



SOUTH WAIRARAPA
DISTRICT COUNCIL

Spatial Plan

Recommendation Report to Council

Date of Approval	xx
Next Review	xx

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Introduction

The Spatial Plan process was started in 2018 to understand our people and places, including what is happening now and where, and our aspirations for the future. The aim of the process was to develop a plan that sets the long-term strategic direction for the district, protect what is valued by communities, while responding to change, and providing new and appropriate opportunities for growth. A questionnaire was sent out seeking feedback from the community about what values were important to it and what form of growth was needed. A significant number of responses were received with 688 through the online survey. Of these responses 237 raised concerns with the lack of housing options and future growth within each of the districts three towns; Martinborough, Featherston and Greytown.

Residential growth options were developed using the survey feedback and subsequently assessed taking into account:

- regulatory requirements including, the 2020 National Policy Statement on Urban Development; the draft Greater Wellington Regional Framework and regional policies;
- previous investigations,
- feedback from hui with local Marae/Māori trusts/whānau
- community and stakeholder workshops
- elected member workshops and
- current patterns of development

Multiple site visits have been undertaken in each of the three towns including a tour of prospective sites with elected representatives

A high-level assessment across each town included assessments against multiple criteria with multi-disciplinary inputs including from Wellington Water (see matrix document). From these assessments, recommended residential growth options for each town were established and presented to the community.

The SWDC Spatial Plan consultation document was publicly notified using the Special Consultative Procedure set out in the Local Government Act 2002. The consultation period was from 31 March to 30 April 2021. Within this consultation period 213 additional submissions were received. Within the responses five main themes strongly emerged across the wider District. These themes include

- heritage and character,
- intensification,
- productive soils,
- population and infrastructure.

Hearings were held in May 2021 and the submissions were then analysed (see analysis document). Additional site visits, infrastructure inputs and assessments have been undertaken in response to these submissions and the themes

which arose. These submissions and additional assessments have supported the recommended options which have been discussed in this report.

Themes

Throughout community consultation, submissions, meetings and key stakeholder meetings there are four main themes that have emerged. These themes include heritage and character, intensification, productive soils, population and infrastructure. The most conflicting themes were heritage and intensification. However, 80% of respondents recognised that growth was required and supported it as long as it would not compromise what they love about the area. This was up from 65% at the previous consultation. These themes been taken into account when developing these residential growth options and future planning.

Heritage and character

The overarching message was that each town's heritage values, character and rural amenity needed to be protected, retained and enhanced. While most submitters acknowledged that we need to plan for growth for increased population, character and the 'small town feeling' were the main values that submitters were worried about losing.

Heritage wasn't just about significant heritage buildings, it was about the entire feel of the town including the balance of green space around the buildings, the trees, footpaths, the urban form including section sizes and layouts. Feedback also included some commentary about local history and knowledge about specific areas that should be considered in any future plans. On the whole, 80% of respondents recognised that growth was required for the district and supported it, as they recognised that the growth would not necessarily compromise what they love about the area. This was up from 65% at the previous consultation.

Intensification

Intensification was mentioned throughout most submissions. There was an even mix of those who supported intensification and those who didn't. The submitters who supported intensification agreed that some intensification, in the right location was needed to provide choice, increased accessibility to services and affordable houses and to reduce the need to expand town boundaries. It was recognised that more dense areas within the towns would benefit some demographics more than others and would provide different options, but also acknowledged that any increased density would require master planning and design controls.

Those who didn't support intensification felt as though the towns would lose their individual characters and greenspaces which would feel like an extension of Wellington. Many submitters mentioned that the current infilling of sections was resulting in negative impacts on design, functionality and heritage outcomes which they didn't want repeated. Others seemed open to increased density as long as it was done correctly and with design guides/controls. Feedback was clear that design outcomes such as town houses and three storey buildings were not supported.

Productive soils and farmland

Protecting productive farmland and viticultural land was at the top of the majority of submitters' (109 mentions) minds when considering options that included expanding the current town boundaries. Submitters did not want to expand the town boundaries if the soil was good quality (class I, ii, iii) or had existing productive activities occurring. Submitters were much more open to developing areas where the land did not have a productive purpose, versatile

soils or had already been compromised e.g. already being used for lifestyle. Submitters appreciated the hard rural edge of our towns and didn't want to see this hard edge compromised with lifestyle blocks.

Population and community

Submitters were concerned that the population assumptions would not be a true representation of the population growth that will come. Many mentioned that growth will be much higher than anticipated. Submitters were also concerned about the increasing number of visitor numbers which occupy a large number of houses for short term visitor accommodation (Airbnb).

Infrastructure

Submitters were concerned that the District's infrastructure could not accommodate the projected population and household growth and requested that upgrades to all council infrastructure should be undertaken prior to growth areas being opened up. Other submitters supported opening up of growth areas with the help of developer funding.

These themes have been taken into account, along with the submissions in making these recommendations.

Development of growth areas

Residential growth options to provide for growth over the next 30 years for the district have been assessed and final recommendations have been made considering the vision for South Wairarapa; 'Best of country living with the community at the heart of everything we do'.

The recommendations for the Spatial Plan have taken into account that each of the three towns will accommodate growth in response to population projections for the respective towns. That is, the growth model did not assume growth was to be concentrated in only one or two towns, rather it was shared across each with its own character and qualities, complementing the others.

