

Stebbings Structure Plan

Upper Stebbings Concept Masterplan

Summary

28 February
2020

Isthmus.



Absolutely Positively
Wellington City Council

Me Heke Ki Pōneke

Land.
People.
Culture.
Isthmus.



Document record

| Issue | Revision | Author | QA | Date |
|--------------|-----------------|---------------|-----------|-------------|
| Summary | A | JP | HS,AD | 28.02.2020 |

Upper Stebbings Concept Masterplan

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.

Stebbings + Glenside West Spatial Plan

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 the Upper Stebbings, Marshall Ridge, and western hills of Glenside.

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.

Opportunity in the Upper Stebbings Valley

The purpose of this document is to undertake a detailed investigation into housing options within an area of the Stebbings + Glenside West Spatial Plan. The area under investigation is known as the Upper Stebbings Valley.

The Upper Stebbings Valley is privately owned by the Callender family and presents an opportunity to further extend the Churton Park community to the north, with the potential to connect over the ridgeline towards Tawa (as envisaged in the wider Stebbings Structure Plan). 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

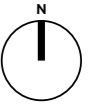
Process

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

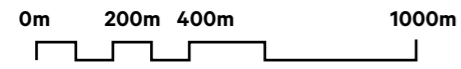
The masterplan will include a vision and principles for the development: what it might look like and what people will need in the new community. The plan will also include land use options and delivery mechanisms, as well as non-statutory guidance on transport, housing density, parks and reserves, water management, three waters and utility infrastructure, and urban design and resilience.

Upper Stebbings Concept Masterplan

1.2 Stebbings Valley Location



1:20,000 scale bar



Legend.

First Category.

