



SOUTH WAIRARAPA  
DISTRICT COUNCIL  
*Kia Reretahi Tātau*

# Assessment of Additional Growth Areas

Date of Approval	xx
Next Review	xx

## Table of Contents

.....	1
<b>Assessment of Additional Areas</b> .....	3
Introduction .....	3
<b>Martinborough</b> .....	4
9 and 11 Campbell Drive .....	5
3 Roberts Street/Roberts Street Block.....	5
New York Street .....	6
Vintners Lane .....	7
Properties adjoining Regent Street - MA .....	8
68 Regent Street .....	9
<b>Featherston</b> .....	10
35 Donald Street .....	10
<b>Greytown</b> .....	12
Properties on Papawai Road .....	13
49 Humphries Street .....	13
Corner Mole and Wood Street.....	14
51 Jellicoe Street .....	15
North Street/West Street/GC area .....	15
<b>Conclusions</b> .....	17

# Assessment of Additional Areas

## Introduction

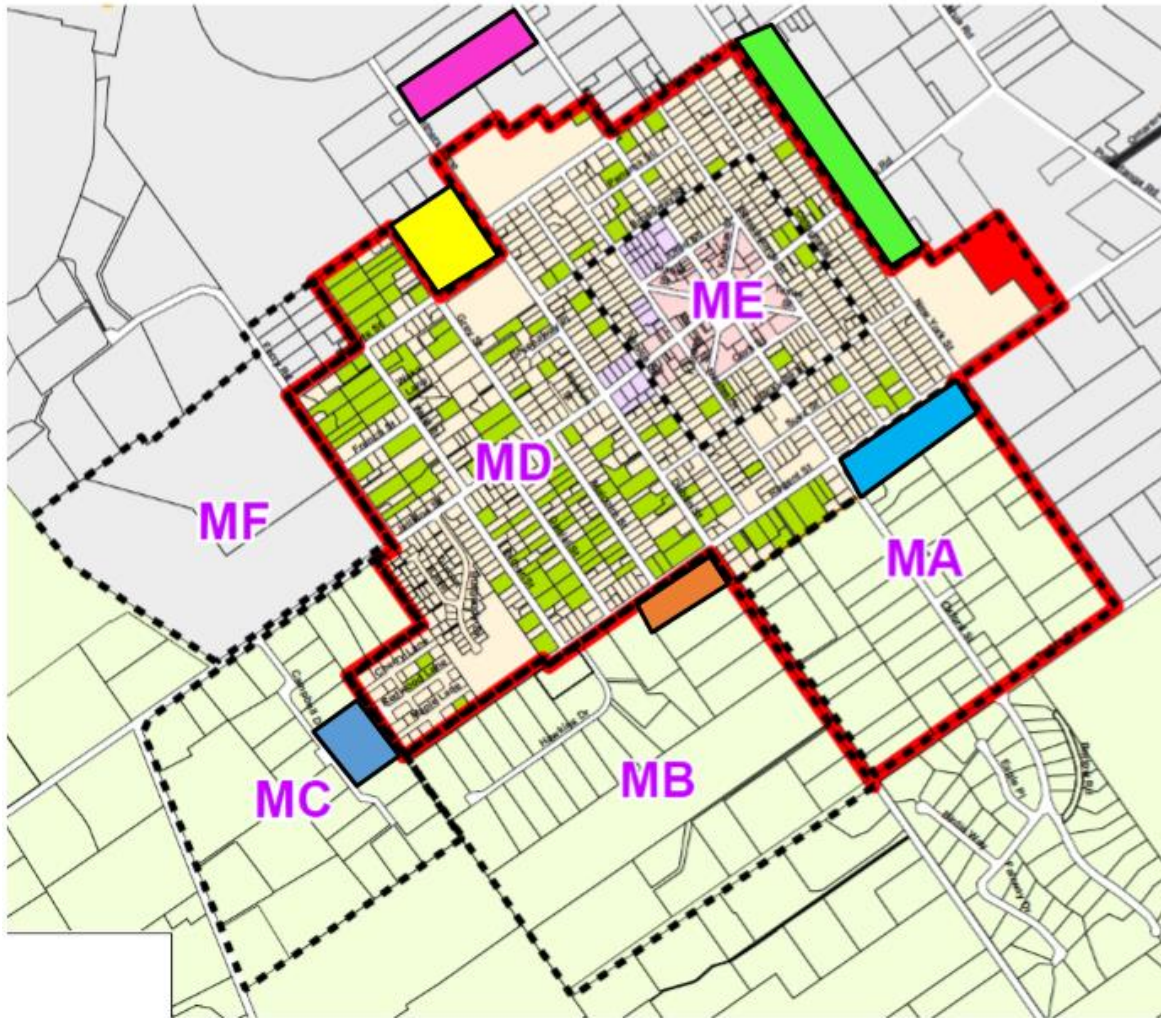
Additional areas for mid residential development were put forward in the Spatial Plan submissions in an aim to provide additional housing capacity in each of the towns. This report will assess these additional areas against the same criteria as the original growth options. The residential growth options were developed and assessed taking account of regulatory requirements, the 2020 National Policy Statement on Urban Development; the draft Wellington Regional Growth Framework (WRGF) and regional policies; previous investigations, considering current patterns of development, feedback from hui with local iwi, the community and stakeholder and elected member workshops. These considerations and an assessment against a set of criteria in determining recommended residential growth options for each town. The criteria are included in Table 1 below:

**TABLE 1: Assessment Criteria**

Criteria	Explanation
Quality capacity to meet population growth	Takes account of how well population can be accommodated in an area taking account of size of area, design criteria such as character and quality; existing patterns of development
Soil contamination	Degree to which contaminants may be present and ease of remediation
Water supply, Fire-flow constraints	Water source, treatment, storage and distribution
Wastewater Based on SWDC Asset Management Plan 2018: Wastewater treatment plant currently sized for 2000 population network upgrade to avoid blockages/overflows	Wastewater treatment, conveyance and collection
Stormwater	Stormwater impacts, flooding controls and water quality treatment devices
Public transport	Access to reliable transport services, bus, train
Community infrastructure	Includes schools, libraries, parks, pools, halls, marae
Community views	What we have heard through community engagement
Iwi views – matters important to iwi	What we have heard from iwi
Hazards	Needing to avoid hazards, including liquefaction, flooding
Soils – Class 1 and 3	Needing to avoid high quality and productive soils better used for agriculture

## Martinborough

Martinborough had six additional areas put forward in the spatial plan submissions. These areas were located on Campbell Drive, Roberts Street, New York Street, Vintners Lane and Regent Street. All areas have been shown on the updated Spatial Plan map for Martinborough below:



Key	
	9 & 11 Campbell Drive
	3 Roberts Street
	Vintners Lane
	Regent Street—MA
	Regent Street MB
	New York Street

### 9 and 11 Campbell Drive

A submission was received on behalf of the owners of 9 and 11 Campbell Drive Martinborough. Both these properties are currently zoned Rural Primary Production and adjoin Cottage Grove which is a large lot residential development. The properties at 9 and 11 Campbell Drive are located within the MC area known as Lake Ferry White Rock Outer Residential. MC scored the least out of the Martinborough due to its infrastructure capacity, stormwater channels and its distance from the town centre. The original assessment for MC applies for these two properties. Although these two sites adjoin the residential zone boundary to the east, including these sites within the residential zoning would compromise the hard rural boundary that currently exists which many submissions identified the need to retain. The proposed sites cannot provide additional quality capacity to meet population growth due to the existing stream and sewer mains running through the majority of the rear of the site.

Although these sites adjoin the residential boundary, there is no direct access through the residential zone and into town, all access is via Campbell Drive which is zoned rural.

For the reasons above and the scoring below, it is recommended that these properties not be included in the mid-residential zoning for Martinborough at this stage.

