is inviting and walkable		Natural corridors (green & blue) are maintained and developed between existing stands of bush with well-considered public access		Protect and enhance remnant native bush waterways and wildlife				There should be complete preservation of all estuaries, bush and riparian strips	
	Provide sports fields	Connected reserve network (unreadable)				Improved or at least maintain fish passage					
	Accessible bush reserves and walking tracks	Network of tracks through the future 'suburb'				Restore streams, wetlands and riparian habitat					
	Full sized rugby, football pitch close to Churton park as this could connect the Churton park and upper Stebbings community given that Churton park currently doesn't have these facilities	Connected walk and cycle ways				Stebbings stream is main ecological corridor and walkway and wetland and park network					
	Include access to undeveloped and developed recreational facilities e.g. reserves, sports, play facilities	Provide urban connectivity for walking & cycling to access nature on our backyards for health benefits				Water sensitive urban design					
						enhance water quality in Stebbings stream					
						Protect streams					
Aspirations											
	Parks Network reflects different values across the land e.g. heritage (tunnel survey peg and view shaft), springs, bush remnants + the protection of existing trees/bush, knowing how hard it tis to re-establish and soil protection and habitat	Connectivity- ecology, walks, signage		Places for large trees	Identify and protect historic heritage	Parks and storm water management function	Different scale and purpose of parks		Housing should face parks not turn backs to it	Protection of values during the process of development (timing of fencing and planting)	Value of long views

	Short loops and long loops (tracks)	Use network of parks and open spaces to support storm water as well as ecological links and walking/ cycling links		Cement the connection to Redwood reserve		Use parks/landform to manage flooding			Ensure sedimentation is considered at all stages	Absolute minimal impact on the environment i.e.. Water, wildlife, light pollution, noise etc., amenity, residential amenity	Protect ridges -' softening' look of development
	Shared use trails					protect streams			Actively engage community in ongoing environmental. Works	protect birdlife	Protect the ridgeline/ hilltops
	People feel safe using parks										

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	Principles											
Themes	**Design**	**Public transport**	**Connectivity**	**Accessibility**	**Water quality**	**Electricity**	**Transport**	**Development**	**Climate change**	**3 Waters**	**Infrastructure**	**Ridges**
	Healthy streets design philosophy	Extend existing bus routes to include new areas	connecting roads to Tawa	Easy accessibility across modes of transport, with an emphasis on active transport	Improves water quality and retention	Importance of electricity- 80% renewably generated a valuable resource	Multiple transport options	Recognition of flow on impacts	Recognition of climate change affecting peaks and troughs	Provide 3 waters	Infrastructure that supports and doesn't damage the environment/ natural and the communities residents	Maintain views
	vision re growth around 3 waters- making sure infrastructure is sufficient	Good bus and train links	Connected walking tracks	Pedestrian access is ensured between neighbourhoods and suburbs	Importance of good water quality	Power to be underground	Road alignment needs to be determined following development of indicative housing scheme so they optimise locations	Maintain greenspaces- don't build a concrete jungle	Trees!	wastewater manage so there are no additional pressures on the downstream network	Address legacy issues and design for the forecast growth and be innovative to fin and implement solutions that will also improve water, quality / the environment	
	Well planned and total suburb coverage of transport	Connected to public transport or at least facilitate it e.g. cycle connection, multi-story carparks at park n ride with live in security	Ridgeline and walkways that create a destination	Connected, accessible with option of choice of modes	Provide/ develop attributes of Stebbings stream/ wetland for storm water management and public enhancement -> (unreadable word) ecology etc.	protect extra electricity transmission corridor	Turn Middleton road into a viable alterative for vehicles, cyclist and pedestrians	Services to development should be green and sensitive to environment		Storm water- water sensitive urban design	Underground wherever possible (power?) and other large built infrastructure- substations, reservoirs etc. etc.	
	Incorporate water sensitive urban design methods where this is possible (sloping site so may be limited).	Provide good public transport connectivity	Ensure there are efficient transport links to existing network		Protect our waterways	Support for EV communities	Wide roads with good lighting			Explore opportunities for grey water reuse and storm water neutrality	That the underpinning of infrastructure is incorporated seamlessly into the layout. Should not lead to issues experience outside upper Stebbings area	
	Water sensitive urban design	Connection to public transport- bus and trains	Appropriate density to support public transport links, connectivity		Protect waterways/ stream courses and communities downstream.		Consideration of road congestion with new intersections			Better links to on site mitigation of s/water	Future proofed infrastructure for the planned and projected growth	
	High quality cutting edge, best practice	Accessible public transport with links from home to station. Park and ride options to encourage commuting. Good infrastructure for power.	Connections to Tawa and Churton Park		Better protection of streams (Stebbings stream)- from flooding- Better control of Stebbings dam- plenty of vegetation cover to reduce flood runoff		Route 1 to go through to main road with car park for Takapu Station/ GoBus			Use biodiversity for water infrastructure such as bio swales	Definitely a link to Tawa	
	Water sensitive urban design	Ensure the areas is well served by public transport and connection to train service	Good links to support transport choices such as walking, cycling, PT		Water sensitive urban design methods used to manage water		No need for route 3c to connect right through			Increase detention for SW above current dam to deal with flooding downstream	Access to fibre (broadband)	
		Good public transport facilities with bus's	Good connection for communities - Tawa - J'ville		Suburb where water is celebrated and infrastructure (roads and pipes) are planned to support this.		Need a roading network that as efficient whilst not disrupting the existing			Storm water treatment for quality and quantity	Look at a new rail station near the north tunnel (portal/ postal?)	
		Cycle ways to main bus stops, with cycle racks	connectivity to Tawa		Protect the headwaters of Porirua stream and harbour		Range of modes to be provided- walkable, cycling, roads, PT			minimise downstream effects for 3 water and traffic		

