

SOUTH WAIRARAPA DISTRICT COUNCIL

15 MAY 2019

AGENDA ITEM C2

DRAFT SOUTH WAIRARAPA DISTRICT SPATIAL PLAN DISCUSSION DOCUMENT

Purpose of Report

To provide Council with the discussion document that has been prepared for the initial consultation on the Draft South Wairarapa District Spatial Plan.

To seek Council's approval to release the Draft South Wairarapa District Spatial Plan Discussion Document for community feedback.

Recommendations

Officers recommend that the Council:

1. *Receive the Draft South Wairarapa District Spatial Plan Discussion Document Report.*
2. *Approve release of the Draft South Wairarapa Spatial Plan Discussion Document for public feedback.*

1. Background / Discussion

Council committed to undertaking a Spatial Planning process in the 2018-2028 Long Term Plan. This work will provide Council with a high-level strategic document to guide and direct the district's future.

Consultant Planner Ree Anderson, of Ree Anderson Consulting Ltd, was commissioned to help commence Council's Spatial Planning process by facilitating two workshops.

The first workshop was attended by members of Council officers on the 31st January 2019. The purpose of this workshop was to create a "mapping the future" diagram and a draft spatial plan based on the 2018-2028 LTP. The workshop also explored staff members perceptions of the South Wairarapa district's role and value.

The second workshop, on the 27th February 2019, was also facilitated by Ree Anderson and was attended by available Councillors, Community Board Chair's and Deputy Chairs, and the Māori Standing Committee Chair and Deputy Chair. The purpose of this workshop was to advance the South Wairarapa District Spatial Plan, review the staff's initial "mapping the future" diagram and draft spatial plan, and confirm the process of

completing the Spatial Plan. Within this workshop attendees also identified the role of our district and strategic components for the future.

Following on from the workshops, the Draft South Wairarapa District Spatial Plan Discussion Document has been prepared to accompany the "Draft mapping the future" diagram and draft spatial plan and explain the purpose of spatial planning. This document is based upon Rotorua Lakes Council's discussion document on spatial planning.

The purpose of the discussion document is to seek input and feedback into the Spatial Planning process from the current South Wairarapa community and stakeholders.

Feedback will be sought on matters such as;

- How the community would like the South Wairarapa to look and function in the future,
- What aspects require protection and enhancement,
- How much commercial and industrial development should occur (and where this should be located), and
- How much additional housing should be provided (and where this should be provided).

This feedback will be used to prepare a draft Spatial Plan for community consultation.

This community input will also be very useful during the District Plan review which is also in process.

2. Appendices

Appendix 1 – Draft Spatial Plan Discussion Document

Contact Officer: Russell Hooper; Planning Manager

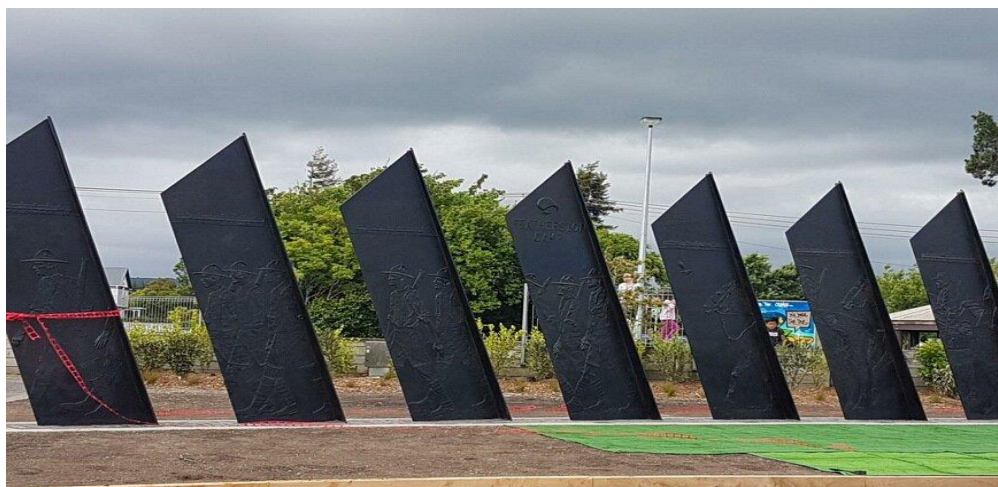
Reviewed By: Russell O'Leary; Group Manager, Planning and Environment

