



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
25-27 May 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 R Vickery
Cr B West

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



**SOUTH WAIRARAPA DISTRICT COUNCIL MEETING FOR
LONG TERM PLAN AND SPATIAL PLAN HEARINGS
Agenda 25 May 2021**

NOTICE OF MEETING

The meeting will be held in the Supper Room Waihinga Centre, Texas Street, Martinborough and will commence at 9.00am. The meeting will be held in public with the express purpose of hearing and submissions to the Long Term Plan 2021 - 2031 and hearing submissions to the Spatial Plan.

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.

- 1. Apologies**
- 2. Conflicts of Interest**
- 3. Submissions Hearings as per Schedule**

Schedule of Submission Hearings 25 May		
Sub. No.	Submitter	Start Time
53	Rowan Wright (LTP)	9.05am
654	Claire Bleakley (LTP)	9.11am
65	Heather Ritchie (LTP)	9.17am
79	Mark Munkittrick (LTP) <i>via Zoom</i>	9.23am
269	Dayle Thomas, Lynn Thomas, Jason Hall and Rachel Hall (LTP)	9.29am
346	Melissa da Souza-Correa (LTP)	9.35am

Schedule of Submission Hearings 25 May		
Sub. No.	Submitter	Start Time
363	Burton Silver (LTP)	9.41am
682	Luther Toloa (LTP)	9.47am
386	Daniel Hawkins (LTP)	9.59am
399	Beverley Clark (LTP)	10.05am
436	Grae Harrison (LTP)	10.17am
440	Jan Davison (LTP)	10.23am
Morning Tea		10:28am
102 (LTP), 18 (SP)	Bruce Farley (Spatial Plan and LTP)	11.02am
458	Patrice O'Connor, Greytown School (LTP)	11.13am
444	John Boon, Waiohine Action Group (LTP)	11.19am
495	John Whitby (LTP)	11.25am
502	Leigh Finlayson and Frank Aldridge (LTP)	11.31am
506	Pete Roberts (LTP)	11.37am
545	Jo Woodcock (LTP)	11.43am
40	Tim Smith (Spatial Plan)	11.49am
554	Sarah Wright and Cathy Hardinge, Digital Seniors (LTP) <i>via Zoom</i>	11.55am
557	Merinda Robert (LTP)	12.01pm
574	Perry Cameron (LTP)	12.07pm
602 (LTP), 207(SP)	Warren Woodgyer (Spatial Plan & LTP)	12.13pm
157	Mike Gray, Warren Woodgyer & Perry Cameron for Citizens Voice (Spatial Plan)	12.24pm
635 (LTP), 146 (SP)	Quentin Wilson (Spatial Plan & LTP)	12.30pm
Lunch		12.40pm
610 (LTP), 175 (SP)	Dawn Lucia (Spatial Plan & LTP)	1.25pm
605	Mathew Wills, CCS Disability Action (LTP)	1.36pm
609	David Stevenson (LTP)	1.42pm
621	S Gregory (LTP)	1.54pm

Schedule of Submission Hearings 25 May		
Sub. No.	Submitter	Start Time
624	Jessie Glasser (LTP)	2.00pm
80	Lisa Cornelissen (Spatial Plan)	2.06pm
649	John Norton (LTP)	2:12pm
143	Pete Sutherland (Spatial Plan)	2.18pm
12	Carlene Tui (LTP) <i>via Zoom</i>	2.24pm
660	Elaine Sutherland (LTP)	2.30pm
659	Ray Lilley (LTP)	2.36pm
664	Viv Napier and Ray Lilley, Wairarapa Dark Sky Association (LTP)	2.42pm
148	Martin and Viv Napier (Spatial Plan)	2.48pm
675	Chris Hodson (LTP)	2.54pm

Recommended Council Resolution (required from 3:00pm):

That the Council hearings meeting on **25 May 2021** continue beyond the six-hour time limit on meetings prescribed by South Wairarapa District Council's Standing Orders.

666	Jim Hedley (LTP)	3.06pm
668	Jim Hedley for Pauline Hedley (LTP)	3.12pm
128	Alistair Aburn & Deyana Popova (Spatial Plan)	3.18pm
201	Peter & Prue Smith (Spatial Plan)	3.24pm
392	Alistair Ramsden (LTP) <i>via Zoom</i>	3.30pm
Afternoon Tea		3.35pm
685	Tiraumaera Te Tau, Rangitāne o Wairarapa (LTP)	4.00pm
683	Narida Hooper and Andrea Rutene, Māori Standing Committee (LTP)	4.06pm
645	Jo Hayes, Rangitāne Tū Mai Rā (LTP)	4.12pm
25	Tim Martin (Spatial Plan)	4.18pm
124	Karen Stephens (Spatial Plan)	4.30pm
141	Antoinette & Clinton Kerr (Spatial Plan)	4.36pm
145	Dr Neil McCallum (Spatial Plan)	4.42pm
57	Karen Krogh (Spatial Plan)	4.48pm
213	Wayne & Nikki Regnault (Spatial Plan)	4.54pm

655	Roger Barton, Federated Farmers (LTP)	5.00pm
674	Dan Riddiford (LTP)	5.06pm
663	Paul and Cherry Cutfield (LTP)	5.12pm
377	Larry Knights (LTP)	5.17pm



**SOUTH WAIRARAPA
DISTRICT COUNCIL**
Kia Reretahi Tātau

**SOUTH WAIRARAPA DISTRICT COUNCIL MEETING FOR
LONG TERM PLAN HEARINGS AND DELIBERATIONS, AND
SPATIAL PLAN HEARINGS
Agenda 26 May 2021**

NOTICE OF MEETING

The meeting will be held in the Supper Room Waihinga Centre, Texas Street, Martinborough and will commence at 9.00am. The meeting will be held in public with the express purpose of hearing and deliberating on submissions to the Long Term Plan 2021 - 2031 and hearing submissions to the Spatial Plan.

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.

- 1. Apologies**
- 2. Conflicts of Interest**
- 3. Submissions Hearings**

Schedule of Submission Hearings 26 May		
Sub. No.	Submitter	Start Time
424 (LTP) 60 (SP)	Aidan Ellims (Spatial Plan and LTP)	9.05am
566 (LTP), 125 (SP)	Mel Maynard, Martinborough Community Board (Spatial Plan & LTP)	9.16am
400 (LTP), 176 (SP)	Alistair and Jenny Boyne (Spatial Plan and LTP)	9.27am
62	Zac Holter (LTP)	9.38am

Schedule of Submission Hearings 26 May		
Sub. No.	Submitter	Start Time
366 (LTP), 31 (SP)	Louise Lyster (Spatial Plan and LTP)	9.49am
452 (LTP), 69 (SP)	Rachel Clifford (Spatial Plan and LTP)	10:00am
673 (LTP), 96 (SP)	Ann Rainford, Greytown Community Board (Spatial Plan and LTP)	10.22am
Morning Tea		10:32am
421	Ian Montgomerie (LTP)	10.54am
66	Rosemary Montgomerie (LTP)	11.00am
13	Sid Kempton (LTP)	11.06am
487	Jackie Gray Greytown Sport & Leisure Society (LTP)	11.12am
535	Simon Fuller, Kuranui College (LTP)	11.18am
551	Alistair Holmes, Ruakokoputuna Valley residents (LTP)	11.24am
565	Nik Rilkoff, Age Concern Wairarapa (LTP)	11.30am
598	Jaxon Saunders, Isaac Hartman and Jethro Doherty (LTP)	11.36am
296	Sam Gordon (LTP)	11.42am
490	Sophronia Smith (LTP)	11.48am
204	Debbie Donaldson, Canoe Wines Partnership Limited (Spatial Plan)	11.54am
194	Geoff Wallace (Spatial Plan)	12.00pm
139	Marty Stevens for Terry & Michele Falleni, Cathryn Kerr, Graeme & Helen Gray, Marty Stevens (Spatial Plan)	12.06pm
155	Graeme & Helen Gray (Spatial Plan)	12.18pm
188	Max Stevens (Spatial Plan)	12.24pm
Lunch		12.30pm
135	Dean di Bona (Spatial Plan)	1.15pm
167	Graeme Thomson (Spatial Plan)	1.21pm
140	Vicki Corke on behalf of Martin Corke (Spatial Plan)	1.27pm
142	Vern & Jocelyn Brasell (Spatial Plan)	1.33pm
211	Shane & Diane Howe, Nicholas Meatyard & Susanne Bird (Spatial Plan)	1.39pm
390	Colin Wright (LTP)	1.45pm
446 (LTP), 64 (SP)	Norris Everton (Spatial Plan and LTP)	1.51pm

Schedule of Submission Hearings 26 May		
Sub. No.	Submitter	Start Time
550	Phil Gibbons, Nuku Ora (LTP) <i>via Zoom</i>	2.02pm
677	Karyn Burgess, Enviroschools (LTP)	2.08pm
628 (LTP) 197 (SP)	Joy Cooper and John Bath, Wharekaka Trust Board Inc. (LTP and Spatial Plan)	2.14pm
91	Cohasset Group, on behalf of Gordon Laing (Spatial Plan)	2.25pm

4. Long Term Plan 2021 - 2031 Deliberations

4.1 Long Term Plan 2021 - 2031 and Spatial Plan Analysis Report

Pages 1-54

Recommended Council Resolution (required from 3:00pm):

That the Council hearings and deliberations meeting on **26 May 2021** continue beyond the six-hour time limit on meetings prescribed by South Wairarapa District Council's Standing Orders.

**SOUTH WAIRARAPA DISTRICT COUNCIL MEETING FOR
LONG TERM PLAN DELIBERATIONS, AND
HIGH LEVEL SPATIAL PLAN DISCUSSION**

Agenda 27 May 2021

NOTICE OF MEETING

The meeting will be held in the Supper Room Waihinga Centre, Texas Street, Martinborough and will commence at 9.00am. The meeting will be held in public with the express purpose of deliberating on submissions to the Long Term Plan 2021 - 2031.

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.

- 1. Apologies**
- 2. Conflicts of Interest**
- 3. Long Term Plan 2021 - 2031 Deliberations and Spatial Plan Discussion**
 - 4.1 Long Term Plan 2021 - 2031 and Spatial Plan Analysis Report
 - Long Term Plan 2021 - 2031 Deliberations Continued
 - High Level Spatial Plan Discussion

Pages 1-54

Recommended Council Resolution (required from 3:00pm):

That the Council meeting on **27 May 2021** continue beyond the six-hour time limit on meetings prescribed by South Wairarapa District Council's Standing Orders.

SOUTH WAIRARAPA DISTRICT COUNCIL

25-27 MAY 2021

AGENDA ITEM 4.1

LONG TERM PLAN 2021 – 31 AND SPATIAL PLAN REPORT

Purpose of Report

To advise Council of the submissions received on the Consultation Document for the Long Term Plan 2021 – 31 proposals and the process for deliberations and approving the Long Term Plan 2021 – 31 and associated budget.

Recommendations

Officers recommend that Council:

1. *Receives the Long Term Plan 2021 – 31 Report.*
2. *Considers submissions on the Consultation Document for the Long Term Plan 2021 – 31 proposals and make agreements in principle with respect to the Long Term Plan 2021 – 31 proposals, supporting documentation and associated budget as necessary.*
3. *Considers submissions to the Spatial Plan discussion document, has a discussion on the Spatial Plan Analysis document, and provides feedback to Council officers.*

1. Background

The Long Term Plan sets out Council's vision, direction and work plan for the next 10 years. Council is required to develop a Long Term Plan every three years. The Consultation Document and the supporting documents outline the activities the Council proposes to undertake over the ten year period, and how those activities are to be funded.

The Consultation Document and supporting information for the proposed South Wairarapa District Council Long Term Plan 2021 – 31 was released for consultation on Wednesday 31 April 2021.

Six big decisions were specifically consulted on:

- Funding of water and wastewater
- Removal of funding for rural road seal extensions
- Funding of footpath, kerb and channel extensions
- Stopping urban berm mowing
- Developing of new Greytown play space
- Closing Greytown Recycling Centre

Council also consulted on Step 1 of the South Wairarapa Spatial Plan over the same period in order receive feedback on the proposed residential growth options for Martinborough, Featherston and Greytown.

2. Discussion

2.1 Submissions received

A total of 865 LTP submissions were received and published on the Council's website as part of the agenda for the Council hearings on 25/26 May. An analysis of 865 submissions was also published on the Council's website as part of the agenda for the hearings and is included in this report at Appendix 1.

A total of 213 Spatial Plan submissions were received and published on the Council's website as part of the agenda for the Council hearings on 25/26 May. High level analysis of these submissions is included in Appendix 2.

