



# **SOUTH WAIRARAPA DISTRICT COUNCIL**

*Kia Reretahi Tātau*

## **Agenda**

**ORDER PAPER FOR AN ORDINARY MEETING  
TO BE HELD IN  
Supper Room, Waihinga Centre, Texas Street  
Martinborough  
ON  
10 November 2021**

**MEMBERSHIP OF COUNCIL  
HIS WORSHIP THE MAYOR  
Mr Alex Beijen**

Deputy Mayor Garrick Emms

Cr P Colenso  
Cr R Fox  
Cr L Hay  
Cr B Jephson

Cr P Maynard  
Cr A Plimmer  
Cr B West

**RECOMMENDATIONS IN REPORTS ARE NOT TO BE CONSTRUED AS  
COUNCIL POLICY UNTIL ADOPTED BY COUNCIL**





## **SOUTH WAIRARAPA DISTRICT COUNCIL MEETING**

### **Agenda 10 November 2021**

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#### **NOTICE OF MEETING**

A meeting will be held in the Supper Room, Waihinga Centre, 62 Texas Street, Martinborough and will commence at 1.30pm. The meeting will be conducted in public (except for any items specifically noted in the agenda as being for public exclusion).

Due to COVID-19 restrictions members of the public will not be permitted in the venue. The meeting will be live-streamed and will be available to view on our [YouTube channel](#). All members participating via video conference will count for the purpose of the meeting quorum in accordance with clause 25B of Schedule 7 to the Local Government Act 2002.

#### **SWDC Affirmation**

**We pledge that we will faithfully and impartially use our skill, wisdom and judgement throughout discussions and deliberations ahead of us today in order to make responsible and appropriate decisions for the benefit of the South Wairarapa district at large.**

**We commit individually and as a Council to the principles of integrity and respect, and to upholding the vision and values we have adopted in our Long Term Plan strategic document in order to energise, unify and enrich our district.**

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#### **Open Section**

- A1.** Apologies
- A2.** Conflicts of interest
- A3.** Acknowledgements and tributes
- A4.** Public participation  
*As per standing order 14.17 no debate or decisions will be made at the meeting on issues raised during the forum unless related to items already on the agenda.*
- A5.** Actions from public participation
- A6.** Extraordinary Business

#### **B. Decision Reports from Chief Executive and Staff**

- B1.** Adoption of Spatial Plan Growth Areas

Pages 1-135



# SOUTH WAIRARAPA DISTRICT COUNCIL

10 NOVEMBER 2021

## AGENDA ITEM B1

### ADOPTION OF SPATIAL PLAN GROWTH AREAS

#### **Purpose of Report**

To adopt the South Wairarapa Spatial Plan Residential Growth Areas for Featherston, Martinborough and Greytown and proceed with master planning.

#### **Recommendations**

Officers recommend that the Council:

1. *Receives the Adoption of the Spatial Plan Residential Growth areas document and the supporting recommendation reports and information.*
2. *Adopts the combined growth area for Martinborough being:*
  - a. *MA – Oxford Outer Residential*
  - b. *MF – Ferry Road Mid Residential*
  - c. *MD – Existing Mid Residential*
  - d. *ME – Inner Residential*
3. *Adopts the combined growth area for Featherston being:*
  - a. *FA – Featherston Growth Node*
  - b. *FB - Featherston Outer Residential South*
  - c. *FC - Featherston Outer Residential North*
4. *Adopts the combined growth area for Greytown (Option 1) being:*
  - a. *GF – Existing Mid Residential*
  - b. *GB - Jellicoe to Papawai Mid Residential*

*OR*
5. *Adopts the combined growth area for Greytown (Option 2) being:*
  - a. *GF – Existing Mid Residential*
  - b. *GB – Jellicoe to Papawai Mid Residential reduced area*
  - c. *GA or GC – Future inclusion of Governors Green or North Street Extension*
6. *Supports the development of an infill design guide for existing mid residential areas in Martinborough and Greytown.*
7. *Notes that Master planning and structure planning will proceed to implement the Spatial Plan.*

## **1. Background**

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 and protects 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/whanau
- 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. From these assessments, recommended residential growth options for each town were identified 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 resulting themes. These submissions and additional assessments have supported the recommended options which have been discussed in this report.

Once the growth areas for each town have been finalised, more detailed investigations and implementation will commence through a master-planning process.

Master planning is a collaborative planning and implementation 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, and any commercial areas.

## **2. Discussion**

Following the close of submissions and subsequent hearings, the information has been reviewed and analysed. Following the analysis of submissions as well as the points raised in the Council workshops, further assessments have been undertaken to support the recommended residential growth options for each town.

### **2.1 Martinborough**

The population of Martinborough is growing and with approximately 600 new residents 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.

Local stakeholders and the community requested a greater variety of homes 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 could provide 300 homes comprised of:

- MA – Oxford Outer Residential Lifestyle (Density of 2000m<sup>2</sup>-4000m<sup>2</sup>)  
Oxford Outer Residential Lifestyle rural land being converted to residential lifestyle - on land contiguous to the existing urban area with easy accessibility to the town centre
- MD – Existing Mid-Residential (500m<sup>2</sup>)  
Uptake of infill development currently allowed in the existing residential zone, and
- ME – Inner Residential (150m<sup>2</sup>-200m<sup>2</sup>)  
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.

147 submissions were received with 54% in support of the proposed combined option. 37% were opposed to the combined option while 26% were unsure. Of those who did not support the option or undecided were concerned that not enough mid-residential

land was available to provide choice and affordable housing options. It is noted that there are only approximately 60 lots within Martinborough that could be created through the current District Plan subdivision standards.

Submitters requested that MF – Ferry Road Mid Residential (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 400 dwellings in a well-designed and connected area. Inclusion of MF option was preferred over the other growth options being MB and MC. The site adjoins the town boundary and has good connections to community services. In addition to MF, 7ha located on Roberts Street and on Regent Street have also been included into the Mid-Residential zoning. These additional areas are a logical inclusion into the town boundary, due to their connection to town and their ability to be serviced.

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 proximity to town. MA would provide lifestyle living options while maintaining rural amenity and 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.

An infill development guide has been recommended to produce better development outcomes within the existing Mid-Residential Area. In addition to this, a heritage design guide has been recommended for ME – Inner Residential area to ensure that any development will reflect the character of the town while providing increased density.

The recommended combination areas could provide 700 homes over 30 years offering options for families, retirees while also ensuring there are options for visitors which currently takes up a large portion of available dwellings within Martinborough (Airbnb has approximately 300 houses listed).

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.

## **2.2 Featherston**

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).

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.

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 and 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-planning and master-planning process to follow.

### **2.3 Greytown**

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 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.

There is already pressure on rural areas to provide additional housing. The Orchards Retirement Village underwent a plan change to rezone the land to enable 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 (400m<sup>2</sup> to 500m<sup>2</sup>). Responses from Greytown were different from Martinborough and Featherston whereby mid-residential was supported over introducing choice through Outer Residential Zoning and Inner Residential Zoning. Therefore, options for mid-residential were explored and put forward to the public for consultation.

The options put forward for Greytown, reflected 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 Street marked GB on the map enabling 800 houses surrounding the retirement village. The option of GD- Woodside station was put forward as a long-term growth option (20+ years).

The preferred 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 had concerns with production land, flooding, ponding and infrastructure. As a response to this, a reduced GB area has been explored and two options are put forward:

### **Option 1**

Retaining the original area of GB would accommodate the anticipated growth for Greytown over the next 30-year Spatial Plan timeframe without the need to include additional areas in the short to medium term. While there are concerns about stormwater and infrastructure capacity for mid-residential lots in this area, early infrastructure inputs support development of GB. The master-planning process would identify any areas not suitable for development and/or protection (e.g. streams, ponding) with these areas being set aside for green space, recreational areas or larger residential lots where appropriate.

### **Option 2**

The redefined GB area has reduced the area by 18ha to 54ha providing approximately 650 new homes based on mid-residential density. This area has been redefined following the existing title boundaries, excluding the area surrounding the stream as well as the exclusion of some properties that have class 1 soils and contaminated land.

The redefined area of GB has responded to submitters and Councillors' concerns of stormwater, 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 and additional residential areas would need to be brought forward in the medium term. The additional areas for possible future inclusion are GA – Governors Green Extension and GC – North Street Extension, both of which can provide 100 additional houses. The redevelopment of either of these options come with their own challenges:

GA – Governors Green could provide 100 homes but would be better suited for Outer Residential Lifestyle rather than mid-residential due to its existing large lot development, existing road network and the lack of connection which results in poor urban design/layout outcomes.

GC – North Street Extension could provide 100 mid-residential homes. This area is currently subject to flooding but has good connection to the town and services. However, the Waiohine Action Plan has not yet been adopted and flood mitigation works have not yet been completed.

Two options are being put forward to Council in respect of the above considerations:

Either:

1. Adopt the current area of GB which can provide 800 homes without the need for any 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).

Either of the options above, and in association with the existing Mid-Residential zoning of MF and the inclusion of an additional 4ha (see Appendix 3), can provide sufficient land to accommodate the anticipated population growth and housing demand. GD – Woodside will provide additional options for Greytown in the longer-term timeframe (20+ years).

### 3. Next Steps

This Spatial Plan will shape the way our communities grow and develop over the next 30 years. The Spatial Plan is also a guide to future strategies, plans and actions of council including the District Plan, infrastructure programming and the Long-Term Plan (LTP) with its 10-year outlook.

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.

The Spatial Plan is proposed to be implemented in several steps:

- Step 1 is adopting the Spatial Plan (Map and Strategic Drivers) and the Spatial Plan Residential Growth Areas
- Step 2 is making it happen through implementation components
  - 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.

Until the master planning process is completed, the residential growth 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.

### 4. Conclusions and recommendations

#### Martinborough

1. It is recommended that Council adopts 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 2000m<sup>2</sup> – 4000m<sup>2</sup>) 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 (400m<sup>2</sup>-500m<sup>2</sup>) with master-planning.

**c. MD – Existing Mid Residential**

Keeping the current density (minimum 400m<sup>2</sup> lots with an average of 500m<sup>2</sup>) in existing areas but with the inclusion of two new areas on parts of 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 150–200m<sup>2</sup> 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 the required Master planning and associated investigations are complete, changes to the District Plan will be made (no development in these areas prior to the associated plan change).**

- 3. MB & 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**

- 4. It is recommended that Council adopts 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 2000m<sup>2</sup> – 4000m<sup>2</sup>) 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 2000m<sup>2</sup> – 4000m<sup>2</sup>) with master planning to retain a rural look and feel.

- 5. 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 associated plan change).**

## Greytown

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

a. **GF – Existing Mid Residential**

Keeping the current density (minimum 400m<sup>2</sup> lots with an average of 500m<sup>2</sup>) 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 (400m<sup>2</sup>-500m<sup>2</sup>) 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 (400m<sup>2</sup> – 500m<sup>2</sup>) 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).

7. **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 associated plan change).**

8. **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).

## **5. Appendices**

Appendix 1 – Maps

Appendix 2 – Spatial Plan recommendation report

Appendix 3 – Assessment of additional growth areas

Appendix 4 – High-level Spatial Plan analysis

Appendix 5 – Matrix option analysis

Appendix 6 – Infrastructure inputs

Contact Officer: Kendyll Harper, Intermediate Planner

Reviewed By: Russell O’Leary, General Manager Planning and Environment

## **Appendix 1 – Growth area maps**

# Martinborough Residential Growth Areas

Martinborough  
WWTP

MF

MD

ME

MA

## Key

SWDC Properties

## Residential Growth Area

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

## Potential Dwellings on Lots >1200m<sup>2</sup>

- 1 - 10
- 11 - 20
- 21 - 100

## Features

- Railway Station
- WW Treatment
- Water Storage
- Water Treatment

## Zone

- Commercial
- Conservation
- Industrial
- Rural Production
- Residential
- Rural Special

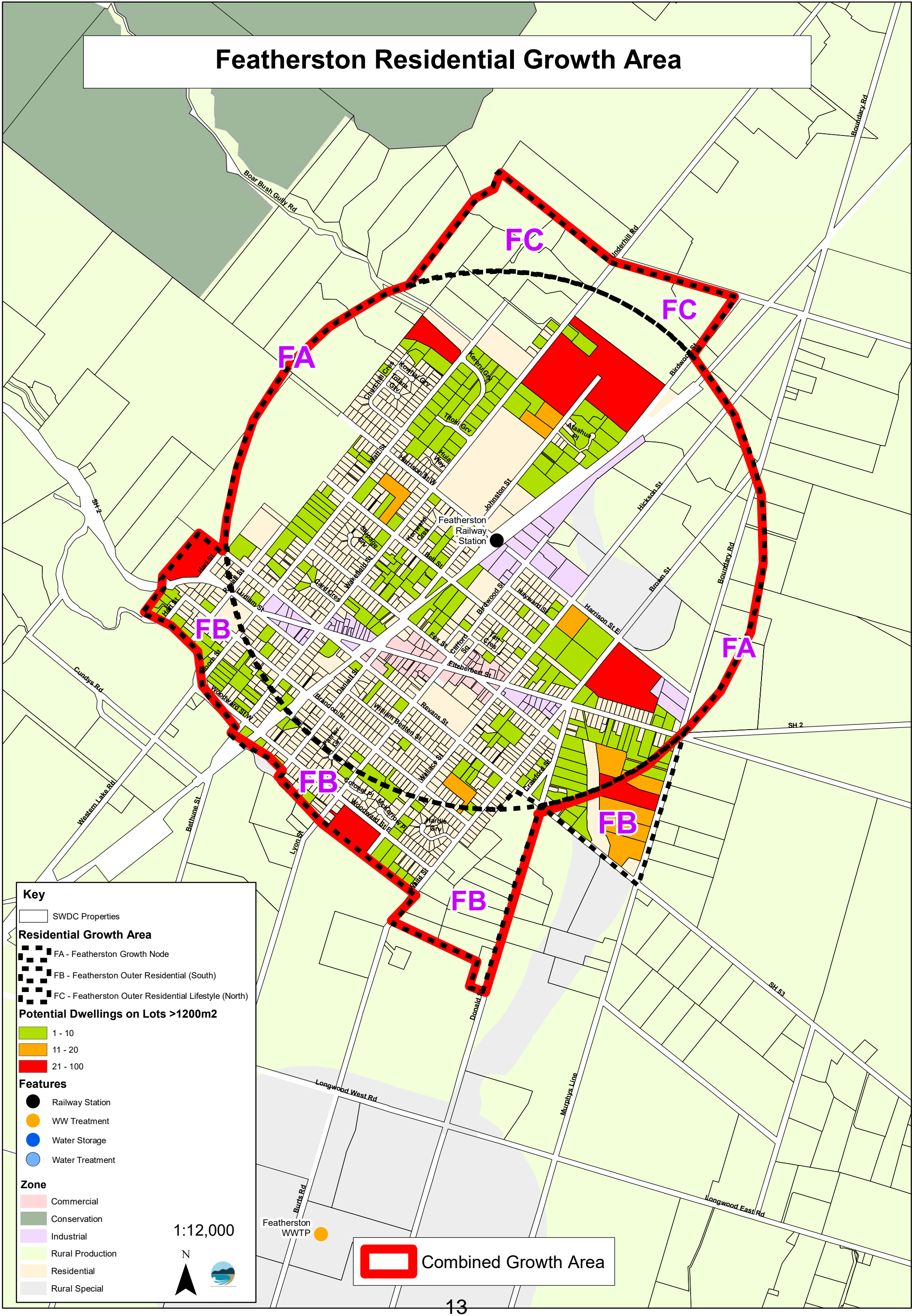
1:12,000



Combined Growth Area

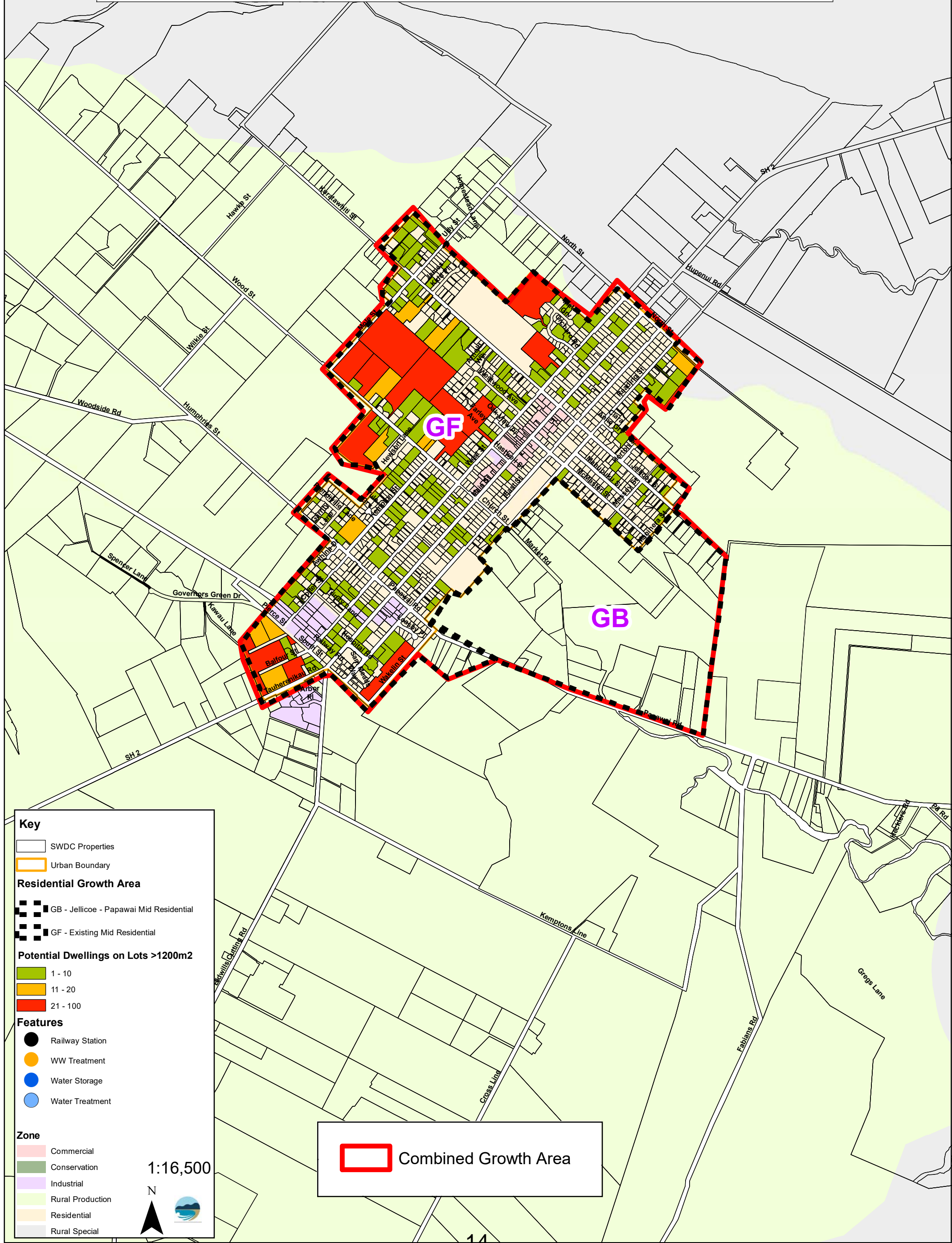


# Featherston Residential Growth Area

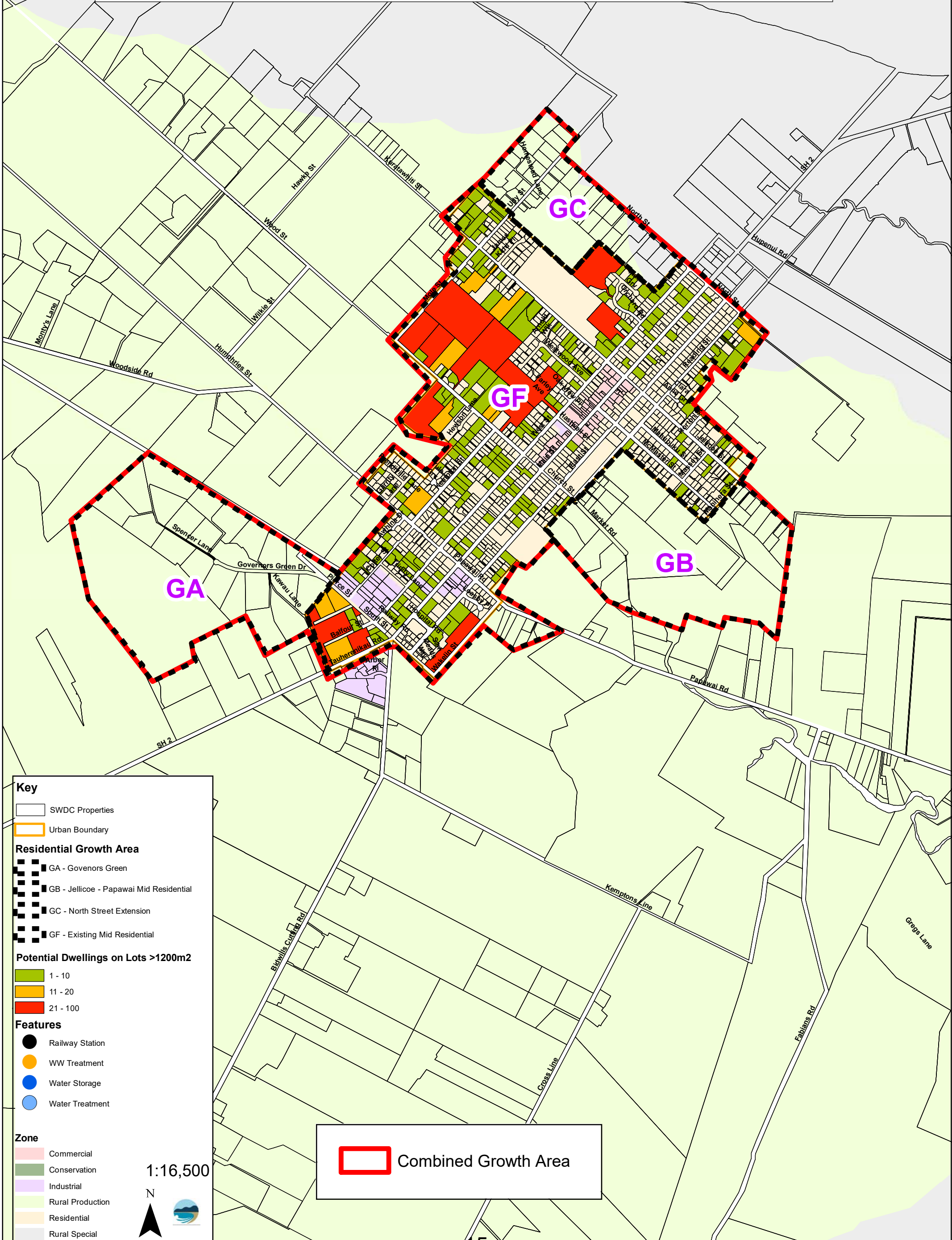




# Greytown Residential Growth Area Option 1



# Greytown Residential Growth Area Option 2



## **Appendix 2 – Spatial Plan recommendation report**



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.