Appendix 1 – Draft Spatial Plan Discussion Document

Discussion Document

Draft South Wairarapa Spatial Plan

Our Future Focus 2050



MESSAGE FROM THE MAYOR | HE KŌRERO NĀ TE MANUKURA

We are experiencing change, progress and population growth in the South Wairarapa district. People and businesses are choosing in greater numbers to come and live here. We need to provide for ongoing growth for the future prosperity and wellbeing of our towns and growing district.

The challenge is to ensure the way development happens will protect what makes our place special, while at the same time propelling the district forward.

There are a number of components which need to all fit together. Our vision for the district has set an enduring pathway forward for our future and our Long-term Plan provides a platform for South Wairarapa's progress towards our long-term goals over the medium term.

Our "spatial plan" will help us to prepare for ongoing growth and development. This will provide a blueprint for how we want our district to look in the future, where development should occur, what kind of development and how much.

It will mean asking and answering some tough questions and as part of developing that blueprint, or spatial plan, we are coming to you for your input.

Hearing from you, the community, about what you see as the important issues and how you see the district developing and growing is an essential part of the process of developing our spatial plan.

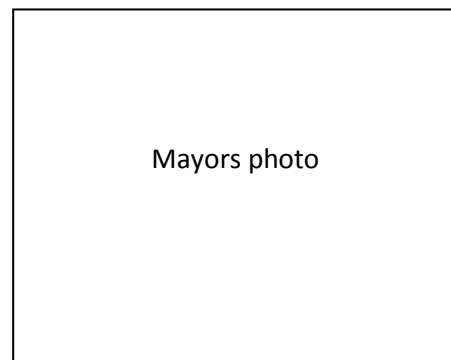
This discussion document is designed to get us all thinking and talking about this important piece of work. We've set out some initial ideas and what we see as priorities - but what do you think? We want everyone to have input to help us develop our plan.

Following your input, we'll develop a draft plan and then come back to you to check we're headed in the right direction before finalising our plan.

I believe there is incredible potential in our district and we want to unlock that. However, we need to think carefully about how that should look and this is an opportunity for you to help us continue to shape our district across the next 30 years. I look forward to your input and ideas.

Signature

South Wairarapa Mayor Viv Napier



OUR SPECIAL SOUTH WAIRARAPA

The South Wairarapa coastline features some of New Zealand's oldest inhabited sites, and local tradition states that the explorer Kupe lived there for a period. The southernmost point of the North Island, Cape Palliser, is known to Maori as Matitaki a Kupe, and other points along the coast also commemorate Polynesia's most famed explorer. Even today, the careful observer can note ancient stone walls along the coast, boundary markers for garden sites.

The name Wairarapa means – ‘glistening waters’ from local Māori’s first view and impression of our lake. Wairarapa Moana, is known in Māori history as being the eye of the fish, caught by Maui. Papawai Marae is strongly linked to our early history, being an early Maori parliament.

The country’s first sheep station was established in 1844 at Wharekaka, near the site of present day Martinborough. By 1851 extensive farming was well established with 20,000 sheep within the District. The Government started buying Māori land in 1853 and much of the land was purchased and on-sold to pakeha farmers. The first planned inland towns in New Zealand were Greytown and Masterton which were established in 1854.

Featherston followed in 1857, with Martinborough being established in the early 1880's. An extensive military camp was built in Featherston in 1915 which housed NZ troops before their embarkation overseas. Greytown later became established as a prominent fruit growing area, and later still Martinborough became home to a vibrant grape growing and winemaking industry. Long periods of little growth in the townships, coupled with settled farming communities, has left the district with a wonderful built and coastal heritage.

Our district is recognised for having three distinct towns, each with their own character arising from our early built heritage and local history. This combined with a distinct natural landscape featuring open rural space, rugged coastal areas, Wairarapa Moana, rivers and mountain ranges makes the South Wairarapa a fantastic setting in which to live, work and play.

