



Whakatauki

Mei te tatū o ngā whakaaro ki ngā āhuatanga o te hinengaro,
Mei te ngāwari ake o te ahunga ki nāianei,
Kua tū nei te tūrangā ki runga i ngā pakahiwi o te nehenehe.

If I am confident with where we'll be in the future,
Composed with how we are at present,
It is merely because I am standing on the shoulders of the past.

South Wairarapa Spatial Plan

Mapping Our Future to 2050

Step 1: Residential Growth Areas



**SOUTH WAIRARAPA
DISTRICT COUNCIL**
Kia Reretahi Tātau

Message from the Mayor

Extraordinary growth is coming to our district. As people increasingly look to leave city life, the Council is already anticipating what pressures and opportunities this population growth might bring, by compiling a 30-year spatial plan.

Growth contributes to the vibrancy and economic vitality of our district. At the same time, we have received a firm mandate from the community to protect the things that make South Wairarapa home.

Our vision is “the best of country living with the community at the heart of everything we do”.

This plan has had wide consultation. We received 901 submissions and input from residents, iwi and hapu, and other key stakeholders. We have worked to align with the Wellington Regional Growth Framework, had site visits, held councillor workshops, public hearings, and spent many hours in planning and deliberation.

We have started with a focus on future residential growth. The rural, industrial and commercial areas will be considered as part of the Wairarapa Combined District Plan review.

In weighing up competing needs, our challenge has been striking a balance between retaining heritage and character, our aspirations, and the future demand for housing.

Housing has become a pressing need. Our region is an attractive place to live, pushing up median house prices. South Wairarapa’s median house price is now \$860,000, not far off the national median of just over \$895,000. Our best forecasts are that in the next 30 years the district as a whole is going to need homes for more than 2900 extra residents.

This plan is a way forward to ensure housing supply can keep pace with demand. Featherston will be the first town to be master planned, starting early 2022.

Each of our three towns are unique with their own distinctive characters and they all provide value to the district. In creating these new growth areas, we have taken into account future infrastructure needs and the need for new developments to suit their surroundings. As well, the desire to retain the character and feel of the towns as they currently are has been conveyed, and will be incorporated into growth indicators.

Additionally, we acknowledge there are other pressing issues facing the district, including a response to climate change, which for our coastal communities requires consideration of managed retreat over time.

We’ve taken the opportunity to incorporate support for the proposed Five Towns Trail Network and the Wairarapa International Sky Dark Reserve into our plan. We have also worked to retain our rural productive areas to ensure the distinction between town and country remains.

This plan is not set in stone; it will need to be updated to reflect changing trends, direction and need. We anticipate that we will review this plan within the next five years.



Ngā mihi
Alex Beijen



Contents Page

Whakatauki	1
Message from the Mayor	2
What is a Spatial Plan?	3
National and regional direction	4
Community direction	5
What you told us	6
Population growth and housing	7
South Wairarapa Strategic Framework	8
Mapping our future 2050	9
Martinborough	10
Featherston	12
Greytown	14
Next steps	16
Supporting information	18

What is a Spatial Plan?

A Spatial Plan is a plan about people and places, including what is happening now and where, and our aspirations for the future. It sets the long-term direction for the district, looking to protect what is valued by communities while responding to change, growth, and new opportunities.

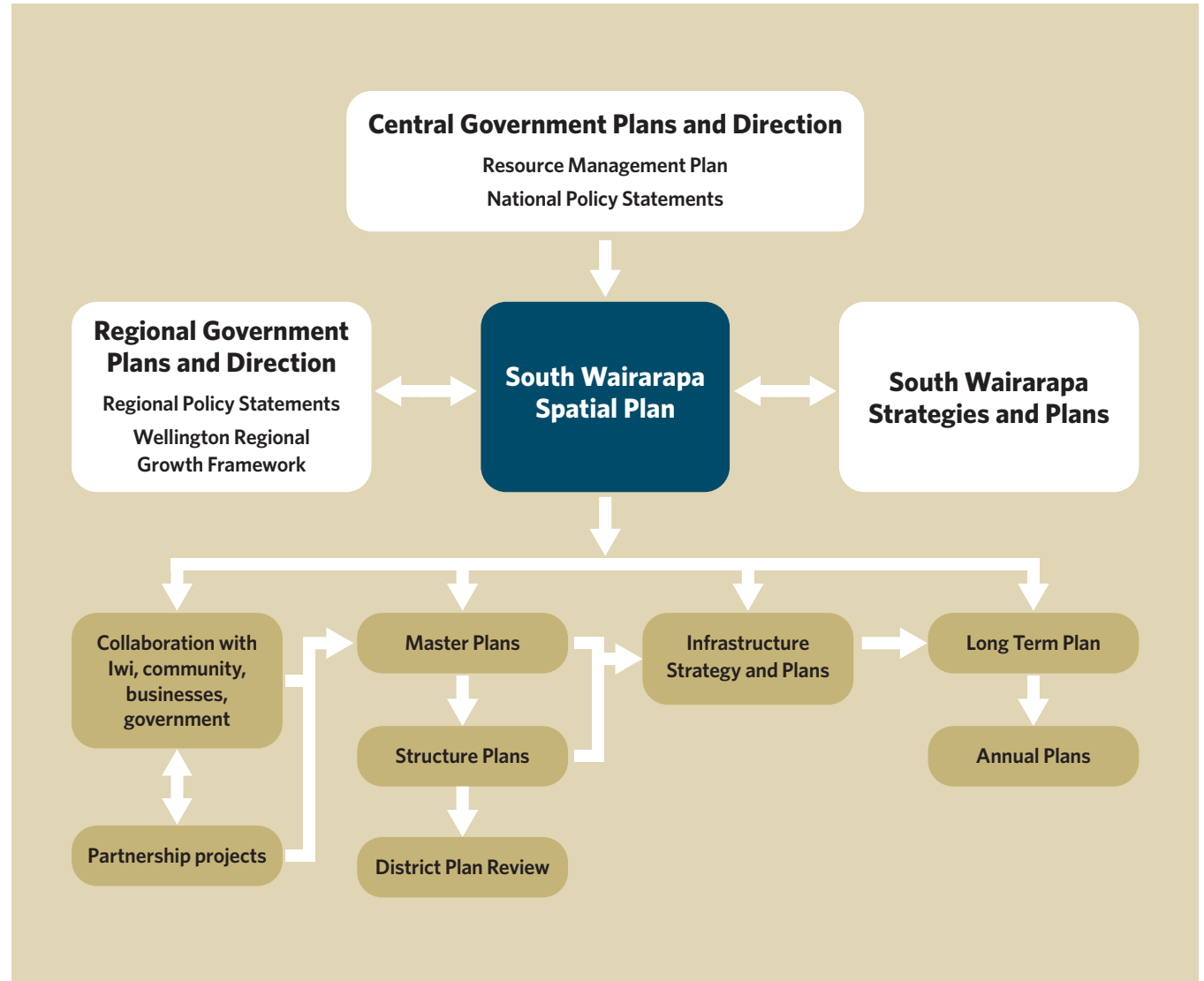
In short, it is a plan that helps shape the way our communities grow and develop over the next 30 years.