Stebbings Project Areas

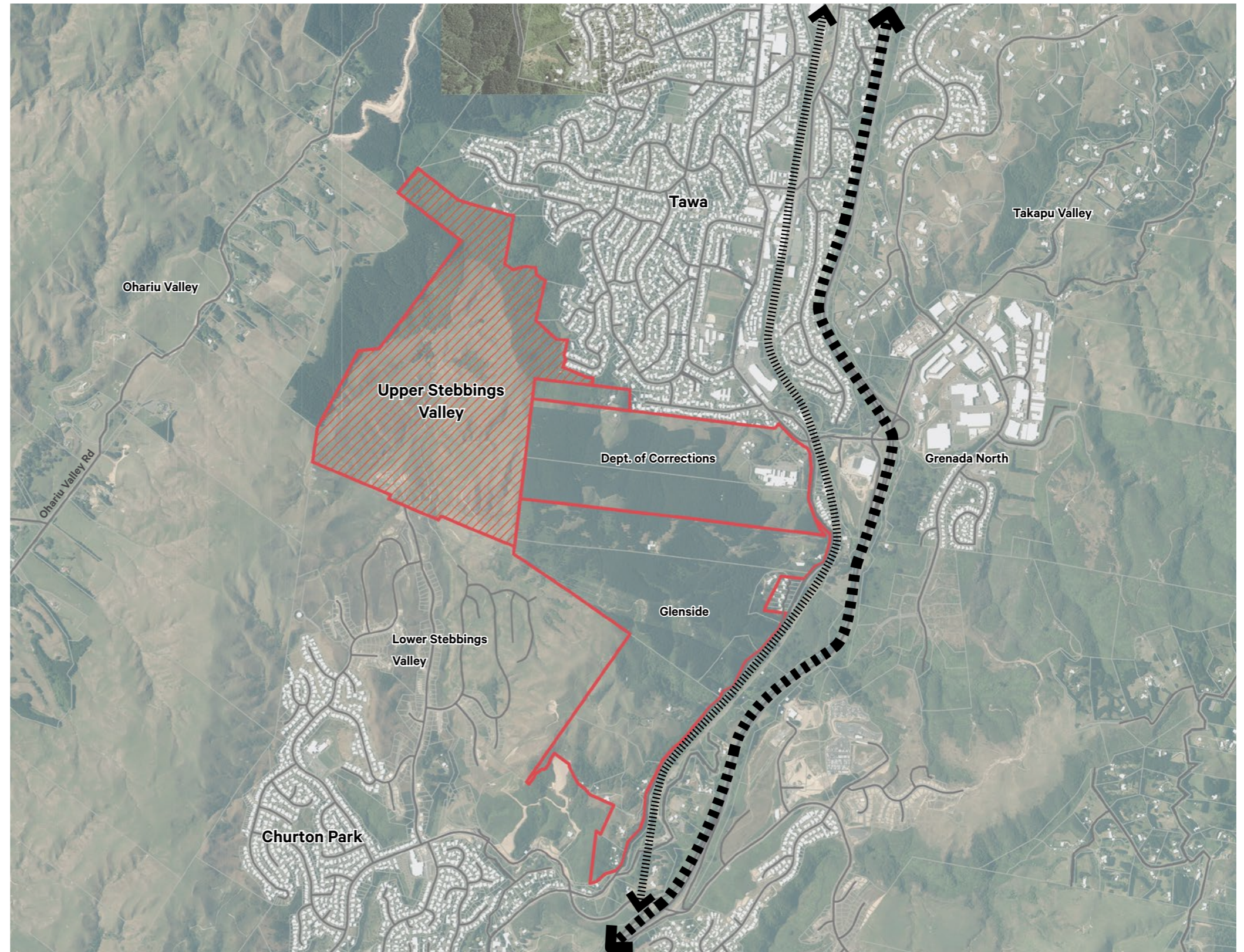
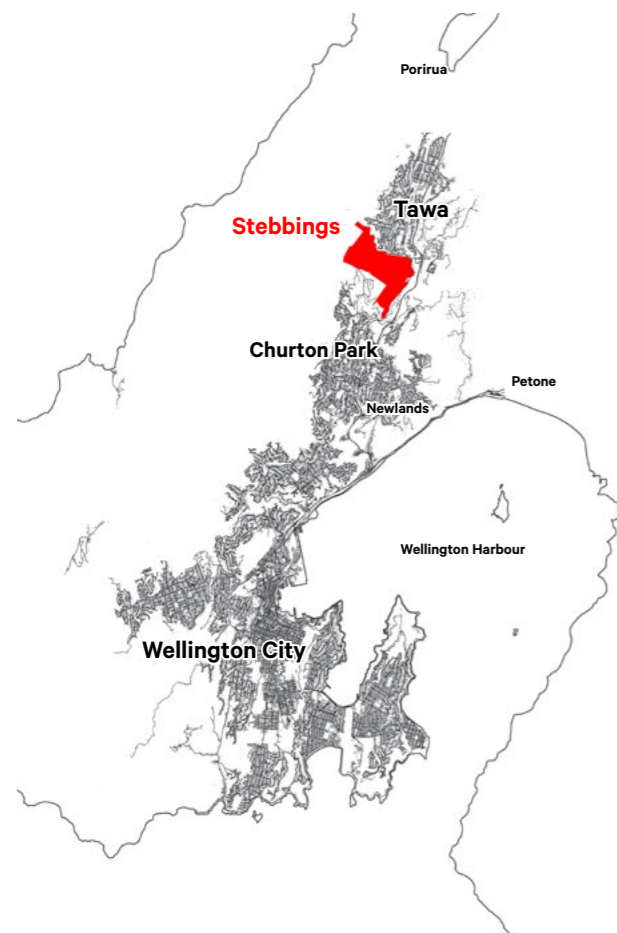
Upper Stebbings Valley

State Highway 1

Existing Road Connections

Existing Rail

Wider Context Location



Upper Stebbings Concept Masterplan

1.3 Co-Design Workshops

On 27th August 2018, with approximately 55 participants, a Co-Design workshop was held 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

Summary of Comments

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)

Parks & Nature

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.

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

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

Vision and Principles:

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.

Housing

- A compact and diverse community with high standards of liveability.
- Diverse housing types and styles to meet the diverse needs.

Parks and nature

- A community where you can see, experience and play amongst the native flora and fauna.
- A community design from the start to be environmentally responsible.

Community and resilience

- 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.

Transport, 3 waters and power

- Good public and active transport connections.
- Green and traditional water infrastructure that works together improving water quality and preventing flooding.