We are also characterised by having a valuable internationally recognised wine growing industry based in, and around, Martinborough. There is also good rural land for busy and prosperous farming activities.

Location wise, our district is within easy reach of Wellington, plus Manawatu and Hawkes Bay regions to the north. Proximity to Wellington has facilitated township growth with many people now living in the townships and commuting to Wellington for work. Many visitors are drawn to the district each weekend to sample the produce of the region, and to enjoy the natural and cultural heritage of South Wairarapa.

WHAT IS A SPATIAL PLAN

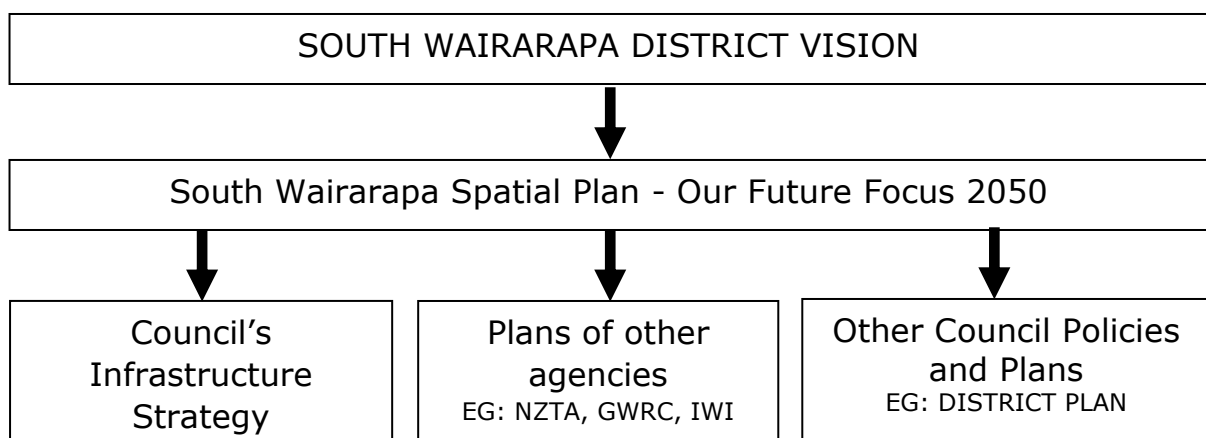
WHAT IS THE PURPOSE OF THIS DOCUMENT? | TE ARONGA

This discussion document is intended to start a conversation about how, as a community, we want our district to look. Your input will then be used to start development of our district's blueprint, our spatial plan.

The plan will set out, at a district level, what types of development will happen where and at what intensity.

A spatial plan does not necessarily set out detailed land use patterns and densities or the locations of open space or layout and nature of infrastructure; but provides the high level broad overview that will guide the detailed plans which will follow.

The spatial plan will provide a crucial building block for future planning and decision-making. It will align with our district vision, refresh and feed into future annual plans, long-term plans and district plans, and provide guidance for development of infrastructure.



The plan will help us respond to population changes and global and national trends that will influence our growth and development.

It will help us balance the environmental, social, economic, and quality of life factors affecting our community and guide allocation of resources such as land use and construction of capital works (core infrastructure like roads, water supplies, parks and playgrounds).

The plan will not replace the District Plan but will provide the strategic guidance for more detailed planning. It will set the framework for any future spatial-based decision making and outline actions needed to achieve our strategic direction.

The Draft South Wairarapa Spatial Plan Diagram and Map is within this document at pages 13 and 14.

WHAT DO WE NEED YOU TO DO? | HE AHA Ō WHAKAARO?

Before we start developing our plan we need community input and to start the discussion we've put together some ideas in this document. Remember, this is just a discussion document – nothing has yet been decided.

He aha ō whakaaro? We'd like you to take a look and tell us what you think.

We want to know what you think.

