

SOUTH WAIRARAPA DISTRICT COUNCIL

12 DECEMBER 2018

AGENDA ITEM C3

FURTHER REPORT ON THE MARTINBOROUGH SOUTH GROWTH AREA AND FEASIBILITY OF REZONING IN MARTINBOROUGH

Purpose of Report

To inform Councillors of progress and the options in regard to the proposed Martinborough South Growth Area and feasibility of residential rezoning in Martinborough.

Recommendations

Officers recommend that the Council:

1. *Receive the information.*
2. *Confirms recommended option 5 to rezone all of the Martinborough South Growth Area, as proposed by consultants Kaha Consultancy Ltd. This option provides a comprehensive planning approach likely to produce better urban environmental outcomes, respond to residential capacity issues, and facilitate connectivity, integrated infrastructure provision and sustainable stormwater management.*

1. Executive Summary

Kaha Consultancy Ltd have continued to investigate and evaluate some options in respect to the proposed Martinborough South Growth Area. Their work alongside council follows on from the meeting of landowners within and adjoining the proposed Martinborough South Growth Area, held in August 2018. Subsequent written feedback was received from landowners after the meeting. Kaha Consultancy Ltd have identified a range of five possible spatial development options in respect of the growth area. The options raised range from doing nothing, potentially rezoning some portions of the subject land, through to rezoning all of the proposed growth area. For the further report by the consultants on the growth area and feasibility of rezoning in Martinborough, refer to Appendix 1 of this report.

The requirement to undertake district wide spatial planning remains as key analysis work across 2019 and 2020. Such work will deal with district growth and development related issues to provide a 20-30 year strategy that sets a strategic direction for decisions on infrastructure, services, and zoning across the district. Consideration had been given to the prospect of

not advancing the Martinborough South Growth Area until district spatial planning work was undertaken. Notwithstanding the requirement to advance the district wide spatial planning process, the need to actively address residential land provision in Martinborough remains both critical and timely. The consultant's report and support for pursuing option 5, rezoning all of the Martinborough South Growth Area, responds to the current and immediate future needs in Martinborough. It recognises the value of rezoning the growth area in parallel with undertaking wider spatial planning work. The approach also aligns with expectations from central government of actively meeting future housing provision at a local level and the purpose of the National Policy Statement – Urban Development Capacity 2016 (NPS-UDC).

2. Background

Developers and local real estate agents have stated to Council that there is a shortage of land available for subdivision and development in and around Martinborough. As a result, Council commissioned a review of the residential land zoning issues and land availability in Martinborough in early 2017.

The 2017 Kaha Consultancy report identified the large block of land at the southern fringes of Martinborough (between New York Street, Todds Road, Dublin Street and Regent Street) for further investigation. In the report, the Martinborough South Growth Area was seen as logical for residential development as it is located between the existing urban residential area and land zoned Rural, as well as being close to more recently developed rural-residential type land uses such as Martinborough Estate and the golf course. Reticulated water and sewer services also exist through the area.

A second interim report was provided to Council by the consortium of consultants in June 2018. It provided a more detailed demand assessment, engineering assessment and soil contamination analysis and confirmed the suitability of the area for residential development. It recommended public consultation with affected land owners and other parties.

3. Discussion

Since the interim report, a meeting of landowners of the Martinborough South Growth Area, and nearby land owners was held in council chambers on 8 August 2018, and written comments have also been obtained from many of these land owners. A meeting with staff from Greater Wellington Regional Council has also been held.

In respect to total size, the Martinborough South Growth Area block is approximately 48 hectares. It is currently divided into 52 land parcels, varying in size from small ¼-acre type sections, equivalent to 1012m², to blocks of 3.7 hectares in area. Many of the land parcels contain one dwelling and associated outbuildings, however the area is predominantly still in pasture with some sites in small vineyards and lifestyle orchards.

There are five options mooted in terms of the growth area, recognising also that responding to residential land capacity is crucial for Martinborough's immediate future. Accordingly, in respect to the subject growth area, Council's decision-making process has now reached a crucial planning stage.

4. Conclusion

A decision is required as to whether a plan change to extend the residentially zoned area of Martinborough is required, what the area of the extension would be, and what the aspirations are in respect of the residential nature and character of the extended area. This third report from the consultants assists the Council with a summary of relevant information and suggestions for the decisions on which next steps to take. The analysis of five options for the Martinborough Growth Area considers respective advantages and disadvantages for each approach.

Kaha Consultants Ltd support option 5, the rezoning of all of the Martinborough South Growth Area as the recommended way forward. It is seen as providing a comprehensive planning approach involving a larger area, and is likely to provide better urban environmental outcomes. It will potentially make a substantial impact in dealing with residential capacity issues, facilitate connectivity, integrated infrastructure provision and sustainable stormwater management.

5. Appendices

Appendix 1 – Martinborough South Growth Area / Feasibility of Residential Zoning

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Appendix 1 – Martinborough South Growth Area / Feasibility of Residential Zoning



Hewison Engineering Ltd

Honor Clark Planning Consultant

Martinborough South Growth Area

Feasibility of Residential Rezoning

Further report to South Wairarapa District Council

23 November 2018

1.0 The process up to now.

Background

The South Wairarapa District is subject to high levels of interest from developers. The Council has already taken steps to address residential zoning shortages in Greytown.

The Council has also signalled in its 2018-2028 Long-Term Plan that it plans to undertake a strategic spatial options study to determine where future urban expansion can and should occur in the towns of Greytown, Featherston and Martinborough. A specific work brief and start date for this wider spatial planning project has not yet been set by Council and therefore any outcomes are expected to be some years away.

The shortage of residential development options appears acute in Martinborough. Developers and local real estate agents have stated to Council that there is a shortage of land available for subdivision and development in and around Martinborough.

As a result, Council commissioned a review of the residential land zoning issues and land availability in Martinborough in early 2017.

The review report¹ provided a broad evaluation of whether a case for more detailed work existed and then outlined how that work should be progressed. The report anticipated that a low-density growth area could be provided (with pockets of more intensive development) to the south of the existing residential area of Martinborough (Martinborough South Growth Area) through a plan change to the Wairarapa Combined District Plan.

Since the report was produced, a wider consortium of three consultants has been engaged to assist the Council with the statutory process to develop, manage and progress such a plan change.

The consultants are:

- Hans van Kregten of Kaha Consultancy Ltd.
- Honor Clark Planning Consultant, and
- Michael Hewison of Hewison Engineering Ltd.

¹ Martinborough Urban Area: Residential growth focus, a process for exploring growth options, 15 March 2017. Report from Kaha Consultancy Ltd

Martinborough South Growth Area

The 2017 Kaha Consultancy report identified the large block of land at the southern fringes of Martinborough (between New York Street, Todds Road, Dublin Street and Regent Street) for further investigation. The Martinborough South Growth Area is shown on the following map.



The total size of this Martinborough South Growth Area block is approximately 48 hectares. It is currently divided into 52 land parcels, varying in size from small $\frac{1}{4}$ -acre type sections, equivalent to 1012m², to blocks of 3.7 hectares in area. Many of the land parcels contain one dwelling and associated outbuildings (particularly fronting the existing roads), however the area is predominantly still in pasture with some sites in small vineyards and lifestyle orchards.

If residential development with an average lot size of 2,000 square metres of gross land area was to take place, the area could potentially accommodate some 240 dwellings. Currently there are 45 dwellings. In reality, because of existing development patterns, the total additional capacity in the area would be approximately more in the range of 100 to 150 dwellings.

Given some larger currently undeveloped sites, the Martinborough South Growth Area could conceivably also accommodate a retirement complex, or a larger tourist accommodation facility.

In the Kaha report, this Martinborough South Growth Area was seen as logical for residential development as it is located between the existing urban residential area and land zoned Rural, as well as being close to more recently developed rural-residential type land uses such as Martinborough Estate and the golf course. Reticulated water and sewer services also exist through the area.

The report was presented to the April 2017 Council meeting, and approval was given by Council to the second phase of work as set out in the report, relating to the preparation of a structure plan/plan change to the Wairarapa Combined District Plan.

Further report

A second interim report was provided to Council by the consortium of consultants in June 2018.²

It provided a more detailed demand assessment, engineering assessment and soil contamination analysis and confirmed the suitability of the area for residential development. It recommended public consultation with affected land owners and other parties.

Consultation

Since then, a meeting of landowners of the Martinborough South Growth Area, and land owners of land near it has been held in the South Wairarapa District Council Chambers on 8 August 2018, and written comments have also been obtained from many of these owners.

A meeting with staff from Greater Wellington Regional Council has also been held.

Where we are now

The Council's decision-making process has now reached a crucial strategic planning stage whereby a decision is required as to whether a plan change to extend the residentially zoned area of Martinborough is required, what the area of the extension would be, and what the aspirations are in respect of the residential nature and character of the extended area.

This third report aims to assist the Council with a summary of relevant information and suggestions for the decisions on which next steps to take.

²Martinborough urban development feasibility. Interim report to South Wairarapa District Council, 15 June 2018

2.0 This third report

This third report provides:

- An overview of land owners' feedback;
- Further information on demand for residential land;
- A discussion on national policy framework compliance;
- A discussion on regional policy framework compliance and regional council staff feedback;
- A discussion of alternative development options;
- Further analysis on rezoning options; and
- Conclusions and recommended next steps.

3.0 Land owners' feedback

Meeting and written feedback

The Council recognised the need to discuss these issues with the owners of land in the affected area.

A meeting of affected land owners of the Martinborough South Growth Area and surrounding land owners was held at the South Wairarapa Council offices on 8 August 2018. A total of 50 people attended. A range of verbal comments was received, and land owners were also invited to provide written comments.

Meeting notes and a summary of written comments are included in Appendix 1.

