

51 Jellicoe St, Greytown

Vicki Corle

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Vern Brasell





Vern Brasell









Gappa room

1:21 - 1:26

Graeme Thompson  
# 167

SWDC submission

First I should state my position re urban sprawl.

I believe the time has come for central and local govt's to address this issue and restrict urban sprawl in a more determined way.

As a longish term resident of Martinborough, my comments here today relate directly to this town, but could well apply to other town in the south Wairarapa.

The character of Martinborough while still a service town, it is increasingly servicing a wine industry. If the aim of council and the wish of the community is to preserve this evolving character, you need to protect the wine industry, and to do that, as much rural land as possible needs to be protecting from housing development.

I'm sure you have heard that all before.

However the demand for more housing is with us, and If we as a community want to accommodate it (which I do), then we need to think about going "up" rather than "out", in order to ease the pressure of sprawl. There is nothing new in this approach. There are numerous examples of vibrant rural towns/villages in other countries. But it does require new development rules (guidelines/ restrictions if you wish) to encourage it. (or force it)

I would like address three related topics

- Firstly How to intensify
- Secondly where to intensify
- and thirdly, what should intensification look like.

#### **How to intensify. How to encourage up rather than out,**

- encourage smaller sections You don't have to work hard there. Land owners will willingly make sections as small as they are allowed
- alter how close you can build to a boundary.
- alter the sun envelope to enable two story dwellings to be built without going cap in hand to council and neighbours. Two story dwelling of a given size ~~house~~ needs less land than a single story. *much*
- Limit the size of the building site on sections. (I will refer to this point later as it relates to desired outcomes)

These measures, whilst quite common in larger town and cities, cut across most peoples expectations of life in a rural town. True, but if we don't change these expectations now, Martinborough and the SW will end up like the Kapiti coast which is now a suburb of Porirua, which is a suburb of Wellington.

#### **Question. Where to intensify ??**

Previous suggestions I have heard from consultant employed by council has been to intensify close to the centre of town, and as you move further out, allow for increasing larger sections. Indeed the current spatial plan reflects that to some extent.

What I would like you to consider (which I think is an absolutely brilliant idea) is to instead intensify in



the close to the square areas, intensify in what I will call the perimeter of town. EG parts of regent street, maybe a little way down new york, Oxford and Dublin, down Jelico. As examples.

### Why am I suggesting this approach ??

Much of the centre of town can remain as it is (if you will the character of the town)

People (and developers) who buy into these new intensification zones, do so knowing what can be built regarding sun envelope / site locations / boundary restrictions are. That is their expectation will be adjusted even before they start planning.

Very importantly, most of these perimeter areas have fewer if any existing neighbours to complain about their rights and privileges being taken away.

By re-thinking and rezoning these peripheral areas, you make way for a huge number of new dwellings.

These areas are still close and within walking distances to the centre of town. (even on a zimmer frame)

A byproduct of this approach, is that you can then put a good argument forward to severely restricting land subdivision outside of these perimeter area. You have drawn a line in the sand. Sheer brilliance I hear you say.

**My final point is, What do we (the community) want these intensification areas to look like. ??**  
(not slums)

It is here that I refer back to the restricted site coverage recommendation I made earlier. By limiting the site coverage, even on a small section, you increase yard area, which encourages more family friendly dwelling, and you encourage two stories developments. **Example** in a small pocket small of land with these restrictions you can either build a small cottage with car port, or double dwelling with double garage and utility areas on the ground floor, and spacious living areas upstairs.

- *There alternative is large houses with hardly a blade of grass*  
Caldersacks developments. Do not shy away from these. There are many examples of caldersack developments where there are two story, some semi-detached dwellings that have great young family friendly yards and common areas.

Building two story, I am told, can be a little more expensive, but the end result is greater intensification, which if done well, can be family friendly, or up-market, or maybe even lower cost accommodation. Murry Coles Pireno idea published in Mondays Times age is leans in this direction.

I rest my case..

*Summary Encourage smaller section with two story dwellings on the perimeter town + limit subdivision beyond.*



Kai Ora, many thanks for allowing me to speak to you today.