The Spatial Plan is also a guide to future strategies, plans and actions of council including the District Plan, infrastructure programming, and the Long-Term Plan (LTP). The LTP is the 10-year budget and delivery plan – what is happening now (1 to 3 years), next (3 to 5) and later (5+ years).

The relationship between this Spatial Plan and other Council Plans and documents are shown on the diagram. Council will partner with iwi, the community, government, and stakeholders to achieve the outcomes of the Spatial Plan.

The Spatial Plan is an evolving document that will be updated and reviewed to respond to change when it's needed.

The feedback received was that growth and housing were the biggest concerns within the district, which is why we are focusing on residential growth as the first step in developing the Spatial Plan.



National and regional direction

National direction

Councils must give effect to central Government direction. This direction has been given through statutory planning documents known as National Policy Statements. The National Policy Statement on Urban Development 2020 (NPS-UD) ensures that all towns and cities are well-functioning and meeting the changing needs of communities. Given the size of the population of the South Wairarapa District, Council is not required to give effect to all requirements of the NPS. However, this Spatial Plan has been undertaken in line with the NPS objectives and policies as a means of providing well-functioning and consistent growth outcomes.

A National Policy Statement on Highly Productive Land is soon to be released. This NPS will protect highly versatile soils from inappropriate subdivision, use and development, a resource that features highly in the district. The purpose of the proposed NPS has been considered in developing this plan.

The Government has also begun working towards replacing the Resource Management Act with the Natural Built Environments Act, Climate Change Adaptation Act and Strategic Planning Act. The Strategic Planning Act will require a regional spatial approach to planning. This Spatial Plan can inform the future regional spatial strategies into the future.

Regional direction

The Regional Policy Statement for the Wellington Region (RPS) sets out objectives and policies that promote the integrated management of natural and physical resources of the region, setting the direction for the management of growth. The following parts of the RPS have been taken into account in the development of this Spatial Plan:

-  form and function
-  compact vs sporadic and uncoordinated development
-  open space
-  infrastructure efficiency and effectiveness
-  integration of land use and infrastructure
-  resource use efficiency
-  sustainable regional form.

The South Wairarapa Spatial Plan also aligns with the Wellington Regional Growth Framework, which is a spatial plan and a blueprint for regional growth that has been developed by local government,

central Government and iwi partners across the Wellington-Wairarapa-Horowhenua region. It provides an agreed regional direction for growth and investment and delivers on the Urban Growth Agenda objectives of the Government. The Framework also identifies improving west-east connections as an opportunity to unlock growth, improve resilience and improve regional accessibility to economic and social opportunities.



Community direction

The direction of the South Wairarapa Spatial Plan was informed by the community's aspirations, wants and needs for the future. In September 2020, Council asked the community 'What's on top?' – a combined Long-Term Plan and Spatial Plan community engagement. Council received 688 responses telling us what to focus on to improve community wellbeing. During this engagement period there were several public meetings with key community stakeholders and hui with Pāpāwai Marae Whānau, Kohunui Marae, Hau Ariki Marae, Pae Tū Mōkai O Taurira and the Council's Māori Standing Committee. We were told to focus on housing as a priority.

This feedback, along with high level assessments and infrastructure inputs fed into the Draft Spatial Plan – Residential Growth Options released for consultation in March 2021. Multiple workshops and public meetings were held across our three towns enabling further discussion and understanding. 213 submissions were received and hearings were held in May. The Spatial Plan growth areas were adopted by Council on 10 November 2021.

From the feedback and submissions received, eight key themes emerged for the South Wairarapa Spatial Plan to focus on. These themes have shaped the Spatial Plan Strategic Framework and map on pages 8 and 9 as well as the assessment criteria and resulting residential growth areas for Martinborough, Featherston and Greytown.



September 2020 - What's on Top? engagement

20+ workshops conducted

688 responses received

March 2021 - Mapping our future to 2050 - Residential Growth Options for consultation

6 weeks of consultation including community meetings

213 submissions received

40+ submitters heard

Spatial Plan adopted- November 2021

What you told us

Housing and growth

Housing and growth was the main concern with 237 responses, other issues raised include the lack of affordable housing, land availability, housing choice and the inability to find housing for key workers, families and seasonal workers.

The feedback from the first stage of engagement told us that there is resistance to changes in the character and amenity of the district's urban environments. However, 65% of responses supported residential growth as long as growth was carefully planned and maintained the small-town character of our towns. This increased to 80% of submitters supporting residential growth in the most recent consultation.

Connectivity

Older people want better connections between our towns and the wider region for access to services. Younger people want better access to services and more transport options. The need for improved train services was also highlighted and that walking and cycling tracks were desirable to connect people to our district's unique natural features.

Environment

The district's natural environment was mentioned by almost all respondents. Clean and healthy rivers, a healthy Wairarapa Moana and increased biodiversity were raised as key points. The need to protect productive farmland and viticultural land was also raised as people think of it as the heart of our district.

Character and heritage

The unique identity and character of our towns featured highly in feedback, along with the importance of maintaining, protecting and enhancing that character. The feedback recognised that the district's character is made up of both our rich Māori and European heritage.

Character, to the community, means the 'small-town feel' of the town including the balance of green space around the buildings, trees, footpaths and the urban form, including section sizes and layouts.

Tourism

Tourism opportunities are highly valued, and the community supports the Dark Sky Reserve, a significant-sized International Dark Sky Reserve for the world. Support is sought for local tourism businesses – cycle trails and the wine industry.