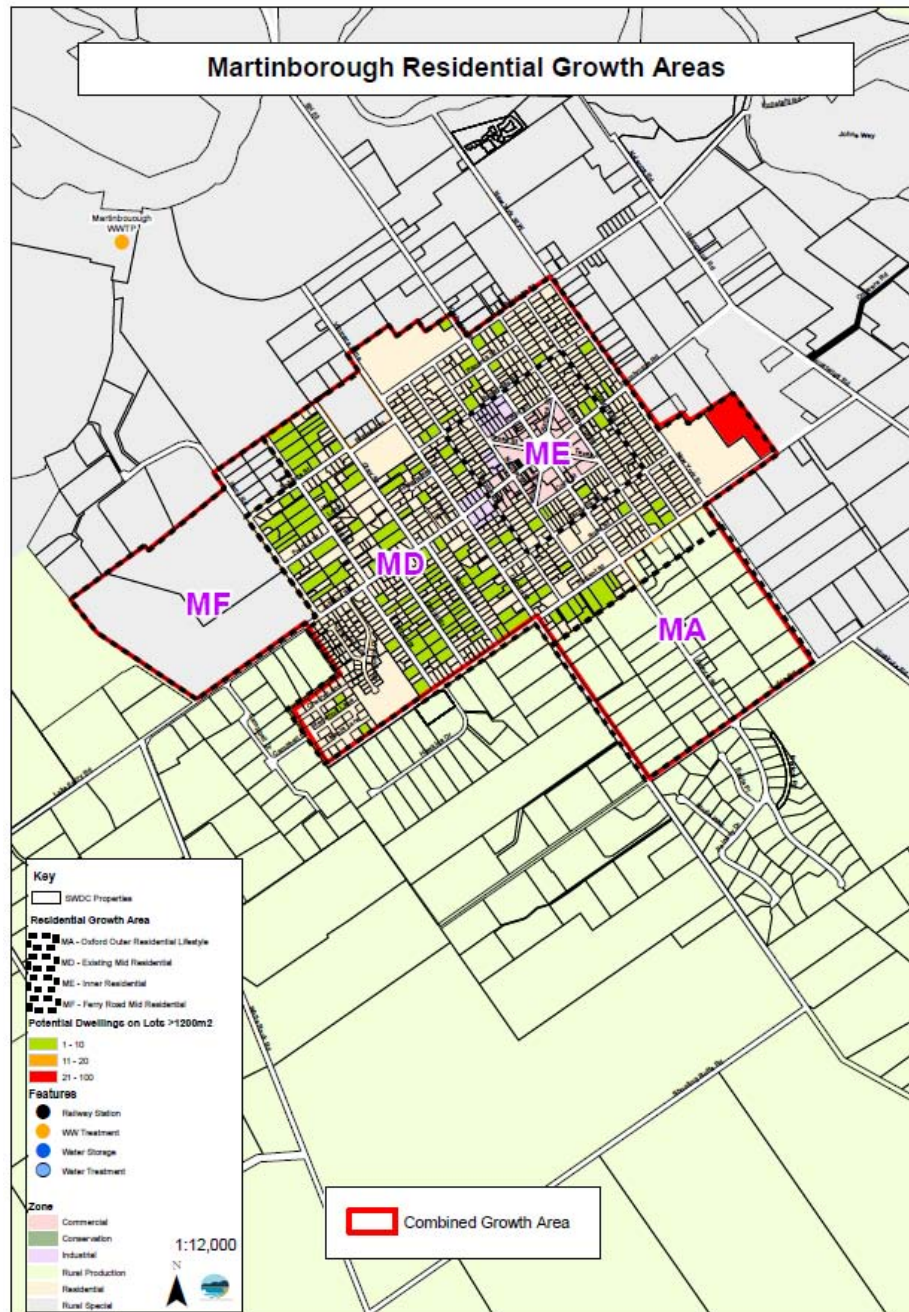
- Step 1 is adopting the Spatial Plan and the Spatial Plan residential growth areas.
- Step 2 is making it happen
  - Master Planning will start for Featherston and Martinborough in Year 2 (2022).
  - Year 2 will also include continued engagement with iwi, marae and Māori Trusts to confirm Papakāinga 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 2000m<sup>2</sup>-4000m<sup>2</sup>)
- MD – Existing Mid-Residential (500m<sup>2</sup>)
- ME – Inner Residential (150m<sup>2</sup>-200m<sup>2</sup>)

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 2000m<sup>2</sup>-4000m<sup>2</sup>)
- MC – Lake Ferry/White Rock Outer Residential Lifestyle (density of 2000m<sup>2</sup>-4000m<sup>2</sup>)
- MF – Ferry Road Mid Residential (density of 500m<sup>2</sup>)

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 400m<sup>2</sup> – 500m<sup>2</sup> 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 2000m<sup>2</sup> – 4000m<sup>2</sup>) 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 (400m<sup>2</sup>-500m<sup>2</sup>) with master-planning.

**c. MD – Existing Mid Residential**

Keeping the current density (minimum 400m<sup>2</sup> lots with an average of 500m<sup>2</sup>) 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 150–200m<sup>2</sup> 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**

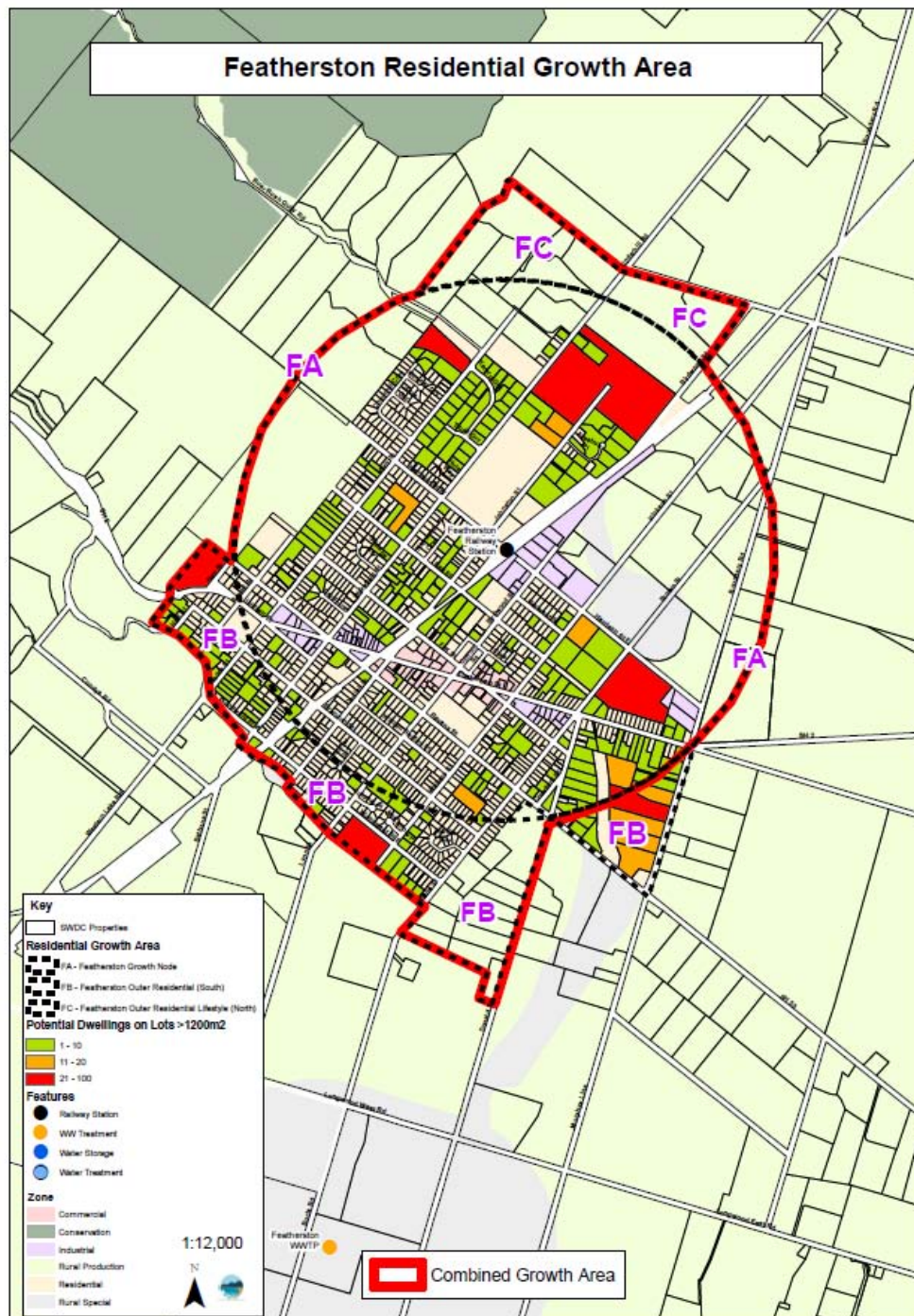
If uptake of land (demand for housing) is greater than expected within the recommended area that there is identified land that could be brought forward for development.



## 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 2000m<sup>2</sup> – 4000m<sup>2</sup>) 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 2000m<sup>2</sup> – 4000m<sup>2</sup>) 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:

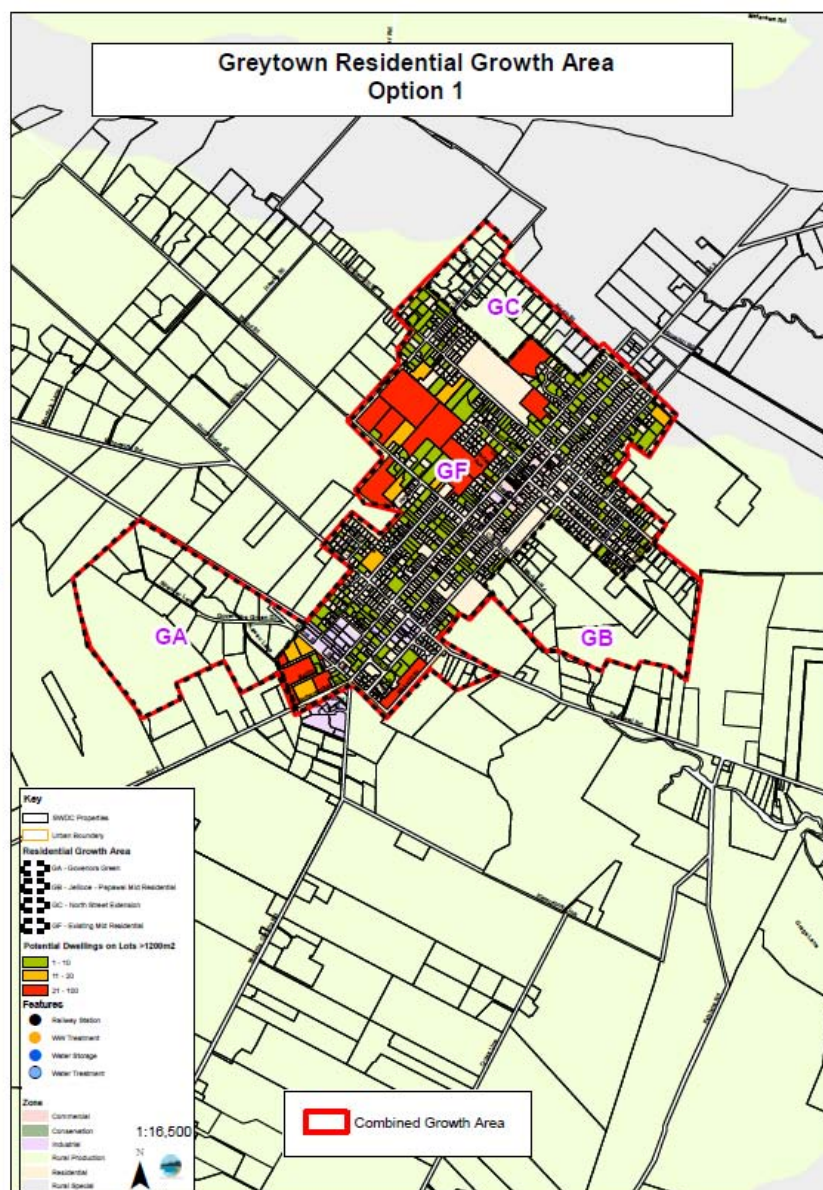
- GF – Existing Mid-Residential
- GB – Jellicoe to Papawai Mid-Residential

OR;

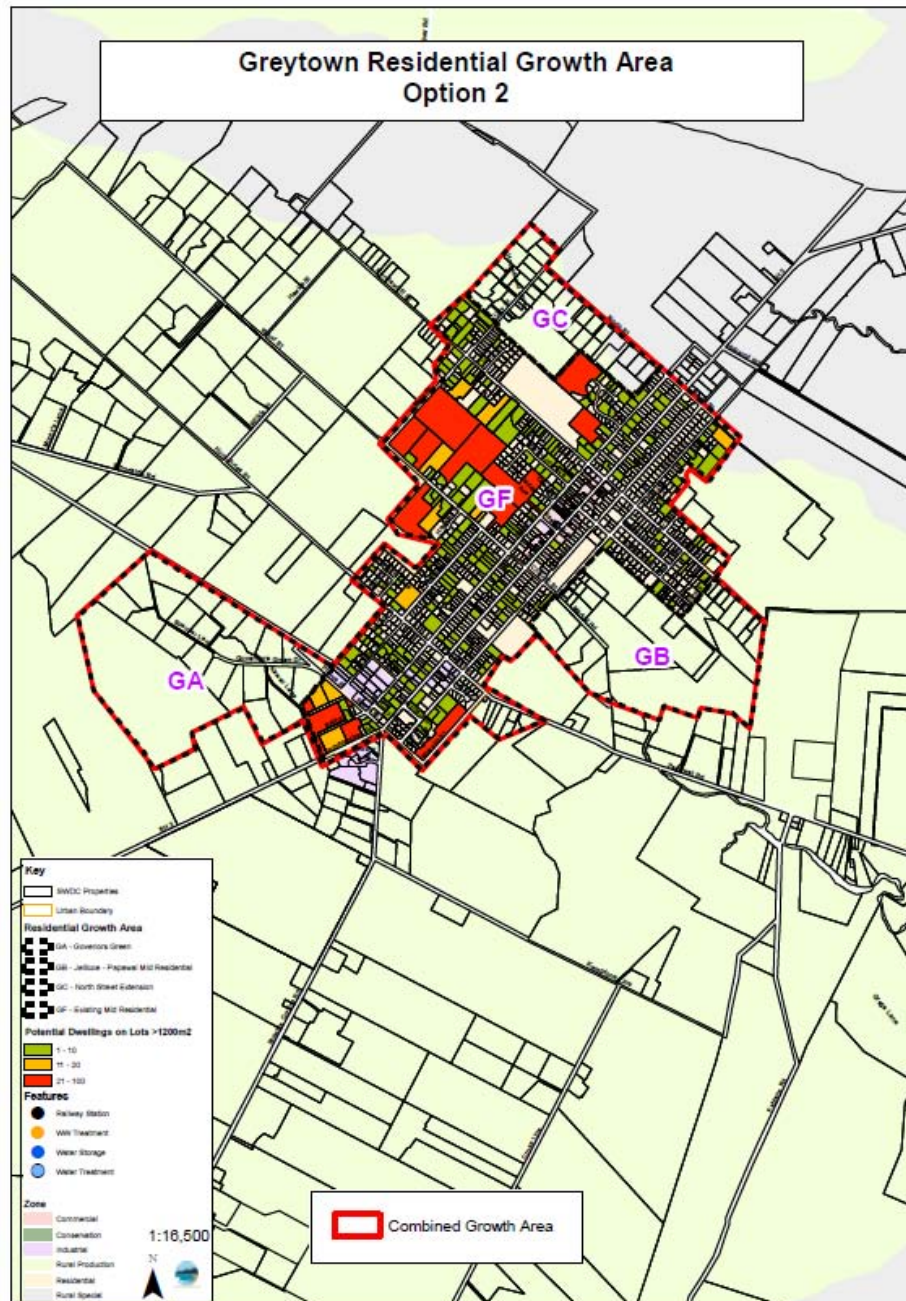
- GF - Existing Mid Residential
- GB – Jellicoe to Papawai Mid-Residential Reduced Area

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 (400m<sup>2</sup> to 500m<sup>2</sup>). 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 400m<sup>2</sup>) 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 (2000m<sup>2</sup> – 4000m<sup>2</sup> 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 400m<sup>2</sup> lots with an average of 500m<sup>2</sup>) 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 (400m<sup>2</sup>-500m<sup>2</sup>) 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 (400m<sup>2</sup> – 500m<sup>2</sup>) 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.

## **Appendix 3 – Assessment of additional growth areas**



SOUTH WAIRARAPA  
DISTRICT COUNCIL

*Kia Reretahi Tātau*

# Assessment of Additional Growth Areas

Date of Approval	xx
Next Review	xx

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# Assessment of Additional Areas

## Introduction

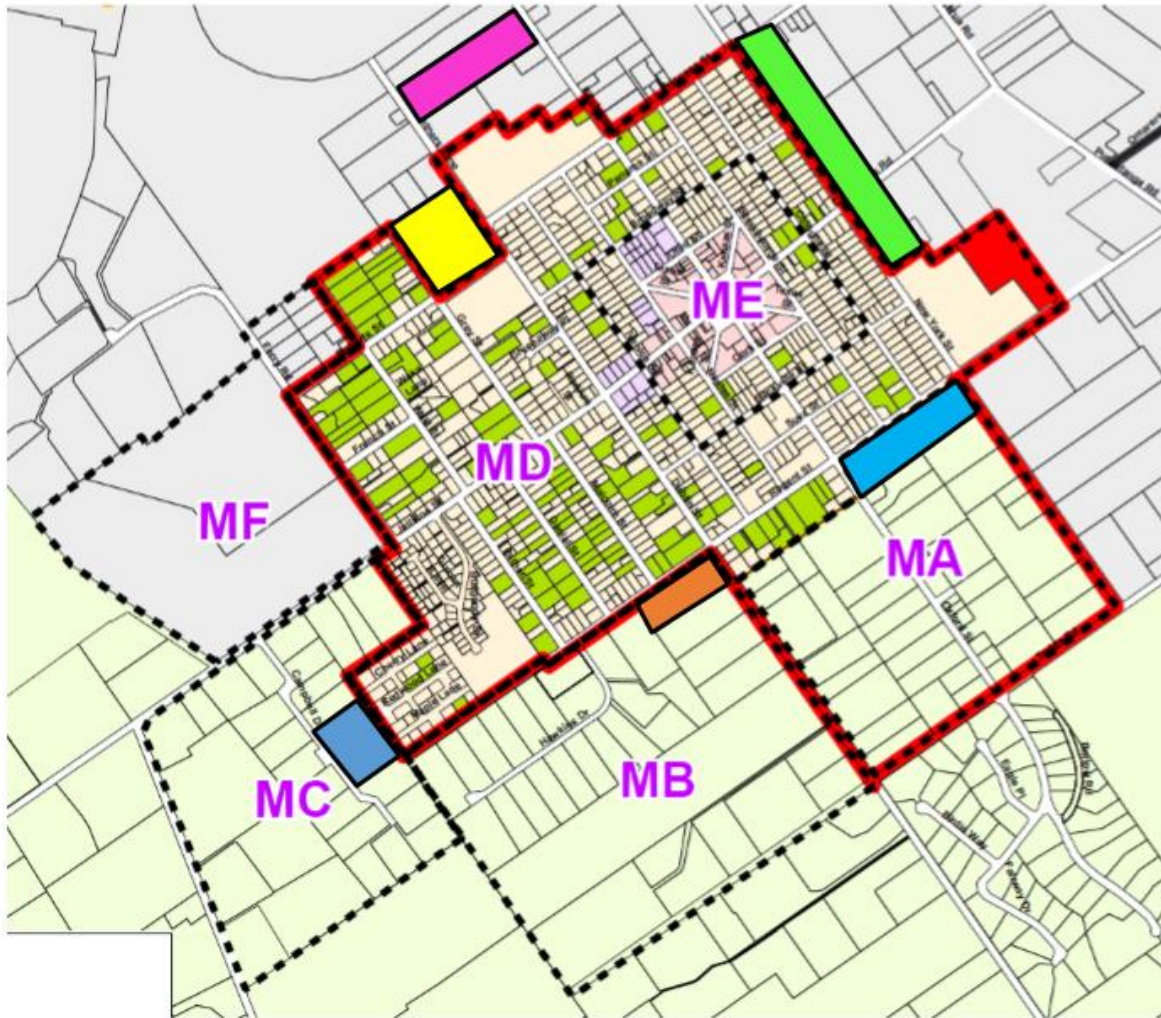
Additional areas for mid residential development were put forward in the Spatial Plan submissions in an aim to provide additional housing capacity in each of the towns. This report will assess these additional areas against the same criteria as the original growth options. The residential growth options 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:



### 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.

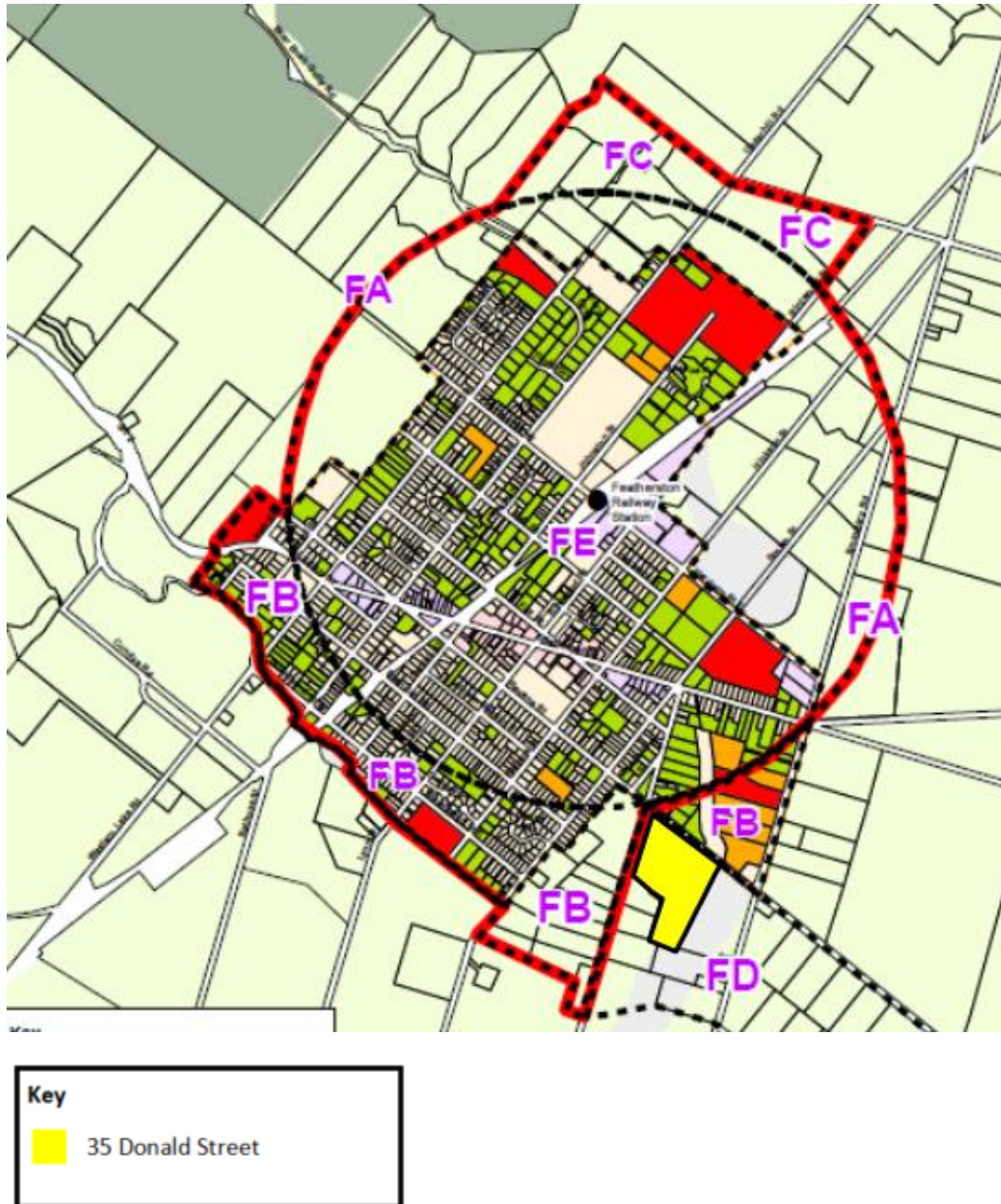
The MB area scored behind the preferred MA area due to its greater distance from town and additional servicing requirements. However, the MB option has been identified and supported by submissions received as being the logical next step for growth to occur, providing more flexibility and opportunity 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