- Q1 How do you want South Wairarapa to look in the future?
- Q2 What is special about the South Wairarapa? What do you think we need to protect?
- Q3 Where should housing development go? How much and where?
- Q4 What about commercial and industrial development? How much and where?
- Q5 Should areas be set aside for rural residential development?
- Q6 Is wetland restoration and biodiversity important?

Go to page 15 for details about how you can provide feedback.

DRIVERS OF CHANGE | TE PŪTAKE

This section identifies some of the major trends and drivers that will influence how our district develops, changes and grows.

We need to keep these in mind as we think about how that should happen.



**ADDRESS
LEVELS OF
DEPRIVATION**

**←
INCREASING IMMIGRATION
INTERNATIONAL CONNECTIONS
→**

**INCREASING TOURISM
OPPORTUNITY
INFRASTRUCTURE**

**STRATEGIC LOCATION
IMPORTANCE OF KEY
STATE HIGHWAYS
THROUGH THE DISTRICT**

**CHANGING NATURE OF WORK TECHNOLOGY
RIDE - THE - WAVE**

**YOUTH
NEEDS / DEVELOPMENT**

**CHANGING INDUSTRY
— TECHNOLOGY TYPES →
RESPONSIVE TO DIFFERENT NEEDS**

We want to know what you think...

Q7 What are other drivers of change impacting the South Wairarapa?

OUR VISION

Our vision is part of our strategic planning and feeds into our spatial plan for South Wairarapa, it recognises our special character aspects and sets out the combined strategic view going forward. Our vision reminds us of what drives the district forward and what we place high value upon.

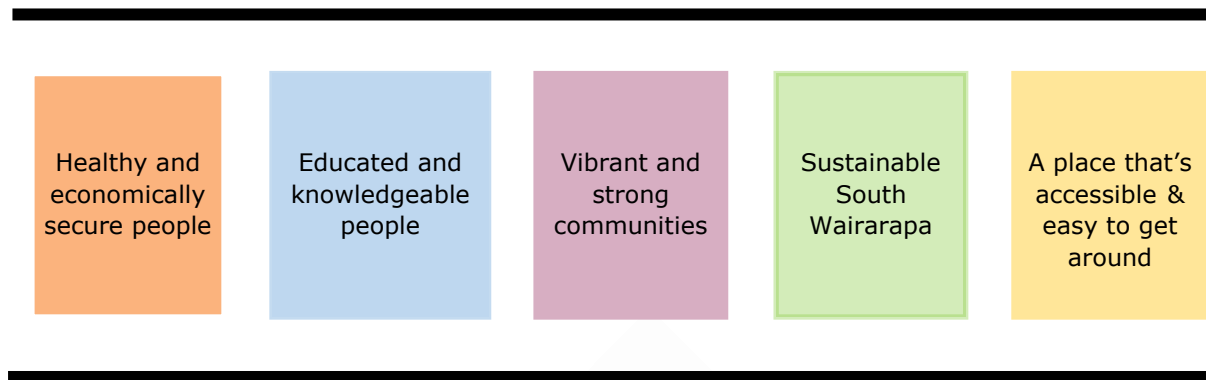
The Draft Spatial Plan's vision is;

Wairarapa - The Best of Rural and Urban Living

South Wairarapa – An Open, Energetic and Unified Community

COMMUNITY OUTCOMES

Our District's vision is supported by the five community outcomes identified in previous Long-Term Plans. Together, the five community outcomes will enable Council to achieve its vision. Council has a role in achieving the community outcomes via significant activities. Within our proposed spatial plan you will see components of the five community outcomes.



FOCUSSING ON THE FUTURE - OUR DISTRICT, REGION, AND BEYOND

In recognising what our district identity is, and could be, we now need to encapsulate what our district make up should be for the future. South Wairarapa has its own special character and unique potential anchored around our three towns, our rural environs, plus the mountain ranges, coastal areas and waterbodies.

LISTED BELOW ARE 3 KEY ROLES OF THE SOUTH WAIRARAPA;

Leaders in sustainable lifestyle choice

For quality, clean & protected environment; places for the young/elderly and families; user-friendly towns; opportunities for active outdoor recreation (fishing, hunting, cycling, walking); good connections within South Wairarapa & beyond.

