

Upper Stebbings and Glenside West Development concept

November 2020



Why are we doing this?

Wellington City expects its population to grow by 50,000 - 80,000 people over the next 30 years. The Council's strategy to accommodate this growth (contained in the Draft Spatial Plan) includes intensification in the central city and around existing town centres, and developing new urban areas in Lincolnshire Farm, Upper Stebbings and Glenside West.

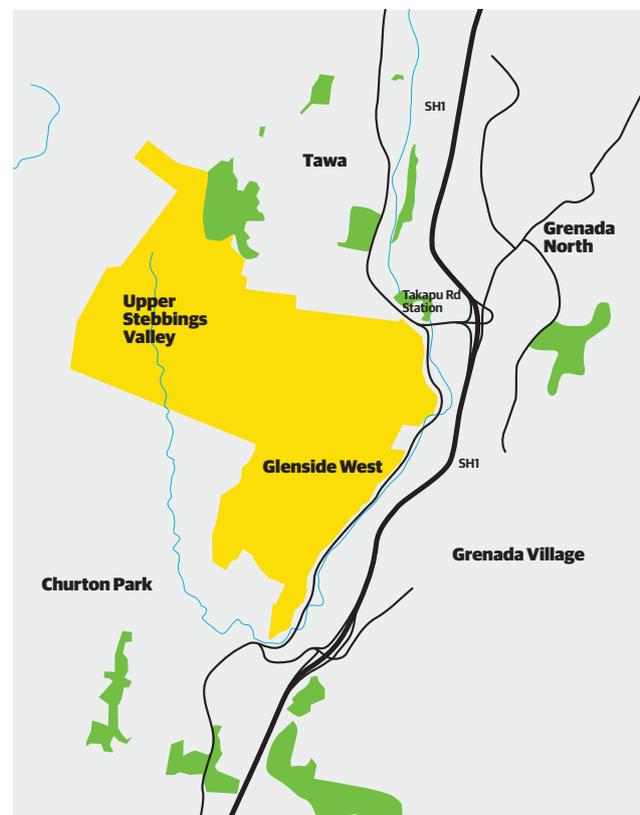
Upper Stebbings and Glenside West are an attractive location for new housing being close to existing shops and services in Churton Park, Takapu Road and Tawa town centre. The area is well connected to the transport network with the existing State Highway interchange at Westchester Drive, the train station at Takapu Road and existing bus services in Churton Park and along Middleton Road.

The area is currently zoned for rural activities in the District Plan. Before it can be developed, the District Plan zone needs to be changed. The plans we are currently seeking feedback on will help us decide which parts of the site should be zoned for future housing and which parts should be retained as green spaces, and how the new development should relate to adjoining areas.

What's happened so far?

Engagement with the community on future development in Upper Stebbings and Glenside West started in 2018 with the development of a vision and design principles.

We then engaged on three high level development scenarios. The current development concept builds on the feedback received to date and provides more detail on what the development might look like.



Vision

People living in a community unique to Wellington that is an inclusive and diverse urban area with green spaces, quality transport systems, and effective infrastructure.

Principles

- A compact and diverse community with high standards of liveability
- Diverse housing types and styles to meet diverse needs
- A community where you can see, experience and play amongst the native flora and fauna
- A community designed from the start to be environmentally responsible
- A community that embodies Wellington's cultural diversity, friendly people, festivities and creativity
- A well-connected community with facilities and activities so that people can thrive
- Good public and active transport connections
- Green and traditional water infrastructure that works together improving water quality and preventing flooding

Timeline



What informs the development concept?

The Upper Stebbings and Glenside West area has some streams, including the Stebbings Stream and tributaries of the Porirua Stream. It also features “Significant Natural Areas” - these are typically native bush areas and forested gullies. The area includes high grounds around Marshall Ridge and, like most of the northern suburbs, steep topography in places.

All of the above features have been taken into consideration in the preparation of the development concept with the view of protecting the natural values of the site while providing much needed new housing.



What is proposed?

The development concept comprises:

- An extension of Melksham Drive into the Upper Stebbings Valley with housing areas on either side of the Stebbings stream and main tributaries, keeping development below the ridgelines. The stream corridors and higher grounds would form a network of open spaces providing parks, a play area, a green aspect for the new houses and walking tracks connecting to surrounding reserves. The existing bus service along Melksham Drive would be extended to serve the new urban area.
- An extension of the “Reedy Block” development, between two stream gullies to be retained. This would be served by a road connection to Westchester Drive and a walking connection down to the bus stops on Middleton Road.
- Together, these two urban areas could provide over 600 new houses.
- The balance of the rural land in Glenside West (ie land not identified for residential, open space or Department of Corrections use) could either remain in rural use or be rezoned to enable the development of “lifestyle blocks”. These are usually larger than normal residential lots, have a rural character and may use rainwater collection and septic tanks.





Legend.	
	Proposed residential area
	Proposed park & play area
	Draft Significant Natural Areas
	Proposed open space
	Existing Rural Area
	Existing Transpower corridor
	Existing streams
	Main roads
	Existing walking tracks
	Proposed walking tracks
	Existing bus stop
	Indicative future bus stop
	Department of Corrections Land*
	Study area

*This Crown owned land is managed by Corrections. The Crown has not made any decisions on the use or availability of this land for anything other than the Corrections purpose and its Treaty of Waitangi settlement obligations.

What do you think?

Do you think the development concept satisfies the principles developed by the community in 2018?

Answer our quick survey to let us have your views at wellington.govt.nz/upperstebbing, email us at stebbingglenside@wcc.govt.nz or fill out and post a feedback form.

What happens next?

We will consider all feedback from the community, landowners and stakeholders and finalise the development concept.

We will draft District Plan “provisions” ie objectives, policies, rules and assessment criteria specific to this area which will be used in future to make decisions on resource consent applications.

There will be opportunities to provide feedback on the provisions as part of the Draft District Plan engagement in 2021.

You can provide feedback until
5pm, Monday 30 November 2020



