



SOUTH WAIRARAPA
DISTRICT COUNCIL
Kia Reretahi Tātau

High Level Spatial Plan Analysis

Date of Approval	xx
Next Review	xx

Executive Summary

The SWDC Spatial Plan consultation document was publicly notified under Local Government Act 2002. The consultation period was from 31 March to 30 April 2021. Within this consultation period 213 submissions were received. Of these submissions, 50% of responses were from Martinborough residents, 37% were from Greytown residents, 10% were from Featherston residents and 2% were non-resident. Analysis of the individual submissions found that while submitters may not have supported the combination option, they supported some parts of the option and gave comments on each specific area rather than the combination as a whole.

Five main themes strongly emerged across the wider District. These themes include heritage, 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.

The submissions received acknowledged that Martinborough, Featherston and Greytown did currently have a housing shortage and that options were required in the short and long term to provide houses to meet the demand. Submitters raised that the largest gap in the housing market is within our current mid residential areas which is restricting first home buyers and housing for local workers. Both the mid residential options being MD – Martinborough and GF – Greytown were the options with the most overall general support. However, it was recognised that additional areas would be needed for mid residential housing. The areas raised as being most favourable for more mid residential (subject to further assessment, planning & design) were MF – Ferry Road in Martinborough and GB – Jellicoe to Papawai as well as GD – Woodside Station in Greytown. The area GB did raise concerns on flooding, liquefaction and soil productivity which is why submitters requested GD to be considered instead.

Additional smaller areas for mid residential in all towns were put forward in the submissions with the aim to provide additional housing in logical adjoining areas. These areas all border the current rural/residential zone boundary.

It was also raised that outer residential properties were desired in certain locations. Martinborough MA - Oxford Outer Residential was generally supported. However, there were a mix of views on the density, some wanted lot sizes reduced while others wanted larger lots to retain rural amenity values. Submissions on Greytown did not support outer residential properties and did not want to see additional lifestyle areas such as GA – Governors Green which people would have preferred to be for mid-residential living. The outer residential options of FB and FC in Featherston were supported as long as they were clear of hazards.

Increased intensification within the Featherston Growth Node was generally supported due to the connectedness to the town centre and the close proximity to the train station. However, increased intensity within Martinborough being ME – Inner Residential was not supported as strongly due to bulk, heritage and amenity concerns.

Overall, growth was supported as long as it was within the right location, of the right density and designed well so that the values of the towns were not compromised.

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Introduction

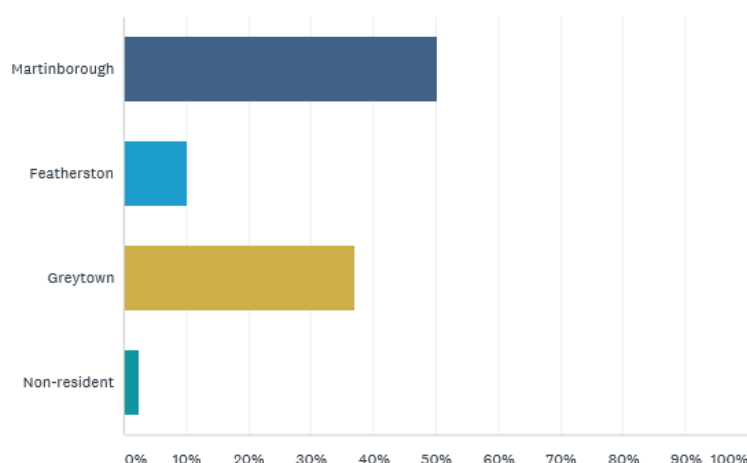
The SWDC Spatial Plan consultation document was publicly notified under Local Government Act 2002. The consultation period was from 31 March to 30 April 2021. Within this consultation period 213 submissions were received. Most submissions were made online while others were received through email or sent in via the libraries.

Submissions

A total of 213 submissions were received on the SWDC Spatial Plan. Of these submissions 50% of responses were received from Martinborough residents, 37% were from Greytown residents, 10% were from Featherston residents and 2% were non-resident.

Ward

Answered: 203 Skipped: 10



ANSWER CHOICES	RESPONSES
▼ Martinborough	50% 102
▼ Featherston	10% 21
▼ Greytown	37% 75
▼ Non-resident	2% 5
TOTAL	203

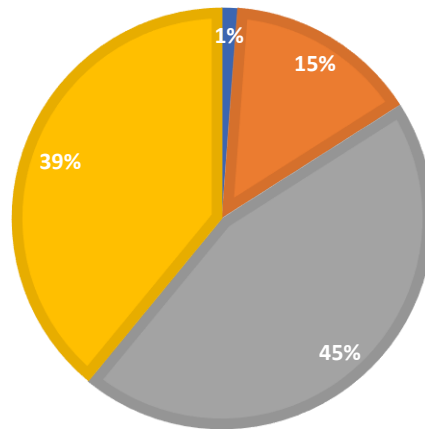
Demographics

Demographic information was recorded as part of the Spatial Plan consultation process. This information helps to understand what different demographics value and need in respect to housing, character design and affordability.

The majority of submissions were received by persons over the age of 45 (84%) which is reflective of the South Wairarapa Districts current age demographics. The remaining 16% of submissions were from persons between the ages 18-44.

AGE DEMOGRAPHICS

■ 18-30 ■ 31-44 ■ 45-65 ■ Over 65



General Themes

The Spatial Plan questions were focussed on the specific growth options for each town. Within the responses five main themes strongly emerged across the wider District. These themes include heritage & character, intensification, productive soils, population and infrastructure. The most conflicting themes were heritage and intensification.

Heritage & 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 features that submitters were worried about losing.

We heard that 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. We were also told some local history and knowledge about specific areas that should be included 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 acknowledged that any increased density would require master planning and design.

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 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. We were told that design outcomes such as town houses and three storey buildings were not supported.

Productive soils & farmland

Being a rural district, protecting productive farmland and viticultural land was at the top of most submitters' minds when looking at expanding the current town boundaries. Submitters did not want to expand the town boundaries if the soil was good quality 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.

We also heard that people appreciated the hard rural edge of our towns and didn't want to see this hard edge compromised with lifestyle blocks.