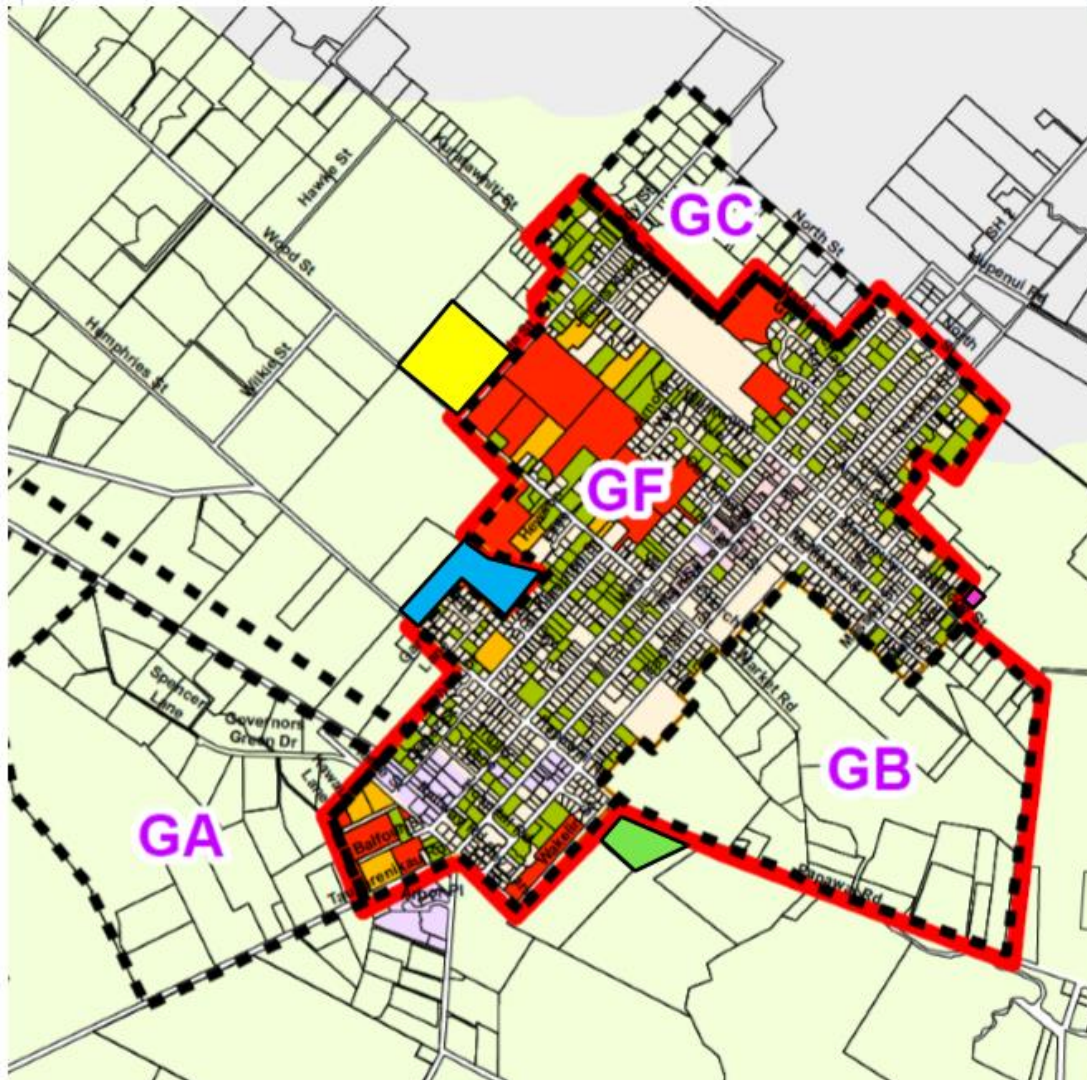
and Donald's Creek and Greater Wellington Regional Council stop banks on the site's eastern boundary. The site at 35 Donald Street is located within FD – Featherston South Corridor. FD scored the lowest of the Featherston options due to the potential flood risk, class 3 soils and its current productive 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 Greytown. 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

## **Appendix 4 – High-level Spatial Plan analysis**



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

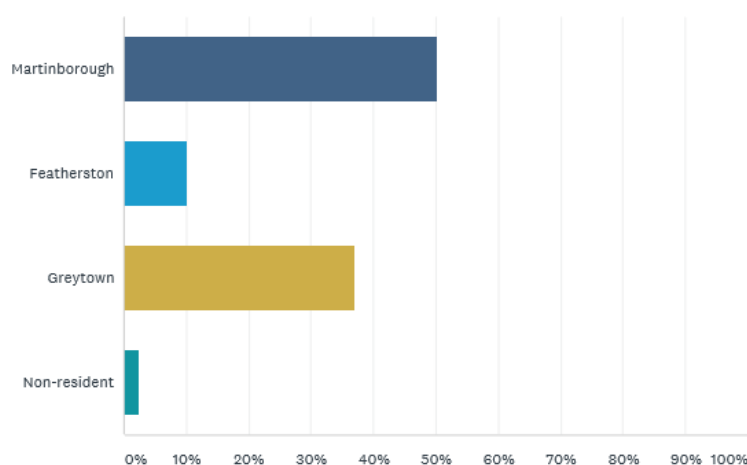
The SWDC Spatial Plan consultation document was publicly notified under Local Government Act 2002. The consultation period was from 31 March to 30 April 2021. Within this consultation period 213 submissions were received. Most submissions were made online while others were received through email or sent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

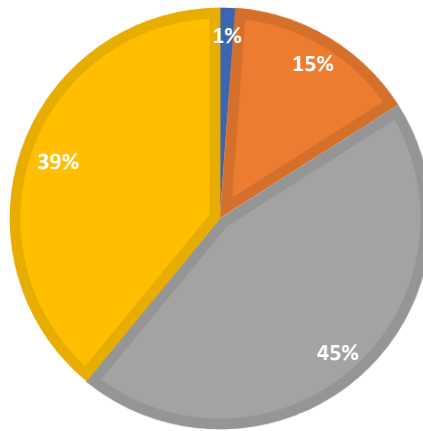
Demographic information was recorded as part of the Spatial Plan consultation process. This information helps to understand what different demographics value and need in respect to housing, character design and affordability.

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.

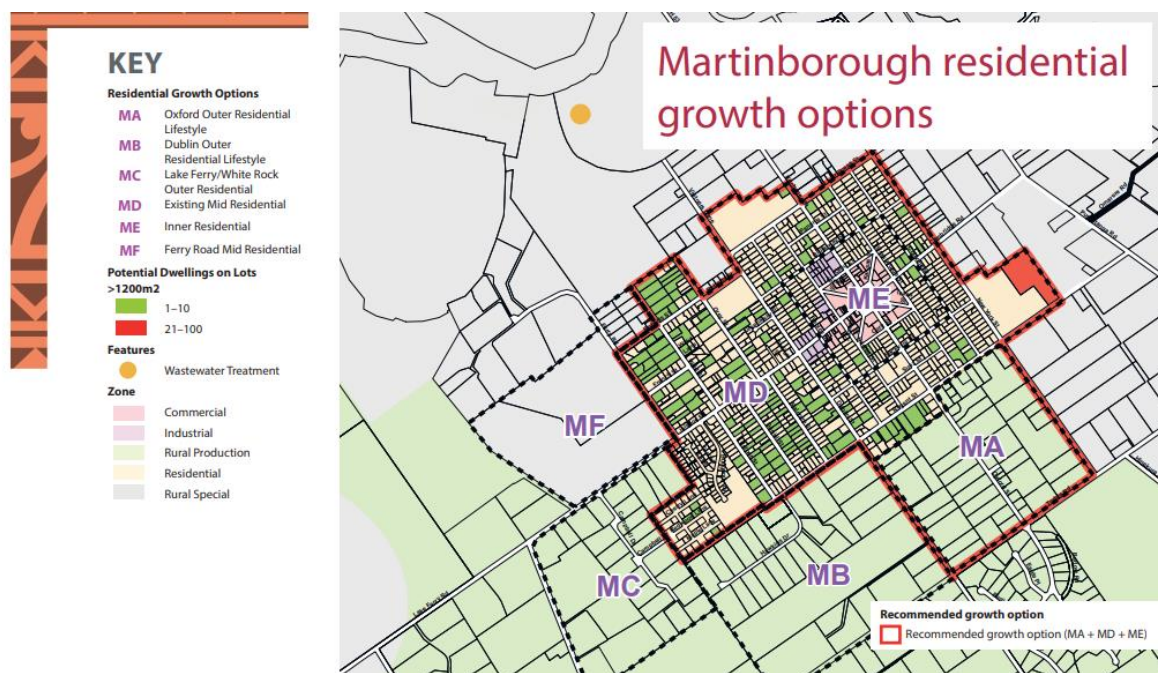
## Population & Community

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

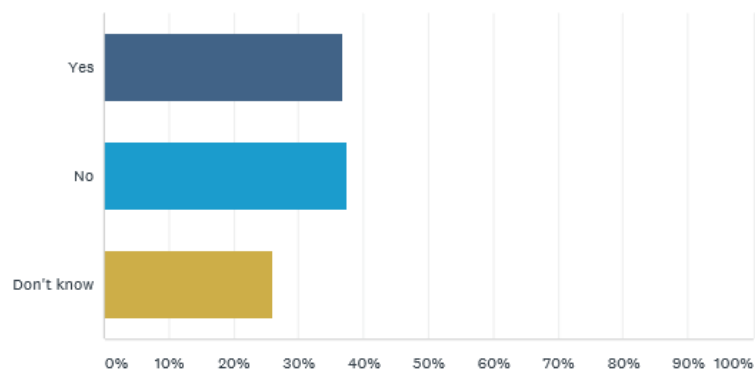


The recommended growth option for Martinborough being the combination option of Inner Residential (ME), Mid Residential (MD) and Oxford Outer Residential (MA) received 147 submissions. Of these 147 submissions, 54 were received in support of the option (37%) and 55 were received in in opposition to the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

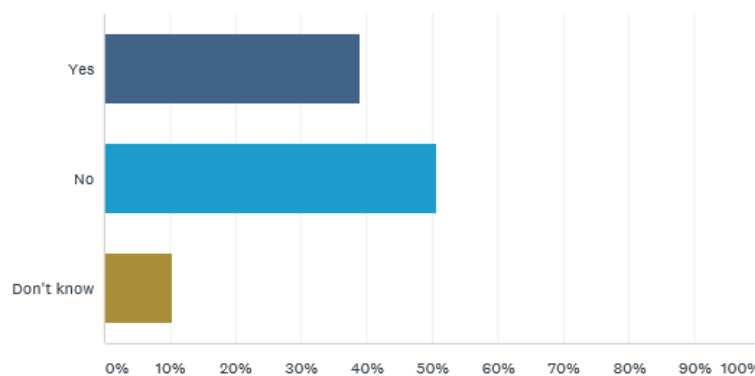
Answered: 147    Skipped: 66



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



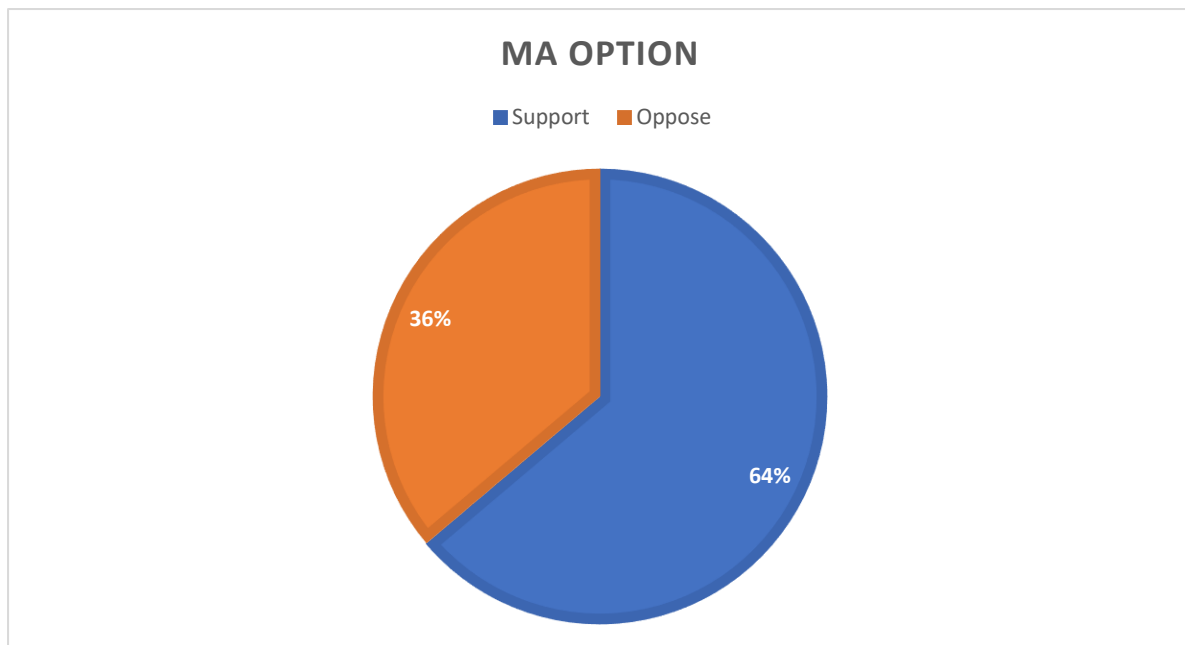
ANSWER CHOICES	RESPONSES	
▼ Yes	39%	37
▼ No	51%	48
▼ Don't know	11%	10
TOTAL		95

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.



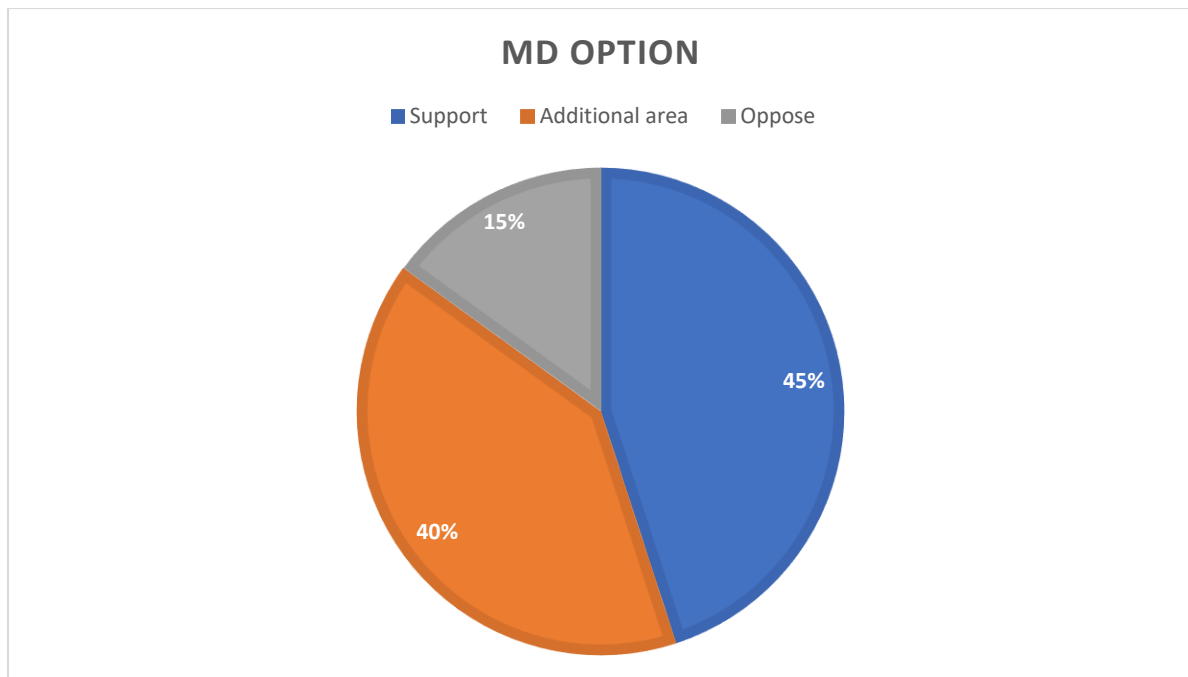
Support	Oppose
Logical area for expansion due to location/layout	Loss of rural character
Rural production has already been compromised	Will provide housing for the well off and not provide the required affordable houses
Lifestyle size properties can provide on-site infrastructure	Concerns that there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

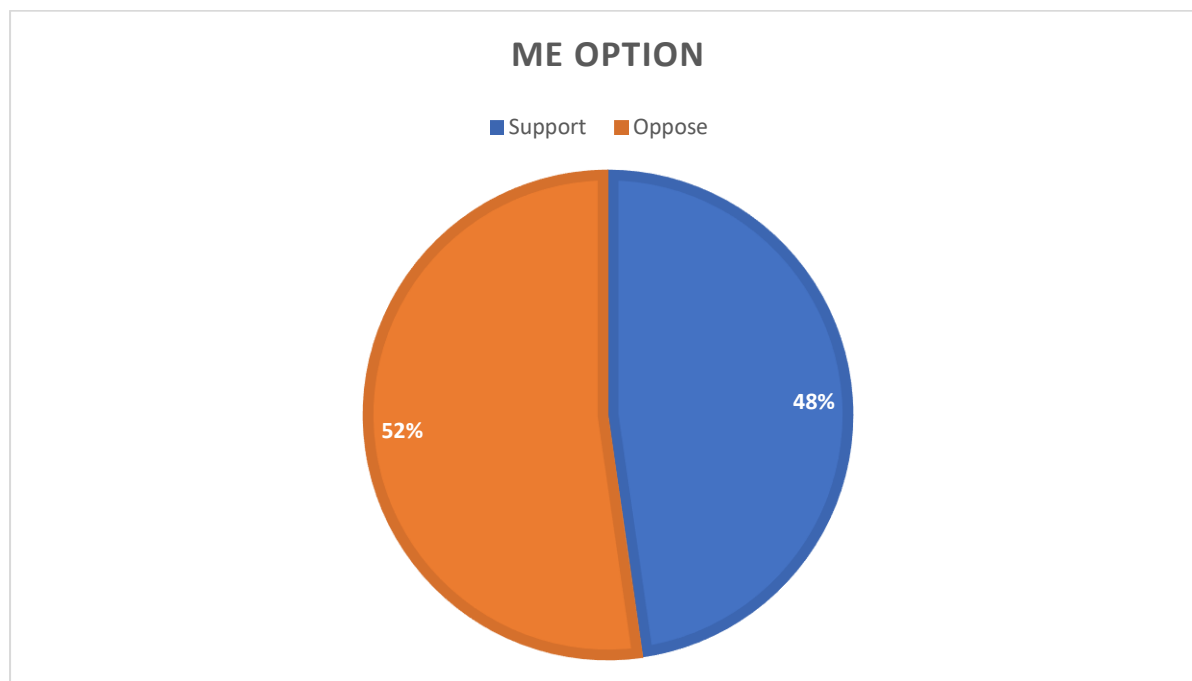
The MD growth area was also generally supported by submitters with the current 400m<sup>2</sup> minimum – 500m<sup>2</sup> average lot size to remain for the majority of the town boundaries. It was raised that the current subdivision and bulk and location rules do not result in good design and functionality 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

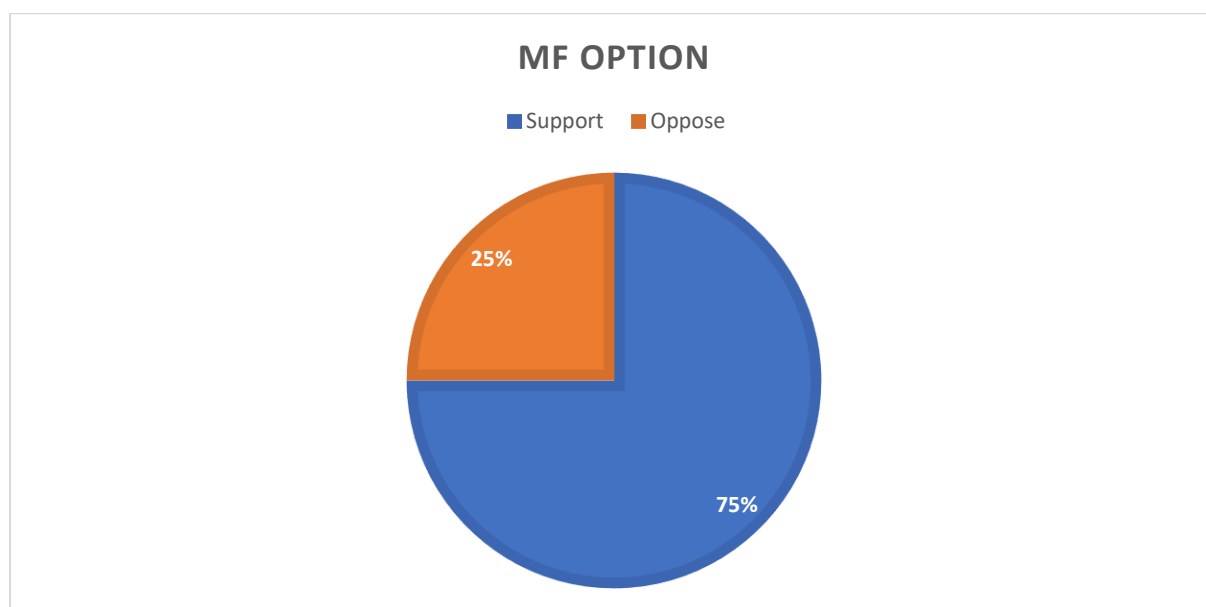
MB received 21 comments, 14 in support and 7 opposed. The comments in support mentioned that development could continue from MA through to MB and MC particularly in the areas where rural activities have already been compromised by residential usage. Others only wanted limited expansion to the town boundary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

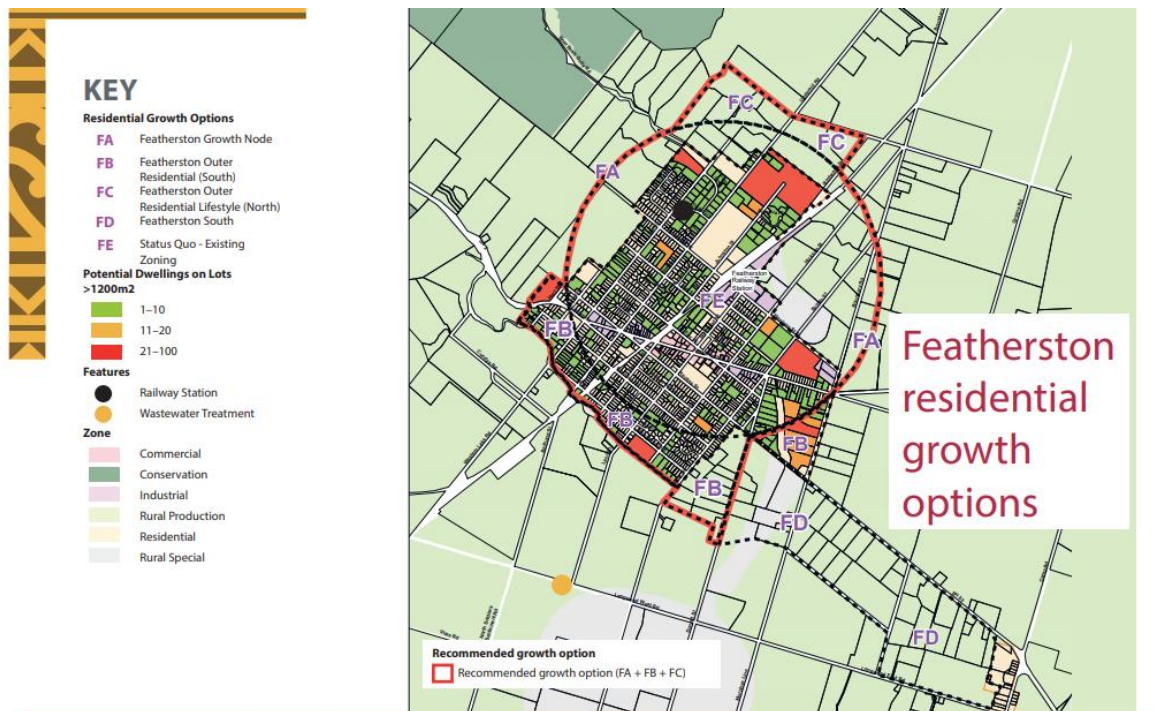
Of the proposed growth options, MD – Existing Mid Residential had the most support (including support in part). This was an expected result as this continues the current growth pattern of Martinborough. However, it was also raised that people did not like the current infill outcomes and were in support 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

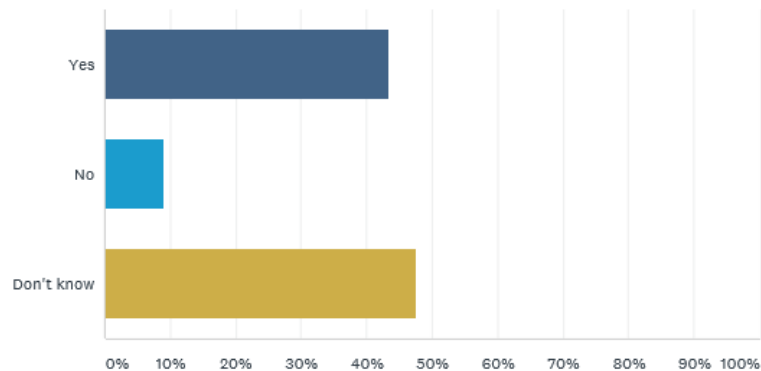


The recommended growth option for Featherston being the Featherston Growth Node (FA), Featherston Outer Residential (South)(FB) and Featherston Outer Residential Lifestyle (North)(FC) received 99 submissions. 43 submissions were in support of the proposed option (43%) and 9 against (9%). The remaining 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?