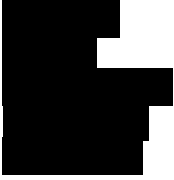
1. Character: I would like to stress that the Council has the wheel in its hands, and how and where you turn the wheel will reflect the future of the town because what I am seeing is a cross road. If council restricts much needed urban expansion, residential housing will continue to be out of reach for those people our community mostly needs, young working people! Martinborough has been a fortunate town, during the past forty years we have seen growth and development, the school has expanded we have 4 pre-school facilities and businesses are struggling find employees. Growth has been good for the towns and the South Wairarapa.
2. Please consider the Eastern side of Regent Street, from New York to Hawkins Drive all the services are in the street and probably half is already urbanised. Surely a no brainer?
3. I fully support the urbanisation of MA and MF; however, both are very different MF being greenfield offers significant opportunities and the outcome exciting if good planning is put in place. Road gridding MA (Oxford ST) only complicates planning although some land owners may wish to share/combine roading, this should be encouraged. Cul-de-sacs create quiet neighbourhoods, interconnecting them with walk and cycle ways allows people and importantly kids to interact with neighbours and move freely around.
4. I support intensification of ME. Guidelines around building height, terrace housing and landscaping (trees) will require careful innovative planning to get good outcomes.
5. Small sections do tend to create high front fencing, allowing housing to be build closer to the street would provide larger rear areas? High stark fences are unwelcoming and cause the loss of a pleasant visual streetscape. The footprint of the house on a small section could be looked at to provide greater free space and more greening and this would force larger homes to be two story.
6. Social and pensioner housing; make allowances to increase SWDC pensioner housing stock there is room to build more units, interest rates are low. Councils have an advocacy role to empower the community by canvassing central government to ensure the wider needs of the community are met. All 3 towns in the SWDC had social housing, Martinborough had what 23-25 houses, provision should be made in rural NZ, apply pressure on the government and our local MP.
7. A suggestion, don't complicate issues with too many rules MA, MF and MD should have the same set of rules, ME may require additional rules to allow for smaller section sizes. Rely on sound, smart and innovative design concepts, good design, and efficient and sustainable housing to get the required outcomes.
8. Allowing for greater urban growth will assist funding infrastructure through development levies and a greater rating base and should allow for more green spaces and improved



de  
streetscape? Gated housing and private roading does not make strong communities, in my opinion and shouldn't allowed.

9. Council has a responsibility to ensure all citizens have a place in our communities and we should continue to build on our vibrant, resilient and diverse group of people who make the South Wairarapa a great place to live. Opening up more urban land won't create a watershed of subdivision; however, it will send a clear signal of Councils intentions and allow people and developers to plan for the future.  
Tena Koutou (Ko tow)





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Page 1: Personal Details

**Q1**

Name:

Shane & Diane Howe, Nicholas Meatyard & Susanne Bird

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**Q2**

Postal address



**Q3**

Email



**Q4**

Phone



**Q5**

Martinborough

Which ward do you live in?

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**Q6**

Respondent skipped this question

What is your age?

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**Q7**

Respondent skipped this question

Organisation (only if authorised to submit on behalf of an organisation, one submission per organisation):

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**Q8**

Respondent skipped this question

Do you think our draft South Wairarapa Spatial Plan Diagram and Map on page 4 captures the values and features that you think will help achieve the district's vision of "the best of country living with the community at the heart of everything we do?"

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**Q9**

Respondent skipped this question

Is there anything missing? (please make any comments below)

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**Q10**

No

Do you support the recommended growth option (combination option Inner Residential (ME), Mid Residential (MD), Outer Residential Lifestyle (MA)) for Martinborough? (See page 5 for details)

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**Q11**

Respondent skipped this question

Please give your reasons below:

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## Q12

What do you think of the other areas (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? Please comment below:

While we support the general intent of South Wairarapa District Council (the Council) to develop a Draft Spatial Plan, we are concerned with the quality of the process undertaken to prepare the Draft Spatial Plan.

4. It is important to emphasise that a spatial plan should be developed through a robust process, in accordance with a strong evidence base. If the spatial plan is not informed by the issues, opportunities, constraints and demands facing the District, or if the identification and evaluation of options is inadequate, the resultant spatial plan will not be robust, and can be easily undermined in later district plan processes.

