

Proposed District Plan – Hearing Stream 6 - Submission

STATUS OF MARSHALL RIDGE

Speaking notes

While I have previously addressed the Panel on the visual amenity value of Marshall Ridge, I now wish to call the Panel's attention to a Boffa Miskell Report, which came to my notice only after presenting my previous submission.

The Boffa Miskell Report "Upper Stebbings Valley, Wellington – Phase One: Landscape and Ecology Analysis July 2018" powerfully emphasises throughout the value of Marshall Ridge and its side slopes to several adjacent communities.

Figure 19 (p50) illustrates the wide extent, across the communities of Johnsonville, Churton Park and Tawa, to which the ridge is visually important.

In the Summary (p63), paragraph 10.7 reads "The major ridgelines forming the Site, Bests Ridge and Marshall Ridge, provide a sense of enclosure to the lower lying areas of the site and are highly visible from the suburban areas of Churton Park, Tawa, and State Highway 1. Accordingly areas of higher landscape and visual value are the upper mid slopes and ridgetop areas, which are not only visible, but also distinctive landscape features in themselves. These areas currently form a very strong definition between the neighbourhoods of Churton Park and Tawa, and an important backdrop to these communities."

On p65 the final sentence of the report reads "There are opportunities for landscape and recreation in the creation of a very strong public space network which would provide the separation between and definition of neighbourhoods within Upper Stebbings.

The term "ridgeline" is undefined. Allowing housing to cover side slopes to an extent that leaves only the "skyline" visible would negate any visual amenity value of the ridge. To assess how best to preserve the landscape value of the ridge I suggest the only reasonable approach is that taken in the Boffa Miskell report, illustrated in the wonderfully named "Section 9, Viewing Audience". Views from ten viewpoints in Johnsonville, Tawa, and Churton Park, in double-page spreads (pp 50-61), show with considerable impact the visibility of the ridge (skyline) and the side slopes, being referred to together throughout the report.

I contend the report demonstrates the point, i.e. seeing ridge and side slopes together as the single feature giving amenity value, so extensively as to make the Council's response (Stream 6, Development Areas, section 204) too limited to give effect to the importance of ridgeline and side slopes as a single landscape feature.

I ask the Panel to recommend Marshall Ridge and its attendant slopes be preserved undeveloped, enhancing visual amenity and sense of place for the widespread communities that currently enjoy the ridge as a backdrop.

John Tiley

February 19 2024



Boffa
Miskell_Landscape a