Making provision for growth in each of the three towns:

- » Allows existing residents (e.g. older persons who may want smaller homes in the future, families of existing residents who may return, young residents (18+yrs) to form their own households and live in the town they grew up in if they choose to, and for new residents
- » Provides for "choice" which is one of the 7 C's in the NZ Urban Design Protocol. SWDC became a signatory to the NZ Urban Design Protocol in 2010. Choice is interpreted in the NZ Urban Design Protocol to include choice in terms of the urban form of a town, as well as choice in densities and building types. In terms of the three towns, they are each different in character (and form) and having three towns with different offerings allows people to choose which town suits their lifestyle option. The assumption is also that the character of the three towns will be respected as any change occurs as this is also one of the 7C's of the NZ Urban Design Protocol.
- » Contributes to meeting demand – not allowing for growth in the three towns may impact on housing prices because demand will exceed supply. When this happens, local residents can find that housing becomes unaffordable, for example rents are raised. It may also generate a demand for housing in "non -

residentially zoned areas” such as the requests for key worker housing being sought in the Rural Special Zone

» Responds to community feedback – approximately 80% of feedback indicated a level of comfort with growth providing it is done well. Additionally new areas for growth for each of the three towns were put forward in stakeholder and community workshops and these growth options have been considered or looked at as part of this assessment in response to community feedback

» Is consistent with managing resources in a way that enables people to provide for their social, economic and cultural wellbeing (see section 5, Resource Management Act). Housing or shelter is a fundamental need and contributes to peoples’ wellbeing.

Enabling sufficient land supply, ‘unlocking land’ and enabling different housing choice and types to meet demand are important tools or levers that local authorities can use to help address housing affordability. Housing affordability has been raised as a concern during the informal consultation period with stakeholders and the community. This includes housing that is affordable for iwi, key workers and young people.

It is acknowledged that iwi/hap /whānau may have their own aspirations to develop Papakāinga on Māori land and that engagement with local iwi/hapū/whānau regarding such options is at an early stage, however the draft spatial plan recognises and supports the potential for self-sufficient Papakāinga,

The residential growth options were also developed and assessed taking account of regulatory requirements, the 2020 National Policy Statement on Urban Development; the draft Greater Wellington Regional Framework and regional policies; previous investigations, current patterns of development, feedback from hui with local Marae/Māori trusts/whānau, the community and stakeholder workshops and elected member workshops. Multiple site visits have been undertaken in each of the three towns including site visits with elected representatives

A high-level assessment across each town included an assessment against multiple criteria with multi-disciplinary inputs including from Wellington Water. Assumptions included:

»Guidelines on development uptake (potential lots/homes achievable) in potential greenfield areas (generally undeveloped land or rural or rural lifestyle land earmarked for potential urban development.)

»Indicative population projections using a medium population growth scenario.

»The use of structure plans, master plans and urban design guidelines to ensure quality developments. It is proposed that a collaborative process with landowners, iwi and the community be undertaken for new areas proposed for growth. Structure plans in NZ are generally a high-level framework to guide development or redevelopment of an area showing the overall pattern of development, such as the location of key roads, three waters infrastructure, areas of residential development, parks and any commercial areas. Master planning is more detailed versions of a structure plan and helps inform subdivision patterns, street hierarchy, density, housing typologies, intersections, protected trees, yields of homes, parks, schools and any commercial areas.

The community seek to see where “town and country start and finish” and that sporadic rural subdivision is not to be encouraged. In this regard, any proposed new developments are recommended to be contiguous to existing urban development. This also allows for more efficient servicing of infrastructure. When greenfield areas are master

planned there may be some parts within these areas that are deemed appropriate to be used as a buffer between different environments for example rural and residential uses.

Next steps

The Spatial Plan will shape the way our communities grow and develop over the next 30 years. It 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 first phase of the Spatial Plan consultation identified that all three towns required additional residential capacity. Therefore, residential growth options were explored as a first priority.

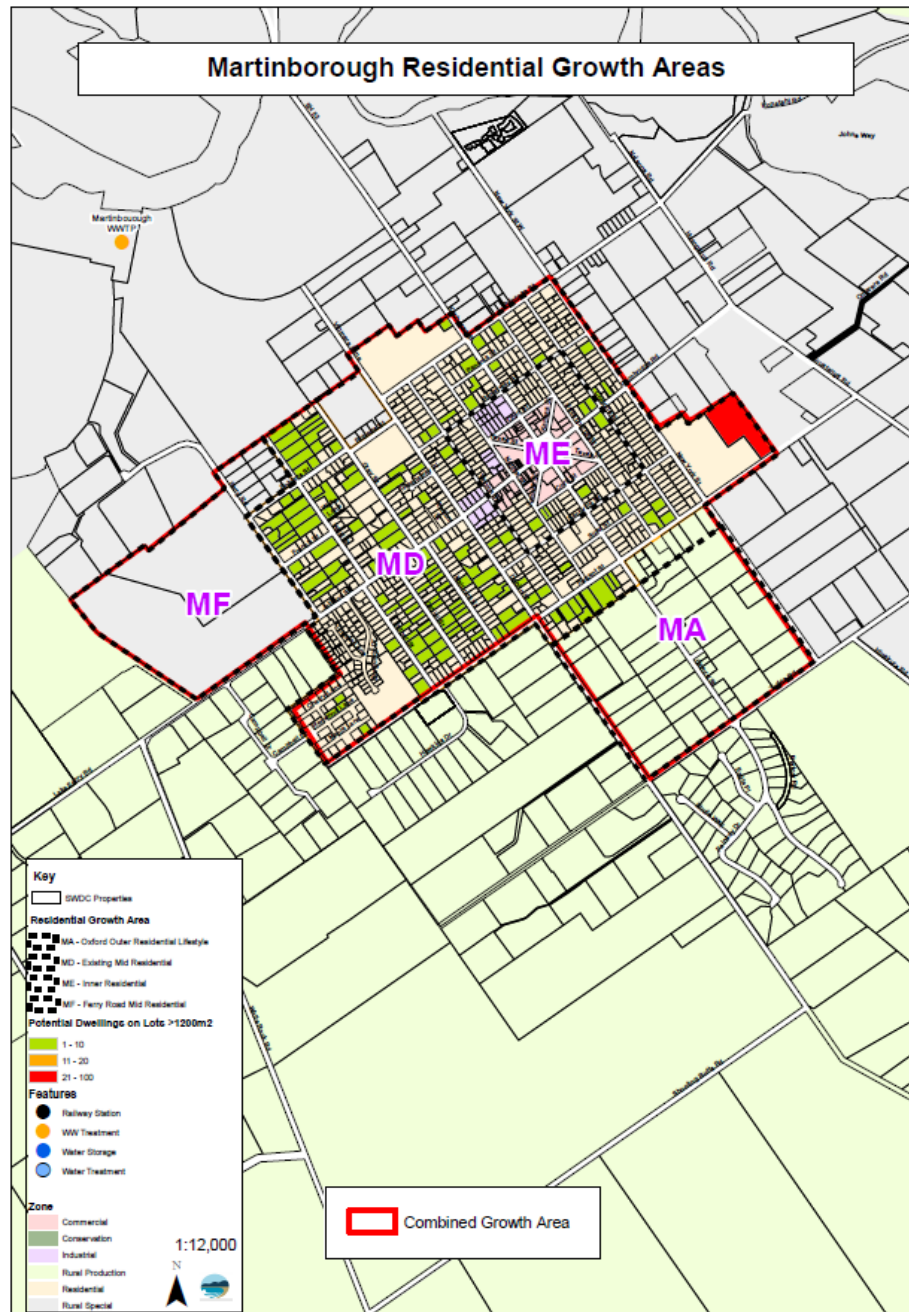
- Step 1 is adopting the Spatial Plan and the Spatial Plan residential growth areas.
- Step 2 is making it happen
 - Master Planning will start for Featherston and Martinborough in Year 2 (2022).
 - Year 2 will also include continued engagement with iwi, marae and Māori Trusts to confirm Papakāinga areas.
 - Year 3-4 - Master planning will be undertaken for Greytown. Greytown has been extended out to Year 3 due to its existing residential capacity.
- Step 3 - Thinking and planning beyond the residential areas 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 District Plan Review, with the District Plan becoming operative in late 2023 to early 2024.