5. Our reservations with the process are reflected in the resultant Draft Spatial Plan, which neglects to adequately assess a number of areas that have potential to provide for future urban growth in the short to medium term.

Significance of the Draft Spatial Plan for our properties

6. We own properties at 9 and 11 Campbell Drive, Martinborough (see Appendix 1).

These properties fall within the Draft Spatial Plan Residential Growth Option MC 'Lake Ferry – White Rock Outer Residential Lifestyle' (46 ha in size).

7. The Draft Spatial Plan earmarks this option as 'potential future stages for residential growth and change if we need them'. However, it is unclear what the timeframes and criteria are for the release of this land for residential development. This leaves ourselves and other landowners on Campbell Drive, uncertain of the future possibilities for our land.

8. Not only does the Draft Spatial Plan introduce uncertainty on the potential use of our (and others) land in the future, but it is unclear what this direction in the Draft Spatial Plan means for future resource consent and private plan changes applications under the Operative Wairarapa Combined District Plan (District Plan).

9. Our assumption is that the Council would discourage re-zoning or development of areas not identified for recommended option for growth in the Spatial Plan, because doing so would be 'inconsistent' with the Spatial Plan. To discourage the development of areas that are suitable for residential use but have not been identified due to a weak spatial planning process, would be an example of poor planning practice and would result in inferior outcomes for our District.

10. The Residential Growth Option MC 'Lake Ferry – White Rock Outer Residential Lifestyle' identifies land for rural lifestyle development, in the form of 2000-4000m<sup>2</sup> sized lots. The future intended use of our land is consistent with the long term desired outcomes for this area, however it is unclear what this means for the potential development of our properties in the short term.

11. It is important that Council provide clear criteria and timeframes for the release of land for residential development, not only provide certainty to landowners and investors, but to ensure that development capacity modelling and land release is informed by accurate information on supply and demand.

Campbell Drive an option for residential growth

12. Our properties at 9 and 11 Campbell Drive are currently zoned Rural (Primary Production), and directly adjoin the existing Residential Zone. 9 Campbell Drive is 0.83 ha in size and 11 Campbell Drive is 1.38 ha. Both properties are occupied by a single dwellings that take up only half of the land area. As separate owners of 9 and 11 Campbell Drive, we would both like to subdivide our property into two or more lots, as the current size of our sections are too large, and are not being fully utilised.





## Spatial Plan Feedback Form

13. We consider that our properties are ideally suited to residential / residential lifestyle development given that:

- a. The properties have road frontage on to two formed urban streets, maximising the use of existing roading infrastructure
  - b. The properties adjoin the existing Residential Zone to the north east, where the land has been developed to a much higher density (lots ranging from 0.09 to 0.13 ha)
  - c. Adjoining properties to the north west, west and south are in residential use, and most are all smaller in size than our properties.
  - d. Existing sewer and water infrastructure is available on Campbell Drive, with a sewer main traversing both our properties.
  - e. The properties are not within areas of Liquefaction Risk, Flood Risk, or Earthquake Hazards, as identified on the Wairarapa Maps.
  - f. While the land is currently zoned Rural (Primary Production), this does not accurately reflect the current land use, which is residential. We consider that the use of our properties for primary production (which is the key purpose of the Rural Zone) would be inappropriate, and would result in significant reverse sensitivity issues, considering the sensitive surrounding land uses.
14. The selection of options identified in the Draft Spatial Plan appear not to be based on clear and consistent criteria, and the justification for the recommended urban-rural boundary is unclear. For example, Option MC scores 2 in relation to water supply, however as outlined above, water infrastructure is available on Campbell Drive.
15. There is also inconsistency in the scoring of different options against the same criteria. An example of this, is where the absence of information on flood risk has been used as a reason for scoring down option MC in relation to stormwater. It is important to note, that where there are gaps in knowledge this should be highlighted, with action taken to fill those gaps. Decisions should not be made, or options must not be ruled out, where there is insufficient information available.