Tourism hub

For wine, best food, dark sky reserve, gliding, bush, heritage, cultural initiatives, lake, wild coastline, trails.

Integrated education and employment

For primary production, processing, IT hub, learning centres/institutes, light industry, commerce.

DISTRICT WIDE SHAPING MOVES – OUR OBJECTIVES

Three key District Wide Shaping Moves have been identified in order to advance the role of the South Wairarapa and achieve our vision and community outcomes.

1. Nurturing the Districts Special Character and Qualities
2. Creating Better Connections
3. Supporting Sustainable Growth

We want to know what you think...

Q8 Do you agree?

Q9 What are other important roles of the District?

Q10 Can you think of more important District shaping moves?

SHAPING MOVE 1 - NUTURING AND CREATING THE DISTRICT'S SPECIAL CHARACTER AND QUALITIES

Our character is made from our rich history including both our Maori and European heritage. Recognising, sharing and linking with our heritage will need to be part of addressing character and our future challenge.

The prospect of developing a three townships strategy and building upon earlier strategy plans is seen as having value in shaping our futures. As we carefully nurture our towns and district tourism potential delivery of associated infrastructure will be needed for ongoing response to tourism and population demands. Developing new sports fields and smart reserves planning is also an important focus.

Our areas dark skies are internationally recognised and we have the potential to become the home base of the largest Dark Sky reserve in the world.

<p>District-wide shaping move T1:</p> <p>Nurturing and creating the district's special character and qualities</p>	<p>Objectives:</p> <p>1.1 To respect Maori tikanga (customs) and kaitiakitanga (guardianship)</p> <p>1.2 To keep our town and country look and feel</p> <p>1.3 To take active measures to adapt to and mitigate climate change</p> <p>1.4 To guide growth to places that align to achieving a sustainable lifestyle choice, being a tourism hub and enabling integrated education and employment</p>
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Explanation: This Shaping Move 1 and Objectives 1.1-1.4 will mean:

- Options to better reflect Maori heritage in the area
- Avoiding sporadic subdivision in the rural areas (including coastal) and identifying through appropriate character and design guides how to capture the character desired within the townships whilst still allowing for growth
- Potentially limited growth in coastal settlements and other areas, such as flood plains, exposed to the impact of climate change
- Protecting the dark sky reserve initiative from being compromised through inappropriate urban development
- Undertaking the 7 catalyst projects identified in the Draft Spatial Plan Diagram

Questions: T1 and O1

Q11 - What do you think of District-wide Shaping Move 1 and the objectives? Have we missed anything?

Q12 - Do you think the catalyst projects in the Draft Spatial Plan Diagram will protect the district's special character and qualities?


Q13 - What are other catalyst projects that will protect the district's special character and qualities?

SHAPING MOVE 2 - **BETTER CONNECTIONS**

Better connections includes improved outcomes for people, transport, and community engagement within the South Wairarapa.

Recognising the need for youth initiatives and actively providing for the needs of youth, especially in the transition from school to work, and employment training is seen as forward project work. Having a robust community engagement strategy on projects is seen as a key step forward. As we deal with projects and shape a more resilient future, we need good engagement and community alignment along the way.

Early improved train and bus services into the district and with adjoining regions is recognised as being critical. Also of future importance, is the potential of a tree corridor between the three towns, as part of further greening our area, presenting our area and improving amenity and biodiversity.

<p>District-wide shaping move T2: Creating Better Connections</p> 	<p>Objectives:</p> <p>2.1 To enable better connections with each other, between our towns, across the district and region, nationally & internationally</p> <p>2.2 To be a strong advocate for early delivery of transport infrastructure & services, including rail for passengers & freight</p>
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Explanation: This Shaping Move 2 and Objectives 2.1-2.2 will mean:

- Supporting youth initiatives
- Developing strategies for community engagement
- Exploring options to provide ecological corridors linking the forest parks and three towns
- Advocate early delivery of improved train and bus services
- Providing a network of tracks and trails
- Promotion of joint educational initiatives, such as astronomy education centre and sustainable farming initiatives
- Promotion of international connections and opportunities
- Undertaking the 9 catalyst projects identified in the Draft Spatial Plan Diagram

Questions: T2 and O2

Q14 - What do you think of District-wide Shaping Move 2 and the objectives? Have we missed anything?