2.2 Hearings and deliberations

Submitters to the Long Term Plan and the Spatial Plan are provided the opportunity to present their views to the Council in person at the oral hearings on 25/26 May. Council will then consider all the Long Term Plan submissions received and in principle agree on any changes to the proposals outlined in the Consultation Document and associated budget for the Long Term Plan 2021 – 31 in response to submissions. Changes in principle will also be made to the supporting documentation at this time.

Council is also asked to discuss the high-level Spatial Plan analysis document and provide feedback to officers.

2.3 Process to adopt Long Term Plan

The changes agreed upon in principle during deliberations will be incorporated into an Long Term Plan document and sent to Audit NZ for audit. The final plan, audit report and rates resolutions will comprise the final proposed Long Term Plan which will be considered for adoption by Council on the 30 June 2021. Council will formally make decisions on the 'six big decisions' at the 30 June 2021 Council meeting and these will be incorporated as resolutions in Council minutes.

Council will allocate the 2021 – 31 budget for grant funding and the annual budgets for the Community Boards and Māori Standing Committee when it approves the Long Term Plan 2021 – 31 and associated budget at its meeting of 30 June 2021. Grant funding will be allocated to the community in accordance with the revised Council

policy which formed part of the LTP supporting documents, and will also be approved at the 30 June Council meeting.

3. Appendices

Appendix 1 – Long Term Plan Consultation 2021 – 31 Analysis of Submissions

Appendix 2 – High Level Spatial Plan Analysis

Contact Officer: Karen Yates, Policy and Governance Manager

Reviewed By: Harry Wilson, Chief Executive

Appendix 1 - Long Term Plan Consultation 2021 - 31 Analysis of Submissions



**SOUTH WAIRARAPA
DISTRICT COUNCIL**

Kia Reretahi Tātau

Submissions on the 2021-2031 Long Term Plan Consultation

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SUBMISSIONS ON THE 2021-2031 LONG TERM PLAN CONSULTATION

This document provides an analysis of submissions on the proposed Long Term Plan (LTP) for 2021-2031. It has been prepared to assist the Council in its decision-making. Council will hear members of the public who wish to present their submissions in person and take into account the views of submitters before making decisions on the proposals.

The community were encouraged to have their say on the [*Big Challenges Big Decisions proposed South Wairarapa District Council Long Term Plan 2021-2031*](#) between Friday 31 March 2021 and Friday 30 April 2021. Submissions could be made in a variety of ways including online, by email, fax, post, phone or by dropping a paper copy to the library or Council Office.

We received a total of 685 submissions. 544 submissions were received online (79%), 71 submissions were dropped to the library or Council Office (10%), 64 submissions were received by email (9%), five submissions were received by post (0.7%) and there is one verbal submission to be made at the Council hearing. There were no submissions received by phone or fax.

Submitters were asked to provide details of whether they were an urban, rural or commercial ratepayer, or a non-ratepayer. The breakdown is as follows:

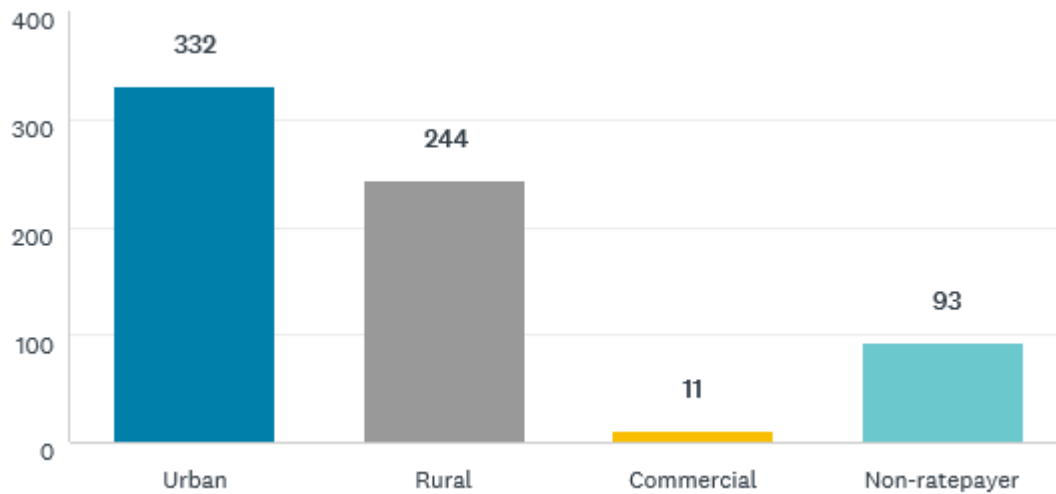
- Urban (48% of all submitters)
- Rural (36% of all submitters)
- Commercial (1.6% of all submitters)
- Non-ratepayer (14% of all submitters)

Ratepayer details were not provided for 30 submitters (4% of all submitters).¹

There were 43 submissions received on behalf of an organisation. The full list of organisations who made a submission is provided in Appendix 1.

¹ Note the ratepayer percentages sum to more than 100% because some submitters selected multiple responses.

Graph 1: Ratepayer Status of Submitters



Ratepayer status has been provided for each of the big decisions however the results for commercial ratepayers have not been presented in the graphs due to the small number of submissions.

#1 BIG DECISION: THREE WATERS



Do you agree with the preferred option of the lower, more affordable investment package for water and wastewater renewals?
See page 6 for details. Tick one.

☐ Strongly agree

☐ Agree

☐ Neutral

☐ Disagree

☐ Strongly disagree

Council provided two options for investing in renewals for our water and wastewater networks. Option 1, Council's preferred option, included \$48M funding over 10 years for the following:

- Capital funding for:
 - Identifying alternative water source for Martinborough
 - Smart meter rollout
 - Upgrade to Greytown water treatment plant
 - Upgrade to Martinborough treatment plant
 - Upgrade to Featherston wastewater pump station
 - Featherston wastewater treatment plant improvements
 - Upgrade to Greytown wastewater trunk main
- Operational funding for:
 - Asset condition assessments
 - Safety inspections
 - Population growth studies
 - Leak detection

Option 2 included funding as for option 1 above and an additional \$1.2M each year for three years for additional network upgrades and renewals. This would be funded 50% from urban ratepayers and 50% from internal reserves.

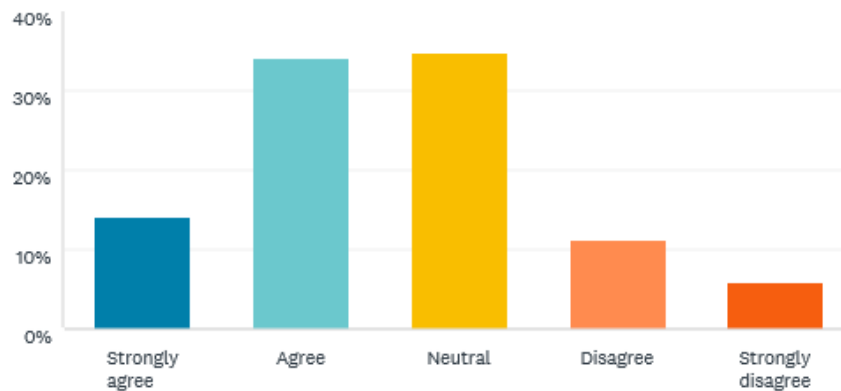
Submissions Received

Submitters were asked if they agree with the lower, more affordable investment package for water and wastewater renewals. Of the total 685 submitters, 553 responded to this question (81%).

Of everyone who answered the question, 48% agreed or strongly agreed with the lower, more affordable investment package for water and wastewater renewals (267 submitters) and 17% disagreed or strongly disagreed with the lower, more affordable investment package (94 submitters).

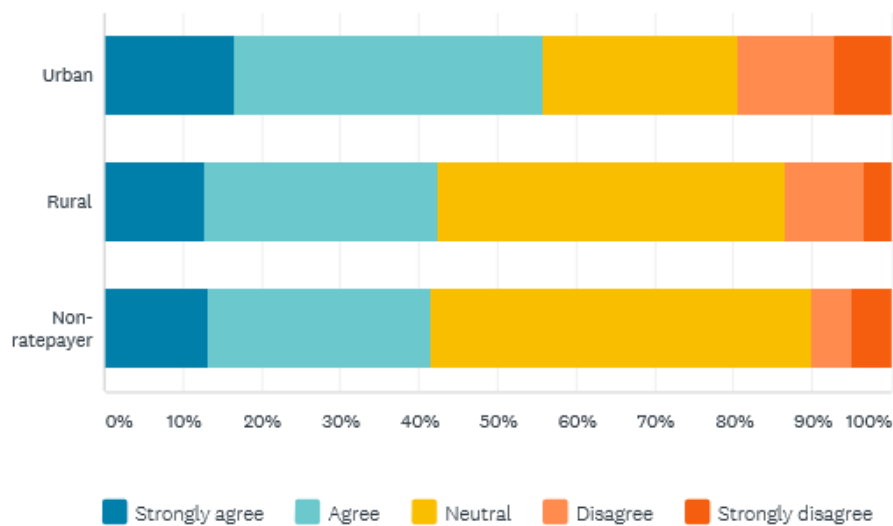
A high number of submitters were neutral towards the investment package for water and wastewater renewals (192 submitters). Rural ratepayers and non-ratepayers were more likely to be neutral towards the proposal than urban ratepayers (44% for rural ratepayers and 48% for non-ratepayers compared to 25% for urban ratepayers).

Graph 2: Agreement with the lower, more affordable investment package for water and wastewater renewals



ANSWER CHOICES	RESPONSES	
Strongly agree	14%	78
Agree	34%	189
Neutral	35%	192
Disagree	11%	62
Strongly disagree	6%	32
TOTAL		553

Graph 3: Agreement with the lower, more affordable investment package for water and wastewater renewals by ratepayer status



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	TOTAL
Urban	16% 48	39% 115	25% 72	12% 36	7% 21	292
Rural	13% 26	29% 59	44% 89	10% 20	3% 7	201
Commercial	0% 0	36% 4	45% 5	9% 1	9% 1	11
Non-ratepayer	13% 8	28% 17	48% 29	5% 3	5% 3	60

Comments Received

Fifty-three submitters made comments on the three waters proposal. Seventeen made comments in support of Option 1 and twenty-eight in support of spending more money. Reasons given for the latter include that we need to provide for future growth, that further investment will help with disaster resilience and public protection, and that costs are not getting cheaper.

Eleven submitters commented on the need for resilience in water supply, including investing in Martinborough and Featherston. Six submitters suggested Council do more to provide rainwater tanks and for greater residential self-sufficiency. Two submitters called for more investment in stormwater.

Six submitters advocated investing less or spreading the costs over a longer period of time. Submitters noted the impact on rates and unaffordability for some members of the community. Two submitters commented that costs had increased under Wellington Water. Five submitters supported a user-pays approach to funding including that urban ratepayers should pay for urban investment or that each town's residents should pay for their own investment.

Other comments include:

- Support for Council's water conservation action plan and education around conservation measures
- Concern over "mega-users" such as vineyards
- Concern over the continued impact of wastewater treatment on the environment
- Council should not make decisions on investment ahead of the three water reform decisions
- Smart meters should not be funded until leaks are repaired

#2 BIG DECISION: RURAL ROADS



Do you agree with the preferred option to stop funding rural road seal extensions to minimise rate increases? (This would be reviewed in three years). See page 7 for details. Tick one.

- ☐ Strongly agree
 ☐ Agree
 ☐ Neutral
 ☐ Disagree
 ☐ Strongly disagree

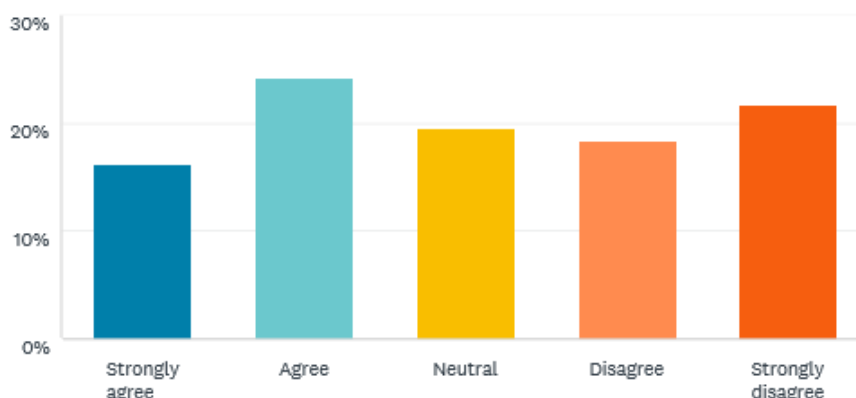
Council asked if submitters agreed with Council's preferred option to stop funding rural road seal extensions which had been budgeted under previous LTPs. Costs to seal 1km of roads would increase from \$126K to \$400k per annum from next year if this work continued. Council would review the decision again in three years' time. Option 2 was to keep annual budget for this work.