Master planning is a collaborative process with landowners, stakeholders, iwi and the community. Structure and Master planning will guide the development of an area, with regards to key infrastructure and road networks, subdivision patterns including density and housing typologies, green space, yields of homes, parks, schools and any commercial areas. Until the structure and master plan process is completed, these areas will not be put forward in a District Plan Change. In the meantime, objectives and policies will be included in the District Plan to ensure that development does not proceed in these areas which could compromise the capacity, design and infrastructure of the growth area.

Martinborough

It is recommended that Council adopt the combined growth area (shown in red on the Map M) being:

- MA – Oxford Outer Residential
- MD – Existing Mid Residential
- MF – Ferry Road Mid Residential
- ME – Inner Residential



Introduction

The population of Martinborough is growing and approximately 600 new residents are expected in Martinborough over the next 30 years. This means we need approximately 300 new homes over this period based on the current population projections, noting that this doesn't include housing for visitors or key worker accommodation. The population demographics are changing with smaller numbers in a household, a range of smaller homes and housing choice is required.

At the same time as demand for homes increases, so does the cost of homes. Martinborough recorded median house prices in 2020 just over \$700,000. 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.

Local stakeholders and the community requested that a greater variety of homes be planned for to meet a range of needs and future population growth. Martinborough's growth options therefore included options for some greater density (more homes on smaller sites) in the existing urban area as well as some growth (larger lots) at the edge of the town for residential lifestyle. A recommended growth option made up of a combination of areas was put forward to the public for consultation. The combination option comprised of:

- MA – Oxford Outer Residential Lifestyle (Density of 2000m²-4000m²)
- MD – Existing Mid-Residential (500m²)
- ME – Inner Residential (150m²-200m²)

This combination option would accommodate population growth that would include:

1. Oxford Outer Residential Lifestyle - greenfield /rural/large lot land being converted to lifestyle - on land contiguous to the existing urban area with easy accessibility to the town centre (labelled MA);
2. Uptake of infill development currently allowed in the existing residential zone (labelled MD); and
3. Some intensification (requiring a plan change/and design guide) of the existing residential area in close proximity to the town centre/existing commercial shops and village; (labelled ME) to enable more diversity and housing choice;

Three other options were put forward as potential further stages for growth and development as potential further stages for growth and development:

- MB – Dublin West Outer Residential Lifestyle (density of 2000m²-4000m²)
- MC – Lake Ferry/White Rock Outer Residential Lifestyle (density of 2000m²-4000m²)
- MF – Ferry Road Mid Residential (density of 500m²)

The recommended growth option for Martinborough being the combination option of Inner Residential (ME), Mid Residential (MD) and Oxford Outer Residential (MA) received 147 submissions. Of these 147 submissions, 54 were received in support of the option (37%) and 55 were received in in opposition to the option (37%). 38 were unsure (26%).

When analysing the submissions, it was noted that submitters did generally support the options in part but not when combined. The results were broken down into the specific areas of MA, MD and ME to determine what people said about each area. Of these areas 48 specific comments were on MA, 40 on MD and 44 on ME.

MA – Oxford Outer Residential Lifestyle

MA – Oxford Outer Residential Lifestyle area can provide approximately 200 homes. 64% of submitters supported the development of MA recognising that there is demand for outer residential properties and that developing MA for lifestyle living would provide greater choice while ensuring that rural character of this area was retained. Those who did not support the development of MA had concerns that this area would not provide affordable housing options and there would be limited uptake. In responding to submitters request for housing choice, it is recommended that MA be adopted by Council to provide an Outer Residential lifestyle option for Martinborough which will be well designed, connected whilst retaining its rural character. It is recognised that this option alone will not produce affordable housing options and fill the need for Mid-Residential Development, therefore additional Mid-Residential options have been further assessed and included as discussed in the following sections.