Q15 - Do you think the catalyst projects in the Draft Spatial Plan Diagram will create better connections?

Q16 - What are other catalyst projects that will achieve the outcome of creating better connections?

SHAPING MOVE 3 - **SUPPORTING SUSTAINABLE GROWTH**

For our district this potentially means development of an urban growth strategy and evaluation of the rural- residential growth for our district. The prospect of developing some areas or options for self-sufficient living is also a topic needing investigation. The prospect of linking our District Plan to our strategic future is another key focus going forward for our district.

In fully exploring waste-water to land projects, working with the community and mana whenua will be necessary. This means responding to and gearing toward a more environmentally sustainable future. Responding to climate change and having proactive initiatives is another challenge. This could include increasing use of solar power, biodiverse land use and projects on restoration of wetlands.

<p>District-wide shaping move T3: Supporting Sustainable Growth</p> 	<p>Objectives:</p> <ul style="list-style-type: none"> 3.1 To limit residential development within rural productive areas 3.2 To work with others to improve lake quality 3.3 To limit growth in coastal settlements subject to climate change impacts 3.4 To allow rural residential development at the edge of our 3 towns 3.5 To enable different forms of residential development in towns to meet intergenerational needs 3.6 To allow for light industrial activity in our towns 3.7 To support self-sufficient living options in appropriate locations
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Explanation: This Shaping Move 3 and Objectives 3.1-3.7 will mean:

- Limiting residential subdivision within the rural and coastal areas
- Assisting initiatives to improve water quality
- Set aside suitable areas close to towns to provide for rural residential living
- Allowing flexibility to provide for different housing needs
- Providing areas for increased commercial / light industrial activity
- Undertaking the 8 catalyst projects identified in the Draft Spatial Plan Diagram

Questions: T3 and O3

Q17 What do you think of District-wide Shaping Move 3 and the objectives? Have we missed anything?

Q18 Do you think the catalyst projects in the Draft Spatial Plan Diagram will achieve sustainable growth?

Q19 What are other catalyst projects that will achieve the outcome of creating better connections?

Q20 Do you have any other ideas you can share on the spatial plan?

***The following pages show our - Draft Spatial Plan Diagram and - Draft Spatial Plan Map.**

OUR VISION

Wairarapa – the best of rural and urban living
South Wairarapa – an open, energetic and unified community

4 Pillars

- Best and healthiest community partnerships
- Best care and use of natural resources
- Best care and use of assets and infrastructure
- Best council staff and officers

5 Community Outcomes

- Healthy and economically secure people
- Educated and knowledgeable people
- Vibrant and strong communities
- Sustainable South Wairarapa
- A place that's accessible & easy to get around

Developing plans and delivering with mana whenua, our communities and through district partnerships

Doing our bit for the district, region and beyond

- Leaders in sustainable lifestyle choice – quality, clean & protected environment, places for young/old/families, user-friendly towns, opportunities for active outdoor recreation (fishing, hunting, cycling, walking), good connections within South Wairarapa & beyond
- Tourism hub – wine, best food, dark sky reserve, gliding, bush, heritage, cultural initiatives, lake, wild coastline, trails
- Integrated education & employment – primary production, processing, IT hub, learning centres/institutes, light industry, commerce

3 District-wide Shaping Moves & Our Objectives

- **Nurturing and creating the district's special character and qualities** – □ to respect Māori tikanga (customs) & kaitiakitanga (guardianship) □ to keep our town & country look & feel □ to take active measures to adapt to & mitigate climate change □ to guide growth to places that align to achieving a sustainable lifestyle choice, being a tourism hub & enabling integrated education & employment
- **Creating better connections** – □ to enable better connections with each other, between our towns, across the district and region, nationally & internationally □ to be a strong advocate for early delivery of transport infrastructure & services, including rail for passengers & freight
- **Supporting sustainable growth** – □ to limit residential development within rural productive areas □ to work with others to improve lake quality □ to limit growth in coastal settlements subject to climate change impacts □ to allow rural residential development at the edge of our 3 towns □ to enable different forms of residential development in towns to meet intergenerational needs □ to allow for light industrial activity in our towns □ to support self-sufficient living options in appropriate locations