Criteria	Score
Quality capacity to meet population growth	1
Soil contamination	4
Water supply, Fire-flow constraints	2
Wastewater Based on SWDC Asset Management Plan 2018: Wastewater treatment plant currently sized for 2000 population network upgrade to avoid blockages/overflows	3
Stormwater	2
Public transport	2
Community infrastructure	3
Community views	3
Iwi views – matters important to iwi	3
Hazards	4
Soils – Class 1 and 3	5
<b>Total</b>	<b>32</b>

### 3 Roberts Street/Roberts Street Block

A submission has been received on behalf of the owners of 3 Roberts Street Martinborough. The site is zoned Rural Special and is 3.39ha. There are five properties adjoining the subject site that have also been included in the area due to their proximity to the site and the current residential zone. The site is planted in grapes and is used for viticultural purposes however, it is surrounded by residential zoning and residential land uses on the east, west and south boundaries which can result in reverse sensitive effects and limit productive use of the site.

The site has good connectivity to the Martinborough town centre as well as Council facilities such as the pools and the school which are on the adjacent properties. Including this area in the mid-residential zoning

would be consistent with the surrounding uses and would redefine the town boundary to reflect the land uses.

Given the residential zoning surrounding the site, Council water and water services run through the site and along the surrounding roads, ensuring this site is easily serviced.

This area follows the natural boundary of town, keeping the hard rural/town boundary which has been raised in the submissions.

For the reasons above and the scoring below, it is recommended that this area be included in the mid-residential zoning but subject to the master planning process for Martinborough.

Criteria	Score
Quality capacity to meet population growth	4
Soil contamination	4
Water supply, Fire-flow constraints	3
Wastewater Based on SWDC Asset Management Plan 2018: Wastewater treatment plant currently sized for 2000 population network upgrade to avoid blockages/overflows	4
Stormwater	4
Public transport	3
Community infrastructure	4
Community views	3
Iwi views – matters important to iwi	3
Hazards	4
Soils – Class 1 and 3	3
<b>Total</b>	<b>39</b>

## New York Street

A submission was received requesting that the eastern side of New York Street be included into the mid-residential zoning of Martinborough. This area currently comprises 12 different properties, seven of which are planted in grapes and two planted with orchards. The eastern area of Martinborough has good grape growing soils unlike the western side, which is apparent in the land uses within this subject area. This area of Martinborough also has a strong rural character with New York Street providing a hard rural/town border which helps to maintain the character and village feel of Martinborough. The majority of submissions received supported the townships existing hard town/country boundary. Including this area in the mid-residential zoning would compromise the town's character and amenity. Therefore, it is recommended that this option not be included in the mid residential zoning at this stage.

Criteria	Score
Quality capacity to meet population growth	3
Soil contamination	3
Water supply, Fire-flow constraints	3

Wastewater Based on SWDC Asset Management Plan 2018: Wastewater treatment plant currently sized for 2000 population network upgrade to avoid blockages/overflows	3
Stormwater	4
Public transport	3
Community infrastructure	3
Community views	3
Iwi views – matters important to iwi	3
Hazards	4
Soils – Class 1 and 3	3
<b>Total</b>	<b>35</b>

### Vintners Lane

A submission was made by the owner of a property on Vintners Lane shown in pink on the map and another was received supporting the original submission. This property is currently vacant pastoral land but is zoned as Rural Special within the District Plan. The site is approximately 120m from the current residential zone boundary being the Top 10 Holiday Campsite, community pool and park.

Vintners Lane is of gravel formation, Council's water main runs along the road while the sewer main runs through the site connecting with Kitchener Street.

This location is considered the entry to Martinborough village which has been identified in submissions as being of high character value.

This site is currently disconnected from the township. The hard town/country boundary line has been identified with minor inclusions to strengthen this boundary. Extending the town boundary to include this lot at this stage would compromise the existing rural character, the valued hard town/country boundary and potentially reduce productive capacity.

It is understood that there are small, dispersed areas within the current Rural Special zone that are not suitable for grape growing due to the presence of clay. Further investigation of the soil qualities of the Rural Special zone will be undertaken as part of the District Plan and changes to zoning will be explored at that stage.

