



Page 1: Personal Details

Q1

Name:

Alexandra Barnes

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Martinborough

Which ward do you live in?

Q6

45-65

What is your age?

Q7

Respondent skipped this question

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



Q8

Yes

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?"

Q9

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

I believe having an adjacent document that signals a possible charter that would outline the key intent of development would be beneficial. Retaining the small town feel while extending land for development is a very viable option, however without some sort of charter or guidance the special character/small town charm of Martinborough could be lost and destroyed.

Q10

Yes

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)

Q11

Please give your reasons below:

As a property owner within the MA development area I am very supportive of future residential development in the area. I would in fact be happy to have this rezoned down to the 1200m², as long as standard residential sections can retain character, while providing more housing than the currently proposed 2000-4000m², as long as there is good urban design through a master planning process. I would really like to see some sort of document that outlines the special 'turn of the century' character and ways to incorporate that into new builds. I am not in favor of any of the land being reduced beyond 500m² in the ME zone. Infill housing would reduce the current character and charm of the town.

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:

As the only property owner and vineyard owner that would back to the MF option, I am entirely against the size of the sections 400-500m² being proposed. A working vineyard requires certain aspects eg sprays, windmachines running all night etc that are not in the best interest to be backing onto a high density residential area. For the health of these residents this should NOT be undertaken. I am in favor of small lifestyle blocks being developed on this land as long as they understand the needs of a 'working vineyard' as a neighbor. Vineyards are the heart of Martinborough, placing high density residential next to a vineyard runs a high risk of changing the character of the town and eventually maybe even losing the ability to run a vineyard in what now would become a residential area.

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)

Q14

Respondent skipped this question

Please give your reasons below

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)

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Either

Which is your preferred hearing date?

Q19

SWDC website

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

adam

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Featherston

Which ward do you live in?

Q6

31-44

What is your age?

Q7

Respondent skipped this question

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



Q8

Yes

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?"

Q9

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

need to capture more on the great tourism our region has to offer

Q10

Yes

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)

Q11

Respondent skipped this question

Please give your reasons below:

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:

appears to be appropriate

Q13

Yes

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)

Q14

Please give your reasons below

need to be mindful of the small streams on the eastern side of town which has and does cause flooding. Growth needs to be in areas where existing infrastructure sits. Southern end of Wallace St could also be included in re-zone boundary as has great connections with Waite St WW main. I personally think SWDC could be more bold with the growth potential for Featherston, build on its character as a commuter town. Its been great to see Featherston thriving with more families in town.

Spatial Plan Feedback Form

Q15

Yes

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

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

**Quarterly Newsletter - Community Focus,
Facebook,
Wairarapa Midweek**

Where did you find out about the Spatial Plan Consultation?



Page 1: Personal Details

Q1

Name:

troy turner

Q2

Postal address

[Redacted]

Q3

Email

[Redacted]

Q4

Phone

[Redacted]

Q5

Non-resident

Which ward do you live in?

Q6

31-44

What is your age?

Q7

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

N/A



Q8

Yes

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?"

Q9

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

There wasnt anything specific comment or planning for industrial / commercial zoning to allow small business to support the growth.

Q10

Don't know

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)

Q11

Please give your reasons below:

I like the overall plan, im not sure breaking sections into 100 and 200sqm lots is in keeping with the values outlined however. These are city lot sizes and i dont think are required in such a wide ranging area of martinborough, if at all.

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:

mid-residential style lots bring a very country feel to settings. When doing the development, planning should be given to style of developments ensuring they are within character, environmentally friendly and provide home ownership options to a variety of people. EG - Brakenridge caters with 1 bedrooms studios along with 2 and - four bedroom homes allowing better usage of land. This could occur on a non-rental basis also to good effect.

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)

Q14

Respondent skipped this question

Please give your reasons below

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)

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Either

Which is your preferred hearing date?

Q19

SWDC website

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

Karen Stephens

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Martinborough

Which ward do you live in?

Q6

45-65

What is your age?

Q7

Respondent skipped this question

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



Q8

Don't know

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?"

Q9

Respondent skipped this question

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

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)

Q11

Please give your reasons below:

ME - The density of dwellings in these areas is appropriate given the lifestyle of Martinborough. Creating more sections will detract from the peaceful nature of living in Martinborough. It is likely to also create more holiday homes which although bring in much needed commerce do create an impact on permanent residents.

MD - Agree with the proposal.

MA - I support the creation of lifestyle living options as this is in tune with the Martinborough ethos.

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:

I believe these areas should be reconsidered in another 10 years once the impact of any accepted density / lifestyle block changes have been established. The need for improved infrastructure and other facilities needs to be implemented before considering further population growth.

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)

Q14

Respondent skipped this question

Please give your reasons below

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)

Q16

Respondent skipped this question

Please give your reasons below

Q17

Yes

Do you want to speak to your submission?

Q18

Tuesday 25 May

Which is your preferred hearing date?

Q19

**SWDC website,
Wairarapa Midweek**

Where did you find out about the Spatial Plan Consultation?



Page 1: Personal Details

Q1

Name:

Martinborough Community Board

Q2

Respondent skipped this question

Postal address

Q3

Email



Q4

Respondent skipped this question

Phone

Q5

Martinborough

Which ward do you live in?

Q6

Respondent skipped this question

What is your age?

Q7

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

Martinborough Community Board



Q8

Yes

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?"

Q9

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

While Martinborough Community Board accept that growth must occur, we need to ensure that our Infrastructure is suitable FIRST. Martinborough can not sustain the growth as proposed. Any growth will need to be gradual, methodical and well planned out. A piece missing from the spatial plan are placement and management of key Social services, Doctors, Fire, Ambulance and Police. A much greater presence would be required as growth develops .

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)

Q11

Please give your reasons below:

Martinborough has a lot of residents, walkers and cyclists who want the open green spaces. We disagree with ME becoming so infilled that there are no areas left for green space at all within these blocks. If a property existed on every site just the rubbish collection alone would make the centre of town abysmal and unpleasant. This doesn't match Martinborough's Community identity at all as a clean, green village and a nice place to live.

The proposed ME district needs to have much bigger blocks when subdividing than those proposed.

No expansion should be taking place until ALL the infrastructure is fit for purpose.

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:

All development needs to include lots of green spaces. Since area MF appears to be a blank canvas, allow them to come up with a proposal for Council and the public to consult on, when that happens.

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)

Q14

Respondent skipped this question

Please give your reasons below

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)

Q16

Respondent skipped this question

Please give your reasons below

Q17

Yes

Do you want to speak to your submission?

Q18

Either ent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

Shayne Williams

Q2

Postal address

[Redacted]

Q3

Email

[Redacted]

Q4

Phone

[Redacted]

Q5

Martinborough

Which ward do you live in?

Q6

45-65

What is your age?

Q7

Respondent skipped this question

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



Q8

Yes

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?"

Q9

Respondent skipped this question

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

Q10

Yes

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)

Q11

Please give your reasons below:

- Minimum section size 1250-1500Sqm
 - In regard to a decision re land lot sizes, it would be great to have an indication as early as possible so it enables prospective developers to plan landscaping and planting.
 - Single story dwellings only
 - Self sufficient in regard to septic tanks with effluent beds and water supply via tanks (would like to see town supply drip feed available), thus putting no extra pressure on MBs already overloaded infrastructure.
 - It was mentioned in the last spatial plan meeting that a likely time frame would be 3-5 years, can this please be clarified with a "critical path timeline" being made available to all effected parties.
-

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:

Order of preference would be MF, MC then MB

Q13

Don't know

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)

Spatial Plan Feedback Form

Q14

Respondent skipped this question

Please give your reasons below

Q15

Don't know

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

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Tuesday 25 May

Which is your preferred hearing date?

Q19

**Email,
Wairarapa Times Age**

Where did you find out about the Spatial Plan Consultation?



Page 1: Personal Details

Q1

Name:

David Vaughan

Q2

Postal address

[Redacted]

Q3

Email

[Redacted]

Q4

Phone

[Redacted]

Q5

Martinborough

Which ward do you live in?

Q6

45-65

What is your age?

Q7

Respondent skipped this question

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



Q8

Yes

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?"

Q9

Respondent skipped this question

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

Q10

Yes

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)

Q11

Please give your reasons below:

I support making land available for subdivision especially in the MA sector. Martinborough needs to provide more land for housing.

The MA area is ideally positioned between the town center and Martinborough Estate / Golf Course - this is the logical area for residential growth.

Preferred minimum section size 1250 - 1500 Square meters in the MA area

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:

For land areas in MB, MC and MF subdivision with larger minimum section sizes

Q13

Don't know

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)

Q14

Respondent skipped this question

Please give your reasons below

Spatial Plan Feedback Form

Q15

Don't know

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

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

SWDC website,

Where did you find out about the Spatial Plan Consultation?

Email



Page 1: Personal Details

Q1

Name:

Alistair Aburn & Deyana Popova

Q2

Postal address

[Redacted]

Q3

Email

[Redacted]

Q4

Phone

[Redacted]

Q5

Martinborough

Which ward do you live in?

Q6

Respondent skipped this question

What is your age?

Q7

Respondent skipped this question

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



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?"

Q9

Respondent skipped this question

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

Q10

Respondent skipped this question

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)

Q11

Please give your reasons below:

ME: general support for enabling greater density, but subject to robust urban design controls that are directed toward ensuring quality design outcomes (especially for medium density/multi-unit infill housing). MD: general support for keeping current density (400m² minimum lot size), but again with robust urban design controls for multi-unit infill housing). MA: general support for larger lot lifestyle development with master-planning to retain a rural ambience. Our submission is directed towards ensuring that future residential development within the currently zoned residential areas (MD and ME) respects and reinforces Martinborough's current character which is based on a strong grid pattern and 'visually quiet streets'. Design guidance will have an important role to play in ensuring respectful streetscapes (including generous front yards) and positive on site residential amenity (including generous ground level open space per dwelling unit); particularly where multi-development is proposed (townhouses and medium-rise apartments). It will be important to ensure that there is adequate infrastructure provision (3 waters).

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:

MB, MC and MF: these options should in our opinion be placed 'on hold' pending the Step 3 exercise which will focus on the Rural Special and Rural zones. In our opinion it would be premature to endorse these growth options in advance of a considered review of an appropriate 'urban fence' for Martinborough designed to protect soils suitable for viticulture from non-rural activities, including residential activities.

A valuable reference point would be the 1979 soils classification map prepared by the Soil Bureau (JD Cowie and JD Milne, Soil Bureau, September 1979); supplemented by the 40 years'-experience of successfully establishing and operating vineyards around the margins of the Martinborough township. Our submission is directed towards ensuring that soils that have proven to be highly suitable for viticulture are not lost to residential/urban development.

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)

Q14

Respondent skipped this question

Please give your reasons below

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)

Q16

Respondent skipped this question

Please give your reasons below

Q17

Yes

Do you want to speak to your submission?

Q18

Either

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?



TO: SOUTH WAIRARAPA DISTRICT COUNCIL

FROM: ALISTAIR ABURN AND DEYANA POPOVA
[REDACTED]

RE: SOUTH WAIRARAPA SPATIAL PLAN - CONSULTATION DOCUMENT

1. Thank you for the opportunity to make a submission on the South Wairarapa Spatial Plan, and for the opportunity to join by Zoom conference call the Thursday 20 April meeting chaired by His Worship the Mayor.
2. Our submission relates to the residential growth options for Martinborough.
3. During the Thursday 20 April meeting His Worship the Mayor several times invited meeting participants to say what they considered to be the *character* of Martinborough. The 'invitation' was in response to a number of the participants saying they wish to see Martinborough's character preserved.

Martinborough's Character

4. We often hear Martinborough described as a 'wine village' - and undeniably it is, in our opinion.
5. The future economic and social well-being of Martinborough is, in our opinion, inextricably linked to the on-going success of the viticulture industry.
6. From the days when Martinborough's soils were first investigated by the then Department of Scientific and Industrial Research (DSIR) Soil Bureau in late 1979, soils that were found to be highly suitable for viticulture, to the present day, Martinborough's character and sense of place has steadily developed around the viticulture industry to be the outstanding drawcard that it is today.
7. As a drawcard Martinborough is and will continue to grow and expand.

Martinborough's Residential Growth Options

8. Guided by a plethora of statutory policy statements and plans, including the National Policy Statement - Urban Development (2020), the forthcoming (2023) review of the District Plan will need to make appropriate provision for future residential development, with, we assume, significant regard being had to outcomes from the current consultation on the Spatial Plan.
9. We are aware that the current spatial plan exercise is limited to residential growth options, and that there will be further "*thinking and planning*" in relation to rural and commercial/industrial growth options (identified as Step 3 in the spatial plan process).
10. An issue that we wish to draw to the Council's attention is the interface between managing future residential growth and the need to 'protect' the versatile soils (including the Martinborough High Terraces soils) that are central to the future viability of the viticulture industry.

11. During the Thursday 20 April meeting Ree Anderson commented that the soils around Martinborough were Class 2 and Class 3 soils, the implication being that they were not Class 1 soils and therefore possibly not soils that should be protected. If this was Ree's 'message', then we do have some concerns for, although not classified as Class 1, the soils surrounding Martinborough are, in the main, clearly highly suitable for viticulture. In our opinion, great care should be taken in managing/providing for residential growth on the margins of Martinborough, particularly in relation to the Rural Special Zone, while ensuring that opportunities for viticulture growth are maintained.

Our Submission

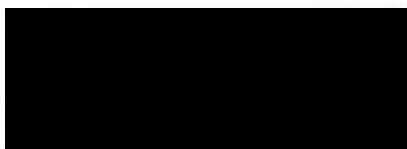
12. Against the background of the above introductory comments, our specific comments on the Martinborough residential growth options are:
 - (a) Inner Residential - ME: general support for enabling greater density, but subject to robust urban design controls that are directed toward ensuring quality design outcomes (especially for medium density/multi-unit infill housing);
 - (b) Mid Residential - MD: general support for keeping current density (400m² minimum lot size), but again with robust urban design controls for multi-unit infill housing);
 - (c) Oxford Outer Residential Lifestyle - MA: general support for larger lot lifestyle development with master-planning to retain a rural ambience; and
 - (d) Signalling Other Growth Options - MB, MC and MF: these options should in our opinion be placed 'on hold' pending the Step 3 exercise which will focus on the Rural Special and Rural zones. In our opinion it would be premature to endorse these growth options in advance of a considered review of an appropriate 'urban fence' for Martinborough designed to protect soils suitable for viticulture from non-rural activities, including residential activities.
13. In relation to (d) above, a valuable reference point would be the 1979 soils classification map prepared by the Soil Bureau (JD Cowie and JD Milne, Soil Bureau, September 1979); supplemented by the 40 years'-experience of successfully establishing and operating vineyards around the margins of the Martinborough township.
14. In summary, our submission is directed towards:
 - (a) ensuring that future residential development within the currently zoned residential areas (MD and ME) respects and reinforces Martinborough's current character which is based on a strong grid pattern and 'visually quiet streets'. Design guidance will have an important role to play in ensuring respectful streetscapes (including generous front yards) and positive on-site residential amenity (including generous ground level open space per dwelling unit); particularly where multi-development is proposed (townhouses and medium-rise apartments). It will be important to ensure that there is adequate infrastructure provision (3 waters); and
 - (b) ensuring that soils that have proven to be highly suitable for viticulture are not lost to residential/urban development.

15. We confirm that we would welcome the opportunity to speak to our submission on either Tuesday 25 May or Wednesday 26 May.

Signed:



Alistair Aburn
30 April 2021





Page 1: Personal Details

Q1

Name:

Anna Wahl

Q2

Postal address

[Redacted]

Q3

Email

[Redacted]

Q4

Phone

[Redacted]

Q5

Martinborough

Which ward do you live in?

Q6

31-44

What is your age?

Q7

Respondent skipped this question

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



Q8

Yes

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?"

Q9

Respondent skipped this question

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

Q10

Yes

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)

Q11

Please give your reasons below:

Martinborough needs to provide more land for housing.
The MA area is ideally positioned and is the logical area for residential growth.
My preferred minimum section size 1250 - 1500 Square meters in the MA area

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:

Agree, These other land areas should be considered for growth after ME, MD and MA.

Q13

Don't know

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)

Q14

Respondent skipped this question

Please give your reasons below

Spatial Plan Feedback Form

Q15

Don't know

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

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

SWDC website,

Where did you find out about the Spatial Plan Consultation?

Email



Page 1: Personal Details

Q1

Name:

Donna McQuaid

Q2

Postal address

[Redacted]

Q3

Email

[Redacted]

Q4

Phone

[Redacted]

Q5

Martinborough

Which ward do you live in?

