

Mapping our Future to 2050
The Spatial Plan
Step 1: Residential Growth Options



**SOUTH WAIRARAPA
DISTRICT COUNCIL**
Kia Reretahi Tātau

The Residential Growth Options – Overall Approach

- Acknowledgement of the desirability of South Wairarapa as a place to live, that it is growing and offers opportunity for innovation and amenity (a resource)
- Assumption that all 3 towns share in that growth; while retaining their special, unique and complementary character and function (play to strengths; keep diversity)
- Need to protect rural areas for rural production, and International Dark Sky Initiative
- Projected growth rates vary slightly for each town; guideline only



The 3 towns and potential population growth –

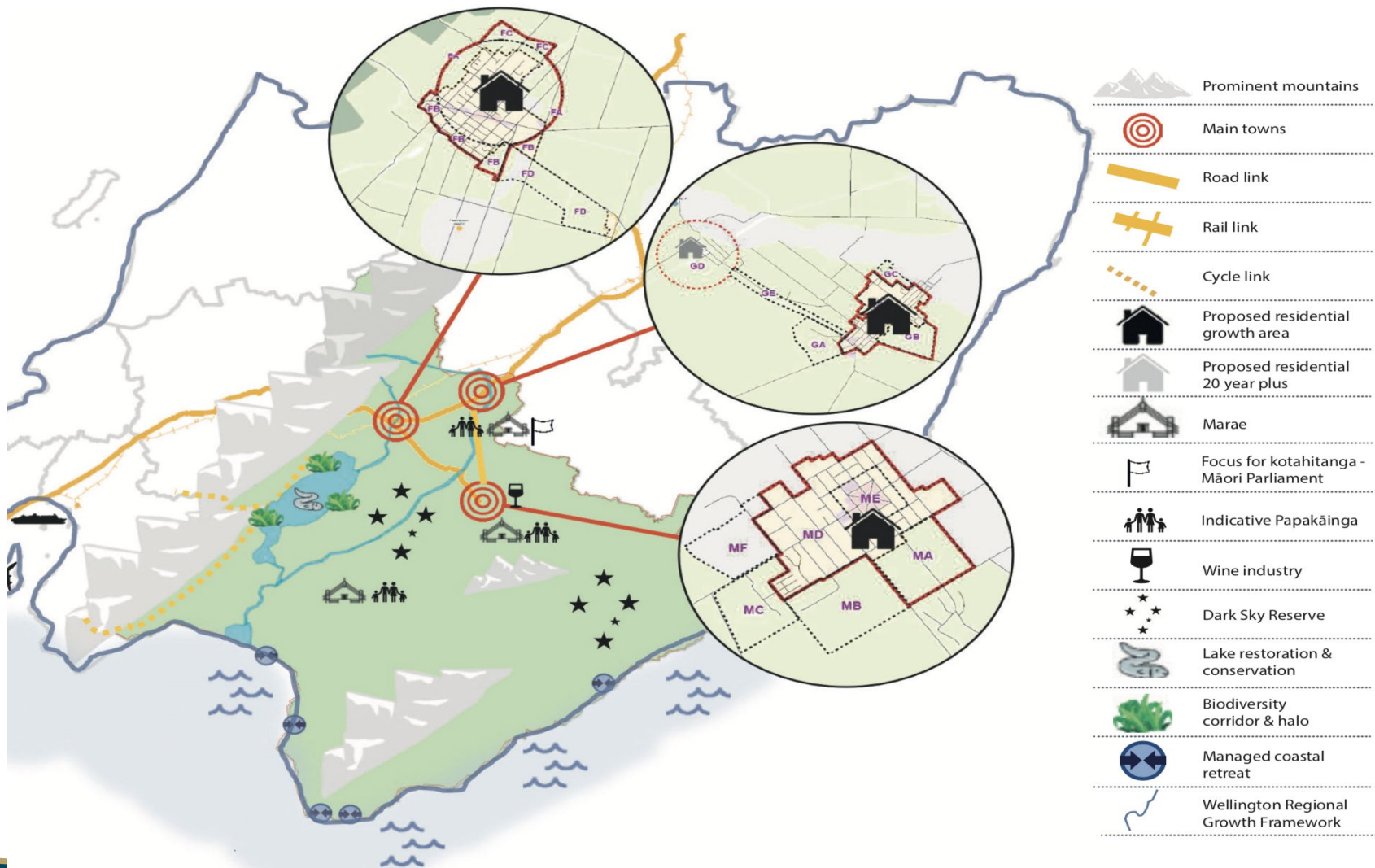
Note: Household forecast does not take account of second or holiday homes

















