

# Upper Stebbings & Glenside West Concept Masterplan Summary

20 October  
2020

Isthmus.



Absolutely Positively  
Wellington City Council

Me Heke Ki Pōneke

Land.  
People.  
Culture.  
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# 1.1 Introduction

***“To create a community that will knit together an inclusive and diverse urban area with the natural environment framework, 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”***

- Wellington City Council

## Planning for Growth

Wellington is expecting around 50,000 to 80,000 more people to move here over the next 30 years. Based on current District Plan, we won't have enough homes to cater for this increase in population.

Planning for this growth includes developing a Spatial Plan for Wellington City and undertaking a full review of the current District Plan. The Spatial Plan will set out the 'blueprint' for where and how Wellington wants to direct growth across the city. Planning for Growth combines community feedback with detailed technical work to design a spatial plan for the city and is about how we navigate the key issues our city is facing.

Wellington City Council will also be undertaking a full review of the current Wellington City District Plan as part of the Planning for Growth work. The District Plan will ultimately include objectives, policies, and rules to implement the Spatial Plan.

## Spatial Plan - Focus Area

Along with addressing key issues we must think about focus areas around the city. One of the four focus areas for the Spatial Plan is Upper Stebbings, Marshall Ridge, and Glenside West.

This focus area comprises of 260 hectares of underdeveloped, rural zoned land located between Churton Park and Tawa. It 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.

In 2018 people and organisations with an interest in the project helped with early planning workshops. Working groups created a vision for the new community and high level design principles for future development. Public feedback was then sought later that year on three development scenarios. The vision here is to create a community unique to Wellington that is an inclusive and diverse urban area with green spaces, quality transport systems, and effective infrastructure.

## Upper Stebbings & Glenside West Opportunity

The purpose of this document is to summarise a detailed investigation into housing options across the wider Stebbings Structure Plan area.

The Structure Plan area is owned by several landowners, including the Crown, and presents an opportunity to further extend the Churton Park community to the north.

Further residential development is seen as positive if it;

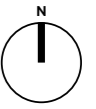
- Provides a range of housing choices and price points
- Protects and enhances the natural values of the site
- Integrates stormwater management and ecology with recreational open space
- Works with the land and minimises earthwork volumes
- Connects with existing community infrastructure

## Process

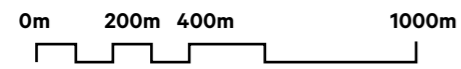
To test and integrate concepts this work was undertaken with specialist consultants: Isthmus on masterplanning and urban design; Orogen on civil engineering; and Morphem on stormwater and ecology; and Tonkin+Taylor on transport. The project methodology is based on an open process that will iteratively and robustly develop a concept masterplan that can be feed into Wellington City Council's District Plan review process.

The masterplan includes a vision and principles for the development: what it might look like and what people will need in the new community. The plan will also include land use options and delivery mechanisms, 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.