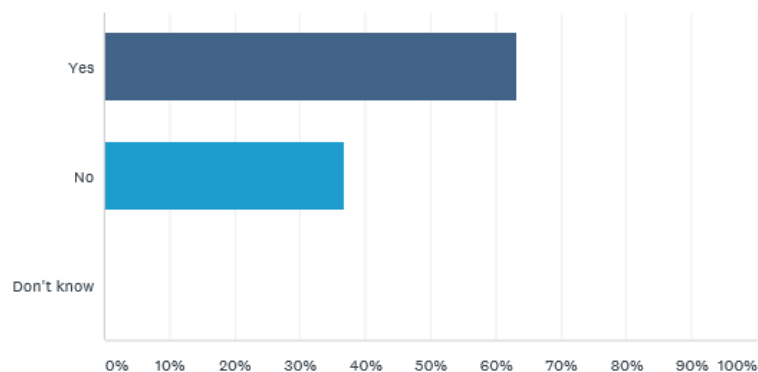
Answered: 99 Skipped: 114



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

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
<b>TOTAL</b>		<b>19</b>

## 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.

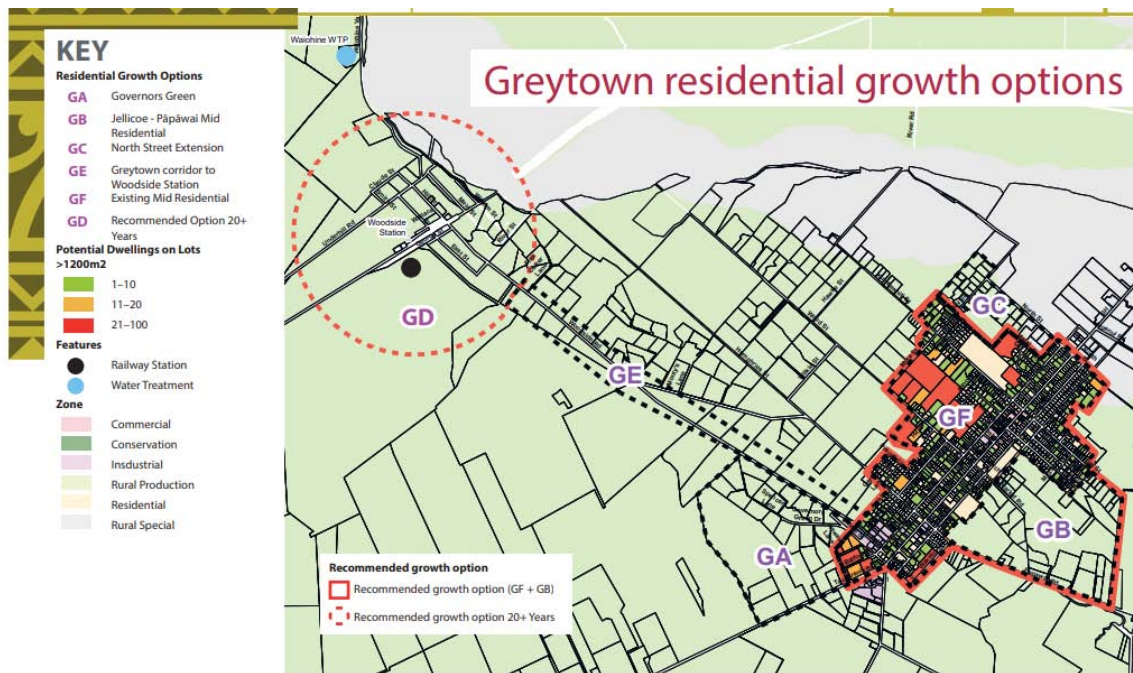
An additional area on Donald Street was requested to be included within FB.

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.

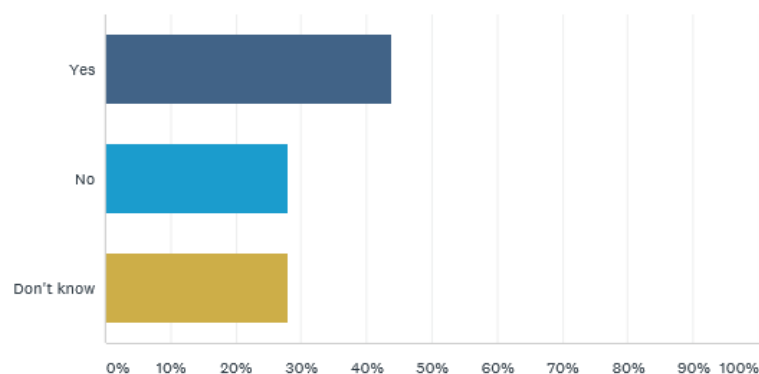
## Greytown



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



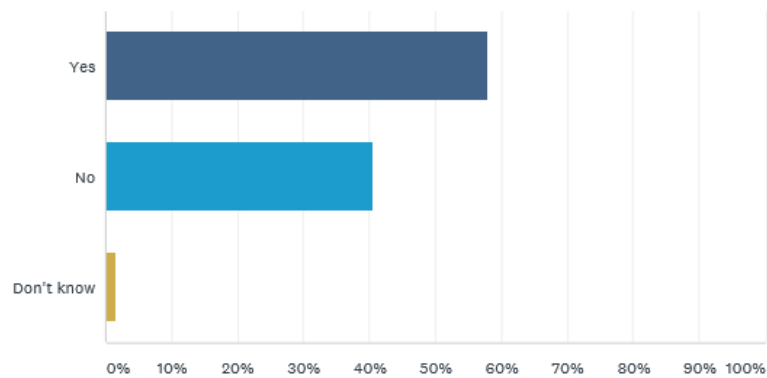
ANSWER CHOICES	RESPONSES	
Yes	44%	58
No	28%	37
Don't know	28%	37
<b>TOTAL</b>	<b>132</b>	



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

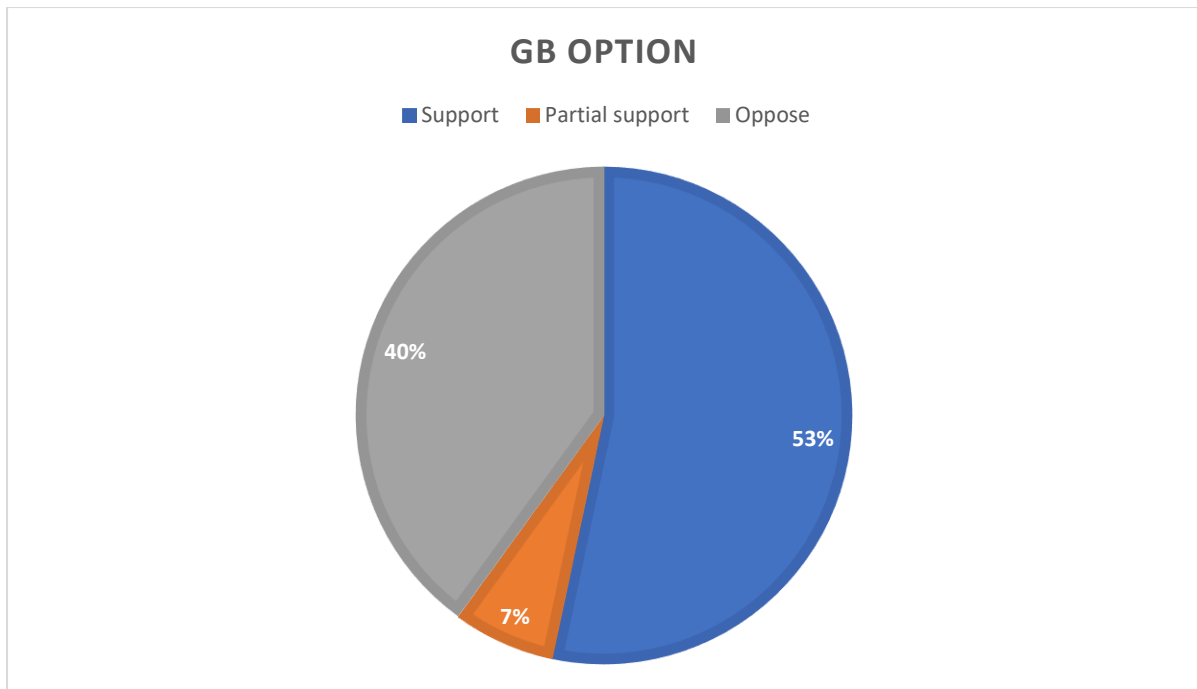


ANSWER CHOICES	RESPONSES	
Yes	58%	40
No	41%	28
Don't know	1%	1
TOTAL		69

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:

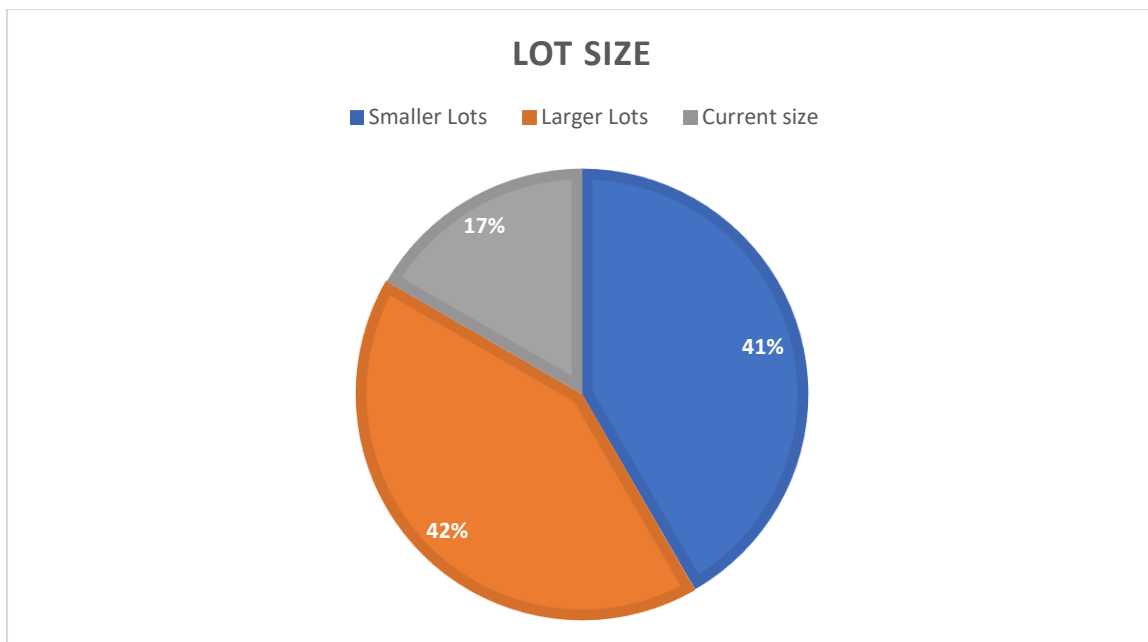
- GB occurred after infill of GF and GA areas
- Only a portion of GB to be developed closer to the town boundary
- Only there was a range in property sizes.

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

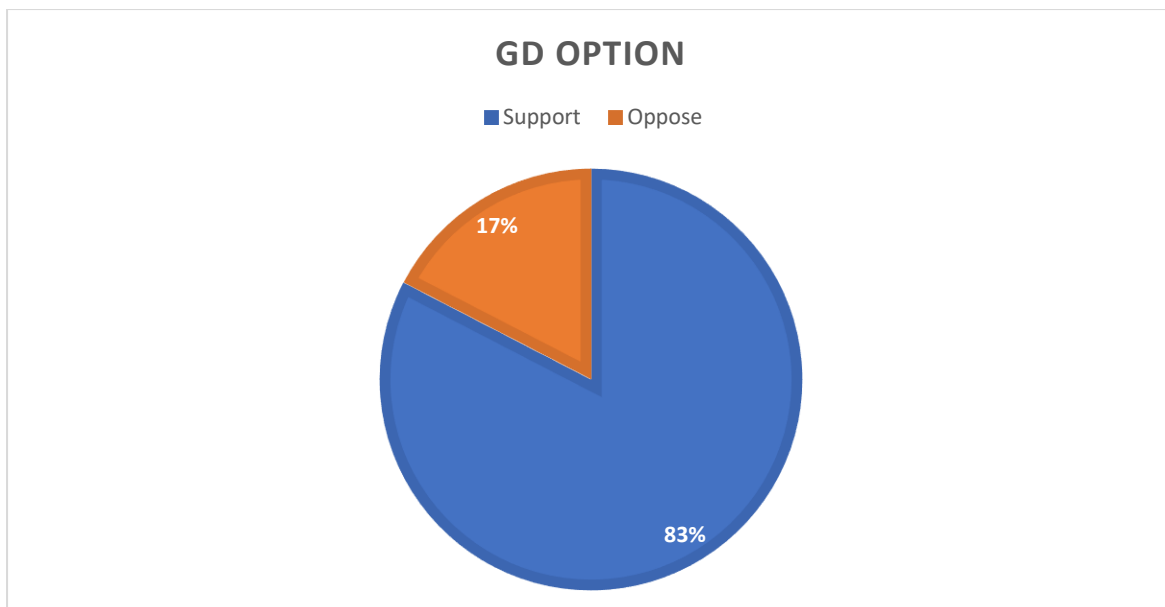
Of the 20 comments on GF, all supported the GF option depending on the lot size.



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 400m<sup>2</sup> minimum and 500m<sup>2</sup> 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.

## **Appendix 5 – Matrix option analysis**



REE ANDERSON CONSULTING LTD

e: [ree@reeanderson.co.nz](mailto:ree@reeanderson.co.nz)

m: +64 27 687 9709

South Wairarapa

High Level Residential Growth Options Matrix Analysis-Informing the Spatial Plan

March 2021



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## Executive Summary - Overview

1. Residential growth options for the District to accommodate projected population growth over 30 years have been assessed:
  - i. taking into account the draft vision for South Wairarapa ‘*Best of country living with the community at the heart of everything we do*’
  - ii. assuming that each of the 3 towns- Martinborough - Greytown – Featherston - 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 1 or 2 towns but rather shared across each town as one of the core characteristics of the South Wairarapa District is its 3 towns, each with its own character and qualities, complementing the others. Making provision for growth in each of the 3 towns:
    - o 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
    - o provides for “choice” which is one the 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, choice in densities and building types. In terms of the 3 towns they are each different in character (and form) and having 3 towns with different offerings allows people to choose which town suits their lifestyle option. The assumption is also that the character of the 3 towns will be respected as any change occurs as this is also one of the 7C’s of the NZ Urban Design Protocol ((see item 3 iii below about the need for structure plans and collaborative master planning as a delivery tool to achieve desired quality and character)
    - o contributes to meeting demand – not allowing for growth in the 3 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
    - o responds to community feedback – approximately 60% of feedback indicated a level of comfort with growth providing it is done well; additionally new areas for growth for each of the 3 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
    - o is consistent with managing resources in a way that enables people to provide for their social, economic and cultural wellbeing. (See section 5, RMA). Housing or shelter is a fundamental need and contributes to peoples’ wellbeing.

- iii. noting that enabling sufficient land supply, ‘unlocking land’ and enabling housing choice and different housing 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.
  - iv. looking at the potential of rural and coastal hamlet options in Pirinoa – Kahutara – Tauherenikau - Ngawi and Lake Ferry
  - v. acknowledging that iwi/hapu /whanau may have their own aspirations to develop Papakāinga on Maori land and that engagement with local iwi/hapu/whanau regarding such options is at an early stage, however the draft spatial plan recognises and supports the potential for self – sufficient Papakāinga,
  - vi. respecting the role of the rural areas of South Wairarapa as prime agricultural areas contributing to food production, employment and amenity, tourism and lifestyle for the district
2. 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, giving consideration to current patterns of development, feedback from hui with local Marae/Maori trusts/whanau, the community and stakeholder workshops and elected member workshops. Multiple site visits have been undertaken in each of the 3 towns including site visits with elected representatives.
3. A high-level assessment across each town and the hamlet options included an assessment against multiple criteria (See section 1.0; Tables 1-4) with multi-disciplinary inputs including from Wellington Water. Assumptions (see also Attachment 1) included:
- i. 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.)
  - ii. Indicative population projections using a medium population growth scenario
  - iii. 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, 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, intersections, protected trees, yields of homes, parks, schools and any commercial areas.
  - iv. That sporadic rural subdivision is not to be encouraged and that the community seek to see where “town and country start and finish.” In this regard, any proposed new developments are recommended to be contiguous to existing development. This also allows for more efficient servicing of infrastructure. When new greenfield areas are master planned there may be some parts within these areas that are deemed suitable to be developed as a residential greenbelt (large lots). It is noted that when land is zoned, reasonable use of land must be

allowed for e.g. rural land provides for rural activities at the same time it provides the amenity of green open space and acts as a “greenbelt”.

- v. That rural areas should be protected for rural production and that the International Dark Sky Reserve initiative also has impacts across the District for development
  - vi. That a hamlet has a small population (in the order of 100 people) with only a few buildings; is generally smaller than a village and traditionally is in a rural setting. That is, population capacity is small and infrastructure and servicing costs may be high.
  - vii. That any additional housing, particularly for key viticulture and seasonal workers, as requested by some, in the Rural Special Zone can be considered as part of the upcoming District Plan Review and/or potentially can be assessed as a Restricted Discretionary resource consent for Workers’ Accommodation under the existing District Plan. It is noted that the size of the landholding will influence whether or not such a resource consent can be granted to ensure any potential adverse effects are avoided, remedied or mitigated as required by the District Plan. The current Plan anticipates larger landholdings for additional Workers’ Accommodation.
4. Each town is seen to have a unique character that is valued by the community. Each town offers different lifestyle choices now and going forward. Each town is expected to grow over the next 30 years based on population projections and current market conditions where some are seeking to move from more expensive cities such as Wellington to access more affordable housing or a town and country lifestyle choice. Below is a summary of the recommended growth options for the respective towns following the high level assessment.

### **Martinborough**

The recommended approach is a **combination greenfield and brownfield option MG which includes a greenfield area of approximately 48.8ha labelled MA Oxford Outer Residential Lifestyle** (formerly known as Martinborough South East Growth Area) – **together with some additional intensification in the existing brownfield urban areas ME (Inner Residential) & MD (Existing Mid Residential).** See Map M below.

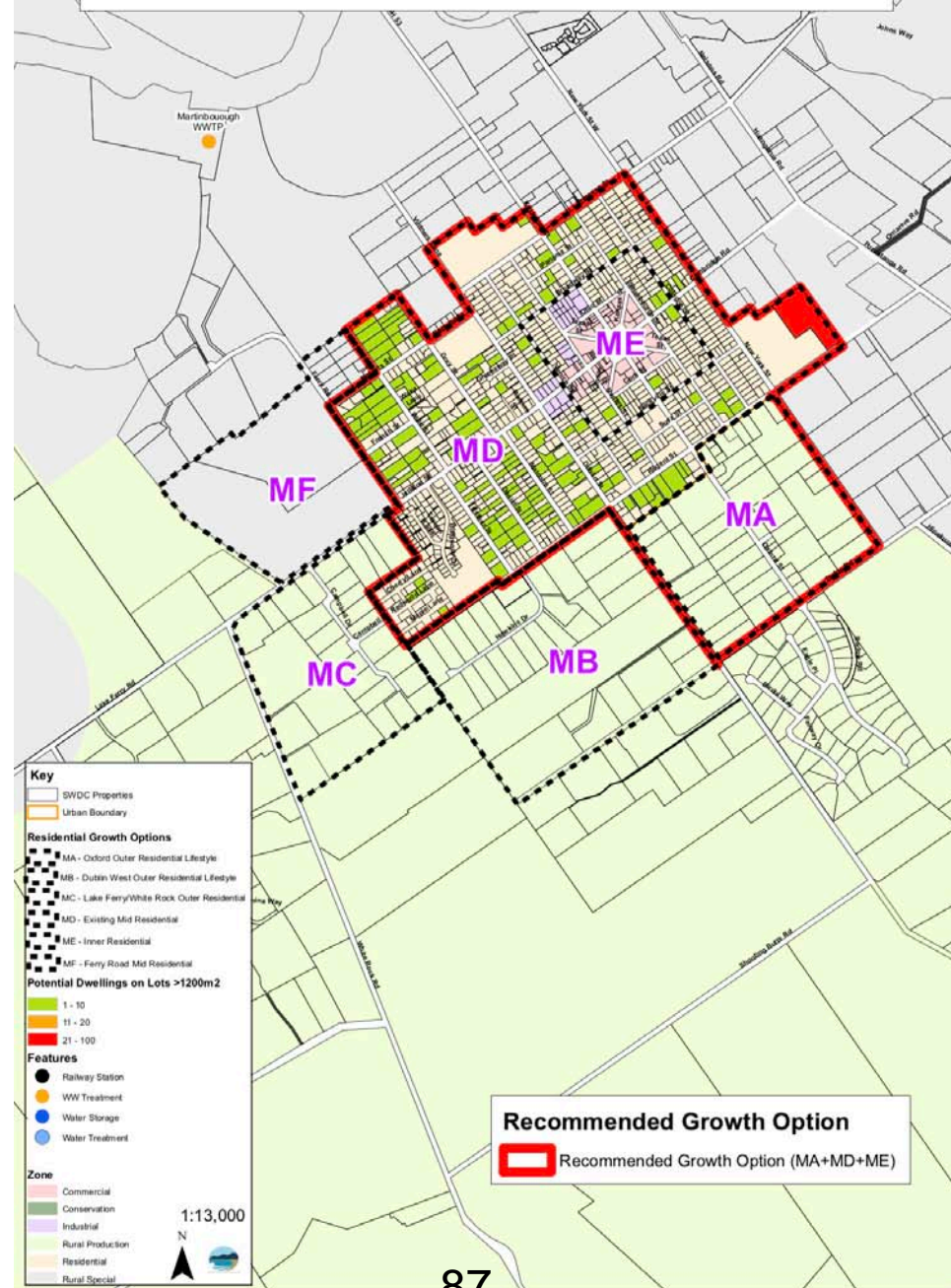
Additionally **further growth options (MB-Dublin Outer Residential Lifestyle, MC- Lake Ferry -White Rock Outer Residential Lifestyle, MF-Ferry Road Mid Residential)** have been identified for the purpose of allowing more flexibility and opportunity for the type of growth that may occur in the Oxford Outer Residential Lifestyle Option (which will be determined through a master planning process) and to ensure that if uptake of land (demand for housing) is greater than expected that there is identified land that could be brought forward for development. Community feedback is sought on which of these 3 options MB, MC, and MF from a community perspective is preferred.