MD – Existing Mid Residential

MD – Existing Mid Residential was the most supported growth option with 85% of submitters supporting the retention of the current density of 400m² – 500m² within MD. Mid-residential development provides a level of amenity values that are currently anticipated by the District Plan density requirements. Because of this, 40% of submissions mentioned that there is a high demand for MD properties and additional land is required. It is noted that based on current land availability there are only approximately 60 lots within MD that could be created through further development.

It was also raised that the current subdivision and bulk and location rules do not result in good design and functionality outcomes. Submitters believed that the current infilling of sections in Martinborough disrupted the town's traditional form and heritage values. The option to include design guidelines or controls into the District Plan was supported by submitters on the condition that it did not add large time delays or costs to the homeowner/developer. Infill guidelines have been introduced in many Districts across the country and work well to provide better infill development outcomes for the town character as well as on site amenity.

It is recommended that the existing density limits remain for MD with a design guide be introduced for infill development within the existing mid-residential areas to create better design outcomes for infill developments.

MF – Ferry Road Mid Residential

40% of submitters on Mid-Residential development and 36% of submitters on MA – Outer Residential Lifestyle raised that there was not an adequate amount of mid residential land in Martinborough and not all landowners will subdivide, therefore additional land should be opened for mid residential development in the short term. Of the potential areas, 33 submitters requested that MF (36ha) be brought into the 1–3-year plan to provide affordable housing. Many recognised that this area was a blank canvas and could result in a greater number of dwellings and well-designed area. Inclusion of MF option was preferred over extending into MB and MC areas due to the land being a blank canvas and the proximity to the town square but there was support for reviewing MB and MC areas when additional capacity is required in the future.

MF – Ferry Road Mid Residential is 36.7ha of vacant land owned by two property holders making the master-planning process more straightforward. The site could provide approximately 400 homes based on mid-residential density. The site adjoins the town boundary and has good connections to community services. The site is zoned as rural

special within the District Plan however, the land is not suitable for growing grapes due to clay being present in the soil. It is recommended that MF- Ferry Road be adopted for mid-residential development subject to master planning.

Additional Areas – Mid Residential

A full assessment has been undertaken of all additional areas requested by submitters. These assessments used the same criteria used for the original growth area assessments. Two areas within Martinborough scored well and have been included in the Mid-residential zoning. These two areas combined are 7ha located on Roberts Street and Regent Street. These additional areas are a logical inclusion into the town boundary, due to their location with the current town boundary, their connection to town and their ability to be serviced

ME – Inner Residential

While affordability and choice were the main matters raised in Martinborough, this conflicted with the other main matter raised - heritage. This conflict resulted in a 50/50 split of submissions on providing greater intensity within ME. Submitters believed that increasing the density in the town centre would be a good option in principle as it is closer to all services and provides people with choice, but others had concerns that increased density would result in a loss of small-town character. Those who supported ME recognised that design principles would need to be followed to achieve good outcomes for the town.

An increase in density can be achieved without reducing the character of the town by establishing design guidelines. The current commercial area within the town centre is covered by heritage guidelines, whereby any addition, alteration or new build requires resource consent to ensure the design of the building is complementary to the heritage values and surrounding buildings within this area. A design guide would enhance the current District Plan Provisions. Design guides have been successful in balancing growth and retention of heritage/small town feel in places such as Arrowtown, Waihi, Kerikeri. It is recommended that ME – Inner Residential be adopted subject to a design guide being established.

Conclusion

Overall, the main theme that emerged for Martinborough was that mid-residential land was the top priority followed by choice for all current and future residents. The inclusion of MF would provide additional affordable housing within close proximity to town. MA would provide lifestyle living options while maintaining rural amenity while ME would provide greater density within the town centre. Greater density within this area would provide housing choice for all ages with better connectivity to town and services.

This recommended combination option could provide 700 homes over 30 years offering options for families and retirees while also ensuring there are options for visitors which based on our current housing stock, takes up a large portion of available dwellings within Martinborough.

The design characteristics, specific lot sizes and infrastructure development and costings will be undertaken as part of the structure and master planning process to follow.

Recommendations:

- 1. It is recommended that Council adopt the combined growth area (shown in red on the Map M) being:**
 - a. MA – Oxford Outer Residential**

Brownfield development of 48.8ha East and West of Oxford Street for residential lifestyle options of approximately 200 homes – larger lots (around 2000m² – 4000m²) with master-planning to retain a rural look and feel.

b. MF – Ferry Road Mid Residential

Greenfield development of 36ha for mid residential options of approximately 400 homes (400m²-500m²) with master-planning.

c. MD – Existing Mid Residential

Keeping the current density (minimum 400m² lots with an average of 500m²) in existing areas but with the inclusion of two new areas on Regent and Roberts Street. Approximately 100 homes.

The introduction of a design guide for infill development.

d. ME – Inner Residential

Permitting greater density (lots of around 150–200m² net site area) and more homes on existing sites in the area bounded by Cologne Street, Broadway Street, Venice Street and Sackville Street.

Option 1 – Adopt subject to developing a heritage design guide

Option 2 – Adopt area with further investigations to be undertaken

- 2. Master planning and structure planning be undertaken during Year 2. Once master planning and associated investigations are complete, changes to the District Plan will be made (no development in these areas prior to the Plan change).**