Changes sought

16. We ask that the Council amend the Draft Spatial Plan, as follows:

- a. Include the properties located at 9 and 11 Campbell Drive (shown in Figure 2, Appendix 1) as part of the Residential Growth Area for Martinborough, and
- b. Amend the Draft Spatial Plan, which includes supporting analysis, to ensure that the growth option identification and analysis process is undertaken in a robust manner, and ensures that the Spatial Plan will carry appropriate weight when informing the upcoming District Plan review process.

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### Q13

Respondent skipped this question

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? (See page 6 for details)

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### Q14

Respondent skipped this question

Please give your reasons below

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## Spatial Plan Feedback Form

**Q15**

Respondent skipped this question

Do you support the recommended growth option (Existing Mid Residential (GF) and Jellicoe-Papawai Mid Residential (GB)) for Greytown? (See page 7 for details)

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**Q16**

Respondent skipped this question

Please give your reasons below

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**Q17**

Yes

Do you want to speak to your submission?

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**Q18**

Either

Which is your preferred hearing date?

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**Q19**

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?

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1. This is a submission on the Draft South Wairarapa Spatial Plan – Our Future Focus 2050 (the Draft Spatial Plan) from the landowners of 9 and 11 Campbell Drive, Martinborough.
2. We support the development of a spatial plan for the District. A strategic planning document such as a spatial plan that covers the whole district, if developed well, will:
  - a. improve the integrated management of our natural and physical resources,
  - b. provide certainty to landowners and investors around future land use,
  - c. provide direction to deliver on housing demand, and
  - d. ensure our community assets are maintained and enhanced.



## Appendix 1 Property maps



Figure 1 Location of properties at 9 and 11 Campbell Drive, Martinborough, and District Plan zones

