

SWDC Spatial Plan Recommendations

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**SOUTH WAIRARAPA
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Introduction

Purpose:

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

The Residential Growth recommendations have assessed and supported by all work that has been done to date, including:

- Wellington Regional Growth Framework
- High level matrix assessments
- Wellington Water Infrastructure inputs
- Stakeholder input & meetings
- Iwi input & meetings
- Site visits
- Submissions and hearings
- Previous workshops with staff and Councillors



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Spatial Plan Map & Diagram

Draft South Wairarapa Strategy MAPPING OUR FUTURE – TO 2050

OUR VISION:

The best of country living with the
community at the heart of everything we do

Three key roles of our district in the region & New Zealand

- 1 A place for agriculture, fishing, forestry, horticulture and viticulture with new and growing business and job opportunities
- 2 A destination highlighting diverse cultures, heritage, environmental sustainability and recreational experiences
- 3 A town and country lifestyle choice

Roles of council

- Advocate for sustainable living and community wellbeing
- Influence, facilitate, partner, provide services, plan and regulate

Where we are today

- Strong population growth: 2.2% average annual increase 2013-18 and an estimated 2.7% increase in 2020
- Rapid increase in house prices in 2020 resulting in Featherston median price \$484,100, Greytown \$732,800, Martinborough just over \$700,000
- 1 in 4 people over the age of 65
- Workers challenged to find affordable houses
- GDP per capita is \$27,000 compared to \$62,000 for NZ average, indicating relatively low incomes per person
- Unemployment rate of 4% which is lower than NZ of 5.8% – High employment but low GDP
- Climate change with extreme weather events, droughts, higher temperatures, coastal erosion

WORKING
WITH MANA
WHENUA
Our communities
and district
STRONG AND
EFFICIENT
COUNCIL

Our community outcomes

- **SOCIAL WELLBEING**
Residents are active, healthy, safe, resilient, optimistic and connected
- **ECONOMIC WELLBEING**
A place of destination, new business and diverse employment that gives people independence and opportunity
- **ENVIRONMENTAL WELLBEING**
Sustainable living, safe and secure water and soils, waste minimised, biodiversity enhanced
- **CULTURAL WELLBEING**
Strong relationships with iwi, hapū and whānau, celebrating diverse cultural identity, arts and heritage

Strategic drivers

Creating better connections & social wellbeing

- Strengthen social connections within the community
- Encourage civic pride and participation
- Provide universally accessible, safe and diverse spaces to strengthen connection between people and place
- Advocate for better transport and technology to improve social and business opportunities

Supporting sustainable growth, employment, economic wellbeing & development

- Plan for growth that protects rural land and character
- Contain rural residential expansion
- Support quality urban development
- Limit growth in coastal and other areas subject to climate change impacts
- Support the transition to a low carbon economy
- Encourage economic diversity and local vibrancy
- Leverage partnerships with central and regional agencies to enable economic development and employment opportunities

Enhancing three waters delivery & environmental quality

- Deliver sustainable, clean, clear, safe and secure drinking water
- Design and implement innovative, sustainable, efficient and affordable wastewater and stormwater systems
- Protect and replenish our natural environment and biodiversity
- Minimise waste and provide environmentally sustainable Council services
- Take active measures to adapt and mitigate the impacts of climate change
- Empower and enable our community to drive behavioural change for the benefit of the environment

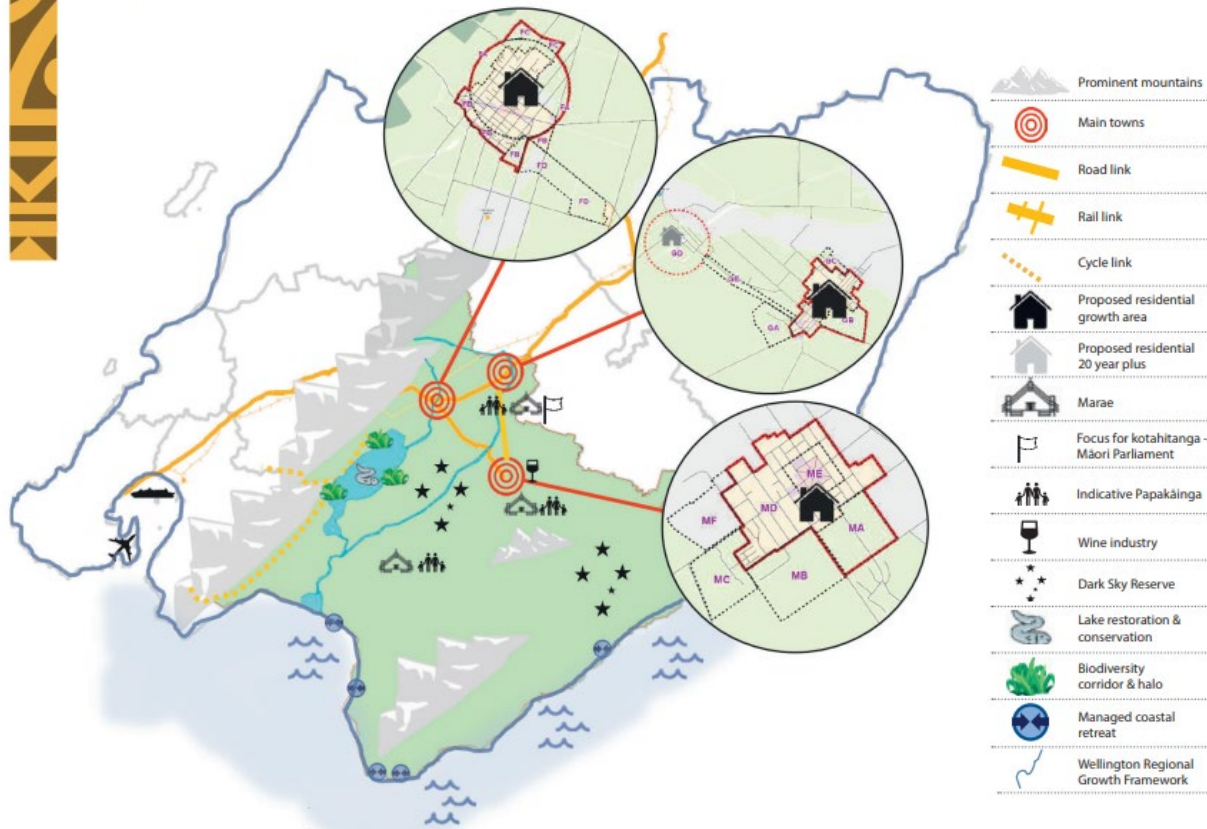
Nurturing & creating the district's special character, qualities and culture