# 1.2 Upper Stebbings & Glenside West Location



1:20,000 scale bar

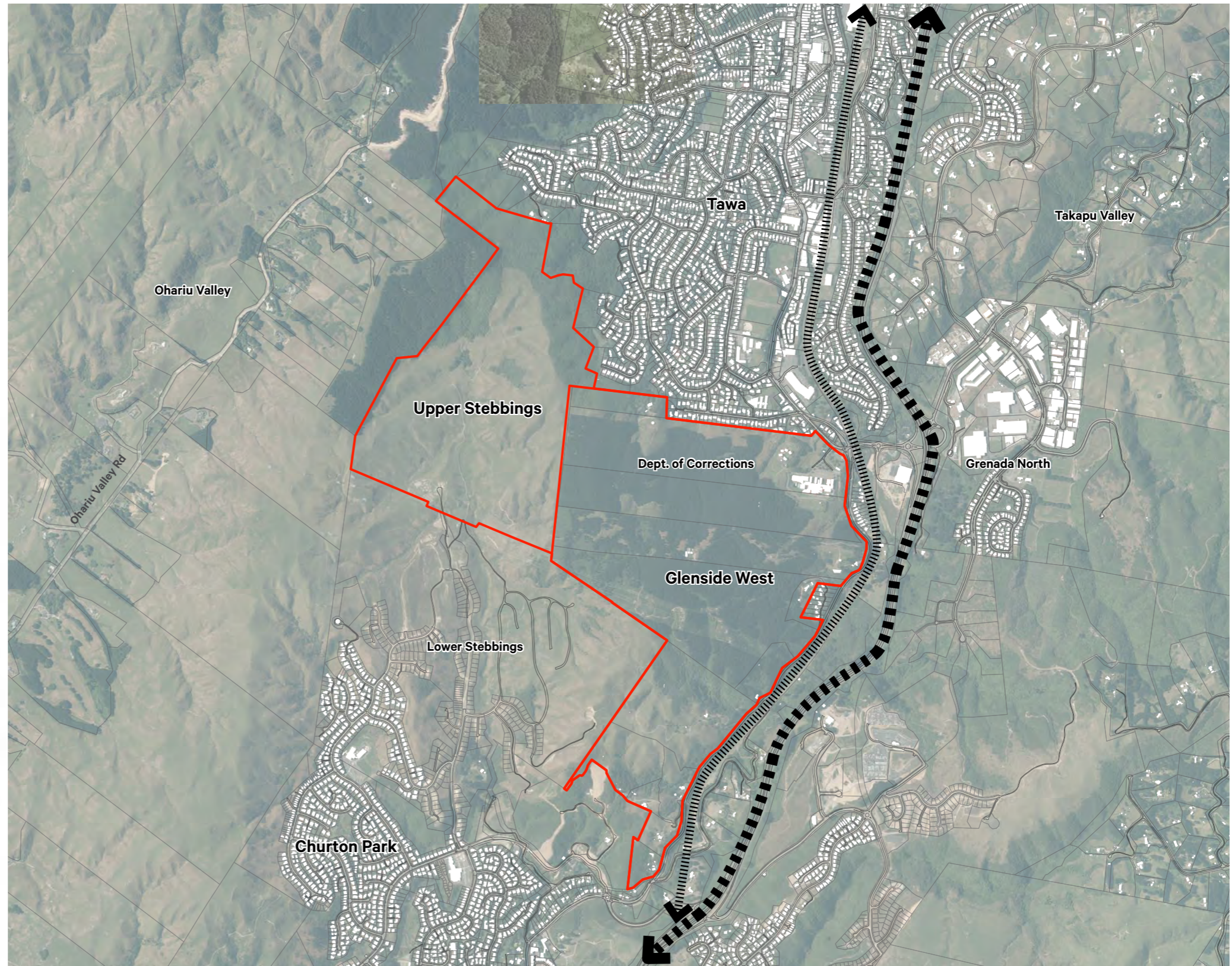


**Legend.**

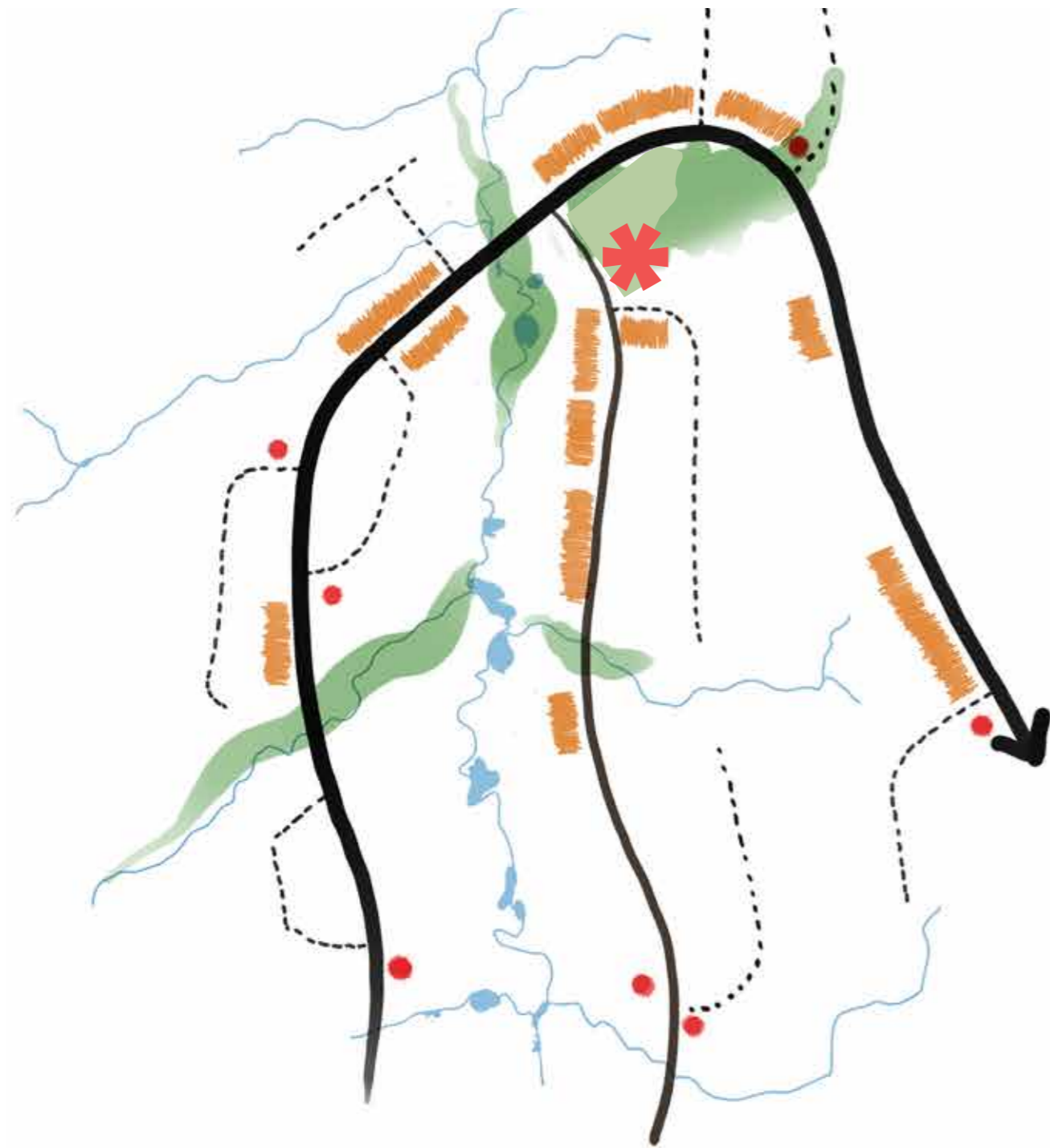
First Category.