Popn	2019	2051	Change
Greytown	2595	3674	1079
Featherston	2615	3489	874
Martinborough	1864	2511	647

Households	2019 (2.34per/hh)	2051 (2.27per/hh)	Change
Greytown	1108	1618	510
Featherston	1117	1537	420
Martinborough	796	1106	310



STEP 1: RESIDENTIAL GROWTH OPTIONS



-  Prominent mountains
-  Main towns
-  Road link
-  Rail link
-  Cycle link
-  Proposed residential growth area
-  Proposed residential 20 year plus
-  Marae
-  Focus for kotahitanga-Māori Parliament
-  Indicative Papakāinga
-  Wine industry
-  Dark Sky Reserve
-  Lake restoration & conservation
-  Biodiversity corridor & halo
-  Managed coastal retreat
-  Wellington Regional Growth Framework



Step 1: Residential Growth Options – Methodology

- Local iwi, community and stakeholder engagement -inputs
- High level assessment scoring of residential growth options within each town against set of criteria
- Assessment included participation of Wellington Water and moderation of scores – facilitated staff workshops
- Checking and review of data; refinement of maps and recommendations
- Sites visits and review by Mayor and Councillors



Martinborough - The overall preferred proposition

- A mix of further intensification near the heart of the village square (allows smaller units/choice)
- Retain some subdivision as per the existing plan in existing urban area (potential for further design guidelines)
- Grow in contiguous greenfield areas to the South East – master planned in collaborative development and design process



What is Master Planning; a Master Plan



- Detailed land use plan developed with land owners, iwi, regional council, central govt agencies, infrastructure providers and community
- Non statutory – informs a plan change
- Integrates streets/roads/transport, infrastructure, parks, subdivision patterns, housing, etc



The Proposed Residential Growth Options – Martinborough

- **Inner Residential Area** of increased densities, with design guide walkable distance (250m) to village
- **Mid Residential Area** –existing urban area densities as per the current plan + design guide
- **Outer Residential Area** option for outer residential lifestyle lots 2000m²-4000m²
- **Stage 2 Options** – other potential areas for growth if needed- feedback sought



MARTINBOROUGH

Wharekaka



KEY

Residential Growth Options

- MA** Oxford Outer Residential Lifestyle
- MB** Dublin Outer Residential Lifestyle
- MC** Lake Ferry/White Rock Outer Residential
- MD** Existing Mid Residential
- ME** Inner Residential
- MF** Ferry Road Mid Residential