- Work in partnership with mana whenua, respecting tikanga (customs), kaitiakitanga (guardianship) and taha Māori (heritage)
- Take opportunities to embrace and celebrate diversity
- Take opportunities to advance and showcase arts, culture & heritage
- Protect town and rural community character, retaining our unique look and feel
- Improve urban design and integrate what we build with natural features

Spatial Plan Map & Diagram

Draft South Wairarapa Spatial Plan

STEP 1: RESIDENTIAL GROWTH OPTIONS



Consultation

Consultation was undertaken in two stages in 2020/2021

- 688 Online Survey results received from the 'Whats on Top survey' (Combined LTP/SP survey)
- 213 submissions were received from the Step 1 -Spatial Plan consultation
- 7.8% of our district's population had their say (901 submissions - Our population 11,512)

This is a huge level of engagement!!

80% of respondents recognised that growth was required for the district and supported it. This was up from 65% at the previous consultation.

Five Themes have guided the development and recommendation of growth areas:

1. Heritage and character
2. Intensification
3. Productive soils and farmland
4. Population and community
5. Infrastructure



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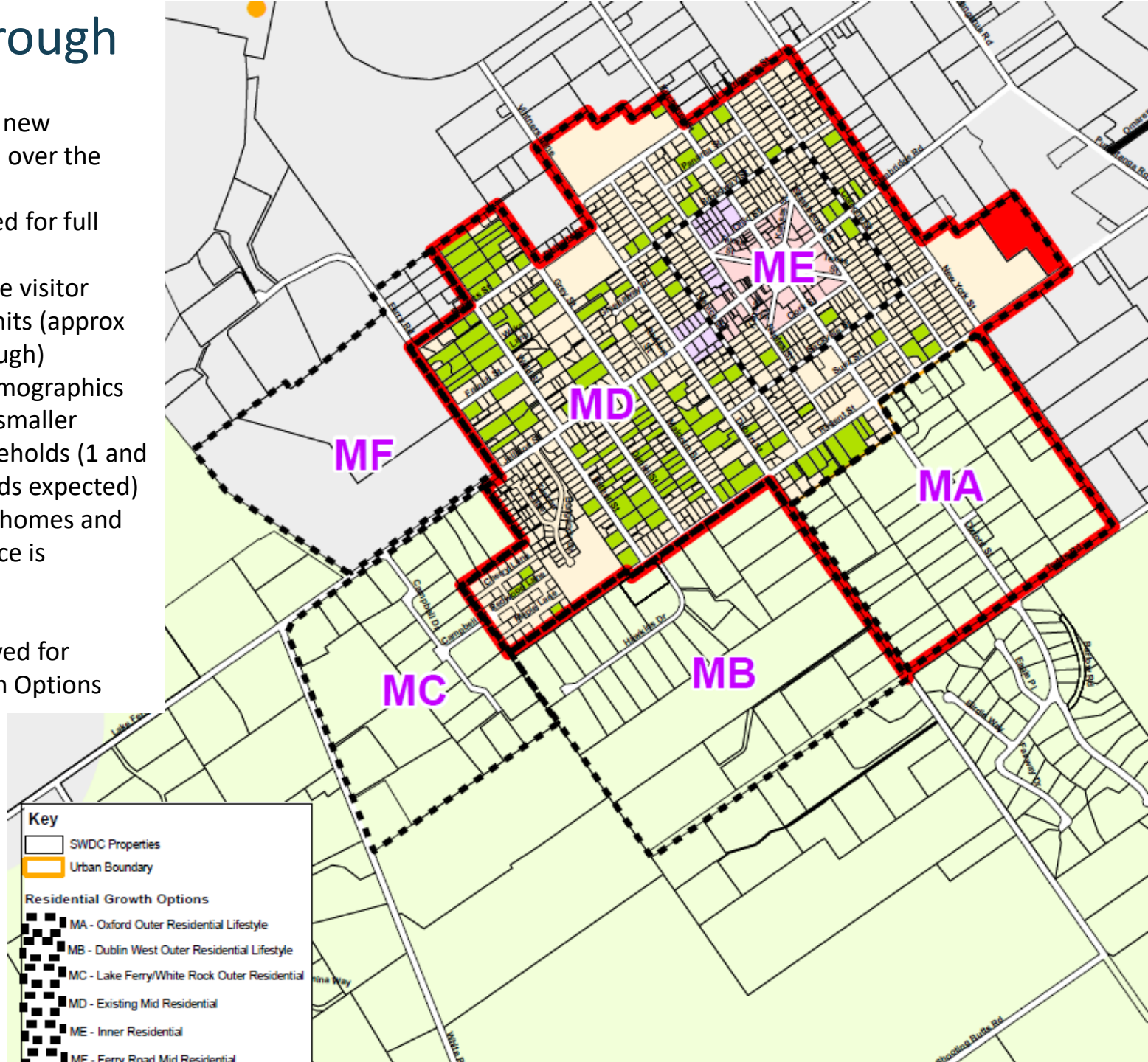
Timeline/Next Steps