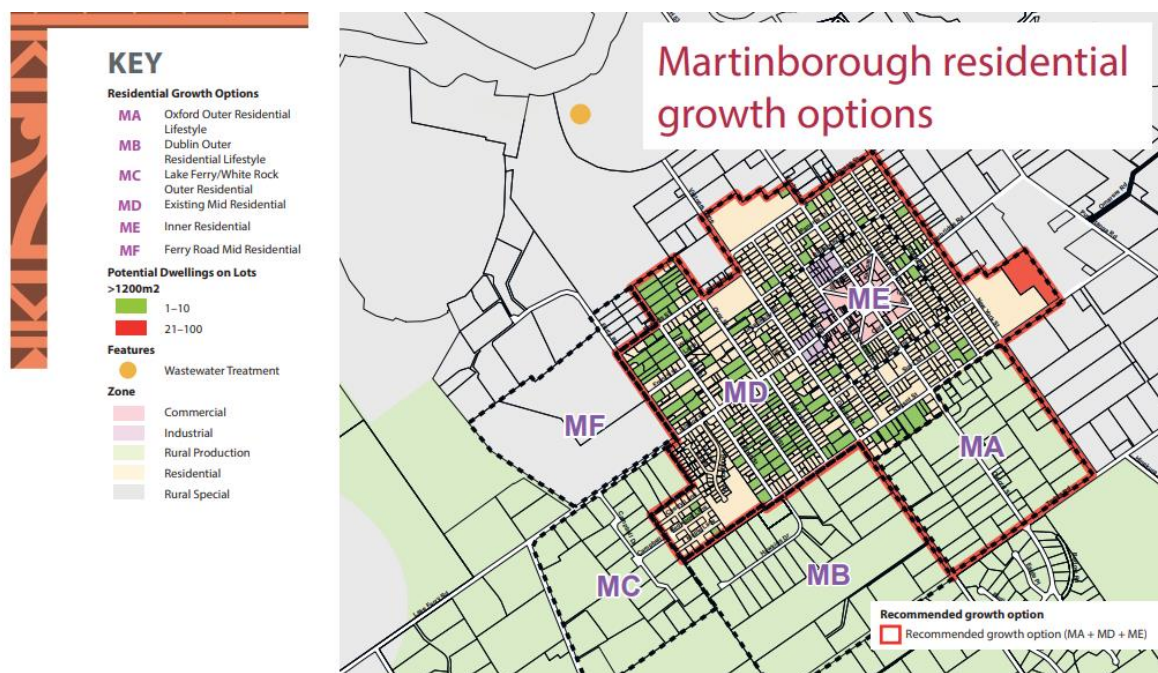
Population & Community

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 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.

Martinborough

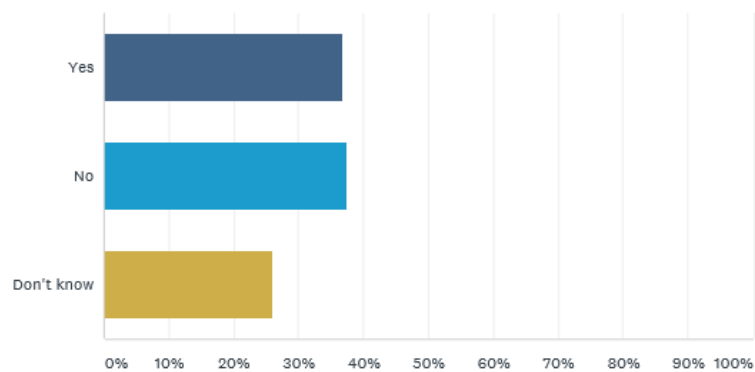


The recommended growth option for Martinborough being the combination option of Inner Residential (ME), Mid Residential (MD) and Oxford Outer Residential (MA) received 147 submissions. Of these 147 submissions, 54 were received in support of the option (37%) and 55 were received in in opposition to the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

Breaking this down further into Martinborough residents only the split becomes larger. 95 submissions were received, of which 37 submissions were in support of the option (39%), 51 submissions were in opposition to the option (51%) and only 10 were unsure (11%)

Do you support the recommended growth option (combination option Inner Residential (ME), Mid Residential (MD), Outer Residential Lifestyle (MA)) for Martinborough?

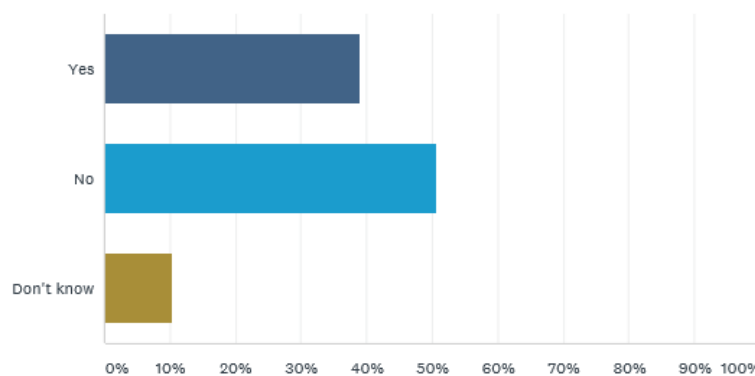
Answered: 147 Skipped: 66



ANSWER CHOICES	RESPONSES	
▼ Yes	37%	54
▼ No	37%	55
▼ Don't know	26%	38
TOTAL		147

Do you support the recommended growth option (combination option Inner Residential (ME), Mid Residential (MD), Outer Residential Lifestyle (MA)) for Martinborough?