Q6

31-44

What is your age?

Q7

Respondent skipped this question

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



Q8

Yes

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?"

Q9

Respondent skipped this question

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

Q10

Yes

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)

Q11

Respondent skipped this question

Please give your reasons below:

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:

I think this is a realistic approach, however consideration needs to be given to who is going to live in these areas. The plan identifies the need for more housing for seasonal and hospitality workers, but they probably aren't interested in large lifestyle blocks which are time-consuming to maintain. A housing supply adequate for supporting the businesses in town should take priority over maintaining the rural feel for an extra street or two.

Q13

Don't know

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)

Q14

Respondent skipped this question

Please give your reasons below

Spatial Plan Feedback Form

Q15

Don't know

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

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

**SWDC website,
Facebook,
Wairarapa Midweek**

Where did you find out about the Spatial Plan Consultation?



Page 1: Personal Details

Q1

Name:

Allan Hogg

Q2

Respondent skipped this question

Postal address

Q3

Email



Q4

Respondent skipped this question

Phone

Q5

Martinborough

Which ward do you live in?

Q6

Respondent skipped this question

What is your age?

Q7

Respondent skipped this question

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



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?"

Q9 Respondent skipped this question

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

Q10 Respondent skipped this question

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)

Q11 Respondent skipped this question

Please give your reasons below:

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:

Provision should be made for existing lifestyle rural properties where the land has already been subdivided to enable further subdivision to 2000m² - 4000m². This land is not viable for farming (and that test has already been decided) but ideal for lifestyle residential.

The land is standalone in terms of water and sewerage. There is no impost on Council, in fact a likely increase in rate revenue.

There should not be a need to depart from the District Plan thereby minimizing the cost to the owner to subdivide.

The pressure on the housing and the demand/supply situation would support Councils wish to open up land for new housing. This is an obvious opportunity.

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)

Spatial Plan Feedback Form

Q14

Respondent skipped this question

Please give your reasons below

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)

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

Katie Rees

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Which ward do you live in?

Martinborough

Q6

What is your age?

31-44

Q7

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

Respondent skipped this question



Q8

No

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?"

Q9

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

There seems to be a complete lack of mid residential development in Martinborough compared to Greytown and Featherston.

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)

Q11

Please give your reasons below:

It is great that there are guidelines and planning for future growth, but this plan feels like it is restricting the growth of the town to preserve its "character" or allowing only the growth of those that can afford a large section. The biggest thing missing in this spatial plan is land allocated for mid residential development. Currently, there is not enough mid residential zoned land, and this plan does not allow for any new mid residential land to be developed. Infill is all very well however it is unrealistic to think that all current subdivisible sections will or can be subdivided in the near future. There needs to be a balanced approach to growth and there is nothing balanced about only increasing the supply of inner lifestyle sections! That does not suit the aging population, the families, the service industry workers that our town needs to thrive, or the younger generations hoping to get on or move up the property ladder. More mid residential please!

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:

The other areas of growth laid out are acceptable however, if there is no urgent plan to increase the MD boundaries then MF should be in the recommended growth option now, even if it is just a portion of it.

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)

Spatial Plan Feedback Form

Q14

Respondent skipped this question

Please give your reasons below

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)

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Quarterly Newsletter - Community Focus,

Where did you find out about the Spatial Plan Consultation?

Other (please specify):
Word of mouth



Page 1: Personal Details

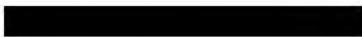
Q1

Name:

Elaine & Martin Smith

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Which ward do you live in?

Martinborough

Q6

What is your age?

Respondent skipped this question

Q7

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

Respondent skipped this question



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?"

Q9 Respondent skipped this question

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

Q10 Yes

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)

Q11
Please give your reasons below:

We support the direction of higher to lower density/lifestyle sites as properties are located further away from the central Martinborough Square. We also note and appreciate the Council's feedback at the recent Martinborough public meeting on reviewing annually the situation – such as actual population growth rates and land availability/conversion – and keeping an open mind on tactics to ensure demand is met where it exceeds current projections.

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:

We support all areas identified and recommend that the Council keeps all options open including the flexibility of 'creeping' into more than one zone – such as opening up strips of land immediately adjacent to the proposed new zone boundary. For example down the eastern side of Regent St where we are, life style blocks could be relatively easily created. In our case four years ago Council approved and we installed additional town water and sewage supply to the front which cannot be utilised under the current Rural zone definition.

We would also like council to consider these scenarios in the review of the Rural zoning, so that together with the residential spatial review, blocks of Rural land say >1ha that are uneconomic from a 'rural production' zoning perspective have some realistic options to add value to both the community and land-owners through better land use.

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)

Spatial Plan Feedback Form

Q14

Respondent skipped this question

Please give your reasons below

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)

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

Colleen Harris

Q2

Postal address

Respondent skipped this question

Q3

Email



Q4

Phone

Respondent skipped this question

Q5

Which ward do you live in?

Martinborough

Q6

What is your age?

Respondent skipped this question

Q7

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

Respondent skipped this question



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?"

Q9 Respondent skipped this question

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

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)

Q11
Please give your reasons below:

On page 14 you state that green spaces and trees are an asset and I would like to strongly advocate that, as a general policy, any existing green spaces in Martinborough should remain as they are, more planting should take place around the town, including in more small parks. I understand that water tanks are now required for new builds, and planting needs to be mandatory also, including on street berms and near commercial premises.

My specific submission is for Huangarua Park (sometimes called Oak Park), bounded by Suez Street, Naples Street and Sackville Street. This land was gifted by our forebears and the deciduous trees were planted in 1929 – a generous gesture as those responsible would not live to see their maturation. They provided a legacy for the residents and those who follow us:

- Environmental
Established trees are good for the environment and the trees of a town are the lungs of the town – especially these trees.

- Use of space
The beautiful canopy the trees provide makes a unique park in Martinborough for relaxation, reflection and vital shade in our hot summers. There is no commercial development or specific amusement there – just a space that gives us only what nature can provide.

- Sense of history and aesthetic
The trees mark the seasons and passing of the years. They honour those who came before us and those to come. With good eco-friendly management these trees and this space will keep on giving for generations to come.

- To be kept in its entirety
There are many valid and pressing needs to be addressed by the Council but any encroachment on Huangarua Park (e.g. possible expansion of the Wharekaka facility) would mean that trees would need to be removed, the space would be reduced or disappear entirely and Martinborough would lose this unique park forever.

I support the Mayor's statement at the consultative meeting held in Martinborough: retaining and maintaining Huangarua Park (and other green spaces such as Considine Park and the sporting grounds at the intersection of New York Street and Regent Street) is good for the environment, recognizes a place of natural beauty that is available to all, and will keep giving to the people of Martinborough and its visitors.



Spatial Plan Feedback Form

Q12

Respondent skipped this question

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:

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)

Q14

Respondent skipped this question

Please give your reasons below

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)

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?



Page 1: Personal Details

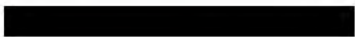
Q1

Name:

Dean di Bona

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Which ward do you live in?

Martinborough

Q6

What is your age?

45-65

Q7

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

Respondent skipped this question



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?"

Q9

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

The spatial plan diagram does not take into account tourism; concentrated areas of tourist activity, tourist accommodation locations from camping and glamping to hotel and homestay. These impact greatly on residential planning.

Q10

Respondent skipped this question

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)

Q11

Please give your reasons below:

According to the NZ property report for march 2021 Wairarapa was reported as having the third highest annual price growth in NZ, of 14 regions, at 29.3%. Anecdotal evidence from Real Estate agents in Martinborough is that demand far outstrips supply of both land and houses in the Martinborough township. Martinborough is now recording \$1M prices for houses in town. This is exacerbated by the lack of land supply to enable new growth.

The Spatial plan fails to adequately address the need for guaranteed medium size house dwellings sections becoming available. It also does not adequately spread growth evenly around the town.

From an administrative point of view, the proposed boundaries for all areas should not run down street centres with one side in one zone and the other in another zone. Town planners should have the ability to develop both sides of a street equally.

ME Inner Residential. I agree in general with the proposal. Any land developed into 150 - 200m² sections must incorporate green spaces on the sections. For example an average 1050m² section which could house up to 7 new sections, be limited to say only 5 new sections at 150m² and 2 sections worth of land be used for green space, common ownership by the other sections. Design principles for open spaces that will be set out in the design guide for the town must apply to each development and developers must submit plans as to how they will achieve that.

MD Mid Residential. The long term plans appears to favour the development of footpaths throughout the 3 towns. It is fair to deduce from that that there is an expectation that walking, including mobility accessibility through town, is a realistic option for both visitors and permanent residents. It is a reasonable deduction then that the greater density (150 - 200m²) aspects of ME would work just as favourably in MD as ME. None the less, any greater density aspect of the spatial plan should be focused on ME but we must give town planners the ability to show judgement and allow it to occur in MD to a lesser extent. I propose MD be split into two, divided by Dublin St. the northern part of MD which includes ME can have up to 40% of all land area used as greater density and the southern area of MD can have up to 20% of all land area as greater density.

The special rural sections off the end of Weld St bordering Paliser vineyard should be included into MD and treated accordingly.

I agree with maintaining the current density of an average of 500m² for defining medium density house developments on the majority of MD sections.

MA Oxford Outer Residential Lifestyle. Lifestyle blocks, although desirable to many, are a poor usage of land with council infrastructure having high cost per house due to such large sizes. It is fair that this area maintains its rural feel given the wishes of the people who currently live there. There needs to be more development in this area with lifestyle lots being allowed to decrease to 1000m². Building size limitations should be implemented for sections of 1000m² to 2000m² of say 20~30% max to ensure these smaller sections maintain the rural feel. MA expansion should include septic tank and water tanks as mandatory.

Design Guide

There are some clear examples of new homes that look more like cheap portacoms, that highlight functionality over any characteristics desirable to the town. There is an urgent need to develop a design guide for both building design as well as street and subdivision design. I believe given the importance of this we should allocate this to each town's community board, who then co-opt onto the board for this purpose 3 -4 local residents who are nominated to help spearhead developing this design guide. Naturally this would be overseen by a member of the planning team in conjunction with the current consultant. Urgent work is required on the design guide and implemented as quickly as possible.

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:

MB Dublin Outer Residential Lifestyle Hawkins drive needs to be included into area MD to allow better development. The Regent street extension should be used to enable sections to be split off the rear part of current Hawkins Drive sections, however the full cost of extending Regent street must be met by those subdividing, as a percentage of their street face.

The two remaining sections in MB bordering on Regent St should be incorporated into MD and the land bordering on Dublin St should be included into MA, excluding the very large tract of land in MB behind hawkins drive that touches dublin st.

MC Lake Ferry - white rock road This area should be treated the same as MA, sections down to 1000m2 with no more than 20~30% building coverage. It should be allowed to open up now to decrease the pressure on MA for development, thus somewhat appeasing residents in MA who want no development. MC development should include septic and water tanks as mandatory.

MF Ferry Road Ferry road should be used as per MD, 500m2 average sections and 20% greater density. Where there is a chance of a 100 year flood, the worst areas should be designated as park / open space areas, along the lines of the improvements to considine park. Houses on the periphery of the flood zone should be built on piles to negate the prospect of damage from 100 year floods. Examples of this are occurring within town right now and are a good example of what would normally be unusable land.

Developers should pay for all streets, lighting, drainage, water, phone and sewer. Sub division layout should be done to emphasise the stream running through the area, not the standard street layout that we currently have. Streets need to take in account the meandering nature of the old stream in the area.

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)

Q14

Respondent skipped this question

Please give your reasons below

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)

Q16

Respondent skipped this question

Please give your reasons below

Spatial Plan Feedback Form

Q17

Yes

Do you want to speak to your submission?

Q18

Wednesday 26 May

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?



Page 1: Personal Details

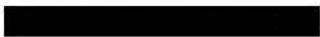
Q1

Name:

Gail Rapson

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Which ward do you live in?

Greytown

Q6

What is your age?

Over 65

Q7

Respondent skipped this question

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



Spatial Plan Feedback Form

Q8

Yes

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?"

Q9

Respondent skipped this question

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

Q10

Respondent skipped this question

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)

Q11

Respondent skipped this question

Please give your reasons below:

Q12

Respondent skipped this question

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:

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)

Q14

Respondent skipped this question

Please give your reasons below

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)

Spatial Plan Feedback Form

Q16

Please give your reasons below

I generally agree with the growth options but consider the review should also look at existing development patters on the fringe of the Greytown residential areas. ■ Kuratawhiti St is zoned Primary Production, as are much smaller sites to the east and west, whereas they are in reality large urban sites. This area should be part of the Residential zone to better reflect the actual land use. I would support ■ Kuratawhiti St being Residential.

Q17

Do you want to speak to your submission?

No

Q18

Which is your preferred hearing date?

Respondent skipped this question

Q19

Where did you find out about the Spatial Plan Consultation?

SWDC library



Page 1: Personal Details

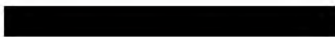
Q1

Name:

Hamish & Diana Donald

Q2

Postal address



Q3

Email



Q4

Phone

Respondent skipped this question

Q5

Which ward do you live in?

Featherston

Q6

What is your age?

Respondent skipped this question

Q7

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

Respondent skipped this question



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?"

Q9 Respondent skipped this question

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

Q10 Respondent skipped this question

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)

Q11 Respondent skipped this question

Please give your reasons below:

Q12 Respondent skipped this question

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:

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)

Q14

Please give your reasons below

Support of the Spatial Plan's Featherston Area FB being rezoned residential

- Request for Area FB to be extended to cover the part of [redacted] Donald Street shown in figure 1 below in blue. This land is called the Donald land in this submission. Support of the Spatial Plan's Featherston Area FB being rezoned residential

- Request for Area FB to be extended to cover the part of [redacted] Donald Street shown in figure 1 below in blue. This land is called the Donald land in this submission. The submitters fully support Area FB being set aside for residential zoning. It is agreed that this area provides excellent connection with the town and amenities. As the background information to the Spatial Plan notes there is a primary school within 500m of the corner of Revans Street and Donald Street.

The submitters have owned and farmed the land since 1870's and therefore know it well. The approach that has been taken in this submission is to compare the submitters land with Area FB over the parameters which Council used to compare areas of potential growth. This is displayed in the table below; Attribute Area FB (Southern Mid Residential)

Donald land

Ability for development capacity and connection with town

Scored 4

Reasons not given

Donald land score 4

- No reason why the Donald land would not also score highly. This land is on the opposite side of Donald Street from Area FB and on the opposite side of Revans Street from the existing residential zone. Therefore would be a logical extension of the residential zone.

- The Donald land is a relatively large land parcel (3.3ha) in single ownership, owners would like to pursue a residential development.

- Opportunity to access from Donald Street and avoid access from SH53.

Soil contamination Scored 4

Reasons not given

Donald land score 5

- No known contamination or previous use which would cause soil contamination.

Water supply Scored 3

Reason: Flooding

Donald land score 3

- Water main runs along Revans Street, ring main could be formed with a link to the main in Watt Street.

Wastewater Scored 2

Reason: Extend to Donald St.

Pump up

Donald land score 3

- In fairly close vicinity of Donald Street pump station.

Spatial Plan Feedback Form

Stormwater Scored 2

Reason: Very poor springs & drain

Donald land score 3.5

- Donalds Creek has an associated flood zone. This submission excludes the land within the Flood Hazard Management Area.

- The submitters report that the 2019 event (1 in 100 year event) did not inundate the land sought to be included in Area FB. The submitters note that this event did not actually come within 30-40m of the extent of the flood zone. Council has drone photographs which will be able to confirm the extent of this event.

- The submitters report that the Donald land does not have any springs or boggy areas.

Public transport Scored 4 Donald land score 4

- Same as Area FB. Just over 1.5km to train station.

Community

Infrastructure

Scored 4

Close to school

Donald land score 4

- No reason why the Donald land would not also score highly.

Russell Hooper Environmental Planner

Iwi views Matters

important to Iwi

Scored 3

Reasons not given

Donald land score 3

- No known reason why Donald land would be different to Area FB.

Community views Scored 3

Reasons not given

Donald land score 3

- No known reason why Donald land would be different to Area FB.

Hazards including

liquefaction

Scored 3.5

High H2O table bogging

Donald land score 4

- The Donald land does not have any springs or boggy areas.

Soils class 1-2 Scored 4

Class 2 and 3

Donald land score 4.5

- Donald land has Class 3 soil. Area FB has some class 2 soil.