The South Wairarapa Spatial Plan and related Workstreams											
Timeline Activity	10 Nov 21	17 Nov 21	1 Dec 21	15 Dec 21	Jan/Feb 22	Jun/Jul 22	Sept 22	Dec 22	Jan/Feb 23	Jun/Jul 23	Dec 23
Spatial Plan – Step 1 Residential Growth Options finalised	Cllr Workshop	Council Meeting Decisions	Submitters Notified of Decision	Public Release Adopted SP Step 1 *					Update SP Step 1		
Spatial Plan – Step 2 Featherston Masterplan – Transit Oriented Development(TOD)		Registration of Interest (ROI) Tender Selection			Development / Draft / Hearings			MP *			
Spatial Plan – Step 2 Martinborough Masterplan Areas MA/MF (NB: Areas tbc 17 Nov 21)							ROI / Tender		Development/Draft/Hearings		MP *
Spatial Plan – Step 2 Papakainga Areas					Initiate Engagement / Investigate / Collaborate/Design solutions			Jointly Implement Solutions			
Spatial Plan – Step 3 Rural Rural Special / Tspt / Commercial Industrial: Integrate with WDC	Integrate work on WCDP Featherston/Martinborough with Spatial Plan										
Spatial Plan – Step 3 Greytown Masterplan and DP Changes (y 3-5)											Commence
Annual Plan (2022/3)-Adjust as required (y 2)											
Long Term Plan 2024-34											Commence LTP2024/34

Martinborough

- A minimum of 600 new residents expected over the next 30 years
- 300 houses required for full time residents
- This doesn't include visitor accommodation units (approx 300 in Martinborough)
- The population demographics are changing with smaller numbers in a households (1 and 2 person households expected)
- A range of smaller homes and more housing choice is required.

147 submissions received for Martinborough Growth Options



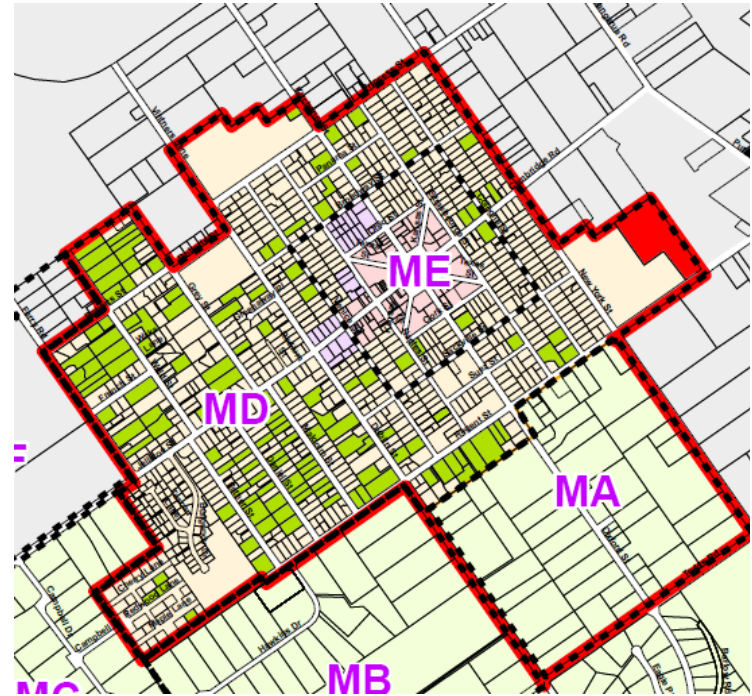
Martinborough

MA – Oxford Outer Residential

- 48.8ha for residential lifestyle options of approximately 200 homes
- 2000m² to 4000m² lots
- Provides choice and retains rural amenity
- Requires master and structure planning
- 64% Support/36% oppose
- **Concerns that MA alone would not provide affordable housing**

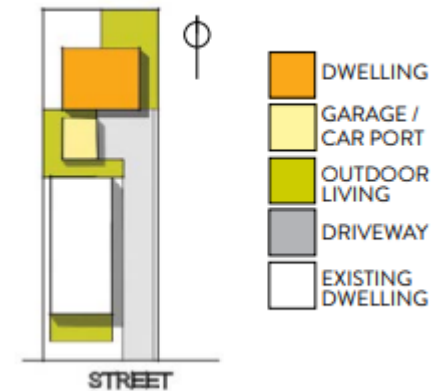
MD - Existing Mid Residential

- Mid-residential zoning was the most supported at 85%
- Density of 400m² - 500m²
- 60 lots within MD that could be developed as of today
- **Concerns that not enough mid residential land provided, additional areas requested**
- Concerns infill development is disrupting the town's traditional form and character



Martinborough Infill design guide

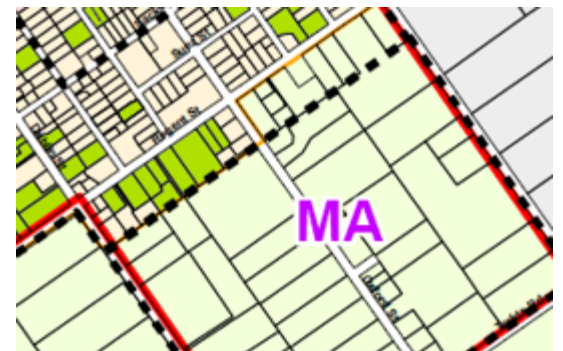
- Infill development means subdividing and putting an additional housing behind the existing house on a site. Traditional infill subdivision typically occurs on long narrow sites.
- Submitters did not support the current outcomes of infill development in Martinborough
- Design guides consider layout, entrances, colour, open space, plantings, fencing, building materials and the connection with open space/streetscape.
- [Hastings-Residential-Intensification-Design-Guide.pdf \(hastingsdc.govt.nz\)](https://www.hastingsdc.govt.nz/assets/Uploads/Hastings-Residential-Intensification-Design-Guide.pdf)