Climate change

Climate change is a key concern for the community in terms of how it will affect our district in the future. The need to plan for climate change resilience, including retreat from coastal areas and to invest in more sustainable infrastructure and services was recognised.

Tangata whenua

The importance of working closely with tangata whenua and connecting people back to their land through papakāinga and economic development opportunities was recognised. Environmental protection is paramount, particularly restoring the health of Lake Wairarapa and water ways. Acknowledging whakapapa and historical significance is also key, such as the importance of Pāpāwai Marae as a focus of kotahitanga and the first Māori Parliament in the late 19th century.

Social cohesion

People highly value their community and want this sense of connectedness protected with increased growth. The community wants to be involved in all Council's future plans relating to growth. This was also illustrated by the level of engagement in the spatial plan process.

Population growth and housing

In 2020, there was strong population growth of 300 people, an annual increase of 2.7% up from a previous peak of 2.4% in 2017. The overall average annual change over 2013-18 was 2.2%. Overall, South Wairarapa’s population is projected to grow from 11,512 in 2021 to 12,696 in 2031 and 14,476 by 2051. The strongest growth is expected in Greytown (1,080 people) followed by Featherston (796 people) and Martinborough (603 people).

Our demographics are also expected to change, by 2051 one in three people will be aged 65 years and older, an increase of 77%. The under 15 years and working age population (15 – 64 years) groups are projected to grow modestly.

These population increases and demographic changes impact on housing. In 2020, around 130

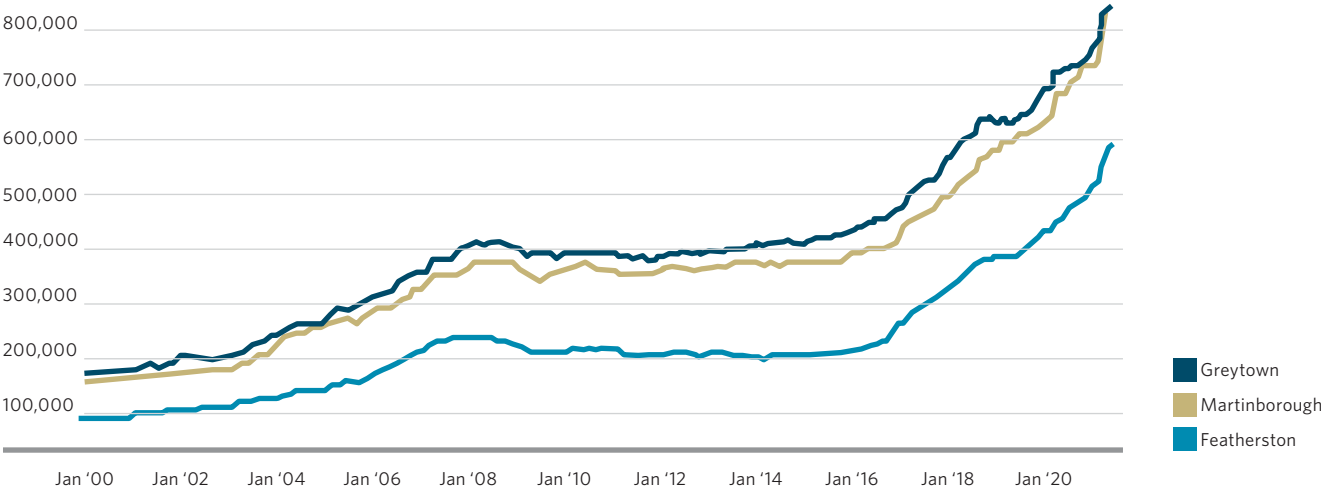
dwellings would have been required to house the 300 additional people in the district. However, only 78 new dwelling consents were received and approved, suggesting a shortfall of around 50 dwellings in one year only.

The recent population growth has increased the demand for residential properties. When supply does not keep pace with growth, house prices tend to rise making homes, be they rental or owned, unaffordable for some residents.

Over the last two years Featherston – our most affordable town – had the highest increase in house prices. House prices in Greytown and Martinborough have also been rising steadily. While housing in our towns was once affordable, it is now expected to take 8 years to save for a deposit.

South Wairarapa Median House Price by Town

The median house value in South Wairarapa District Jan 2000 – Jan 2021



South Wairarapa Strategic Framework

3 key roles of our district in the region & New Zealand

- Place for agriculture, fishing, forestry, horticulture and viticulture with new and growing business and job opportunities
- A destination highlighting diverse cultures, heritage, environmental sustainability and recreational experiences
- A town and country lifestyle choice/ Lifestyle living / A different lifestyle choice to city living/A town and country lifestyle choice different to city living

Roles of council

- Advocate for sustainable living and community wellbeing
- Influencer, facilitator, partner, service provider, planning authority, regulator
- Advocate, influencer, facilitator, partner, service provider, planning authority, regulator

Where we are today

- Strong population growth with an additional 300 people in 2020, 2.7% increase.
- Rapid increase in house prices in 2020 resulting in Featherston median price \$484,100, Greytown \$732,800, Martinborough \$700,000.
- Workers challenged to find affordable houses
- 1 in 4 people over the age of 65.
- GDP per capita is \$27,000 compared to \$62,000 for NZ average, indicating relatively low incomes per person.
- Unemployment rate of 4% which is lower than NZ of 5.8% - High employment but low GDP.
- Climate change with unpredicted weather events, droughts, higher temperatures, coastal erosion