This **Combination Option** would accommodate population growth that would include:

- i. 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 on the map

- ii. 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) on the map to enable more diversity and housing choice; and
- iii. Uptake of infill development currently allowed in the existing residential zone (labelled MD);and
- iv. 3 other options MB-Dublin Outer Residential Lifestyle, MC- Lake Ferry -White Rock Outer Residential Lifestyle, MF-Ferry Road Mid Residential) as potential further stages for growth and development. See a Map M of this recommended option below on page 7:

**Map M: Martinborough Potential Residential Growth Options**





## Greytown

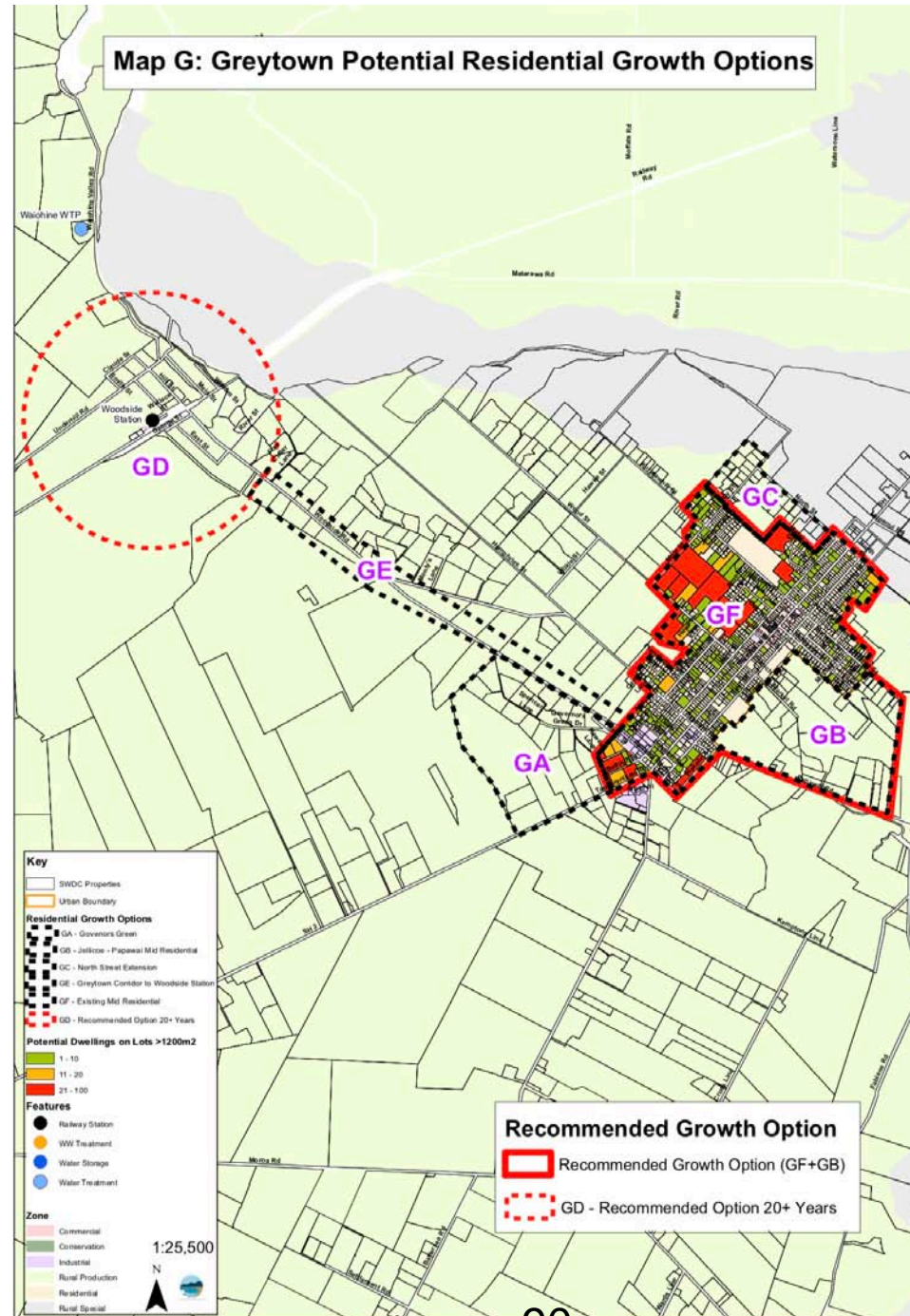
- i. The recommended approach in Greytown is for **growth in the immediate and medium term future** to be prioritised in the existing urban area (labelled **GF on the Map G page 10** ) which includes the Greytown Development Area along with a greenfield area **Jellicoe- Pāpāwai labelled GB** on the map. This area GB is contiguous with the existing urban area and close to services and amenities.
- ii. The option GB is primarily rural in character with the exception of the Orchards Retirement Village under development. Originally the area of GB may not have been seen to be suitable for development owing to the presence of Class 1 and 2 soils. However, staff have identified and checked subsequently that there is a relatively small area of the total area of GB (see dark green on map below) where there are Class 1 soils. Some is already compromised by the Orchards Retirement Village Development. Additionally, the area of Class 2 soils adjoining parts of Jellicoe Road has been subdivided.



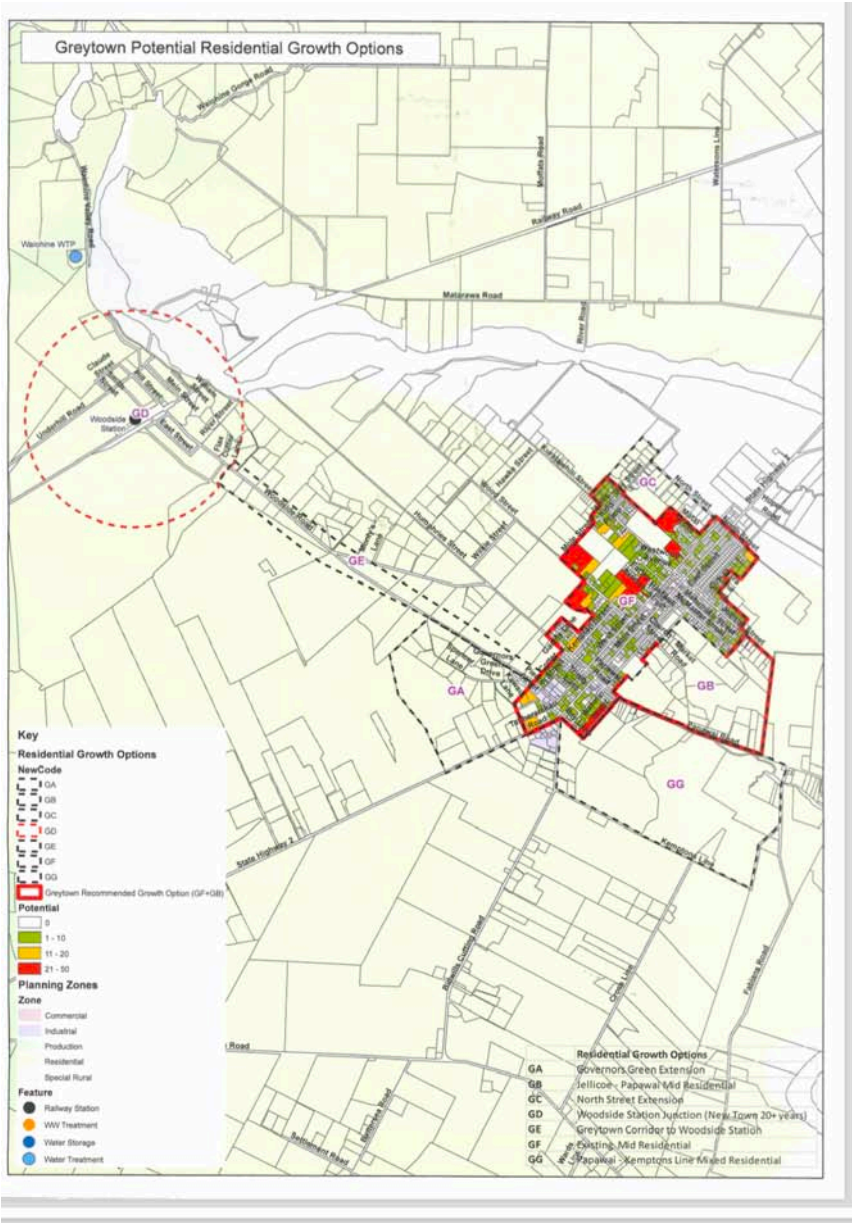


- iii. It is noted that the area GA Governors Green Extension also scores well, however the GA area has an overall existing recent large lot development pattern and form that makes it more difficult in terms of implementing future growth scenarios. Part of the reason GA scored the same as GB Jellicoe-Pāpāwai Mid Residential is because it has poorer quality soils.
- iv. It is acknowledged that Pāpāwai may be impacted by such development and a meeting was held with the Pāpāwai Marae Whanau on 17 February 2021 to discuss options for growth. It is acknowledged that there are other Local Maori Trusts yet to be consulted as advised by the Pāpāwai Marae Whanau.
- v. One growth option that was put forward for consideration by the Pāpāwai Marae Whanau was the area **labelled - Pāpāwai Kempton's Line -Mixed Residential GG**. This has been assessed along with other options as identified in Table 2 below, however it did not score as high as GB Jellicoe – Pāpāwai owing to water supply constraints, the presence of Class 2 soils and on the basis that it is presently held as a productive land holding. Additionally, GB Jellicoe to - Pāpāwai Mid Residential scored higher than GG Pāpāwai Kempton's Line for accessibility to existing community infrastructure. Community feedback in Greytown through the Council's online survey also identified that 65.7% of residents indicated they did not want large extensions to the town. Some growth was supported providing it is done well and is in character with the existing town. As well, the Woodside Station Junction (GD) residential growth option scored 2<sup>nd</sup> highest as an option to accommodate longer term growth. For these reasons the option of GG Pāpāwai to Kempton's Line has been removed from the final recommended residential growth option for Greytown.
- vi. On balance, taking all factors into account, including the proximity of GB Jellicoe- Pāpāwai Mid Residential to the main street of Greytown, GB is recommended as the preferred option (over GA Governors' Green and GG Pāpāwai- Kempton's Line) for additional growth.
- vii. Any structure planning and master planning for growth areas should involve iwi.
- viii. It is noted that the uptake of land for development should be regularly monitored and that the Council should consider a policy that allows for a forward land supply that is ready for development – that is, 'shovel ready'. Currently it can take 5-7 years or longer to enable greenfield land to be development ready (with lots/sections serviced and ready to build homes on).
- ix. Additionally, the area known as **Woodside Station Junction- a New town-labelled GD** scores well as growth at this location is consistent with regional growth policies to encourage Transit Oriented Developments around existing train stations. This is seen as a **longer term growth option 20+years**.

A **Map G** identifying the potential residential growth options for Greytown is included below on page 10.



Greytown map with the area GG Pāpāwai to Kempton’s Line Option NOTE: this option GG was removed following assessment and it was not recommended to be progressed

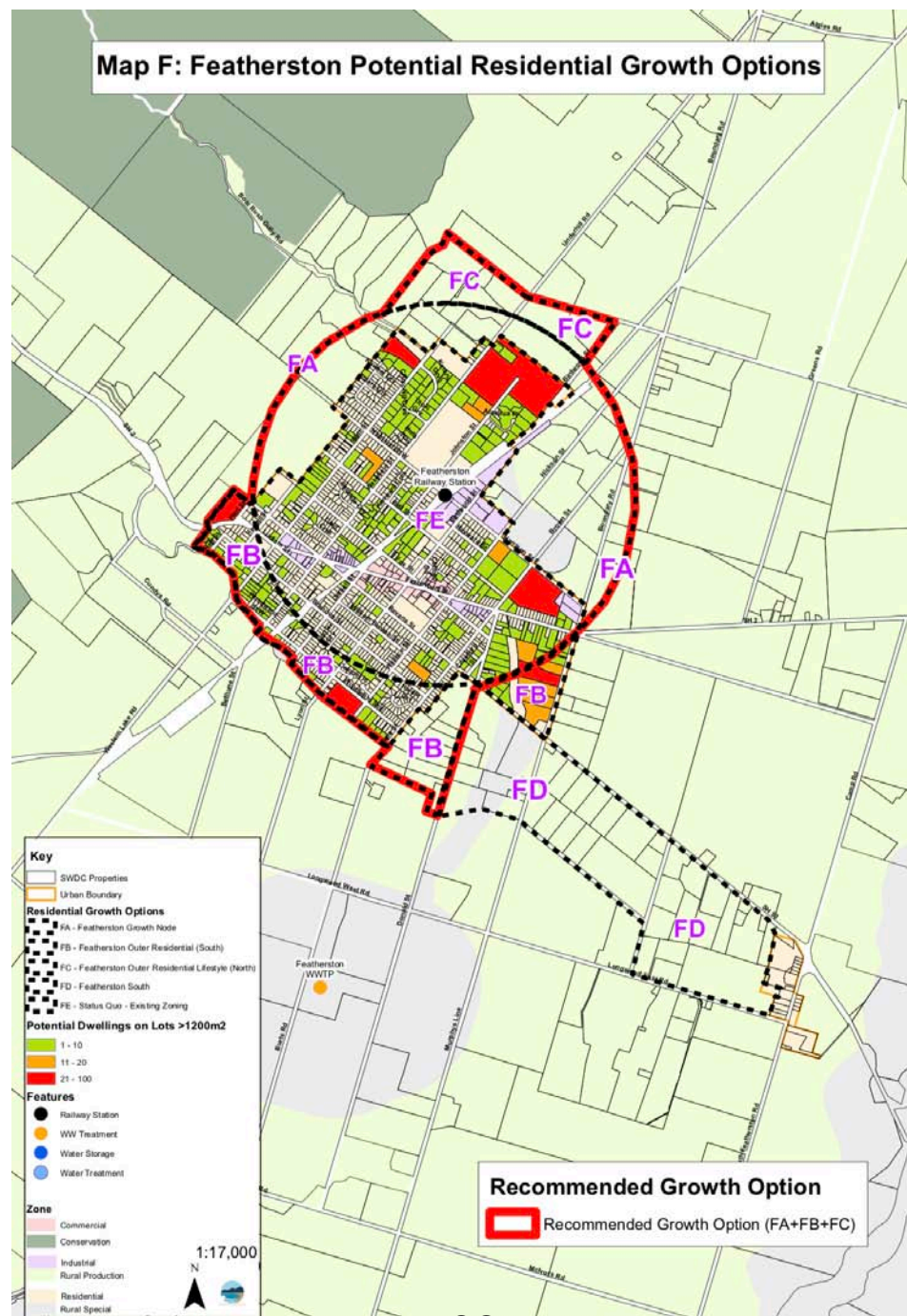


## Featherston

- i. The **Featherston Growth Node -labelled FA** as identified in the Greater Wellington Regional Framework (GWRF) scored the highest of the options (see **Map F** below) on the basis that it would 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. One issue however with this option is the unknown cost of wastewater servicing, and additionally issues of flooding. Featherston South Corridor (FD) did not score well on a range of criteria including servicing, and being in a flood zone.
- ii. Following further sites visits, land at the edge of and contiguous to the original growth node circle (1km radius) on Map F below has been identified as warranting inclusion in the growth node following an assessment against the criteria. This allows them to be included in the master planning for the town of Featherston in light of their proximity and current pattern of development. (See 1.0 - Table 3 p. 23-24 below). The areas are labelled **FB Southern Mid Residential** and **FC Northern Residential Lifestyle** on the Map F below Page 13.
- iii. The existing urban area and zoning (FE in the matrix table) was not seen to be 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.

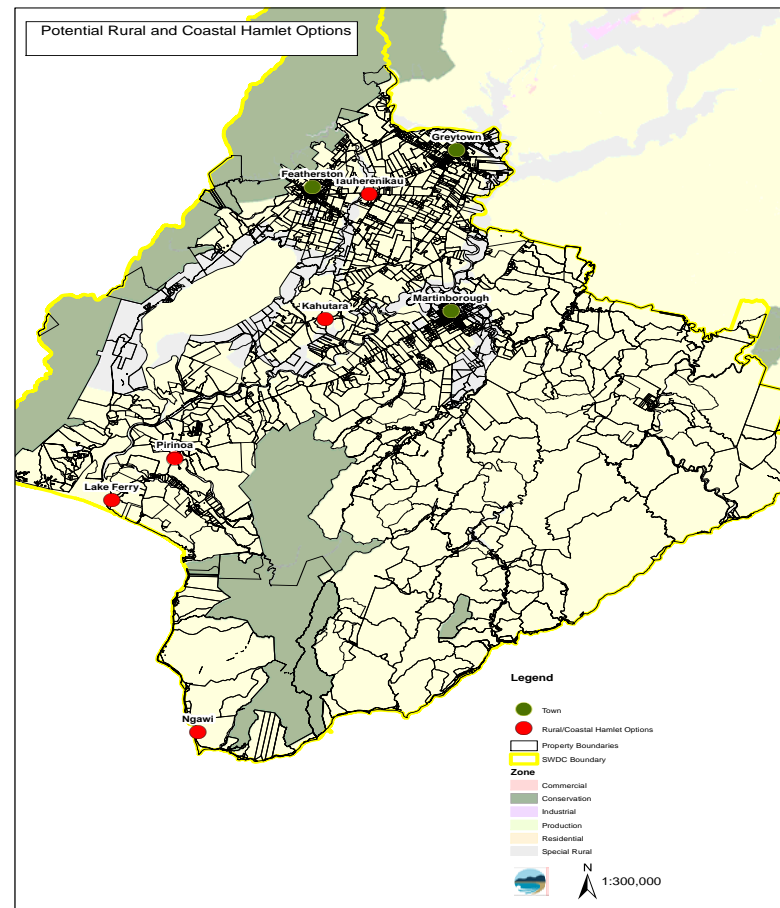


**Map F: Featherston Potential Residential Growth Options**



## Hamlet options

- i. Five potential 'hamlet' options were considered. Two of these are coastal in nature (Ngawi and Lake Ferry). Both of these scored low owing to coastal hazards (e.g. flooding, sea level rise, erosion, Tsunami zone). Of the 3 'rural hamlets' assessed (Pirinoa- Kahutara-Tauherenikau), Pirinoa scored the highest for potential development owing to the level of existing community infrastructure present including a school, dairy, café, service station and marae together with water supply
- ii. The key issue for the Council to consider is the extent to which it wants to resource hamlet options (e.g. through plan changes and consultation) and the subsequent provisioning of infrastructure when the population it may serve could be relatively small.



## 1.0 High Level Matrix Assessments

1.1 The following Tables 1-4 record scoring of residential growth options undertaken through 3 facilitated workshops where a multi-disciplinary team of staff (representing planning, infrastructure, policy, amenities, and Wellington Water) came together to assess respective growth options against specified criteria. Total scores helped to identify recommended options for growth. A process of further moderation was undertaken in December 2020 and February 2021 to check consistency of scoring across the towns, noting at the same time however, that what is particularly important is to assess the options within each of the towns on the basis that each town will accommodate some population growth. A score was not given to “other factors” that were identified on the day as they were found to be matters that were taken into account through the other criteria. Some criteria may be weighted higher than others (e.g. owing to statutory requirements), however for the purpose of the high level assessment the criteria were not explicitly weighted. Wellington Water has also provided a Summary Document 25 February 2021 of its inputs and scoring methodology for each of the 3 Waters. The table below (p16) explains Wellington Water’s rating table for the qualitative assessment.

Table 4: Rating Table for Qualitative Spatial Planning Assessment of 3-Waters

Rating	Water Supply	Wastewater	Stormwater
<i>Infrastructure</i>	<i>Water source, treatment, storage and distribution.</i>	<i>Wastewater collection, conveyance and treatment.</i>	<i>Stormwater network, flooding controls, and water quality treatment devices.</i>
1 (low/poor)	<ul style="list-style-type: none"> <li>Major constraints on water source, storage or bulk network connection.</li> <li>Major constraint of water source protection for existing water supply.</li> <li>Water supply requires significant capital investment in infrastructure (e.g. new source, new WTP, new reservoirs etc.)</li> </ul>	<ul style="list-style-type: none"> <li>Major constraints in wastewater servicing, e.g. Major trunkmain connection and/or pumping station required.</li> <li>New WWTP required to meet growth in areas without connection to the existing wastewater treatment system (e.g. due to geographical location).</li> </ul>	<ul style="list-style-type: none"> <li>Flooding has been identified from past experience or known issues.</li> </ul>
3 (mid)	<ul style="list-style-type: none"> <li>Storage capacity does not meet existing levels of service, growth will exacerbate deficit.</li> <li>Requires new water supply network, which may include new bulk water connection.</li> </ul>	<ul style="list-style-type: none"> <li>New trunkmain required to connect to existing network.</li> <li>Increase in capacity of existing WWTP.</li> </ul>	<ul style="list-style-type: none"> <li>Stormwater can be reasonably managed using typical development controls and local infrastructure upgrades.</li> </ul>
5 (high/very good)	<ul style="list-style-type: none"> <li>Serviced with development infrastructure: capacity is available to meet demand in all aspects of water source, treatment, storage and distribution.</li> </ul>	<ul style="list-style-type: none"> <li>Serviced with development infrastructure: capacity is available to meet demand in all aspects of wastewater collection, conveyance and treatment.</li> </ul>	<ul style="list-style-type: none"> <li>Serviced with development infrastructure: stormwater network, or suitable devices to demonstrate management of stormwater quantity and quality.</li> <li>Flooding identified as very unlikely (e.g. topography, soils) or infrastructure already capable of managing expected impacts.</li> </ul>



1.2 Additionally it is noted that in Martinborough the existing urban areas scored the highest overall, owing to the existence of community and physical infrastructure to serve the community. However, the recommendation is to include other greenfield areas, as areas for growth, in addition to acknowledging growth can also occur with the exiting urban boundary, otherwise there may not be sufficient land for growth. The price of homes may also be less affordable if supply does not meet demand. Housing affordability has been raised as a concern by the community.

**Table 1: Martinborough Town Centre High Level Growth Options Assessment Matrix**

Criteria (Score & Reasons)	Score 1 (low/poor) – 5 (high/very good)												
	Quality Capacity to meet popn growth-takes account of how well population can be accommodated taking account of design criteria e.g. connectivity	Soil contamination	Infrastructure					Lwi Views Matters important to lwi	Community Views	Hazards (incl Liquefaction) (Avoid)	Soils Class 1-3 (Avoid)	Other factors e.g. Rooding	Total Score
Options			Water Supply Fire-flow constraints	Waste water Based on SWDC AMP 2018: WWTP currently sized for 2000popn;network upgrade to avoid blockages/overflows	Storm water	Public Transport	Community Infrastructure (eg accessibility to schools, parks, health facilities, services, shops)						
<b>MA (M 1. 48.8ha)</b> Oxford Outer Residential Lifestyle	Score: <b>4</b> Reasons 200 + lots approximately enabled; existing pattern of development likely to be able to more easily align with existing grid pattern	Score: <b>4</b> Reasons Old sheep dips Pesticides Old orchards Dumps	Score: <b>3</b> Reasons Little buffer in storage capacity Location of WTP to be looked at Fireflow constraints High risk for WTP from Liquefaction Earthquake risks Can build in mitigation measure eg requirement for grey water tanks for new developments	Score: <b>3</b> Reasons Servicing through main trunk line option Mitigation to increase capacity eg leakages Has capacity for around (160 person /70hh) High risk for WWTP from liquefaction Earthquake Risks	Score: <b>3</b> Reasons Flooding in MGSA Perimeter diversion @ \$3.5M upstream Pond \$2.1M Poorly drained soil Clay based but other ways to get through & on-site solns alternative FCs at plan change	Score: <b>2</b> Reasons Commuter traffic to Featherston – Train to Wtgn 3; are buses – timing etc	Score: <b>4</b> Reasons 10-15 min walk to centre from edge Oxford St/Todd St – basic block structure can mimic town's structure	Score: <b>3</b> Reasons Waahi tapu mitigation or avoidance; working group on Waahi tapu to identify; iwi engagement commenced and ongoing	Score: <b>3</b> Reasons Mixed views, mixed needs. Key workers needs. Ex Wtgn ¼ acres. Retirees. Affordability	Score: <b>4</b> Reasons Low probability high impact. No immediate direct impact Desk top study only. High risk for WWTP W.Supply	Score: <b>5</b> Reasons Doesn't fall into Class 1-2 soils	Score: <b>Reasons</b> Martinborough only town with heavy road bypass New York St;Roading upgrades required	<b>38</b>
<b>MB (M 2. 67.8 ha)</b> Dublin Outer Residential Lifestyle	Score: <b>3</b> Reasons As above but less connected to Square;	Score: <b>4</b> Reasons As above	Score: <b>2</b> Reasons Greenfield area will require	Score: <b>3</b> Reasons As above	Score: <b>2</b> Reasons Info missing Flooding Need to identify	Score: <b>2</b> Reasons As above	Score: <b>3</b> Reasons Slightly further from town	Score: <b>3</b> Reasons As above	Score: <b>3</b> Reasons As above	Score: <b>4</b> Reasons As above	Score: <b>5</b> Reasons	Score: <b>Reasons</b> Rooding upgrades would	<b>34</b>

	Hawkins a cul de sac of large lots		onnection to water supply. There are no connections in M2. Also see comments for M1 except connections are in M1 there are no connections in M2		overlaid flow paths – mitigation setback		centre; less direct connection -line of sight			Desk top study only		be required	
<b>M C (M 3. 46.1 ha)</b> Lake Ferry White Rock Outer Residential Lifestyle	Score: <b>3</b> Reasons Similar to M2	Score: <b>4</b> Reasons As above	Score: <b>2</b> Reasons Same as MB (M2)	Score: <b>3</b> Reasons As above	Score: <b>2</b> Reasons As above Info on costs missing	Score: <b>2</b> Reasons As above	Score: <b>2</b> Reasons More isolated. Greater upgrade of road Jellicoe Rd required	Score: <b>3</b> Reasons As above	Score: <b>3</b> Reasons As above	Score: <b>4</b> Reasons	Score: <b>5</b> Reason As above	Score: Reasons Rooding upgrades would be required	<b>33</b>
<b>MD (M 4. (251 lots)</b>  Existing Mid Residential (Infill development in existing urban area on sites> 1200m2)	Score: <b>2</b> Reasons Assume only 25% take up of potential allows for around 62 -63 lots only	Score: <b>4</b> Reasons As above	Score: <b>4</b> Reasons Can use existing spare capacity	Score: <b>5</b> Reasons Capacity for existing lots based on 25% uptake	Score: <b>4</b> Reasons Onsite soakage	Score: <b>3</b> Reasons Walk to bus stop for connection to Featherston-Wtgn. Bus also to Greytown/ Masterton	Score: <b>4.5</b> Reasons Town footprint small and has walkable catchment to most community infrastructure; no college	Score: <b>3</b> Reasons As above	Score: <b>3</b> Reasons As above	Score: <b>4</b> Reasons As above Desk top study only	Score: <b>5</b> Reason As above	Score: Reasons	<b>41.5</b>
<b>ME (M 5. (71 Lots)</b> Inner Residential (increased option for density on sites	Score: <b>1</b> Reasons Allow 25% take up enables only 17 -18 lots only	Score: <b>4</b> Reasons Fuel tanks/ or industry	Score: <b>4</b> Reasons	Score: <b>5</b> Reasons Capacity for existing lots based on 25% uptake	Score: <b>4</b> Reasons Onsite soakage	Score: <b>3</b> Reasons Walk to bus stop for connection to Featherston-Wtgn. Bus also to Greytown/ Masterton	Score: <b>4.5</b> Reasons Town footprint small and has walkable	Score: <b>3</b> Reasons As above	Score: <b>3</b> Reasons As above	Score: <b>4</b> Reasons As above Desk top study only	Score: <b>5</b> Reason As above	Score: Reasons	<b>40.5</b>