- Project Areas
- State Highway 1
- Existing Road Connections
- Existing Rail

**Wider Context Location**



# 1.3 Upper Stebbings Urban Design Principles



**Purpose**  
 Activate natural areas and strengthen the connection between people and the environment they live. Diversity through pockets of density harmonising with a variety of urban form. Roading to follow the lay of the land and ribbon over the contours to minimise impact.

## Road Hierarchy

The primary road forms the key path – you always know which way you are going. Secondary roads provide connectivity to / relationships with critical neighbourhood amenities. Safe and enjoyable green pedestrian connections link the road network to the natural surroundings.

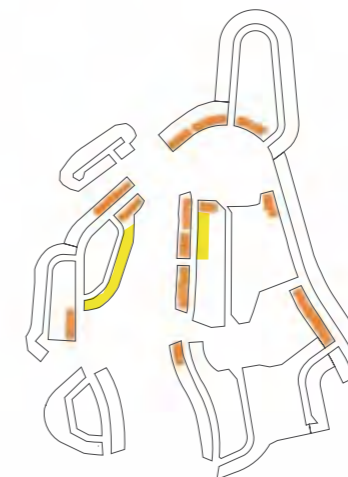
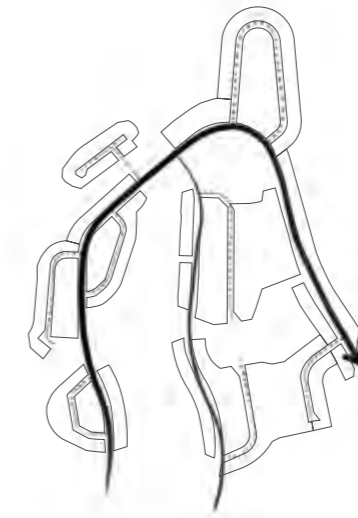
## Place Making

The design connects the natural environment to the urban form in an positive way. Public spaces are connected through pedestrian walkways, linking the urban form to various natural amenities. The inclusion of a cafe, playground and park space with strong connections to public transport creates an 'anchor' to the neighbourhood.









## Density

Alternating pockets of housing density creates a diverse environment and invigorates a community by allowing physical and visual variation.

Integrated housing (attached housing) is located in selected clusters in proximity to PT and pedestrian movement networks, open spaces and community facilities. This is noted in the areas highlighted orange and can be expanded to include areas highlighted yellow to further leverage the co-location of amenity with housing density.