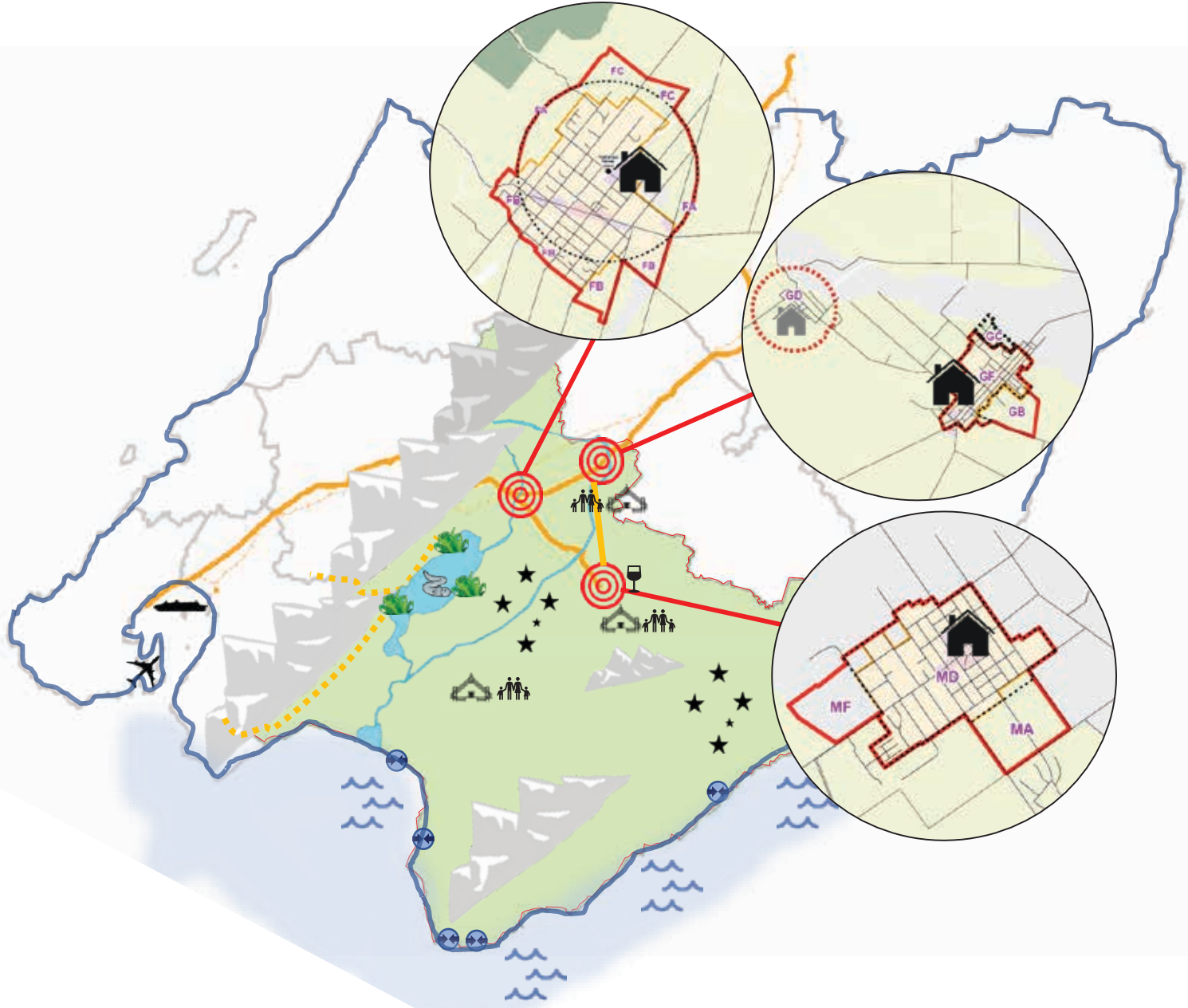
Our Community Outcomes

- Social wellbeing - residents are active, healthy, safe, resilient, optimistic and connected
- Economic wellbeing - a place of destination, new business and diverse employment that gives people independence and opportunity
- Environmental wellbeing - sustainable living, safe & secure water and soils, waste minimised, biodiversity enhanced
- Cultural wellbeing - strong relationships with iwi, hapū and whānau, celebrating diverse cultural identity, arts and heritage

The Spatial Plan – 30 Year Strategic Drivers

Creating better connections & social wellbeing	Supporting sustainable growth, employment, economic wellbeing & development	Enhancing 3 waters delivery & environmental quality	Nurturing and creating the District's special character, qualities and culture
<ul style="list-style-type: none"> • Strengthen social connections within the community • Encourage civic pride and participation • Provide universally accessible, safe and diverse spaces to strengthen connection between people and place • Advocate for better transport and technology to improve social and business opportunities 	<ul style="list-style-type: none"> • Plan for growth that protects rural land and character • Contain rural residential expansion • Support quality urban development • Limit growth in coastal and other areas subject to climate change impacts • Support the transition to a low carbon economy • Encourage economic diversity and local vibrancy • Leverage partnerships with central and regional agencies to enable economic development and employment opportunities 	<ul style="list-style-type: none"> • Deliver sustainable, clean, clear, safe and secure drinking water • Design and implement innovative, sustainable, efficient and affordable wastewater and stormwater systems • Protect and replenish our natural environment and biodiversity • Minimise waste and provide environmentally sustainable Council services • Take active measures to adapt and mitigate the impacts of climate change • Empower and enable our community to drive behavioural change for the benefit of the environment 	<ul style="list-style-type: none"> • Work in partnership with mana whenua, respecting tikanga (customs), kaitiakitanga (guardianship) and taha Māori (heritage) • Take opportunities to embrace and celebrate diversity • Take opportunities to advance and showcase arts, culture & heritage • Protect town and rural community character, retaining our unique look & feel • Improve urban design and integrate what we build with natural features.

South Wairarapa Spatial Plan: Mapping Our Future to 2050



Key

- Prominent mountains
- Main towns
- Road link
- Rail link
- Cycle link
- Proposed residential growth area
- Proposed 10 year growth area
- Marae
- Indicative papakāinga
- Focus for kotahitanga - Māori Parliament
- Wine industry
- Dark sky reserve initiative
- Lake restoration & conservation
- Biodiversity corridor & halo
- Managed coastal retreat

Step 1 - Residential Growth Areas
OUR 10-YEAR DELIVERY PLAN (LTP) - What we are doing in the first 10 years to achieve our goals - see 2021-2031 LTP

Martinborough – Wharekaka

Respecting character and providing choice

Memorial Square is the anchor and heart of Martinborough Village from which residential homes and streets radiate in a formal, structured and connected grid pattern. This together with the flat terrain, relaxed and visually quiet streetscapes contribute to Martinborough's sense of being a village, as does it being surrounded by vineyards and open rural productive land.

Buildings are generally low-scale 1-2 storeys and have either a rural, colonial or simple primary building form.

As growth and change occurs, it is important that new patterns of development respond well, and respect patterns and character valued by the community.

