

Glenside Progressive Association

District Plan Changes – West Glenside

Oral submission 9 March, 2022

Summary of GPA's Submission – Part 1

- Broad support for Council proposals for Upper Stebbings Valley.
- Advocate road link to Takapu via Arohata to be reinstated.
- Ridgelines, streams and bush remnants must be protected.
- Earthwork volumes must be minimised.
- Development must include porous areas to reduce flash flooding.
- Circular road to encourage efficient use of public transport.
- Strongly oppose Council's proposals for Glenside West.
- Advocate that Council Design Guides for development in elevated areas be strengthened.

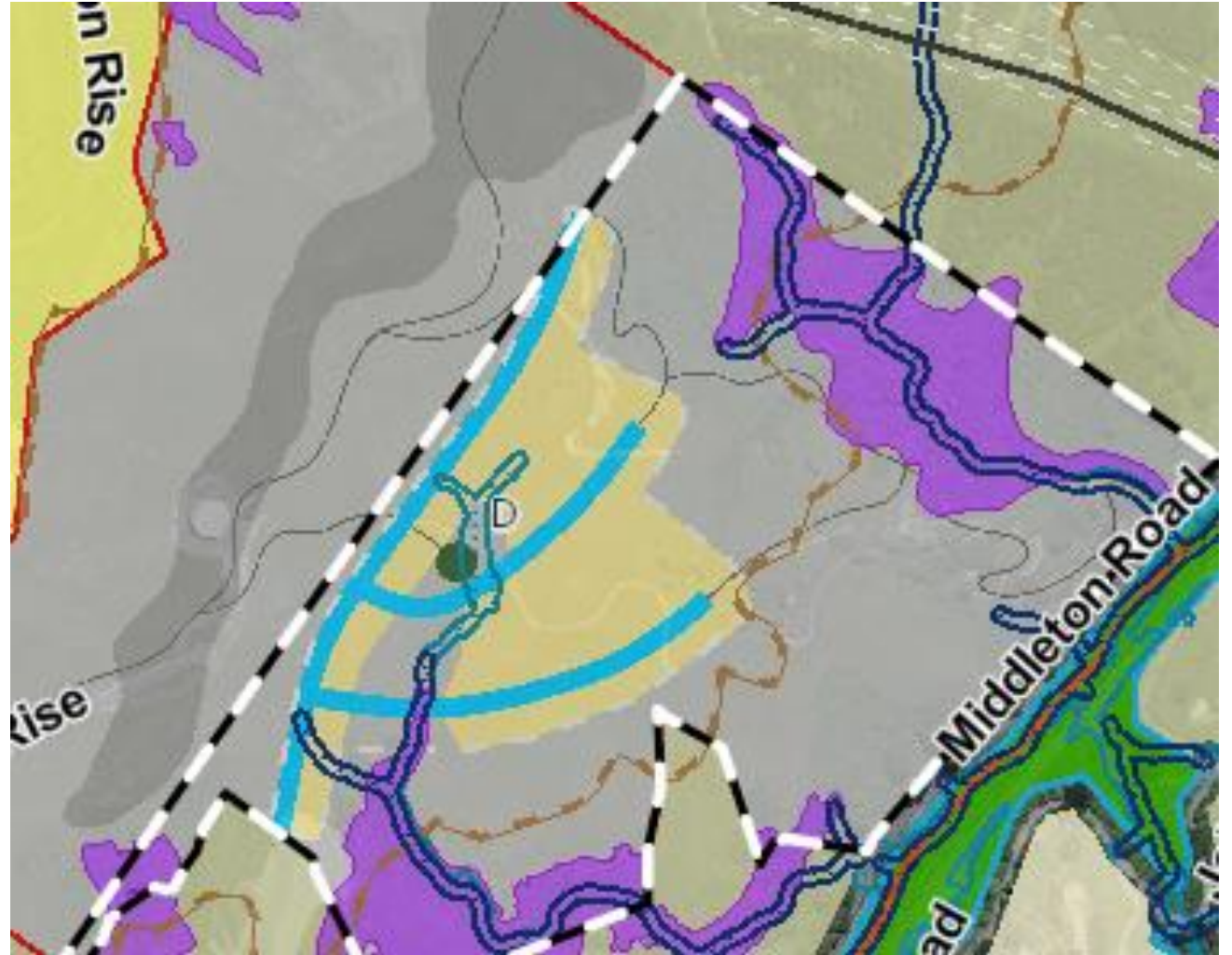
Glenside West

- Currently elevated rolling farmland with high visibility from SH1 and Grenada.
- Mostly included within the Ridgelines and Hilltops Overlay, DPC 33, 2005.
- This gives the area a strongly protecting Activity Status of Discretionary Unrestricted.



Council's Proposal

- Narrow ridgeline - now called a Ridgetop - Dark Grey - to be protected.
- Large area within Ridgeline Overlay – Yellow - to be built on.
- Earthworks of unlimited volume will be permitted in built area. [Activity Status – weaken to Discretionary Restricted.]
- Bush remnants to be preserved – Purple.
- DP33 Ridgeline and Hilltop boundary – Orange dotted line - Apparently to be ignored.