## Legend

-  Stream
-  Reserve
-  Primary Road
-  Bush
-  Community Facility
-  Marker Building
-  Developable Area
-  Further Density Opportunity

# 1.4 Glenside West Design Principles



## Earthwork

- Contain earthworks and work with the existing contour as much as practicable.
- Avoid and/or limit development within the transmission lines easement.



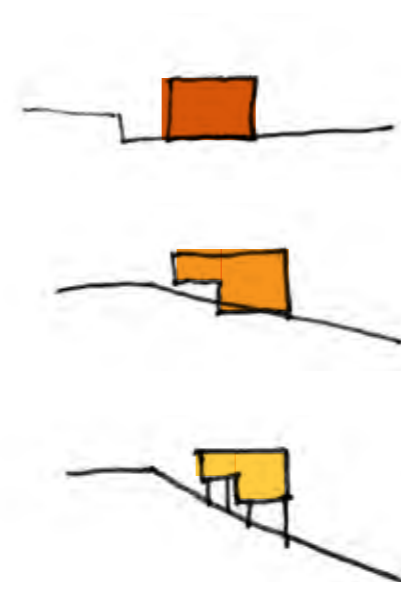
## Ecological value

- Avoid and/ or minimise development within areas of high ecological value and significant natural areas (SNAs).
- Avoid and/ or minimise development with stream corridors.



## Connection

- Connect road network to Upper Stebbings development and adjacent neighbourhood for good movement permeability.
- Enhance pedestrian network including connection to adjacent neighbourhoods.



## Slope/ Density

- Work with topography to inform house typologies and location.



## Visual impact

- Avoid development along the skyline (as defined by Boffa Miskell's Ridgetops character area).
- Reduce visual impacts within high visibility areas.

# 1.5 Overall Scheme

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

The overall scheme provides 655 new homes of mixed housing typologies - 533 of which are in Upper Stebbings Valley and 122 homes in Glenside West. If density was further applied in certain areas more homes would become available.

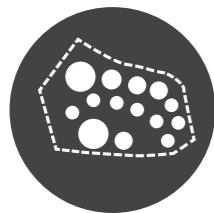
There is approximately 4000m<sup>2</sup> of park space located in Upper Stebbings with adjacent parking and playground space. Alongside this space is a large openspace network containing approximately 6.4km of walking tracks through Significant Natural Areas, stream corridors and open ridgelines - including the outer greenbelt.

The scheme does require the approximate loss of 0.68 hectares of Significant Natural Area and 10% of total stream length.

## Landuse

Within the current overall scheme **135 hectares** of land would be retained as open space, reserve, bush and road reserve. Some **32 hectare** would be in residential use. This excludes existing rural areas across the northern extents of Glenside West.

The total Study Area is **300 hectares**.



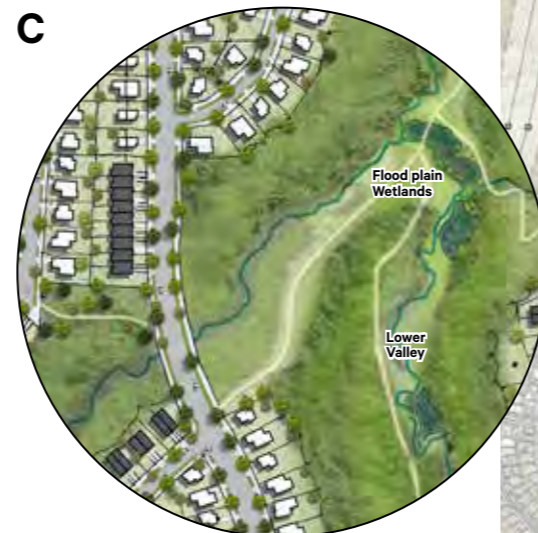
Number of new homes

655



Net Homes per hectare

20





# 1.6 Development & Housing

Development across the structure plan study area is focused in two areas; Upper Stebbings Valley and a further pocket of development to the North of the Reedy Block in lower Glenside West.

Within Upper Stebbings Valley 90% of housing typologies are flat platforms with only 10% of housing typologies requires a 3m step within typology. Of these housing Typologies, 10% are Terraces, 14% are Duplex, 72% are Standalone, and 4% are apartments. This breakdown is subject to change with any increase in density. The housing development north of the Reedy Block consists of standalone and duplex housing typologies only.

An extensive walking and cycling network is provided to link the developed areas together, integrate them with the existing communities, and connect people with the Outer Green Belt. Development in both areas avoid most of the Significant Natural Areas and permanent stream.