This can occur in a variety of ways including:

- Maintaining the grid and walkable street pattern for new subdivisions
- Introducing design guides in existing residential areas where more development is anticipated
- Master planning to ensure the rural feel is retained
- Being careful in the way the streets are managed, enhancing visual amenity, limiting the amount of road markings /paint in residential areas to keep visual quietness; village or small-town streetscape (larger street widths); informality for paths or paths on one side of the road only
- Managing speed limits
- Strategic tree planting.

Growth areas

The following areas will be set aside for residential growth in Martinborough:

Mid Residential (MD) - Keeping the current density (minimum 400m² lots with an average of 500m²) within the existing urban boundary but with the inclusion of two additional areas on Roberts and Regent Streets.

Ferry Road Mid Residential (MF) - 36ha west of Ferry Road for mid residential development (400m² lots with an average of 500m²) with master planning to ensure the town's form and character is retained.

Outer Residential Lifestyle (MA) - 48 ha east and west of Oxford Street for residential lifestyle (around 2000m² - 4000m² lots) with master planning to retain a rural look and feel.



Why these areas?

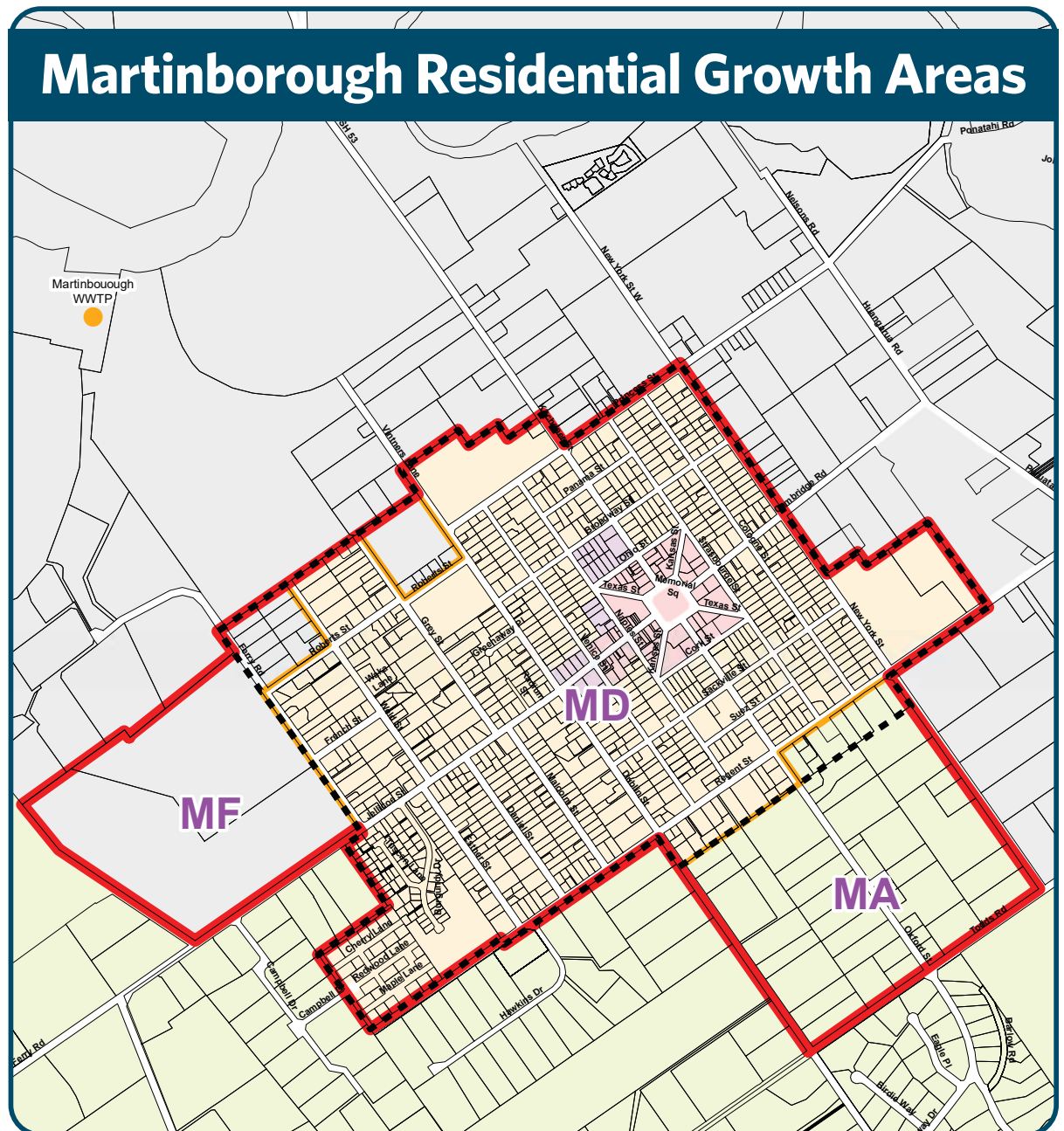
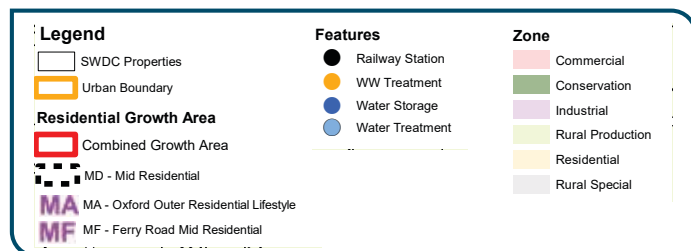
The population of Martinborough is growing and we expect around 600 new residents in Martinborough over the next 30 years. This means we need approximately 260-280 new homes over this period based on the current population projections. Additionally, our population is changing with smaller numbers in a household.

At the same time as demand for homes increases, so does the cost of homes. This makes it difficult for key workers such as seasonal workers, those employed in hospitality and young people to find affordable accommodation, including affordable rentals.

A greater variety of homes are required to meet a range of needs and future population growth. However, the small-town character and form should be retained, and grape-growing soils protected. These growth areas provide for the expected residential demand for mid-residential housing options while also providing choice at the edge of the town for lifestyle options without comprising viticultural land.

These areas could enable the homes needed over 30 years, providing options for the aging population, families, local workers and also visitors.

Master planning of Oxford Outer Residential (MA) and Ferry Road Mid-Residential (MF) will begin in 2022. Development of these areas will proceed once the master planning, infrastructure planning and District Plan Changes have been completed ensuring there is good urban form and infrastructure in place.