Submissions Received

Of the total 685 submitters, 592 responded to this question (86%).

Of those that responded, the result was split with 40% agreeing or strongly agreeing that rural road seal extensions should stop being funded (239 submitters) and 40% disagreeing or strongly disagreeing (238 submitters). The remaining 115 submitters that responded were neutral.

Graph 4: Agreement with the proposal to stop funding rural road seal extensions



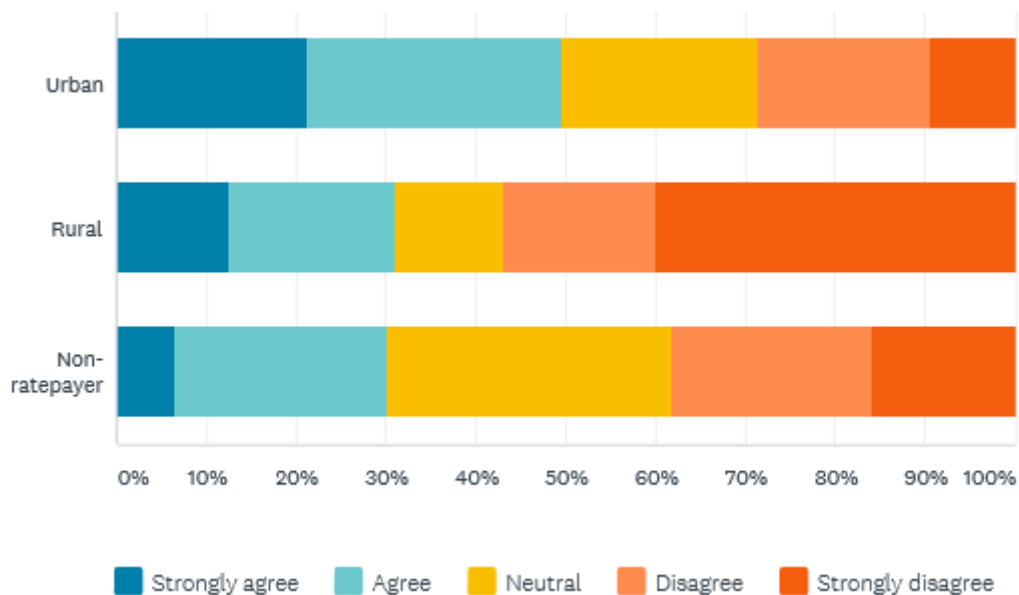
ANSWER CHOICES	RESPONSES	
Strongly agree	16%	96
Agree	24%	143
Neutral	19%	115
Disagree	18%	109
Strongly disagree	22%	129
TOTAL		592

There was greater support for the proposal to stop funding rural road seal extensions among urban ratepayers than rural ratepayers:

- 50% of urban ratepayers that responded agreed or strongly agreed with the proposal to stop funding rural road seal extensions (compared to 31% of rural ratepayers)

- 57% of rural ratepayers that responded disagreed or strongly disagreed with the proposal to stop funding rural road seal extensions (compared to 29% of urban ratepayers).

Graph 5: Agreement with the proposal to stop funding rural road seal extensions by ratepayer status



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	TOTAL
Urban	21% 65	28% 86	22% 67	19% 58	10% 29	305
Rural	12% 28	19% 42	12% 27	17% 38	40% 90	225
Commercial	0% 0	18% 2	27% 3	36% 4	18% 2	11
Non-ratepayer	6% 4	24% 15	32% 20	22% 14	16% 10	63

Comments Received

Sixty-five submitters made additional comments in relation to the rural roads proposal. Fifty-two submitters did not support the withdrawal of funding. Twenty submitters supported continued investment in Ruakokaputuna Road in particular and other submitters commented on Moroa, Longwood, Wood, Humphries, and Diversion roads, and roads in the Hinekura or coastal districts. Twenty submitters noted more people using rural roads through increased subdivisions and tourist traffic.

Submitters raised a number of concerns in relation to the condition of specific roads. Twenty-seven submitters raised safety concerns and eleven submitters noted the problems associated with dust including the impact on health and safety of road users and residents. Four submitters advised of vehicles getting stuck and the impact the condition of the road was having on their business. Four other submitters highlighted the impact of not sealing parts of the Ruakokoputuna Road for the Dark Sky and local observatory initiatives noting that Council had previously indicated support for these initiatives and associated infrastructure.

Eleven submitters commented on the lack of, or quality of, maintenance and previous underinvestment on rural roads. Three submitters considered that sealing and maintaining rural

roads should be prioritised ahead of taking on new projects or consenting new subdivisions and roads. Three supported a targeted rate or contribution to funding from rural ratepayers, one suggested council use rural financial contributions from developments and another suggested Council advocate that Waka Kotahi, NZTA fully fund road sealing.

Eleven submitters suggested Council give further consideration to costs data and business planning processes that assist in prioritising roads for sealing.

#3 BIG DECISION: FOOTPATHS



Do you agree with the preferred option to start funding footpath kerb and channel extensions in Year 1, at a current cost of \$400K per year (inflation adjusted)? See page 7 for details. Tick one.

☐ Strongly agree

☐ Neutral

☐ Disagree

☐ Agree

☐ Strongly disagree

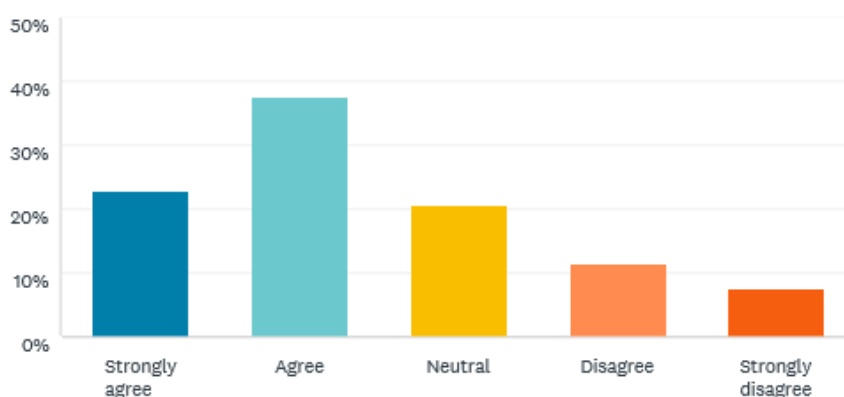
Council asked if submitters agreed with Council's preferred option 1 to start funding new town footpaths, kerbs and channels to extend the urban footpath network. This would cost \$400K each year for the ten-year life of the LTP with 50% coming from town infrastructure reserve funds and 50% from rates. Option 2 was not to budget for this work.

Submissions Received

Of the total 685 submitters, 582 responded to this question (85%).

Of those that responded, 60% agreed or strongly agreed with the option to start funding footpath and kerb channel extensions while 19% disagreed or strongly disagreed. The remaining 21% (121 submitters) were neutral.

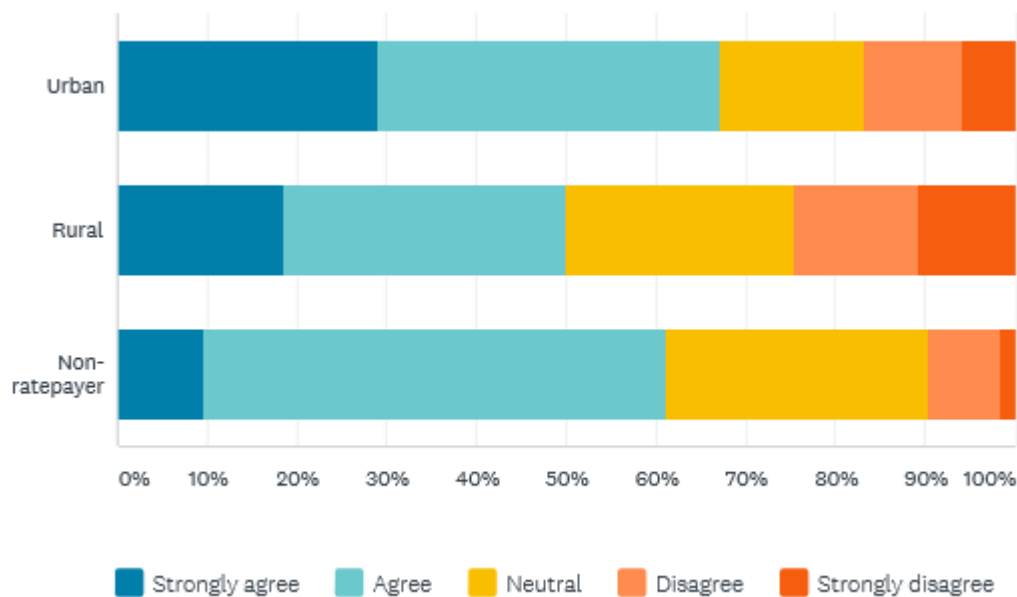
Graph 6: Agreement with option to start funding footpath and kerb channel extensions



ANSWER CHOICES	RESPONSES	
Strongly agree	23%	132
Agree	37%	218
Neutral	21%	121
Disagree	12%	67
Strongly disagree	8%	44
TOTAL		582

Half of rural ratepayers that responded agreed with the proposal to fund footpath and kerb channel extensions compared to 67% for urban ratepayers and 61% for non-ratepayers.

Graph 7: Agreement with option to start funding footpath and kerb channel extensions by ratepayer status



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	TOTAL
Urban	29% 89	38% 117	16% 49	11% 33	6% 18	306
Rural	19% 40	31% 68	25% 55	14% 30	11% 23	216
Commercial	18% 2	45% 5	9% 1	27% 3	0% 0	11
Non-ratepayer	10% 6	52% 32	29% 18	8% 5	2% 1	62

Comments Received

Forty-seven submitters made additional comments in relation to the footpaths proposal.

Twenty-two submitters said they did not support the additional funding. Five of these preferred other priorities be funded, including water and other infrastructure. Nine submitters considered that urban footpaths should be funded through urban rates only or it was unfair that the associated increase in rates is higher for rural ratepayers than urban. One submitter suggested that urban kerb and channels should be funded from the urban stormwater budget.

Twenty-four submitters said they supported the additional funding for footpaths. Six submitters commented on the need to provide safe and accessible footpaths or to support the community's health and wellbeing and environmental outcomes. One submitter supported better connection to walking trails and more funding for trails.

Twelve submitters commented on the need for improved maintenance and safety or for footpath extensions on specific roads across the district.

Other submissions included the need for better selection criteria, good design and extending footpaths at the same time as installing services.

#4 BIG DECISION: BERMS



Do you agree with the proposal to stop mowing berms in towns to minimise rate increases? See page 8 for details. Tick one.

☐ Strongly agree

☐ Neutral

☐ Disagree

☐ Agree

☐ Strongly disagree

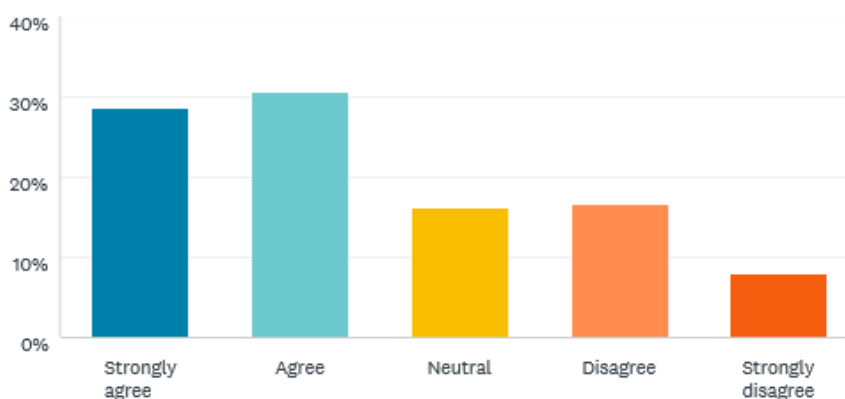
Submitters were asked if they agreed with Council's preferred option 1 to stop mowing berms in towns. Annual costs would increase from approximately \$90K this year to \$110K next year if this work continued. Council would still mow berms in the 70km speed zone and those in the 50km zone that pose a fire risk. Option 2 was to keep urban berm mowing.