Other - - Land owner willing to undertake development.

Spatial Plan Feedback Form

Total score 36 41

Table 1 - Comparison of Area FB with the Donald land

Based on the above table the Donald land had a score of 41 and sits favourably in comparison to Area FB (which had a score of 36). On this basis, it is requested that the Donald land be included in Area FB – Southern Mid Residential.

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)

Q16

Respondent skipped this question

Please give your reasons below

Q17

Yes

Do you want to speak to your submission?

Q18

Either

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?

Submission on South Wairarapa District Council's Spatial Plan

Submission – Regarding Area FB (Southern Mid Residential), preferred area of residential expansion in Featherston.

Submitters – Hamish and Diana Donald, owners of [redacted] Donald Street, Featherston.

Overview of submission

- Support of the Spatial Plan's Featherston Area FB being rezoned residential
- Request for Area FB to be extended to cover the part of [redacted] Donald Street shown in figure 1 below in blue. This land is called the Donald land in this submission.

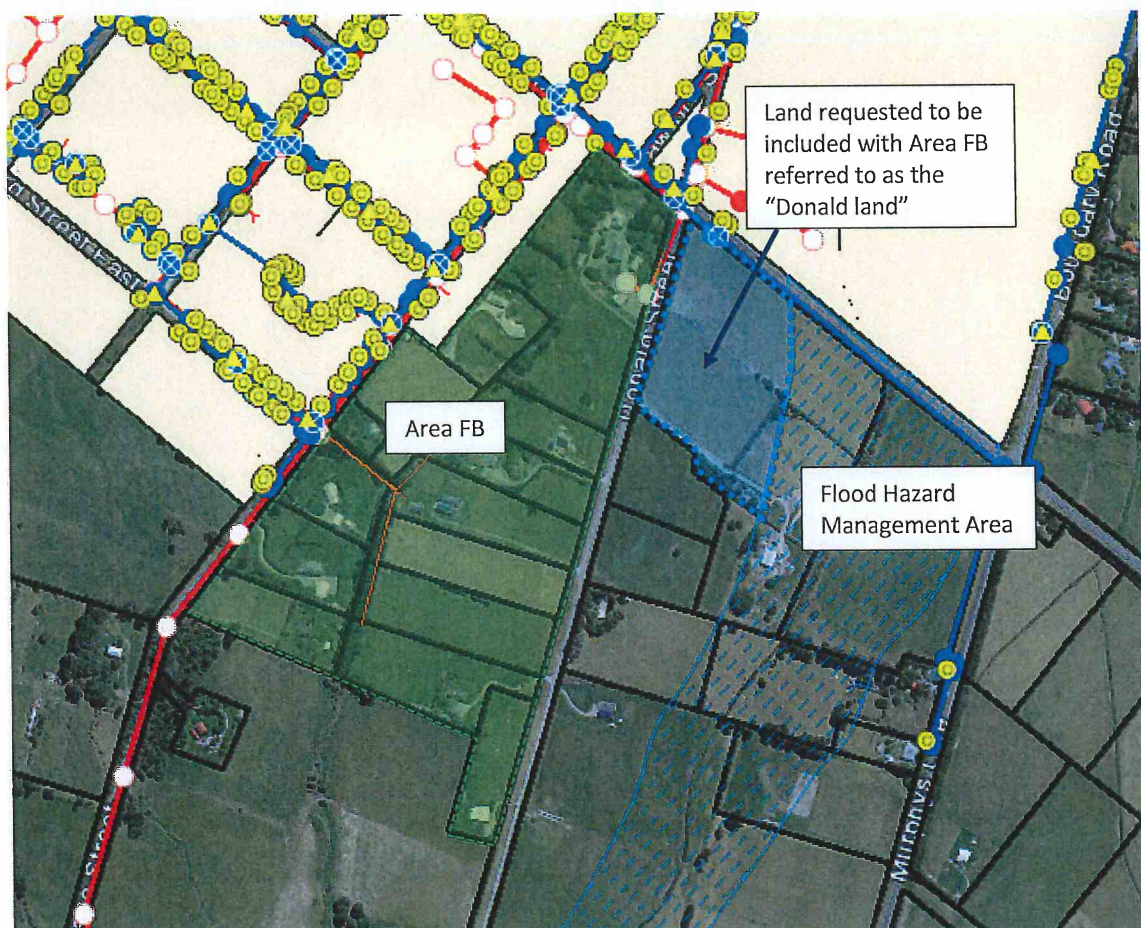
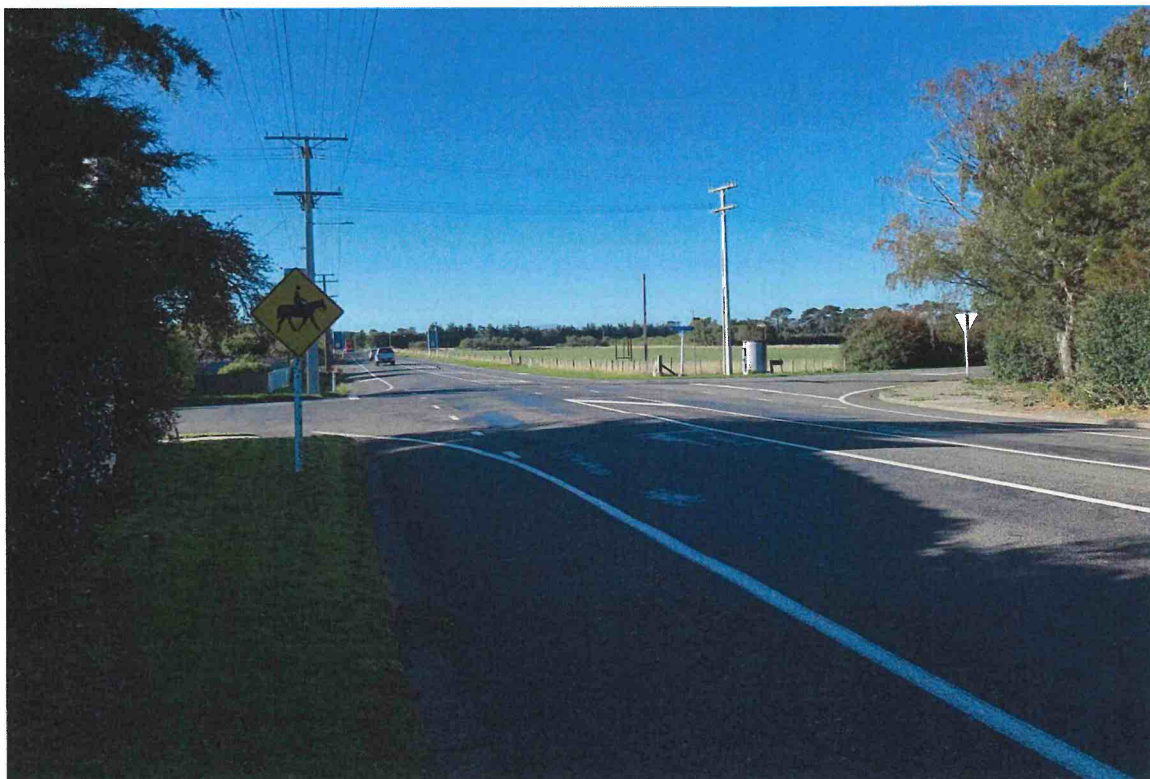


Figure 1 - Map showing the land requested to be included in Area FB



Photograph 1 - Donald land taken from Revans Street



Photograph 2 - Donald land taken from existing residential zone of Featherston



Russell Hooper Consulting

Russell Hooper Environmental Planner
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0275 660 967

The submitters commend Council on the way residential growth options have been set out for community consultation in the Spatial Plan document.

Support of Area FB (Southern Mid Residential)

The submitters fully support Area FB being set aside for residential zoning. It is agreed that this area provides excellent connection with the town and amenities. As the background information to the Spatial Plan notes there is a primary school within 500m of the corner of Revans Street and Donald Street.

The submitters have owned and farmed the land since 1870's and therefore know it well.

The approach that has been taken in this submission is to compare the submitters land with Area FB over the parameters which Council used to compare areas of potential growth. This is displayed in the table below;

Attribute	Area FB (Southern Mid Residential)	Donald land
Ability for development capacity and connection with town	Scored 4 Reasons not given	Donald land score 4 <ul style="list-style-type: none"> - No reason why the Donald land would not also score highly. This land is on the opposite side of Donald Street from Area FB and on the opposite side of Revans Street from the existing residential zone. Therefore would be a logical extension of the residential zone. - The Donald land is a relatively large land parcel (3.3ha) in single ownership, owners would like to pursue a residential development. - Opportunity to access from Donald Street and avoid access from SH53.
Soil contamination	Scored 4 Reasons not given	Donald land score 5 <ul style="list-style-type: none"> - No known contamination or previous use which would cause soil contamination.
Water supply	Scored 3 Reason: Flooding	Donald land score 3 <ul style="list-style-type: none"> - Water main runs along Revans Street, ring main could be formed with a link to the main in Watt Street.
Wastewater	Scored 2 Reason: Extend to Donald St. Pump up	Donald land score 3 <ul style="list-style-type: none"> - In fairly close vicinity of Donald Street pump station.
Stormwater	Scored 2 Reason: Very poor springs & drain	Donald land score 3.5 <ul style="list-style-type: none"> - Donalds Creek has an associated flood zone. This submission excludes the land within the Flood Hazard Management Area. - The submitters report that the 2019 event (1 in 100 year event) did not inundate the land sought to be included in Area FB. The submitters note that this event did not actually come within 30-40m of the extent of the flood zone. Council has drone photographs which will be able to confirm the extent of this event. - The submitters report that the Donald land does not have any springs or boggy areas.
Public transport	Scored 4	Donald land score 4 <ul style="list-style-type: none"> - Same as Area FB. Just over 1.5km to train station.
Community Infrastructure	Scored 4 Close to school	Donald land score 4 <ul style="list-style-type: none"> - No reason why the Donald land would not also score highly.



Iwi views Matters important to Iwi	Scored 3 Reasons not given	Donald land score 3 – No known reason why Donald land would be different to Area FB.
Community views	Scored 3 Reasons not given	Donald land score 3 – No known reason why Donald land would be different to Area FB.
Hazards including liquefaction	Scored 3.5 High H2O table bogging	Donald land score 4 – The Donald land does not have any springs or boggy areas.
Soils class 1-2	Scored 4 Class 2 and 3	Donald land score 4.5 – Donald land has Class 3 soil. Area FB has some class 2 soil.
Other	-	– Land owner willing to undertake development.
Total score	36	41

Table 1 - Comparison of Area FB with the Donald land

Based on the above table the Donald land had a score of 41 and sits favourably in comparison to Area FB (which had a score of 36). On this basis, it is requested that the Donald land be included in Area FB – Southern Mid Residential.

The submitters thank Council for consideration of this request.

The submitters would like to be heard in support of their submission.

Prepared by;



Russell Hooper
Planning Consultant

28th April 2021





Page 1: Personal Details

Q1

Name:

Shelley Symes

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Greytown

Which ward do you live in?

Q6

45-65

What is your age?

Q7

Respondent skipped this question

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



Q8

Yes

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?"

Q9

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

One observation, which is an important link with residential growth: we need to be cognisant of the community mandated WAG project team (Waiohine Action Group) and its advice regarding River management and flood mitigation measures. GWRC needs to respect the advice, based on local knowledge and professional expertise, being provided in the WAG River Plan.

Q10

Don't know

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)

Q11

Please give your reasons below:

As a non-resident it is hard to determine, however as a visitor, the charm lies in the character and the rural vistas.

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:

See above.

Q13

Yes

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)

Q14

Please give your reasons below

While I am not a resident of Featherston, I support the proposed development of the town around its railway hub. I would naturally defer to opinions of Featherston residents regarding other options!

Spatial Plan Feedback Form

Q15

Yes

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

Q16

Please give your reasons below

While I agree because growth is inevitable, we should consider GB residential development after GF and also GA options have been exhausted.

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Other (please specify):

Where did you find out about the Spatial Plan Consultation?

Involvement with GCB



Page 1: Personal Details

Q1

Name:

Terry & Michele Falleni, Marty Stevens & Cathryn Kerr, Graeme & Helen Gray

Q2

Postal address



Q3

Email



Q4

Respondent skipped this question

Phone

Q5

Greytown

Which ward do you live in?

Q6

Respondent skipped this question

What is your age?

Q7

Respondent skipped this question

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



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?"

Q9 Respondent skipped this question

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

Q10 Respondent skipped this question

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)

Q11 Respondent skipped this question

Please give your reasons below:

Q12 Respondent skipped this question

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:

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)

Q14 Respondent skipped this question

Please give your reasons below

Q15 Yes

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

Q16

Please give your reasons below

Overview of submission

- Support of the Spatial Plan's Greytown Area GB being rezoned residential
- Request for Area GB to be rezoned as soon as possible and without the delay proposed in the Spatial Plan
- Request acknowledgement that some development may be able to occur prior to a master planning process. Support of Area GB

The submitters fully support area GB being set aside for residential zoning. It is agreed that this area provides excellent connection with the town and amenities.

Request for Area GB to be rezoned as soon as possible

The submitters do not support delaying the supply of additional residential land until the medium term and request that area GB is bought on for residential zoning as soon as possible and at the same time as residential expansion is planned for Featherston and Martinborough.

The Spatial Plan document describes Greytown, with the future development area, as having sufficient residential land for the short to medium term future.

This submission advises that Council has overestimated the amount of development the existing residential zoning can provide.

In assessing the Greytown section of the Spatial Plan map where areas that can be developed in the future are colour-coded, there are significant areas that either have already been partially developed and the land signed up or would be difficult to develop. (See printed version for figure 2) A large influence on the price of land is supply and demand.

The scarcity of residential sections has resulted in the price of residential land in Greytown being at record levels. For example 2 Westwood Avenue is a 583m² section which recently sold for \$535,000. See attached email from Dave Stephenson a Greytown real estate agent.

If property prices are an indication of desirability, Greytown is certainly a desirable Wairarapa town. April's REINZ Monthly Property Report shows the median house price in Masterton at March 2021 was \$585,000, Carterton was \$610,000, and South Wairarapa \$703,000. Looking in more detail at the South Wairarapa REINZ figures; the median for Greytown over the last 3 months was \$910,000, Martinborough was \$925,000, and Featherston was \$615,000.

As long as Greytown continues to appeal, section prices will remain high in comparison to other towns. However, releasing more residential land will help reduce the current rate of increase and help allow younger people into the Greytown community.

Greytown is known for its mature trees and heritage building stock. This is the character that defines Greytown and is a key part of its attractiveness as a place to live. Greytown was crowned most beautiful small town in 2017. Council has noted that community feedback has been in favour of some growth provided that it is done well and the town's character is retained.

The recent high prices have resulted in further development to capitalise on high land value. While sections remain scarce and prices high, there will be a very high level of development pressure on the residential land in Greytown. The longer this development pressure continues, the more marginal subdivision will become.

If Council chooses to keep development pressure on the urban areas of Greytown high by delaying the release of additional residential land, it will become increasingly viable to remove buildings and trees to make way for new development. The cost of this will be the erosion of the character that makes Greytown special. Once this character has been lost it cannot be recovered.

Photograph examples of Greytown character houses with mature vegetation are shown below. (see printed version of submission)

These are a few of many examples. These types of properties are part of the character of Greytown and will come under increasing development pressure. New housing between these existing houses and the road would have a negative impact on the character of Greytown.

To protect the character of Greytown, rezoning of additional residential land should be undertaken

Spatial Plan Feedback Form

as soon as possible and not left for the short-medium term future. This is particularly the case given that in a small Council with heavy workloads these sort of processes inevitably take longer than first anticipated and if not actioned now additional residential land may not be available for a relatively long time.

Request acknowledgement that some development may be able to occur prior to a master planning process

The submitters agree with the concept of master planning as a good way of achieving good residential outcomes and support Council's intention to do this.

However, the submitters request that it is acknowledged in the spatial plan that there are sites that can be developed prior to master planning occurring without impacting on the ability for these good residential outcomes.

Subject to a high level of urban design, the property along Market Road owned by the submitters are properties that may be able to be developed in a way which provided a high quality residential outcome and did not prevent the outcomes sought by master planning such as future connections.

Q17

Yes

Do you want to speak to your submission?

Q18

Either

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?