Featherston – Pae Tū Mōkai o Taura



Respecting character and providing choice

Featherston is the gateway to our district and the Wairarapa and is located at the foothills of the Remutaka Ranges, close to the northern shore of Lake Wairarapa and 64km from Wellington. It has increasingly become a satellite town with direct connection to the capital. Under the Wellington Regional Growth Framework, Featherston is identified as a future growth node reflecting its location on the rail corridor.

The town is currently characterised by family homes on traditional quarter acre sections. It has many parks, reserves, sports fields and recreational opportunities. Its heritage includes being home to the Featherston Military Camp, which was New Zealand's largest training camp in the First World War. It is also the home to New Zealand's first Booktown.

The structure of Featherston is traversed by both rail and State Highway. This provides challenges to the management of the main street. At the same time it provides good connections that service Featherston and beyond.

Growth areas

The following areas will be set aside for residential growth in Featherston:

Featherston Growth Node (FA)

Featherston Outer Residential South (FB)

Featherston Outer Residential Lifestyle North (FC)

Featherston will be master planned so that inner residential, mid residential and outer residential areas can enable a range of housing types to be

accommodated within Featherston. Higher densities may be located within 400–800m or a 5–10 minute walking distance from the train station and will be determined through the master planning process.

Master planning includes developing a plan for Featherston that integrates transport, housing, recreation reserves, infrastructure, community facilities land use patterns and community aspirations. It can build on existing work undertaken such as the vision for Featherston identified by Fab Feathy and will include iwi and community input and the involvement of others such Waka Kotahi NZTA, the Greater Wellington Regional Council, Kāinga Ora and the Ministry of Education.

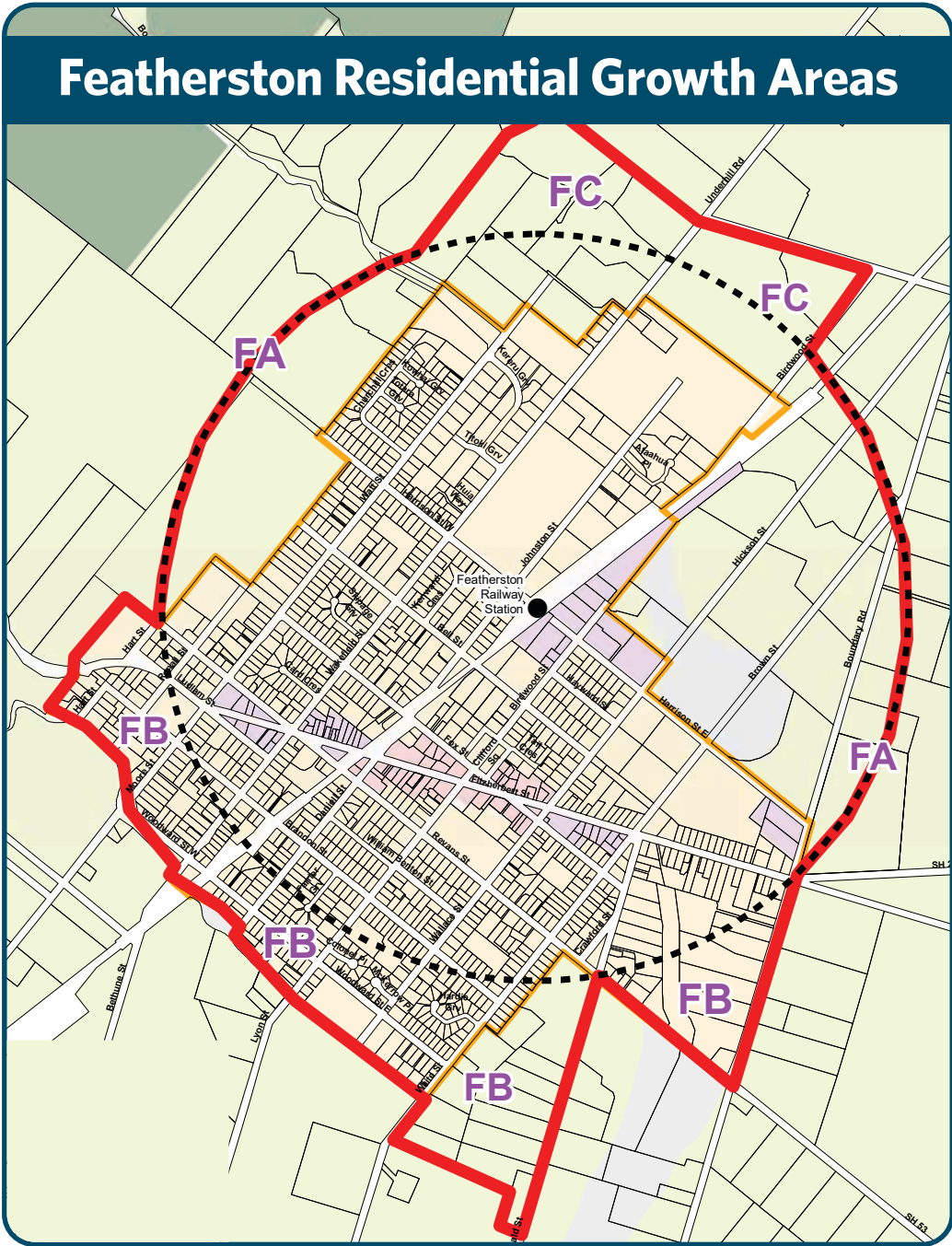
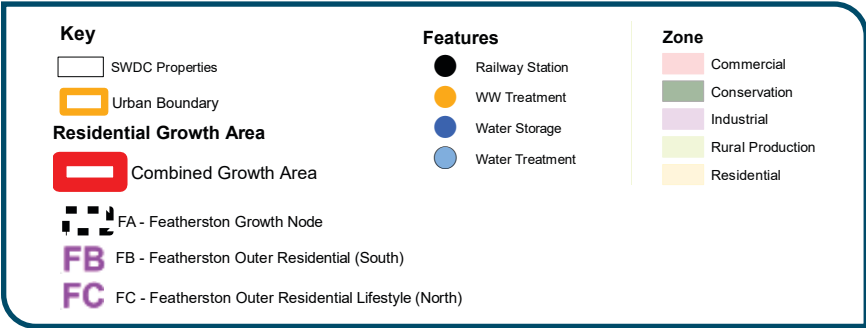
The growth node for master plan includes all the areas shown as FA, FB and FC.