Answered: 95 Skipped: 7



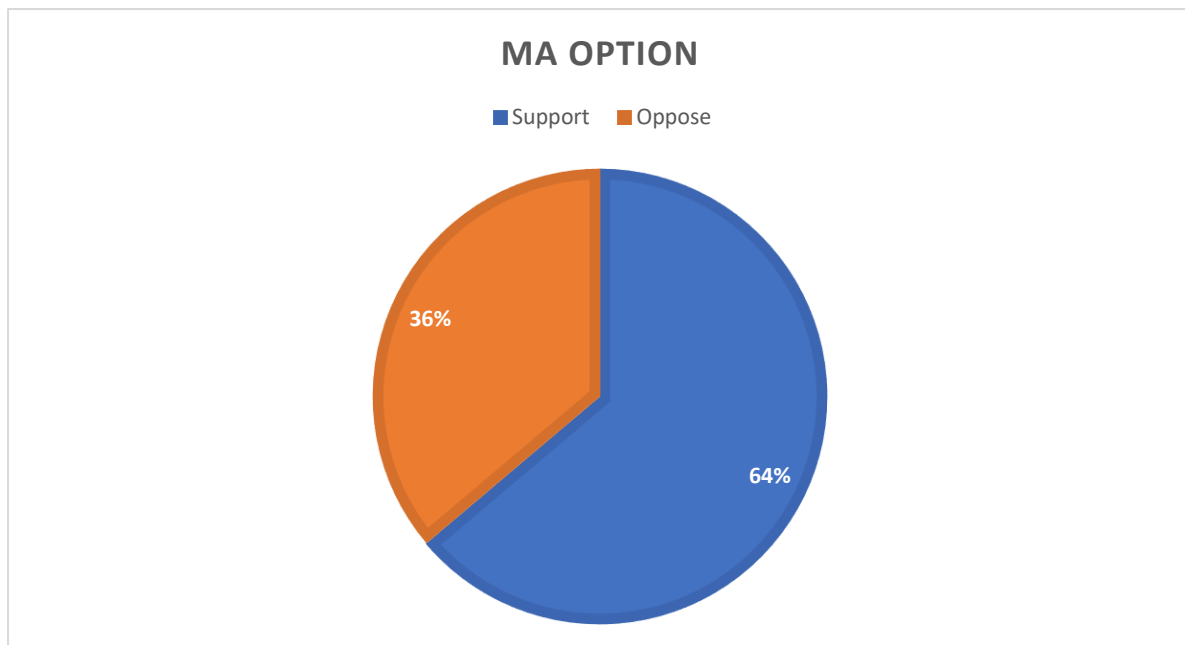
ANSWER CHOICES	RESPONSES	
▼ Yes	39%	37
▼ No	51%	48
▼ Don't know	11%	10
TOTAL		95

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 not when combined. The results have

therefore been 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

A total of 48 specific comments were made on MA, 30 of which supported the option and 17 which opposed the option.



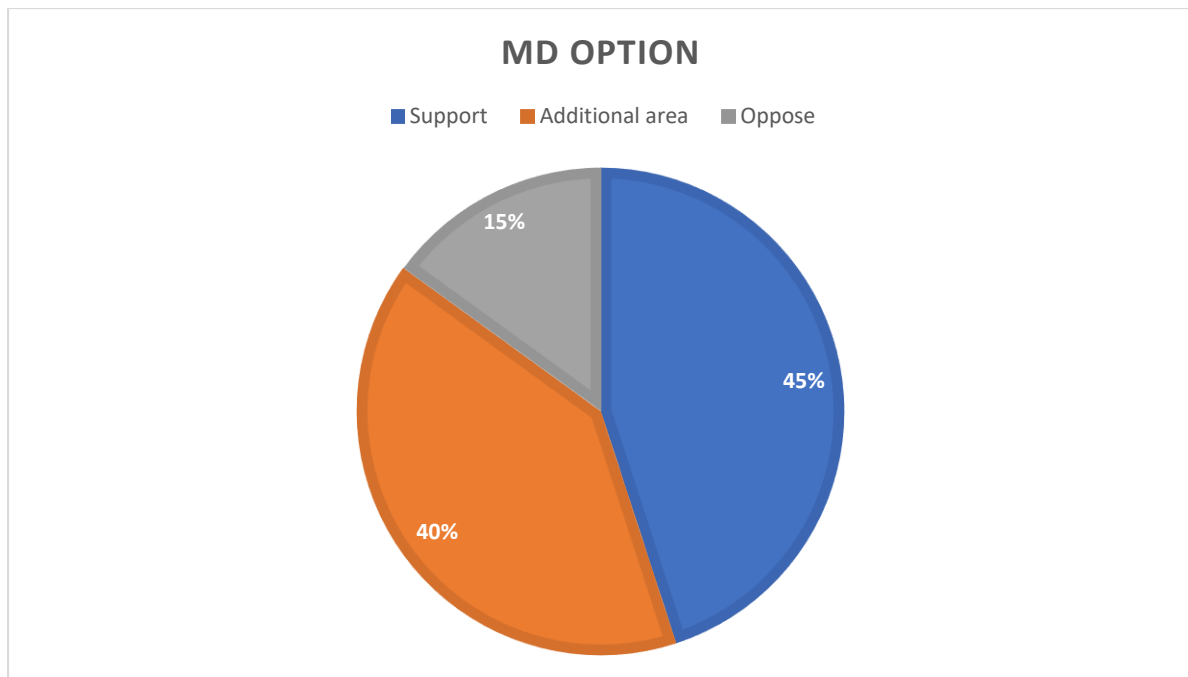
Support	Oppose
Logical area for expansion due to location/layout	Loss of rural character
Rural production has already been compromised	Will provide housing for the well off and not provide the required affordable houses
Lifestyle size properties can provide on-site infrastructure	Concerns that there will not be enough uptake

There was general support for the development of MA, many saw the value in retaining the larger lot sizes to ensure the rural amenity and open space values of the area are retained. Others were concerned that the lot sizes were too large and would not provide enough choice or affordability to Martinborough residents.

MD – Existing Mid Residential

MD received 40 specific comments within the submissions received. 18 were in full support of MD as proposed, 6 disagreed and 16 partially supported the option but requested additional areas to be included into MD. Out of

the combined option MD was the most supported as people agree with the current lot size requirements of the District Plan and the amenity values it provides. Many of the submissions mentioned that there is a high demand for MD properties and additional land is required.