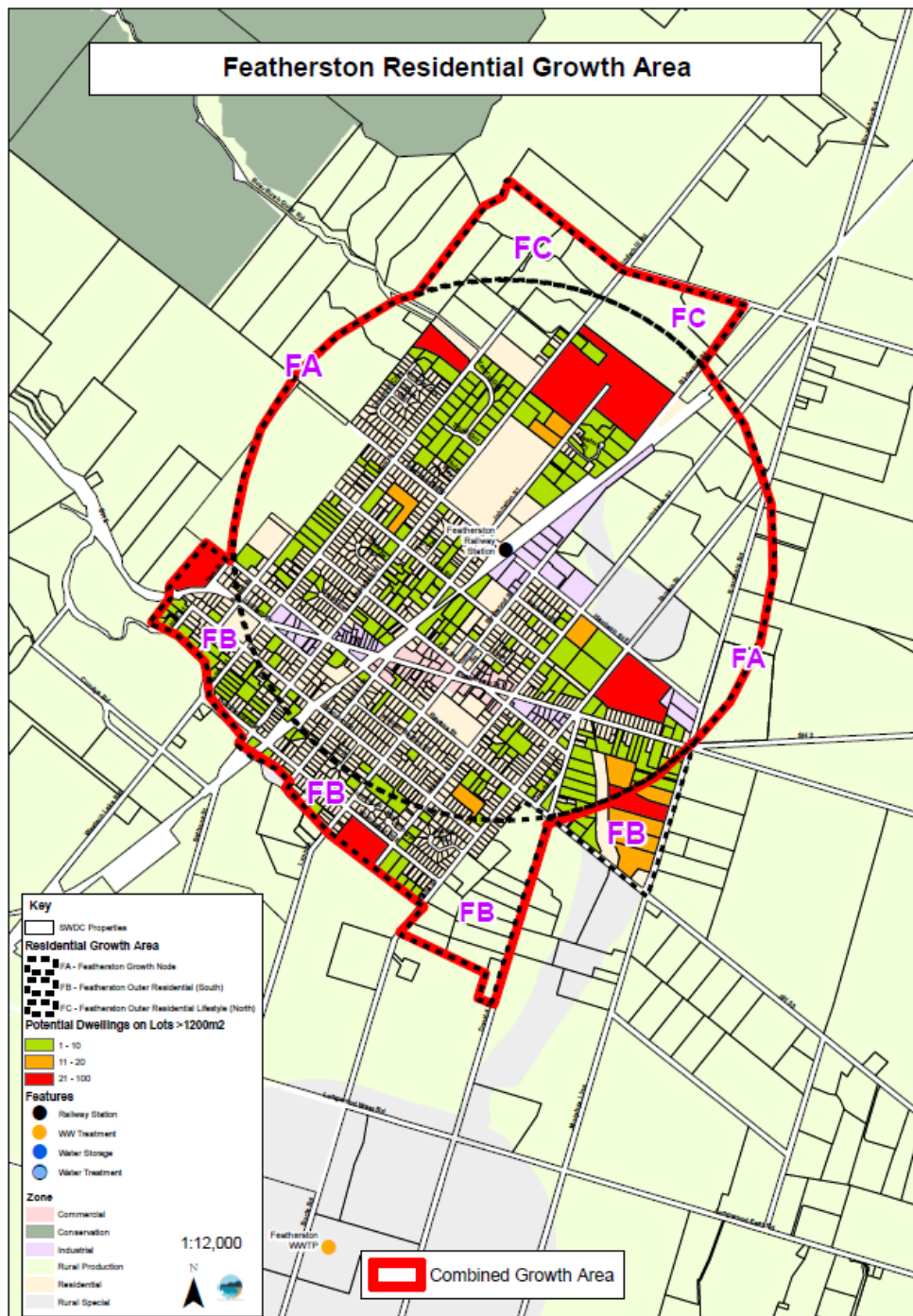
- 3. It is recommended that the areas of MB and MC be explored again in the future to provide additional residential capacity when needed**

If uptake of land (demand for housing) is greater than expected within the recommended area that there is identified land that could be brought forward for development.

Featherston

It is recommended that Council adopt the combined growth area (shown in red on the Map F) being:

- FA - Featherston Growth Node
- FB – Featherston Outer Residential South
- FC – Featherston Outer Residential Lifestyle North



Introduction

Based on current projections, future population growth in Featherston is likely to increase by approximately 800 people within the next 30 years. There is the potential to accommodate this population growth and potentially more through transit-oriented development around 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.

The existing urban area and zoning is not consistent with the Draft Greater Wellington Regional Growth Framework, which has an emerging direction for nodal development with more choice for housing and employment in the Wairarapa. Following this, the Featherston Growth Node Option (FA) was released for public consultation including two additional areas to provide for choice within the town (FB and FC).

The recommended growth option for Featherston being the Featherston Growth Node (FA), Featherston Outer Residential (South)(FB) and Featherston Outer Residential Lifestyle (North)(FC) received 99 submissions. 43 submissions were in support of the proposed option (43%) and 9 against (9%). The remaining 47 did not know. The respondents who did not know, were not from Featherston and did not feel it was right to comment.

Combined option

63% of submitters generally supported the recommended option of FA, FB and FC as they would provide choice and a range of housing options. Submitters suggested that not all sections should be high density as people will still want the 'quarter acre dream'. There was a strong message that options should be available for all, including first home buyers, kaumatua, elderly and those who need social housing with the proposed options providing these choices. Of those who did not support the recommended growth option, concerns included the size of future sections, reduction in character and natural hazards. All of these matters will be taken into account in the master planning process.

Conclusion

The Featherston Growth Node (FA) as identified in the Greater Wellington Regional Framework (GWRF) alongside the additional areas of FB and FC which are Outer Residential Lifestyle areas can provide for the level of population growth anticipated, allow for housing choices, and can be structure planned and master-planned to enable quality developments including transit-oriented development. The master planning process will include protection of historic properties and avoidance of any hazards. The structure and master planning of Featherston will include residential, commercial, industrial zones while integrating development with transport and infrastructure.

The design characteristics, specific lot sizes and infrastructure development and costings will be undertaken as part of the structure and master planning process to follow.

Recommendations:

1. It is recommended that Council adopt the combined growth area (shown in red on the Map F) being:

a. FA - Featherston Growth Node

Transport orientated development of Featherston within 1km of the train station. Master planning to include residential, commercial and industrial zoning while also considering transport and infrastructure.

b. FB – Featherston Outer Residential South

Brownfield development of 16.5ha for residential lifestyle options – larger lots (around 2000m² – 4000m²) with master-planning to retain a rural look and feel.

c. FC – Featherston Outer Residential North

Brownfield development of 26.2ha for residential lifestyle options – larger lots (around 2000m² – 4000m²) with master-planning to retain a rural look and feel.