They identified as main issues:

- *Need to facilitate growth and effect on Martinborough's character;*
- *Need to explore alternative development areas;*
- *Impact on existing and future character of the Martinborough South Growth Area, and*
- *Infrastructure and servicing issues.*

Need to facilitate growth and effect on Martinborough's character

There was concern about the impact of growth, and the effect it would have on the character of rezoned areas and the wider Martinborough area. Nevertheless, many at the meeting and much of the written feedback acknowledged that there is a need to facilitate growth. Lack of affordable housing was noted, as well as the problems caused for the community as the result of rapidly rising property prices.

Many people referred to Martinborough's special character as a small and compact, friendly community, influenced by its vibrant wine industry and tourism appeal. There was broad agreement that future development should reflect these positive characteristics and that unplanned expansion would detract from these qualities.

There was also concern over the size of the Martinborough South Growth Area. Some people suggested that development area should be limited or that development should be staged.

Need to explore alternative development areas

Many at the meeting, and many people who wrote to the Council expressed concern that any decision to rezone should be preceded by a wider analysis of all alternative development areas in Martinborough. Many suggested that infill development should also be explored.

Impact on existing and future character of Martinborough South Growth Area

Many landowners appeared to support rezoning of the area or accepted that change may happen. Some were opposed. There was a concern that future development should not be of a high residential density, as this would clash with the existing semi-rural character of the land and the nature of the development that has already occurred.

The need for good internal connections, provision for reserves and stormwater treatment were raised. Likewise, the need for good building design was raised as part of written feedback. The possibility of a retirement village was also mentioned. Some people indicated that they would not mind well-designed higher density development.

Others suggested higher densities closer to the town centre, and lower densities near the southern fringes of the area.

Some people also pointed out that a straight standard zoning application will not deliver a high-quality urban environment, and that more flexible planning instruments should be used.

Such instruments were not detailed at the meeting. These could conceivably include varying density requirements in relation to distance from the town centre, a structure plan identifying stormwater retention and treatment areas, and provisions to allow, as permitted or controlled activities, larger scale retirement or tourism accommodation complexes on lots exceeding a specified minimum size.

Infrastructure and servicing issues

Concern was expressed over the ability to supply potable water to a large new area when Martinborough already faces water shortages in summer.

There was also concern over the ability of the land, once built up, to deal with stormwater effects, because occasional ponding of stormwater already occurs now.

Conclusion

Many land owners accepted that there is a need to address growth issues in Martinborough. The status quo was supported by a minority. The need for good planning that provides specific reference to the character of the area and which recognises the existing development was stressed. Recognition of the need for good connections, stormwater management and flexible densities was sought.

4.0 Further information on demand for residential land

Introduction

The accuracy of Martinborough's population forecasts quoted in the June report was questioned by several people at the August meeting. Council uses what it believes is the best information available to them from Statistics New Zealand, .id Community Demographic Resources and their own internal building consent data in order to make informed decisions regarding the demand on and future provision of services and infrastructure. This same information is also being used to predict the future demand for residential land.

Statistics New Zealand

Statistics New Zealand undertake a Census every five years which is the most comprehensive stocktake of New Zealand's population. The 2013 Census (delayed for two years because of the 2011 Christchurch earthquake) information counts 1470 residents in Martinborough, up from 1323 residents in the 2006 Census, an increase of 147. The 6 March 2018 Census data is not available until 2019.

It is noted however that the Census count is not the official population of an area, as it counts all the people present in that area on a given Census night. To provide more accurate population figures, Statistics New Zealand also produces Estimated Resident Population numbers. This is an estimate of all the people who usually live in an area, using Census data that is updated for residents missed or counted more than once or residents temporarily overseas. Population estimates are provided annually as at 30 June, and consider births, deaths, and internal and overseas migration.

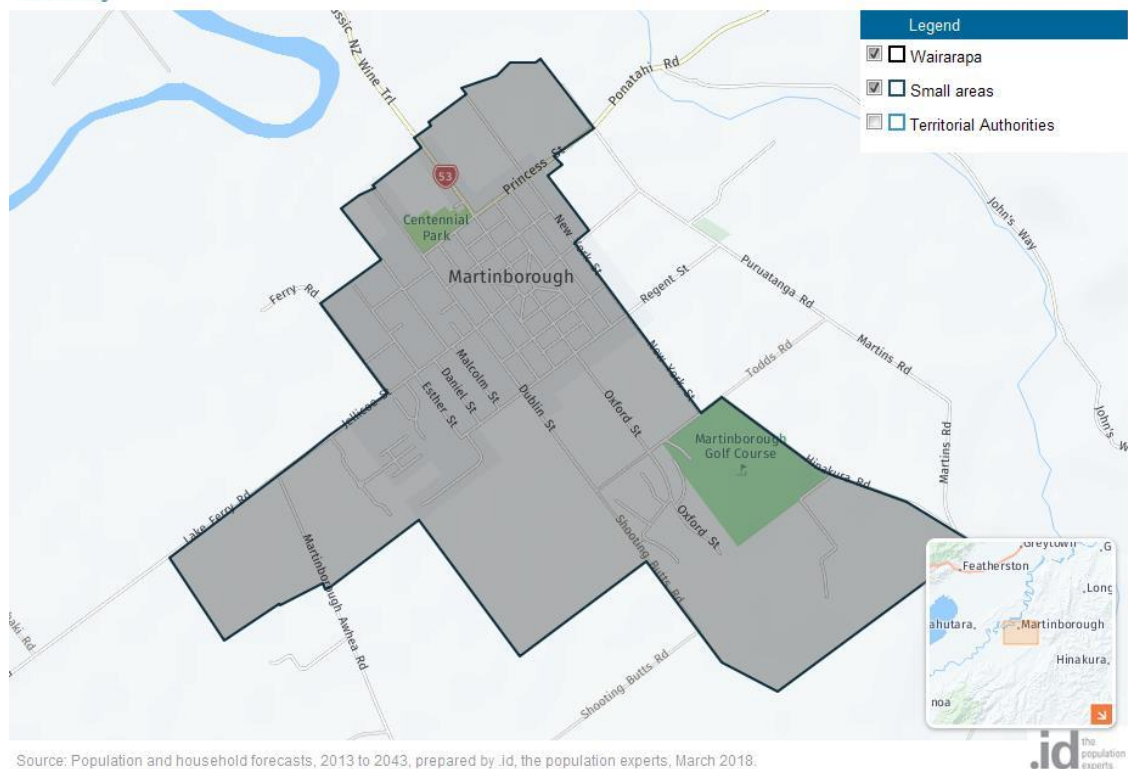
.id Community Demographic Resources

The population forecast figures used by South Wairarapa District Council are prepared by .id Community Demographic Resources, population experts based in Australia who provide information for over 250 local government areas in Australia and New Zealand.

The population figures used in the .id forecasts are derived from the Estimated Resident Population numbers from Statistics New Zealand. These figures are published at a Territorial Area level which allows extrapolation of the population data which is aggregated to the chosen small area. The forecast area for Martinborough is shown on the diagram below and includes the Martinborough South Growth Area.

Forecast areas

Martinborough



As outlined in the previous report, the .id forecasted population for Martinborough, as shown with the intervening years on the table below, is predicted to grow by one third from 1,748 this year to 2,325 by 2043. The number of households was forecast to grow by 37 per cent, from 769 to 1,054. The difference growth rates reflect predicted lowering of the average number of people per household.

The number of dwellings in the same forecast period increased from by 424 from 1,038 to 1,462, an increase of 41 per cent, or 17 per year.

This rate of forecasted increase was questioned by several people at the land owner meeting. The .id forecasting was like that of Statistics New Zealand's high projection for the South Wairarapa District. Notes from .id state that forecasting is more accurate over shorter periods, with the data to 2028 (10 years) being more reliable for planning purposes than those figures beyond 10 years.

Forecast population, households and dwellings

Martinborough	Forecast year						
Summary	2013	2018	2023	2028	2033	2038	2043
Population	1,569	1,748	1,923	2,026	2,101	2,232	2,325
Change in population (5yrs)		180	175	102	75	131	94
Average annual change		2.19%	1.93%	1.04%	0.73%	1.22%	0.83%
Households	690	769	847	896	943	1,007	1,054
Average household size	2.26	2.26	2.26	2.25	2.21	2.20	2.19
Population in non-private dwellings	13	13	13	13	13	13	13
Dwellings	963	1,038	1,150	1,225	1,294	1,390	1,462
Dwelling occupancy rate	71.65	74.08	73.65	73.14	72.87	72.45	72.09

Source: Population and household forecasts, 2013 to 2043, prepared by id, the population experts, March 2018.



Council building statistics

The number of dwellings is an important measure of growth as this is closely related to subdivision, and the supply of land available for land development.

Building consents statistics are used as an indicator of the level of residential development, economic activity, employment and investment by the public and private sectors. Statistics New Zealand obtain data for building consents monthly from all territorial authorities. In the 2018 financial year (1 July 2017 to 30 June 2018) 101 residential buildings were approved to be built across the South Wairarapa district.

Breaking this information down further, information obtained from the Council's Building Department, 41 new dwellings (including new transportable and relocated dwellings) were consented in Martinborough in the same financial year. This financial year, since 1 July 2018 (a four-month period), 18 new dwellings have already been consented in Martinborough.³

³More information about the population forecasting can be found on the South Wairarapa District Council website <https://forecast.idnz.co.nz/wairarapa/home>

Planned developments

.id's forecasters worked with Council planners to understand the likely development activity in each small area to form development assumptions for the forecasts. The forecast land developments and infill assumptions for Martinborough were:

2006-2013 dwelling additions are based on dwelling counts recorded at the 2013 Census. Assumptions concerning development over the post 2013 period include:

- ▣ Fairway Drive Large Lot development - 33 dwellings (2014 - 2021)
- ▣ Tuscan Lane - 114 dwellings (2014 - 2025)
- ▣ Martinborough Future Residential - 130 dwellings (2022 - 2039)
- ▣ Future Martinborough Residential Land - 81 dwellings (2032 - 2043)
- ▣ Medium levels of infill development (4-7 dwellings per annum)

Conclusion

Based on these assumptions, .id forecasted that the number of dwellings in Martinborough will increase by an average of 17 dwellings per annum to 1462 dwellings in 2043, as also shown on the table. The latest 18 months has been somewhat of a building boom, well exceeding this predicted average. The Martinborough housing market is obviously linked to that of the wider Wairarapa, and indeed the Wellington region.