> 960m2) increased around adjoining existing commercial/ret ail with design guide							catchment to most communit y infrastruct ure; no college						
<b>MF 36.7 ha</b>  Ferry Road Mid Residential	Score: <b>3.5</b> Reasons: Need to redesign Jellicoe Rd	Score: <b>4</b> Reasons: Old airstrip fuel contained	Score: <b>2</b> Reasons: Water main new connection required & upscaling low pressure	Score: <b>2</b> Reasons: Upgrading WW pump station required here because lower & requires pumping	Score: <b>2</b> Reasons: Main flow through from town size – 100yr flood protectio n zone Reg Council = natural stream	Score: <b>3</b> Reasons: Bus go Weld St / Masterton Train Station	Score: <b>4</b> Reasons:	Score: <b>3</b> Reasons:	Score: <b>3.5</b> Reasons: Positive interest	Score: <b>4</b> Reasons: No liquefacti on No known flooding	Score: <b>3</b> Reason: Grapes next door. Same soil type as other Rural Special. Spray drift? Frost fans	Score:	<b>34</b>
<b>MG (M 6).</b> Combination Options MA, MD & ME)	Score: <b>5</b> Reasons Better meets overall capacity goal (minimum of 300 homes/30 years based on Infometrics popn statistics (note; these may be a little low); better meets NPS UD and NZ Urban Design Protocol (choice/context/connecti ons)	Score: <b>4</b> Reasons As per M1- M5	Score: <b>3</b> Reasons	Score: <b>3-4</b> Reasons	Score: <b>3</b> Reasons	Score: <b>2</b> Reasons	Score: <b>4</b> Reasons Based on reasons outlined for M1,4 and 5	Score: <b>3</b> Reasons  As above	Score: <b>3</b> Reasons  As above	Score: <b>4</b> Reasons  Desk top study only	Score: <b>5</b> Reason As Above	Score: Reasons	<b>39-40</b>

Table 2: Greytown Town Centre : High Level Growth Options Assessment Matrix													
Criteria (Score & Reasons)  Options	Score 1 (low/poor) – 5 (high/very good)												
	Quality Capacity to meet popn growth takes account of how well population can be accommodated taking account of design criteria e.g. connectivity	Soil con- tamination	Infrastructure					Lwi Views Matters important to lwi	Communi- ty Views	Hazards (incl Liquefacti- on)	Soils Class 1-2	Other e.g. know where town/ country starts finishes	Total Score
			Water Supply: Fire flow constraints ; new water mains reticulatio- n greenfields	Waste water: Based on 2018 SWDC AMP: New WW to service greenfields e.g. Woodside; WWTP sized 2800 popn	Storm water	Public Transport	Community Infrastructur- e (eg accessibility to schools, parks, health facilities, services, shops)						
<b>GA (G 1 133.6 ha)</b> Governors Green Extension	Score: 2.0 Reasons: Exclude college / cemetery / industrial area from total hectares; adjoins existing urban area to south; existing pattern of development will impact on potential capacity and size of lots	Score: 3 Reasons: Potential contaminati- on from old dump into bore water; urbanisation requires reticulation	Score: 3 Reasons: Principle of costs for greenfield	Score: 2 Reasons: Has some servicing. Existing constraints/ blockages. Cost & affordability of greenfield. Capacity in WWTP needs to go up	Score: 4 Reasons: Limited info. Good drainage. Has water races	Score: 3 Reasons: Bit more convenien- t for bus train. Rely on car	Score: 4 Reasons Proximity to school, health centre, village	Score: 3 Reasons	Score: 3 Reasons	Score: 3.5 Reasons	Score: 5 Reasons : Poorer quality than M'borou- gh	Score: Reasons Noise from SH2	<b>35.5</b>
<b>GB (G 2, 85.5 ha)</b> Jellicoe to Pāpāwai Mid Residential	Score: 4.0 Reasons: Exclude retirement village from total hectares. Check for Maori land. Less land because of Pāpāwai stream headwaters; exclude class 1 soils; good proximity to township at eastern edge	Score: 3 Reasons: Use to be market gardens - remediation	Score: 3 Reasons: WTP at Memorial Park, require new water connectio- ns. Start of Pāpāwai stream-lwi views.	Score: 2 Reasons: On wastewater main to WWTP,however , extn will be required. Start of Pāpāwai stream lwi views.	Score: 3 Reasons: Spring – High H <sub>2</sub> O table. S/W can't go to river very wet	Score: 3 Reasons: Consistent with G1	Score: 4.5 Reasons As above, and closer to village	Score: 3 Reasons: Lot of Maori land local marae. Pāpāwai stream starts in G2. Impact of wastewate- r on lwi WWTP next to marae. Expansion	Score: 3.5 Reasons: Some land owners adjoining retiremen- t village have approach ed council for residential developm- ent	Score: 3 Reasons Moderate liquefacti- on, not flooding	Score: 3.5 Reasons Class 1&2 soils;	Score: Reasons Note soils could impact overall on result	<b>35.5</b>

								increases flows					
<b>GC (G 3. 33.8 ha)</b> North Street Extension	Score: 2.5 Reasons: Issue of class 1 soils plus potential park	Score: 2 Reasons: Previous market garden	Score: 3 Reasons: WTP at Memorial Park; can supply because network in close proximity	Score: 2 Reasons: As above	Score: 2 Reasons: Water races provide opportunity for storm water mitigation	Score: 2 Reasons: Bus service to train stn. Bus service between towns. Greytown is not connected – walking harder	Score: 4 Reasons: Library/ Pools, School, Medical Facility, Parks, Tennis etc. Dentist, Shops, Service Stn Kuranui College user groups	Score: 3 Reasons	Score: 3 Reasons	Score: 2 Reasons: Flood zone. Moderate liquefaction. Potential contamination. Market gardens. Overland flow paths needs channelling	Score: 3 Reasons: Poor soakage. Large lot compromised soils to some degree; already compromised	Score: 3 Reasons: Cycle trail may be extended to G3. Potential new park. Have been requests for upgrade footpaths	<b>28.5</b>
<b>GD (G 4. 313.4 ha)</b> Woodside Station Junction (New Town – 20+years) Potential 500 new dwellings	Score: 5 Reasons: note GWRF sees this as longer term 20 year growth option	Score: 3.5 Reasons: Old railway; some remediation probably needed	Score: 3 Reasons: Closer to WTP, less km of piping, Wahine WTP serves Featherston 490 capacity	Score: 2 Reasons: WWTP other wide town (2800). Affordability/ constraints more popn. Upgrade capacity plus cost of piping ↑ costs	Score: 4 Reasons	Score: 4 Reasons: Train to Wtgn. Train to Featherston. Cycling Bridge approved connect Featherston/ Greytown	Score: 2 Reasons: Community infrastructure will follow development. Is 5km from Greytown.	Score: 3 Reasons	Score: 3 Reasons	Score: 3.5 Reasons: Consistent with G1	Score: 5 Reasons: Consistent with G1	Score: 3 Reasons: Aligns to Regional Growth Framework	<b>38.0</b>
<b>GE (G 5. 37.6. ha)</b> Greytown Corridor to Woodside Station	Score: 2 Reasons: Ribbon development; not consistent with seeing defined town and country edge	Score: 4 Reasons	Score: 3 Reasons	Score: 2 Reasons: Pipe or onsite disposal	Score: 4 Reasons: Onsite S/W water races	Score: 3 Reasons	Score: 2.5 Reasons	Score: 3 Reasons	Score: 3 Reasons: Resistance to rural subdivision	Score: 2.0 Reasons: In moderate liquefaction	Score: 5 Reasons: As above	Score: 3 Reasons: Ribbon Develop. Across town/ country boundary	<b>33.5</b>

<b>GF (G 6). Existing Mid Residential</b> (includes Greytown Development to the East ) 220 lots are greater than 1200m2 and have a potential based on site size only to yield around 1034 additional dwellings. Assume only 25 % yield = 258 dwellings	Score: 2.5 Reasons: Capacity dependent on market willingness to subdivide in existing areas; character/heritage important to protect	Score: 4 Reasons: Mitigation	Score: 3 Reasons: Fireflow constraints	Score: 4 Reasons: Upgrading pipe now	Score: 4 Reasons	Score: 4 Reasons	Score: 5 Reasons: Close to village, services & amenities and college	Score: 3 Reasons	Score: 3 Reasons	Score: 2 Reasons: As above	Score: 5 Reasons: Urbanised already	Score: Reasons Heritage /Trees	<b>39.5</b>
<b>G G (212 ha) - Pāpāwai Kempton's Line Mixed Residential Papakainga</b>	Score: <b>4</b> Reasons	Score: <b>4</b> Reasons: Small in industrial area farming networks	Score: <b>2</b> Reasons: Nothing there. New network required on outskirts probably capacity in existing water supply treatment plant	Score: <b>2</b> Reasons: Nothing there. WW main cross Pāpāwai Stream – more consents challenge/cost option to do main along Pāpāwai	Score: <b>3</b> Reasons: Natural direction S/W along Pāpāwai Stream irrigation there quite dry. Natural streams water course	Score: <b>2.5</b> Reasons	Score: <b>3</b> Reasons: Close to school, medical centre, marae, DOC reserve	Score: <b>3.5</b> Reasons: Pāpāwai Marae Whanau Support	Score: <b>3</b> Reasons:	Score: <b>3</b> Reasons:	Score: <b>2.5</b> Reason: Min Class 1 Class 2 Class 3&4	Score: Reasons Kempton's heritage. Productive unit now. Irrigation hard	<b>32.5</b>

**Table 3: Featherston Town Centre: High Level Growth Options Assessment Matrix**

Criteria (Score & Reasons)	Score 1 (low/poor) – 5 (high/very good)												
	Quality Capacity to meet popn growth takes account of how well population can be accommodated taking account of design criteria e.g. connectivity	Soil con- tamination	Infrastructure					Lwi Views Matters important to lwi	Community Views	Hazards (incl Liquefaction)	Soils Class 1-2	Other	Total Score
			Water Supply	Waste water: WWTP sized for 5000	Storm water	Public Transport	Community Infrastructure (e.g. accessibility to schools, parks, health facilities, services, shops)						
<b>FA (F 1. 314.1 ha)</b> Featherston Growth Node Development (as per GWRC Framework- 1882 new dwellings)	Score: 4 Reasons: Take out sports stadium & dog park; note that Featherston can be structure planned and master- planned to enable quality nodal development	Score: 4 Reasons	Score: 3 Reasons: Capacity similar Greytown	Score: 2 Reasons: Consents running out. New system. Costs high. Quality of discharge	Score: 3 Reasons: Habitable homes not flooded. Garages get flooded. Soakage- pits on site. Water off hills. Run- off quicker than Greytown	Score: 4 Reasons	Score: 4.5 Reasons: Proximity to station, town centre, parks etc No college. Smaller library	Score: 3 Reasons	Score: 3.5 Reasons	Score: 4 Reasons: Not compromising. No liquefaction. Small remediation etc	Score: 5 Reasons: Urbanised already	Score: Reasons: Aligns with GWRC Framework Windy	<b>40</b>
<b>F B (16.5 ha)</b> <b>Southern Mid Residential</b>	Score: <b>4</b> Reasons:	Score: <b>4</b> Reasons:	Score: <b>3</b> Reasons: Flooding	Score: <b>2</b> Reasons: Extend to Donald St. Pump up	Score: <b>2</b> Reasons: Very poor springs & drain	Score: <b>3.5</b> Reasons:	Score: <b>4</b> Reasons: Close to school	Score: <b>3</b> Reasons:	Score: <b>3</b> Reasons:	Score: <b>3.5</b> Reasons: High H <sub>2</sub> O table bogging	Score: <b>4</b> Reasons: Class 2&3	Score: Reasons	<b>36</b>
<b>F C (26.2 ha)</b> <b>Northern Residential Lifestyle</b>	Score: <b>3.5</b> Reasons: Bush covenants	Score: <b>3.5</b> Reasons: Adjoining site used as a clean	Score: <b>3</b> Reasons: Need to build network	Score: <b>2</b> Reasons: Extending network downhill	Score: <b>3</b> Reasons: Uphill	Score: <b>4</b> Reasons:	Score: <b>4.5</b> Reasons	Score: <b>3</b> Reasons:	Score: <b>3</b> Reasons:	Score: <b>4</b> Reasons: Fault line at edge but on bush	Score: <b>4.5</b> Reasons: Class	Score: Reasons: Unknown consent Quarry.	<b>38</b>

		fill potential	around it otherwise good supply & capacity									Cycle trail. Heritage elements	
<b>FD (F 2). 117.5)</b> Featherston South Corridor	Score: 3 Reasons: Ribbon Development	Score: 4 Reasons: Nothing apparent	Score: 2 Reasons: Nothing there need to build network to service area	Score: 2 Reasons: Nothing there; pumping everything on site; disposes a lot & properties have bore water	Score: 2 Reasons: Donald's Creek Flood zone	Score: 3 Reasons: Buses go through; Next to State highway; Not walkable to train station.	Score: 3 Reasons: School in closer proximity	Score: 3 Reasons	Score: 3 Reasons	Score: 3 Reasons: Flood zone. Engineering costs	Score: 3 Reasons: Class 1 at Eastern end . Class 2 at Western end	Score: Reasons: Ribbon Dev.? However connecting existing communities	<b>31</b>
<b>FE (F 3). 799) lots</b> Existing Mid Residential  (Existing Zoning)	Score: 2 Reasons: Doesn't enable more diversity; inconsistent with draft GWRGF	Score: 4 Reasons: Already urban	Score: 3 Reasons	Score: 3 Reasons: Quality still an issue	Score: 2 Reasons	Score: 4 Reasons	Score: 4.5 Reasons	Score: 3 Reasons	Score: 3 Reasons	Score: 4 Reasons: See F1	Score: 5 Reasons: Same as Greytown. Also see F1	Score: Reasons	<b>37.5</b>



Table 4: Hamlets													
Criteria (Score & Reasons)	Score 1 (low/poor) – 5 (high/very good)												
	Quality Capacity to meet popn growth	Soil con- tamination	Infrastructure					Lwi Views Matters important to Lwi	Community Views	Hazards (incl Liquefaction)	Soils Class 1-2	Other Tools to make it happen	Total Score
Options			Water Supply	Waste water: WWTP sized for 5000	Storm water	Public Transport	Community Infrastructure (eg accessibility to schools, parks, health facilities, services, shops)						
Pirinoa	Score: 3.0 Reasons: Gives choice but not much capacity. Option for key worker housing, tourism.	Score: 4 Reasons: Can Remediate	Score: 4 Reasons: Is a H <sub>2</sub> O supply WTP & tank supply	Score: 3 Reasons: On-site septic. 1000m <sup>2</sup> required. Disposal fields. Potential compliance issues	Score: 5 Reasons:	Score: 1 Reasons: No PT buses. School bus. Potential ride-share. No walk/ cycle	Score: 3.5 Reasons: School Comm hall Dairy Café Service Stn Marae Recycling Plant	Score: 3.5 Reasons Some initial indications they are supportive; also seek to develop their own land	Score: 4 Reasons	Score: 5 Reasons: No liquefaction. No flooding	Score: 4 Reasons: Class 3	Score: Reasons: Market conditions to contribute to housing affordability, Key worker choice	40
Kahutara	Score: 2.5 Reasons: Overflows Featherston /Martinborough	Score: 4 Reasons: No con- tamination	Score: 3 Reasons: No water supply- Tank UV systems \$3000/ tank	Score: 3 Reasons: As above	Score: 4 Reasons: Higher H <sub>2</sub> O table in winter time water logged	Score: 1 Reasons: School bus	Score: 1 Reasons: School & hall. No shops	Score: 3 Reasons	Score: 3 Reasons	Score: 2 Reasons: High liquefaction. Flooding just out of town	Score: 4 Reasons: Class 3&6	Score: Reasons: As above	30.5
Tauherenikau Approx. 4km form Featherston and 8km from Greytown	Score: 2.5 (Popn stats show 247 persons here by 2051) Reasons: Provides choice but limited capacity; can be in part served by Featherston and Greytown	Score: 3 Reasons: Dump. Potentially lot more risky	Score: 3 Reasons: As above	Score: 3 Reasons: As above	Score: 5 Reasons: Good drainage	Score: 3 Reasons: Regular bus for school. Bus goes thru. Short drive to Featherston train stn	Score: 2.5 Reasons: Closer to Featherston Racecourse Dining/ Weddings. Campervans	Score: 3 Reasons	Score: 3 Reasons	Score: 5 Reasons: No hazards	Score: 2 Reasons: Class 2 soils	Score: Reasons	35

Ngawi	Score: 2.5 Reasons: Choice but limited capacity; coastal sea level rise issues	Score: 3 Reasons: Some contamination	Score: 2 Reasons: Dryer climate. Salt build up	Score: 1 Reasons: No waste. Reticulation. No absorption discharge to coast	Score: 1 Reasons: Water chopping land (soil)	Score: 0 Reasons: No school bus None	Score: 1.5 Reasons: Hall-Fire Stn, Restaurant Golf Course, Camp ground, Summer food vans	Score: 3 Reasons	Score: 3 Reasons	Score: 1 Reasons: Tsunami zone flood. Sea level rise	Score: 5 Reasons: Sand	Reasons: Climate change Tsunami Coastal erosion Access Sandy	<b>23</b>
Lake Ferry	Score: 2.5 Reasons: Limited capacity; coastal hazards	Score: 4 Reasons: Small amount contamination	Score: 2 Reasons: Near sea. Tank lower rail fast	Score: 5 Reasons	Score: 2 Reasons: Some drainage	Score: 1 Reasons: School bus	Score: 1.5 Reasons: Pub. Fire Stn. Camp Ground. Park	Score: 3 Reasons	Score: 3 Reasons	Score: 1 Reasons: As above Erosion	Score: 3.5 Class 3 /small amount Class 2	Reasons: As above	<b>28.5</b>

## 2.0 Concluding Comments and Gaps

The above high level assessment of residential growth options can help to inform and shape Step 1 of the draft South Wairarapa Spatial Plan (map and diagram) that is to be integrated and consulted on along with the draft 2021-31 Long Term Plan(LTP). This will help to show the relationship of the spatial plan (setting the strategic direction for the District) with one of the key 10 year implementation plans and budget being the LTP. The District Plan, collaboration and partnerships are other key tools to enable the implementation of the Spatial Plan.

It is noted that this residential growth assessment does not include reference to growth in employment opportunities, nor assess areas for future business growth and social services such as health facilities and schools. In this regard, the relationship with the wider Wairarapa is critical noting that the towns of Carterton and Masterton also provide employment opportunities and wider services as does Wellington City. Transport links are vital between and amongst all these centres and Wellington City. The draft South Wairarapa Spatial Plan can and should denote the interconnectedness of these places and the importance of transport links especially public transport. The current residential growth options assessment is Step 1 of competing a comprehensive South Wairarapa Spatial Plan.

As a note, agriculture accounted for 23% of the district's employment in 2019 and the draft Spatial Plan acknowledges the importance of the rural areas for food production by avoiding sporadic subdivision throughout these areas. Accommodation and food services (11% of the district's employment ) and Construction (10% of the district's employment ) were the second largest industries in the district in 2019. Manufacturing, professional, scientific, tech services are expected to become more prominent, however agriculture, accommodation and food services are projected to remain the largest industries by 2051.

As the Covid and post Covid 19 experience has shown, working more from home for some may become "a new normal" meaning the nature of homes and commercial premises may change - e.g. space for home offices in houses; different arrangements for commercial office space. Town amenity will be looked for in the towns to serve professionals and technical services.

Additionally, non -metropolitan areas can be places of innovation and alternative lifestyles that are in themselves seen as a resource. ( See Leick and Lang, Rethinking non-core regions; planning strategies and practices beyond growth" Dec 2017). Research has also shown that in the United Kingdom, the area around a home that children freely wander has shrunk by a stunning 90% since the 1970s. There may be a human cost to being alienated from nature which includes "*diminished use of the senses, attention difficulties, and higher rates of physical and emotional illnesses.*" Dr Karina Linnell who led a study on the impacts of urbanisation on attention spans and level of contentment comparing urban and remote areas has suggested "*that overcrowded urban settings demand altered states of mind... [and has even proposed] "that employers, were they looking to design the best workforces, consider stationing employees who need to concentrate outside the city."* See Harris, Michael, 'Solitude – In Pursuit of a Singular Life in a Crowded World', 2017, p136, p 143

Finally, a spatial plan is more than just the identification of where people may live , work and recreate, it should also be a plan identifying the type of society or community that is sought. In this regard, the council may wish to consider matters such as the NZ Index of Deprivation as one means of assisting it to determine priorities, programmes and projects to improve the well-being of all groups in the community. The NZ Deprivation Index is determined by considering the following criteria and can identify needs within a community on a spatial basis:

<b>NZDep 2018</b>
People with no access to the Internet at home
People aged 18-64 receiving a means tested benefit
People living in equivalised* households with income below an income threshold
People aged 18-64 who are unemployed
People aged 18-64 without any qualifications
People not living in their own home
People aged under 65 living in a single parent family
People living in equivalised* households below a bedroom occupancy threshold
People living in dwellings that are always damp and/or always have mould greater than A4 size

In terms of each of the 3 towns within South Wairarapa the following NZ Dep data is recorded noting 1 is the lowest deprivation index and 10 the highest:

SA2 Martinborough NZ Dep 2018 Decile 5

SA2 Featherston NZ Dep 2018 Decile 7

SA2 Greytown NZ Dep 2018 Decile 3

The integrated Spatial Plan and Long Term Plan can take account of such data to target activities to improve overall community and economic wellbeing across the District.

## 3.0 Assumptions

### 1. Assumption 1: Population Growth Projections:

Different population data sets have been used to assist and guide the development of growth options for the District. In mid-2020, a data set from Infometrics was provided to council. This included District wide population projections as follows:

Population 2019: 11,100	Population 2051: 14,169
Households: 4,740	Households: 6,232

The above District wide data has since been updated by Infometrics in November 2020 and the District wide projections are as follows for the medium growth scenario:

Population 2019: 11,100	Population 2051: 14,476
Households: 4,740	Households: 6,371

The updated District wide data suggests an additional 307 persons in the District over a 30 year horizon and an additional 139 households. These updated population projections suggest more not less demand for housing. At the same time it is noted that the projections indicate a reduction in household size from 2.34 persons/hh in 2019 to 2.27 persons/hh in 2051. The updated population projections have not been allocated across the 3 towns, however an assumption has been made that all 3 towns will grow. The earlier population data that describes the population projections for each town is detailed below and has been used as a guideline to inform the growth options assessed.

## Infometrics medium projection

Statistical Area 2	2019	2051	Change 2019-2051
Greytown	2,595	3,674	1,079
Featherston	2,615	3,489	874
Martinborough	1,864	2,511	647

It is noted that population projections are not predictions. Previous planning reports to Council, notably The Kahu Consultancy Report on the Feasibility of Rezoning Martinborough South as Residential (Nov 2018) identifies that forecasting is more accurate over shorter periods (e.g. 10 years); that based on a range of data an average of 17 dwellings/year is likely in Martinborough through to 2043 and that 400 dwellings should be anticipated to 2043. The above data from Infometrics would suggest a lower number of dwellings/year based on  $(647 \text{ persons} \div 30 \text{ yrs} = 21.6 \text{ person/year})$ ; and  $21.6 \div 2.2$  (no of persons per h/h) = 9.8.

Similarly, in Greytown based on the above Infometric population data, around 16-17 dwellings/yr would be required. Planning staff have identified that the current demand based on building consent data is showing higher demand for dwellings in Greytown.

All 3 towns are currently affected by the wider Wellington market, and Featherston has also been identified as a Growth Node in the GWRC Growth Framework.