Martinborough

Additional Areas MD

- Six additional areas requested to be included in the Mid Residential zoning for Martinborough
- Full assessments have been undertaken against the original criteria
- Two have been included:
 - 3 Roberts Street
 - Regent Street Frontage within MA
- The inclusion of these areas could provide 50 homes



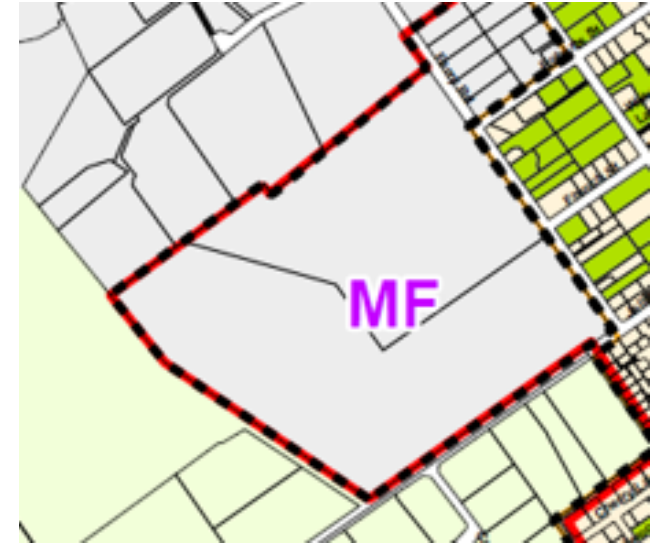
Martinborough

MF Ferry Road Mid Residential

36ha for mid residential options of approximately 400 homes (400m² - 500m²)

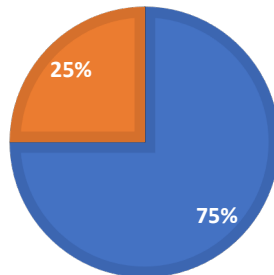
- 40% of submitters raised that there was not an adequate amount of mid residential land and MF should be included
- Requires master and structure planning

MF received 44 submissions, 75% supported its inclusion



MF OPTION

■ Support ■ Oppose



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Martinborough

ME Inner Residential

Permitting greater density and more homes on existing sites in the area bounded by Cologne Street, Broadway Street, Venice Street and Sackville Street.

Submitters believed that increasing the density in the town centre would be a good option in principle as it is closer to all services and provides people with choice, but others had concerns that increased density would result in a loss of small-town character.

48% supported ME/52% opposed

A heritage design guide would be created to ensure development is complementary with surrounding character – it doesn't mean big apartment buildings



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Martinborough Heritage Design Guides

Our current District Plan has design guides for the heritage precincts in all three towns but Greytown is the only town that has the precinct over residential zoned properties

Positive Attributes

Garden trees (2.3a)

Mature trees soften outlines in front and behind house, frame entry; shade drive etc.

Garage (1.2a)

Separate, inconspicuous

Driveway, parking area (2.1a)

Inconspicuous, single lane drive, asphalt crossing



Main building (1.1a & 1.3a)

Simple modest form; proportions, elements, materials and colours in harmony with heritage traditions

Front & side boundaries (2.2a)

Front fence, planting form screen, give glimpses of house; side boundaries planted

Negative Attributes

Garden trees (2.3b)

No mature trees to soften outlines in front or behind house, frame entry points; shade drive etc

Garage (1.2b)

Part of main building, prominent

Driveway, parking area (2.1b)

Conspicuous, large expanse, light colour, wide concrete crossing



Main building (1.1b & 1.3b)

Complex, out of scale forms; proportions, elements, materials and/or colours out of harmony with heritage tradition

Front & side boundaries (2.2b)

Low (or no) front fence and boundary or front garden planting to screen main building; lack of side boundary trees/planting