Submissions Received

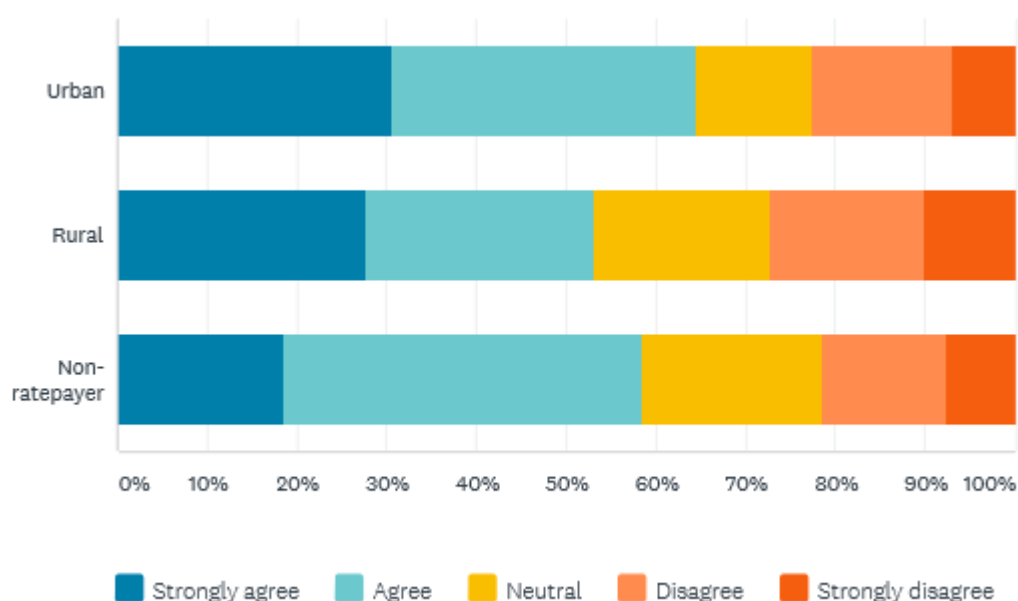
Of the total 685 submitters, 588 responded to this question (86%).

Of those that responded, 59% agreed or strongly agreed with the proposal to stop mowing berms, 25% disagreed or strongly disagreed and the remaining 16% were neutral.

Graph 8: Agreement with the proposal to stop mowing berms in towns



ANSWER CHOICES	RESPONSES	
Strongly agree	29%	168
Agree	31%	180
Neutral	16%	95
Disagree	17%	98
Strongly disagree	8%	47
TOTAL		588

Graph 9: Agreement with the proposal to stop mowing berms in towns by ratepayer status

	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	TOTAL
Urban	31% 94	34% 104	13% 40	16% 48	7% 21	307
Rural	28% 61	25% 56	20% 43	17% 38	10% 22	220
Commercial	27% 3	9% 1	18% 2	27% 3	18% 2	11
Non-ratepayer	18% 12	40% 26	20% 13	14% 9	8% 5	65

Comments Received

Twenty-seven submitters made additional comments on the berms proposal.

Eight submitters considered that it was Council's responsibility to mow berms and one submitter felt that maintaining the boundaries between town and rural was important. Five submitters noted the amenity value in mowing berms and one considered it important to keep down pests. Six submitters commented that urban berms were currently rarely or poorly mown.

Nine submitters noted there may be difficulties in mowing berms. For example, members of the community, such as seniors or people with disabilities, may not be physically able to mow their own berms. Some suggested ways of addressing this, including keeping a register of such residents and either paying contractors to mow these berms or supporting community groups to do so. Others noted the potential unfairness in requiring those to mow bigger or more difficult berms and one submitter suggested allocating a levy depending on road frontage.

Four submitters suggested that Council proactively encourage the community to mow berms with two stating this should be enforced through a bylaw or other means.

Five submitters suggested that Council or the community plant up berms with street or native trees, shrubs or edible plants. Submitters suggested Council support this through planting guidelines, training or providing plants at cost. Another submitter noted that not mowing berms increases biodiversity.

#5 BIG DECISION: GREYTOWN PLAY SPACE



Do you agree with the proposal to develop a new Greytown play space?
See page 9 for details. Tick one.

☐ Strongly agree

☐ Agree

☐ Neutral

☐ Disagree

☐ Strongly disagree

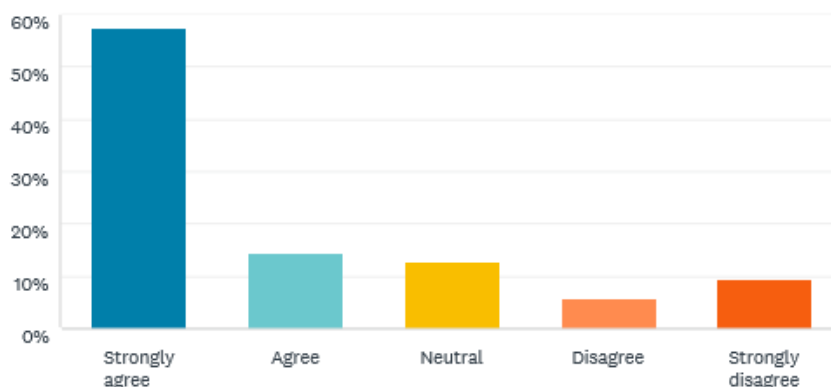
Council asked if submitters agreed with Council's preferred option 1 to develop a new Greytown play space on the corner of Cotter and Pierce Streets. This would cost \$1M phased over three years and be funded from Council's Restricted Reserve. Option 2 was not to do this work.

Submissions Received

Of the total 685 submitters, 636 responded to this question (93%).

Of everyone who answered the question, 72% agreed or strongly agreed with the proposal to develop a new Greytown play space. 13% of those who responded were neutral towards the proposal and 15% either disagreed or strongly disagreed with developing a new Greytown play space.

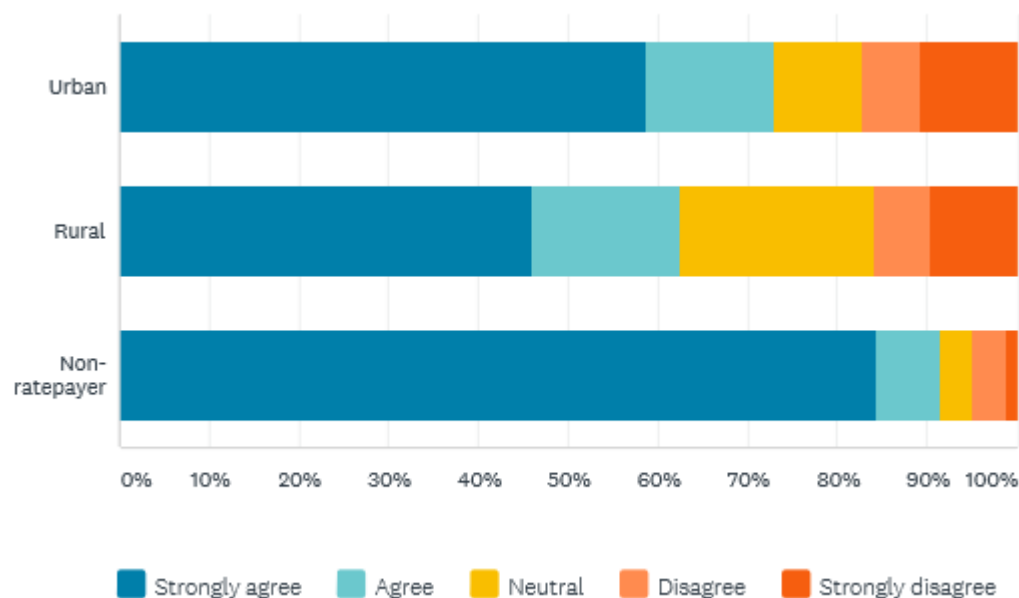
Graph 10: Agreement with the proposal to develop a new Greytown play space



ANSWER CHOICES	RESPONSES	
Strongly agree	57%	365
Agree	14%	91
Neutral	13%	82
Disagree	6%	37
Strongly disagree	10%	61
TOTAL		636

There was greatest support for a new Greytown play space among non-ratepayers with 92% of those who responded agreeing or strongly agreeing with the proposal. This compared to 73% for urban ratepayers and 62% for rural ratepayers.

Graph 11: Agreement with the proposal to develop a new Greytown play space by ratepayer status



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	TOTAL
Urban	59% 193	14% 47	10% 32	7% 22	11% 35	329
Rural	46% 104	16% 37	22% 49	6% 14	10% 22	226
Commercial	55% 6	27% 3	0% 0	0% 0	18% 2	11
Non-ratepayer	84% 70	7% 6	4% 3	4% 3	1% 1	83

Comments Received

Sixty-nine submitters provided comments about the Greytown Play Space proposal.

Fifty-five submitters made statements in support of the play space concept and thirteen submitters considered the development was long overdue. There were twelve submissions that the play space would provide a hub for the community, family or all ages and six considered it would be a well-used asset for the future. Five submitters commented that the play space was at a good location next to trails and the recent subdivision. Two submitters made design suggestions including that Council consider a contemporary design and involve young people.

Twenty submitters did not support the location of the play space. Six submitters were concerned about the proximity to residential housing and associated problems with noise and traffic and four submitters commented on the potential for anti-social behaviour and truanting. Seven submitters suggested that the play space be more centrally located to improve access and visibility and eleven submitters considered it be better located closer to playgrounds at Soldiers' Memorial Park, East Street Rugby Grounds or Colliers' Reserve. Two submitters thought there were better uses for the location.

Two submitters were of the view that the play space should be considered as part of a broader sports or greenspace strategy, one that the development be deferred until the spatial plan was finalized and one submitter recommended an environmental impact assessment be carried out first.

Eleven submitters noted existing problems with the road and parking including speed, the width of the road and bollards on Cotter Street and these would worsen with increased use.

Eight submitters did not support the proposal due to the cost or rates increase or that there were other infrastructure needs of a higher priority. Three submitters felt that there should be a targeted rate for Greytown ratepayers to contribute to or pay all the costs and one submitter suggested using loan funding to spread the costs for the purposes of intergenerational equity.

Two submitters thought that there was sufficient green and play space in Greytown. Three submitters commented that upgrading the play space in Featherston should be prioritised before new play space in Greytown. Five submitters were content to leave the matter for Greytown ratepayers to comment on.

#6 BIG DECISION: GREYTOWN RECYCLING CENTRE



Do you agree with the proposal to close down the Greytown recycling centre?
See page 9 for details. Tick one.

☐ Strongly agree

☐ Agree

☐ Neutral

☐ Disagree

☐ Strongly disagree

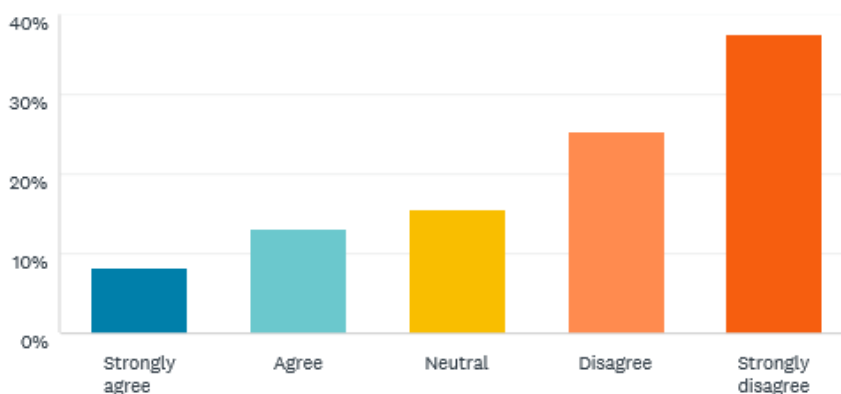
Council asked if submitters agreed with Council's preferred option 1 to close down the Greytown recycling centre due to problems with its location. Council would consult with the community on the future use of the land for both residents and recreational users. Option 2 was to keep the recycling centre open.

Submissions Received

Of the total 685 submitters, 606 responded to this question (88%).