- 2. Master planning and structure planning be undertaken during Year 2. Once Master planning and associated investigations are complete, changes to the District Plan will be made (No development in these areas prior to the Plan change).**

Greytown

It is recommended that Council adopt the combined growth area (shown in red on the Map G) being:

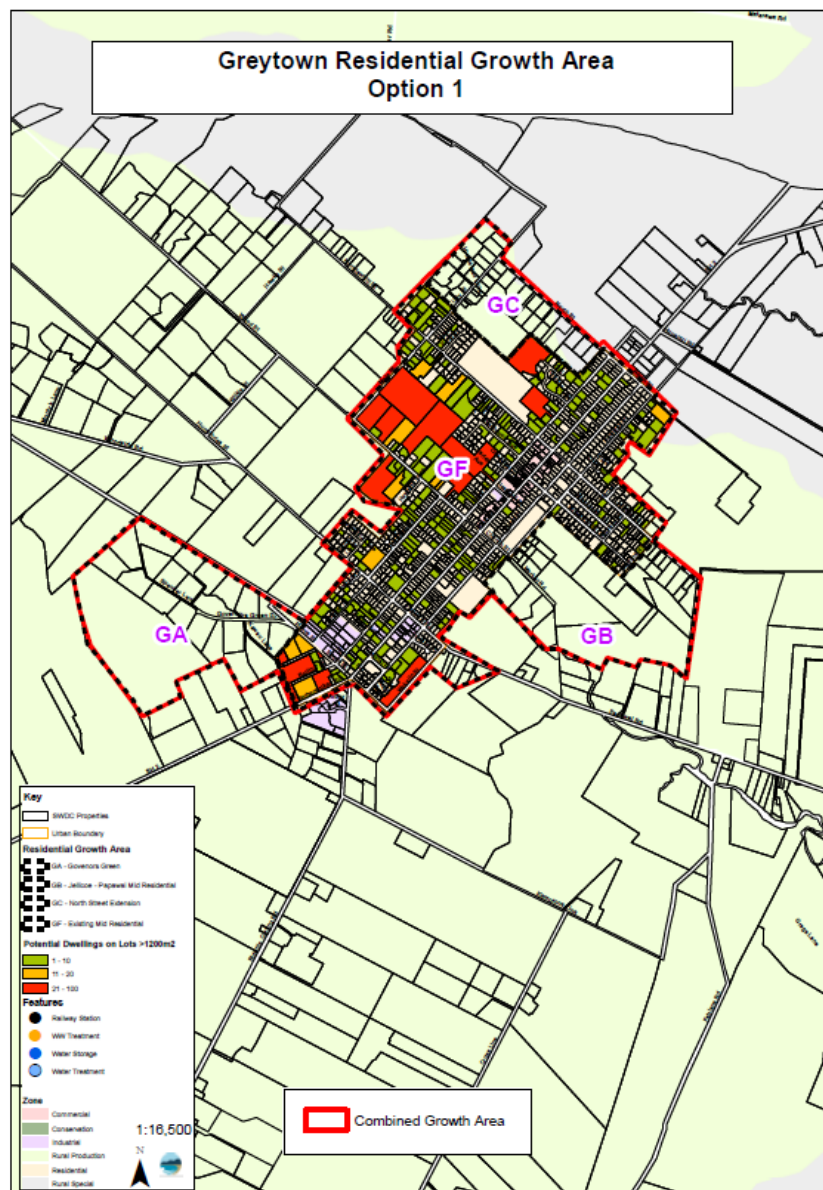
- GF – Existing Mid-Residential
- GB – Jellicoe to Papawai Mid-Residential

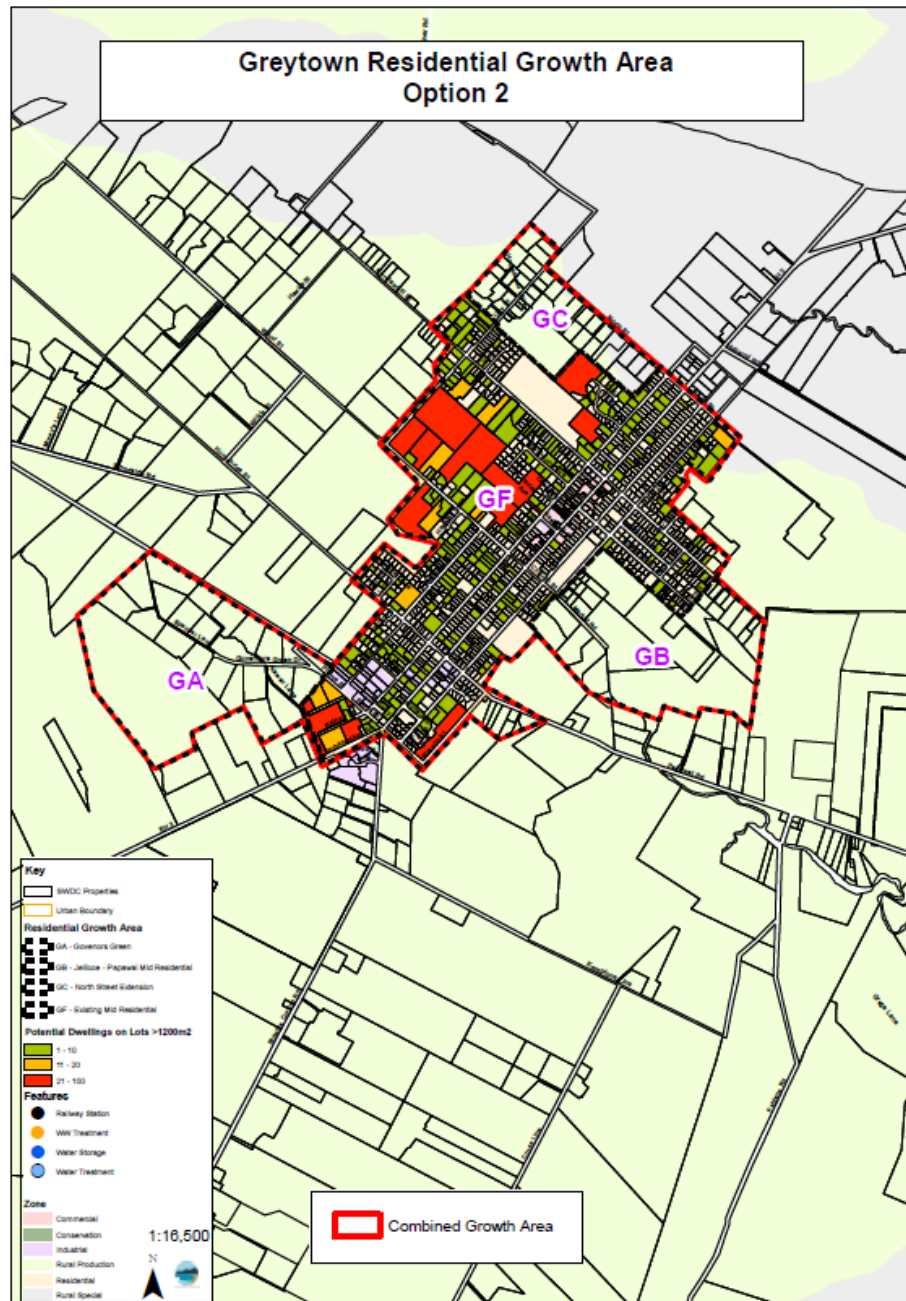
OR;

