

Greytown Community Board
Submission for the Greytown Spatial Plan

Acknowledgement:

The Community Board acknowledges the huge effort that our Councillors and SWDC have put into this Spatial Planning process. We are heartened also by the positive comments coming from the public meetings which reflect their appreciation of the change in approach and delivery of information, compared to previous years.

Recognition of Impact of Change:

The Board is very mindful of the forces for change coming from national level policies and our need to adapt. We acknowledge the impact on housing and equally support the need to enable entry level, affordable housing for young people and families.

Intent of Submission:

This submission highlights the issues that we ask Council to consider in its future decision making, to ensure Greytown's best interests are future-proofed.

Importance of Safe Access and Commuting

A general observation we have about the impact of Option GB – (the expansion of residential housing from Jellicoe Street to Papawai) – there is a need for an arterial network that will adequately support the potential mid- density increase in housing. How will this impact upon the traffic flow density and on our current roading set-up?

Already, in order to drive to the Railway at Woodside, the crossing of Main Road is a safety issue. In terms of improving connectivity, a means to improve ease of access across town is a necessary consideration. We have already had concerns raised by the general public regarding the dangers of accessing the main road from the East side of town. These concerns will only increase with the proposed developments from Jellicoe Street to Papawai.

Spatial Plan Options

With an expectation of further research into the social, economic and environmental impacts, (including water table, flooding potential) and land suitability regarding the Spatial Plan Options, our views are as follows:

Option GA:

- The existing subdivision from Humphreys Street to Governors Green could be further developed in conjunction with a reduced speed limit and adequate access from SH2. We understand that there is already a proposed roundabout to link with the 5 Rivers Medical Centre development and this will help connectivity and ease the traffic congestion. This area is also close to amenities and well sited between Woodside and the Greytown Centre and amenities.

Option GB:

- In addition to our observation about connectivity, safety and roading suitability, we seek assurance that the potential for mid-density development in GB will not significantly impact on:

- Good farming/arable land
- The existing character of the Town
- Road safety issues
- Land suitability e.g. water table issues

Option GC:

- We suggest an expansion into GC land when other options have been exhausted, subject to land suitability.

Option GD:

- We support the plan for a small town or transit oriented development around Woodside which alleviates the strain on Greytown's resources.

Option GE:

- We recommend the existing commuting corridor not be further impacted by additional housing.

Option GF:

- We support the potential to make better use of land as proposed in GF enabling smaller and perhaps more diverse styles of housing. Again, we are mindful of the need for:
 - Attention to character and heritage /.

In conclusion we are not in favour of your proposal for mass development in the GB area. Expansion needs to be more equally spread throughout GA, GB, GD and possibly GC.

The GCB would like to speak to this submission.

THE DARK SKY RESERVE

- This is an excellent development which will showcase the Wairarapa and help tourism in this area.

TANGATA WHENUA

- We are interested to learn more about the proposed development of Papakainga.