Why these growth areas?

Future population growth in Featherston is likely to increase by approximately 800 people over the next 30 years based on current projections. Most of this population growth is expected to be younger people, families and commuters. With master planning, these areas can accommodate this population growth and potentially more through transit-oriented development in close proximity to the rail station. This is consistent with the Wellington Regional Growth Framework, which identifies Featherston as an area of urban renewal and a growth node within 1 km of the station.

Master planning for Featherston (FA, FB & FC) will begin in early 2022. Development of these areas will proceed after master planning, infrastructure planning and District Plan Changes have been completed ensuring natural hazards have been avoided, there is good urban form and infrastructure in place.



Greytown – Te Hupenui

Respecting character and providing choice

Pāpāwai has been the home of Wairarapa Māori for hundreds of years. In the late 19th century Pāpāwai Marae was the focus of Kotahitanga – the Māori Parliament movement. Pāpāwai whānau seek to provide opportunities for their people to return to Pāpāwai and to develop Papakāinga, including more homes and more affordable homes.

Greytown town centre is approximately 3km from Pāpāwai Marae. The town centre is characterised by a long main street with unique colonial heritage-protected buildings. The surrounding residential areas are characterised by large block patterns, large lots with garden qualities and generally low-rise buildings.

The Woodside Rail Station and Park and Ride are located approximately 5km from the Greytown main

street, which is also a State Highway. There is a clear distinction of countryside between the edge of the town and the rail station.

The high heritage character areas of Greytown are currently protected through heritage precincts that can be maintained. Growth in other parts of town have recently been enabled with the Greytown Development Area established in the District Plan. Nevertheless, further development areas are to accommodate population growth over the longer-term period.

Growth areas

The following areas will be set aside for residential growth in Greytown:

Mid Residential (GF) – Keeping the current density (minimum 400m² lots with an average of 500m²) within the existing urban boundary but with the

inclusion of two additional areas on Pāpāwai Road and Jellicoe Street.

Jellicoe to Pāpāwai Mid Residential (GB) – 72ha between Jellicoe Street and Pāpāwai Road for mid-residential development (400m² lots with an average of 500m²) with master planning to ensure that development respect the environment and surrounding character.

North Street Extension (GC) – 33ha along North Street to Udy Street. The North Street Extension Area (GC) will be re-assessed in the medium term (5 years) following the adoption and implementation of the Waiōhine Action Plan.

Woodside Station (GD) – In the longer term (10+ years), Woodside Station (GD) will be re-assessed as a new town or transit-orientated development around the existing Woodside Station. This could also allow for some higher densities in the future.



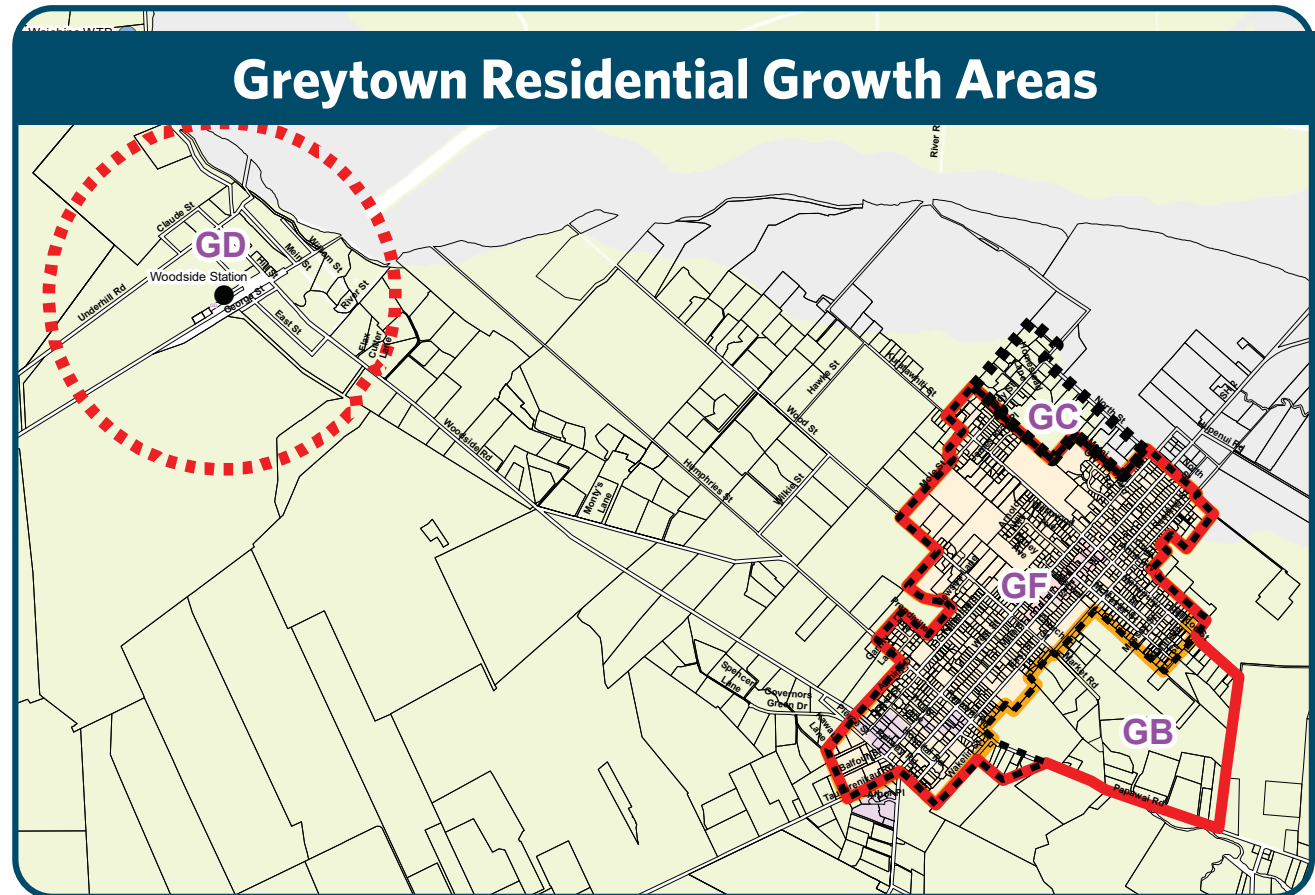
Why these areas?