Above: Co-design Workshop 1 on the Upper Stebbings and Glenside West Structure Plan
Photo by Aecom

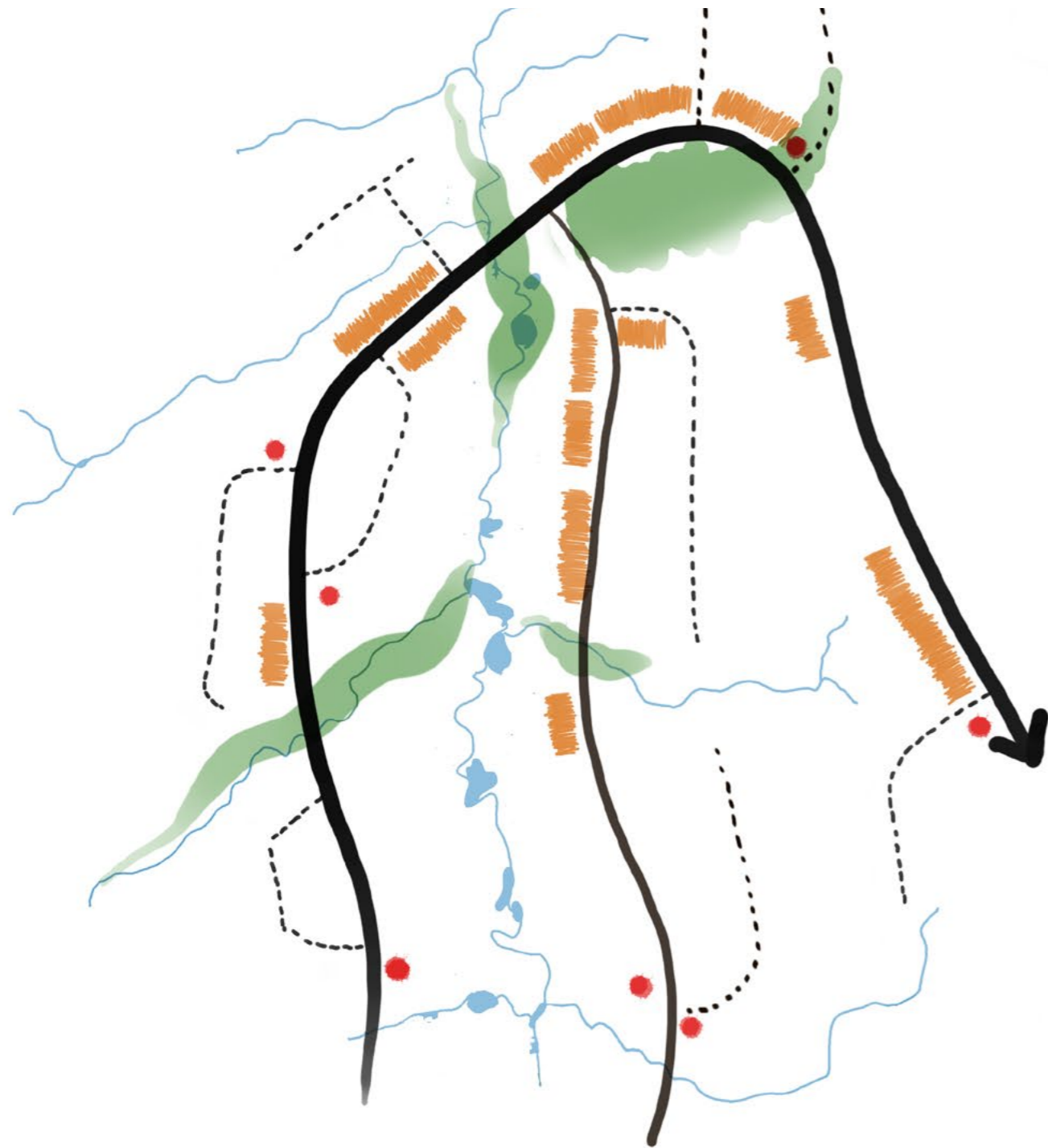
Extracts from the Co-design Workshop 1 Outputs Report. Prepared by Aecom New Zealand Ltd, 05 September 2018

2019 Workshops

A further two Co-Design workshops were held during the concept masterplanning stages with stakeholders and the land owner.

Masterplan Vision

1.4 Urban Design Principles

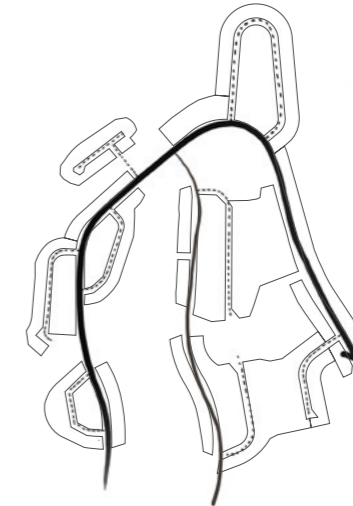


Purpose

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

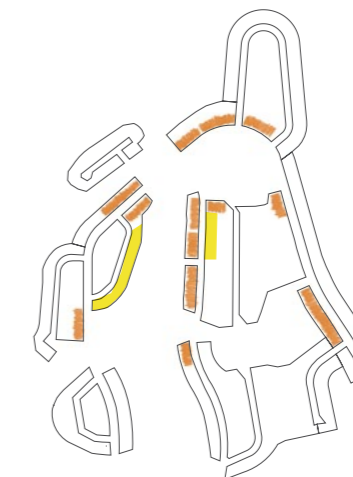
The design connects the natural environment to the urban form in an positive way. Public spaces are connected through pedestrian walkways, linking the urban form to various natural amenities.