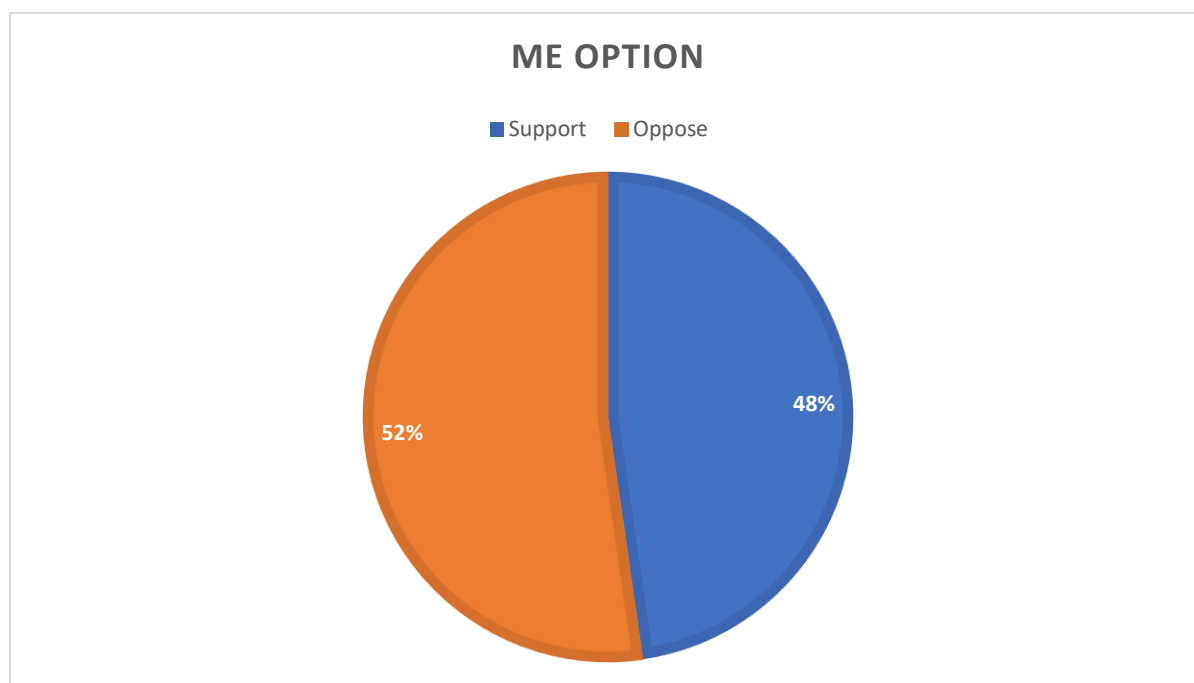
Support	Oppose
People enjoy the current size and the amenity values it provides	Do not like the outcome of infill subdivisions
Traditional development pattern	There won't be enough update to meet demand
Demand for MD size properties	

The MD growth area was also generally supported by submitters with the current 400m² minimum – 500m² average lot size to remain for the majority of the town boundaries. It was 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 mentioned as an option by some submitters as long as it did not add large time delays or costs to the homeowner/developer.

40% of submitters on MD made the comment that there was not enough mid residential land in Martinborough and not all landowners will subdivide, therefore additional land should be opened up for mid residential development in the short term. The additional areas raised were the smaller residential-sized lots that border the residential boundary along Regent, Princess, Weld, Grey and Roberts Streets and Campbell Drive, while others requested larger areas such as MF to be included.

ME – Inner Residential

ME had a total of 44 specific comments within the submissions. Submitters' views on the ME area were the strongest although the support/oppose split was relatively close with 21 in support (48%) and 23 in opposition (52%)



Support	Oppose
Close to amenities	Loss of character, small town and rural feel
Provides choice	Town will become congested with traffic and rubbish
Reduces expansion of town boundaries	Bulk and scale of buildings will be too large
	Do not like town houses

Submissions on ME were split. Many submitters thought 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 many had concerns that the town centre would become overpopulated and would ruin the open rural feel of the town centre. Infill development, town houses and three storey apartments were recognised as being bad outcomes for Martinborough. Those who supported ME recognised that design principles would need to be followed to achieve good outcomes for the town.

Other Growth Options

We also asked what submitters thought of additional areas which include the Dublin Outer Residential Lifestyle (MB), Lake Ferry/White Rock Outer Residential Lifestyle (MC) and Ferry Road Mid Residential (MF) that have been identified for potential growth if Martinborough needs more land for growth in the future.

MB – Dublin Outer Residential Lifestyle

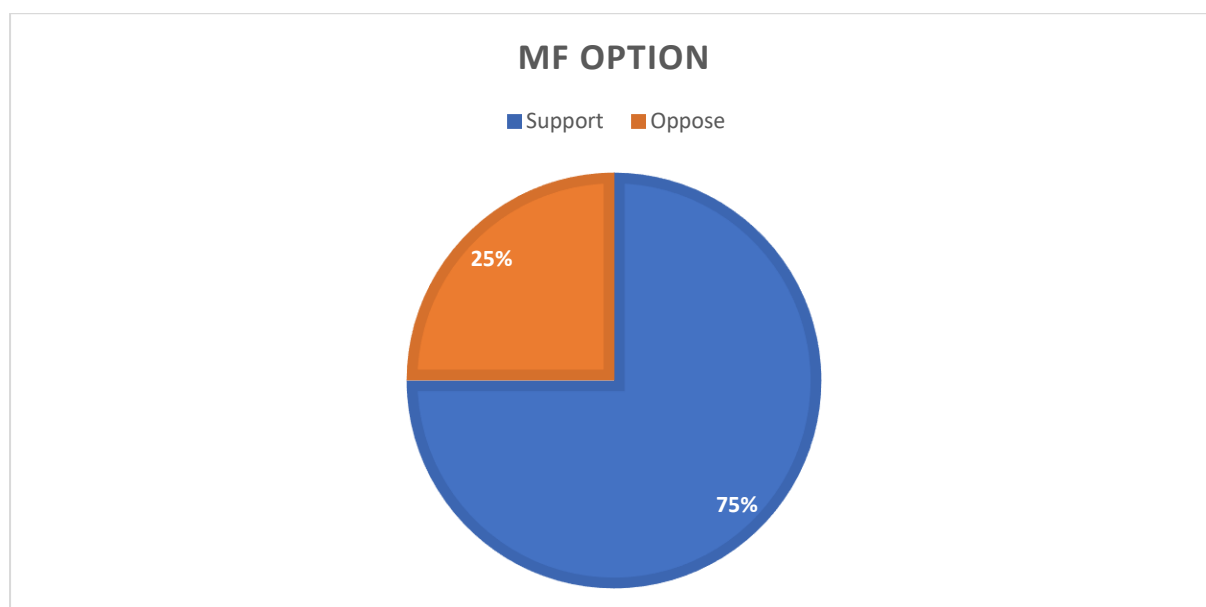
MB received 21 comments, 14 in support and 7 opposed. The comments in support mentioned that development could continue from MA through to MB and MC particularly in the areas where rural activities have already been compromised by residential usage. Others only wanted limited expansion to the town boundary where and when it is needed, with rural amenity being retained.

MC – Lake Ferry/White Rock Outer Residential

MC received 15 comments, 9 in support and 6 in opposition. The comments in support mentioned that development could continue from MA through to MB and MC particularly in the areas where rural activities have already been compromised by residential usage. Others only wanted limited expansion to the town boundary where and when it is needed, with rural amenity being retained.