Submission on South Wairarapa District Council's Spatial Plan

Relating to Area GB, being Council's preferred area of residential expansion in Greytown

Submitters;

- Terry and Michele Falleni (Market Road)
- Marty Stevens and Cathryn Kerr (Market Road)
- Graeme and Helen Gray (Market Road)

Overview of submission

- Support of the Spatial Plan's Greytown Area GB being rezoned residential
- Request for Area GB to be rezoned as soon as possible and without the delay proposed in the Spatial Plan
- Request acknowledgement that some development may be able to occur prior to a master planning process

The submitters commend Council's initiative to provide additional residential land in in Greytown and on the way residential growth options have been set out for community consultation in the Spatial Plan document.

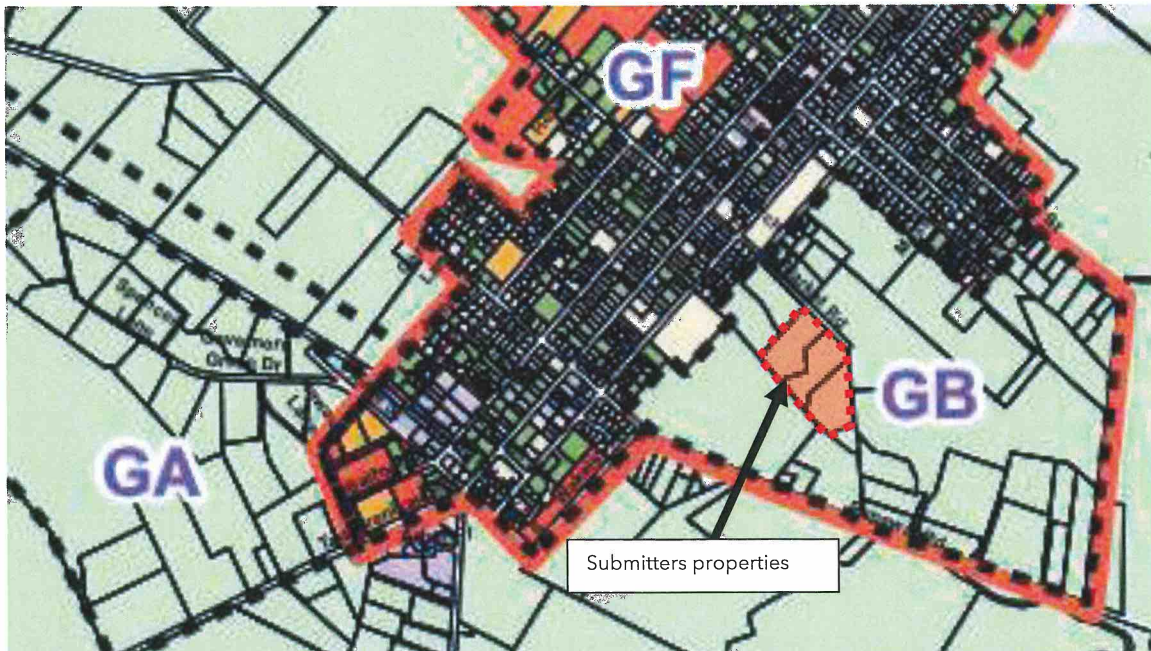


Figure 1 - Location of submitters property within Area GB

Support of Area GB

The submitters fully support area GB being set aside for residential zoning. It is agreed that this area provides excellent connection with the town and amenities.

Request for Area GB to be rezoned as soon as possible

The submitters do not support delaying the supply of additional residential land until the medium term and request that area GB is bought on for residential zoning as soon as possible and at the same time as residential expansion is planned for Featherston and Martinborough.

The Spatial Plan document describes Greytown, with the future development area, as having sufficient residential land for the short to medium term future.

This submission advises that Council has overestimated the amount of development the existing residential zoning can provide.

In assessing the Greytown section of the Spatial Plan map where areas that can be developed in the future are colour-coded, there are significant areas that either have already been partially developed and the land signed up or would be difficult to develop. Examples of this can be found at figure 2 below.

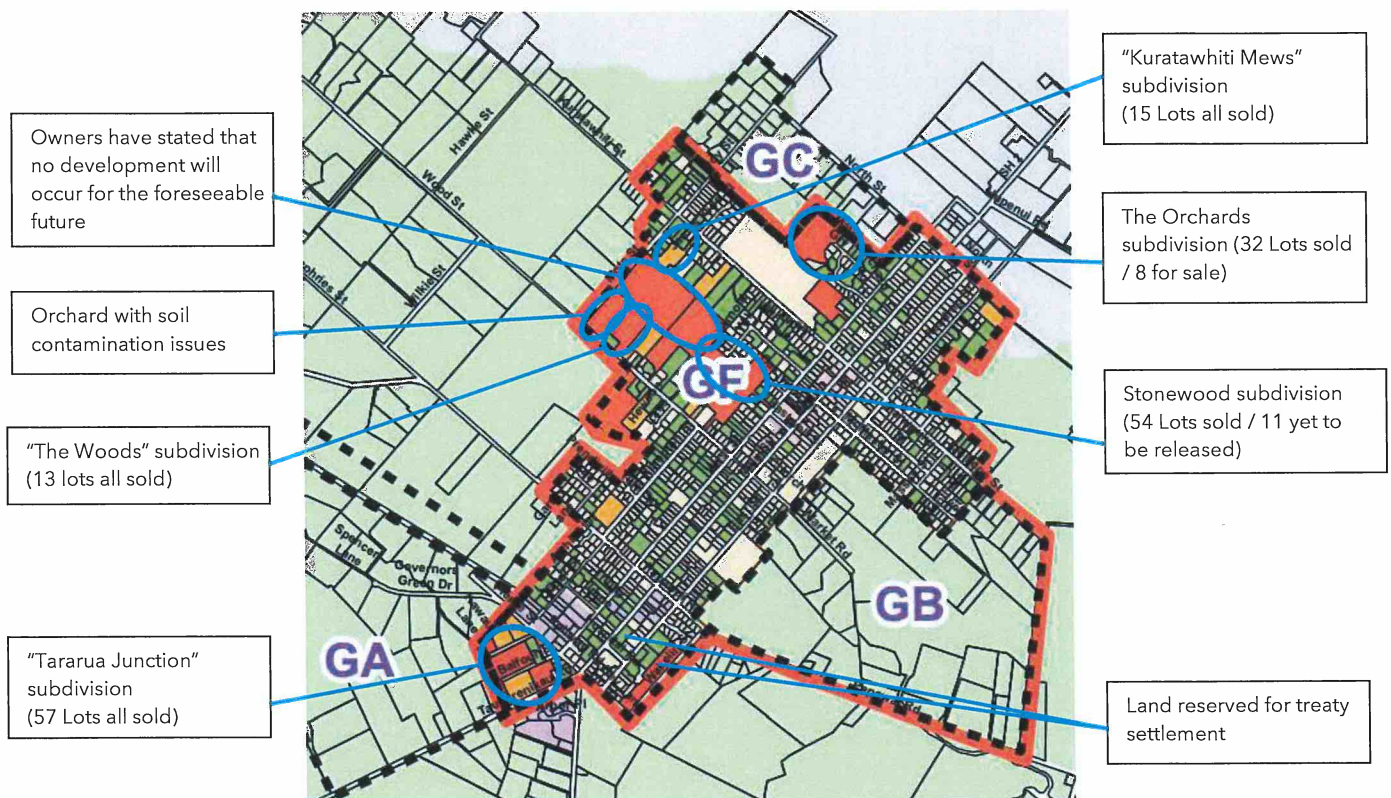


Figure 2 - Much of the residential land is partway through development and sold (based on internet information)



A large influence on the price of land is supply and demand.

The scarcity of residential sections has resulted in the price of residential land in Greytown being at record levels. For example Westwood Avenue is a 583m² section which recently sold for \$535,000. See attached email from Dave Stephenson a Greytown real estate agent.

If property prices are an indication of desirability, Greytown is certainly a desirable Wairarapa town. April's REINZ Monthly Property Report shows the median house price in Masterton at March 2021 was \$585,000, Carterton was \$610,000, and South Wairarapa \$703,000. Looking in more detail at the South Wairarapa REINZ figures; the median for Greytown over the last 3 months was \$910,000, Martinborough was \$925,000, and Featherston was \$615,000.

As long as Greytown continues to appeal, section prices will remain high in comparison to other towns. However, releasing more residential land will help reduce the current rate of increase and help allow younger people into the Greytown community.

Greytown is known for its mature trees and heritage building stock. This is the character that defines Greytown and is a key part of its attractiveness as a place to live. Greytown was crowned most beautiful small town in 2017. Council has noted that community feedback has been in favour of some growth provided that it is done well and the town's character is retained.

The recent high prices have resulted in further development to capitalise on high land value. While sections remain scarce and prices high, there will be a very high level of development pressure on the residential land in Greytown. The longer this development pressure continues, the more marginal subdivision will become.

If Council chooses to keep development pressure on the urban areas of Greytown high by delaying the release of additional residential land, it will become increasingly viable to remove buildings and trees to make way for new development. The cost of this will be the erosion of the character that makes Greytown special. Once this character has been lost it cannot be recovered.

Photograph examples of Greytown character houses with mature vegetation are shown below. These are a few of many examples. These types of properties are part of the character of Greytown and will come under increasing development pressure. New housing between these existing houses and the road would have a negative impact on the character of Greytown.





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To protect the character of Greytown, rezoning of additional residential land should be undertaken as soon as possible and not left for the short-medium term future. This is particularly the case given that in a small Council with heavy workloads these sort of processes inevitably take longer than first anticipated and if not actioned now additional residential land may not be available for a relatively long time.

Request acknowledgement that some development may be able to occur prior to a master planning process

The submitters agree with the concept of master planning as a good way of achieving good residential outcomes and support Council's intention to do this.

However, the submitters request that it is acknowledged in the spatial plan that there are sites that can be developed prior to master planning occurring without impacting on the ability for these good residential outcomes.

Subject to a high level of urban design, the property along Market Road owned by the submitters are properties that may be able to be developed in a way which provided a high quality residential outcome and did not prevent the outcomes sought by master planning such as future connections.

The submitters appreciate being involved in the process and would like the opportunity to speak to this submission at the upcoming hearings.

Prepared by;

Russell Hooper
Planning Consultant

28th April 2021



Russell Hooper
Consulting

Russell Hooper Environmental Planner
russellhooperconsulting@gmail.com

www.russellhooperconsulting.com

0275 660 967



Page 1: Personal Details

Q1

Name:

Martin Corke

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Greytown

Which ward do you live in?

Q6

45-65

What is your age?

Q7

Respondent skipped this question

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



Spatial Plan Feedback Form

Q8

Yes

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?"

Q9

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

51 Jellicoe Street is an outlier and needs to be considered as urban for subdividing to meet council objectives as soon as practicable.

Q10

Respondent skipped this question

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)

Q11

Respondent skipped this question

Please give your reasons below:

Q12

Respondent skipped this question

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:

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)

Q14

Respondent skipped this question

Please give your reasons below

Q15

Yes

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

Spatial Plan Feedback Form

Q16

Please give your reasons below

We would like to see some of the outliers in the current zoning addressed e.g. 51 Jellicoe Street

Q17

Yes

Do you want to speak to your submission?

Q18

Either

Which is your preferred hearing date?

Q19

SWDC website,

Where did you find out about the Spatial Plan Consultation?

Wairarapa Times Age



Page 1: Personal Details

Q1

Name:

Antoinette & Clinton Kerr

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Featherston

Which ward do you live in?

Q6

45-65

What is your age?

Q7

Respondent skipped this question

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



Q8

No

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?"

Q9

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

General Comment

2. The Spatial Plan is the proposed blueprint for the next 30 years.
 3. While we commend SWDC for the level of community engagement undertaken and assessment of growth options, the solutions presented could benefit from more creativity, custodianship and greater choice.
 4. Wellbeing outcomes could be better reflected by policy-settings that address known issues such as the impact of short-term rentals on housing availability in Martinborough.
 5. It would be good to understand the basis upon which the growth options analysis was conducted in terms of information equivalency across all options, particularly for MA.
 6. There are a number of suggestions included in our submission to address these issues.
-

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)

Q11

Please give your reasons below:

Short term rentals

7. Martinborough is distinguished from other areas within South Wairarapa as a popular destination for tourists.
8. Martinborough does not have a housing supply issue; it has an unquantified¹ number of short-term rentals that reduce the housing stock available to meet the needs of permanent residents (“residents”).
9. Property owners are able to arbitrage current² policy settings that only require long term rentals to meet warrant of fitness standards.
10. The sizeable premiums earned on short term stays has reduced the number of properties available for rent by residents.
11. This is an issue of social inequity. The planning response should not be limited to increased housing but also how existing stock can be freed up and accessed.
12. For Martinborough, meeting the demand for growth requires consideration of specific characteristics of similar communities like Queenstown.
13. Other councils have implemented measures to manage visitor accommodation under their district plans.
14. To better balance the proportion of short-term visitor accommodation to longer term accommodation, we recommend SWDC develops and implements strategies that address these imbalances alongside proposed growth options (as varied).

Residential Density Guidelines

25. Water conservation principles aren't reflected in the requirements for new builds within the expanded residential zones.
26. More sustainable options are needed to drive a change in behaviours towards sustainable practices and better align with water management on rural properties.
27. We recommend SWDC introduces minimum requirements for all new dwellings in residential zones to include some form of rainwater storage system.

Martinborough Growth Option MA

28. The areas designated as the recommended growth option include MA, the southern growth area.
29. We acknowledge work already done involving MA and understand wider consultation was required under the Resource Management Act hence was put on hold until now.
30. It would be good to understand whether the final recommendation included additional analysis for MA and not completed for the other potential growth areas of MB, MC and MF.
31. To ensure a fair process, assessment should be based on the same level or equivalency of information and not influenced by earlier decisions⁶.

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:

The current district plan only permits one primary dwelling and a minor dwelling for rural properties of less than 4 hectares.

16. It also has some provisions that prevent further subdivision³ or maximum distances⁴ for a minor dwelling to be from the main dwelling.

17. The proposed plan contemplates solutions that enable different housing choices and housing types and references smaller homes, papakāinga and worker accommodation.

18. However, through innovation and creative thinking, there is another way to think about how to achieve the aspirations of retaining the best of country living without limiting the choices available.

19. By setting a boundary of 2km from Martinborough Square as the outer limit for development options over the next 30 years, the council could introduce another type of density category that alleviates some of the pressure on infrastructure.

20. Recognising the limitations of existing infrastructure, a complementary option is to allow for outer rural lifestyle properties with a density guide of 2,000m² to 4,000m² within this 2km boundary.

21. This approach is consistent with the plan's aspirations "that sporadic rural subdivision is not to be encouraged" and that the community seek to see where "town and country start and finish".

22. The sympathetic subdivision of existing rural plots provides the opportunity for rural residents to offer other housing choices on larger plots of land with their own water and wastewater solutions.

23. These properties will be self-sustaining, providing more choice, and contribute to better outcomes through creation of housing stock (both long term rental and ownership⁵).

24. We would encourage SWDC to consider different types of density solutions, including a new outer rural lifestyle category.

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)

Q14

Respondent skipped this question

Please give your reasons below

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)

Spatial Plan Feedback Form

Q16

Respondent skipped this question

Please give your reasons below

Q17

Yes

Do you want to speak to your submission?

Q18

Tuesday 25 May

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?

We are pleased to provide our feedback on the South Wairarapa Spatial Plan, specifically the Martinborough Spatial Plan.

Key Recommendations (Design Qualities Met)

- a. Consider restrictions on the proportion of houses available as short-term rentals (Choice, Character, Connections, Creativity, Custodianship)
- b. Inclusion of an outer rural lifestyle category within a 2km boundary of Martinborough Square (Context, Character, Choice, Creativity, Custodianship)
- c. Set minimum requirements for all new dwellings in residential zones to include rainwater storage (Creativity, Custodianship).
- d. Confirm assessment of MA as the preferred growth option alongside MD and ME is based on information symmetry (Choice, Custodianship).

Closing Comment

We feel privileged to live in this wonderful community and share the vision of preserving the best of country living.

We thank you for the opportunity to provide our submission and look forward to further discussions.



Page 1: Personal Details

Q1

Name:

Vern & Jocelyn Brasell

Q2

Respondent skipped this question

Postal address

Q3

Email



Q4

Respondent skipped this question

Phone

Q5

Greytown

Which ward do you live in?

Q6

Respondent skipped this question

What is your age?

Q7

Respondent skipped this question

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



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?"