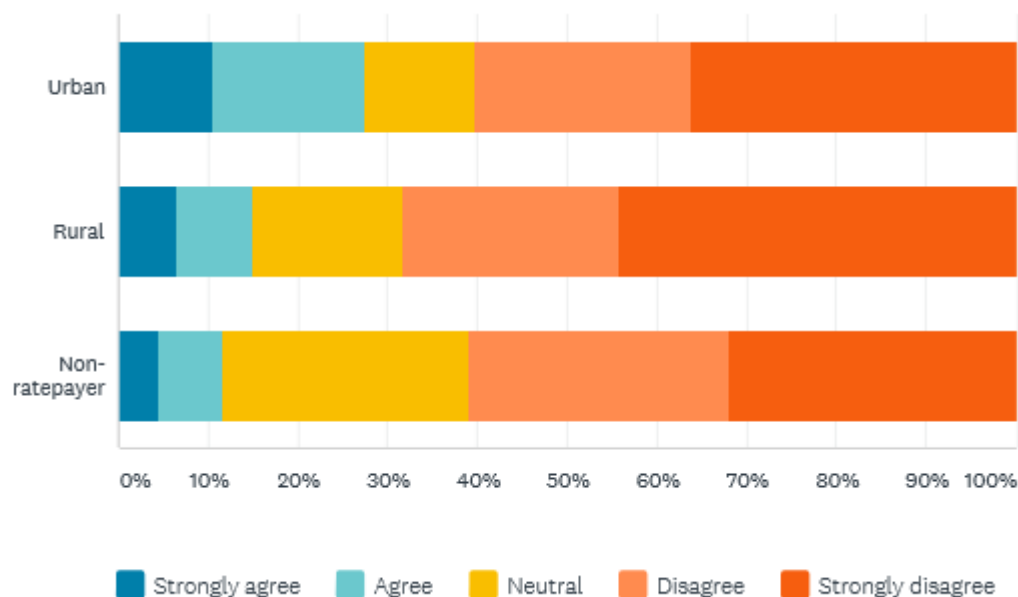
Of everyone who answered the question, 63% either disagreed or strongly disagreed with the proposal to close the Greytown recycling centre. 16% of those who responded were neutral towards the proposal and 21% either agreed or strongly agreed with closing the recycling centre.

Graph 12: Agreement with the proposal to close down the Greytown recycling centre



ANSWER CHOICES	RESPONSES	
Strongly agree	8%	50
Agree	13%	80
Neutral	16%	94
Disagree	25%	154
Strongly disagree	38%	228
TOTAL		606

Graph 13: Agreement with the proposal to close down the Greytown recycling centre by ratepayer status



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	TOTAL
Urban	10% 33	17% 55	12% 39	24% 77	36% 115	319
Rural	6% 14	9% 19	17% 37	24% 53	44% 97	220
Commercial	0% 0	27% 3	18% 2	18% 2	36% 4	11
Non-ratepayer	4% 3	7% 5	28% 19	29% 20	32% 22	69

Comments Received

Ninety-nine submitters made comments on the Greytown recycling centre proposal.

Forty-five submitters felt that the provision of a recycling centre in Greytown was a core service, some submitters noting the large rural catchment and “weekender” ratepayers and that Greytown’s population was growing. Some commented that the centre was well-used, that ratepayers shouldn’t have to, or may not be able to, travel to other towns for this service.

Twenty-five submitters thought the proposal did not support recycling measures and twenty-nine submitters were concerned about the impact on the environment through increased travel to other centres. Thirty-two submitters thought that the proposal would lead to an increase in fly tipping and six to an increase in waste going to landfill. Three had concerns for road safety through transporting untethered waste on the state highway.

Seven submitters commented that the Featherston recycling centre was also in a residential area and residents suffered the same problems as Greytown. They considered that these problems would be exacerbated if the Greytown centre closed and this was unfair to Featherston residents.

Forty-five submitters considered that the recycling centre should be moved elsewhere in Greytown rather than being closed. Some suggested alternative measures, such as large recycling bins in the

town, moving only the green waste or developing a better district-wide site. One submitter provided details of a transportable system used in Australia.

Eight submitters did not consider there to be a problem with the current location and issues with traffic and noise were to be expected. Seven submitters commented that the existing centre should be upgraded with some suggesting extended hours, the collection of e-waste and collection of yellow refuse bags for rural ratepayers. Five submitters recommended Council resolve traffic problems such as by removing the road humps on Cotter Street.

Other suggestions including waiting until the spatial plan was developed, entering into a financial agreement with Carterton, working with the reuse centre in Featherston and reducing rates for Greytown residents.

RATES, FEES AND CHARGES

A number of submitters commented on the proposed rates increases, fees and charges as detailed on Pages 10 to 12 of the [Consultation Document](#).

Forty-five submitters made reference to the level of rates increase. Of these, thirteen believed the level of rates are unaffordable, excessive, or unacceptable in today's economic climate. Eleven submitters would like Council to spend on essentials only and forgo any “unessential” projects such as playgrounds and sculptures, while six wanted Council to find other ways to save money. There were ten comments made about rates increases needing to be aligned to the Consumer Price Index and national salary increases. Another four submitters accepted the need for the rates increases in order to fund infrastructure. Thirteen submitters referred to inequities within the current rating system with nine coming from rural ratepayers, one urban ratepayer and two others.

There were five comments about fees and charges. Three submitters were concerned about the increase in the price of rubbish bags. Their concerns included affordability, increased fly-tipping and the costs of addressing fly-tipping potentially offsetting any increased revenue. Another submitter thought the proposal would move ratepayers to private collection services which they felt was an underhand way of passing on collection services. Two submitters referred to Resource Management Act fees and felt they needed to more accurately reflect time spent rather than flat fees.

OTHER FEEDBACK FOR THE LONG TERM PLAN 2021–2031

Submitters were given the opportunity to provide other feedback for the proposed Long Term Plan and 140 submitters did so and many provided submissions on more than one topic. Submissions were received on the following main topics.

Housing

Nine submitters commented on housing. The main comments under this topic included concerns around housing affordability and the desire for Council to provide or do more to support social, pensioner and affordable housing.

Roading/Transport

Twenty-eight submitters commented on roading and transport. Comments largely related to safety and speed concerns or requests for work on specific roads. Submitters also supported a State Highway 2 bypass and electrification of rail from Upper Hutt to Masterton. The accessibility of footpaths, particularly for mobility scooters, was also raised.

Tracks and Trails

Twenty submitters commented on tracks and trails. There was some support for Council to do more to encourage cycling in and between the towns, off-street paths for cyclists between vineyards in Martinborough and support for the Five Town Trails.

Greenspace

Fourteen submitters commented on greenspace, with comments supporting more greenspace in Martinborough and Greytown and for the Council's work on the greenspace and open spaces strategy. One submitter suggested Council invest further in the Waiohine River Plan project.

Amenities / Recreation / Public Spaces

Twenty-eight submitters commented on this topic, including support for free and longer swimming pool opening hours, a single covered pool in the district and upgrades for specific Council facilities. Submitters wanted Council to invest in facilities for horse riding, mountain biking, moto cross and motor sports and in providing access to Aorangi and Haurangi Forest Parks and Owhanga Landing Reserve. Submitters also requested that Council include urupā in its cemetery maintenance schedule. Five submitters specifically supported the Greytown Pahikara development and one did not. Submitters also wanted Council to beautify spaces including the Featherston main street and buildings.

Water / Water Races

Twelve submitters commented on this topic, including requests to shut down water races and safety concerns around open water races. Submitters also supported greater partnership working on water issues with Māori, Greater Wellington Regional Council and the Department of Conservation.

Climate change / Sustainability / Environment

Fifteen submitters commented on these topics, with some acknowledgement of the importance of the issues and recommendations that Council do more than proposed in these areas. There was support for partnership working with Māori and that our policies should reflect te ao Māori. There were specific concerns around air quality through wood smoke and regional rating for pest control.

Social Wellbeing / Community

Six submitters commented on these topics including support for the Council’s community outcomes and partnership working with Māori and community groups. There were specific requests around community safety and improving the wellbeing of people with disabilities.

Tourism

Six submitters commented on the need to support tourism in our district including cycling, vineyards and coastal.

Culture and Heritage

Three submitters commented on culture and heritage with specific support for celebrating Māori culture, heritage and tikanga.

Governance

Five submitters commented on Council governance and strategic direction, including support for partnering with Māori and the Māori Standing Committee, enhancing Māori liaison and telling the story of Māori in the district.

LTP Consultation

Thirteen submitters provided comments on the LTP consultation process. Some submitters felt more detail on the options and funding should have been provided and others were unhappy about the feedback form and submission methods.

Council also received a number of comments on the spatial plan and specific planning and regulatory matters.

Appendix 1 – Organisations submitting on the LTP

- Featherston Community Board
- Greytown Community Board
- Martinborough Community Board
- Māori Standing Committee
- Rangitāne o Wairarapa
- Rangitāne Tū Mai Rā Trust
- Pasifika o Wairarapa Council
- Regional Public Health
- Age Concern Wairarapa
- Wairarapa Water Ltd
- Water Safety NZ
- Waiohine Action Group
- Wellington Region Emergency Management Office (WREMO)
- Digital Seniors
- Martinborough Health Services
- CCS Disability Action
- Living Streets Aotearoa (Wairarapa)
- Nuku Ora
- Greytown School
- Kuranui College
- Greytown Sport & Leisure Society Inc.
- Wharekaka Trust Board Inc.
- Star Field
- Wairarapa Dark Sky Association
- Martinborough Business Association
- Wairarapa Winegrowers Association Inc.
- Federated Farmers
- Tremains
- BHT Farms Ltd
- Adcold Refrigeration Contracting Ltd
- Pakohe Agriculture Ltd
- Tom Wilson Motors
- MT Vehicles Services
- Foley Wines
- Muirlea Rise
- Ruakokoputuna Olives
- Molewood Orchard Trust
- D R Wines Ltd
- Karaka Trust
- Homeburn Partnership
- Wundaire
- Ruakokoputuna Valley Residents
- Ruakokoputuna Road Sealing

Appendix 2 – High Level Spatial Plan Analysis



SOUTH WAIRARAPA
DISTRICT COUNCIL
Kia Reretahi Tātau

High Level Spatial Plan Analysis

Executive Summary

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

Five main themes strongly emerged across the wider District. These themes include heritage, intensification, productive soils, population and infrastructure. The most conflicting themes were heritage and intensification. However, 80% of respondents recognised that growth was required and supported it as long as it would not compromise what they love about the area. This was up from 65% at the previous consultation.

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

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

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

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

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

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Introduction

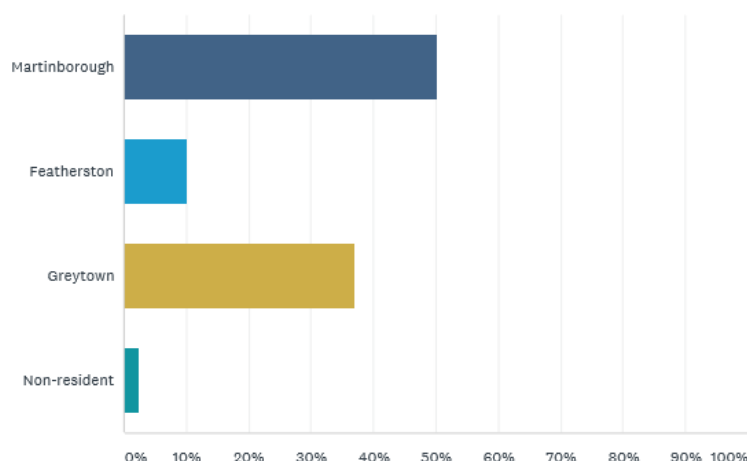
The SWDC Spatial Plan consultation document was publicly notified under Local Government Act 2002. The consultation period was from 31 March to 30 April 2021. Within this consultation period 213 submissions were received. Most submissions were made online while others were received through email or sent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

Submissions

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

Ward

Answered: 203 Skipped: 10



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

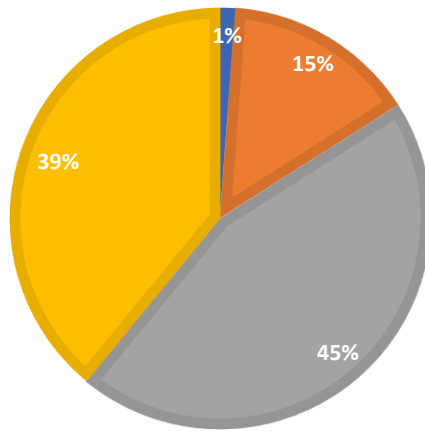
Demographics

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

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

AGE DEMOGRAPHICS

■ 18-30 ■ 31-44 ■ 45-65 ■ Over 65



General Themes

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

Heritage & Character

The overarching message was that each town's heritage values, character and rural amenity needed to be protected, retained and enhanced. While most submitters acknowledged that we need to plan for growth for increased population, character and the 'small town feeling' were the main features that submitters were worried about losing.

We heard that heritage wasn't just about significant heritage buildings, it was about the entire feel of the town including the balance of green space around the buildings, the trees, footpaths, the urban form including section sizes and layouts. We were also told some local history and knowledge about specific areas that should be included in any future plans. On the whole, 80% of respondents recognised that growth was required for the district and supported it, as they recognised that the growth would not necessarily compromise what they love about the area. This was up from 65% at the previous consultation.