MF – Ferry Road Mid Residential

Out of the additional growth options, MF had the most interest with 44 specific comments within the submissions. 33 of these comments supported MF (75%) and 11 opposed the MF option (25%).



Support	Oppose
Would provide a large number of affordable houses	Hard rural boundary
Easily connects with current residential area and nearby services	Reverse sensitivity
Blank canvas	Not as connected
Only two landowners resulting in better design	Stormwater concerns

Of the 33 comments supporting MF, more than half of submitters requested that MF be brought into the 1-3 year plan in order to provide affordable housing. Many recognised that this area was a blank canvas and could

result in a higher number of dwellings and well-designed area. Those who did not support MF had concerns about removing the hard rural residential edge which many people enjoyed.

Conclusion

The submissions received acknowledged that Martinborough did currently have a housing shortage and that options were required in the short and long term to provide houses to meet the demand. Submitters raised that the largest gap in the housing market is within our Existing Mid Residential area which is restricting first home buyers and housing for local workers. The submitters also raised that there is demand for Outer Residential properties.

Analysis of the individual submissions found that while submitters may not have supported the combination option, they supported some parts of the option and gave comments on each specific area rather than the combination as a whole.

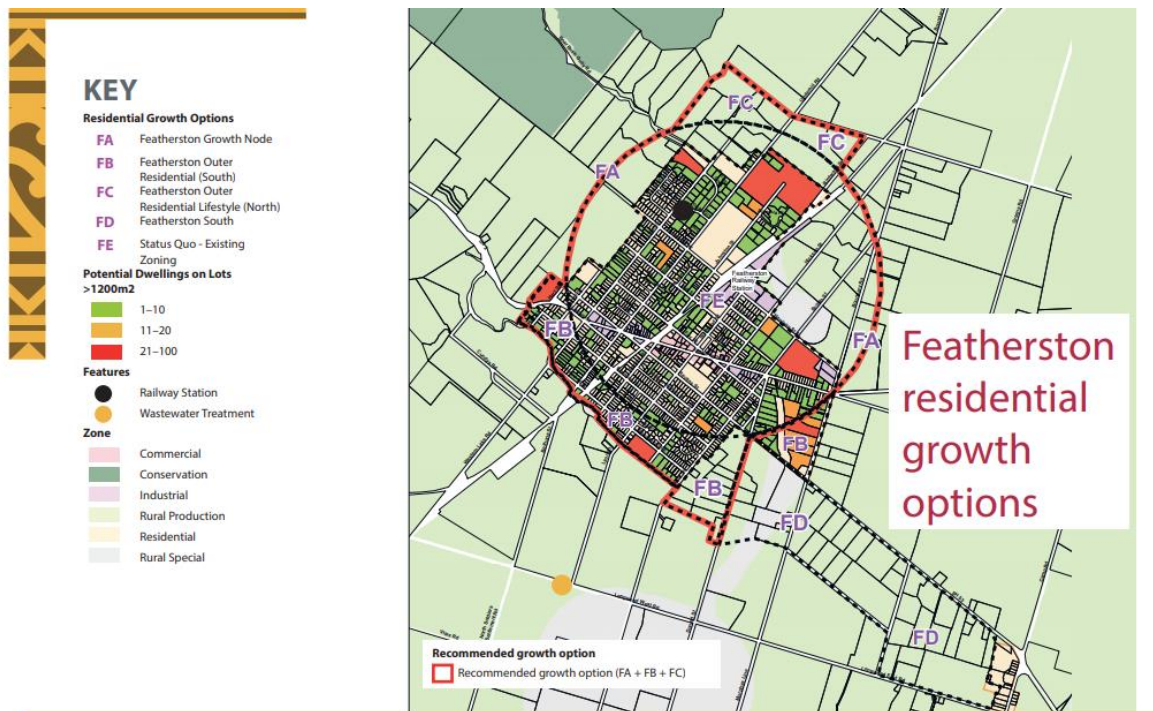
Of the proposed growth options, MD – Existing Mid Residential had the most support (including support in part). This was an expected result as this continues the current growth pattern of Martinborough. However, it was also raised that people did not like the current infill outcomes and were in support of design guides. We heard from submitters that the Existing Mid Residential area is not enough to meet demand due to the lack of uptake in infill subdivisions which is continuing to push up house prices in the town. 16 submitters raised that additional areas are required to accommodate the mid residential growth. The additional areas proposed were to tidy up the residential/rural boundary where there are smaller residential- type lots currently, along with the request to include the larger mid residential block being MF – Ferry Road Mid Residential.

MF – Ferry Road Mid Residential was supported by 33 comments, with over half requesting that this be brought into the short-term plan to provide affordable housing. This option was preferred over extending into MB and MC areas. However, there were still concerns regarding rural land and reverse sensitivity in respect to MF.

MA – Oxford Outer Residential Lifestyle had general support as it was recognised as being the ‘logical next step’. However, there were concerns about losing the character and rural amenity values of the area and that this area will only benefit a small portion of the population.

ME – Inner Residential had both very strong support and opposition. Those who supported it recognised that it would provide housing in a central location. However, most submissions raised that this area would change the entire village feel.

Featherston

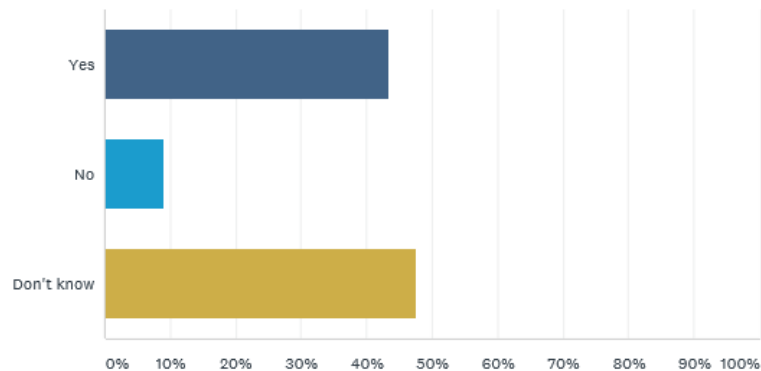


The recommended growth option for Featherston being the Featherston Growth Node (FA), Featherston Outer Residential (South)(FB) and Featherston Outer Residential Lifestyle (North)(FC) received 99 submissions. 43 submissions were in support of the proposed option (43%) and 9 against (9%). The remaining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

Breaking this down further into Featherston residents' responses, 19 submissions were received, 12 in support (63%) and 7 in opposition (7%).