This site is unlike 3 Roberts Street which is bounded by urban development and currently contains urban characteristics. For the reasons above, it is recommended that these properties not be included in the mid-residential zoning for Martinborough at this stage. The landowner can seek private plan change as part of the District Plan process.

Criteria	Score
Quality capacity to meet population growth	3
Soil contamination	4
Water supply, Fire-flow constraints	2
Wastewater Based on SWDC Asset Management Plan 2018: Wastewater treatment plant currently sized for	3

2000 population network upgrade to avoid blockages/overflows	
Stormwater	3
Public transport	2
Community infrastructure	2
Community views	3
Iwi views – matters important to iwi	3
Hazards	3
Soils – Class 1 and 3	3
<b>Total</b>	<b>31</b>

### Properties adjoining Regent Street - MA

Two submissions were received on behalf of property owners within the area shown in blue within MA. The submissions requested that this 3.65ha area be zoned mid-residential rather than outer residential lifestyle to reflect the surrounding zoning. This area is comprised of 10 properties, seven of which contain dwellings with the remainder being vacant. Including this area within the mid residential zoning would provide additional residential capacity which is in line with the surrounding zoning to the north and west. Some of these properties are already connected to council services with both the sewer and water main located within Regent Street.

Many submissions for the MA area raised that the lot sizes were too large and would not provide enough choice or affordability to Martinborough residents. It is noted that the 2000m<sup>2</sup> – 4000m<sup>2</sup> sizes indicated within the Spatial Plan were suggested average lot sizes, lot sizes and the design/layout of this area will be determined as part of the master planning process which will include input from the landowners and community. It is recommended that this area be included in the mid-residential zoning but subject to the master planning process.

Criteria	Score
Quality capacity to meet population growth	2
Soil contamination	4
Water supply, Fire-flow constraints	4
Wastewater Based on SWDC Asset Management Plan 2018: Wastewater treatment plant currently sized for 2000 population network upgrade to avoid blockages/overflows	4
Stormwater	3
Public transport	3
Community infrastructure	4
Community views	4
Iwi views – matters important to iwi	3
Hazards	4
Soils – Class 1 and 3	5
<b>Total</b>	<b>40</b>



## 68 Regent Street

A submission was received requesting that 68 Regent Street be included in the mid residential zoning. The site is 2ha and contains a dwelling. This property is within MB – Dublin Outer Residential Lifestyle area which was assessed in the original growth areas. This property is connected to Council water services but the sewer main does not extend to this property. The site is adjacent to the residential zone to the north and west boundaries.

The majority of submissions received supported the townships existing hard town/country boundary. A site visit was undertaken and this section of Regent Street does currently have this clear rural/town boundary delineation which was requested to be maintained.