The population data is being further interrogated however is unlikely to be available until March 2021.

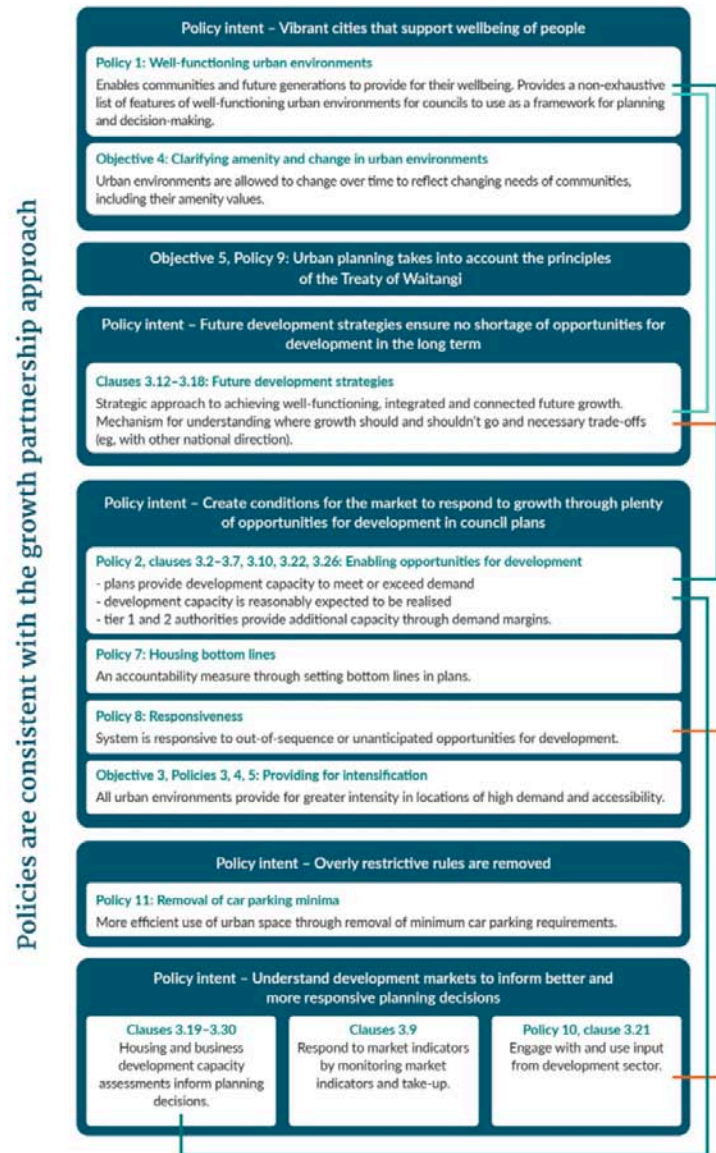
For the purpose of the growth options assessments the current population data has been used as a guideline .

### 2. Assumption 2: Supply to meet Demand:

- The provisions of the National Policy Statement -Urban Development (NPS-UD) effective August 2020 were considered, however scores were not made against any of the specific objectives and policies of the NPS-UD. Figure 1 below is an extract from the NPS-UD that was reflected on. It is noted that the NPS-UD applies only to Tier 1, 2 and 3 local authorities with urban environments as per the definition below.

*“it is important that regional policy statements (RPSs) and regional and district plans provide adequate opportunity for land development for business and housing to meet community needs”. ..... The NPS-UD applies to all urban environments,<sup>2</sup> Defined in the NPS-UD as any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that: (a) is, or is intended to be, predominantly urban in character; and (b) is, or is intended to be, part of a housing and labour market of at least 10,000 people.*

Figure 1: Interdependencies of the National Policy Statement on Urban Development policies



- Will give effect the Wellington Regional Policy Statement and align to the draft GWRC Regional Framework (future growth concentrated in and around urban areas; is integrated)
  - A guideline for development uptake is as follows: If 40 hectares of Greenfield Land is zoned with an average site size of 500m<sup>2</sup>; and road reserves are approximately 17m (site boundary to site boundary), there is likely to be a 60% developable area enabling around a low 400 lots (e.g. if Martinborough Growth South Area of 48.8ha was rezoned Residential as per the current District Plan Residential Rules it may - based on area and site size only potentially enable around 585 lots (albeit this is likely to be less if other factors such as existing patterns of development are taken into account); or much lower as per earlier report ( see Kaha Consultancy Ltd 23 November 2018 page 3) if the average lot size was 2000m<sup>2</sup>- enabling between 100-240 dwellings-the range varies depending on assumptions e.g. impact of existing patterns of development - so use guideline of around 200 lots for 40 hectares
  - That there may be opportunity to provide for smaller lots immediately adjoining the existing commercial/retail areas of each town
  - The need for housing choice (e.g. for young people, elderly, key workers) and access to affordable housing has been raised through consultation and stakeholder engagement.
3. Assumption 3: Character and amenity are important (Note: SWDC is a signatory to the NZ Urban Design Protocol – from August 2010- see chart below from the NZ Urban Design Protocol – the seven C's)
- Must know where town and country start and finish
  - Understand the essential elements of character so that new development is empathetic to what is valued by community- that is change is okay as long as it is done well
  - Consider undertaking masterplanning and collaborative development and design processes in greenfield locations to enable both landowner, community, iwi and stakeholder inputs

## Design qualities - the seven Cs

The Protocol identifies seven essential design qualities that together create quality urban design.

Context	Seeing that buildings, places and spaces are part of the whole town or city.
Character	Reflecting and enhancing the distinctive character, heritage and identity of our urban environment.
Choice	Ensuring diversity and choice for people.
Connections	Enhancing how different networks link together for people.
Creativity	Encouraging innovative and imaginative solutions.
Custodianship	Ensuring design is environmentally sustainable, safe and healthy.
Collaboration	Communicating and sharing knowledge across sectors, professions and with communities.



#### 4. Assumption 4: Other matters

- The Rural (Special) Zone- Ferry Road North -Martinborough is generally excluded from detailed analysis in the growth options as it is not compromised by subdivision and can be looked at when the Rural (Special) Zone is reviewed. Requests have been made through consultation with winegrowers for more opportunities to enable key worker housing in the Rural Special Zone.
- The Future Development Area -Greytown becomes operative (post appeals) with potential 200-300 lots.
- Sustainability principles are built into the District Plan e.g. requirement for all new development to have tanks for greywater
- Some criteria may be weighted higher than others as there are, for example, statutory requirements to manage significant risks from natural hazards, to protect historic heritage, provide for the relationship of Maori with their taonga. However, for the purpose of this high level assessment the criteria were not explicitly weighted.
- Mitigation measures can be recorded to assist the scoring process and be listed in the reasons for the score; e.g. reduce water consumption and leakage across town
- Community views are taken from what is known from recent engagement processes (e.g. LTP/SP stakeholders, online survey -what's on top of your mind?);
- Iwi views are still in the process of being obtained- any known matters affecting options (e.g. waahi tapu) can be highlighted and then review

## The Methodology

1. An independently facilitated assessment process that:
  - Takes account of behavioural strategy- allowing information and facts to be shared and debate stimulated (enable different viewpoints to be expressed, discuss uncertainties)
  - Uses collective intelligence with multi-disciplinary staff in attendance
2. Tests, with the group, at the beginning any “show - stoppers”; reasons why any areas are “no-goes”
3. Individual scores are considered then discussed and challenged so that a shared view (score) is obtained rather than adding and averaging the scores
4. Gaps or parking lot issues are recorded for subsequent follow-up

## **Appendix 6 – Infrastructure inputs**

# South Wairarapa District Council Spatial Planning – Wellington Water Inputs



Our water, our future.

## Document Details

Role	Name	Title, Organisation	Signature	Date
Author	Katrina Murison	Principal Advisor, Growth and Land Development, WWL		15/02/2021
Reviewed	Lawrence Stephenson	Senior Engineer, Network Engineering, WWL		18/02/21
Approved	Olena Chan	Manager, Land Development, WWL		25/02/21

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## 1. Introduction

### 1.1 Context

South Wairarapa District Council (SWDC) with support from Anderson Consulting have undertaken a spatial growth planning screening process (November 2020 to January 2021). This screening process involved a series of workshops reviewing potential growth scenarios against a set of criteria to prioritise these. SWDC requested Wellington Water Limited (WWL) provide three-water infrastructure (potable water supply, wastewater, stormwater) advice to support this process.

### 1.2 Purpose

This document summarises WWL's advice in assessing the three-water infrastructure criteria for each of the SWDC growth scenarios reviewed for townships (Martinborough, Greytown and Featherston) and hamlets with supporting evidence and references.

### 1.3 National Policy Statement – Urban Development (NPS-UD) (2020)

NPS-UD (2020) recognises that sufficient development capacity requires integrated and strategic planning and funding decisions over the medium and long term. Development capacity refers to the amount of development allowed by zoning and regulations in plans that are supported by infrastructure. NPS-UD (2020) requires that at any one time there is sufficient development capacity as defined in Table 1.

*Table 1: NPS-UD Development Capacity Requirements*

Timeframe	Development Capacity
Short-term (3 years)	Development capacity that is feasible, reasonably expected to be realised, zoned and serviced with development infrastructure.
Medium-term (3 to 10 years)	Development capacity that is feasible, reasonably expected to be realised, zoned and either: Serviced with development infrastructure, or the funding for the development infrastructure is identified in a Long Term Plan (LTP).
Long-term (10 to 30 years)	Development capacity must be feasible, identified in relevant plans and strategies, and associated development infrastructure identified in an Infrastructure Strategy.

Three-water infrastructure has been considered when assessing each of the growth scenarios.

### 1.4 Assumptions and Limitations

WWL's advice is based on existing information, previously published advice, studies and personnel experience. Further modelling, analysis and studies are recommended to qualify constraints, and identify solutions to enable proposed development areas to progress with adequate three-water infrastructure.

### 1.5 Population Forecasts

SWDC provided population growth forecasts as presented in Table 1, these have been used as the basis for WWL advice. It is understood that more refined population forecasts will be available as the spatial plan progresses and more definitive land area, density, and housing typologies are determined.

Table 2 – South Wairarapa Growth Forecasts (Infometrics, 2020)

Growth Forecasts for 3-towns			
Area	2019	2051	% Change
Featherston	2,615	3,489	33%
Greytown	2,595	3,674	42%
Martinborough	1,864	2,511	35%

Source: South Wairarapa Distribution Population (medium projection) (Infometrics, 2020)

### 1.6 Interdependencies with other Matrix Criteria

SWDC are using a set of criteria to develop and assess potential growth areas. Table 3 shows interdependencies between three-waters (water supply, wastewater and stormwater) with other criteria being applied. These interdependencies highlight areas which may amplify constraints or opportunities and therefore require further consideration.

Table 3: Interdependencies with other Criteria

Criteria	Interdependency with 3-Waters	Interdependencies
Capacity to meet population growth	Strong	Ability to support population growth requires ongoing 3-waters planning, assessment and investment to support growth without adverse environmental effects.
Soil contamination	Medium	Potential contamination of water supply and reticulation.
Water Supply	Strong	Water source, treatment, storage and distribution.
Wastewater	Strong	Wastewater collection, conveyance and treatment.
Stormwater	Strong	Stormwater network, flooding controls, and water quality treatment devices.
Public Transport	Weak	N/A
Community Infrastructure	Weak	Incorporation of Water sensitive urban design in community infrastructure. Community infrastructure (e.g. schools, hospitals and aged care facilities) which provide for vulnerable community members require additional considerations especially for drinking water supply continuity.
Iwi views	Strong	Sustainable use of water, disposal of wastewater, management of waterway health.
Community views	Medium	Sustainable use of water, disposal of wastewater, management of waterway health.
Hazards (including liquefaction)	Medium	Damage to infrastructure and increased design standards.
Soil Class 1-2 (avoid)	Medium	Geotechnical requirements to support infrastructure design, increased inflow and infiltration in wastewater networks and soils drainage capacity
Roading	Medium	Stormwater requirements must be integrated with impervious areas, including roading. In addition, roading corridors are typically used for other utilities (e.g. water and wastewater pipes), integrated construction planning should be used to minimise costs or rework.
Other	As required.	

## 2. SWDC Growth Scenario Assessment - Three-Waters Infrastructure Criteria

### 2.1 Scoring Criteria Guidance

Table 4 summarises typical qualitative scoring criteria to assess each three-water infrastructure, for low (1), mid (3) and high (5). Given each growth scenario has unique geographical, topographical and spatial features these typical scoring criteria have been used as a guide, with specific aspects evaluated and presented in Table 5.

Table 4: Rating Table for Qualitative Spatial Planning Assessment of 3-Waters

Rating	Water Supply	Wastewater	Stormwater
<i>Infrastructure</i>	<i>Water source, treatment, storage and distribution.</i>	<i>Wastewater collection, conveyance and treatment.</i>	<i>Stormwater network, flooding controls, and water quality treatment devices.</i>
1 (low/poor)	<ul style="list-style-type: none"> <li>Major constraints on water source, storage or bulk network connection.</li> <li>Major constraint of water source protection for existing water supply.</li> <li>Water supply requires significant capital investment in infrastructure (e.g. new source, new WTP, new reservoirs etc.)</li> </ul>	<ul style="list-style-type: none"> <li>Major constraints in wastewater servicing, e.g. Major trunkmain connection and/or pumping station required.</li> <li>New WWTP required to meet growth in areas without connection to the existing wastewater treatment system (e.g. due to geographical location).</li> </ul>	<ul style="list-style-type: none"> <li>Flooding has been identified from past experience or known issues.</li> </ul>
3 (mid)	<ul style="list-style-type: none"> <li>Storage capacity does not meet existing levels of service, growth will exacerbate deficit.</li> <li>Requires new water supply network, which may include new bulk water connection.</li> </ul>	<ul style="list-style-type: none"> <li>New trunkmain required to connect to existing network.</li> <li>Increase in capacity of existing WWTP.</li> </ul>	<ul style="list-style-type: none"> <li>Stormwater can be reasonably managed using typical development controls and local infrastructure upgrades.</li> </ul>
5 (high/very good)	<ul style="list-style-type: none"> <li>Serviced with development infrastructure: capacity is available to meet demand in all aspects of water source, treatment, storage and distribution.</li> </ul>	<ul style="list-style-type: none"> <li>Serviced with development infrastructure: capacity is available to meet demand in all aspects of wastewater collection, conveyance and treatment.</li> </ul>	<ul style="list-style-type: none"> <li>Serviced with development infrastructure: stormwater network, or suitable devices to demonstrate management of stormwater quantity and quality.</li> <li>Flooding identified as very unlikely (e.g. topography, soils) or infrastructure already capable of managing expected impacts.</li> </ul>



## 2.2 SWDC Growth Scenarios – Three Water Assessment

Wellington Water attended two SWDC Spatial Plan workshops in November and December 2020. The workshops were to assess the suitability of the identified areas for future growth in Martinborough, Featherston, and Greytown as shown in Attachment A.

In support of the overall process, to be completed by SWDC, Wellington Water is providing the following detail to capture the components that have contributed to the 3-water services assessment of the growth areas. Further modelling and analysis is required to confirm existing situation and requirements to service growth. These inputs should be considered only for purposes of early-stage screening and comparison purposes.

The final moderated scores resulting from the workshops can be found in SWDC's workshop report. Table 5 presents a summary of the three-water infrastructure assessment completed to support growth scenario screening. The scores included in the table below are provided here only for reference. Those highlighted in blue, refer to scores that differ from the moderated score, for the purposes of ease of reference.

Table 5: Summary of Three-Water Scores (1 Low/poor to 5 High/very good)

Option Assessed	Water Supply	Wastewater	Stormwater
<b>Summary of general issues to cater for growth.</b>	<ul style="list-style-type: none"> <li>Recent upgrades to WTP and reservoirs have provisioned for some growth. Further consideration of growth scenarios will need to be reviewed.</li> <li>Consent application for combined Featherston/Greytown water take includes projected increase in population, from 5,222 (2019) to 6,708 (2043), in line with population projections.</li> <li>Reducing consumption and leakage across district will be necessary to support increased demands.</li> <li>Details of existing water supplies are shown in Attachment B.</li> </ul>	<ul style="list-style-type: none"> <li>Inflow and infiltration is currently being addressed through renewals and other targeted activities. This will provide more WW network capacity.</li> </ul>	<ul style="list-style-type: none"> <li>Water races exist</li> <li>Existing overland flowpaths have limited protection</li> </ul>
<b>Martinborough</b>			
<b>General Comments</b>	<ul style="list-style-type: none"> <li>Fire-flow constraints will require network capacity upgrades (to be determined based on modelling outputs).</li> </ul>	<ul style="list-style-type: none"> <li>WW network will likely require upgraded capacity to avoid blockages and overflows.</li> <li>WWTP capacities will need to be reviewed against new growth scenarios and consent limitations, currently sized ~2000 population.</li> </ul>	<ul style="list-style-type: none"> <li>Protection of overland flow paths is required.</li> </ul>
<b>M 1.</b> 48.8ha Martinborough South East Growth Area (MGSA) Includes Oxford St	WWL Score: 3 Considerations: 2 days water storage capacity Location of WTP highlighted for liquefaction and water quality risk Fireflow constraints exist requiring upgrades to water mains. High impact/low probability event for WTP could be impacted by Liquefaction Earthquake risks can build in mitigation measure e.g. requirement for greywater tanks for new developments	WWL Score: 3 Considerations: Servicing through WW trunk is an option Mitigation to increase capacity e.g. I&I management - capacity High risk for WWTP from liquefaction earthquake risks	WWL Score: 3 Considerations: Flooding in MGSA Perimeter diversion @ \$3.5M upstream Pond \$2.1M. Poorly drained soil (clay) & on-site solutions alternative Financial Contributions at plan change  Updated flood model being produced will provide more detailed information.
<b>M 2.</b> 67.8 ha MGSA Extension includes Hawkins Drive	WWL Score: 2 Considerations: Greenfield area will require connection to water supply. Also see comments for M1 except connections are in M1 there are no connections in M2.	WWL Score: 3 Considerations: As mentioned above	WWL Score: 2 Considerations: Updated flood model being produced to identify overland flowpaths and identify flood mitigations.

Option Assessed	Water Supply	Wastewater	Stormwater
<b>M 3.</b> 46.1 ha Lake Ferry Rd (South) & White Rock Development Area	WWL Score: 2 Considerations: M3 same as M2. M1 has some network extension requirements.	WWL Score:3 Considerations: WWTP issues as mentioned above. There is no wastewater network servicing this area at present.	WWL Score:2 Considerations: As above, no cost information currently available. Area likely to be outside model area
<b>M 4.</b> (251 lots) Status quo Infill development in existing urban area on sites> 1200m2	WWL Score: 4 Considerations: can use existing spare capacity.	WWL Score: 5 Considerations: capacity for existing lots in network based on 25% of the potential lots already being subdivided.	WWL Score: 4 Considerations: Onsite soakage to manage stormwater flooding.
<b>M 5.</b> (71 Lots) Intensification (increased option for density on sites of 961m2) increased around adjoining existing commercial/retail with design guide	WWL Score: 4 Considerations: infill development, with existing water supply.	WWL Score: 5 Considerations: capacity for existing lots based on 25% uptake.	WWL Score: 4 Considerations: Onsite soakage
<b>M 6.</b> Other (e.g. a combination of options 1,4&5)	WWL Score: 3 Considerations: as mentioned above in each of the individual scenarios	WWL Score: 3-4 Considerations: as mentioned above in each of the individual scenarios. M1 scenario brings score closer to 3.	WWL Score: 3 Considerations: as mentioned above in each of the individual scenarios
<b>Greytown</b>			
<b>General Comments</b>	<ul style="list-style-type: none"> <li>New water mains and reticulation will be required to service Greenfield areas (and pressure constraints at Woodside will need to be addressed).</li> <li>Fire-flow constraints will require network capacity upgrades (to be determined based on modelling outputs).</li> </ul>	<ul style="list-style-type: none"> <li>WW network will likely require upgraded capacity to avoid blockages and overflows.</li> <li>New WW mains and reticulation to service Greenfield areas (e.g. Woodside).</li> <li>WWTP capacities to be reviewed against growth scenarios and consent limitations, currently sized ~2800 population.</li> </ul>	
<b>G 1.</b> 133.6 ha Junction Road Extension	WWL Score: 3 Considerations: Principle of costs for greenfield	WWL Score: 2 Considerations: Some available servicing. Existing constraints/ blockages. Higher cost associated with greenfield area servicing. Capacity in WWTP needs to be increased.	WWL Score: 4 Considerations: Gravels allowing for improved dissipation of stormwater via existing water races. Limited information available.
<b>G 2.</b> 104.6 ha Market Road Extension Development Area	WWL Score: 3 Considerations: WTP at Memorial Park, require new water connections. Start of Papawai stream – Iwi views	WWL Score: 2 Considerations: On wastewater main to WWTP, however, extension will be required. Start of Papawai stream – Iwi views	WWL Score: 3 Considerations: Springfed stream and high groundwater table. View of Iwi – Papawai stream starts there and flows past Papawai marae (site of first Māori parliament).

Option Assessed	Water Supply	Wastewater	Stormwater
<b>G 3.</b> 33.8 ha North Street Area	WWL Score: 3 Considerations: WTP at Memorial Park; can supply because network in close proximity Within source protection zone – unknown risks for water quality need to be assessed.	WWL Score: 3 Considerations: New extension and likely to be pumped. Capacity constraint for downstream main	WWL Score: 2 Considerations: Groundwater high, and flood management required. Water races provide opportunity for Stormwater mitigation
<b>G 4.</b> 313.4 ha Woodside Station Junction (New Town –GWRF-500 new dwellings)	WWL Score: 3 Considerations: New storage required. Closer to WTP, less km of piping, Waiohine. WTP serves Featherston 490 capacity	WWL Score: 2: Considerations: No wastewater network, gravity to WWTP or decentralised WW. WWTP other wide town (2800). Affordability/constraints more population. Upgrade capacity plus cost of piping ↑costs	WWL Score: 4: Considerations: Gravels allowing for improved dissipation of stormwater.
<b>G 5.</b> 37.6. ha Greytown Corridor to Woodside Station	WWL Score: 3 Considerations: Proximity to existing water main	WWL Score: 2 Considerations: Pipe or onsite disposal	WWL Score: 4 Considerations: onsite stormwater Gravels allowing for improved dissipation of stormwater. Water races provide overland flow paths.
<b>G 6.</b> Existing zoning	WWL Score: 3 Considerations: fireflow constraints need to be addressed.	WWL Score: 4 Considerations: upgrading wastewater pipe at present.	WWL Score: 4 Considerations: Gravels allowing for improved dissipation of stormwater.
<b>Featherston</b>			
<b>General Comments</b>	<ul style="list-style-type: none"> <li>Modelling outputs will inform any network constraints and subsequent upgrades.</li> </ul>	<ul style="list-style-type: none"> <li>WWTP/network sized for ~5000 population, room available for future growth.</li> <li>Currently WWTP is not acceptable solution to meet water quality discharges. However there are affordability constraints that need to be considered.</li> <li>Consent renewal ongoing</li> </ul>	<ul style="list-style-type: none"> <li>TBC, however 2019 event estimated &gt;1% event didn't cause any habitable homes to be flooded.</li> <li>Harrison St flood embankment sized for 2% event in 1990s.</li> </ul>
<b>F 1.</b> 314.1 ha Featherston Growth Node Development (as per GWRC Framework-1882 new dwellings)	WWL Score: 3 Considerations: Capacity similar to Greytown.	WWL Score: 2 Considerations: Consents renewal needed. New wastewater system, requiring high costs to improve quality of discharge.	WWL Score: 3 Considerations: Soakage pits on-site. Water off hills, some remedial work needed for some intersections. Runoff quicker than Greytown
<b>F 2.</b> 117.5 Featherston South	WWL Score: 2 Considerations: New network required. Currently serviced by bore water.	WWL Score: 2 Considerations: no existing network services; currently serviced by septic tanks.	WWL Score: 2 Considerations: Overland flow paths. Donald's Creek Flood zone
<b>F 3.</b> 799 lots Status Quo Existing Zoning	WWL Score: 3 Considerations: Capacity similar Greytown	WWL Score: 3 Considerations: wastewater treatment quality still an issue Consents renewal needed. New wastewater system, requiring high costs to improve quality of discharge.	WWL Score: 2 Considerations: Soakage pits on-site. Water off hills, some remedial work needed for some intersections. Runoff quicker than Greytown

### Hamlets

Option Assessed	Water Supply	Wastewater	Stormwater	Comments
<b>Pirinoa</b>				
	WWL Score: 4 Considerations: Existing water supply, WTP & storage.	WWL Score: 3 Considerations: On-site septic. ~1000m <sup>2</sup> required for disposal fields. Potential compliance issues.	WWL Score: 5 Considerations: no known risks	
<b>Kahutara</b>				
	WWL Score: 3 Considerations: No water Supply. Tank UV systems. \$3000/tank	WWL Score: 2 Considerations: As above – high water table	WWL Score: 4 Considerations: Higher water table in winter time. Water logged	
<b>Tauherenikau</b>				
Approx. 4km from Featherston and 8km from Greytown	WWL Score: 3 Considerations: As above	WWL Score: 3 Considerations: As above – high water table	WWL Score: 5 Considerations: Good drainage	Proximity to existing network in Featherston and Greytown
<b>Ngawi</b>				
	WWL Score: 2 Considerations: Dryer climate. Salt build-up. Supply options limited.	WWL Score: 1 Considerations: No wastewater reticulation. No absorption, with shallow top soil - discharge to coast	WWL Score: 1 Considerations: Water chopping land (soil)	
<b>Lake Ferry</b>				
	WWL Score: 2 Considerations: Near sea. Currently supplied by rainwater tanks, with lower rainfall. Supply options limited.	WWL Score: 5 Considerations: existing system with area available to expand	WWL Score: 2 Considerations: some drainage, proximity to Lake Onoke known to flood some areas	

SWDC Notes: The preferred approach is a combination option (M6) to accommodate population growth that would include:

- Martinborough South East Growth Area -MSGA (Greenfield -rural/lifestyle land being converted to urban - on land contiguous to the existing urban area with easy accessibility to the town centre)-labelled M1 on the map
- Some intensification of the existing residential area in close proximity to the town centre/existing commercial shops and village; (labelled M5) on the map; and
- Uptake of infill development currently allowed in the existing residential zone (labelled M4).