Residential Heritage Design Guide examples

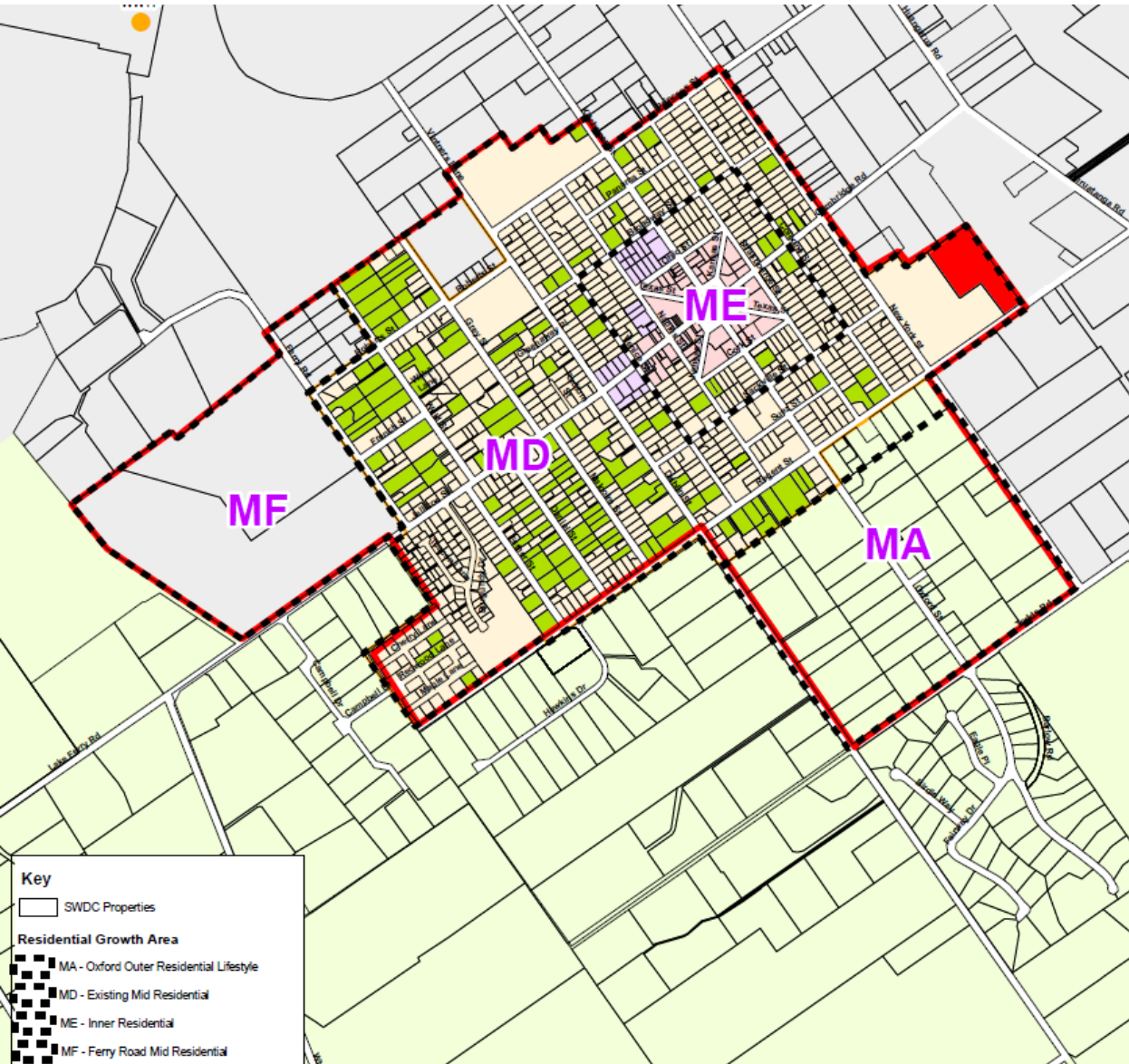
Supports the retention of the existing dwelling at the front of the site, additional dwelling at rear 60m²

Others support full site development e.g. joining sites together for a more comprehensive development



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Martinborough Recommendations



Adopt the combined growth area being which can provide 700 homes over 30 years:

- MA - Oxford Outer Residential
- MF – Ferry Road Mid Residential
- MD – Existing Mid Residential (two inclusions)
 - Subject to an infill design guide
- ME – Inner Residential
 - Adopt subject to heritage design guide
 - Adopt subject to further investigations
- Master planning to begin in year 2 (2022)

Featherston

- Approximately 800 additional people within the next 30 years
- Wellington Regional Growth Framework identified Featherston as a future growth node due to its location on the rail corridor.
- Featherston is already experiencing growth with increased population and house prices over the past 2 years.
- Featherston is attracting a younger population including families compared to the other towns.

99 submissions received for Featherston

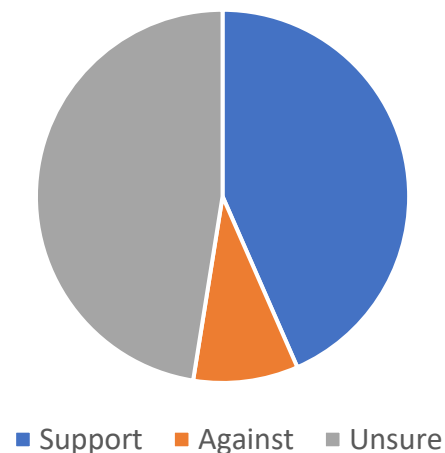


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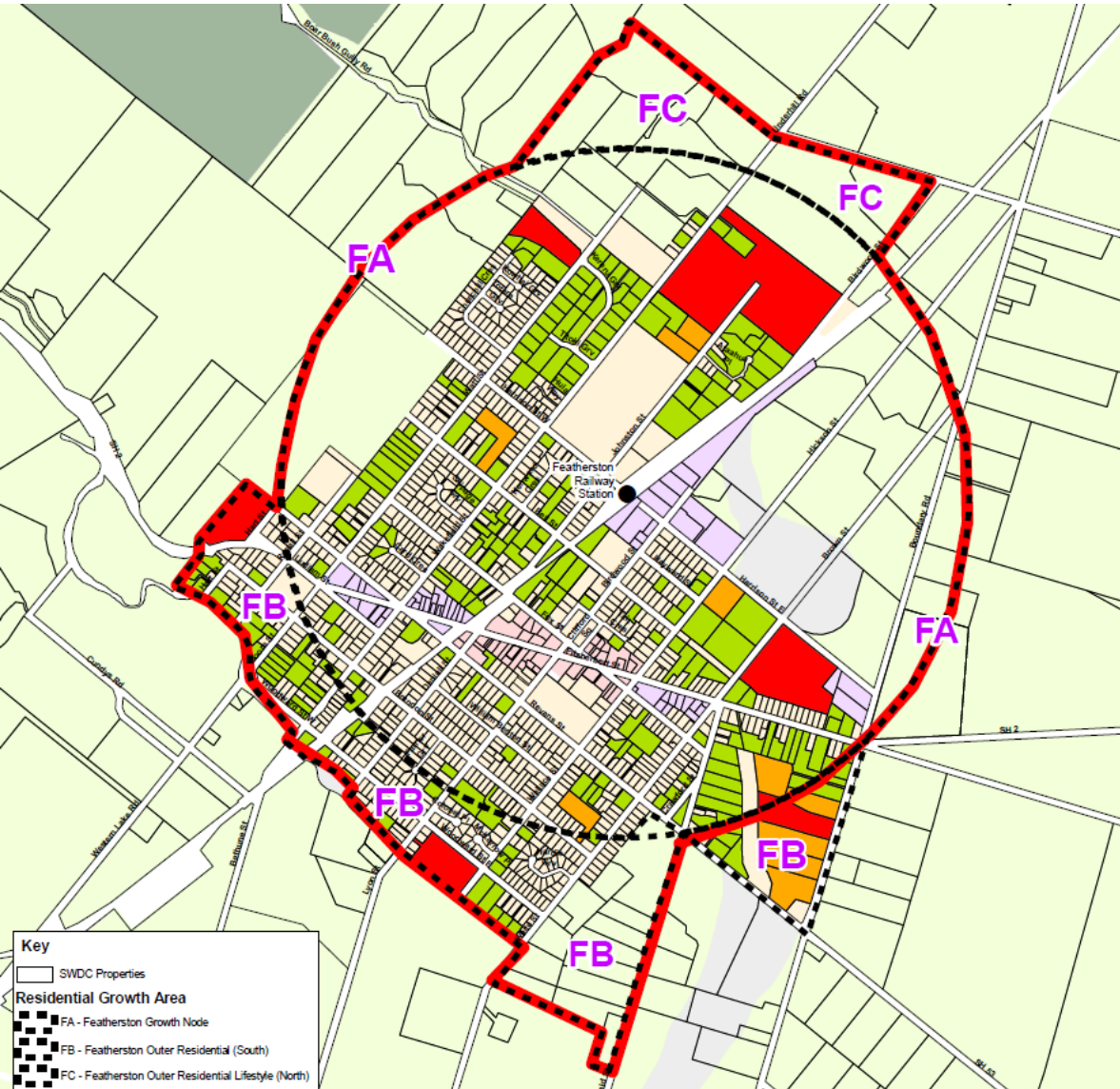
Featherston Combined Option