The market is certainly buoyant at present, and the current level of development may not be sustainable. Nevertheless, recent building levels indicate that the .id forecasts may well be conservative.

An increase of over 400 dwellings for the 25-year period to 2043 in Martinborough should be anticipated.

5.0 Discussion of national policy framework

Introduction

The wider policy planning policy framework for the proposal for a potential plan change must also reflect national level statutory planning documents known as national policy statements. Section 55 of the Resource Management Act requires that the South Wairarapa District Council must give effect to these statements.

The relevant statements are:

- The National Policy Statement for Urban Development Capacity 2016 (NPS-UDC),
- The National Policy Statement for Freshwater Management 2014 (NPS-FM).

NPS-UDC

The National Policy Statement requires the Council to provide in their plans enough development capacity to ensure that demand for housing can be met.

Martinborough is not an area that the Statement classifies as a high or medium growth area. This is so because its population is below 30,000.

Policies PA1 to PA4 apply to any urban environment that is expected to experience growth. This includes Martinborough.

The National Policy Statement requires:

PA1: Local authorities shall ensure that at any one time there is sufficient housing and business land development capacity.

Short term⁴ development capacity must be feasible, zoned and serviced with development infrastructure.

Medium term development capacity must be feasible, zoned and either:

- *serviced with development infrastructure, or*
- *the funding for the development infrastructure required to service that development capacity must be identified in a Long-Term Plan required under the Local Government Act 2002.*

Long-term development capacity must be feasible, identified in relevant plans and strategies, and the development infrastructure required to service it must be identified in the relevant Infrastructure Strategy required under the Local Government Act 2002.

⁴ The Statement defines short term as up to three years, medium term between three and ten years, and long-term as between ten and thirty years.

PA2: Local authorities shall satisfy themselves that other infrastructure required to support urban development are likely to be available.

PA3: When making planning decisions that affect the way and the rate at which development capacity is provided, decision-makers shall provide for the social, economic, cultural and environmental wellbeing of people and communities and future generations, whilst having particular regard to:

a) Providing for choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses;

b) Promoting the efficient use of urban land and development infrastructure and other infrastructure; and

c) Limiting as much as possible adverse impacts on the competitive operation of land and development markets.

PA4: When considering the effects of urban development, decision-makers shall take into account:

a) The benefits that urban development will provide with respect to the ability for people and communities and future generations to provide for their social, economic, cultural and environmental wellbeing; and

b) The benefits and costs of urban development at a national, inter-regional, regional and district scale, as well as the local effects.

Assessment

An extension of the urban area would align well with the NPS-UDC Policies PA1-PA4 as above.

It is recognised that the exact development capacity of the Martinborough South proposals is not fully clear, and that development capacity is constrained by existing development and different land owner aspirations.

It is very unlikely that all future growth in Martinborough of over 400 dwellings for the next 20-30 years can be accommodated in the Martinborough South Growth Area. Additional development capacity in and around the town will also need to be created.

The NPS-UDC (PA 1 and PA 2) state that the development capacity must be able to be supported by infrastructure over the timeframe of the development.

This includes three waters, roading and transport infrastructure including active transport. The Statement encourages integration and coordination of land use and infrastructure planning.

Rezoning of any area must be accompanied by provision in the Council's Long-Term Plans for the funding and development of such infrastructure. This is a matter that Council will need to address.

However, in our previous report⁵ it was concluded that:

- Infrastructure (roading, water supply, sewerage reticulation, storm water management) can be provided.
- Storm water management may be the most challenging, but the issues are not prohibitive to development.

Accordingly, we believe that effective and affordable options are available to provide such infrastructure.

Overall, we believe that Option 5, as outlined below, can assist with the Council meeting the NPS-UDC directions.

NPS-FM

The NPS-FM sets out the objectives and policies for freshwater management under the RMA. There is a requirement to maintain and improve water quality in water bodies in the region.

Accordingly, any rezoning and development must not result in a deterioration of water quality of the area's freshwater resources.

Regional council staff have said that for this proposal, stormwater quality as well as quantity will be relevant, as stormwater will be discharging to groundwater, at various points through the area.

Regional council staff have also advised that Greater Wellington Regional Council are strongly supportive of incorporating the principles of water sensitive urban design into urban development proposals.

This is a design philosophy which is current best practice in managing the impacts of impervious surfaces and resulting contaminant generation and that uses a range of design techniques at a range of scales, from single properties to subdivision and to the whole of a catchment.

Such techniques reduce impervious surfaces and collect contaminants where conventional subdivision design does not. They also have co-benefits in increased amenity and liveability and may increase resilience in the event of an emergency.

⁵Martinborough urban development feasibility. Interim report to South Wairarapa District Council, 15 June 2018

Assessment

Any plan changes in the Martinborough South Growth Area will need to provide for appropriate stormwater management that will result in acceptable water volumes and water quality being discharged into the local freshwater systems.

We believe that a plan change as Option 5 as outlined below will be able to deliver this.

Conclusion

Rezoning areas in the Martinborough South Growth Area along the line of Option 5 will help the Council to meet its NPS UDC requirements. Requirements of the NPS FM can also be met.

6.0 Discussion of regional policy framework

Regional policy documents

The RMA requires that when the South Wairarapa District Council changes its district plan it must give effect to:

- The Regional Policy Statement for the Wellington Region 2010 (RPS),

It must also have regard to:

- The Regional Land Transport Plan 2015 (RLTP),
- The Regional Public Transport Plan 2014 (RPTP), and
- The Proposed Natural Resources Plan (PNRP).

Regional Policy Statement for the Wellington Region

The Regional Policy Statement (RPS) gives guidance on the future direction for the sustainable management of natural and physical resources in the Wellington region. The RPS sets out objectives and policies to address regionally significant issues.

The first group of RPS policies are directive to local authorities and require provisions to be included in district or regional plans.

The second set of RPS policies need to be given regard to when assessing and determining a resource consent, notices of requirements, or when changing, varying or replacing city, district or regional plans.

RPS provisions for freshwater quality and quantity

Objective 12 aims that the quantity and quality of fresh water is available to meet the range of uses and values for which water is required, to safeguard the life supporting capacity of water bodies, and meet the reasonably foreseeable needs of future generations.

Policy 42 seeks to reduce adverse effects of subdivision and development on the quantity and quality of stormwater and aims to achieve hydraulic neutrality and aquatic ecosystem health when land is developed. Councils may require setback distances between buildings and rivers, limit the area of impervious surfaces allowed in new developments in storm water catchments, and provide for effective management of storm water runoff.

Assessment

Regional council staff have stressed that management of storm water quality and quantity will be a key consideration in this proposal.

There is currently no formal stormwater network in, around or through the town of Martinborough. Stormwater at the development area currently flows across it, and some ponding can be observed after periods of high rainfall. More intensive residential development will result in additional hard surfaces (roofs and roading/parking surfaces) and increase stormwater runoff.

Comprehensive stormwater drainage and discharge solutions will need to be developed. There is potential to enhance the swale along the northern side of New York Street. Some building restrictions may have to be imposed in lower parts of the development area, and wetland areas could be used. There are possible avenues for interception and possible infiltration that can be considered.

Storm water provision will be the most complicated infrastructural issue to deal work with, but the issue is not dissimilar to other urban areas in Martinborough due to the prevalent impermeable clay soil types.

We believe that the stormwater issue is capable of being addressed with appropriate engineering solutions.

Further detailed design work will be required to develop a zoning layout and stormwater management systems that will meet the intention of this Policy.

RPS Provisions for managing significant values

The RPS gives direction on the management of the RMA S6 matters such as significant indigenous biodiversity, historic heritage and landscapes.

Assessment

We believe that indigenous heritage values for the area would be low. No landscape values appear to be of significant value within the subject area. Likewise, historic heritage values would appear to be limited, and the proposal would likely meet this Policy.

RPS provisions for natural hazards

Objective 19 of the RPS require the risks and consequences to people, communities, their businesses, property and infrastructure from natural hazards and climate change effects are reduced.

Objective 21 requires that communities are more resilient to natural hazards, including the impacts of climate change, and that people are better prepared for the consequences of natural hazard events.

These objectives are implemented through policy 29 of the RPS, which requires the avoidance of inappropriate subdivision and development in areas at high risk from natural hazards.

Assessment

Initial engineering analysis has established that the ground conditions of the area involve clays with underlying gravels, just like most of the Martinborough township. Such soils are capable of accommodating develop suitable foundation solutions that are not prohibitively expensive.

Appropriate stormwater management systems can be put in place. There is nothing to suggest that there are particularly high natural hazard risks in this area.

RPS provisions for regional form

Objective 22 requires a compact, well designed and sustainable regional form that has an integrated, safe and responsive transport network, and increased range and diversity of activities in and around the regionally significant centres to maintain vibrancy and vitality, a range of housing (including affordable housing), integrated public open spaces and the efficient use of existing infrastructure (including transport network infrastructure).

For Martinborough, there are several policies that are relevant.

Policy 54 asks that particular regard is had to achieving the region's urban design principles. Having regard to the existing context and character of Martinborough and maintaining the character in the proposed area will be a significant factor for the success of the plan change. The importance of connectivity is another of the principles which will be important to consider for the integration of the area.

Care should be exercised when developing final zoning proposal and rules for the area. A range of densities, ranging from higher density closer to the established built up area, to lower densities further away from this area are being considered. This will assist the proposal in meeting the intention of this Policy.