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### 3. References

1. South Wairarapa District Council (SWDC). (August 2019). Featherston/Greytown Public Water Supply Consent Renewal – Background Document. Accessed at:  
[https://woogle.wellingtonwater.co.nz/site/wsrc/\\_layouts/15/WopiFrame.aspx?sourcedoc=/site/wsrc/active/Waiohine%20Wellfield/Featherston%20water%20supply%20consent%20renewal\\_v05.pdf&action=default](https://woogle.wellingtonwater.co.nz/site/wsrc/_layouts/15/WopiFrame.aspx?sourcedoc=/site/wsrc/active/Waiohine%20Wellfield/Featherston%20water%20supply%20consent%20renewal_v05.pdf&action=default)
2. [Greytown Featherston Martinborough Schematic.pdf](#)
3. Wastewater Networks (AWA Wastewater Model Calibration Report, 2019)



## Attachment A: Growth Scenario and 3W GIS Maps

### A.1 MARTINBOROUGH

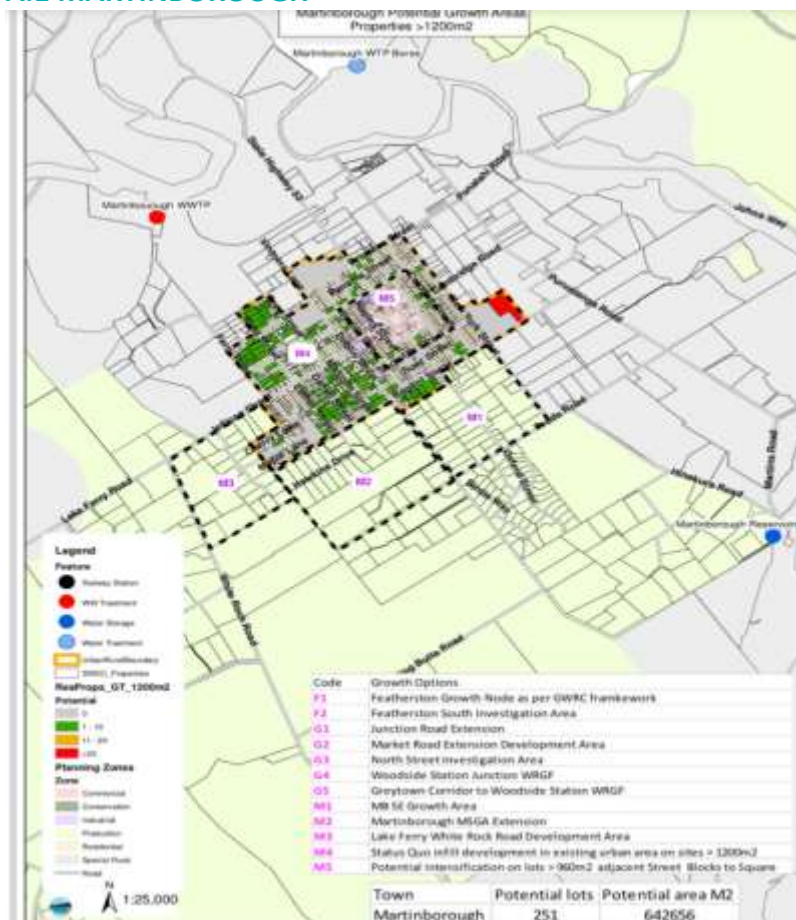


Figure A.1.1: Martinborough Growth Scenarios Map (SWDC, 2020)



Figure A.1.2: Martinborough 3-Waters Infrastructure (WWL GIS, 2020)





### A.3 FEATHERSTON

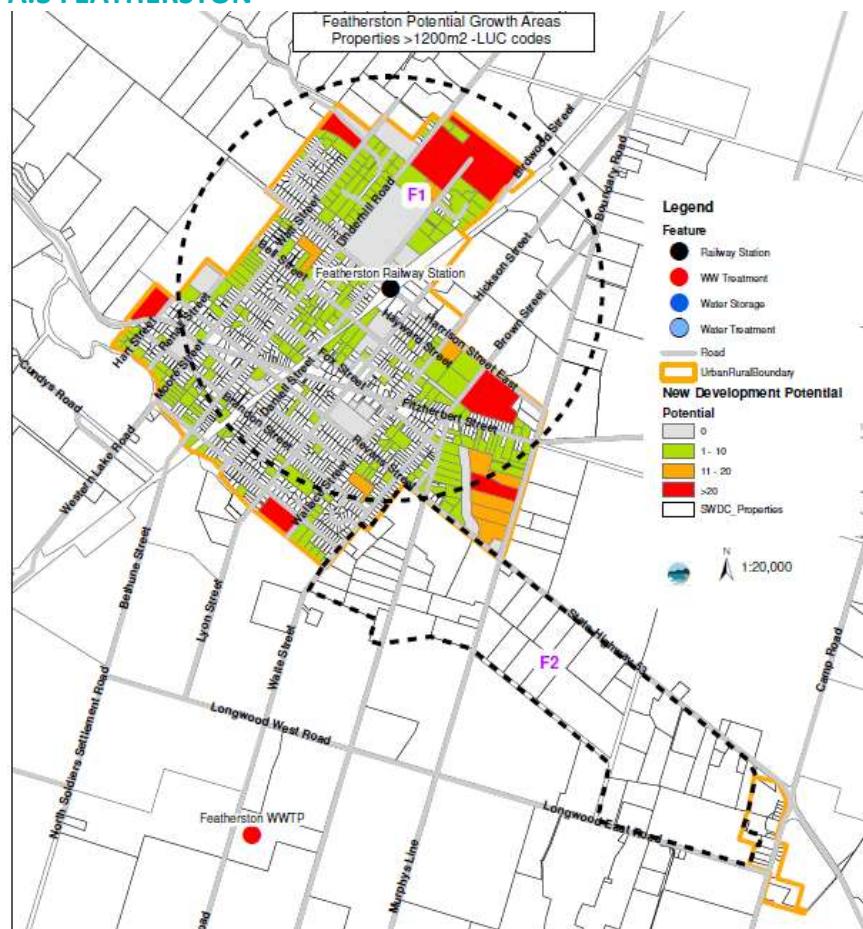


Figure A.3.1: Featherston Growth Scenarios Map (SWDC, 2020)

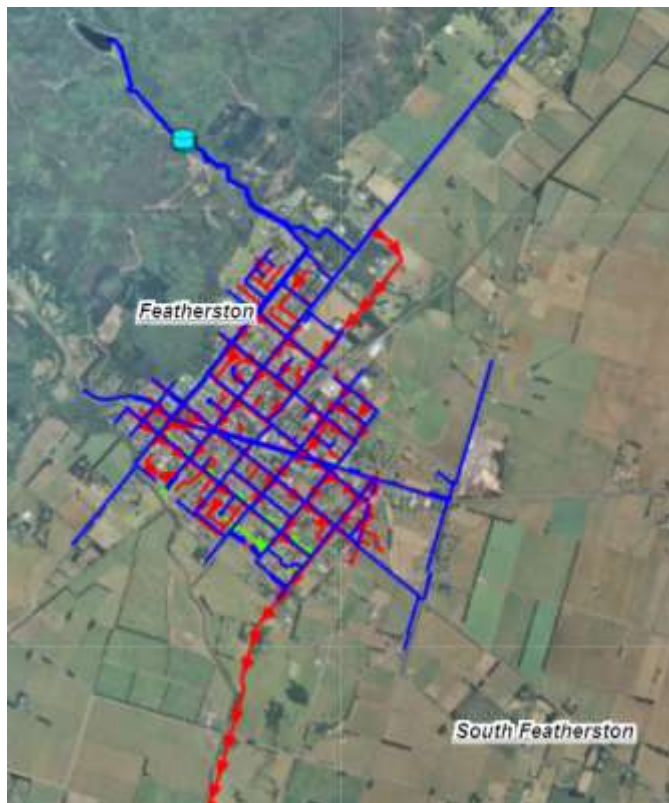


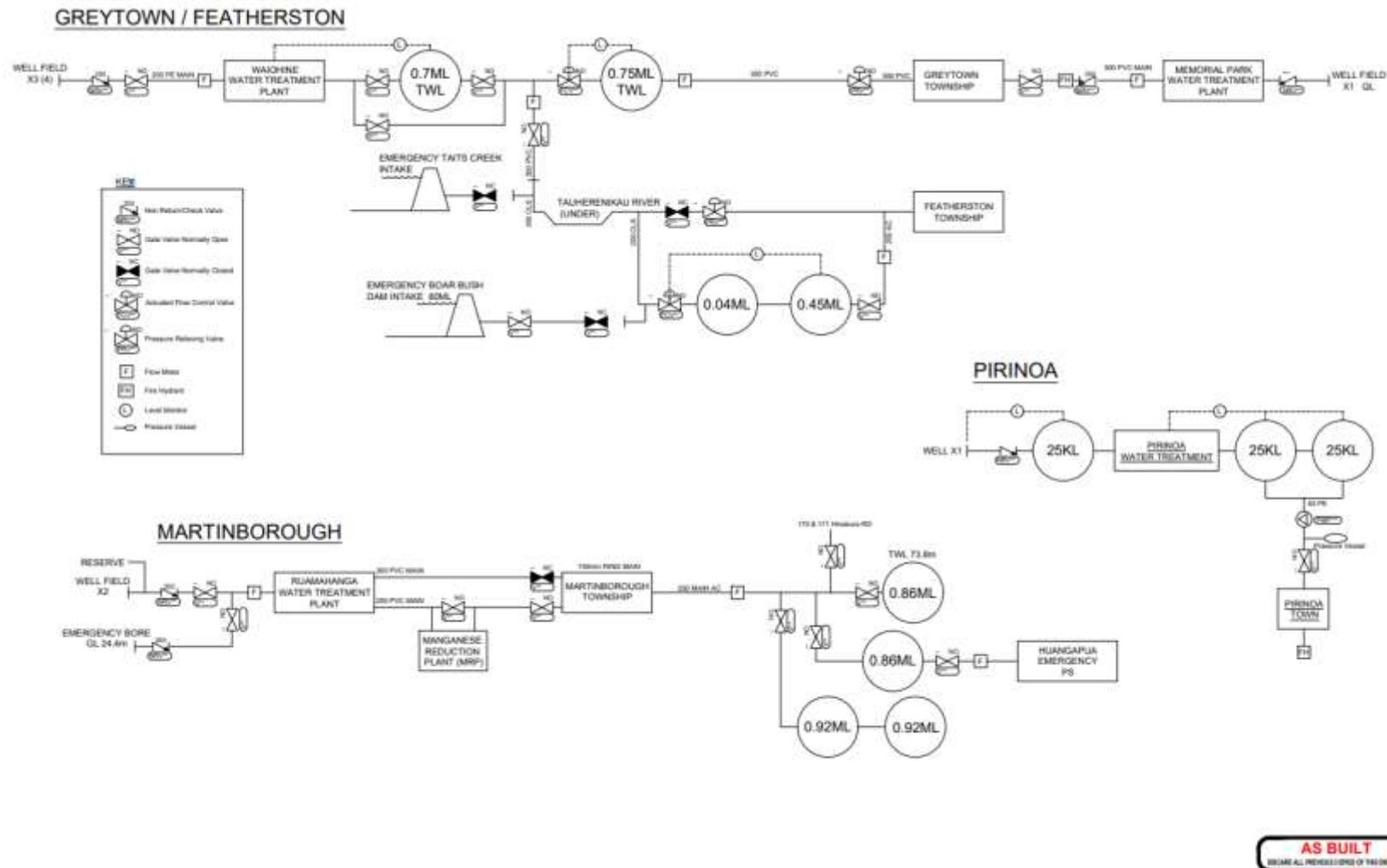
Figure A.3.2: Featherston 3-Waters Infrastructure (WWL GIS, 2020)

## Attachment B - Water Supply Infrastructure

### Water Supply Infrastructure

To supply water to communities within South Wairarapa, water is sourced from surface water and groundwater, treated at a number of water treatment plants located around the district and stored in local reservoirs. The table and schematic below show this configuration.

Summary of Water Treatment Plants (WTP):		
Greytown/Featherston	Waiohine WTP	<ul style="list-style-type: none"> <li>Currently produce up to 28 L/s from three bores, with a fourth bore being installed that will increase production by up to 20 L/s (total of 46 L/s)</li> </ul>
Greytown	Memorial Park WTP	<ul style="list-style-type: none"> <li>Single bore limited to 32 L/s</li> </ul>
Martinborough	Martinborough (Ruamahanga) WTP	<ul style="list-style-type: none"> <li>Currently limited to 19 L/s production, however commissioning of the new Manganese Treatment Plant will increase capacity.</li> </ul>
Pirinoa	Pirinoa WTP	<ul style="list-style-type: none"> <li>Small plant, limited to 1 L/s production</li> </ul>



Source: [Greytown Featherston Martinborough Schematic.pdf](#).

## Attachment C - Wastewater Networks (AWA Wastewater Model Calibration Report, 2019)

### Martinborough wastewater catchment

The Martinborough catchment is detailed in Figure 3, below. Flows are conveyed from the town to an oxidation pond in the north west of the catchment. From here, there is an outfall pipe to the nearby Ruamahanga River. Figure 3 provides an overview of the catchment extent and modelled network.

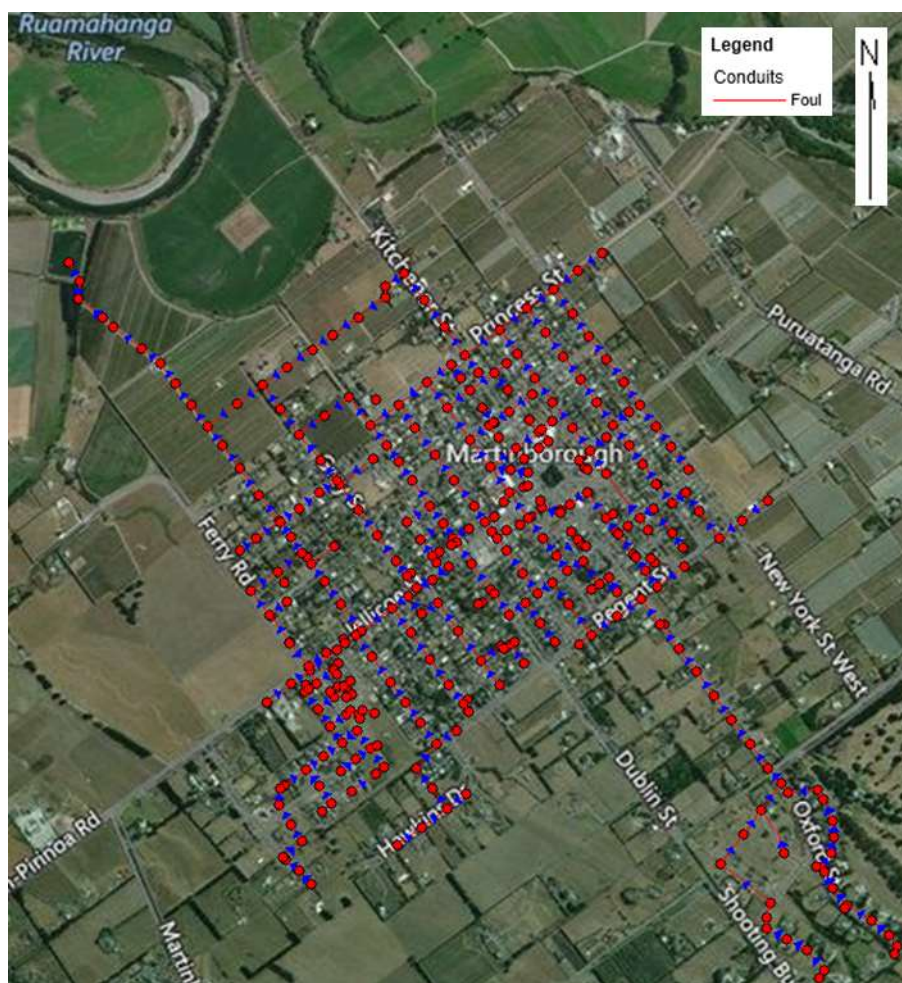


Figure 3 Martinborough Catchment Plan

The Martinborough catchment is located in a relatively flat expanse of land surrounded by hills in the east and west. Overall the catchment is approximately 3.4km<sup>2</sup> (340 ha) in size and the wastewater network serves an estimated population of 1,637 from the 2013 Census.

Martinborough is a small town approximately 65km east of Wellington. It has a number of smaller commercial businesses within the town centre and a number of vineyards outside the town centre. The town has a number of tourism related businesses and sees visitors throughout the year. All of the sewers within the catchment are relatively small, with diameters between 150mm and 200mm.



The Martinborough catchment does not contain any pumping stations or combined sewer overflows.

#### Greytown wastewater catchment

The Greytown catchment is detailed in Figure 4 below which provides an overview of the catchment extent and modelled network. Flows are conveyed from the town via a gravity system to an oxidation pond system in the south east of the catchment. From here there is an outfall pipe to the nearby Papawai Stream which leads to the Ruamahanga River.



Figure 4 Greytown Catchment Plan

The Greytown catchment is located in a relatively flat expanse of land approximately 7km south east of the Remutaka Range. Overall the catchment is approximately 5.5km<sup>2</sup> (550 ha) in size and the wastewater network serves an estimated population of 2,199 people according to the 2013 Census.

Greytown is a small town approximately 75km north east of Wellington. It has a number of smaller commercial businesses within the town centre, a commercial zone to the south of the town centre, two orchards outside the town centre and one industrial trade type to the south of the town also. All of the sewers within the catchment are relatively small, with diameters of 225mm or below.

The Greytown catchment contains seven pumping stations. No combined sewer overflows are present. The network within the catchment has been modelled using the Wellington Water records, LiDAR data, as-built data and surveys contained in the record data provided (three surveys).

### Featherston wastewater catchment

The Featherston catchment is detailed in Figure 5, below. Flows are conveyed from the town to an oxidation pond in the south of the catchment. From here there is an outfall pipe to the nearby Donald's Creek. Figure 5 provides an overview of the catchment extent and modelled network.

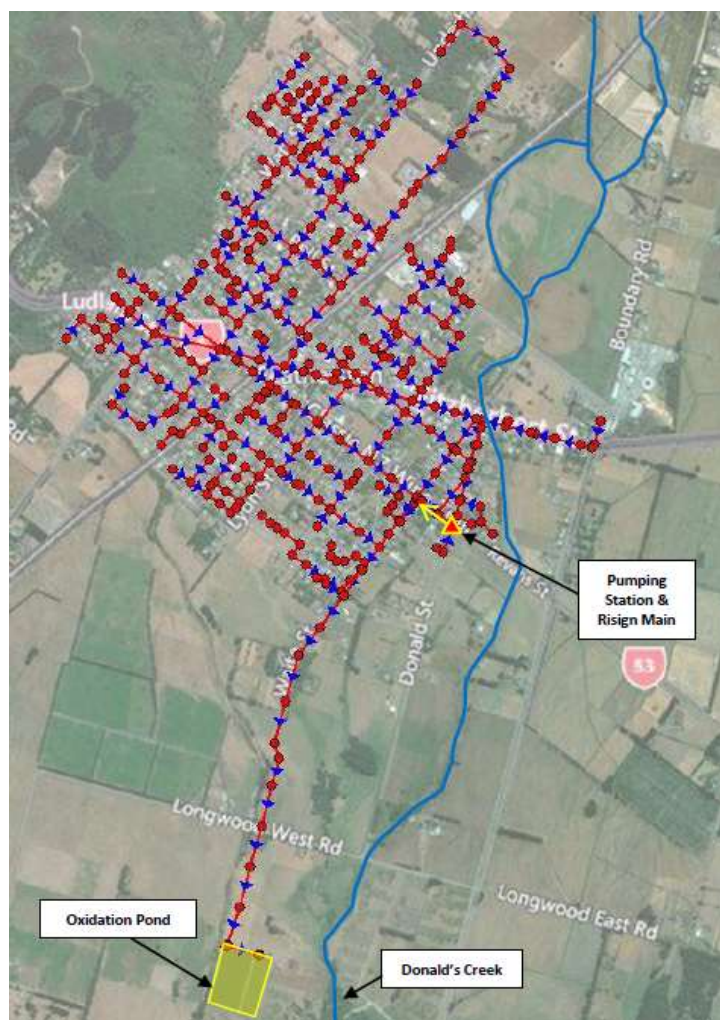


Figure 5: Featherston Catchment Plan

The Featherston catchment is located in a relatively flat expanse of land in the foothills of Remutaka Range, a hilly area to the north west of Featherston. Overall the catchment is approximately 2.2km<sup>2</sup> (220 ha) in size and the wastewater network serves an estimated population of approximately 2,500 from the 2013 Census.

Featherston is a small town approximately 63km north-east of Wellington. It has a number of smaller commercial businesses within the town centre and dry industries outside the town centre. All of the sewers within the catchment are relatively small, with diameters between 150mm and 375mm.

The Featherston catchment contains one pumping station and there are no combined sewer overflows on the network.

### Soil Class

Soil Class is used by the runoff volume model in defining how wet the surface soil is at the start of each storm event. The Soil Class determines how well drained a soil is and how quickly it dries. The wetter the soil is the more runoff that will occur. Table 15 describes the soil class categories as described by the Wallingford Procedure.

The Martinborough and Greytown catchments lie on soil classes 2 and 3 while the Featherston catchment lies on soil classes 2 and 5. These have been applied appropriately within each model.

Table 6 Soil Class Descriptions

Soil Class	General Description of Map Units
1	<ul style="list-style-type: none"> <li>Well drained permeable sandy or loamy soils and shallower analogues over highly permeable limestone, chalk, sandstone or related drifts.</li> <li>Earthy peak soils drained by dikes and pumps</li> <li>Less Permeable loamy over clayey soils on plateaux adjacent to very permeable soils in valleys</li> </ul>
2	<ul style="list-style-type: none"> <li>Very permeable soils with shallow ground water</li> <li>Permeable soils over rock or fragipan, associated with smaller areas of less permeable wet soils</li> <li>Moderate permeable soils, some with slowly permeable sub-soils.</li> </ul>
3	<ul style="list-style-type: none"> <li>Relatively impermeable soils in boulder and sedimentary clays, and in alluvium.</li> <li>Permeable soils with shallow ground-water in low lying areas.</li> <li>Mixed areas of permeable and impermeable soils in approximately equal proportions</li> </ul>
4	<ul style="list-style-type: none"> <li>Clayey or loamy over clayey soils with an impermeable layer at shallow depth/</li> </ul>
5	<ul style="list-style-type: none"> <li>Soils of the wet uplands</li> <li>With peaty or humose surface horizons and impermeable layers at shallow depth,</li> <li>Deep raw peat associated with gentle upland slopes or basin sites</li> <li>Base rock cliffs and screes and</li> <li>Shallow, permeable rocky soils on steep slopes</li> </ul>