- A combined option was put forward for Featherston
 - FA – Featherston Growth Node
 - FB – Featherston Outer Residential South
 - FC – Featherston Outer Residential North
- FA is a 1 km growth node from the rail station
- FB and FC which are Outer Residential Lifestyle areas can provide for the level of population growth anticipated while providing housing choice.
- 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 and choice was provided.
- Master planning will include residential, commercial, industrial zones while integrating development with transport and infrastructure.

Combined Option



Featherston Recommendations



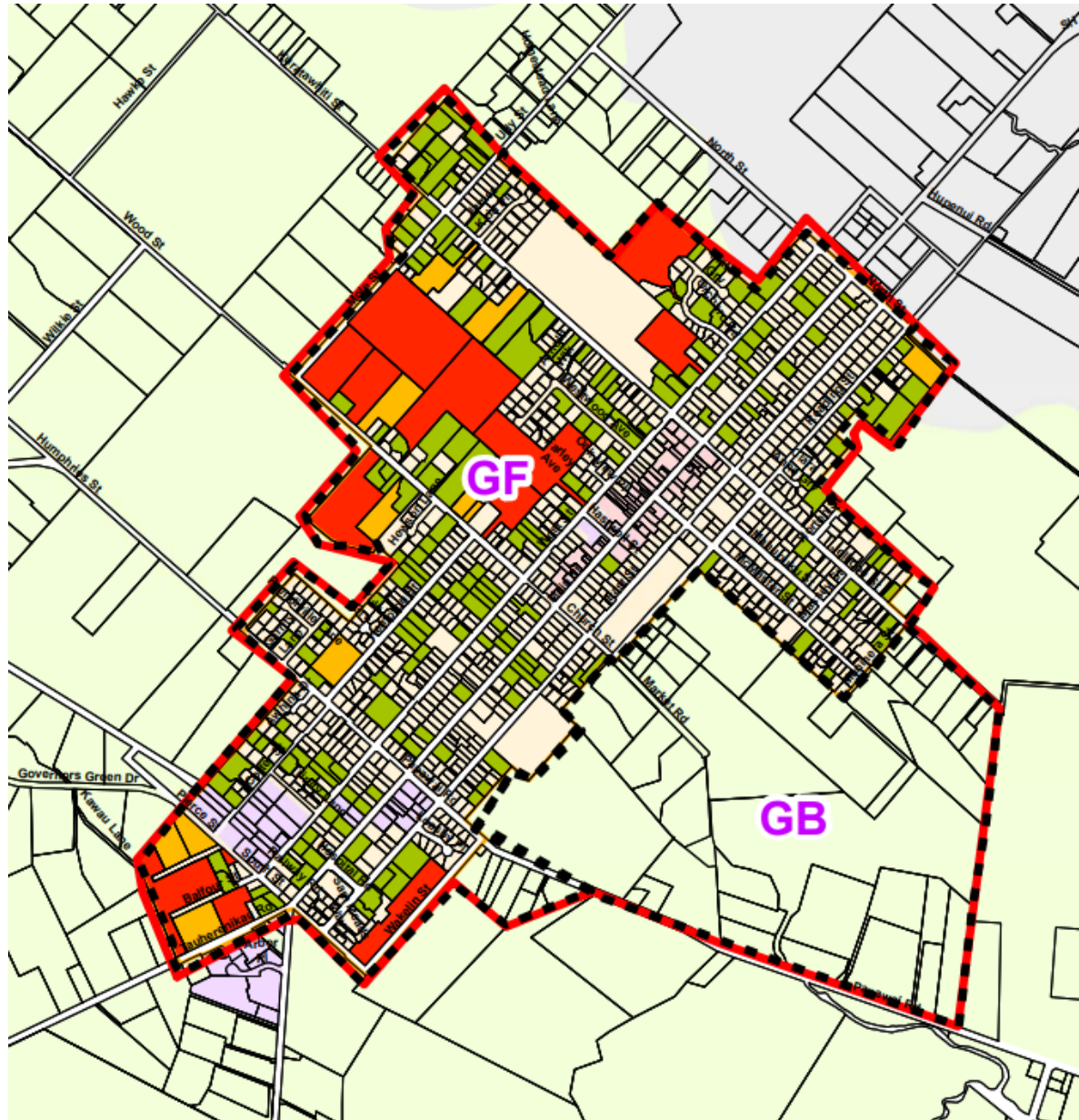
Adopt the combined growth area being:

- FA – Featherston Growth Node Residential
- FB – Featherston Outer Residential South
- FC – Featherston Outer Residential North
- Master planning to begin in year 2 (early 2022)

Greytown

- Approximately 1080 people expected within the next 30 years
- An estimated 700-800 homes required 250 lots could be created via subdivision within the existing residential zoning
- 180 retirement units being built
- Unlike Martinborough and Featherston, there is a strong demand for mid residential housing options only (400m² – 500m²). Outer Residential options were not requested.

132 Submissions received for Greytown growth options



Greytown

Greytown Option 1

Retaining the original area of GB would accommodate the anticipated growth for Greytown over the next 30-year Spatial Plan timeframe.

Concerns about stormwater and infrastructure capacity - early infrastructure inputs support development of GB.

Master planning would identify any areas not suitable for development and/or protection with these areas being set aside for green space, recreational areas or larger residential lots where appropriate.

Four areas were requested for inclusion into the Mid-Residential zoning.

Full assessments have been undertaken against the original criteria. Two have been included in the residential zoning.

- Papawai Road block
- 51 Jellicoe Street (4ha total)

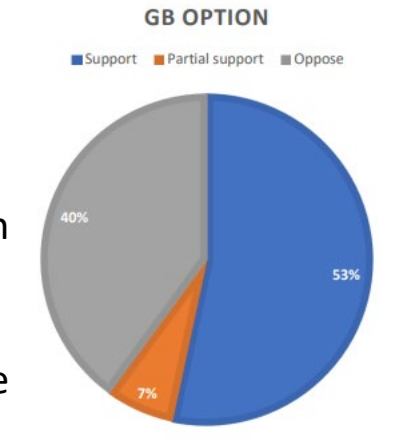


Figure 1

The map displays the Jellicoe-Papawai Mid Residential Area, which is outlined by a red dashed line. The area is divided into two main sections: GB (Jellicoe - Papawai Mid Residential) and GF (Existing Mid Residential). The map includes a key for SWDC Properties, Urban Boundary, and Residential Growth Area. The Residential Growth Area is divided into GB (Jellicoe - Papawai Mid Residential) and GF (Existing Mid Residential). The map also shows surrounding roads and areas, including Woodside Rd, Wood St, and the Jellicoe-Papawai Mid Residential Area.

 SWDC Properties
 Urban Boundary
Residential Growth Area
 GB - Jellicoe - Papawai Mid Residential
 GF - Existing Mid Residential

Greytown

Option 2

The original growth was 72.5ha could provide 800 homes. The redefined option has reduced the original area to 54ha but can provide approximately 650 new homes.

This area has been redefined following the existing title boundaries, excluding some of the known wetter areas and some larger land holdings which hold class 1 soils. Retaining the rural feel along Papawai Road.

Given the reduction in the number of dwellings, there is the option to include an additional area in the medium term (5-10 years). These areas are either:

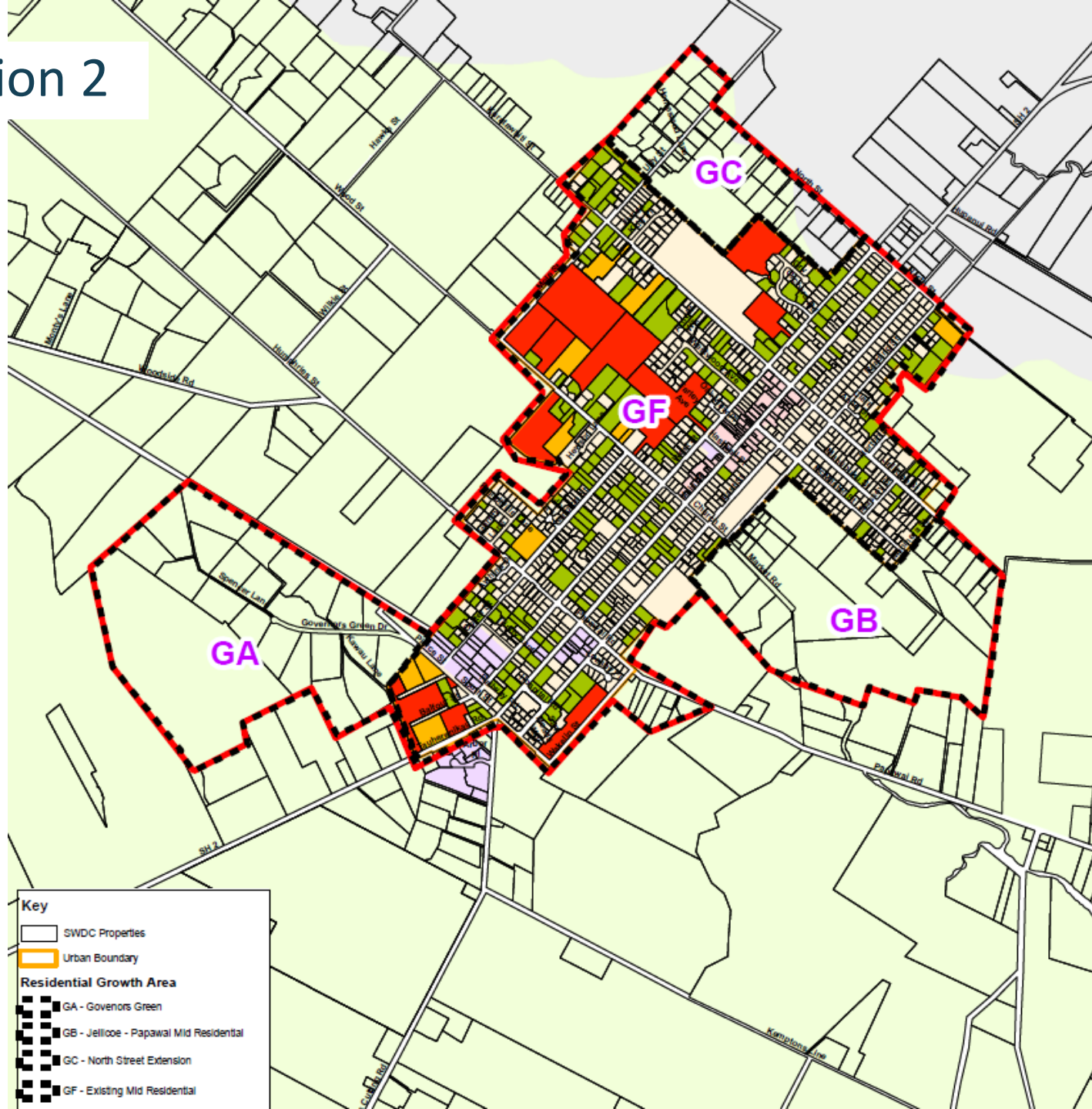
- **GC North Street Extension**
- **GA Governors Green Extension**