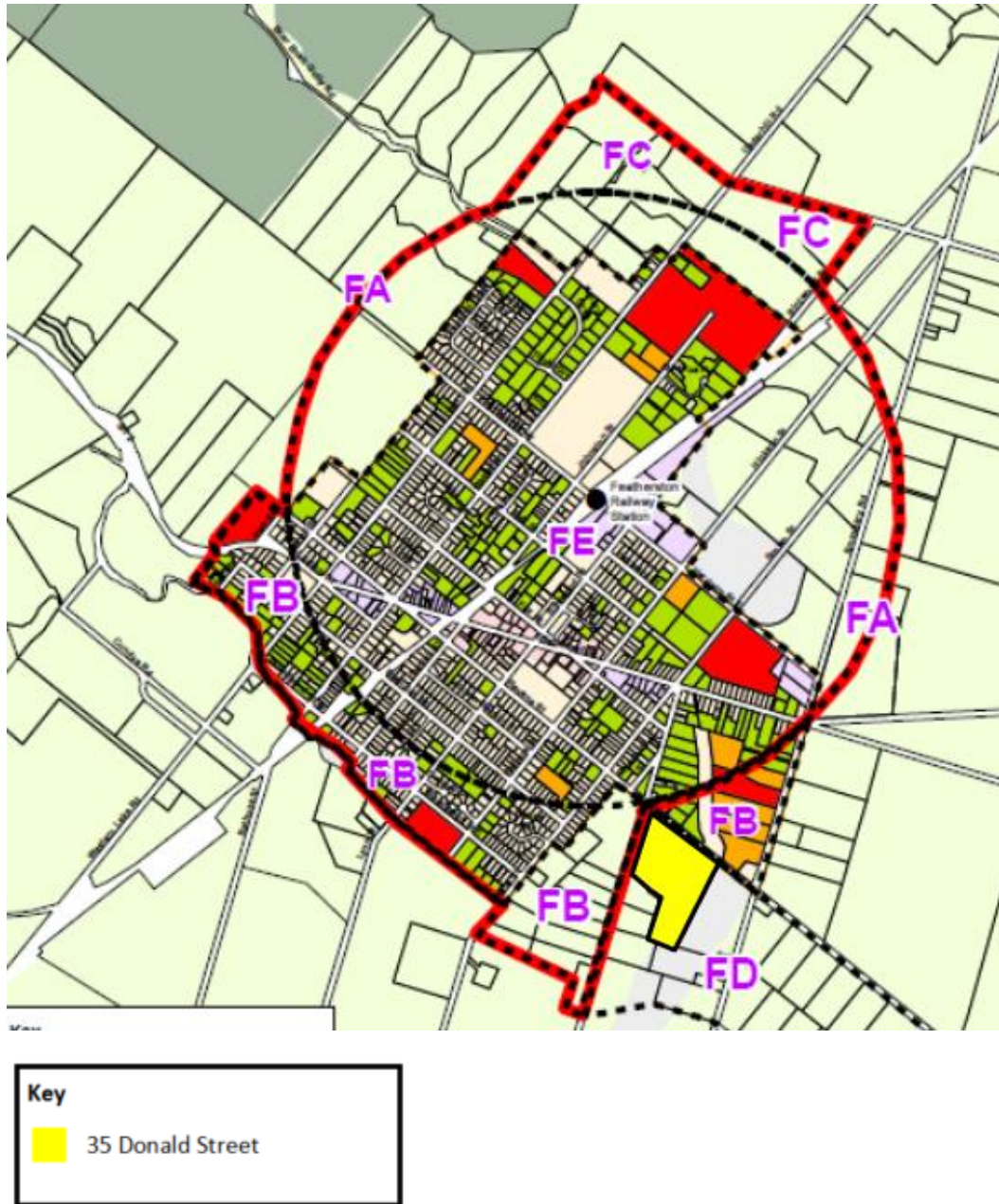
The MB area scored behind the preferred MA area due to its greater distance from town and additional servicing requirements. However, the MB option has been identified and supported by submissions received as being the logical next step for growth to occur, providing more flexibility and opportunity for the type of growth that may occur in and to ensure that if uptake of land (demand for housing) is greater than expected that there is further identified land that could be brought forward for development.

At this point in time, this town/country boundary should be maintained until a time that MB is explored and activated as the next growth option. Therefore, it is recommended that this option not be included in the mid residential zoning at this stage.

Criteria	Score
Quality capacity to meet population growth	2
Soil contamination	3
Water supply, Fire-flow constraints	3
Wastewater Based on SWDC Asset Management Plan 2018: Wastewater treatment plant currently sized for 2000 population network upgrade to avoid blockages/overflows	3
Stormwater	2
Public transport	3
Community infrastructure	4
Community views	3
Iwi views – matters important to iwi	3
Hazards	3
Soils – Class 1 and 3	5
<b>Total</b>	<b>34</b>

## Featherston

One additional area was put forward in submissions for Featherston. This area was 35 Donald Street which was within FD – Featherston South Corridor which was originally assessed as part of the original growth area option analysis. The site at 35 Donald Street is shown in yellow on the Featherston map below:



### 35 Donald Street

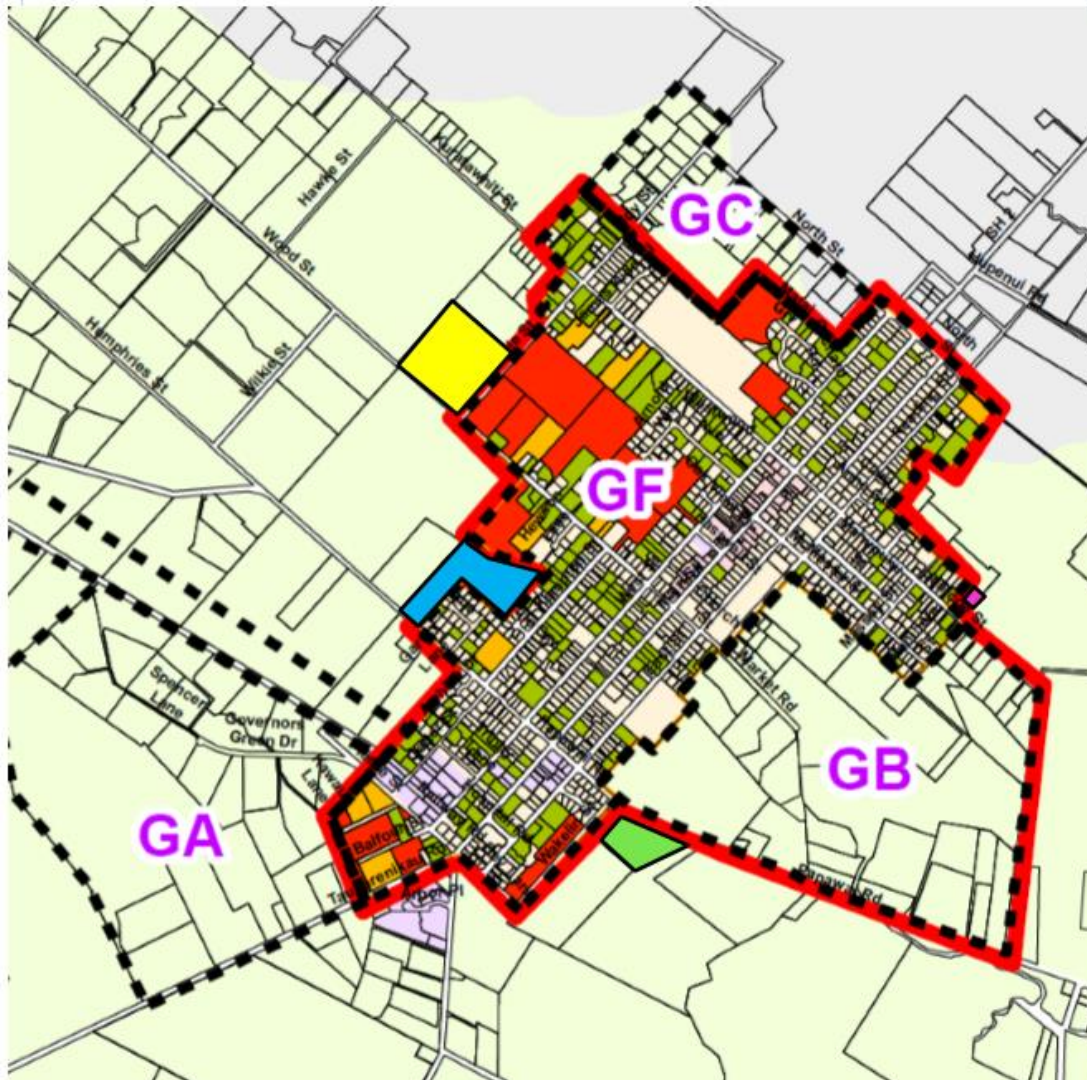
A submission was on behalf of the owners of 35 Donald Street Featherston. The site is 6.58ha and contains a dwelling and sheds. Part of the site is within the District Plan flood area, excluding this area from the usable land there is 3.8ha remaining. The site also adjoins the State Highway on its northern boundary

and Donald's Creek and Greater Wellington Regional Council stop banks on the site's eastern boundary. The site at 35 Donald Street is located within FD – Featherston South Corridor. FD scored the lowest of the Featherston options due to the potential flood risk, class 3 soils and its current productive use, its hard rural boundary as well as the extension of the town along the State Highway which results in ribbon development. For these reasons, and as part of a consistent approach it is recommended that this area not be included in the residential growth area of Featherston. The landowner could seek private plan change as part of the District Plan process.