- GF - Existing Mid Residential
- GB – Jellicoe to Papawai Mid-Residential Reduced Area

Indicate additional area for further investigation in the medium term 5-10 years).

- GC North Street Extension (100 homes) or:
- GA Governors Green Extension (100 homes)





Introduction

The population of Greytown is expected to grow by 1080 persons by 2051 with approximately 800 houses needed within this timeframe. Currently, the existing zoning of Greytown would enable, based solely on-site size, approximately 1000 more homes. However, not all sites will be developed and on the assumption that only 25% of the potential capacity may be taken up, it is estimated that the existing zoning would allow for approximately 250 homes. The Greytown Development Area was expected to provide 400 additional dwellings, however, 10.5ha of this land is continuing to operate as a working orchard. To date, 110 lots have been approved in this area with

potential for 105 additional lots/dwellings excluding the orchard area. Therefore, there is a need to identify additional areas for growth in Greytown.

There is already pressure on rural areas 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. Greytown stakeholders and the community called for the need for land to accommodate homes reflective of the current District Plan size requirements (400m² to 500m²). Therefore, options for mid-residential were explored and put forward to the public for consultation.

Both short to medium-term and long-term options were put forward for Greytown, given the capacity remaining within the current area but also taking into account the population growth that is expected. The short to medium term option included development within the existing urban areas (GF) and an additional extension for development between Papawai Road and Jellicoe Road (marked GB on the map), which was originally an area of around 72ha excluding the retirement village. The preferred area of GB was recommended to allow for additional growth adjacent to the area now zoned for the retirement village, as it has excellent connections to the town centre and amenities. Both of these areas are proposed to include mid-residential densities (minimum lot sizes of 400m²) as a means of providing smaller lots while retaining the character of Greytown.

The longer-term option was included for Greytown (GD) to take advantage of the existing rail infrastructure at Woodside Station, where growth can be clearly monitored, and such an option brought alive as required. This option would be explored in the future (20-plus years) and could provide a small, new town or transit orientated development around the existing Woodside Station.

The recommended option for Greytown being Existing Mid Residential (GF), Jellicoe-Papawai Mid Residential (GB) and Woodside Station (GD) received 132 submissions, 58 in support (44%), 37 against (28%) and 37 were unsure (28%). The question asked was whether the three options combined were suitable. When analysing the submissions, it was noted that submitters did generally support the options in part but were not fully supportive when combined.

GB – Jellicoe to Papawai

The option of GB had partial support, with submitters agreeing that GB was a logical extension of the town boundary with good connection to town and services. However, concerns were raised about the size of the zone, potential stormwater and ponding issues as well as the reduction of primary production land. Therefore, submitters requested that the size of this area be reduced to avoid production land and the wetter areas. It was also requested that GB only be developed after the areas of GF and GA have been infilled. After the Council hearings, the Councillors also requested that this area be redefined for these reasons.

The original growth area of GB was 72.5ha (with the exclusion of the retirement village) and could provide the required 800 homes. The redefined option has reduced the original area by 18ha to 54ha but can provide approximately 650 new homes based on mid residential density. This area has been redefined following the existing title boundaries, excluding some of the known wetter areas of land as well as the exclusion of some larger land holdings which hold class 1 soils and some rural lifestyle sized properties which retain the rural feel along Papawai Road.

Submitters were very strong on retaining the rural/town boundary. This option would retain this rural boundary along Papawai Road leading into town while continuing to provide connectivity through Market Road, Jellicoe Street

and McMaster Street as well as the adjoining retirement village. This area also avoids class 1 soils and reduces development on class 2 soils. This area also avoids small areas of known contaminated land which can be costly to remediate.

The redefined area of GB has responded to submitters' and Councillors' concerns of protection of productive soils, avoidance of hazards and retention of rural character. However, it is recognised that reducing the size of GB will reduce residential capacity.

Retaining the original area of GB would accommodate the anticipated growth for Greytown over the next 30-year Spatial Plan timeframe. While there are concerns about stormwater and infrastructure capacity for mid residential lots in this area, the master planning process would identify these areas and design these areas accordingly, whether this be larger densities or green space/recreational areas.