Policy 55 is directed towards maintaining the compact, well designed and sustainable regional form.

The proposal is clearly aimed at containing urban growth to areas adjacent and close to existing built up areas, and this Policy should be able to meet. The proposal is to meet housing demand and will largely retain the existing urban form.

Regional council staff have said that a structure plan for the area should be developed. Undertaking a structure planning exercise to guide the development of the proposal is supported by regional council staff and is seen to enable the coordinated development and the achieving of the policies in the RPS, as compared to ad hoc development led by individual land owners and subdivision.

Policy 57 addresses the integration of land use and transportation and the role of district planning to achieve the outcomes of the RLTP and list several areas to be considered in the proposal.

Regional council staff have said that the proposal aligns with this Policy, as it supports a compact urban form that will reduce the need for private car transportation, and will allow for alternative forms of transport, including walking and cycling, and access to public transport.

It also meets the directions in Policy 58 (relating to the efficient and safe use of existing infrastructure and the development of new infrastructure), and Policy 10 which aims to promote travel demand management to reduce the consumption of fossil fuels and carbon dioxide emissions from transportation.

These directions are also echoed in NPS-UDC.

The proposed area does not encroach on Class I or Class II soils, the retention of which is the subject of Policy 59 and there is no indication of any contaminated sites to be managed.

Assessment

Option 5 would align well with the RPS policy framework on urban form.

Regional Transport Policy

The Wellington Regional Land Transport Policy (RLTP) provides the strategic direction for land transport in the region over the next 10-30 years. The RLTP has eight strategic objectives that are intended to help achieve the vision:

‘To deliver a safe, effective and efficient land transport network that supports the region’s economic prosperity in a way that is environmentally and socially sustainable’.

Specific policies relevant to the proposal are policies under the strategic objective:

‘A well planned, connected and integrated transport network’.

Policy I 1 directs the management and development of the transport network in a way that recognises and provides for all modes of transport.

Policy I 6 seeks that land use development will be well integrated with transport infrastructure while Policy I 7 directs the provision of new transport infrastructure to enhance access and to be consistent with the region’s urban design principles.

Policy I 10 is more specific and requires that walking, cycling and public transport services will be provided for as part of any new land use or development to provide for access.

The RLTP through Policy I 9, also gives effect to Policy 33 of the RPS which directs the RLTP to support a compact well designed and sustainable regional form including through integrated land use and efficiently using existing infrastructure.

The regional council is responsible for the planning and delivery of the public transport network in the Wellington region. In doing so, the regional council is guided by the RLTP, which sets the direction for

public transport over a 10-year period and aims to deliver an effective, efficient and integrated public transport network.

Regional council staff state that the Martinborough South proposal can meet these policies. Regional council staff have noted that the proposed area is close to the existing bus routes through Martinborough and if demand increases then route changes could be proposed.

Assessment

Option 5 appears capable of meeting the policies of the Regional Land Transport Policy.

Proposed Natural Resources Plan

The Proposed Natural Resources Plan (PNRP) is produced by GWRC in accordance with the RMA. It sets out the objectives, policies and methods for people and organisations that use the region's resources for a variety of purposes.

Amongst others, it sets the objectives and provisions for the safeguarding of aquatic ecosystem health and mahinga kai, the ability to provide for contact recreation and Māori customary use and the health needs of people.

Under the PNRP the stormwater network in cities and towns and individual stormwater discharges require consent for discharge to water, which will lead to a gradual improvement of the quality of stormwater discharge to the environment. Management of stormwater flows and quality will need to be considered.

Assessment

Consents for wastewater systems and water allocation for bulk water supply are also directly linked to the location and design of the built environment. SWDC has existing consents for both water supply and waste water disposal and any additional water supply or wastewater disposal requirements which could lead to changes over the consented levels should be factored in at an early stage to allow for a timely process for any variations or new consents which may be required.

Conclusion

Management of storm water, achieving urban design principles and coordination of the land use planning and infrastructure, including all modes of transport infrastructure, are key issues to be addressed in the development of the proposed re-zoning area.

Option 5 appears capable of meeting the aspirations of the regional council's policies in the Regional Policy Statement and other relevant regional plans.

Given the size of the area and the length of timeframe over which development will occur, regional council have encouraged South Wairarapa District Council to undertake a structure planning exercise for the area as part of the plan change proposed.

This would provide a framework to achieve the outcomes desired for the extension of the urban area, rather than responding to individual development and subdivision proposals.

We concur with this recommendation. A structure plan for a plan change of the size of Option 5 will help to deliver quality urban design and contribute to achieving the sustainable management of natural and physical resources in the area.

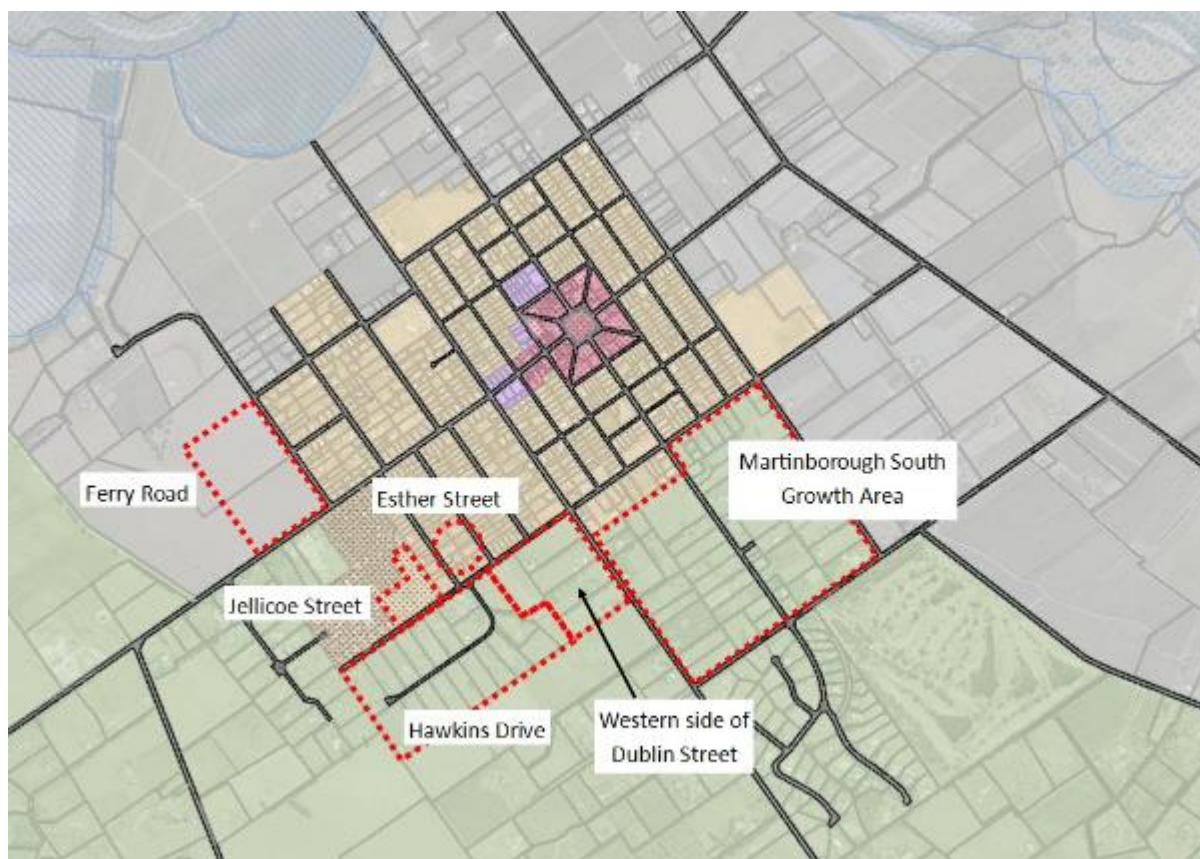
7.0 Alternative Martinborough wide development options

Statutory background

Section 32 of the RMA requires the Council to consider alternatives before any district plan change is promulgated.

Several people at the land owners' meeting also suggested that alternative options for growth in and around Martinborough were not explored sufficiently to allow the Council to make the choice for the Martinborough South Growth Area.

Accordingly, we have identified alternative growth options, including infill, to rezoning areas in the Martinborough South Growth Area, as depicted on the area map below.



Options

The options are outlined below:

1. Infill

Martinborough has limited potential for infill development within the existing Residential Zone of the Wairarapa Combined District Plan. In December 2017, Planning Consultant Chris Gorman provided a summary of the infill potential in Martinborough to Council for the purposes of estimating future demand for services and incoming contributions for sewer, water, roading and reserves.

Council's GIS Mapping system was used to identify lots that were of a sufficient size to allow subdivision into at least one additional allotment (based on the current District Plan provisions of a 500m² minimum lot size average, excluding access). This produced 601 available lots. However this calculation did not account for multi-unit sites that had not been subdivided, existing dwellings sited in a manner that would prevent the maximum number of lots being developed, the shape of the lot that might prevent additional lots being subdivided, and consideration that not all lots that can be subdivided will be subdivided, or subdivided to the maximum extent. With these factors considered, 300 additional lots/sites within the current urban limit of Martinborough was determined as a reasonable number for infill development.

To verify this, Mr Gorman also examined similar work undertaken by Boffa Miskell, environmental planning and design consultancy in 2007 in response to a submission on the District Plan. The number of building consents for dwellings issued in Martinborough from 2007 to 2017 was subtracted from the Boffa Miskell figures, resulting in a figure of 400 sites available for subdivision as of 2017. Thus, it is considered that a figure of 300 potential additional infill sites would be a reasonable expectation for Martinborough.

It is interesting to note that the majority of Martinborough's historical residentially zoned properties are a ¼ acre in size, which is the equivalent of 1012m². At this size, these properties cannot be subdivided into two allotments (split in half) as a Controlled Activity under the current District Plan provisions. These properties fall short of the 500m² average area when the access required to the rear site is excluded from the calculation of site area. This effectively prevents infill being able to occur on all these sites.