Criteria	Score
Quality capacity to meet population growth	3
Soil contamination	4
Water supply, Fire-flow constraints	3
Wastewater Based on SWDC Asset Management Plan 2018: Wastewater treatment plant currently sized for 2000 population network upgrade to avoid blockages/overflows	2
Stormwater	2
Public transport	3
Community infrastructure	3
Community views	3
Iwi views – matters important to iwi	3
Hazards	3
Soils – Class 1 and 3	3
<b>Total</b>	<b>32</b>

## Greytown

Four additional areas for inclusion were put forward in submissions for Greytown. These areas are located on Papawai Road, Humphries Street, corner Mole and Wood Street and Jellicoe Street.





### Properties on Papawai Road

Numerous submissions were received requesting the inclusion of the nine properties on the southern side of Papawai Road which are currently zoned Rural Primary Production. These properties adjoin the residential zone to the west and will be adjacent to the new development area of GB. These properties range in size from 500m<sup>2</sup> to 8000m<sup>2</sup> all of which contain a dwelling. The remainder of the sites comprise of gardens or vacant land. The sites are of a size which are not productive, nor do they contain highly productive soils (Class 4).

The sites are connected to Council water services but not sewer. However, the sewer main is within the road reserve in front of these properties and have the ability to connect subject to upgrades.

These sites do not appear rural and do not contribute to the open space values of the rural zone. Including these sites within the residential zoning will provide additional capacity within the town without the need for extensive infrastructure upgrades or master planning and is a logical inclusion being opposite the GB growth area.

For these reasons, it is recommended that these properties as shown on the map be included in the mid-residential zoning as part of the Spatial Plan.

Criteria	Score
Quality capacity to meet population growth	3
Soil contamination	4
Water supply, Fire-flow constraints	4
Wastewater Based on SWDC Asset Management Plan 2018: Wastewater treatment plant currently sized for 2000 population network upgrade to avoid blockages/overflows	4
Stormwater	4
Public transport	3
Community infrastructure	4
Community views	3
Iwi views – matters important to iwi	3
Hazards	3
Soils – Class 1 and 3	4
<b>Total</b>	<b>39</b>

### 49 Humphries Street

A submission was made by the owners of 49 Humphries Street. This site is 6.08ha and contains dwelling and vacant grazing land. The site is surrounded by the residential zone on its east and south boundaries but adjoins other rural properties on the sites north and west.

The soils of this site are class 1 - highly versatile/productive soils where development should be avoided. Council has avoided additional growth areas on the western side of Greytown due to the presence of values class 1 soils and existing primary production activities within this side of town. In addition to this, numerous submissions supported the avoidance of future development on class 1 soils.

The Council water main runs along Humphries Road but not the sewer main. Infrastructure upgrades would be required to develop this area.

Development on this side of town was initially avoided on the basis of the soil class, hard rural boundary, and infrastructure requirements and therefore development on the eastern side of town was preferred. For these reasons, it is recommended that this area not be included in the residential growth area of Greytown. The landowner could seek private plan change request as part of the District Plan process.

Criteria	Score
Quality capacity to meet population growth	3
Soil contamination	3
Water supply, Fire-flow constraints	3
Wastewater Based on SWDC Asset Management Plan 2018: Wastewater treatment plant currently sized for 2000 population network upgrade to avoid blockages/overflows	2
Stormwater	3
Public transport	3
Community infrastructure	3
Community views	3
Iwi views – matters important to iwi	3
Hazards	3
Soils – Class 1 and 3	2
<b>Total</b>	<b>31</b>

### Corner Mole and Wood Street

A submission was made on behalf of the owners of two properties on the corner of Mole and Wood Street which is currently zoned Rural Primary Production. The site is currently vacant and is used for production/pasture. This site has previously been used as a landfill and is contaminated according to the Selected Land Use Register. In addition to this, the soils within this site are class 1 – highly versatile soils where development should be avoided. Council has avoided having additional growth areas on the western side of Greytown due to the presence of class 1 soils and existing primary production activities within this side of town. Given the above barriers, it is considered that there is not sufficient information for Council to support the inclusion of this area therefore, it is recommended that this area not be included in the residential growth area of Greytown. The landowner could seek private plan change request as part of the District Plan process.