(Both can provide approx. 100 homes)



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Option 2



Greytown

GA – Governors Green Extension

- Existing large lot development. Well established dwellings and grounds
- Can provide 100 dwellings at 2000-4000m² lots
- One road/entry point results in poor urban design
- No additional roads could be established due to the barriers of the Greytown Rail Trail and State Highway 2
- Difficulties retrofitting infrastructure



Greytown

GC – North Street Extension

- This area is currently at risk of flood events (1 in 100 year)
- The Waiohine Action plan is underway but is yet to be adopted
- Works would mitigate flood risk by the creation of a new stop bank
- When works have been completed and it's determined that this area is no longer at risk of flooding then GC could be bought into the mid residential zoning.
- Good connections to town and infrastructure.



Greytown

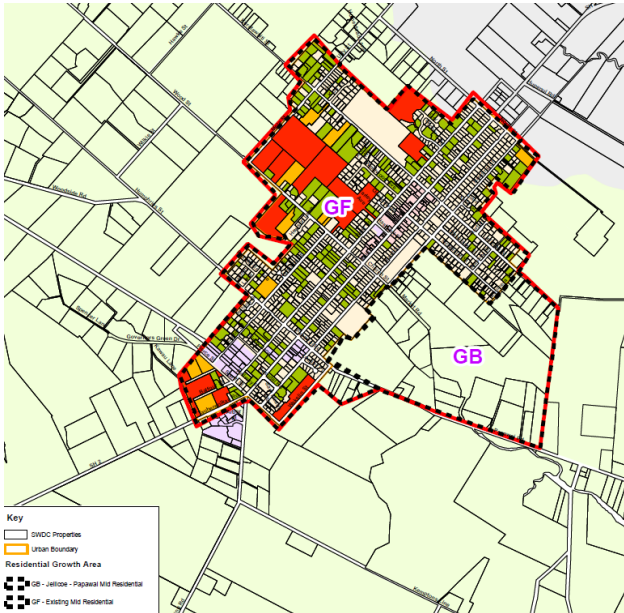
GD – Woodside Station

- The longer-term option of GD-Woodside Station received support acknowledging that this area would be suitable for a Transport Orientated Development.
- This area can be re-assessed in the long term (+20 plus years).

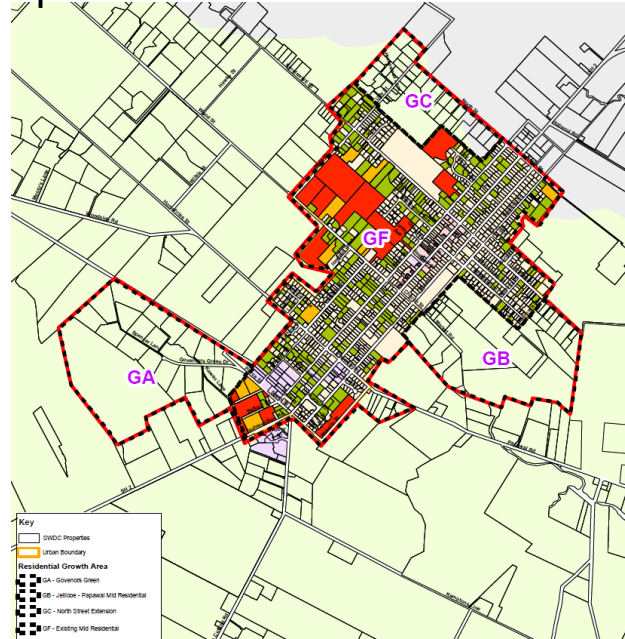


Greytown Recommendations

Option 1



Option 2



Master planning to be undertaken in Year 3-4 (2023-24)

GD – Woodside be explored again in the future when additional residential capacity is needed (20+ years)

Adopt the combined growth area being:

- GF – Existing Mid- Residential (two inclusions)
 - GB - Jellicoe to Papawai Mid-Residential
- OR

Adopt the combined growth area being:

- GF – Existing Mid- Residential(two inclusions)
- GB - Reduced Jellicoe to Papawai Mid-Residential but designate an additional area for further investigation in the medium term (5- 10 years).
- GC North Street Extension OR;
- GA Governors Green Extension

Questions/Discussion



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