This aside, the question is: does the limited amount of infill able to or likely to occur within the existing bounds of Martinborough's urban area meet the identified housing demand? Based on the figures above, the answer is no.

An additional factor to consider is whether infill reflects the existing character of Martinborough and whether enabling it will detract from the town's existing character, which is characterised by urban development patterns of relatively low density and larger sections with substantial gardens.

Numerous comments have been made against infill development for this very reason. There is little doubt that large scale infill development will significantly alter this character.

The role of infill housing as a mechanism for the provisioning of future growth in Martinborough is therefore assessed as limited.

2. Hawkins Drive

Hawkins Drive is an existing rural-residential style development located south of Regent Street. The 16-lot subdivision, with site areas between 1 and 3 hectares in area (mostly 1 hectare), was approved by Council in 1994. The sites have since been developed with generally one dwelling and associated out-buildings, gardens, and landscaping or planting. Several of the sites have paddocks for horses and other animals, with the area retaining a degree of openness and ruralness. Hawkins Drive itself is a tar sealed, no-exit cul-de-sac. The properties are connected to Council water and sewer services. The area is zoned Rural – Primary Production Zone in the District Plan.

Comments for and against Hawkins Drive being allowed to be more intensely developed have been received by Council. Some view it as logical to re-zone, as it is serviced and a natural extension to existing Urban – Residential zoned land. Others wish to retain the existing environment within the confined development and are opposed to re-zoning. No detailed analysis of the suitability of the area has been undertaken.

Hawkins Drive is currently outside the focus area of the Martinborough South Growth Area. It may be considered further at a future stage for further residential expansion.

3. Esther Street

Esther Street is an existing residentially zoned street in the south-eastern part of Martinborough that extends between Jellicoe Street through to Regent Street. The street is already subdivided into sections of around 1000m² in area. Within the current planning framework, there are six larger sections of around 2000-3000m² that could be developed further. Such development is limited and will not address the demand for future development. Furthermore, as the land is already zoned residential, no further district plan zoning changes are needed.

4. Jellicoe Street

Jellicoe Street forms the main arterial route running from the town square towards the south-east, out of Martinborough. The Jellicoe Street Character Area, commonly known as Pinot Grove was a large development that began being developed in 2012. The initial development approved 114 developable properties with several smaller lots of around 500m², and 700m² and larger lots around 1000m²-1200m². All these lots have recently been sold, with new dwellings being constructed on several allotments at present.

The 3.14hectare lot off the end of Burgundy Drive, the balance area of the above development, has recently received subdivision approval for 48 developable properties, with lots sizes ranging from 450m² to 660m². These properties would be expected to come onto the property market within the next year or so. There is no additional development potential beyond these sections in this area.

5. Ferry Road

The south-eastern side of Ferry Road (an area of approximately 12 hectares) has been suggested by its owners as a possible area for future residential development. The opposite side of Ferry Road is already zoned Urban – Residential and is developed as a low-density residential area. The land is currently zoned Rural – Special within the District Plan, however the land is not considered by the owners to be premium viticulture or cropping land.

More work would have to be undertaken as to the suitability of the site or not for viticulture due to its Rural-Special zoning.

Part of the site has a notation on the Selected Land Use Register (SLUR) as the previous site of panel beating and workshop and fertiliser storage.

The landowners are motivated to allow development to occur in the area. The Council could consider a future change for this area, however more investigative work would be required to ascertain the suitability of the land for residential development.

6. Area on western side of Dublin Street

The area on the western side of Dublin Street (between Dublin Street and Hawkins Drive), is zoned Rural – Primary Production. It is held in relatively large-sized land parcels, with blocks of around 2 hectares. The blocks are generally occupied by one dwelling and are used for a range of rural-type activities.

Several landowners of properties on the western side of Dublin Street attended the landowner meeting in August. Most expressed that they would like the plan change area extended to their properties to allow them the flexibility to develop in the future.

This area is currently outside the focus area of the Martinborough South Growth Area as no specific suitability analysis has been undertaken. It may be considered suitable for further residential expansion.

Conclusions

The options 1-5 outlined above can all assist to address the issue of land availability for residential growth. Options 1-4 would only provide limited relief. Options 5 and 6 could potentially provide more significant development opportunities.

Option 6 would only be applicable in combination with a rezoning of the whole Martinborough South Growth Area.

8.0 Alternative Martinborough South Growth Area options

Introduction

Development options within the Martinborough South Growth Area include different extents of the areas to be rezoned, as well as different density options. For larger scale rezoning plan changes (say more than 10 hectares), an urban design and structure plan should be provided.

Urban design and structure plan

Such a plan should provide detail on density and development patterns and infrastructure (traffic involving vehicles, cycleways, footpaths), community connectivity, stormwater treatment (catchment areas, surface flows) and reticulated infrastructure.

The development of the urban design and structure plan will need to be informed by discussions with landowners and will need to provide for their practical and likely aspirations, including the possible accommodation of special land uses such as a retirement villages or tourist accommodation.

Its aim would be to provide certainty to land owners and Council about integrated development and infrastructure provision, as well as its funding.

The urban design and structure plan should include:

- Integrated management across land in different ownership;
- General layout and form of development recognising owner preferences where possible;
- A clear infrastructure network (roads, reticulated infrastructure, stormwater management);
- Set level of financial contributions – can quantify the costs of infrastructure, identify who is responsible for costs and timeframes;
- Rules on residential density (possibly a graduated approach with higher densities closer to current residential zone);
- Urban design standards (heights, yards, signage etc); and
- Articulation of good urban design outcomes.

Spatial options within the Martinborough South Growth Area

Five spatial development options for the Martinborough South Growth Area have been developed. A further option is to do nothing at this stage.

For the five spatial options, the detail on density, structure and urban design has not been finalised.

An initial assessment of the efficacy of the options has been carried out. That assessment has been assisted by comments received from landowners within and around the Martinborough South Growth Area.

The key options and assessments within the area are identified below.

Option 1: Do nothing

Pros

- Comprehensive District wide spatial planning exercise could be done first, allowing for a more comprehensive and integrated planning approach.

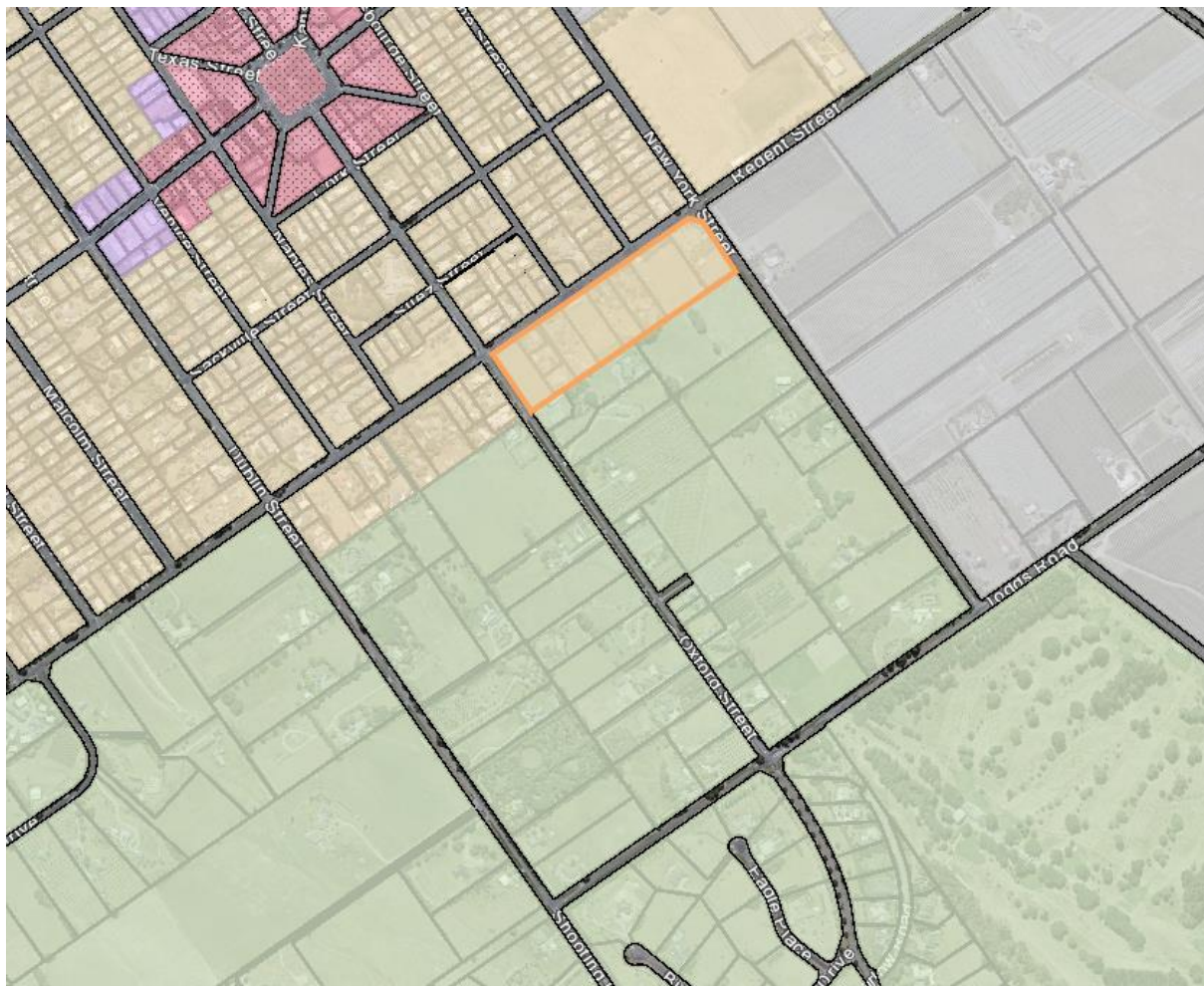
Cons

- Immediate demand for residential land not addressed. It could be a long time until any additional land would be freed up.
- Not meeting many landowners' expectations.
- Current development pressures not being met.
- Cost of Martinborough South Growth Area to date.
- Does nothing to discharge Council's responsibilities in National Policy Statement on Urban Development capacity.