Potential Dwellings on Lots >1200m²

- 1-10
- 21-100

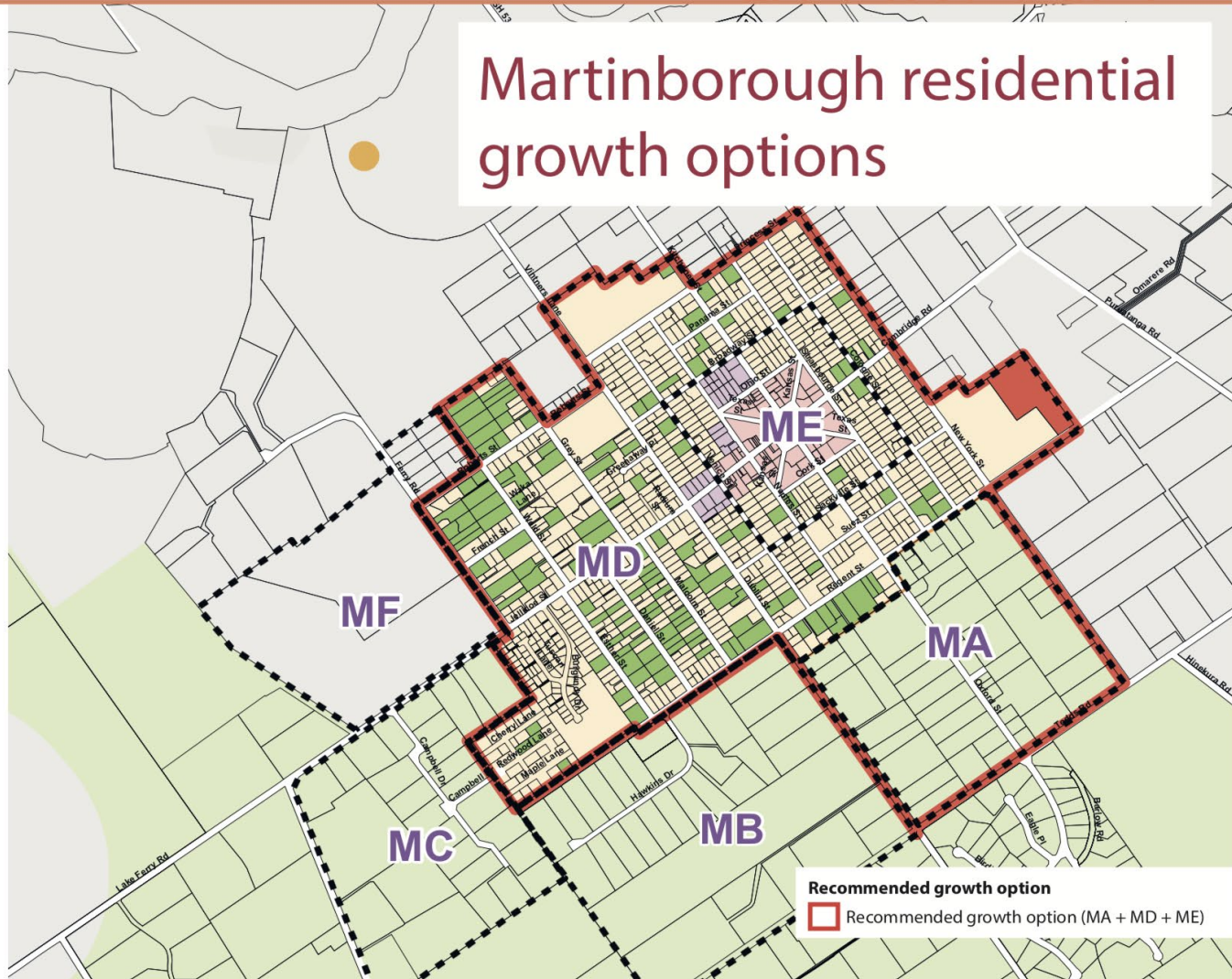
Features

- Wastewater Treatment

Zone

- Commercial
- Industrial
- Rural Production
- Residential
- Rural Special

Martinborough residential growth options



Recommended growth option
 Recommended growth option (MA + MD + ME)



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Martinborough – setting the direction

- Questions and discussion



The Proposed Residential Growth Proposition – **Featherston**

- **A Growth Node** includes 1km radius and additional areas at the edge
- **Master planning** – to determine future densities and pattern of transit oriented development
- Consistent with **proposed Greater Wellington Framework** and recognizes community feedback for more affordable housing; greater choice, diversity of housing type; opportunity of rail station



FEATHERSTON

Pae Tū Mōkai o Taurira

KEY

Residential Growth Options

- FA** Featherston Growth Node
- FB** Featherston Outer Residential (South)
- FC** Featherston Outer Residential Lifestyle (North)
- FD** Featherston South
- FE** Status Quo - Existing Zoning