8 Sustainable Growth Catalyst projects

- Urban Development Growth Strategy
- Rural Residential Strategy
- District Plan review (P)
- Pilot self-sufficient living options
- Waste-water to land projects with mana whenua (P)
- Climate change initiatives, eg solar power, plastic-free council, biodiverse land use, wetland restoration
- Roading improvements to mitigate coastal erosion (P)
- Limited reticulated waste-water systems for coastal settlements

9 Better Connections Catalyst projects

- Youth initiatives (P)
- Supporting Shift Foundation for 12-20 year old young women (P)
- Community engagement strategy
- Building & linking tracks & trails
- Advocate early delivery of improved train & bus services
- Tree corridor development between 3 towns & from Tararua/Remutakas to Aorangi (P)
- Gateway to Wairarapa project at Featherston
- Promoting international connections & opportunities (P)
- Promoting joint educational initiatives, eg cultural astronomy centre/dark sky education facility

7 Special Character Catalyst projects

- Māori heritage (P)
- 3 townships strategy and town centre enhancement
- Implement Featherston 2033 Strategy & Action Plan (06/15)
- Delivering tourism infrastructure (eg dump stations, toilets, plantings, picnic areas) (P)
- New sports fields
- Enhancing water races through parks
- Largest dark sky reserve in the world initiative (P)

Our enhanced business as usual

- Enabling ultra-fast broadband connections
- Working with others to promote tourism in Wairarapa
- 3 Waters, conservation, roads, bridges & footpath maintenance
- Management of council's halls, venues, toilets, parks & reserves
- Working with central govt and GWRC to improve public transport
- Administering grants to community groups & youth
- Planning, policy, consenting, licensing & animal management
- Civil defence emergency management