		Design roads to facilitate bus routes	Need to consider the best connections of the upper valley, not necessarily the cheapest option				V important to have transport options that connect the (unreadable) of this new community to the wider region, education, recreation and culture			Regulate and enforce the rules regarding keeping waterways safe and respecting park and nature areas		
		Bus system connecting it to Tawa and the city (perhaps one starting in Tawa , going through Redwood and to the new development)	Connectivity to public transport (buses and trains)				Plan new roads to allow flow of traffic and not just overload already existing roads.			Stormwater should be contained & held/reused on site		
		Ensure development is not all bout the road input from bus, trains, cycleway					Keep speed limits now to allow for a safe environment for all			Sewage has no storm water added		
		Good public transport and commuting routes that include or incorporate active transport					Public and private transport systems should be planned so that bottlenecks do not occur			Storm water is controlled to minimise erosion, sedimentation and flooding		
		Access to PT/rail in Tawa										
		Public transport and bus stops are within easy walking distance to the community.										
		Public transport links to train/ buses										
Aspirations												
	Manage choke points in Tawa that result from a new road connection	Carparks at Takapu- Multi-story	Better connections with Kenepuru		Retain wetland	Transmission lines a constraint, however energy folks may need practical access to maintain i.e. tracks?	Middleton road- safe for all as a secondary route out of wellington to Kapiti (north)	Potential for road access for discreet housing up from Middleton instead of across the ridgeline		Permeable paving	Co-design of networks. Roading/ 3 waters/ utilities	Protect the ridgeline- connect Te Araroa, Spicer through Tawa, through Ch.Park, through to Kaukau -Local and national asset!
	Plan houses first and roads second	Connect to railway / public transport	Roading connections to build on Tawa business/ economy		Mitigate affects on Porirua stream - think about this during design phase		Smooth traffic flow at peak via upgrading routes	Glenside roads have Glenside names. Stop expanding Churton park into Glenside by using CP road names		Waste water managed holistically		Should housing be below the visual overlay?
		Public transport- avoid putting more pressure on existing systems e.g. Takapu road station- park and ride? Another station?					Roading infrastructure doesn't impact on existing residents e.g. Noise, light pollution etc.	Roading to reflect topography not mass cut and fill		Downstream effects of the development		
	(Don't) look at Sunrise Blv'd as a potential link, it's the lowest point on the ridgeline and least expensive option						Ensure roading construction is under taken in such a way that it protects waterway quality drying and after construction	Roading to avoid springs /doing mass cut and fill				

							Adequate provision for cyclists and recreation users (probably different needs)	Protect reserves before work starts				
							Roads as part of S/W network					
							Traffic not made worse					
							Good access/ exit roads - into Tawa (graphic from Taylor & Tonkin won't work!) - not affecting existing housing/ streets (particularly sunrise Boulevard)					
							Good traffic flow -already congested in Tawa! -future proof!					