Assessment

Doing nothing will compound current development pressures and problems.

Option 2: Rezone strip fronting Regent Street (area of 3.7ha) – shown highlighted beige



Pros

- Meeting suggestions by affected landowners to re-zone this land Residential.
- Majority of landowners appear to support zone change. It could proceed relatively easily.
- Area's character is mainly residential already.
- Would reflect existing Residential zoning of Regent Street block between Oxford Street and Dublin Street.

Cons

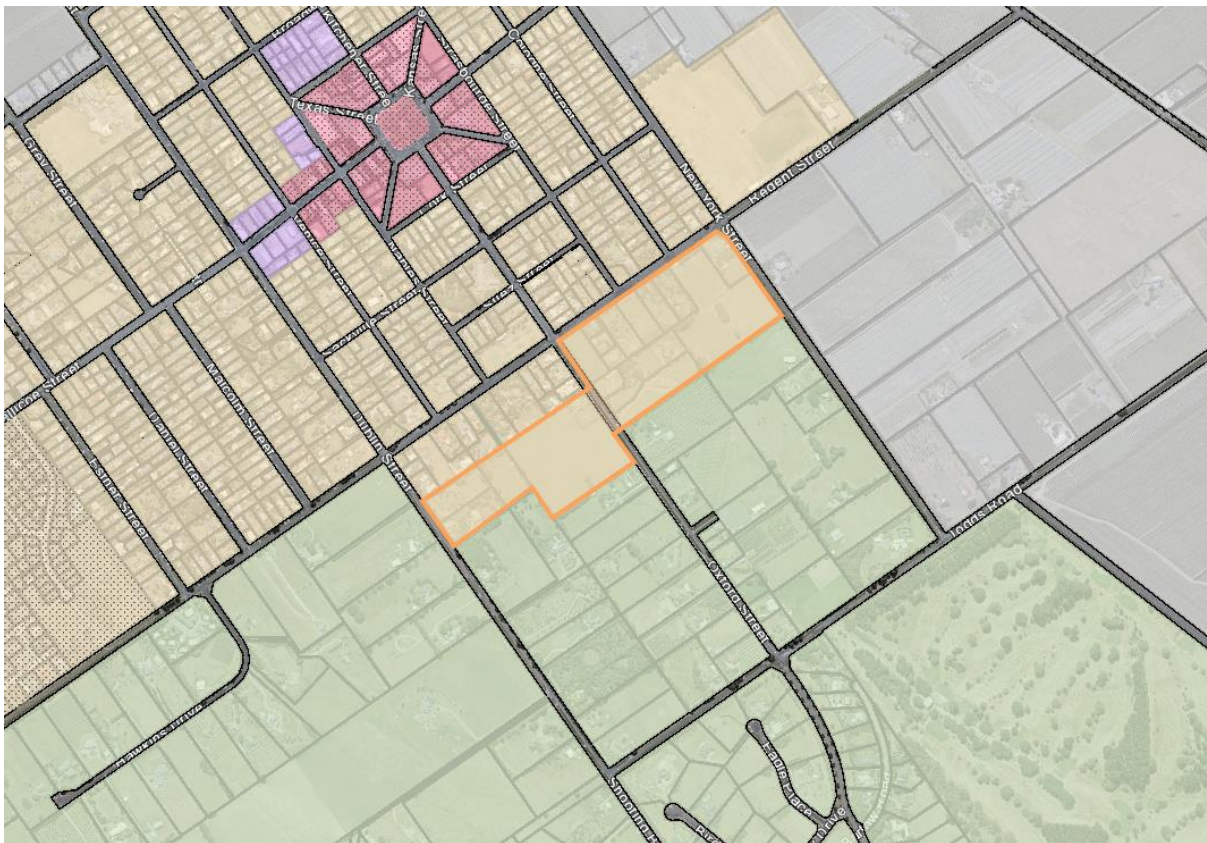
- Small land area with limited development potential due to existing development on sites.
- Will not satisfy demand for residential development options.
- Stand-alone plan change may prejudice development options for wider Martinborough South Growth Area.

- Directly adjoins existing Residential Zone. Limited adverse effects.
- Infrastructure is existing and available from Regent Street. Rezoning is likely to be cost effective.

Assessment

This is a feasible and low-cost option to Council. A comprehensive approach involving a larger area is likely to provide better urban environmental outcomes and will more fully address residential land demand issue.

Option 3: Larger version of Option 2 above (12 ha) – shown highlighted beige



Pros

- Meeting affected landowners' suggestions.

Cons

- Will not satisfy demand for residential development options.

- Majority of landowners for zone change – should proceed relatively easily.
- Directly adjoins existing Residential Zone - logical extension of residential zoning.
- Infrastructure existing and available from Regent Street and/or Oxford Street.
- Reasonable size to satisfy some of demand.
- Little or no effect on special “rural” character further along Oxford Street.
- Stand-alone plan change may prejudice development options for wider Martinborough South Growth Area, particularly in relation to connectivity, stormwater management and infrastructure provisions.

Assessment

This is a feasible and low cost to option to Council, but a comprehensive approach involving a larger area is likely to provide better urban environmental outcomes and will more fully address residential land demand issue.

Option 4: Rezone properties fronting Regent and Oxford Streets (30.8ha)



Pros

- Free up larger area of land – would alleviate some of immediate supply issue
- Infrastructure existing and available from Regent Street and/or Oxford Street.
- Those areas still the most rural in nature i.e. large parts fronting New York Street and Dublin Street, would retain Rural zoning.
- Comprehensive planning approach could be applied – Structure Plan

Cons

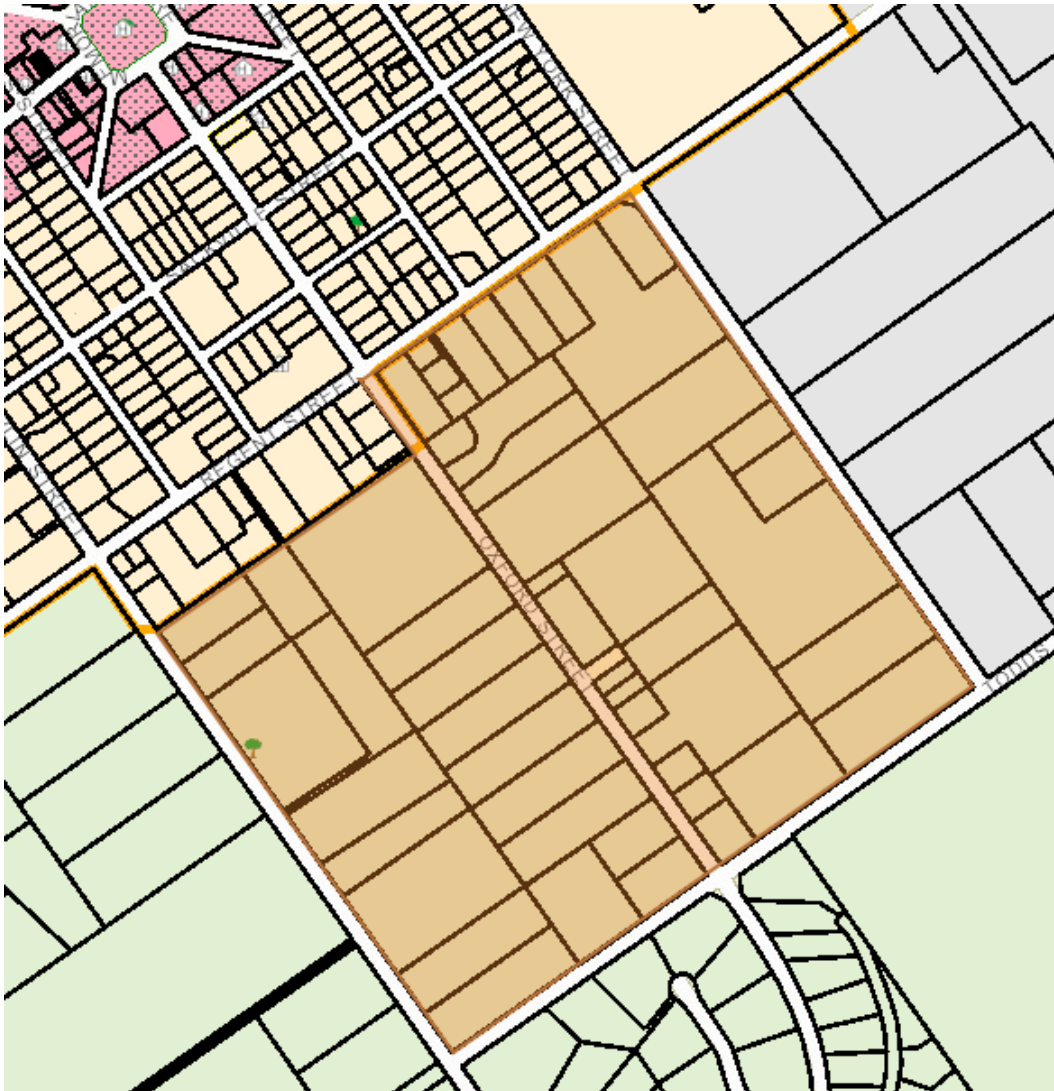
- Will likely prejudice further comprehensive development of Martinborough South Growth Area as infrastructure issues (connectivity, stormwater, reticulated services) are not fully addressed.
- May adversely affect the special “rural” character along Oxford Street.
- More landowners involved – difficult to have buy-in from all owners.