Intensification

Intensification was mentioned throughout most submissions. There was an even mix of those who supported intensification and those who didn't. The submitters who supported intensification agreed that some intensification, in the right location was needed to provide choice, increased accessibility to services and affordable houses and to reduce the need to expand town boundaries. It was recognised that more dense areas within the towns would benefit some demographics more than others and would provide different options but acknowledged that any increased density would require master planning and design.

Those who didn't support intensification felt as though the towns would lose their individual characters and greenspaces which would feel like an extension of Wellington. Many submitters mentioned that the current infilling of sections was resulting in negative design, functionality and heritage outcomes which they didn't want repeated. Others seemed open to increased density as long as it was done correctly and with design guides/controls. We were told that design outcomes such as town houses and three storey buildings were not supported.

Productive soils & farmland

Being a rural district, protecting productive farmland and viticultural land was at the top of most submitters' minds when looking at expanding the current town boundaries. Submitters did not want to expand the town boundaries if the soil was good quality or had existing productive activities occurring. Submitters were much more open to developing areas where the land did not have a productive purpose, versatile soils or had already been compromised e.g. already being used for lifestyle.

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

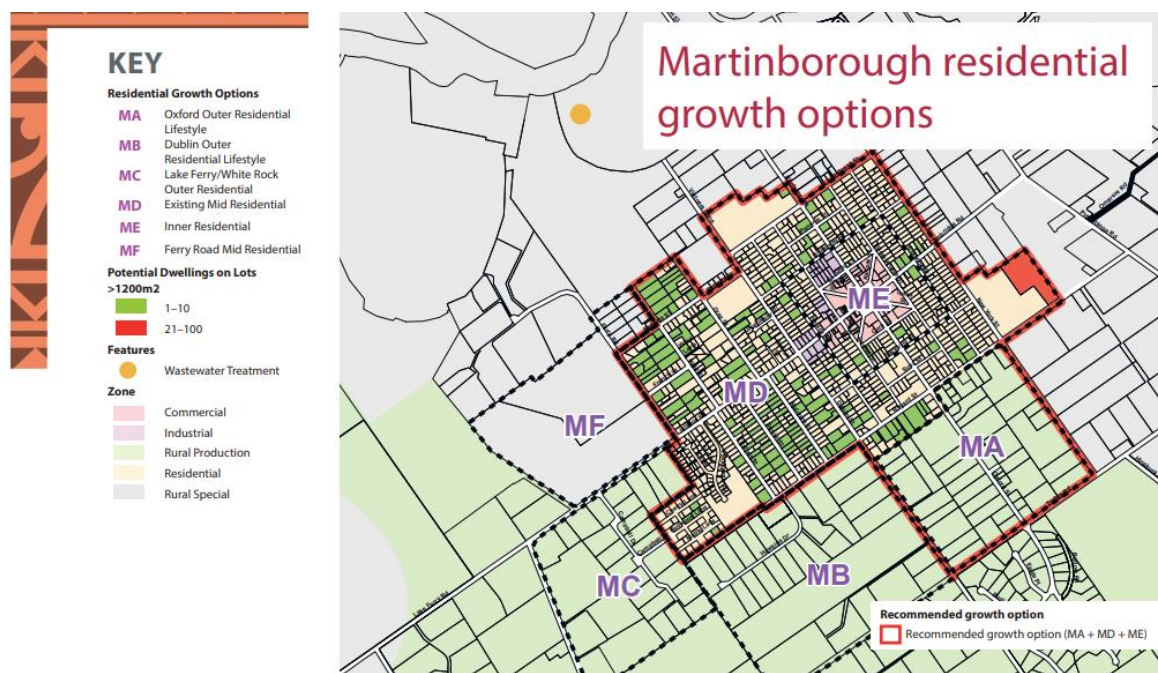
Population & Community

Submitters were concerned that the population assumptions would not be a true representation of the population growth that will come. Many mentioned that growth will be much higher than anticipated. Submitters were also concerned about the increasing number of visitor numbers which occupy a large number of houses for short term visitor accommodation (Airbnb).

Infrastructure

Submitters were concerned that the District infrastructure could not accommodate the projected population and household growth and requested that upgrades to all council infrastructure should be undertaken prior to growth areas being opened up. Other submitters supported opening up of growth areas with the help of developer funding.

Martinborough

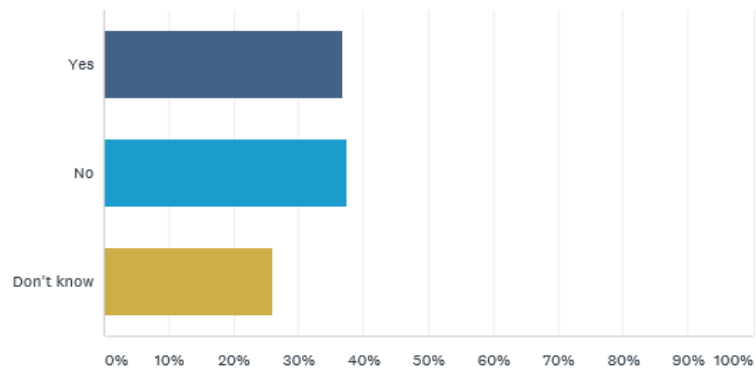


The recommended growth option for Martinborough being the combination option of Inner Residential (ME), Mid Residential (MD) and Oxford Outer Residential (MA) received 147 submissions. Of these 147 submissions, 54 were received in support of the option (37%) and 55 were received in in opposition to the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

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

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

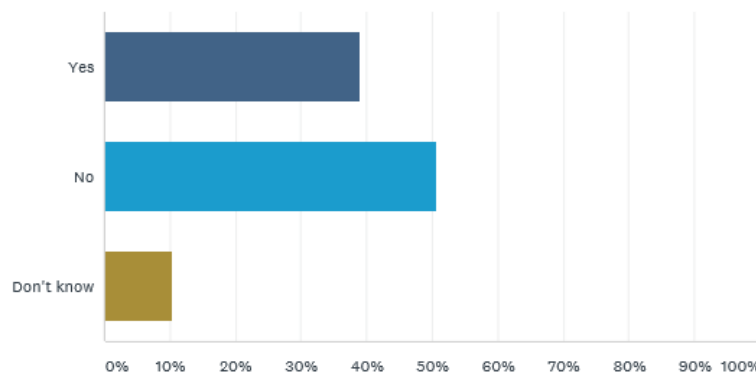
Answered: 147 Skipped: 66



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

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

Answered: 95 Skipped: 7



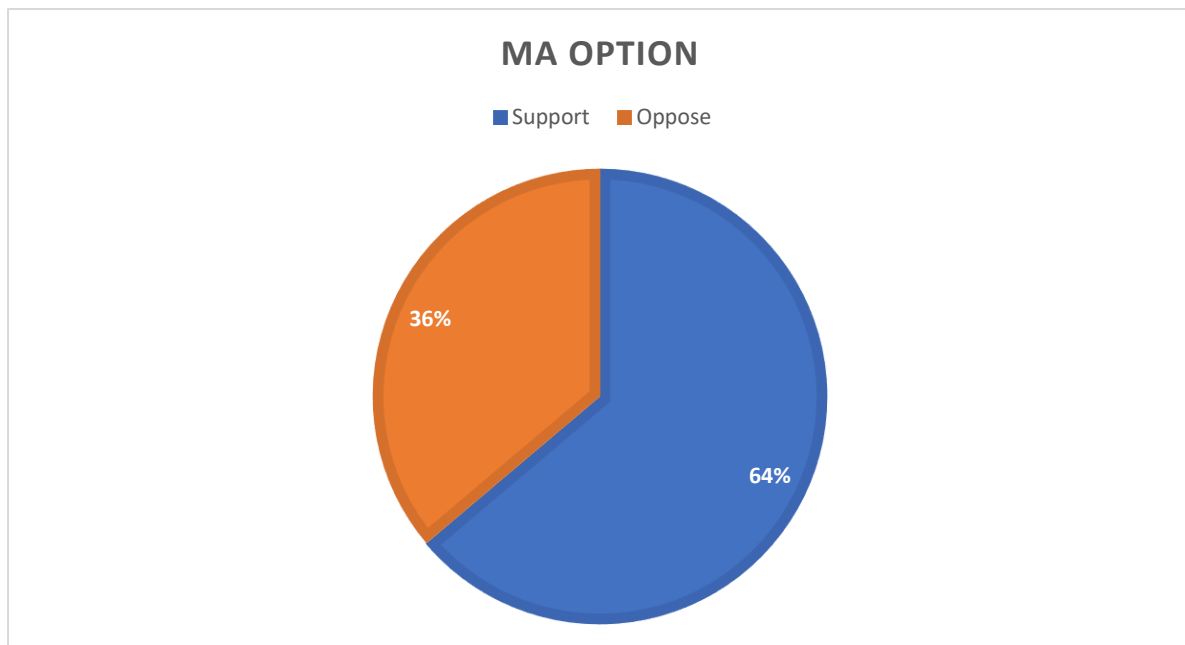
ANSWER CHOICES	RESPONSES	
▼ Yes	39%	37
▼ No	51%	48
▼ Don't know	11%	10
TOTAL		95

The question asked was whether the three options combined were suitable. When analysing the submissions, it was noted that submitters did generally support the options in part but not when combined. The results have

therefore been broken down into the specific areas of MA, MD and ME to determine what people said about each area. Of these areas 48 specific comments were on MA, 40 on MD and 44 on ME.

MA – Oxford Outer Residential Lifestyle

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



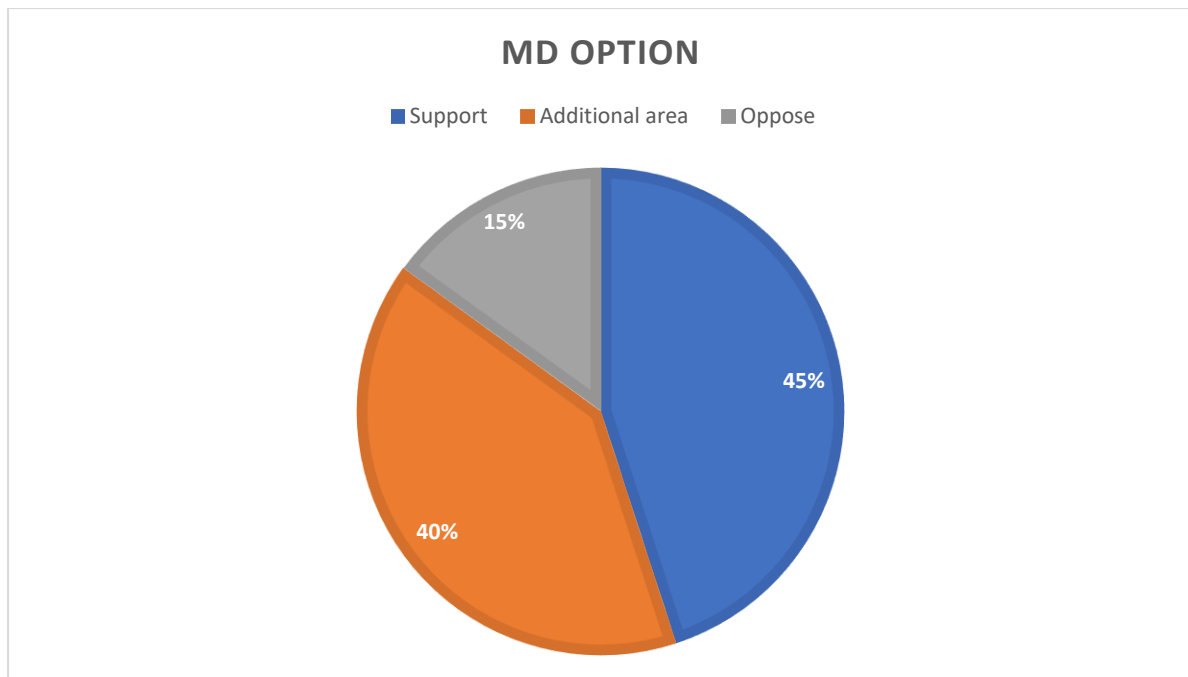
Support	Oppose
Logical area for expansion due to location/layout	Loss of rural character
Rural production has already been compromised	Will provide housing for the well off and not provide the required affordable houses
Lifestyle size properties can provide on-site infrastructure	Concerns that there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