Do you support the recommended growth options Featherston growth node (FA), Featherston Outer Residential (South) (FB) and Featherston Outer Residential Lifestyle (North) (FC) for Featherston?

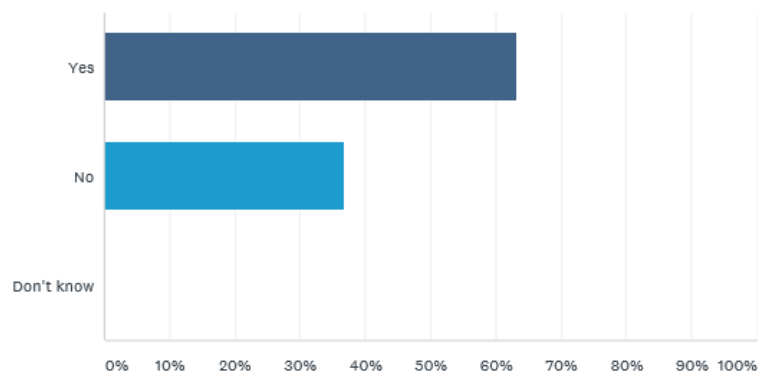
Answered: 99 Skipped: 114



ANSWER CHOICES	RESPONSES	
▼ Yes	43%	43
▼ No	9%	9
▼ Don't know	47%	47
TOTAL		99

Do you support the recommended growth options Featherston growth node (FA), Featherston Outer Residential (South) (FB) and Featherston Outer Residential Lifestyle (North) (FC) for Featherston?

Answered: 19 Skipped: 2



ANSWER CHOICES	RESPONSES	
▼ Yes	63%	12
▼ No	37%	7
▼ Don't know	0%	0
TOTAL		19

All options

Overall, there was support for increased density around the railway station with connection to the town centre as long as the historic areas of Featherston were retained.

Three submitters suggested that not all sections should be high density as people who move from Wellington may 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.

Of those who did not support the recommended growth option, concerns included the size of future sections, reduction in character and natural hazards such as the fault line to the north and flooding to the south.

There was support for FC as an Outer Residential Option due to its connection to town and character.

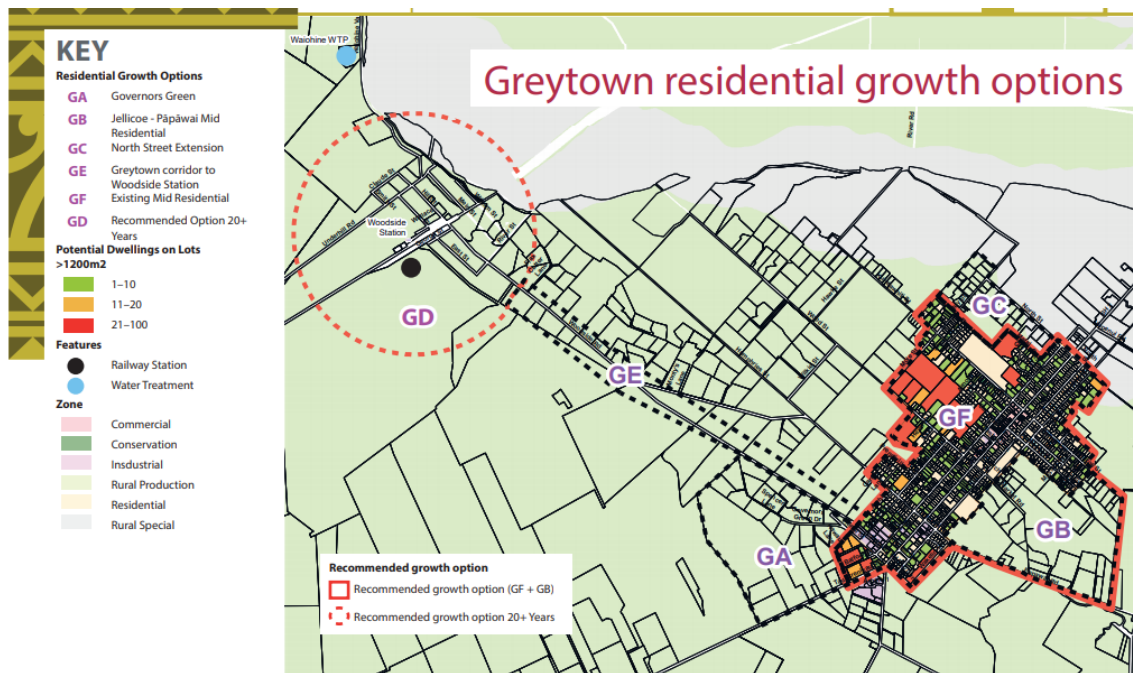
An additional area on Donald Street was requested to be included within FB.

Support	Oppose
Meets demand	Loss of character
Logical to link with rail	Flood concerns
Will rejuvenate the town centre	Lots too small
	Greater flexibility in lot sizes required

Conclusion

Overall there has been general support for the growth options in Featherston but further consultation on density was requested.

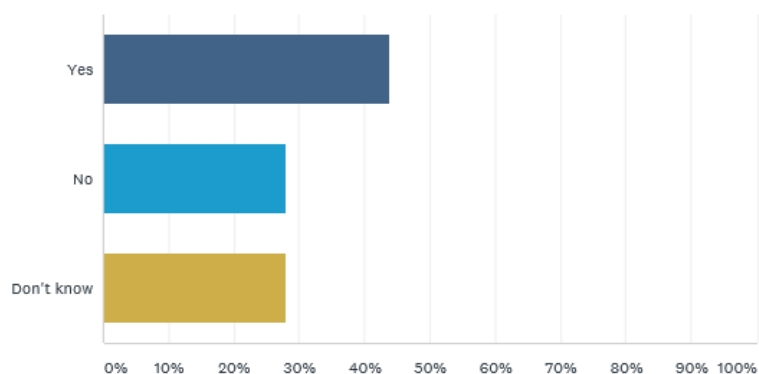
Greytown



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%)

Do you support the recommended growth option (Existing Mid Residential (GF) and Jellicoe-Papawai Mid Residential (GB)) for Greytown?