- Potentially provides for accommodation of special residential type uses such as retirement villages or tourist accommodation.
- Does not provide for residential development of large vacant sections along New York Street.
- Will not satisfy demand for residential development options.

Assessment

This is a feasible option. It does not provide for more intensive development of large vacant lots along New York Street. A comprehensive approach involving a larger area is likely to provide better urban environmental outcomes and will better address residential land demand issue. A larger area would also facilitate connectivity, integrated infrastructure provision and stormwater management.

Option 5: Rezone all of Martinborough South Area (48ha)



Pros

- Free up large area of land – would make a substantial contribution to alleviate residential land demand issue.
- Much of the required infrastructure is existing and can be made available from all surrounding streets, plus Oxford Street through the middle.
- Comprehensive planning approach can be applied. Urban structure and design plan can help to provide good environmental outcomes and efficient provision of infrastructure.

Cons

- May adversely affect the special “rural” character of parts of Martinborough South Growth Area.
- Scale of proposal will make proposal costlier for Council in planning process.
- Many landowners involved – difficult to have buy in from all owners.

- Potentially provides for accommodation of special residential type uses such as retirement villages or tourist accommodation.

Assessment

This is a feasible option. It provides for a comprehensive planning approach involving a larger area. It is likely to provide better urban environmental outcomes. It will potentially make a substantial impact in dealing with residential capacity issues. A larger area would also facilitate connectivity through roads and pedestrian ways, integrated infrastructure provision and sustainable stormwater management.

Conclusion

The above options within the Martinborough South Growth Area have been derived after consideration of comments received from landowners in and around the area, both at the meeting and from written comments.

Working through from Option 1 (Do Nothing), and Option 2, which is 3.7 hectares, a relatively small area of land, through to Option 5, which encompasses the entire 48 hectares of the Martinborough South Area, Council has choices to make as to how much land is made available for development.

Based on the current drivers of growth and demand for residential properties in Martinborough and bearing in mind the directions from regional and national government, we believe there is a sound planning argument to proceed with Option 5, the whole Martinborough South Growth Area.

This is because the NPS for Urban Development Capability gives Council a clear direction to provide for sufficient growth opportunities. Of the five options, Options 5 best meets that requirement.

Option 5 also provides the best opportunities for sound integrated planning that the regional council promotes in relation to stormwater management, transport planning, compact development, and good urban design opportunities.

Option 5 would not preclude Council from investigating other areas or options for growth through a wider Spatial Planning study or similar. Option 5 will not fully address the urban expansion demands, particularly as ownership of the land is divided and not all land owners will want to develop their land. Indeed, the overall nature and scale of the Martinborough South Growth Area is such that further areas for development will be required in the future, as indicated from the .id forecasts. Option 5 will not therefore resolve the long-term residential development questions for Martinborough but proceeding with Option 5 will at least allow land to be freed up relatively quickly and alleviate some of the supply issue in the immediate term.

Option 5 is considered to be the preferred option.

More comprehensive long-term options to address residential growth needs will still need to be developed through the wider spatial planning process that the Council is planning for the whole of the South Wairarapa district.

9.0 Conclusions and next steps

Conclusions

We are of the view that the immediate demand for release of land for residential development in Martinborough is such that immediate action is needed.

Martinborough is going through a growth surge, this provides challenges but also opportunities for economic and social development that will promote the community's well-being.

In the 25 years from now, conservative estimates indicate that some 425 additional dwellings in Martinborough will need to be accommodated. There also appears to be demand for retirement facilities and tourism accommodation. Within the currently zoned residential areas, land availability is limited.

The Council has signalled in its 2018-2028 Long-Term Plan that it plans to undertake a strategic spatial planning options study to determine where future urban expansion can and should occur in the three towns of Greytown, Featherston and Martinborough. A specific work brief and start date for this wider spatial planning project has not yet been set by Council. Therefore, it is not clear when this project will commence and be finished.

Given the high significance of the project to the local communities, a special consultative procedure as set out in the Local Government Act 2002 would probably need to be followed for that project.

Accordingly, significant further time will pass before zoning changes under the Resource Management Act to give effect to the spatial planning strategy adopted through the spatial options study are finalised.

We do not support delaying the zone change options until the wider strategic work is finished.

Council should proceed with more immediate zone changes to address the land availability issue.

An immediate zone change procedure under the Resource Management Act will also provide for full scrutiny for affected and interested parties to be involved. There is no reason to expect that the quality of the environmental outcomes will be affected.

It is also clear that a separate immediate zone change is unlikely to be the last plan change that will be required to address Martinborough's growth issues. The spatial planning options study will still be relevant, and recommendations for further zone changes are likely and can be implemented in the future.

Within the Martinborough South Growth Area a range of options have been identified, ranging from partial rezoning to complete rezoning of the whole area.

We support rezoning the whole area (Option 5). This option can realistically yield 100-200 additional sections, and provides opportunities for a retirement village, or tourism accommodation.

Option 5 can make a relevant contribution to addressing the growth pressures. In this regard we accept that not all land under this Option may redevelop soon, as the individual land owners are not all likely to immediately embark on development projects.

Rezoning the whole area of Option 5 will also allow a comprehensive approach to urban design, amenity protection, infrastructure services delivery, internal connections, stormwater management and density variation. These matters should be addressed in an urban structure plan that should be part of the plan change. Work on that structure plan should commence as soon as possible, so that relevant parts of the structure plan can be included in the zone change and be incorporated in Council's Annual Plan and Long-Term Plans.

Thus far the staff of the Wellington Regional Council have been very supportive of this project, and their knowledge and experience should be used in developing the plan change detail, and the accompanying structure plan.

Next steps

The next stages of the project can include:

Early 2019:

- Preparation of Draft Plan Change
- Developing urban structure plan
- Developing supporting s 32 RMA analysis

Mid 2019

- Council decision
- Public notification of the Proposed Plan Change call for submissions.

Late 2019

- Submission Summary and call for further submissions
- Hearing process

2020

- Possible appeals to the Environment Court

Appendix 1

Land owners' meeting notes and written feedback

Martinborough South Growth Area – Landowner Consultation Meeting – 8 August 2018

Comments from the floor

- What other areas have been considered? What other options are available?
 - Ferry Road?
 - Regent Street from Claremont Motels back to Dublin Street?
 - Far side of Regent Street (next to Bowling club) block is an anomaly, should be zoned residential
 - Extend from end of Esther Street?
 - “No change” an option
- Martinborough’s character is unique
 - Wine tourism town, part of its special appeal
 - Centred around historic square, want to keep the symmetry of the village
 - Don’t want to lose the special character of the town
 - Character needs protecting, but that doesn’t mean “no change”.
 - Change has to happen, growth is good, but needs to be limited so the reason for people coming to Martinborough isn’t lost
 - Don’t like infill development. Martinborough character will be better protected by opening up new areas
 - Is the proposal meeting the wider character of the town?
 - What sort of town do we want?
- How big do we want to see Martinborough?
 - Scale of area is 30-40% increase in town. It’s opening up too much land, start with a smaller area
 - May affect other developments and areas, remove the initiative to develop in other areas
 - Why is Council not doing a Spatial Plan (referred to in Long Term Plan) first?
 - Who’s driving this? Is it the Real Estate Agents? Does it really need to happen?
 - How many houses are needed?
 - Questioned population statistics used
- There is an issue of housing availability in Martinborough
 - 70% of 70 staff at P&K travel into town
- Economic pressure
 - Price of land in the area has increased greatly

- Planned development is required to meet demand otherwise people will be priced out of the area
- Landowners should have been approached earlier
 - Needs to be more analysis of the area in terms of who wants to develop
- Density?
 - Are there zoning options available other than straight rural or residential?
 - Creative ideas needed i.e. high density development
 - Want flexibility – do provisions have to be so prescriptive?
 - Denser development (smaller lots) closer to square, less dense (larger lots) as you move out of town
- Layout of development
 - Connections/connectivity (roading locations) important
 - Don't want to see streets/cul-de-sacs with no connections
 - Need to plan location of roads, sewer, water and stormwater
 - Multiple ownership creates difficulties with access etc
 - Structure Plan?
- Existing services
 - Why are there water restrictions if water supply is sufficient?
 - Stormwater - part of area is piped/part open drains (piecemeal/no consistency)
 - Stormwater causes flooding in some areas already
 - Number of septic tanks in the area – what happens to those?
- Oxford Street
 - Rural zone land already fully serviced – large investment by Council for no return
- Gaps in reports to date (raises more questions than answers)
 - How do we know costs of upgrading services won't be too much? Need costing.
 - How do we know DDT isn't present?
- Will rates go up? Especially if land isn't developed?
 - Value to land is likely to go up
- If zoning changed, what would happen to existing permitted activities i.e. vineyards?
 - Existing use rights would apply provided the activity remained the same

Martinborough South Growth Area Proposed Plan Change to Residential – Summary of written feedback (August 2018)