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

MD – Existing Mid Residential

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

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



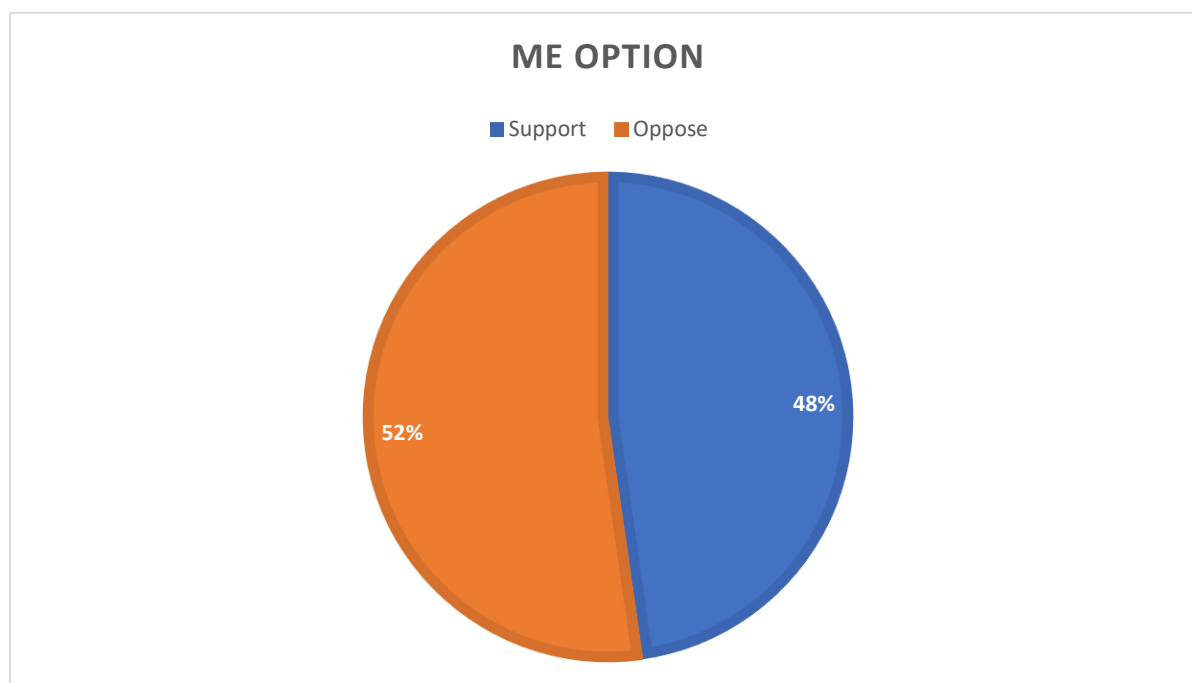
Support	Oppose
People enjoy the current size and the amenity values it provides	Do not like the outcome of infill subdivisions
Traditional development pattern	There won't be enough update to meet demand
Demand for MD size properties	

The MD growth area was also generally supported by submitters with the current 400m² minimum – 500m² average lot size to remain for the majority of the town boundaries. It was raised that the current subdivision and bulk and location rules do not result in good design and functionality outcomes. Submitters believed that the current infilling of sections in Martinborough disrupted the town's traditional form and heritage values. The option to include design guidelines or controls into the District Plan was mentioned as an option by some submitters as long as it did not add large time delays or costs to the homeowner/developer.

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

ME – Inner Residential

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



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

Submissions on ME were split. Many submitters thought that increasing the density in the town centre would be a good option in principle as it is closer to all services and provides people with choice, but many had concerns that the town centre would become overpopulated and would ruin the open rural feel of the town centre. Infill development, town houses and three storey apartments were recognised as being bad outcomes for Martinborough. Those who supported ME recognised that design principles would need to be followed to achieve good outcomes for the town.

Other Growth Options

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

MB – Dublin Outer Residential Lifestyle

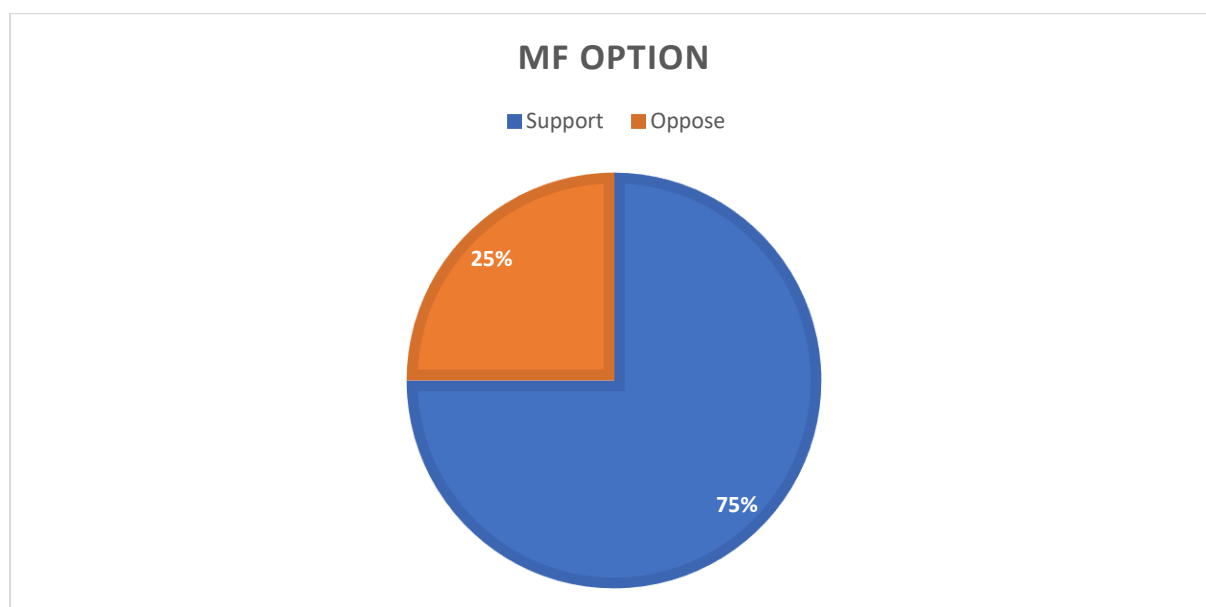
MB received 21 comments, 14 in support and 7 opposed. The comments in support mentioned that development could continue from MA through to MB and MC particularly in the areas where rural activities have already been compromised by residential usage. Others only wanted limited expansion to the town boundary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

MC – Lake Ferry/White Rock Outer Residential

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

MF – Ferry Road Mid Residential

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



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

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

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

Conclusion

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

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

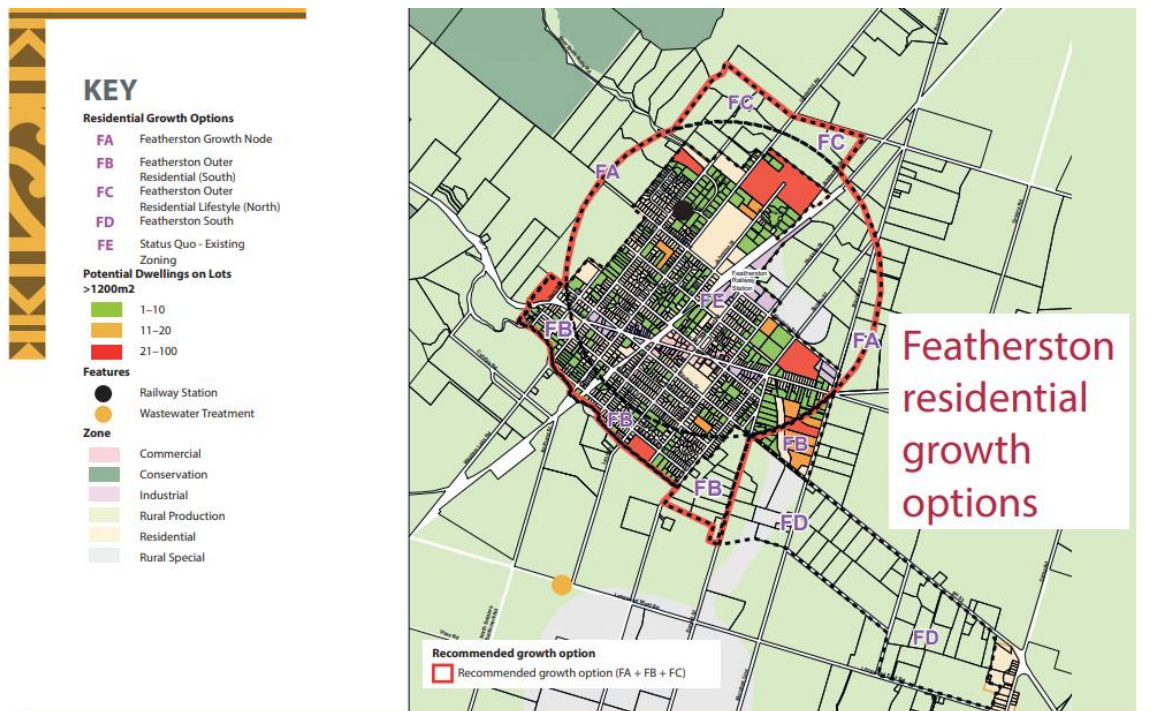
Of the proposed growth options, MD – Existing Mid Residential had the most support (including support in part). This was an expected result as this continues the current growth pattern of Martinborough. However, it was also raised that people did not like the current infill outcomes and were in support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

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

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

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

Featherston

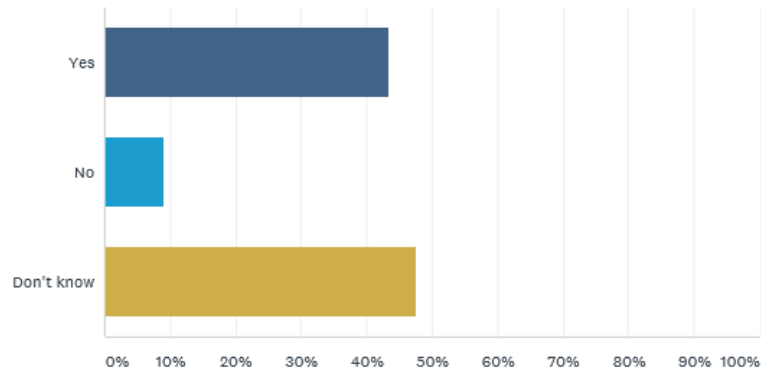


The recommended growth option for Featherston being the Featherston Growth Node (FA), Featherston Outer Residential (South)(FB) and Featherston Outer Residential Lifestyle (North)(FC) received 99 submissions. 43 submissions were in support of the proposed option (43%) and 9 against (9%). The remaining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

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

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

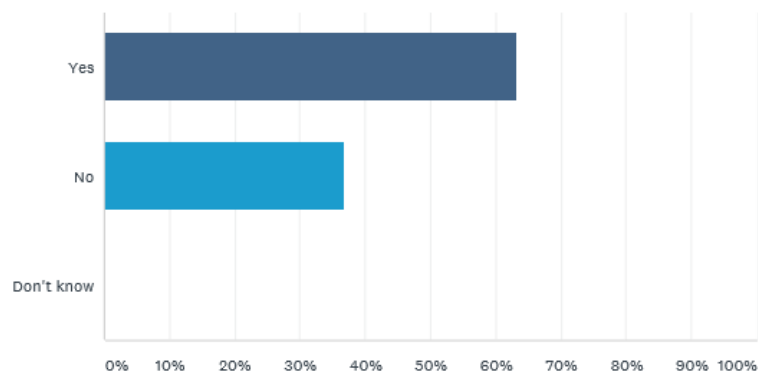
Answered: 99 Skipped: 114



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

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

Answered: 19 Skipped: 2



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

All options

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

Three submitters suggested that not all sections should be high density as people who move from Wellington may still want the 'quarter acre dream'. There was a strong message that options should be available for all, including first home buyers, kaumatua, elderly and those who need social housing.