The population of Greytown is expected to grow by around 1,080 persons by 2051. Currently the existing zoning of Greytown would enable, based solely on site size, around 1,000 more homes. However, we know that not all sites will be developed and on the assumption that only 25% of the potential capacity may be taken up, the existing zoning would allow 250 homes and 800 homes are required. Therefore, additional areas for residential growth are required within the short-to-medium term.

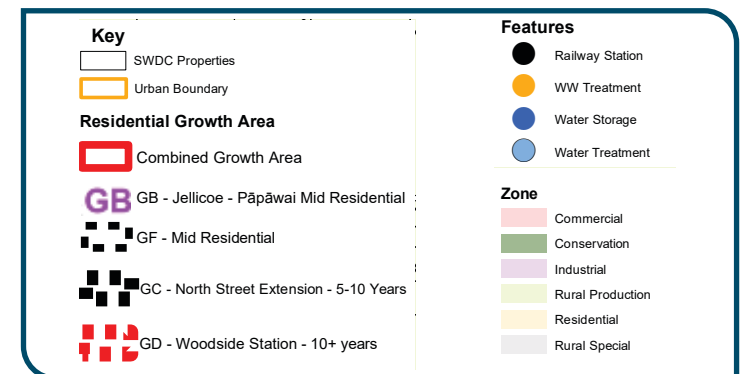
There is already pressure on areas not zoned for residential development to provide additional housing. The Orchards Retirement Village for example, which was approved by resource consent and plan change in 2019 will provide 180 retirement units across 13.82ha. Enabling growth adjacent to the area now zoned for the retirement village will provide good connections to the town centre and amenities while also providing land for the number of houses needed. Growth to the east of Greytown avoids compromising the highly versatile soils which are present to the west of the town.

Master planning for Jellicoe to Pāpāwai Mid Residential Area (GB) will begin in 2023-2024. This timeframe is based on the residential capacity remaining within the current urban boundary. Development will proceed once the master planning, infrastructure planning and District Plan Changes have been completed to ensure hazards have been avoided, there is good urban form and infrastructure in place.

The medium-term option of North Street Extension (GC) will be a well-connected and integrated extension of the town subject to flood mitigation being addressed. Implementation of the Waiōhine Action Plan will be monitored, planned and brought alive as and when required.



The longer-term option will take advantage of the existing rail infrastructure at Woodside Station, where growth can be clearly monitored, planned and brought alive as required. North Street Extension (GC) and Woodside Station (GD) will be master planned once they have been re-assessed and approved for development in the next 5 to 10+ years.



Next steps

The Spatial Plan has identified areas that are suitable for residential development to meet future housing demand within each town, but this is only step 1. There are multiple steps required before any development in these areas can commence.

Implementing the plan

Step 1 of our South Wairarapa Spatial Plan has now been completed with residential growth areas identified and approved in our three towns – Martinborough, Featherston, and Greytown.

Step 2 is making this plan happen which requires each area to be master planned. This is programmed to begin first in Featherston in early 2022 followed by Martinborough in 2022 and then Greytown in 2023/24.

The Masterplan of an area will inform infrastructure planning. Infrastructure planning will determine what infrastructure works are required and the costs associated with these works. Funding for these works will then need to be allocated through the Annual Plan and Long Term Plan.

Until the Masterplan and infrastructure planning processes are completed, these areas will not be put forward in a District Plan Change to ensure that any development in these areas do not compromise the capacity, design and infrastructure of the growth areas.

Step 2 will also include targeted engagement with iwi to confirm Papakāinga Areas and inform the District Plan review.



Step 3 is thinking and planning beyond the residential areas and will occur within the next 1-3 years. Rural, Commercial and Industrial Zones will be assessed and integrated with transport. This work will be undertaken as part of the Wairarapa Combined District Plan review, with the District Plan becoming operative in 2023-2024.

Step 4 is implementation of the Spatial Plan, Masterplan and infrastructure strategies. This would require amendments to the Long Term Plan and set financial contributions to enable the required infrastructure upgrades. District Plan changes would take place to change the zoning of the areas, introduce new rules to enable the development while ensuring it occurs in accordance with the Masterplan.

Monitoring and review

Once the growth areas have been included in the District Plan and works begin, the rate of uptake within each growth area will be monitored to ensure these growth areas continue to keep up with demand. This monitoring will include resource consent and building consent data, including housing typologies, to see if the houses being built meet the districts changing demographics.

If the rate of uptake and development exceeds what has been planned for, the Spatial Plan will be reviewed and growth areas brought forward, as and when needed.

The Spatial Plan Steps

STEP 1	South Wairarapa Spatial Plan Diagram and Map Residential Growth Areas
STEP 2	Making it happen - Residential Areas and Papakāinga Areas <ul style="list-style-type: none"> ● Year 1 – 3 (now) Master planning Featherston ● Year 1 – 3 (now) Master planning Martinborough ● Year 1 – 3 (now) Continue engagement with iwi, marae and Māori Trusts to confirm Papakāinga Areas ● Year 3 – 5 (next) Master planning Greytown
STEP 3	Thinking and planning beyond our Residential Areas – District Plan Review <ul style="list-style-type: none"> ● Rural/Rural Special ● Commercial/Industrial ● Transport
STEP 4	Implementation <ul style="list-style-type: none"> ● Long Term Plan amendments ● Infrastructure upgrades ● District Plan changes



Supporting information

Council has prepared this document from a number of documents, assessments and community feedback. Please see our website for a copy of this information.

South Wairarapa District Council Spatial Planning – Wellington Water Inputs

High-Level Residential Growth Options Matrix Analysis – Informing the Spatial Plan

Supporting Information to the High-level Residential Growth Options Matrix Analysis

High Level Spatial Plan Analysis

Assessments of Additional Growth Areas

Spatial Plan Recommendation Report to Council

South Wairarapa District Council Long Term Plan 2021-2031

Summary of Environmental Scan 2021

Infometrics Population Statistics – South Wairarapa

Wellington Regional Growth Framework

Wairarapa Combined District Plan

National Policy Statement for Urban Development

Regional Policy Statement for the Wellington Region

Wairarapa Economic Development Strategy