Potential Dwellings on Lots >1200m²

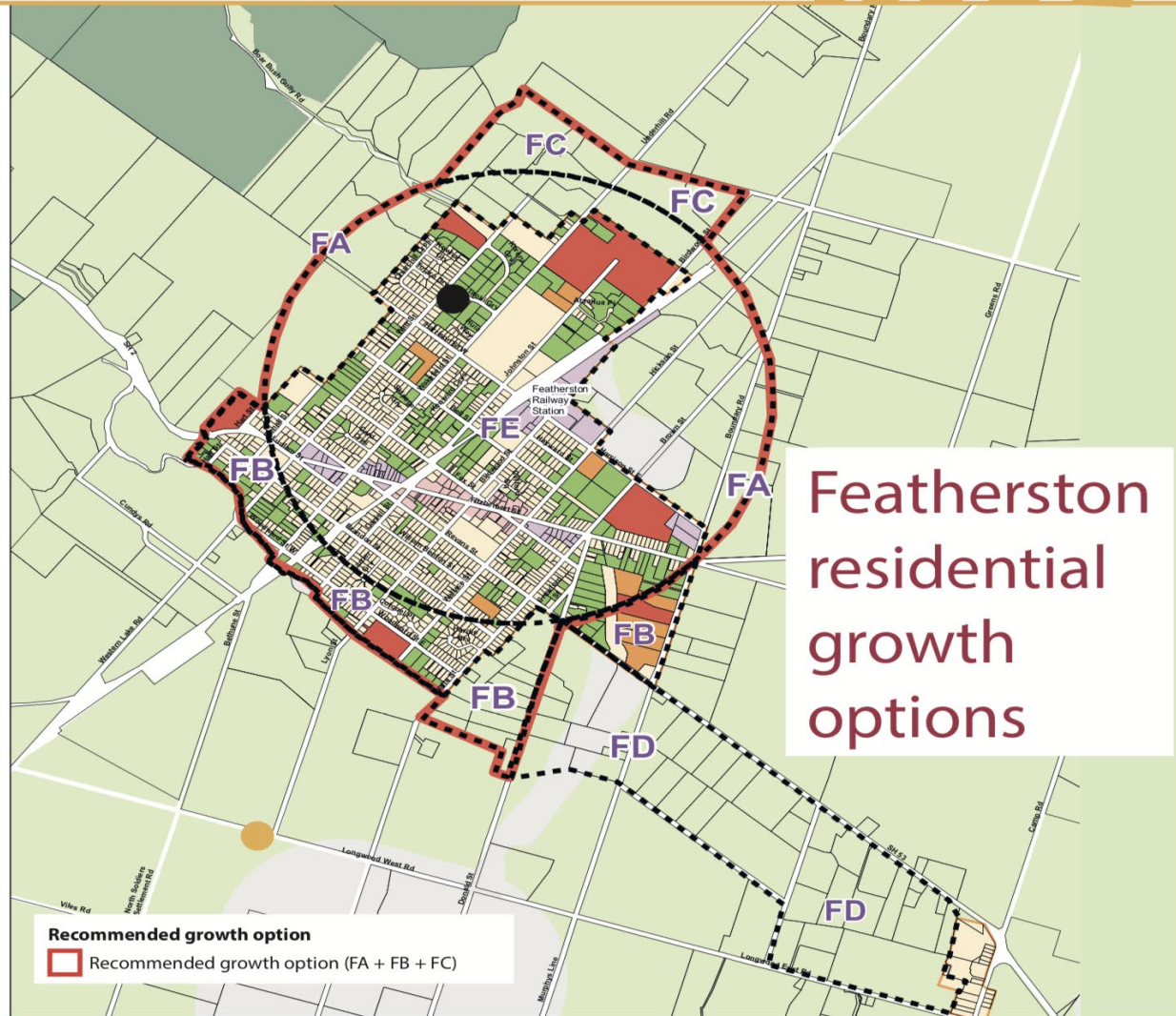
- 1-10
- 11-20
- 21-100

Features

- Railway Station
- Wastewater Treatment

Zone

- Commercial
- Conservation
- Industrial
- Rural Production
- Residential
- Rural Special



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Featherston – setting the direction

- Questions and discussion



The Proposed Residential Growth Proposition – Greytown

- **Short- medium term** – development in existing urban area and an extension Papawai Road to Jellicoe Road
- **Long term** – 20 +years Woodside station- new small town
- **Keep countryside between Greytown and Woodside**



GREYTOWN

Te Hupe Nui



KEY

Residential Growth Options

- GA** Governors Green
- GB** Jellicoe - Pāpāwai Mid Residential
- GC** North Street Extension
- GE** Greytown corridor to Woodside Station
- GF** Existing Mid Residential
- GD** Recommended Option 20+ Years