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

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

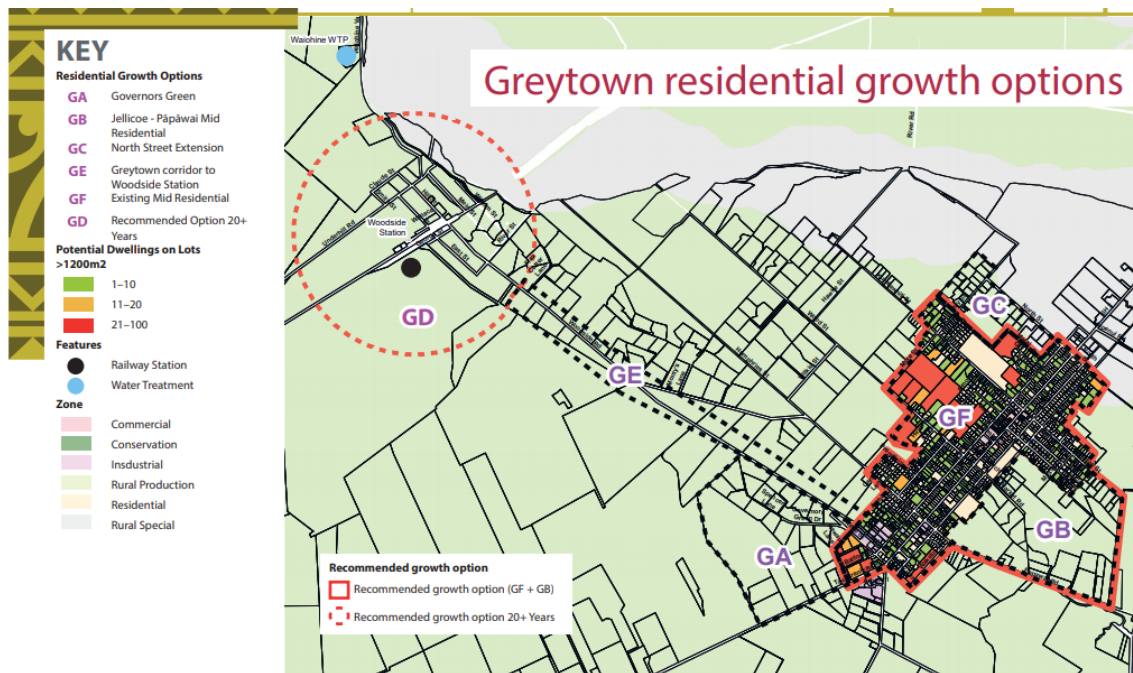
An additional area on Donald Street was requested to be included within FB.

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

Conclusion

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

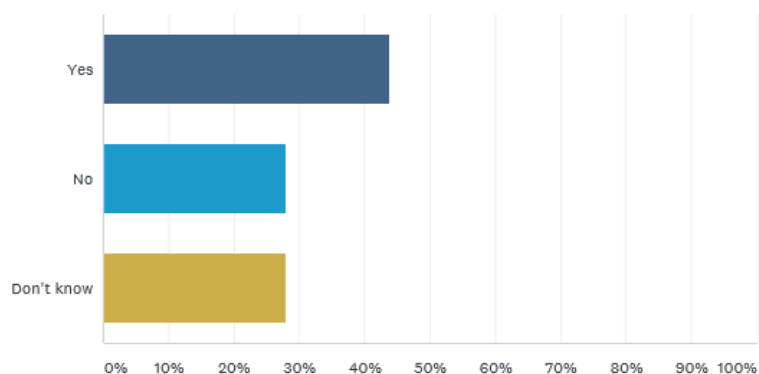
Greytown



The recommended option for Greytown being Existing Mid Residential (GF), Jellicoe-Papawai Mid Residential (GB) and Woodside Station (GD) received 132 submissions, 58 in support (44%), 37 against (28%) and 37 were unsure (28%)

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

Answered: 132 Skipped: 81

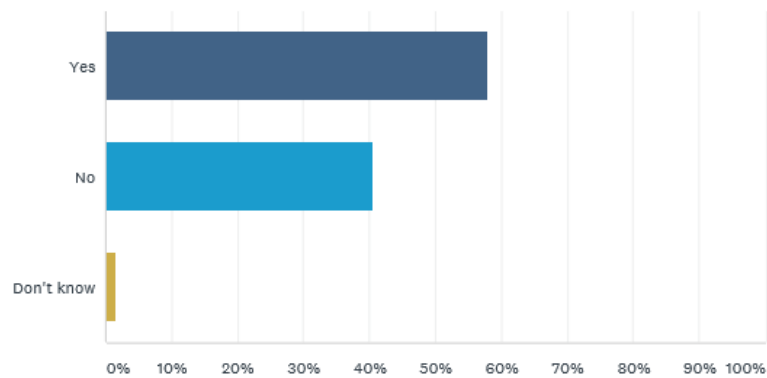


ANSWER CHOICES	RESPONSES	
Yes	44%	58
No	28%	37
Don't know	28%	37
TOTAL	132	

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

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

Answered: 69 Skipped: 6

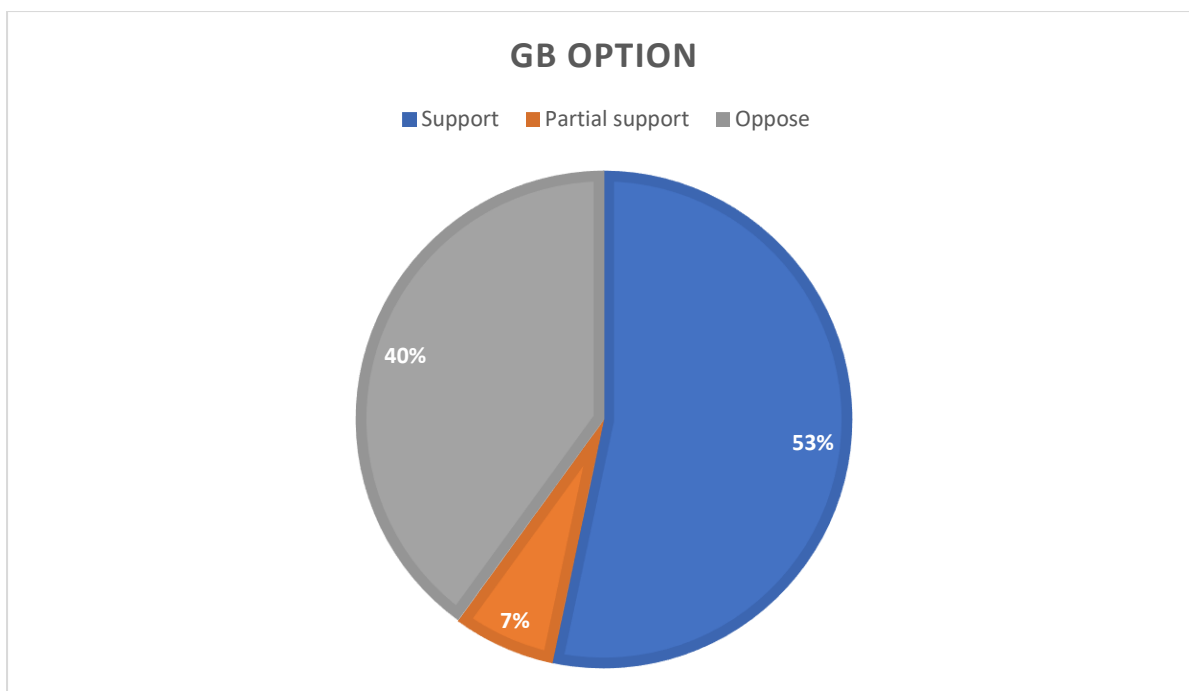


ANSWER CHOICES	RESPONSES	
Yes	58%	40
No	41%	28
Don't know	1%	1
TOTAL		69

The question asked was whether the three options combined were suitable. When analysing the submissions, it was noted that submitters did generally support the options in part but not when combined. The results have therefore been broken down into the specific areas of GB, GD and GF to determine what people said about each individual area. Of these areas 45 specific comments were on GB, 23 on GD and 20 on GF.

GB – Papawai–Jellicoe Mid Residential

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



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

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

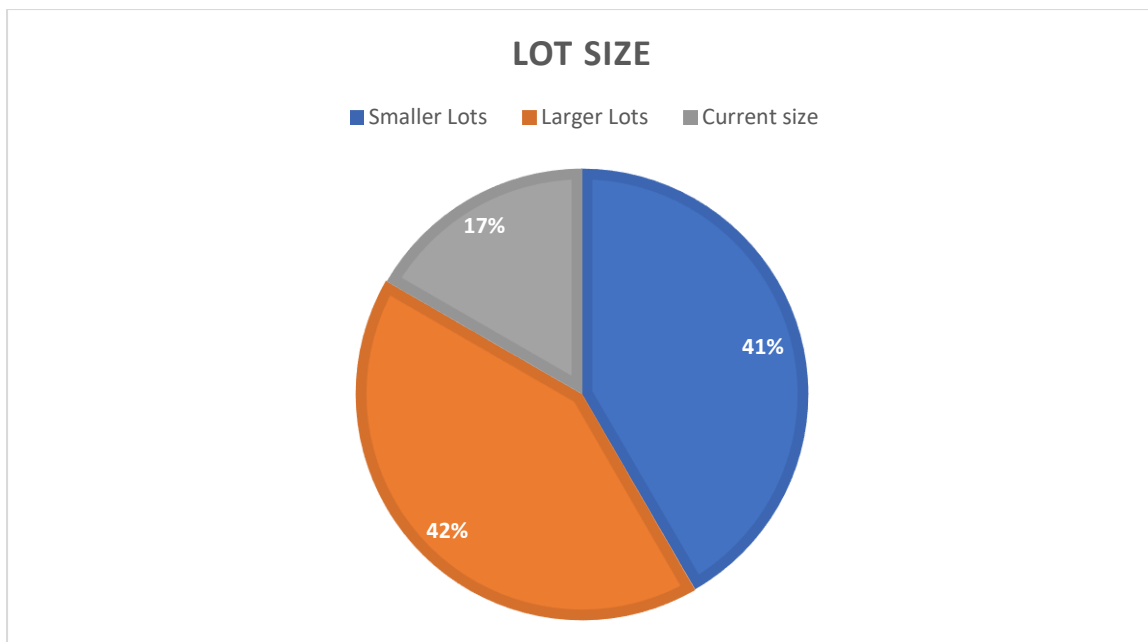
- GB occurred after infill of GF and GA areas
- Only a portion of GB to be developed closer to the town boundary
- Only there was a range in property sizes.

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

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

GF – Existing Mid Residential

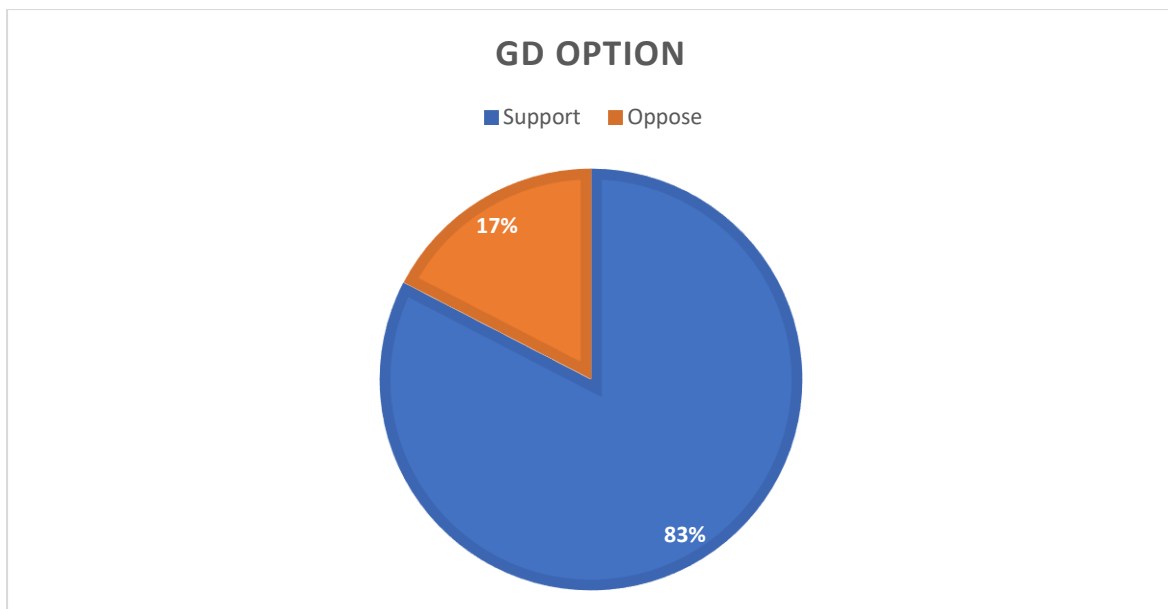
Of the 20 comments on GF, all supported the GF option depending on the lot size.



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

GD – Woodside Station

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



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

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

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

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

GA – Governors Green

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

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

GC – North Street Extension

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

GE – Greytown corridor to Woodside Station

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

Conclusion

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

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

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

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

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



**SOUTH WAIRARAPA
DISTRICT COUNCIL**

Kia Reretahi Tātau

South Wairarapa District Council

**Submissions to the Long Term Plan 2021 – 2031 and the
Spatial Plan are available on Council's website:**

<https://swdc.govt.nz/meeting/council-meeting-25-may-2021/>