Density

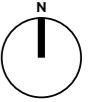
Alternating pockets of housing density creates a diverse environment and invigorates a community by allowing physical and visual variation.

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.



Masterplan Vision

1.5 Overall Scheme



| Legend. | |
|---------|--------------------------------------|
| | Upper Stebbings Boundary |
| | Standalone Housing |
| | Pole Housing |
| | Duplex, Terrace, or small Apartments |
| | Regenerative Bush |
| | Openspace |
| | Floodplain Wetland Restoration |
| | Existing Tracks |
| | Proposed Tracks |
| | Streams |

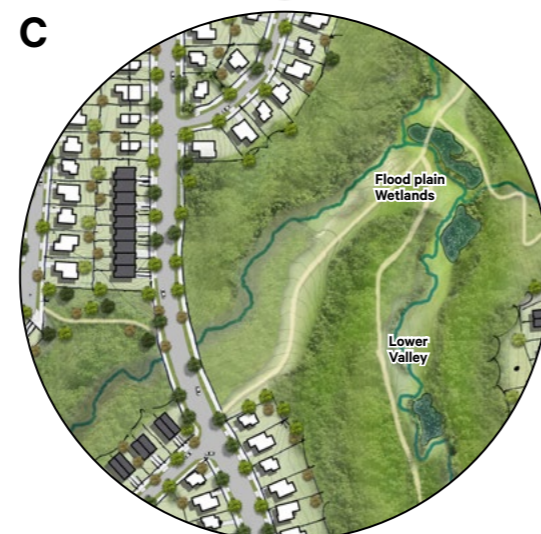
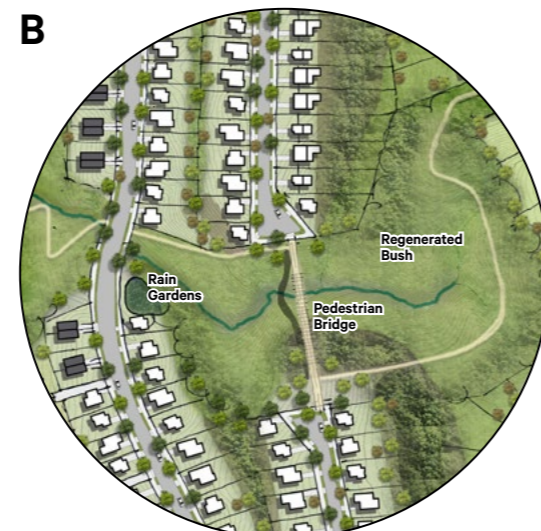
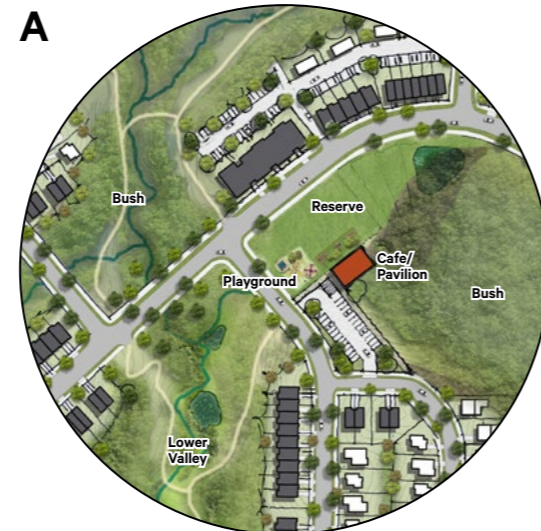
Vision

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

- 533 new homes
- Approximately 4000m² of park space
- Retained bush & planted buffers
- Approximately 3300m of tracks
- Connections to the outer greenbelt
- Retained and enhanced streams

The scheme does require the approximate loss of 0.53 hectares of bush and 2,155m of streams



Isthmus.