Potential Dwellings on Lots >1200m²

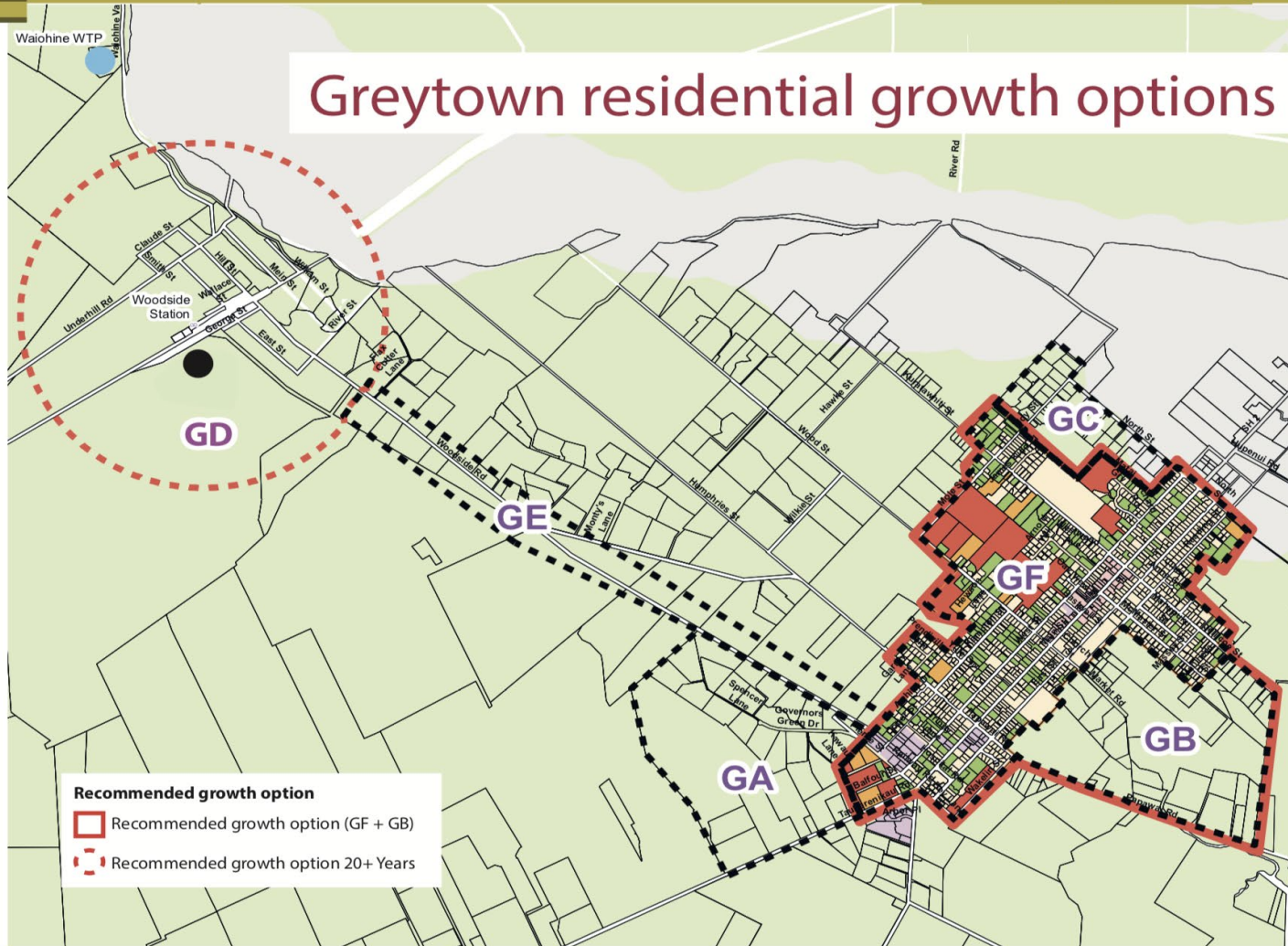
- 1-10
- 11-20
- 21-100

Features

- Railway Station
- Water Treatment

Zone

- Commercial
- Conservation
- Industrial
- Rural Production
- Residential
- Rural Special



Greytown – setting the direction

- Questions and discussion



The Spatial Plan Steps

Step 1:

Complete South Wairarapa Spatial Plan diagram and map and confirm Residential Growth Options for our three towns following consultation and feedback

Year 1–3 (now)

Continue engagement with whānau, hapū, marae and Māori Trusts to confirm Papakāinga Areas and District Plan changes

Step 2:

Making it happen - Residential Areas and Papakāinga Areas

Year 1–3 (now)

Master-planning and District Plan changes for Featherston

Year 1–3 (now)

Master planning and District Plan changes for Martinborough

Year 3–5 (next)

Master-planning and District Plan changes for Greytown

Step 3:

Thinking and planning beyond our Residential Areas

Year 1–3 (now) Rural and Rural Special

Year 1–3 (now) Commercial/Industrial

Year 1–3 (now) Transport



Summing Up

- Residential growth options prioritised as housing supply needs to meet demand; impacts on housing affordability; homes for key workers, options for young and older persons needed
- Master planning will involve landowner, community and iwi input
- Ongoing liaison with mana whenua to determine Papakāinga options
- Commence other investigations e.g. for rural and commercial areas as part of District Plan Review



The Residential Growth Options – Submitting your Feedback

The feedback form can be:

- Completed online at **www.swdc.govt.nz/spatial-plan**
- Emailed to South Wairarapa District Council at **spatial-planning@swdc.govt.nz**
- Sent to PO Box 6, Martinborough
- Dropped off at Council offices
- Dropped off at town libraries
- If you would prefer to make a verbal submission only, please phone 06 306 9611.