Q9 Respondent skipped this question

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

Q10 Respondent skipped this question

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)

Q11 Respondent skipped this question

Please give your reasons below:

Q12 Respondent skipped this question

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:

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)

Q14 Respondent skipped this question

Please give your reasons below

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)

Q16

Please give your reasons below



Spatial Plan Feedback Form

I support the development of a spatial plan for the District. Providing a strategic planning document that covers the whole district, if it is developed well, will:

- improve integrated management of our natural and physical resources,
- provide certainty around future land use change,
- provide long-term direction to provide for housing demand, and
- ensure that the assets our communities rely on in making this a great place to live and work will be maintained and enhanced.

I would like to emphasise the importance of the Spatial Plan being developed through a robust process. If the Spatial Plan is not developed with a strong understanding of the constraints and demands affecting the District, or if the identification and evaluation of growth options is incomplete, the resulting spatial plan will not be robust and will be easily undermined.

I am concerned that there are several urban growth areas and options that have not been identified or evaluated in the process to date. If the areas are suitable for growth but are not included in the Spatial Plan, my assumption is that the Council would discourage rezoning or development of those areas because doing so would be 'inconsistent' with the Spatial Plan. Discouraging development of areas that are suitable for residential use but that have not been identified as such because of omissions in the spatial planning process, would not be a good planning outcome for our District.

While I would be reassured if the Council were to tell me that the Spatial Plan does not preclude urban growth in other areas, it would however be concerning that the Council does not see the Spatial Plan as providing a clear strategy/blueprint for urban growth.

We own a property [REDACTED] in Greytown (see Appendix 1 - refer to printed version of submission). The part of the property that has frontage to North Street is ideally suited to residential development given that:

- it has road frontage to an existing formed urban street, therefore maximises the use of existing roading infrastructure,
- adjoining properties on the same side of the street are already developed and used for residential purposes,
- existing sewer and water infrastructure is available within North Street,
- while the land is currently zoned Rural (Special), that does not accurately reflect the flood risk or land characteristics of the site.

The majority of this part of our section has similar ground levels to the adjoining residential zone, which is above the floodable land associated with the Apple Barrel Floodway.

It appears that the residential growth areas identified in the draft Spatial Plan have not been selected based on clear and consistent criteria. As a result, areas of land that are suitable for urban use, including our property, appear not to have been considered as areas to provide for urban growth.

I acknowledge that our property is small in the context of the wider Greytown urban area, however it would seem appropriate to include it as part of a comprehensive assessment of how to provide for urban growth in the town. Missing multiple smaller areas such as our property is likely to mean that, cumulatively, land that could provide for urban growth demand is missed from the analysis. That is likely to skew the analysis of other identified growth areas.

The most obvious example is the inclusion of the area of land adjoining Papawai Road as an urban growth area – this area includes high-class soils, is subject to flooding, and is not well connected to the existing urban fabric. The use of substantial areas of high-class soils for urban development should be avoided except where all other options have been exhausted. While inclusion of our property as an urban growth area would not replace the capacity that would be provided by the Papawai Road area, it would certainly reduce the amount of land required in that area.

Changes sought

I ask that the Council makes the following changes to the Spatial Plan:

1. Include the area of our property marked in Figure 2 in Appendix 1 as part of the residential growth area for Greytown.
2. Amend the draft Spatial Plan, including the associated supporting analysis, to ensure that the growth option identification and analysis process is robustly undertaken, including to ensure that the Spatial Plan will carry appropriate weight when informing the upcoming District Plan review process.

Spatial Plan Feedback Form

Q17

Yes

Do you want to speak to your submission?

Q18

Wednesday 26 May

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?



Appendix 1 – Property maps

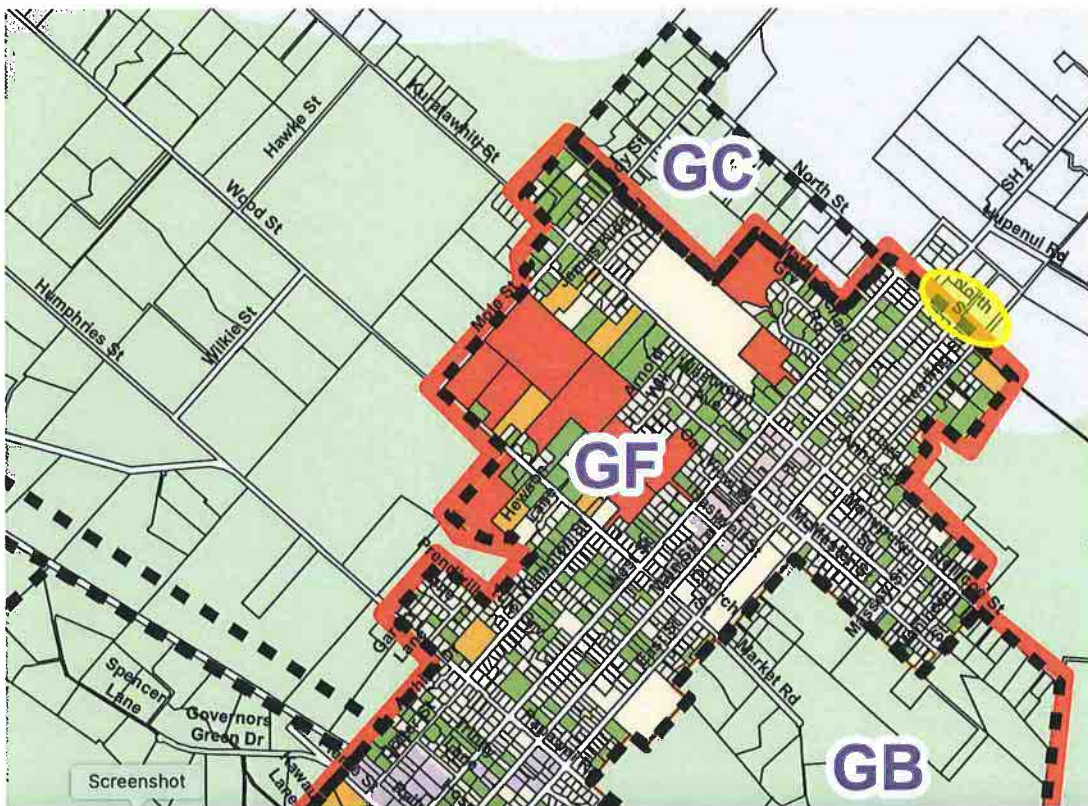


Figure 1 Spatial Plan growth area map for Greytown. Yellow ellipse shows location of our property.



Figure 2 Aerial photograph showing area to be included for urban growth



Page 1: Personal Details

Q1

Name:

Pete Sutherland

Q2

Postal address



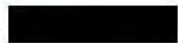
Q3

Email



Q4

Phone



Q5

Greytown

Which ward do you live in?

Q6

Respondent skipped this question

What is your age?

Q7

Respondent skipped this question

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



Spatial Plan Feedback Form

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?"

Q9 Respondent skipped this question

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

Q10 Respondent skipped this question

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)

Q11 Respondent skipped this question

Please give your reasons below:

Q12 Respondent skipped this question

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:

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)

Q14 Respondent skipped this question

Please give your reasons below

Q15 No

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

Q16

Please give your reasons below

Of the Spatial Plan's proposed potential growth areas, area GB appears to be the largest area of extension – this appears to directly contradict what the significant majority of residents provided as feedback to SWDC.

- Area GA is also a "large" extension, albeit to a slightly lesser extent than area GB.

- Area GC, although apparently discounted as a growth option by SWDC, is the area that presents the least expansion of Greytown's current urban boundaries without significantly altering Greytown's current layout.

I submit that by redefining the proposed boundaries for areas GA and GB so that they are less expansive than those in the proposed spatial plan, and allowing growth in all or some of area GC, the spatial plan will better meet the community's stated desires (Further specific information regarding the inclusion of area GC is contained later in this submission).

By targeting a single specific area (area GB) for residential growth the SWDC runs the risk that land owners in that particular area may not wish to develop their land (as has happened in the Greytown FDA) or other circumstances arise that result in the development not going ahead as planned (as appears to have happened with the majority of the "Greytown Villas Character Area").

- This approach exacerbates demand for land for development and distorts market forces in the creation of, and subsequent sale of residential land.

It is my view that both Greytown and SWDC would gain substantially by providing all landowners in redefined areas GA, GB and GC the opportunity and flexibility to develop their land within appropriate SWDC guidelines.

o This would satisfy land owners' desires to develop their land or not.

o It will provide the most opportunity to keep land price inflation in check

o It will provide the best opportunity for a wide variety of lot sizes and housing types to be realised, as the community has requested.

- I note that the proposed boundaries for urban growth areas in Featherston appear to be a good example of how multiple growth options can be provided for whilst limiting the extent of the growth areas.

Considerations regarding Area GC specifically

As a land owner in Area GC it is disappointing to see that this area is not discussed in any detail in the Spatial Plan Matrix Analysis document and this situation makes it very difficult for any real examination of how SWDC arrived at its decisions/scoring for this area. The analysis appears to be largely focussed on the land within area GC occupied by Pinehaven Orchard and does not appear to give due consideration to the potential offered by other lots within area GC.

I submit to the SWDC that I wish to have the opportunity and flexibility to develop my land if I should choose to do so.

- Having spoken with neighbours adjoining my property in area GC I know that I am not alone in holding this view.

o While my land (1.7Ha) is currently zoned "Special Rural" SWDC has allowed parts of it to be subdivided into mid-residential to outer-residential / lifestyle sized lots on at least 3 or 4 different occasions over the past 20 years.

▪ This in itself shows the suitability of my land and neighbouring properties to be included in Greytown's future residential growth plans.

Regarding SWDC's analysis of area GC, I submit the following information that I do not believe has been adequately considered or reflected in the "High Level Residential Growth Options Matrix Analysis" and which in my opinion, justifies Area GC being suitable for inclusion as part of Greytown's future residential growth area:

- Nature/character of area GC today: While at least some of it is currently zoned "Rural (Special)" I submit that Area GC is not "Rural" in character. With the exception of the Pinehaven Orchard, which is not visible from West, North, Udy or Kuratawhiti streets, area GC is already largely residential/urban in nature comprising of predominantly mid-residential to outer-residential / lifestyle lots.

o Growth in this area could therefore be accommodated while respecting the already established town/country margin in this area, thereby maintaining Greytown's existing character.

- Potential Expansion of Soldiers Memorial Park: All properties surrounding Soldiers Memorial Park are residential with the exception of the Pinehaven Orchard area. I

can only conclude from this that SWDC's desires to potentially expand the park is aimed at obtaining some or all of the Pinehaven Orchard area if it were to become available. By not zoning area GC for urban growth I can see how the future cost of such land would be significantly cheaper than if it were zoned otherwise. However, this should not be justification to not consider the rest of area GC for accommodating future residential growth.

- Flood Zone: It is not clear whether SWDC's analysis of flooding risks to area GC take into consideration the Waiohine River flood protection work being undertaken by GWRC and the Waiohine Action Group, and the improved flood protection that Greytown, in particular area GC, will benefit from.

- Selected Land Use Register: Within Area GC the land occupied by the Pinehaven Orchard is recorded in the GWRC SLUR as

Spatial Plan Feedback Form

"Verified History of Hazardous Activity or Industry Confirmed" and for this Area GC receives a score of "2" in the analysis matrix because "[it used to be a]...previous market garden". No other parts of Area GC are contained in the SLUR. However, by comparison Area GC scores a "3" whilst having exactly the same justification for its rating in the analysis matrix. This anomaly is further exacerbated by Area GB containing 7 areas of reasonable size being identified in the SLUR as having a "Verified History of Hazardous Activity or Industry Confirmed" or worse, "Contamination Confirmed". This inconsistency of scoring needs further explanation or addressing.

- Soil Type considerations: While the Greytown soil class map on Pg 10 of the supporting documentation shows all of area GC to be Class 1 soil I submit that Pinehaven Orchard is the only area within GC that still undertakes primary production activities of any significant magnitude.

o Area GC has already been subdivided into lot sizes that are of insufficient size to generate a household income from primary production activities.

o As it is extremely unlikely that residential properties would ever be combined and reverted to primary production again, the presence of Class 1 soils within area GC, with the exception of the Pinehaven Orchard area, is not a reason for dismissing the area's suitability for accommodating future residential growth.

The information presented above justifies why I believe that area GC is suitable for inclusion in Greytown's future residential growth plans.

Woodside growth area GD:

I do not agree with the inclusion of area GD in the spatial plan as it is presented:

- I support SWDC looking at longer term opportunities for growth. However, I do not agree with the spatial plan presenting Area GD ahead of those other areas much closer to Greytown.

- While stated as being "to be bought alive as required" (potentially in circa 20 years time) the inclusion of area GD in the spatial plan today gives the area unjustified legitimacy for potential future growth ahead of much more suitable options within areas GA, GB and GC

o I would accept GD's inclusion in the spatial plan if it were preceded by a caveat stating that all potential opportunities for growth in areas GA, GB and GC will be exploited before Area GD is "bought alive".

Minimum Lot Sizes:

I am in favour of reducing minimum lots sizes lower than the current 400m² figure as I believe this will help to further reduce land price inflation and provide the Greytown community with more housing options.

- I support the smaller lots being allowed in specifically targeted areas as opposed to being applicable anywhere in the town – e.g. Not in the Greytown heritage areas

Q17

Yes

Do you want to speak to your submission?

Q18

Either

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?

This submission is specifically in relation to the Spatial Plan's proposed Greytown residential growth options.

Spatial Plan proposal for Greytown

High Level Residential Growth Options Matrix Analysis, pg 9, paragraph 4: "Community feedback in Greytown through the Council's online survey also identified that 65.7% of residents indicated they did not want large extensions to the town. Some growth was supported providing it is done well and is in character with the existing town."



Page 1: Personal Details

Q1

Name:

G W Kelland

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Martinborough

Which ward do you live in?

Q6

Over 65

What is your age?

Q7

Respondent skipped this question

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



Q8

Don't know

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?"

Q9

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

Maybe need more detail of how it is really going to be.

Q10

Don't know

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)

Q11

Please give your reasons below:

It depends on the size of the sections that are to be subdivided. They need to be a certain size to keep the character of Martinborough.

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:

Would like the Regent Street extension to be completed so that the properties on Hawkins Drive, which back onto Regent Street extension, have the potential to be subdivided in the future. Perhaps rezoned from rural as we already have town water, sewage and rubbish collection.

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)

Q14

Respondent skipped this question

Please give your reasons below



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)

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

Dr N K McCallum

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Martinborough

Which ward do you live in?

Q6

Over 65

What is your age?

Q7

Respondent skipped this question

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



Spatial Plan Feedback Form

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?"

Q9 Respondent skipped this question

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

Q10 Yes

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)

Q11 Respondent skipped this question

Please give your reasons below:

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:

I wish to endorse the need for the maximum possible protection of the gravelly soils on the easterly side of Martinborough to reserve it for quality wine grape production and to protect it from residential encroachment. This is the economic future of Martinborough. I wish to speak to this at the meeting.

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)

Q14 Respondent skipped this question

Please give your reasons below

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)

Spatial Plan Feedback Form

Q16

Respondent skipped this question

Please give your reasons below

Q17

Yes

Do you want to speak to your submission?

Q18

Tuesday 25 May

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

Quentin Wilson

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Martinborough

Which ward do you live in?

Q6

Over 65

What is your age?

Q7

Respondent skipped this question

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



Q8

No

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?"

Q9

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

It does not reflect the character we wish to preserve. First question is do we really want big population growth.

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)

Q11

Please give your reasons below:

I think this plan lacks vision and does not capture and perpetuate the features we love about this town. I think it would destroy the town. I think area MA should largely be preserved as it is. Any house built should also be good quality.

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:

MB and MC should be preferred option for expansion but not on the numbers planned.

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)

Q14

Respondent skipped this question

Please give your reasons below

Spatial Plan Feedback Form

Q15

No

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

Q16

Please give your reasons below

I favour GD currently underutilised and would keep congestion down. Long term plan should include a bypass for SH2.

Q17

Yes

Do you want to speak to your submission?

Q18

Tuesday 25 May

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

Colin Fenwick

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Martinborough

Which ward do you live in?

Q6

Over 65

What is your age?

Q7

Respondent skipped this question

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



Q8

No

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?"

Q9

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

Where is the area for commercial development?

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)

Q11

Please give your reasons below:

ME and MD are already built up enough. Do people in MA want to subdivide?

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:

MF and MB should be the first growth options.

Q13

Yes

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)

Q14

Respondent skipped this question

Please give your reasons below

Spatial Plan Feedback Form

Q15

Yes

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

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

Martin and Viv Napier

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Greytown

Which ward do you live in?