Answered: 132 Skipped: 81

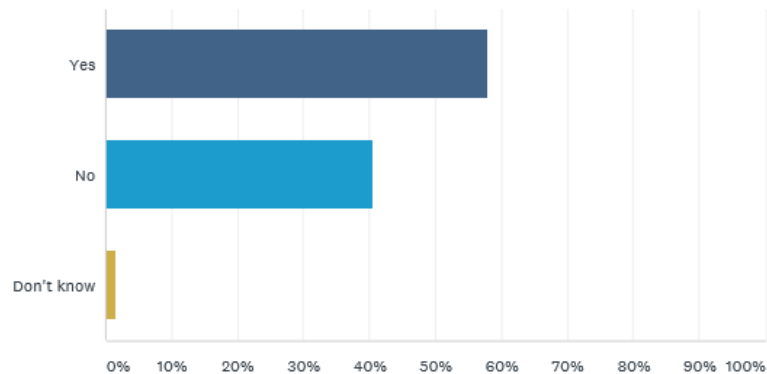


ANSWER CHOICES	RESPONSES	
Yes	44%	58
No	28%	37
Don't know	28%	37
TOTAL	132	

Breaking this down further into Greytown residents only, there were 69 submissions, 40 in support (58%), 28 against (41%) and 1 was unsure (1%).

Do you support the recommended growth option (Existing Mid Residential (GF) and Jellicoe-Papawai Mid Residential (GB)) for Greytown?

Answered: 69 Skipped: 6

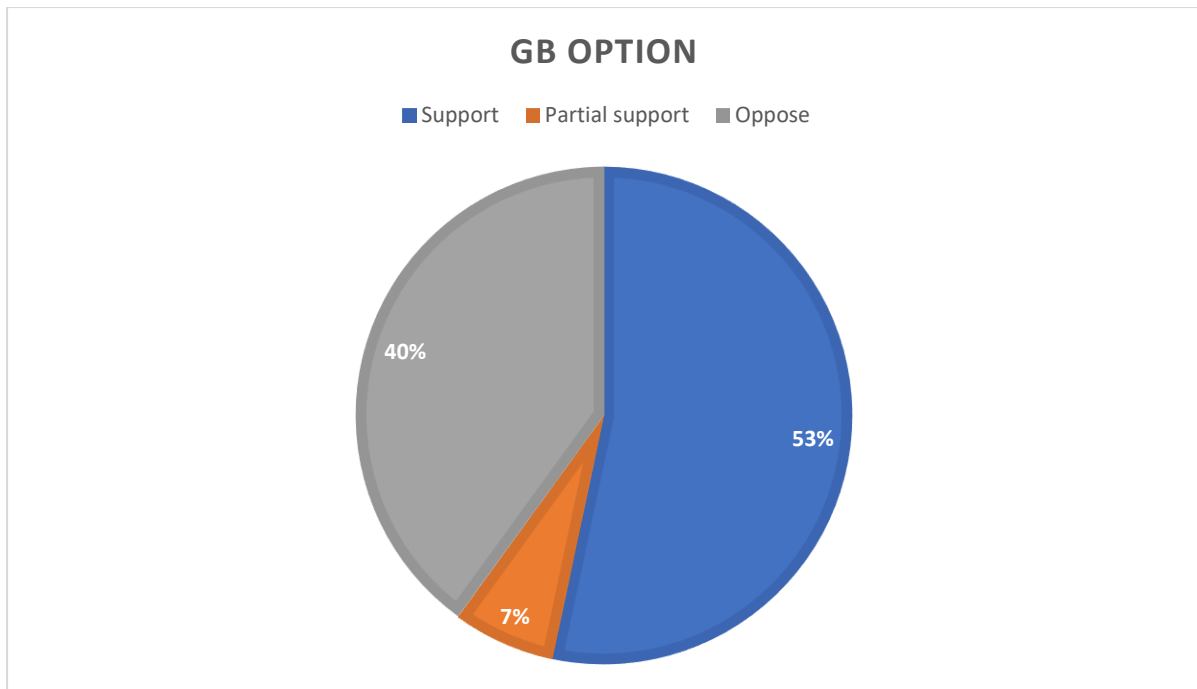


ANSWER CHOICES	RESPONSES	
▼ Yes	58%	40
▼ No	41%	28
▼ Don't know	1%	1
TOTAL		69

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 not when combined. The results have therefore been broken down into the specific areas of GB, GD and GF to determine what people said about each individual area. Of these areas 45 specific comments were on GB, 23 on GD and 20 on GF.

GB – Papawai–Jellicoe Mid Residential

A total of 45 specific comments were made on GB, 24 of which supported the option, 18 opposed the option and 3 partially supported the option.



Support	Oppose
Logical area, close to town and services	Productive land
Would meet demand	Flooding and stormwater
Connects with Papawai Marae	Multiple landowners restrict uptake
	Rural amenity

Those who partially supported the GB option said that they could support the option if:

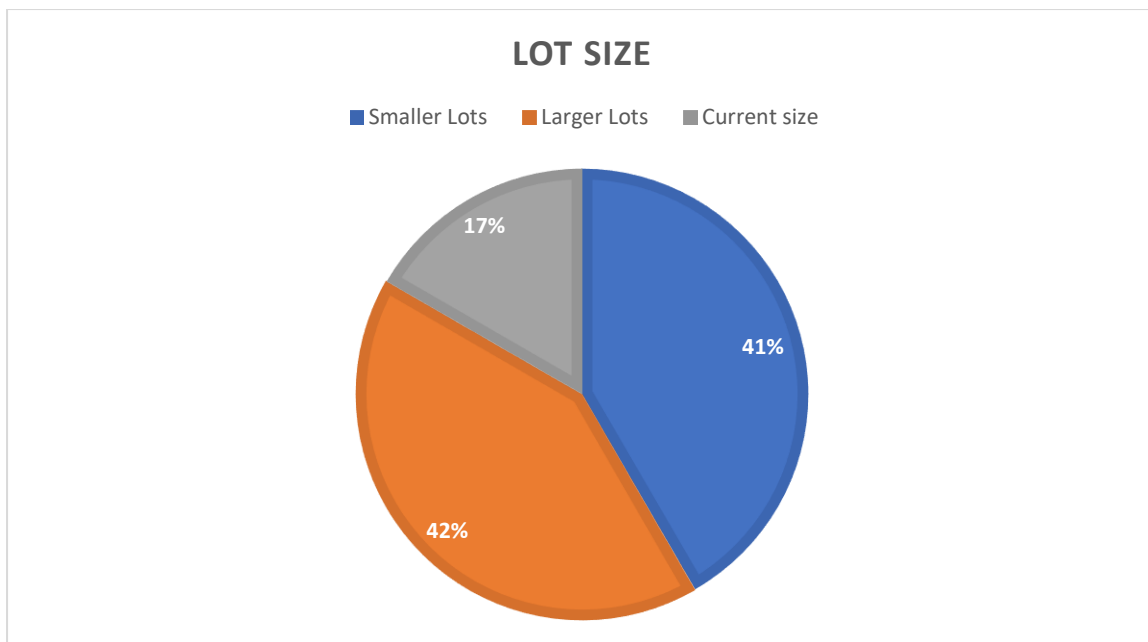
- GB occurred after infill of GF and GA areas
- Only a portion of GB to be developed closer to the town boundary
- Only there was a range in property sizes.

