



**SOUTH WAIRARAPA DISTRICT COUNCIL
Minutes from 10 November 2021**

Present:	Mayor Alex Beijen. Via audio-visual conference: Deputy Mayor Garrick Emms, Councillors Pam Colenso, Rebecca Fox, Leigh Hay, Brian Jephson, Alistair Plimmer, and Brenda West.
In Attendance:	Russell O’Leary (Group Manager Planning and Environment), Harry Wilson (Chief Executive), Kendyll Harper (Intermediate Planner), James Witham (Planning Manager) and Suzanne Clark (Committee Advisor).
Conduct of Business:	The meeting was held between 1:30pm and 4:21pm in the Supper Room, Waihinga Centre, Texas Street, Martinborough and was livestreamed to Council’s Youtube channel.

Open Section

Cr Plimmer read the Council affirmation.

A1. Apologies

*COUNCIL RESOLVED (DC2021/91) to accept apologies from Cr Pip Maynard.
(Moved Cr Colenso/Seconded Cr Hay)*

Carried

A2. Conflicts of Interest

No conflicts of interest were declared.

A3. Acknowledgements and Tributes

Cr Hay acknowledged the passing of Philip Maynard and sent her sympathies to his children; Cr Pip Maynard, Mel Maynard and Nathan Maynard.

Mayor Beijen congratulated the Tauherenikau Events Centre for winning the Trust House Supreme Award for 2021 at the Wairarapa Awards event.

A4. Public Participation

There was no public participation.

DISCLAIMER

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B Decision Reports of Chief Executive and Staff

B1. Adoption of Spatial Plan Growth Areas

Mr O'Leary provided the background and progress made on the project to date and outlined reassessments and work undertaken as instructed by Council.

Members noted that the areas identified for future growth during the spatial plan project could be incorporated into the Combined District Plan at a high level.

When an area had been identified for growth a master plan was required.

Martinborough

- Members noted that if the minimum section size was reduced to 350sqm then the majority of the larger sections in the ME block could be subdivided.
- Members agreed not to include ME in any growth framework arrangements so the look and feel of the inner town could remain unchanged.
- That a master plan was required before rural zoned land (MA, MF) could be changed to residential and that plan development could take two years.
- Sections of Roberts and Regent Streets had been included in the MD growth area.
- MF only had two landowners, would be a greenfields development, and had designated paper roads that allowed inclusion into sections of town.
- That the District Plan review process included a high-level assessment of mixed-use zones and that this work was being undertaken now.

Featherston

- As Featherston was being master planned as a transport oriented development, commercial and industrial areas would be identified within stage 1 of the project. For the other towns, commercial and industrial areas would be considered as part of the stage 2 project.
- With regards to growth area FB, should floodplain maps change a review could be undertaken to square the eastern side of Donald Street.

The meeting adjourned at 2:50pm.

The meeting reconvened at 3:05pm.

Greytown

- Engineers were confident that flood risk within a larger sized GB could be mitigated.
- Members noted that as GA was rural, District Plan conditions allowed a minor dwelling to be constructed without resource consent.
- GA was a new development and further development would rely on land owners wanting to subdivide.

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- Squaring up of boundaries on the western side of Greytown was not included as the soil was classified as class 1 and the land was large enough to be considered productive. This was in line with the draft National Policy Statement for Highly Productive Land.
- GC development was dependant on a change to floodplain management maps and the Waiohine Action Plan implementation.
- Master planning would begin in 23/24. Master planning for Martinborough and Featherston had been prioritised as Greytown had existing potential for 250 lots to be developed.
- That according to statistical findings only 25% of residents moving to a retirement village within a town, free up land and houses from within that same town.
- Opening up GD on an earlier schedule was discussed.

Cr West left the meeting at 4:10pm.

Cr West returned to the meeting at 4:13pm.

Councillors requested more information on design guides and did not resolve to support the development of an infill design guide at this time.

COUNCIL RESOLVED (DC2021/92):

1. To receive the Adoption of Spatial Plan Growth Areas Report.
(Moved Cr Plimmer/Seconded Cr Fox) Carried
2. To adopt the combined growth area for Martinborough being:
 - a. MA – Oxford Outer Residential
 - b. MF – Ferry Road Mid Residential
 - c. MD – Existing Mid Residential*(Moved Cr Jephson/Seconded Cr Colenso)* Carried
3. To adopt the combined growth area for Featherston being:
 - a. FA – Featherston Growth Node
 - b. FB – Featherston Outer Residential South
 - c. FC – Featherston Outer Residential North*(Moved Cr Plimmer/Seconded Cr Emms)* Carried
4. To adopt the combined growth area for Greytown to include:
 - a. GB option 1 (Jellicoe to Papawai Mid Residential) subject to successful water attenuation pre-engineering;
 - b. GC (North Street extension) subject to adoption of the Waiohine Flood Management Plan and its implementation; and
 - c. To advance GD (Woodside Station) to a shorter timeframe than 20 years.*(Moved Cr Hay/Seconded Cr Plimmer)* Carried

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5. To note that master planning and structure planning will proceed to implement the Spatial Plan.

(Moved Cr Colenso/Seconded Cr Hay)

Carried

6. Action 534: Distribute information on infill design guides with a view to a future decision report being presented to Council; R O'Leary.

Confirmed as a true and correct record

.....(Mayor)

.....(Date)

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