Q6

Over 65

What is your age?

Q7

Respondent skipped this question

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



Spatial Plan Feedback Form

Q8

Yes

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?"

Q9

Respondent skipped this question

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

Q10

Yes

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)

Q11

Please give your reasons below:

Martinborough has outgrown its town boundary. there need to be growth areas established and also the opportunity for more infilling of existing sections.

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:

Agree with the need for growth areas. Martinborough needs to ascertain where it needs that growth

Q13

Yes

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)

Q14

Respondent skipped this question

Please give your reasons below

Spatial Plan Feedback Form

Q15

No

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

Q16

Please give your reasons below

some areas of the GB area would be suitable for growth but we believe more work needs to be done regarding the stormwater implications of this area and the infrastructure that would be needed for multiple houses to be built on a majority of this land. This area has a very high water table compared to the West side of Greytown. This was one of the major reasons that in the formation of the Greytown Future Development Area it was located on the west side of the land. GC area should be able to be developed at the same time for outer residential lifestyle, as services are already in place along Udy St. The water table is quite deep eg 9mtr at Homestead Lane.

Q17

Yes

Do you want to speak to your submission?

Q18

Either

Which is your preferred hearing date?

Q19

Where did you find out about the Spatial Plan Consultation?

SWDC website,
SWDC library,
Quarterly Newsletter - Community Focus,
Facebook,
Wairarapa Times Age,
Greytown Grapevine,
Other (please specify):
We did not get Midweek supplement



Page 1: Personal Details

Q1

Name:

Belinda Wells

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Greytown

Which ward do you live in?

Q6

45-65

What is your age?

Q7

Respondent skipped this question

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



Q8

Yes

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?"

Q9

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

the ability to intensify, in certain circumstances, in existing urban areas.

Q10

Respondent skipped this question

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)

Q11

Respondent skipped this question

Please give your reasons below:

Q12

Respondent skipped this question

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:

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)

Q14

Respondent skipped this question

Please give your reasons below

Q15

Yes

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

Spatial Plan Feedback Form

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

SWDC website

Where did you find out about the Spatial Plan Consultation?



Page 1: Personal Details

Q1

Name:

Eric Dodd

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Martinborough

Which ward do you live in?

Q6

45-65

What is your age?

Q7

Respondent skipped this question

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



Q8

Yes

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?"

Q9

Respondent skipped this question

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

Q10

Yes

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)

Q11

Please give your reasons below:

We support growth of the township with new low-density areas and inner residential areas.

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:

We support development of area MB as low-density residential as best-suited land in the future areas.

Q13

Yes

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)

Q14

Please give your reasons below

We support planned development in sympathy with existing sections and future growth.

Spatial Plan Feedback Form

Q15

Yes

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

Q16

Please give your reasons below

Development in Wood St and Orchard Rd area has been positive, future well-planned development recommended for desirable sized lots.

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

Faye Dymond

Q2

Postal address

[Redacted]

Q3

Email

[Redacted]

Q4

Phone

[Redacted]

Q5

Greytown

Which ward do you live in?

Q6

Over 65

What is your age?

Q7

Respondent skipped this question

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



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?"

Q9 Respondent skipped this question

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

Q10 Respondent skipped this question

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)

Q11 Respondent skipped this question

Please give your reasons below:

Q12 Respondent skipped this question

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:

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)

Q14 Respondent skipped this question

Please give your reasons below

Q15 Yes

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



Spatial Plan Feedback Form

Q16

Please give your reasons below

Area connects town area to Papawai area thus combining future growth and historical attractions to both areas.

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

Trudy Keenan

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Martinborough

Which ward do you live in?

Q6

Over 65

What is your age?

Q7

Respondent skipped this question

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



Q8

Yes

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?"

Q9

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

I am impressed by the thoroughness of the analysis of the growth area options but I would like the Council to take a more pro-active role in planning infrastructure, traffic management where necessary, and flood mitigation measures which are currently used as decision factors, leading some areas to have lower ratings than others. Eventually these lower ranked areas will need to be developed, excluding those areas of prime productive land. Such planning should reduce the expectations on the developer to, for example, provide flood mitigation plans when the Council (probably leaning on wider LG expertise) should have an overarching plan for achieving good urban design in less than perfect areas. I am not, and never have been, a developer but I want SWDC to be seen as positive towards developers because we cannot ignore the housing shortage.

Q10

Yes

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)

Q11

Please give your reasons below:

The inner and mid-residential areas provide greater clarity about future development. The Oxford St area appears to be the easiest area into which expansion of housing can take place. I would like to see provision of allotments in the overall design so that residents in the inner areas on small sites can have the option to grow their own produce in our excellent climate.

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:

MF is the area close to where I live and I would have no objection to more housing in that area as it is well located to the school, and bus route. However it should be a priority to plan for flood mitigation, and, as stated earlier, enable residents on small sites to have access to allotments or community gardens within their immediate areas. We have developments along Jellicoe St with community facilities (tennis courts, pools) but not to gardens.

Spatial Plan Feedback Form

Q13

Don't know

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)

Q14

Please give your reasons below

I do not know Featherston apart from its Saturday market and as a through-point for access to Wellington so cannot comment.

Q15

Don't know

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

Q16

Please give your reasons below

I do not know Greytown well so would not be sufficiently informed to comment.

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Where did you find out about the Spatial Plan Consultation?

**Quarterly Newsletter - Community Focus,
Email,
Wairarapa Midweek,
Martinborough Star**



Page 1: Personal Details

Q1

Name:

Chris & Christine Pitt

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Greytown

Which ward do you live in?

Q6

Over 65

What is your age?

Q7

Respondent skipped this question

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



Spatial Plan Feedback Form

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?"

Q9 Respondent skipped this question

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

Q10 Respondent skipped this question

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)

Q11 Respondent skipped this question

Please give your reasons below:

Q12 Respondent skipped this question

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:

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)

Q14 Respondent skipped this question

Please give your reasons below

Q15 No

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

Spatial Plan Feedback Form

Q16

Please give your reasons below

Support GA not GB. GB very wet area with heavy soils.

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?



Page 1: Personal Details

Q1

Name:

Neil & Greg Montgomerie-Crowe

Q2

Postal address

[Redacted]

Q3

Email

[Redacted]

Q4

Phone

[Redacted]

Q5

Greytown

Which ward do you live in?

Q6

Over 65

What is your age?

Q7

Respondent skipped this question

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



Q8

Yes

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?"

Q9

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

Please review that selling/leasing of 85-87 West Street. Greytown Menzshed can be relocated. Make use of this space in town.

Q10

Respondent skipped this question

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)

Q11

Respondent skipped this question

Please give your reasons below:

Q12

Respondent skipped this question

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:

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)

Q14

Respondent skipped this question

Please give your reasons below

Q15

Yes

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

Spatial Plan Feedback Form

Q16

Please give your reasons below

Only non-productive land should be used for housing. 85-87 West Street could be used for housing as per new development plans.

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?



Page 1: Personal Details

Q1

Name:

Graeme & Helen Gray

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Greytown

Which ward do you live in?

Q6

Over 65

What is your age?

Q7

Respondent skipped this question

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



Spatial Plan Feedback Form

Q8

Yes

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?"

Q9

Respondent skipped this question

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

Q10

Respondent skipped this question

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)

Q11

Respondent skipped this question

Please give your reasons below:

Q12

Respondent skipped this question

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:

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)

Q14

Respondent skipped this question

Please give your reasons below

Q15

Yes

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

Spatial Plan Feedback Form

Q16

Please give your reasons below

While we agree with the GB growth proposal we believe that no development should go east beyond the end of Jellicoe Street across to Papawai Road without investigation of the underground water table and soundness of the ground structure.

To compensate the potential growth our suggestion would be that you consider opening up Wakelin Street (ie Papawai Road through to Kuranui College), Humphries Street to Governors Green and Humphries Street to Wood Street.

As a resident of Market road we do agree with subdividing this area of land as it's so close to town and the infrastructure is already in place. However we do not wish to have section sizes of 400m² but would prefer sections 2000m² or bigger so that the rural aspect is maintained.

Q17

Yes

Do you want to speak to your submission?

Q18

Either

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?



Page 1: Personal Details

Q1

Name:

Shawn Brown

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Martinborough

Which ward do you live in?

Q6

45-65

What is your age?

Q7

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

Muirlea rise



Q8

No

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?"

Q9

Respondent skipped this question

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

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)

Q11

Please give your reasons below:

Given that I live on Princess Street and am zoned special, That I can not build a granny flat or workers accommodation is Nuts. That the process is Either no form SWDC or a rather expensive RMA process, effectively eating my cash reserves to build

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:

SWDC already has infrastructure runs passed my boundary, but deems the proposed is the correct direction. I propose widening the area to encompass both sides of Princess street including proposed area

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)

Q14

Respondent skipped this question

Please give your reasons below

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)

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

SWDC website

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

Mike Gray, Warren Woodgyer & Perry Cameron for Citizens Voice

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Respondent skipped this question

Which ward do you live in?

Q6

Over 65

What is your age?

Q7

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

Citizens Voice



Q8

Don't know

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?"

Q9

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

The current request for spatial plan feedback relates to the so-called residential growth options: depictions of the 3 townships with some proposed growth options and strategic driver.

However the draft strategy outlines 3 key roles of South Wairarapa, namely:

1. A place for agriculture, fishing, forestry, horticulture and viticulture
2. A destination highlighting diverse cultures, heritage, environmental sustainability and recreational experiences.
3. A town and country lifestyle choice.

Part o that key roles integration should include roading upgrades and maintenance, signage, amenities for tourism features, information centres and NZ/international promotion support - by territorial and central government agencies.

Recognition of Wairarapa's significant contribution to NZ's economic growth and community wellbeing.

Q10

Respondent skipped this question

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)

Q11

Please give your reasons below:

A more appropriate spatial plan would include South Wairarapa's significant coastal communities such as Lake Ferry settlement, Ngawi, Ocean Beach and Palliser and East Coast communities. These communities live within and support in various ways the significant productive activities (at a national level) and tourism - the key roles of our district.

Q12

Respondent skipped this question

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:

Spatial Plan Feedback Form

Q13

No

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)

Q14

Please give your reasons below

Resolve the Squirle issues - facilitate commercial/retail development immediately, facilitate the redevelopment of historical sites in Fitzherbert Street.

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)

Q16

Respondent skipped this question

Please give your reasons below

Q17

Yes

Do you want to speak to your submission?

Q18

Either

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?



Page 1: Personal Details

Q1

Name:

Michael & Susan Perry

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Greytown

Which ward do you live in?

Q6

Over 65

What is your age?

Q7

Respondent skipped this question

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



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?"

Q9 Respondent skipped this question

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

Q10 Respondent skipped this question

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)

Q11 Respondent skipped this question

Please give your reasons below:

Q12 Respondent skipped this question

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:

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)

Q14 Respondent skipped this question

Please give your reasons below

Q15 Yes

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

Spatial Plan Feedback Form

Q16

Please give your reasons below

With the increasing population in Greytown more land needs to be made available for more homes. Looking at the future growth plan for Greytown, especially Papawai Road, it appears to me that the new proposed boundaries are on the left hand side of Papawai Road heading out of Greytown. This also appears to me and probably some other residents that live on the right hand side from the paper road starting at number 20 through to our property [REDACTED] that we are left a bit in limbo. It seems a bit odd to me to keep them rural as like ourselves many of the residents have been living here for many years, and with the new proposed growth options, the rural feel and outlook will be gone. Like our property, most of these properties are capable of being subdivided - at a rough estimate of an untrained eye there is room for at least 10 or more houses to be built in this area. I seriously think the council should not ignore this - will support their residential growth plan, and also goes some way towards supporting national housing problem. Anxiously awaiting your reply.

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

Sarah & Phil Royal

Q2

Respondent skipped this question

Postal address

Q3

Email



Q4

Respondent skipped this question

Phone

Q5

Martinborough

Which ward do you live in?

Q6

45-65

What is your age?

Q7

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

Karaka Trust



Q8

No

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?"

Q9

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

See below comments on Martinborough

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)

Q11

Please give your reasons below:

The MA option is certainly an improvement on the MSGA proposed in 2017. However we are concerned that no account has been taken of the rural activities currently occurring in the MA area & therefore the country living that is occurring there. It is not clear how the decision will be made about lot sizes, to retain this rural feel, we would have thought larger lot sizes further from the town centre. We think a mix of expansion into the MA, MB, MC and MF areas would be preferable & would ease the burden on water, storm water etc that focussing on one area may bring, particularly the MA area where flooding is an issue

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:

Excellent & a combination would be good

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)

Q14

Respondent skipped this question

Please give your reasons below

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)

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Email

Where did you find out about the Spatial Plan Consultation?



Page 1: Personal Details

Q1

Name:

sophronia smith

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Featherston

Which ward do you live in?

Q6

45-65

What is your age?

Q7

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

not applicable



Q8

Yes

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?"

Q9

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

none

Q10

Yes

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)

Q11

Please give your reasons below:

the population growth is inevitable and i support the spatial plan regarding housing etc. The condition i have is that housing is made affordable, that is affordable for first time home owners, kaumatua and local mana whenua.

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:

I think that consultation with those communities must be had, i do not live there and might provide a bias position regarding growth. So will reserve any opinion regarding this

Q13

Yes

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)

Spatial Plan Feedback Form

Q14

Please give your reasons below

The proposed area of growth makes sense, Johnston Street is close to the rail station the recycle shop and the pool. There is vacant land around that area to build necessary housing. Once again my only condition will be that housing is affordable for first time home owners, kaumatua, that there be provision for emergency housing as well.

Q15

Don't know

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

Q16

Please give your reasons below

I want to know what the local whānau at Pāpāwai think. If they are in support then i am as well

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

SWDC website,

Where did you find out about the Spatial Plan Consultation?

Other (please specify):

Featherston Board



Page 1: Personal Details

Q1

Name:

Philip & Belinda Wells

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Greytown

Which ward do you live in?

Q6

Respondent skipped this question

What is your age?

Q7

Respondent skipped this question

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



Q8

Yes

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?"

Q9

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

We support the need for positive planning that enables our town to grow and flourish, without impacting on the aspects of our town that are so attractive to residents.

The need to grow and provide more housing is a given. We have an obligation to contribute to addressing the housing crisis New Zealand faces, both morally and inevitably, as a requirement by government. It makes sense for Council to put its own positive plans in place that suit our region, before change is imposed on us.

Overall, we agree with the direction the plan is going in.

Council must look at options to intensify residential development wherever opportunities present themselves. There needs to be an open mind to more intensive development and decisions made on a case-by-case basis on occasions, not a tick-box approach that is so rigidly bound by rules that opportunities are lost. Decisions should be made against well-defined principles and guidelines, not unbendable rules.

We are currently seeking approval to redevelop what was previously the Arbor Motel into tasteful, modern, low-impact mews-style housing. The demand for such residences has already proved itself. Demand for these rentals has been overwhelming. Properties advertised as available for rental in South Wairarapa can usually be counted on one hand.

The Arbor Motel site has for years been an unprofitable and unattractive property/business that was contributing little to our town. We are hopeful that this small, quality development will herald the way forward for similar much needed, higher density residences.

It is our preference to see urban growth in a contained way, by allowing higher density development, rather than impacting on valuable agricultural land.

We need a range of housing for the variety of residents we should aim to attract to our region and for those who are already here and desperately seeking housing.

Q10

Respondent skipped this question

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)

Q11

Respondent skipped this question

Please give your reasons below:

Spatial Plan Feedback Form

Q12

Respondent skipped this question

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:

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)

Q14

Respondent skipped this question

Please give your reasons below

Q15

Yes

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

Q16

Please give your reasons below

We agree that the land at Woodside would be excellent for residential development given much of it is stony and not so good for farming. Enabling better use of public transport with its proximity to the railway station makes sense. Our main comment is that it should be actioned a lot sooner than the longer timeframe proposed.

We look forward to positive growth in our town.

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?



Page 1: Personal Details

Q1

Name:

Carol McNaught

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Greytown

Which ward do you live in?

Q6

45-65

What is your age?

Q7

Respondent skipped this question

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



Q8

No

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?"

Q9

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

It feels lightweight on the community infrastructure that is needed to accompany growth. With more people more facilities are going to be needed. Its hard to see that these needs are being taken into account - even if it is just to note x amount of land will be set aside for childrens play areas etc.

I feel this is increasingly a problem in Greytown as the town becomes increasingly tourist-centric (great for retailers, cafes, etc. so not knocking that aspect of development) but the balance between visitor and community amenity seems precarious.