South Wairarapa: Our Future Focus 2050

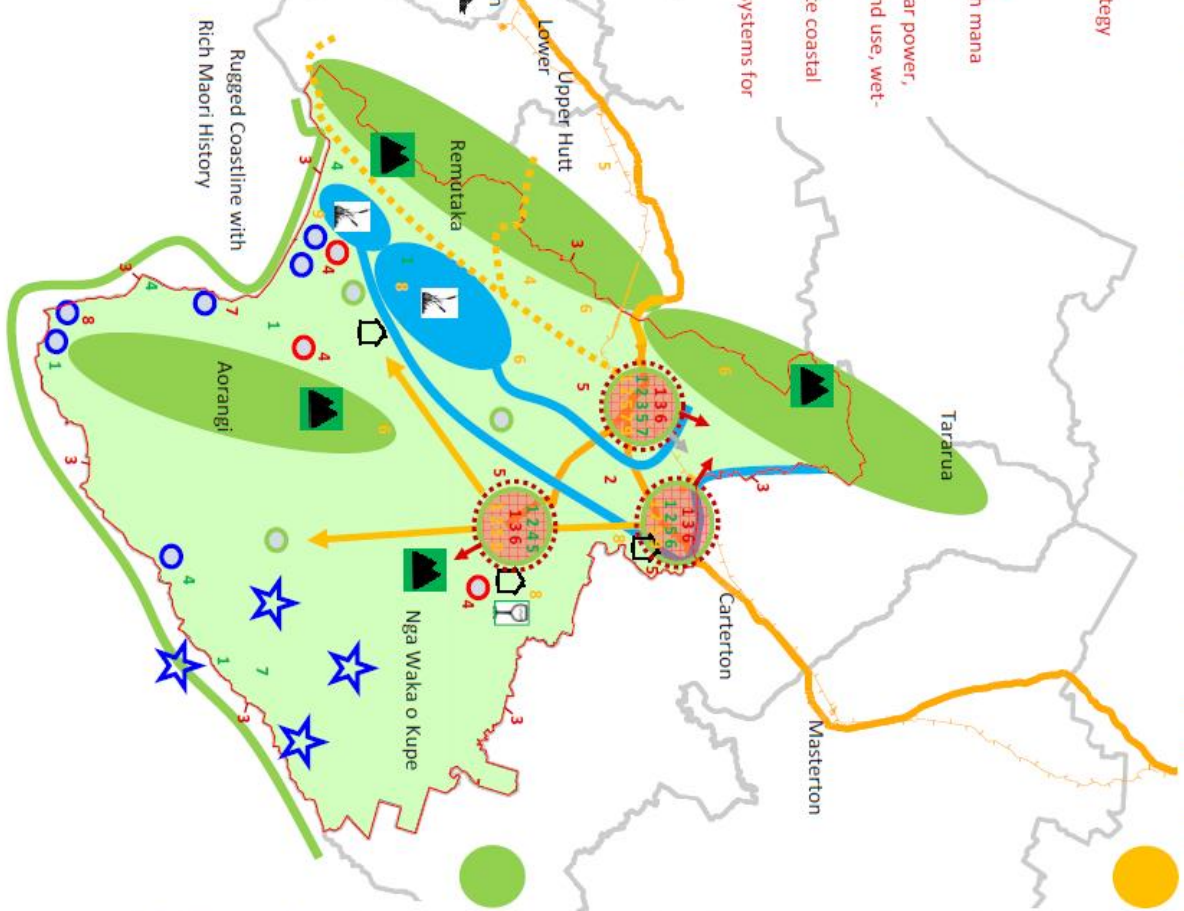
Palmerston North Napier / Hastings

Sustainable Growth

1. Urban Development Growth Strategy
2. Rural Residential Strategy
3. District Plan review (P)
4. Pilot self-sufficient living options
5. Waste-water to land projects with mana whenua (P)
6. Climate change initiatives, eg, solar power, plastic-free council, biodiverse land use, wet-land restoration
7. Roading improvements to mitigate coastal erosion (P)
8. Limited reticulated waste-water systems for coastal settlements

Key

- Wine industry
- Prominent mountains
- Marae
- Three towns
- Rural / coastal settlements
- Indicative self-sufficient Papakainga
- Rail link
- Cycle link
- Road link
- Dark Sky Reserve initiative
- Nationally significant wetlands
- Partnerships (P)
- Future rural residential / peri-urban?
- Future light industrial expansion
- Future urban expansion
- Climate change investigation / response?
- District boundary—District Plan Review



Better Connections

1. Youth initiatives (P)
2. Supporting Shift Foundation for 12-20 year old young women (P)
3. Community engagement strategy
4. Building and linking tracks and trails
5. Advocate early delivery of improved train and bus services
6. Tree corridor development between three towns & from Tararua / Remutakas to Aorangi (P)
7. Gateway to Wairarapa project at Featherston
8. Promoting international connections and opportunities (P)
9. Promoting joint educational initiatives, eg cultural astronomy centre/dark sky education facility

Special Character

1. Maori heritage (P)
2. Three townships strategy and town centre enhancement
3. Implement Featherston 2033 Strategy and Action Plan (June 2015)
4. Delivering tourism infrastructure (eg dump stations, toilets, plantings, picnic areas) (P)
5. New sports fields
6. Enhancing water races through parks
7. Largest dark sky reserve in the world initiative (P)

HOW CAN I HAVE A SAY? | ME PĒHEA TE KŌRERO?

We are keen to get your feedback on this discussion document. We encourage you to:

1. Go on line to www.swdc.govt.nz to access the feedback form.
2. Fill out a feedback form and return by July 2019.

Forms and emails can be provided by;

- Email planning@swdc.govt.nz ,
- Post - SWDC, PO Box 6, Martinborough,
- Delivered to Council Offices at 19 Kitchener Street, Martinborough or one of the Greytown, Featherston, or Martinborough libraries.

Once we have heard from our communities and have a better understanding of what we want our district to be like in the future we will develop a 'Draft Spatial Plan' for final consultation in October 2019. You'll have another opportunity to provide input and feedback then.