Criteria	Score
Quality capacity to meet population growth	3
Soil contamination	1
Water supply, Fire-flow constraints	3
Wastewater Based on SWDC Asset Management Plan 2018: Wastewater treatment plant currently sized for 2000 population network upgrade to avoid blockages/overflows	3

Stormwater	3
Public transport	3
Community infrastructure	3
Community views	3
Iwi views – matters important to iwi	3
Hazards	2
Soils – Class 1 and 3	2
<b>Total</b>	<b>29</b>

## 51 Jellicoe Street

A submission was put forward from the owners of 51 Jellicoe Street which is a small 4000m<sup>2</sup> section of Rural Primary Production land that adjoins the residential zone on the western boundary. The site contains a dwelling and vacant land which is too small to be used for primary production purposes. The site is connected to both Council water and sewer services. This site does not hold any rural values and will not result any loss of rural amenity due to its location. The site is directly across the road from the current residential zone and will be adjacent to the GB development area as shown on the map. For these reasons, it is recommended that this area be included within the residential zoning as part of the mid-residential growth of the Spatial Plan.

Criteria	Score
Quality capacity to meet population growth	2
Soil contamination	4
Water supply, Fire-flow constraints	4
Wastewater Based on SWDC Asset Management Plan 2018: Wastewater treatment plant currently sized for 2000 population network upgrade to avoid blockages/overflows	4
Stormwater	3
Public transport	3
Community infrastructure	3
Community views	3
Iwi views – matters important to iwi	3
Hazards	4
Soils – Class 1 and 3	4
<b>Total</b>	<b>37</b>

## North Street/West Street/GC area

Three submissions were received for properties within North Street and West Street which are currently zoned Rural Special but contain residential dwellings. These areas are within the District Plan and Greater Wellington Regional Councils flood areas. The Waiohine Action Group has undertaken work on the flood risk in this area which has recently been through public consultation but has not yet been adopted. As part of the District Plan Review, hazards will further be explored and changes to Rural Special zoning be investigated. At this stage, the Waiohine Action Plan has not been formally adopted and the current flood models apply. It is recommended to avoid putting additional people and properties at risk. Therefore,

these areas should not be included in the mid-residential zoning at this stage. The Spatial Plan is a working document and once additional information is obtained these properties can be assessed again in the future.

Criteria	Score
Quality capacity to meet population growth	2
Soil contamination	4
Water supply, Fire-flow constraints	3
Wastewater Based on SWDC Asset Management Plan 2018: Wastewater treatment plant currently sized for 2000 population network upgrade to avoid blockages/overflows	3
Stormwater	3
Public transport	3
Community infrastructure	3
Community views	3
Iwi views – matters important to iwi	3
Hazards	2
Soils – Class 1 and 3	2
<b>Total</b>	<b>31</b>



## Conclusions

The areas raised in submissions have been scored and assessed. The areas which have scored well and will result in good development outcomes have been identified. These areas are Roberts Street and Regent Street (MA area) within Martinborough and 51 Jellicoe Street and Papawai Road properties within Greytown.

It is recommended that these areas be included in the mid-residential zoning for Martinborough and Greytown to provide additional quality residential capacity.

**TABLE 2: Results**

<b>Martinborough</b>	
9 & 11 Campbell Drive	32
Roberts Street	39
Vintners Lane	31
Regent Street - MA	40
68 Regent Street	34
New York Street	35
<b>Featherston</b>	
35 Donald Street	32
<b>Greytown</b>	
Papawai Road	39
49 Humphries Street	31
Corner Mole & Wood Street	29
51 Jellicoe Street	37
North Street – GC area	31