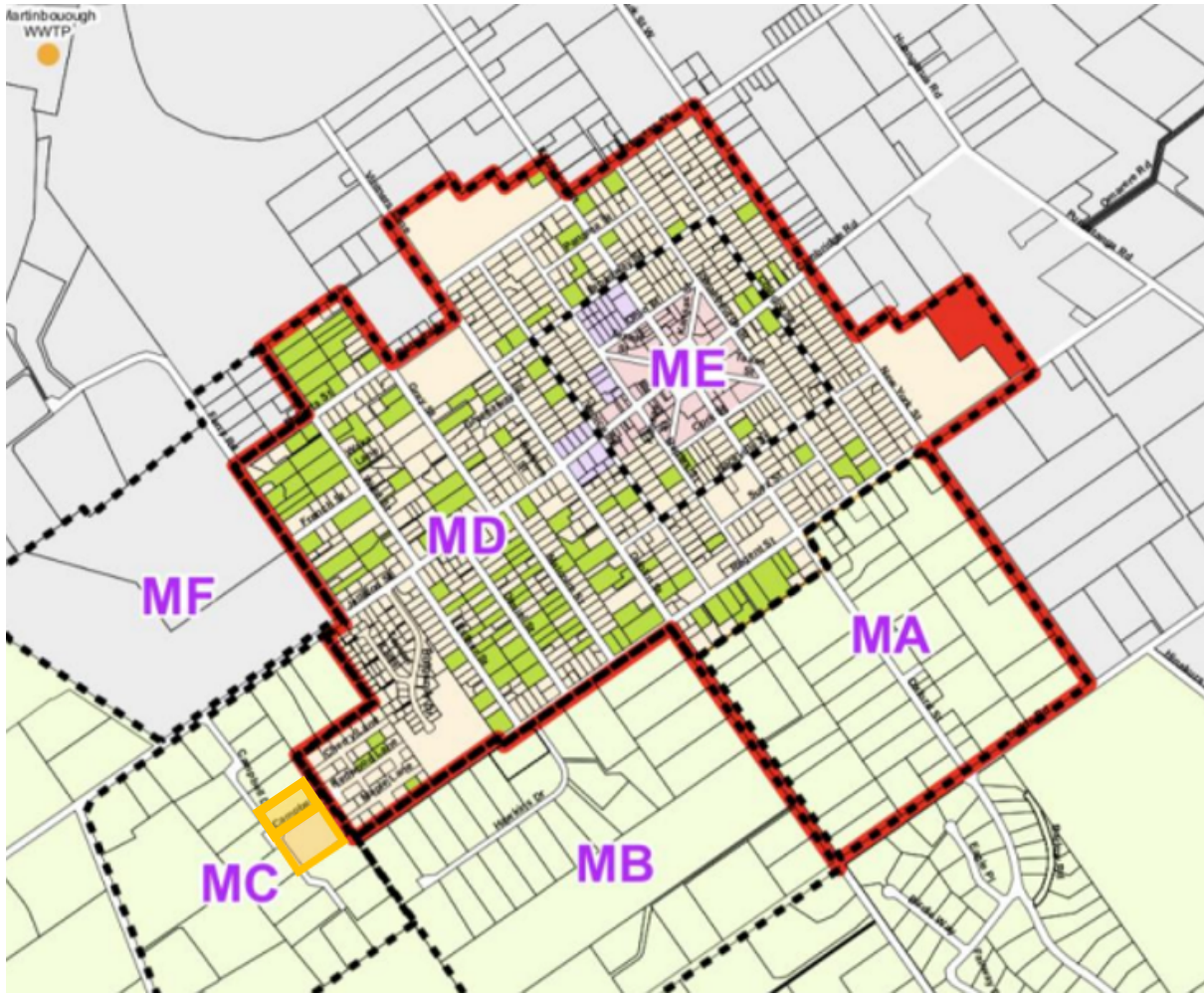


Figure 2 Draft Spatial Plan map for Martinborough (where the orange area highlighted contains the properties at 9 and 11 Campbell Drive)





Figure 3 Aerial photograph which shows 11 Campbell Drive, Martinborough



Figure 4 Aerial photograph which shows 9 Campbell Drive, Martinborough



446 Norris Everton  
tabbcl

Before

← S-1 →

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**Greytown Community Board**  
**Submission for the Greytown Spatial Plan**

**Acknowledgement:**

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

**Recognition of Impact of Change:**

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

**Intent of Submission:**

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

**Importance of Safe Access and Commuting**

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



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

### **Spatial Plan Options**

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

#### **Option GA:**

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

#### **Option GB:**

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

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

#### **Option GC:**

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

#### **Option GD:**

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

#### **Option GE:**

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

#### **Option GF:**

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



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

**The GCB would like to speak to this submission.**

#### **THE DARK SKY RESERVE**

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

#### **TANGATA WHENUA**

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

## **Greytown Community Board Submission to the Long Term Plan**

Our thanks go to SWDC for all the hard work they have undertaken in order to present this submission. Greytown ratepayers are grateful for the increased consultation they have been given this year.

The following are items that we would like Council to prioritise in SWDC Long term Plan

1. The Three Waters Water, Waste Water and Stormwater drainage. Support option 1 as a realistic balance of necessary investment and affordability. This work has to be done to meet the present deficiencies in our water and waste water networks and to increase their resilience.
2. Funding for rural road seal extensions. Support Option 2 to remove funding for rural road seal extensions in this LTP in order to minimise the rates increase.
3. Funding for new town footpaths, kerb and channel extensions, much needed in Greytown. Support option 1
4. Mowing berms in towns. Support Option 1 to stop urban berm mowing as most people already mow their own berms. Where there is council responsibility, in the urban area, a regular maintenance schedule needs to be implemented.
5. The Development of a new Greytown Play Space. Greytown is the only town in South Wairarapa without a skate park, and has only one council owned playground, aimed at younger children, on Kuratawhiti Street. Support option 1 to develop the proposed new Greytown play space on the corner of Cotter and Pierce Street.
6. Greytown recycling centre. Support Option 2 to keep the Greytown recycling centre. Greytown needs its own recycling centre. We propose that council prioritise the purchase of an alternative recycling centre in Greytown. We can then transition to this new



site. We would like this change to be actioned within the next two years.

# **Press Pause on Rezoning Martinborough Special Rural Land** **Evidence in support of the oral submission to the SWDC meeting.**

## **1. Summary - there is no need to rush into rezoning Martinborough in the 2022 District Plan**

Rezoning Martinborough to respond to demands for 'growth' will not meet the need for affordable housing. A targeted response is needed for seasonal workers and the ageing population. Rezoning is a blunt tool.

Extending the Martinborough urban zone now will suck up construction, planning, and infrastructure resources in high-value investment, holiday housing to the detriment of the wider Wairarapa community who need residential accommodation in other areas of the district. Martinborough is not a priority area for urban development.