Also, there should be some recognition in both Spatial Plan and the LTP about tourism impact and how to remediate its adverse aspects. Streets that are clogged with visitor vehicles are not exactly 'the best of country living'.

Q10

Respondent skipped this question

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)

Q11

Respondent skipped this question

Please give your reasons below:

Q12

Respondent skipped this question

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:

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)

Q14

Respondent skipped this question

Please give your reasons below

Spatial Plan Feedback Form

Q15

Yes

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

Q16

Please give your reasons below

I support these with some provisos:

- (a) that GF development is consistent with the heritage of the area, e.g. tree-scape and housing intensity. Also provision of seating so that elderly & others can comfortably enjoy a walk in the town.
 - (b) the GB area provides for a tree-belt of larger trees that are consistent with the heritage of the older parts of Greytown's landscape. Without allowing for large trees this element of our environment will be lost over time due as housing densities are higher than in the past. Also that the area provides spaces for children to play, seating for people out walking and walkways and alley ways to favour not using cars.
 - (c) I also support the concept of future development near Woodside but this should be environmentally smart using best of sustainable technology options and have a hub that supports it become a community not just a satellite cluster of housing
-

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

SWDC website,

Where did you find out about the Spatial Plan Consultation?

Wairarapa Midweek



Page 1: Personal Details

Q1

Name:

Simon John Pigou

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Martinborough

Which ward do you live in?

Q6

31-44

What is your age?

Q7

Respondent skipped this question

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



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?"

Q9 Respondent skipped this question

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

Q10 Yes

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)

Q11

Please give your reasons below:

I agree with the recommended growth option for Martinborough. The proposed boundary of MA is suitable and should not be adjusted. In particular, as proposed, the property at 116 Regent Street (on the corner of Regent and Oxford Street), being Lot 1 DP 320134 and Title 79667 should remain as part of MA. My view is that it is important to maintain the rural feel of this area and it should not be subject to intensive development.

Q12 Respondent skipped this question

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:

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)



Spatial Plan Feedback Form

Q14

Respondent skipped this question

Please give your reasons below

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)

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

Ange Williams

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Martinborough

Which ward do you live in?

Q6

45-65

What is your age?

Q7

Respondent skipped this question

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



Q8

Yes

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?"

Q9

Respondent skipped this question

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

Q10

Yes

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)

Q11

Please give your reasons below:

- Minimum section size 1250 - 1500Sm
 - In regard to a decision re land lot sizes, it would be great to have an indication as early as possible so it enables prospective developers to plan landscaping and planting.
 - Single story dwellings only
 - Self sufficient in regard to septic tanks with effluent fields and water supply via tanks+ town supply drip feed, thus putting no extra pressure on MBs already over loaded infrastructure.
 - If the proposed timeline is 3-5 years can this please be clarified with a "critical path timeline" made available to all parties.
-

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:

Order of preference MF, MC then MB

Q13

Don't know

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)

Q14

Respondent skipped this question

Please give your reasons below

Spatial Plan Feedback Form

Q15

Don't know

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

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

**Email,
Wairarapa Midweek**

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

Bill & Diane Armstrong

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Greytown

Which ward do you live in?

Q6

Over 65

What is your age?

Q7

Respondent skipped this question

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



Q8

Don't know

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?"

Q9

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

Difficult to tell from diagram. But to the extent that it appears to constrain ad hoc residential development in rural areas, restricting it to the 3 existing towns, we support the proposals. We realize the potential Woodside development is away off in the future but this would be a major decision that will need to be thoroughly assessed before being approved. We would be strongly opposed to any form of ribbon development along Woodside Rd (and we do wonder why SWDC has seen fit to allow many of the rural subdivisions off that road.).

Q10

Respondent skipped this question

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)

Q11

Respondent skipped this question

Please give your reasons below:

Q12

Respondent skipped this question

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:

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)

Q14

Respondent skipped this question

Please give your reasons below



Spatial Plan Feedback Form

Q15

Yes

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

Q16

Please give your reasons below

We are using this box to raise other issues:

We agree that the 'North Street Extension' option should NOT be on the table at this point, if ever. Our reasons for saying this is that the current pattern of dwellings in that area provides an aesthetically attractive low density transition between the higher density urban areas to the south and Platform Farm to the North. Council, in relatively recent times (at the time of subdivision), made a decision not to install water supply or sewage reticulation along North Street so there is now substantial investment in bores and septic tanks. Another issue is if Council put in such reticulation to accommodate the 'Extension' just how many more lots could be achieved.....not many we suggest ie cost-benefit not there.

In respect of Residential Density (lot sizes), we consider that 150-200m2 lot sizes would not be compatible with retention of Greytown's character. This is not to say that a certain amount of infill housing shouldn't be allowed.....the issue is minimum lot size.

We support the development of Urban Design Standards not just for large subdivisions, they could cover all new builds including additions such as boundary fences. There is currently a really negative trend towards the construction of excessively high fences, which impacts the character of the village. This needs to be addressed as a matter of priority, in our view.

We do not agree with the proposal to close the street adjacent to the library in Greytown as its an important access/exit route and parking for the elderly.

We support the Blackwell proposal for development of the to the west of Main Street because we think it will enhance the amenity and recreational values and socio-economic development of Greytown at little or no expense to the ratepayer. Having a movie theatre would, for example 'strengthen social connections' within the community.

We support provision of inter-connected walking and cycling tracks, where appropriate, within the Greytown village and into the hinterland.

We think we need to learn from the Carterton experience and avoid ribbon development at the northern and southern boundaries of Greytown. In other words, no future subdivisions of rural land adjacent to the main road at the southern and northern ends of the village should be permitted. To us, this is fundamental to preserving the character and 'village feel' of Greytown.

Finally, we wonder whether adequate provision has been made for the desired location of future commercial and/or light industrial development in Greytown, in the interests of avoiding ad hoc sporadic developments,

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Where did you find out about the Spatial Plan Consultation?

Wairarapa Midweek,

Greytown Grapevine



Page 1: Personal Details

Q1

Name:

Steve Carlin

Q2

Postal address



Q3

Email



Q4

Phone

Respondent skipped this question

Q5

Which ward do you live in?

Greytown

Q6

What is your age?

45-65

Q7

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

Respondent skipped this question



Spatial Plan Feedback Form

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?"

Q9 Respondent skipped this question

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

Q10 Respondent skipped this question

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)

Q11 Respondent skipped this question

Please give your reasons below:

Q12 Respondent skipped this question

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:

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)

Q14 Respondent skipped this question

Please give your reasons below

Q15 Yes

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

Spatial Plan Feedback Form

Q16

Please give your reasons below

Need to allow for growth. Must open up more land. Must make smaller lots available and free up ability to subdivide

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Digital advertising

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

Graeme Thomson

Q2

Postal address



Q3

Email



Q4

Phone

Respondent skipped this question

Q5

Which ward do you live in?

Martinborough

Q6

What is your age?

Over 65

Q7

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

Respondent skipped this question



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?"

Q9 Respondent skipped this question

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

Q10 Yes

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)

Q11
Please give your reasons below:

I wish to speak in support of area ME.

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:

I wish to speak in support of part of area MF.

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)

Q14 Respondent skipped this question

Please give your reasons below

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)



Spatial Plan Feedback Form

Q16

Respondent skipped this question

Please give your reasons below

Q17

Yes

Do you want to speak to your submission?

Q18

Either

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?



Page 1: Personal Details

Q1

Name:

Peter McKeown

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Martinborough

Which ward do you live in?

Q6

45-65

What is your age?

Q7

Respondent skipped this question

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



Q8

Yes

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?"

Q9

Respondent skipped this question

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

Q10

Yes

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)

Q11

Please give your reasons below:

This plan appears logical and practical. The MA zone should allow for sections from 1250 - 1500 m2 in this block. This would allow for a practical division of land

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:

These the next logical areas to be considered once MA has started being developed

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)

Q14

Respondent skipped this question

Please give your reasons below



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)

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

SWDC website

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

Lynne Maugham & Alan Barker

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Martinborough

Which ward do you live in?

Q6

Over 65

What is your age?

Q7

Respondent skipped this question

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



Q8

Don't know

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?"

Q9

Respondent skipped this question

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

Q10

Don't know

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)

Q11

Please give your reasons below:

Overall I support the growth of Martinborough and these plans seem satisfactory with two major caveats:

1 infrastructure to support the plans

2 at the moment Martinborough is a hollowed out town with most of the housing coming onto the market being purchased by second home buyers and being turned into Airb&b properties. This spoils the character of the town, the community and makes affordable housing a dream

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:

As a resident of the Dublin Outer Residential Lifestyle (MB) I am opposed to this. All in our road bought into a rural life style and I think most of us wish to maintain that.

Although the above comment risks the accusation of NIMBYism let me say that I am not opposed to development but we need the infrastructure to back it up. At the moment our water pressure is often so low as to be almost non-existent.

My second major concern is that the dominance of Airb&b and weekend rentals in Martinborough is destroying the community that when we moved here 23 years ago was very strong.

I see no provision in any of the plans for reasonable-cost housing for young people and workers who wish to make their life here not just make money. This will particularly apply to larger 'life-style' developments.

Spatial Plan Feedback Form

Q13

Don't know

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)

Q14

Respondent skipped this question

Please give your reasons below

Q15

Don't know

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

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

SWDC website

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

Peter and Kay Eaden

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Greytown

Which ward do you live in?

Q6

45-65

What is your age?

Q7

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

PETER C & KAY P EADEN



Q8

Yes

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?"

Q9

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

We submit the following:

1. Inner Residential to be - One dwelling per 200m² net site area and no more than two storey.
 2. Mid Residential - Not to extend (in an arch) further than the back boundary of The Orchards complex and net site areas to be no less than 500m².
 3. Outer Residential Lifestyle - Blocks to be no less than 2000m² net site area.
 4. High Density areas to include green belts and parks.
 5. Outer Residential - Will rural activities still be permitted?
 6. Mid and outer residential - to include treelined streets, and also inline roundabouts to moderate speed.
 7. Papawai Road Speed Limit - the speed limit should be reduced to a maximum of 70km.
- Also a walkway/cycleway needs to be provided along Papawai Road.
-

Q10

Respondent skipped this question

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)

Q11

Respondent skipped this question

Please give your reasons below:

Q12

Respondent skipped this question

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:

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)

Spatial Plan Feedback Form

Q14

Respondent skipped this question

Please give your reasons below

Q15

Yes

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

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Wairarapa Midweek

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

Susan Stephen

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Martinborough

Which ward do you live in?

Q6

45-65

What is your age?

Q7

Respondent skipped this question

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



Q8

Yes

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?"

Q9

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

A timeframe

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)

Q11

Please give your reasons below:

I don't support the subdivision down to the small sections - minimum should be 400sqm. The character of the Village needs to be maintained which has always meant space eg 1000sqm sections (1/4 acre paradise) or at the least 500sqm which does suit some people. Character can also be found in the wide streets and grass road frontages, I would recommend that if an existing dwelling was removed, 3 attached units could be constructed and this would provide accommodation for the much needed service industry.

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:

MF would be an ideal solution for a residential subdivision - suggest section sizes minimum of 800sqm. Subdivisions should be able to happen in MB too but a minimum of 2000sqm to maintain the existing lifestyle feeling that people originally bought into.

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)

Q14

Respondent skipped this question

Please give your reasons below

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)

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Wairarapa Midweek,

Where did you find out about the Spatial Plan Consultation?

Martinborough Star





Page 1: Personal Details

Q1

Name:

Jessie Glasser

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Greytown

Which ward do you live in?

Q6

Over 65

What is your age?

Q7

Respondent skipped this question

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



Q8

No

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?"

Q9

Respondent skipped this question

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

Q10

Don't know

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)

Q11

Respondent skipped this question

Please give your reasons below:

Q12

Respondent skipped this question

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:

Q13

Don't know

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)

Q14

Respondent skipped this question

Please give your reasons below

Q15

No

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



Spatial Plan Feedback Form

Q16

Please give your reasons below

Ludicrous, wrong location, also using land that has best soil for production

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Where did you find out about the Spatial Plan Consultation?

Other (please specify):

Partner by accident saw Midweek pullout in cafe





Page 1: Personal Details

Q1

Name:

Ashley Mudford

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Martinborough

Which ward do you live in?

Q6

Over 65

What is your age?

Q7

Respondent skipped this question

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



Q8

Don't know

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?"

Q9

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

There is no map on page four of the consultation document, but I support the philosophy of the best of country living with the community at the heart of everything we do'.

Q10

Don't know

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)

Q11

Please give your reasons below:

I am concerned at the higher density in ME. Having properties 2 or 3 stories will detract from the character of the centre of town and the country village feel; and interfere with visitor parking. To many occasions I've seen 'taller new buildings' visually competing with established buildings and causing the established buildings to be diminished in stature - these buildings in Martinborough would be the old BNZ bank, Martinborough Hotel and the old bank. We should preserve that heritage rather than competing with it.

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:

I am strongly in favour of using MF. it is within walking distance of amenities', schools and buses and would provide great opportunity for high density housing.

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)

Q14

Respondent skipped this question

Please give your reasons below

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)

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Wairarapa Midweek,

Where did you find out about the Spatial Plan Consultation?

Martinborough Star,

Other (please specify):

SWDC information sharing sessions.



Page 1: Personal Details

Q1

Name:

Susan Mudford

Q2

Postal address

[Redacted]

Q3

Email

[Redacted]

Q4

Phone

[Redacted]

Q5

Martinborough

Which ward do you live in?

Q6

Over 65

What is your age?

Q7

Respondent skipped this question

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



Q8

No

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?"

Q9

Respondent skipped this question

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

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)

Q11

Please give your reasons below:

Suggested Inner Residential is too dense, sections too small and if implemented would negatively impact on the character of the wine village. Outer Residential would disrupt the rural feel of the village.

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:

I think the Ferry Road Mid Residential area should be considered earlier for growth.

Q13

Don't know

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)

Q14

Please give your reasons below

Don't live there

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)

Q16

Please give your reasons below

Don't live there

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Where did you find out about the Spatial Plan Consultation?

SWDC website,
Wairarapa Times Age,
Martinborough Star



Page 1: Personal Details

Q1

Name:

DAWN LUCIA

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Greytown

Which ward do you live in?

Q6

45-65

What is your age?

Q7

Respondent skipped this question

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



Spatial Plan Feedback Form

Q8

No

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?"