Housing density is strategically planned to help reduce visual impact of development. Within high visibility areas, standalone house typologies should be applied to reduce visual impact within the landscape. Apartment and Terrace typologies should only be located in areas that are less visible from adjacent neighbourhoods and supported by public transport.



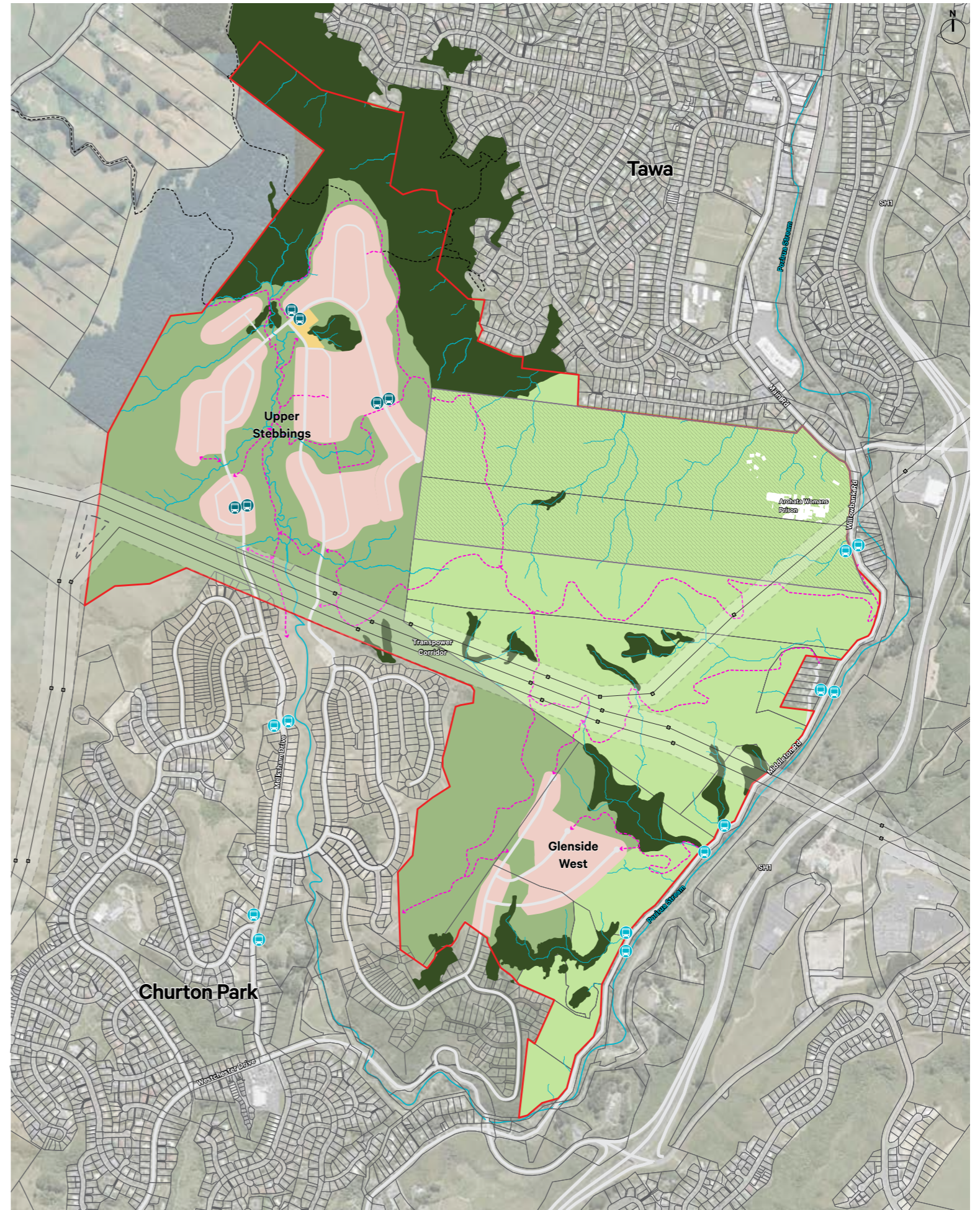
**Open Space**  
**135 hectares**  
 (including reserve, bush & road reserve)



**Existing Rural Area**  
**133 hectares**  
 Approximate



**Area for development**  
**32 hectares**



**Isthmus.**