For the reasons explained above, two options are being put forward to Council:

Either

1. Adopt the current area of GB which can provide 800 homes without the need for additional areas.
2. Adopt the reduced area which can provide 650 homes but designate an additional area for further investigation in the medium term 5-10 years)
 - a. GC North Street Extension (100 homes) or:
 - b. GA Governors Green Extension (100 homes)

GA – Governors Green Extension

The area of GA – Governors Green Extension scored well in the original assessment because of its lack of hazards and soil quality. However, GA has an overall existing recent large lot development pattern and form that makes it more difficult in terms of implementing future growth and restricts residential capacity. Therefore, the area of GA was excluded from the preferred option. 12 submissions received supported the infill of GA. This support came from the dislike of rural lifestyle blocks of this size within proximity to town which could be better developed to provide additional housing options.

In response to the submitters and Councillors requests, this area has been re-assessed to determine whether this area is included as an Outer Residential growth option for Greytown like the Outer lifestyle options in Featherston and Martinborough with the aim of providing choice.

The existing large lot development including its layout and design, restrict the ability for residential capacity. At its current size, rezoning this area as Outer Residential Lifestyle (2000m² – 4000m² lots) would provide approximately 100 additional dwellings. In order to increase the density of this area, roading infrastructure would need to be upgraded and/or retrofitted to accommodate additional growth.

Infrastructure aside, this area has poor connections with only one road. Currently it is only accessed via Pierce Street/Governors Green Drive with numerous private driveways and right of ways extending from the road. No additional roads or connection points could be established due to the barriers of the Greytown Rail Trail and State Highway 2 which is a limited access road (meaning NZTA limits access to the State Highway for safety reasons).

The above reasons reinforce the decision to exclude GA from the original growth options for mid-residential developments. While the area would be better suited for Outer Residential Lifestyle rather than mid-residential, the development would still result in poor urban design due to its lack of connections, current layout and existing large lot while only providing 100 additional dwellings. However, if density were to be increased in this area, it would be best suited for Outer Residential Lifestyle properties only.

GC – North Street Extension

The GB area would provide new residential properties within the short term (3-7 years). Within this timeframe, the Waiohine Action Plan would have potentially been adopted and flood mitigation works completed. To ensure that residential capacity keeps up with demand, the area of GC could be re-assessed once these works have been completed. If these areas are no longer at risk of flooding, then GC could be included in the mid-residential zoning at that time.

The GC area adjoins the urban boundary at North Street and Udy Street. In terms of urban design, this area is a logical extension to the urban boundary. This area was not included in the preferred option that was released for consultation due to the presence of class 1 soils and flood risk. While there are some areas of class 1 soils within this GC area, all these sites (with the exclusion of the orchard) have been compromised and are no longer productive due to their use. As mentioned, the flood hazard area will be redefined when the Waiohine Action Plan comes into effect and the mitigation measures put in place. It is also noted that water and sewer mains currently run along Udy Street, with approximately 50% of the properties within this area already being serviced.

Additional areas

Additional areas were also requested to be included in the mid-residential zoning. These areas have been assessed against the original criteria. Areas requested within GC have been excluded at this time due to the flood risk. It is noted that the Waiohine Action Plan has been consulted on which proposed flood mitigation that could change the flood risk within this area. However, this plan has not yet been adopted and mitigation work has not been completed, therefore, these areas cannot be supported at this time but could be looked at in the future. Areas on the western side of town have been excluded due to the presence of class 1 – highly versatile soils and hard rural boundary. Areas on the eastern side of town, both adjacent to GB (Papawai and Jellicoe) have been included, providing approximately 4ha of additional mid residential land. These additional areas are shown within the updated map.

GD – Woodside Station

The longer-term option of GD-Woodside Station received the general support of the areas acknowledging that development in this location would be suitable as it would provide affordable housing options around the train (transport orientated development). It was also noted as suitable because it was clear of hazards and productive soils. This area can be re-assessed in the long term (+20 plus years).

Conclusion

The recommended option of GB along with the continued development of GF – Existing Mid Residential (including the two additional areas added) could provide approximately additional 900 homes within the next 10 years, meeting the population growth projections housing demands. The refined area of GB could provide approximately 650 homes in the short to medium term. To ensure housing capacity keeps ahead of housing demand, the area of

GA – Governors Green Extension or GC – North Street should be re-assessed when the Waiohine Action Plan and flood protection works have been undertaken

The design characteristics, specific lot sizes and infrastructure development and costings will be undertaken as part of the structure and master planning process to follow.

Recommendations:

1. It is recommended that Council adopt the growth areas (shown in red on the Map G) being:

a. GF – Existing Mid Residential

Keeping the current density (minimum 400m² lots with an average of 500m²) in existing areas but with the inclusion of two new areas on Papawai and Jellicoe providing approximately 300 homes.

The introduction of a design guide for infill development.

b. GB – Jellicoe – Papawai Mid Residential

A mix of brownfield and greenfield development of **72ha** for mid residential options for approximately 800 homes (400m²-500m²) with master-planning and structure planning.

OR:

c. GB – Jellicoe – Papawai Mid Residential – Reduced area

Adopt the reduced area of **54ha** for mid residential development which can provide 650 homes (400m² – 500m²) but designate an additional area for further investigation in the medium term (5-10 years).

- GC North Street Extension (100 homes) or:
- GA Governors Green Extension (100 homes)

2. Master planning and structure planning be undertaken during Year 3-4. Once master planning and associated investigations are complete, changes to the District Plan will be made (no development in these areas prior to the Plan change).

3. It is recommended that the areas of GD be explored again in the longer-term future (20+ years) to provide additional residential capacity when needed

If uptake of land (demand for housing) is greater than expected within the recommended area that there is identified land that could be brought forward for investigation with a plan for implementation as a longer-term growth option 20+years.