**Identify areas for future growth, but do not change the zoning in the next three years. Future Councils will have to live with your decision.**

## **2. District-wide Growth" in Rateable Properties**

1994	2008	2015	2020
5024	6070	6535	7133
Annual Plan/Report	Annual Plan	Long Term Plan	Official Info Request
2100 new sections + development of vacant lots + renovation old housing stock =			
2500-3000 increase in quality housing stock in last 25 years			
Martinborough 2800 (properties) 1767 (2018 pop.)	Greytown 1073	Featherston 2027	

The statistics tell us that Council has responded to residential housing demand in the Martinborough ward over the last 25 years.

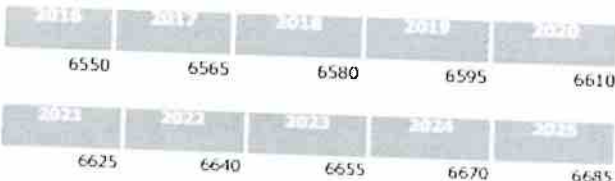
Changing zoning to 'release' land will not solve anything. "Affordable housing" in Jellicoe St (First Church, circa 2000 and Pinot Grove 2010, 2020) resulted in absentee owners/investors. The property investment market prevents renters and the ageing population from accessing the properties that do come on the market. **There is enough high-quality housing for permanent residents and tourists.**

## **3. Process and Criteria in Spatial Plan**

Excellent process and report to drive consultation about areas of potential growth. Not sufficiently robust to support a decision to rezone the land by extending the urban zone around Martinborough. Process threw up issues and ideas that require thorough investigation before District Plan changes are made:



- Population stats are not a relevant measure for tourist destination with a high proportion of absentee owners. Growth in rateable properties indicates housing stock new and high quality.
- Land Use/Soil Contamination – economic importance of protecting vineyards, village and rural landscape character as a tourist destination. Soil contamination/drainage/liquefaction require investigation.
- Water Supply – poor according to Wai Water. Council does not own land where bores situated. Climate change – can we rely on rain tanks? Vineyards and hospitality tourism rely on secure supply. Water requires treatment to remove manganese
- Stormwater, wastewater treatment - Wairarapa Water Report - clearly signals that further investigation of rezoning proposal is required. MA area rezoning will require a \$5M stormwater channel?
- Martinborough is a hinterland, a destination area. Not an area for population growth/efficient commuting. Remoteness requires the population to have cars.
- Community Infrastructure – no secondary or tertiary education and uneconomic for the public transport network. Public Transport - 2020 National and Regional urban growth prioritise the eastern corridor.
- Community Views – economic interests vs desire for affordable housing, seasonal accommodation. Strong desire by some lifestyle property owners to rezone land so they can subdivide and move into smaller accommodation on the same site and later a move closer to the square. They could apply to subdivide but would prefer blanket rezoning to make the process easier.
- Unmet demand for Wharekaka-style units? Suggests the possibility for a targeted response.
- Rees Andersen Report doesn't address priorities across the wider district or resource constraints. Growth in Martinborough is not part of National and Regional strategies. Why? Better places to focus resources to meet the housing needs of New Zealanders struggling for accommodation or their first homes. Growth in eastern corridor part of national, regional and district priorities.
- Rees Andersen Report - growth needed to manage predicted population increase in Martinborough of 600 people by 2051. Suggests that need ten houses per year. **Rezoning is a blunt tool.**

Row Labels	Count of Key	Number of Rateable Properties Growth									
Featherston	2131	<p>The number of rateable properties is assumed to be 6,685 by 2025; this is a growth of 2.3% from the 2015 year (6,535).</p> <p>Forecast rating units by year.</p> 									
COMMERCIAL	104										
LIFESTYLE	366										
RESIDENTIAL	1380										
RURAL	281										
Greytown	2093										
COMMERCIAL	120										
LIFESTYLE	395										
RESIDENTIAL	1437										
RURAL	141										
Martinborough	2909										
COMMERCIAL	109										
LIFESTYLE	555										
RESIDENTIAL	1656										
RURAL	589										
Grand Total	7133										
		Information from Council									