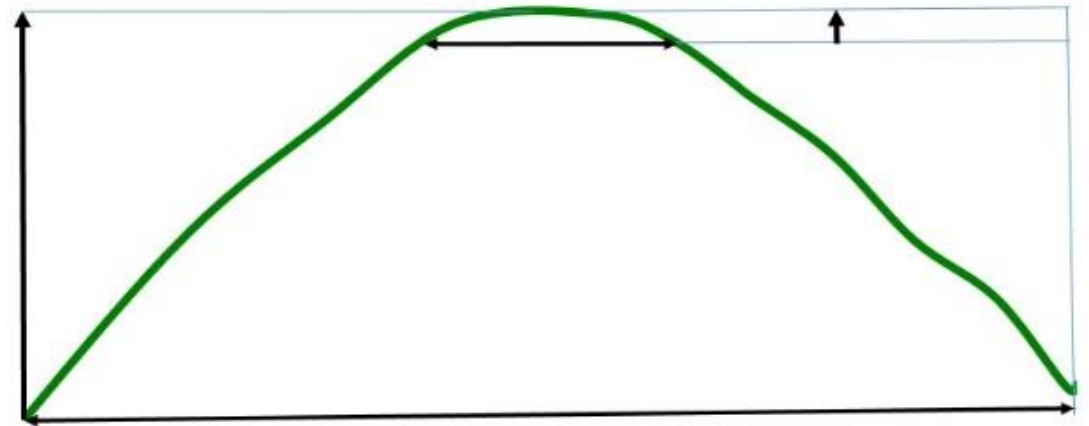
Ridgetop

Gentle rolling aspect of the ridgetop looking south.



Vertical protection offered by the Ridgelines and Hilltops Overlay (Left arrow) and by the Ridgetop Overlay (Right arrow).

The ridgetop overlay protection is tiny. Therefore, difficult to see what is being protected.



GPA Alternative - Large Lot Residential

- Allow housing to be constructed on larger lots.
- Reduce impact of land clearance on natural vegetation
- Maintain and observe current Activity Status - Discretionary Unrestricted:
 - Reduces impact of earthworks on sedimentation.
 - Reduces impact of hard surfaces on storm water runoff.
 - Reduces visual impact of housing development in a high altitude and visually prominent position.
- Support proposed Significant Natural Areas (SNAs) and incorporate buffer zones. These could be used as reserve contributions.

Subdivision Design Guide

G13 “Minimise any earthworks disturbance to the natural ground form.”



Residential Design Guide

Amend for houses in high altitude locations or houses which are visible from a distance by including guidelines for:

- Form, shape and colour of buildings.
- Encouraging forms that harmonise with the landscape.
- Encouraging use of subdued natural colours.
- Strengthen Guide to minimise long distance and cross valley light pollution.