#	Name	Property Size (ha)	Within Focus Area (W) Adjoining (A)	Comments
1	Gordon Laing	0.4	W	<ul style="list-style-type: none"> Wants to subdivide into Residential lots Intensification should be concentrated in western (Regent St) end. Larger lots toward east (golf club) end Must facilitate growth and provide affordable housing
2	E E (Mate) & W J Higginson			<ul style="list-style-type: none"> Re-zone New York St to Esther St, Regent St to Boundary Rd. Make 3 large blocks Residential at same time (all in original Mba plan)
3	Graeme Thomson	1	W	<ul style="list-style-type: none"> Wants Mba to grow and retain/enhance the village feel (refers to small villages in Europe). Suggested small pockets of higher concentration multi-storey attached & semi-attached dwellings Re-zoning whole area all at once is almost doubling present residential zone. Wants re-zoning staged In 20 years time South Growth Area won't be enough
4	Chris Cassels	1	W	<ul style="list-style-type: none"> Do not propose to subdivide at this time Do not wish to be surrounded by high density, low value homes Support smaller blocks closer to town & larger blocks at our end Mba expansion in a controlled way "Special Zone" for proposed south expansion best option with more flexibility for baby-boomer accommodation and affordable housing
5	Stuart Campbell	17	A	<ul style="list-style-type: none"> Would like their land included in re-zoning plan as may look to subdivide in the future Logical to include Hawkins Drive Area suggested by Mate Higginson makes more sense as in keeping with the original design for the town Suggest min section size of 2000m2 with building height, boundary proximity & coverage restrictions Existing use rights and right to farm clear to purchasers Questions affect re-zoning would have on rateable value
6	Ineke & David Kershaw	1 + 2.95	W	<ul style="list-style-type: none"> Possibly develop a retirement village in Oxford St – hope plan can accommodate this Plan needs 'big picture' view – future of Mba Prefer sections not to be too small Suggest Council accommodate more intensive 2 or 3 level apartments near centre of town
7	David Vaughan	1	W	<ul style="list-style-type: none"> Rezoning area will allow Mba to grow in positive/vibrant manner Do not plan to subdivide in the immediate future, embrace possibility of doing so Preference is 2000m2 sections so not to lose semi-rural feel of area
8	Diane Martin	1	W	<ul style="list-style-type: none"> Would like to subdivide Would like to keep rural atmosphere as that is the reason people come/live/stay in Mba

Martinborough South Growth Area Proposed Plan Change to Residential – Summary of written feedback (August 2018)

#	Name	Property Size (ha)	Within Focus Area (W) Adjoining (A)	Comments
9	Barbara Gavan	1.9	W	<ul style="list-style-type: none"> • Would like to subdivide • Prefer if area be Rural Residential/Lifestyle, suggests ½ acre + size sections – retain rural atmosphere • Mba desperately needs accommodation for visitors & low-paid workers • Would not like to see huge rates rise • Do not believe traffic management an issue, but would need footpaths
10	Gavin Gillespie	2	A	<ul style="list-style-type: none"> • Would like their land included in re-zoning plan so they can subdivide • Included Expression of Interest to Council dated 15 Oct 2017 from Martin & Elaine Smith - 46-54 Regent St in support of re-zoning to Residential or Lifestyle
11	Katie Gunn	0.14	A	<ul style="list-style-type: none"> • Council should be thinking much longer term 50-100 yrs, not 25 yrs • Make sure appeal of Mba is not compromised – consider section sizes, design guidelines for new housing, continue grid road layout of town where roads connect through • If think longer term it becomes irrelevant whether current owners want to subdivide • Increased rates could be offset by an increased property value with the new ability to subdivide
12	Hiatt & Barbara Cox	2	W	<ul style="list-style-type: none"> • Present demand is partially due to semi-urban ambience • Minimise impact of changes – new section sizes not less than 2000m², building height limited to 10m • Oxford St will need upgrading to urban standard
13	Gabrielle & Les Roberts	0.78	W	<ul style="list-style-type: none"> • No plans to subdivide • Need to consider other areas ie Dublin St to Esther St • Fundamental infrastructure issues need to be further examined & costed • Doesn't believe development in area will provide affordable housing for seasonal workers or workforce • Not clear how much space exists within present urban area • How do we know no seismic risk & no potential soil contamination • Agree Mba must plan for growth, however plan must be based on credible data and explore other costed alternatives
14	Sue Christie & Matthais Ruttimann	1.7	W	<ul style="list-style-type: none"> • Bought for lifestyle future with rural parameters, built house without services – don't need/want services in the street • Rates increase would be prohibitively high – forced to subdivide/sell • Strategic Plan for Mba is a priority • Water capacity questioned, suggested min 5000L onsite tanks for rainwater capture • Suggests phased approach to re-zoning – start from Regent St & up Oxford St, then outward to New York/Dublin St • Used high end population stats to justify assumptions of need
15	Mac & Sue Beggs	4	A	<ul style="list-style-type: none"> • Completing construction of new house at property • Not averse to re-zoning, enable appropriately regulated growth

Martinborough South Growth Area Proposed Plan Change to Residential – Summary of written feedback (August 2018)

#	Name	Property Size (ha)	Within Focus Area (W) Adjoining (A)	Comments
				<ul style="list-style-type: none"> • Suggestions: Area is unduly large, stage without extending as far as Todds Road, could extend towards Hawkins Drive • Planning required re infrastructure, especially stormwater & sewerage & the form development takes • Supply of & demand for sections does not appear to be thoroughly understood
16	Karen & Brian King	1	W	<ul style="list-style-type: none"> • No plans to subdivide. Lucky to have no neighbours over the fence & a feeling of space • Flooding a concern – neighbours damage to house from water flowing from paddock • Larger lifestyle blocks are special & demand for them • Don't want to lose character of town
17	Pete & Pru Smith	12		<ul style="list-style-type: none"> • Would like opportunity to subdivide their property – currently in Special Rural Zone. Wants land included in Plan Change. Single committed landowner, easy to develop in a planned way • Land closer to waste water ponds; drainage easily managed • Immediate start on a blank canvas • Land not premium grape or cropping land • Location borders town, seamless addition • Spatial planning exercise done first, look at alternatives (s32). Providing for growth need not happen in single location.
18	Angela & Shayne Williams	1	W	<ul style="list-style-type: none"> • In-fill in some cases completely ruining look/feel of town – Mba has unique appeal/character/charm • Growth is necessary, comes down to how it's executed • Re-zoning Regent St makes sense. Including Dublin St to Esther St is worth consideration • Regent St to Todds Road suggest semi-rural zone – increase lot size as move out of town min ¼ acre • Suggest high density housing in heart of village (behind Pukemanu & opposite bottling plant) • Those looking to keep bigger properties shouldn't be penalized by massive rates increase • Consultation should have started earlier, some at meeting not landowners
19	John Anderson Martin & Elaine Smith	2	A	<ul style="list-style-type: none"> • Would like their land included in re-zoning plan so they can subdivide • Want to develop property in future 4 x 1000m2 sections, and 2 larger sections at rear • Their land is logical development block
20	Nathan Blewitt & Rachael Dippie	0.09	W	<ul style="list-style-type: none"> • Want no change to current District Plan for Southblock • Owned property for 12 yrs – choose property for rural lifestyle • Mba special character would be detrimentally affected by urbanization of Southblock • Consider options - look at other areas, town plan required. Southblock won't provide affordable housing
21	Ross Williams	1	W	<ul style="list-style-type: none"> • Need to look at other areas more closely before starting a formal consultation process • "Real" demand needs to be determined – talking to real estate agents/devpt professionals not enough • Want to retain rural nature of town • Mba Dark Sky Society great concept for town, plan change may affect this • Oppose across board plan change in Area, would look at options to allow appropriate growth strategies

Martinborough South Growth Area Proposed Plan Change to Residential – Summary of written feedback (August 2018)

#	Name	Property Size (ha)	Within Focus Area (W) Adjoining (A)	Comments
22	Carla Burns		A	<ul style="list-style-type: none"> Change vital, but must be managed properly Other areas need to be given consideration ie south of Ferry Road Infrastructure concerns - Provided photos of flooding in drain alongside property & in other areas Council needs to do proper review of land availability
23	Mark & Kelly Taylor	1	W	<ul style="list-style-type: none"> Not sure if would subdivide During downpour stormwater flows down from above golf course through their property. Flooded neighbours house & affected other residents
24	Myron Pritchard & Sarah Lovell	0.2	A Zoned Urban-Residential	<ul style="list-style-type: none"> Would like to be able to subdivide Suggest restrict min size to 1000m2 Believe there is plenty of demand
25	Peter & Robyn Mckeown	0.6	W	<ul style="list-style-type: none"> Would like to be able to subdivide Comfortable with higher intensity sections closer to Regent St & larger as move out of town
26	Nathan Patten (Family own land)	3.7 + 1.3	W	<ul style="list-style-type: none"> How does re-zoning relate to Council's long term strategy – seems to be no long term strategy, must be prepared Structure Plan must be prepared Timing/cost of infrastructure requirements needs to be planned/budgeted
27	Sue Hannaway	0.37	W	<ul style="list-style-type: none"> Surprised when bought property 2 yrs ago that it was zoned Rural Will like to develop land in future Support re-zoning strip fronting Regent St, but have concerns re-zoning through to Todds Road Property has issues with water runoff during heavy rain Size of blocks & access important Noted some people at meeting were not residents/landowners
28	Mark Johnson	0.37	W	<ul style="list-style-type: none"> No intention of subdividing, but would like to build permanent dwelling (2nd dwelling) in future Wants suitable restrictions/controls Mba unique character doesn't extend beyond the Square and historic buildings, developing South Area won't ruin the character of Mba
29	Megan Bibby & Paul Butchers	1	W	<ul style="list-style-type: none"> Like Rural aspect, but accept pressure to grow & infrastructure available for higher density development Wants trees down Oxford St & within development

Martinborough South Growth Area Proposed Plan Change to Residential – Summary of written feedback (August 2018)

#	Name	Property Size (ha)	Within Focus Area (W) Adjoining (A)	Comments
30	David Beveridge	2.55	W	<ul style="list-style-type: none"> • Should be able to be subdivided, especially land on Regent St – not economic to farm/suitable for grapes • Suggest land beyond Regent St not being subdivided below 1000m2
31	Binning Family Trust (David Binning, Greg Binning, Jeanette Hall Trustees)	0.6	W	<ul style="list-style-type: none"> • Wish to retain home on front of property and subdivide rear off • Support re-zoning provided existing land uses are respected • Suggest 2000m2 min to preserve low density nature of area • Want development to be well planned to avoid multiple driveways, piecemeal subdivision • Concern over drainage & down-stream effect on properties in times of high rainfall • Concern re SWDC approach to subdivision of Rural land – subn of productive land should be avoided