People thought that GB was a logical extension of the town boundary but concerns were raised about the productivity of the land, flooding, stormwater and Papawai Stream. Submitters strongly supported the retention of class 1 and 2 soils including land which is currently being used for production activities.

Eight submitters requested additional areas to be included in the GB boundary, these were properties on the other side of Papawai Road and Jellicoe Street.

GF – Existing Mid Residential

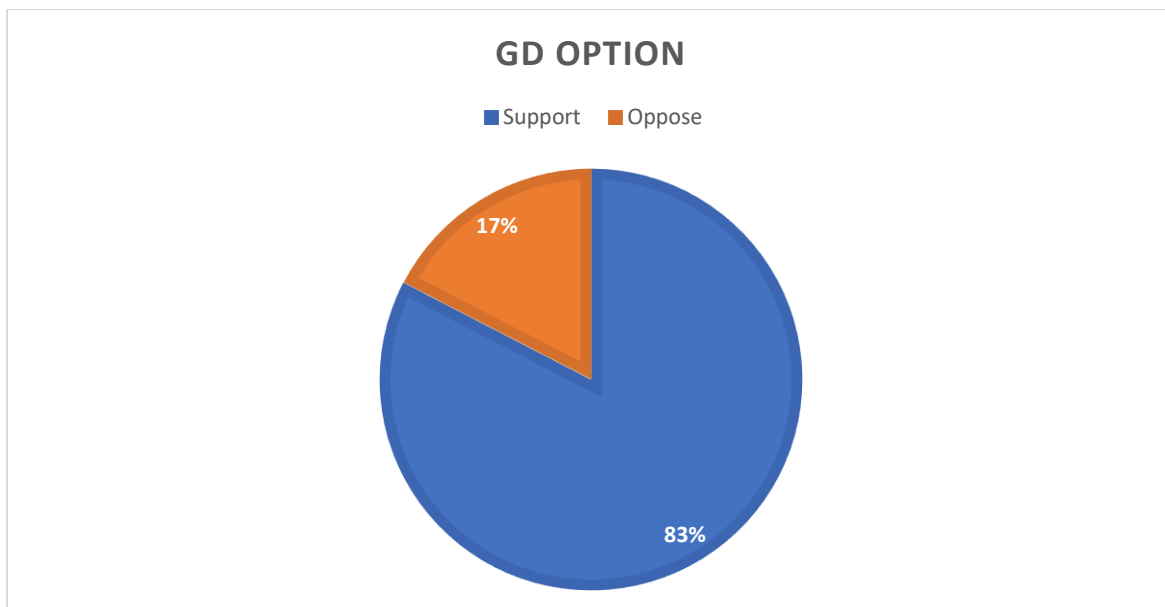
Of the 20 comments on GF, all supported the GF option depending on the lot size.



41% of the comments requested increased density within the town to provide more affordable housing options and options for elderly who do not need large houses. On the opposite side of this, 42% of comments requested increased lot sizes from the current 400m² minimum and 500m² average to better reflect the traditional use and heritage values of Greytown. 17% of comments supported the current lot sizes. The submissions acknowledged that there was a need for additional mid residential within Greytown and boundaries would need to be extended to meet the demand.

GD – Woodside Station

Of the 23 comments received on GD, 19 supported GD option specifically (83%) and 4 were opposed (17%).



Support	Oppose
Transport-orientated development (TOD)	Large infrastructure costs

Would meet demand	Separated from the town
Affordability	Not needed
Clear of hazards and productive soils	

Those who supported the GD option thought that development in this location would be suitable as it would provide affordable housing options around the train (TOD). It was also noted as suitable because it was clear of hazards and productive soils. Those who were against the proposed thought that it wasn't required, would be too costly and too removed from Greytown.

Seven of these comments requested the timeframe of GD to be brought forward and should be undertaken instead of the GB option.

GA – Governors Green

12 comments were received on GA - 12 requesting further development in GA and 2 opposed to any development in GA.

People thought that GA should never have been developed as lifestyle blocks and should instead be developed into smaller lots. Reasons for supporting this area were stony soils, no liquefaction and close proximity to the train and town.

GC – North Street Extension

GC also received 12 comments, 8 in support of increased development and 4 opposed. Reasons for support included connection to town, access to infrastructure, current urban feel and that the proposed stopbank along the Waiohine River will protect this area from future flooding. The 4 that did not support this area were concerned about flooding and the reduction in rural amenity.

GE – Greytown corridor to Woodside Station

Only 2 comments were received on GE which did not support development in this area as it would promote ribbon development.

Conclusion

The submissions received acknowledged that Greytown did currently have a housing shortage and that options were required in the short and long term to provide houses to meet the demand and provide options. Submitters raised that the largest gap in the housing market is within the current mid residential area and that the growth options should be brought forward into the 1-3 year timeframe in line with the Martinborough and Featherston.

Analysis of the individual submissions found that while submitters may not have supported the combination option, they supported some parts of the option and gave comments on each specific area rather than the combination as a whole.

The proposed GB – Papawai-Jellicoe Mid Residential option received the most submissions. While more than half of submitters were in support, this area received the strongest views against development. The main reasons against were the suitability of the land for rural productivity, soil type as well as hazard concerns. Some suggestions were made on limiting the size of the area and the inclusion of some adjoining areas.

The area which had the most support was GF - Existing Mid Residential but it was recognised that there was not enough mid residential land. There was an even split between those who wanted to increase density and those who wanted to decrease density. Additional areas to include in GF included GA – Governors Green and GC – North Street Extension.

The GD – Woodside Station option was generally supported, with requests being made to bring the timeframe forward. However, cost and infrastructure concerns were recognised.