Q9

Respondent skipped this question

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

Q10

Don't know

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)

Q11

Respondent skipped this question

Please give your reasons below:

Q12

Respondent skipped this question

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:

Q13

Don't know

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)

Q14

Respondent skipped this question

Please give your reasons below

Q15

No

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

Q16

Please give your reasons below

DONT BELIEVE THIS IS THE BEST AREA AS WE'VE BEEN TOLD BY PROFESSIONALS WHO KNOW THE LAND, WATER, SOIL & HISTORY OF THIS LAND THAT THE SEWER SYSTEMS, WATER, STORM WATER, FIREPLACE SMOKE POLLUTION, SOIL QUALITY THAT EXISTS IN THIS AREA IS NOT A GOOD PLACE TO DEVELOP HOUSING. WE HAVE ALSO BEEN INFORMED THAT THE INFRASTRUCTURE THAT EXISTS IN GREYTOWN IS BARELY UP TO AN ACCEPTABLE LEVEL AND HAS NEEDED TO BE UPGRADED FOR MANY YEARS. WE DONT BELIEVE ITS WISE TO PUT AN EXTRA BURDEN ON AN ALREADY BROKEN SYSTEM. ITS PUTTING THE CART BEFORE THE HORSE. MOST PEOPLE CAN BARELY AFFORD THE CURRENT RATES AND ADDING MORE UNSUSTAINABLE DEVELOPMENTS IN AREAS THAT WILL CREATE MORE COST IS NOT WISE. THE PLANET HAS SO LITTLE VALUABLE SOIL AND YOU'VE PURPOSED TO DEVELOP HOUSES ON VALUABLE SOIL. THIS IS CRIMINAL AND VERY NEGLIGENT IN MY OPINION. GB SOIL IS GOING TO BE WASTED IF YOUR PLAN GOES THROUGH. WE'VE LIVED IN MAJOR CITIES OUR ENTIRE LIFE AND MOVED TO THE GB AREA TO BE IN THE COUNTRY, HAVE RURAL RATES AND BE CLOSE TO THE TOWN. DUE TO HAVING RURAL RATES FOR WHAT WE THOUGHT WOULD BE THE REST OF OUR LIVES WE DECIDED IN INVEST IN HELPING NOT TO BE A BURDEN ON THE PLANET. WE INVESTED IN 30 SOLAR PANEL, A BORE AND A SEPTIC TANK. NOW, ONLY 5 YEARS AFTER INVESTING A LOT OF MONEY INTO OUR PROPERTY, HOUSE AND GARDEN WE FIND OUT THAT YOU CAN CHANGE OUR RATES, BUILD A CITY ALL AROUND US, PUT A ROAD THROUGH OR NEXT TO OUR PROPERTY, POSSIBLY LIVE NEXT TO BUILDING SITES AND NEW ROADS ALL AROUND US FOR GOD KNOWS HOW MANY YEARS IT WILL TAKE.....AND FOR WHAT? SO DEVELOPERS CAN BUILD UNSUSTAINABLE HOUSES THAT RAISE RATES BECAUSE IT WILL COST SO MUCH TO ALLOW THE INFRASTRUCTURE TO FUNCTION AND THE WORST PART IS THAT THE HOUSES WON'T EVEN BE AFFORDABLE. THERE HAS BEEN SO MUCH RESEARCH AND INFORMATION ABOUT REALLY BUILDING SUSTAINABLE DEVELOPMENTS RIGHT HERE IN NEW ZEALAND. PLEASE SEE THE DOWNLOADABLE INFORMATION AT: howwelive.co.nz IF WE ARE GOING TO DEVELOP PLEASE DO SO IN A RESPONSIBLE, THOUGHTFUL, CONSCIOUS MANNER THAT WILL BE AFFORDABLE WHICH CAN BE FOUND AT: howwelive.co.nz IT SHOWS HOW IT CAN BE DONE. I'VE HEARD THAT MASTERTON AND CARTERTON ARE OPEN TO THESE IDEAS AND HAVE KEPT UP TO DATE WITH UPGRADING THE INFRASTRUCTURE. I'VE JUST FOUND ALL THIS OUT IN THE LAST 2 WEEKS. I'VE NEVER BEEN NOTIFIED OF ANY OF THESE PLANS AND FIND IT VERY UPSETTING THAT THIS KIND OF CHANGE CAN TAKE PLACE WITH SO FEW PEOPLE IN THE COMMUNITY KNOWING WHAT IS TAKING PLACE IN THEIR HOME TOWN. I BELIEVE THESE KINDS OF CHANGES AND DECISIONS NEED TO BE MAILED OUT TO EVERY HOME AND TIME TO MEET IN PERSON, HAVE MORE QUESTIONS AND ANSWERS AND HAVE TIME TO PLAN FOR IT. THIS FEELS LIKE COUNCIL IS GOING TO DO WHATEVER IT WANTS AND THE MAJORITY OF PEOPLE DON'T EVEN KNOW ABOUT IT. I'M NOT AGAINST DEVELOPMENT AND CHANGE, I JUST THINK WE HUMAN BEINGS HAVE BEEN SO SELFISH AND DAMAGING TO OUR PLANET, AIR AND SO DARN GREEDY THAT WE'VE LOST THE PLOT AND DON'T TAKE THE TIME TO MAKE WISE PLANS FOR OUR FUTURE. WE REALLY HAVE AN OPPORTUNITY TO CREATE SOMETHING WONDERFUL AND THIS PLAN IS JUST THE SAME OLD THING AND SAME OLD MISTAKES WE'VE BEEN DOING FOR A LONG TIME.

Q17

Yes

Do you want to speak to your submission?

Q18

Tuesday 25 May

Which is your preferred hearing date?

Q19

Wairarapa Midweek

Where did you find out about the Spatial Plan Consultation?



Page 1: Personal Details

Q1

Name:

Alistair and Jenny Boyne

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Martinborough

Which ward do you live in?

Q6

45-65

What is your age?

Q7

Respondent skipped this question

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



Q8

No

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?"

Q9

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

Affordability and infrastructure

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)

Q11

Please give your reasons below:

Not enough green spaces you have made no allowance for new parks or open spaces yet promoting small sections

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:

Concerned that there needs to have focus on the three waters in place before allowing more users to hook up or into current services.

Q13

Don't know

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)

Q14

Respondent skipped this question

Please give your reasons below

Spatial Plan Feedback Form

Q15

Don't know

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

Q16

Respondent skipped this question

Please give your reasons below

Q17

Yes

Do you want to speak to your submission?

Q18

Either

Which is your preferred hearing date?

Q19

Facebook

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

Kylie Richards

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Martinborough

Which ward do you live in?

Q6

31-44

What is your age?

Q7

Respondent skipped this question

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



Q8

No

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?"

Q9

Respondent skipped this question

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

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)

Q11

Please give your reasons below:

I believe the proposed property size reduction is not keeping with the look and feel of Martinborough. The need for additional housing is crucial but not to over populate the township with excessive subdivision.

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:

I believe this is a better option for expansion rather than over crowding the residential properties surrounding the square

Q13

Don't know

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)

Q14

Respondent skipped this question

Please give your reasons below



Spatial Plan Feedback Form

Q15

Yes

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

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Either

Which is your preferred hearing date?

Q19

Other (please specify):

Where did you find out about the Spatial Plan Consultation?

Council Member





Page 1: Personal Details

Q1

Name:

Ro Griffiths and Lyle Griffiths

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Martinborough

Which ward do you live in?

Q6

Over 65

What is your age?

Q7

Respondent skipped this question

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



Q8

Yes

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?"

Q9

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

Any further housing development must depend on adequate water and wastewater infrastructure being in place. Housing and land should reflect rural nature of Martinborough. Sections should not be tiny.

Q10

Yes

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)

Q11

Please give your reasons below:

Close to the village centre. Seems to be natural direction for town to grow. Infrastructure is in place but may need upgrading. Again no tiny sections and development should reflect open spaces and rural feeling.

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:

Second option as still reasonably close to Square, however infrastructure required might be a big expense. Would flooding and proximity to sewage pond be a problem.

Q13

Don't know

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)

Q14

Respondent skipped this question

Please give your reasons below

Spatial Plan Feedback Form

Q15

Don't know

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

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Where did you find out about the Spatial Plan Consultation?

**SWDC website,
SWDC library,
Quarterly Newsletter - Community Focus,
Neighbourly,
Wairarapa Times Age,
Wairarapa Midweek,
Martinborough Star**



Page 1: Personal Details

Q1

Name:

Stuart Campbell

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Martinborough

Which ward do you live in?

Q6

45-65

What is your age?

Q7

Respondent skipped this question

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



Q8

No

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?"

Q9

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

I strongly disagree with sections being as small as 150-200M2

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)

Q11

Please give your reasons below:

At the previous public consultations for this there was little appetite for subdivision so this would not achieve forecasted requirements

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:

If all areas MA, MB, MC & MF were included there is much more chance of meeting future requirements. Coming back and doing this later would be very costly to rate payers so better to get it done as a whole from day one.

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)

Q14

Respondent skipped this question

Please give your reasons below



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)

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Email

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

Robyn McKeown

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Martinborough

Which ward do you live in?

Q6

45-65

What is your age?

Q7

Respondent skipped this question

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



Spatial Plan Feedback Form

Q8

Yes

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?"

Q9

Respondent skipped this question

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

Q10

Yes

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)

Q11

Please give your reasons below:

Practical approach to growing the town. Suggest minimum section size 1250 - 1500 m2

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:

Logical follow on options after MA

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)

Q14

Respondent skipped this question

Please give your reasons below

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)

Spatial Plan Feedback Form

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

SWDC website

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

Barbara Gavan

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Martinborough

Which ward do you live in?

Q6

Over 65

What is your age?

Q7

Respondent skipped this question

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



Q8

Yes

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?"

Q9

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

Not sure if at this point we need to identify need for footpaths/cycleways - to cater perhaps more for the influx of tourists - water tanks a must for new builds.

Q10

Yes

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)

Q11

Please give your reasons below:

I would like to see all of Regent converted to Urban - at present only one side and part of the other (between Dublin & Oxford) are zoned urban. The MA area could be smaller 1000 Sq m. But to not lose rural feel all the dwellings must not cover more than 20 - 30% of area.

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:

Agree that these areas be able to grow as just offering ME, MD & MA will not be sufficient in the long term.

Q13

Don't know

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)

Q14

Respondent skipped this question

Please give your reasons below

Spatial Plan Feedback Form

Q15

Don't know

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

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

Robert Carter

Q2

Postal address



Q3

Email



Q4

Phone

Respondent skipped this question

Q5

Which ward do you live in?

Featherston

Q6

What is your age?

Respondent skipped this question

Q7

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

Respondent skipped this question



Q8

Don't know

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?"

Q9

Respondent skipped this question

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

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)

Q11

Please give your reasons below:

Too Many people here now. Look at homestays and factor in how they would be used to house the housing need.

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:

NO! to all the above

Q13

Yes

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)

Q14

Please give your reasons below

Featherston is the only place that can grow due to space and ability to provide extra infrastructure.



Spatial Plan Feedback Form

Q15

No

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

Q16

Please give your reasons below

Cause there is enough people here now.

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

Lee Carter

Q2

Postal address



Q3

Email



Q4

Phone

Respondent skipped this question

Q5

Which ward do you live in?

Featherston

Q6

What is your age?

45-65

Q7

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

Respondent skipped this question



Q8

Don't know

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?"

Q9

Respondent skipped this question

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

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)

Q11

Please give your reasons below:

Don't agree with Govt housing initiative for Martinborough - keep with more rural theme.

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:

No to all of the above

Q13

Yes

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)

Q14

Please give your reasons below

Town has the space to grow

Spatial Plan Feedback Form

Q15

Don't know

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

Q16

Please give your reasons below

Can't make up my mind about this proposal.

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

Kirsty Shepherd

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Martinborough

Which ward do you live in?

Q6

31-44

What is your age?

Q7

Respondent skipped this question

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



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?"

Q9 Respondent skipped this question

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

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)

Q11
Please give your reasons below:

Support Oxford outer residential lifestyle block MA for development. Do not support internal subdivision of ME

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:

Potential growth to MB is sensible

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)

Q14 Respondent skipped this question

Please give your reasons below

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)



Spatial Plan Feedback Form

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?



Page 1: Personal Details

Q1

Name:

Anna & Bryan Pocock

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Martinborough

Which ward do you live in?

Q6

45-65

What is your age?

Q7

Respondent skipped this question

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



Q8

No

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?"



Q9

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

1. We do not support the recommended residential growth option that has been adopted by the spatial plan for Martinborough. In particular, we do not support the boundaries that were selected and are identified in the spatial plan document as 'MD'.
2. the vision for the spatial plan for South Wairarapa is 'Best of country living with the community at the heart of everything we do'. The current MD boundary chops and changes and is inconsistent with property boundaries that should be included in this area. Inconsistent boundaries can lead to inconsistent urban form which can detract from the character of a neighborhood. this will compromise the vision of the spatial plan being achieved.
3. based on the current MD boundaries it is unclear if the boundaries were selected based on the position of roads or titles as the boundary. If the boundaries are being determined by the location of titles, additional titles should be included within the MD area to provide consistency in the form of growth that is being pursued through the spatial plan.
4. a key issue as identified in the Spatial Plan is that of availability of land to provide for future intensification. Submitters also identified in prior engagement that they were concerned about land availability and potential increases to property values. the draft spatial plan acknowledges this when it notes that 65% of respondents who agreed that future growth options are 'necessary to accommodate growth and provide choice as long as these options are in character of the area, carefully planned and maintain the existing small-town qualities". Where there is land which can already be appropriately serviced by existing infrastructure, is within close proximity to the ME hub, and could easily be developed taking into consideration urban design principles then it should be encouraged and facilitated by Council through the Spatial Plan.
5. we do not support the high density development area proposed in the land bordered by New York Street and Regent Street. In the proposed spatial plan this area has been identified as being able to achieve a 21 - 100 potential dwellings on lots >1200m². the use of this land in such a high-density manner is inconsistent with the objectives of the spatial plan and would result in the highest density of development being on the fringe of the rural area. This would also result in poor urban form. other areas within Martinborough should be intensified before this area is.
6. Please refer to attachment 2 for two potential boundary modifications to the MD boundaries that would be able to satisfy the criteria as set out in submission point 4 prior.
7. The MD zone that is identified in the spatial plan should be widened to incorporate the new boundaries as identified in Attachment 2 (the areas shaded blue). these new areas would be contiguous with the residential development along the opposite side of the street.
8. The New York Street area could achieve the 'Mid-residential' density aspiration as set out in the spatial plan. In that growth could be restricted to a minimum 400m² net site area, an average 500m² net site area, could be required to follow the urban design guidelines, and be achieved through a controlled activity non-notified resource consent.
9. Should the New York street north eastern side be included in the MD Boundary, it would be consistent with one of the key drivers of the Mid Residential Area - MD as identified in the spatial plan. that is, it would be in close proximity to the inner Residential Area - ME and would be within easy walking distance of the community/village hub being approximately 250m from the Square. We note that many of the areas in the existing MD Area would be well beyond 1km from the ME area, whereas the new area identified in Attachment 2 would be significantly closer than 1km to the town square.
10. it makes no sense to include only the small portion of the Northeast boundary of New York Street bordering Regent Street (where the Rugby grounds are) in MD and not include the balance of the northeast boundary of New York Street extending all the way to princess Street. this will provide consistency in form as discussed in point 3.

Regards

Anna and Bryan Pocock

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)

Q11

Please give your reasons below:

1. We do not support the recommended residential growth option that has been adopted by the spatial plan for Martinborough. In particular, we do not support the boundaries that were selected and are identified in the spatial plan document as 'MD'.
2. the vision for the spatial plan for South Wairarapa is 'Best of country living with the community at the heart of everything we do'. The current MD boundary chops and changes and is inconsistent with property boundaries that should be included in this area. Inconsistent boundaries can lead to inconsistent urban form which can detract from the character of a neighborhood. this will compromise the vision of the spatial plan being achieved.
3. based on the current MD boundaries it is unclear if the boundaries were selected based on the position of roads or titles as the boundary. If the boundaries are being determined by the location of titles, additional titles should be included within the MD area to provide consistency in the form of growth that is being pursued through the spatial plan.
4. a key issue as identified in the Spatial Plan is that of availability of land to provide for future intensification. Submitters also identified in prior engagement that they were concerned about land availability and potential increases to property values. the draft spatial plan acknowledges this when it notes that 65% of respondents who agreed that future growth options are 'necessary to accommodate growth and provide choice as long as these options are in character of the area, carefully planned and maintain the existing small-town qualities". Where there is land which can already be appropriately serviced by existing infrastructure, is within close proximity to the ME hub, and could easily be developed taking into consideration urban design principles then it should be encouraged and facilitated by Council through the Spatial Plan.
5. we do not support the high density development area proposed in the land bordered by New York Street and Regent Street. In the proposed spatial plan this area has been identified as being able to achieve a 21 - 100 potential dwellings on lots >1200m². the use of this land in such a high-density manner is inconsistent with the objectives of the spatial plan and would result in the highest density of development being on the fringe of the rural area. This would also result in poor urban form. other areas within Martinborough should be intensified before this area is.
6. Please refer to attachment 2 for two potential boundary modifications to the MD boundaries that would be able to satisfy the criteria as set out in submission point 4 prior.
7. The MD zone that is identified in the spatial plan should be widened to incorporate the new boundaries as identified in Attachment 2 (the areas shaded blue). these new areas would be contiguous with the residential development along the opposite side of the street.
8. The New York Street area could achieve the 'Mid-residential' density aspiration as set out in the spatial plan. In that growth could be restricted to a minimum 400m² net site area, an average 500m² net site area, could be required to follow the urban design guidelines, and be achieved through a controlled activity non-notified resource consent.
9. Should the New York street north eastern side be included in the MD Boundary, it would be consistent with one of the key drivers of the Mid Residential Area - MD as identified in the spatial plan. that is, it would be in close proximity to the inner Residential Area - ME and would be within easy walking distance of the community/village hub being approximately 250m from the Square. We note that many of the areas in the existing MD Area would be well beyond 1km from the ME area, whereas the new area identified in Attachment 2 would be significantly closer than 1km to the town square.
10. it makes no sense to include only the small portion of the Northeast boundary of New York Street bordering Regent Street (where the Rugby grounds are) in MD and not include the balance of the northeast boundary of New York Street extending all the way to princess Street. this will provide consistency in form as discussed in point 3.

Regards

Anna and Bryan Pocock

Q12

Respondent skipped this question

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:

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)

Q14

Please give your reasons below

N/A

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)

Q16

Please give your reasons below

N/A

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

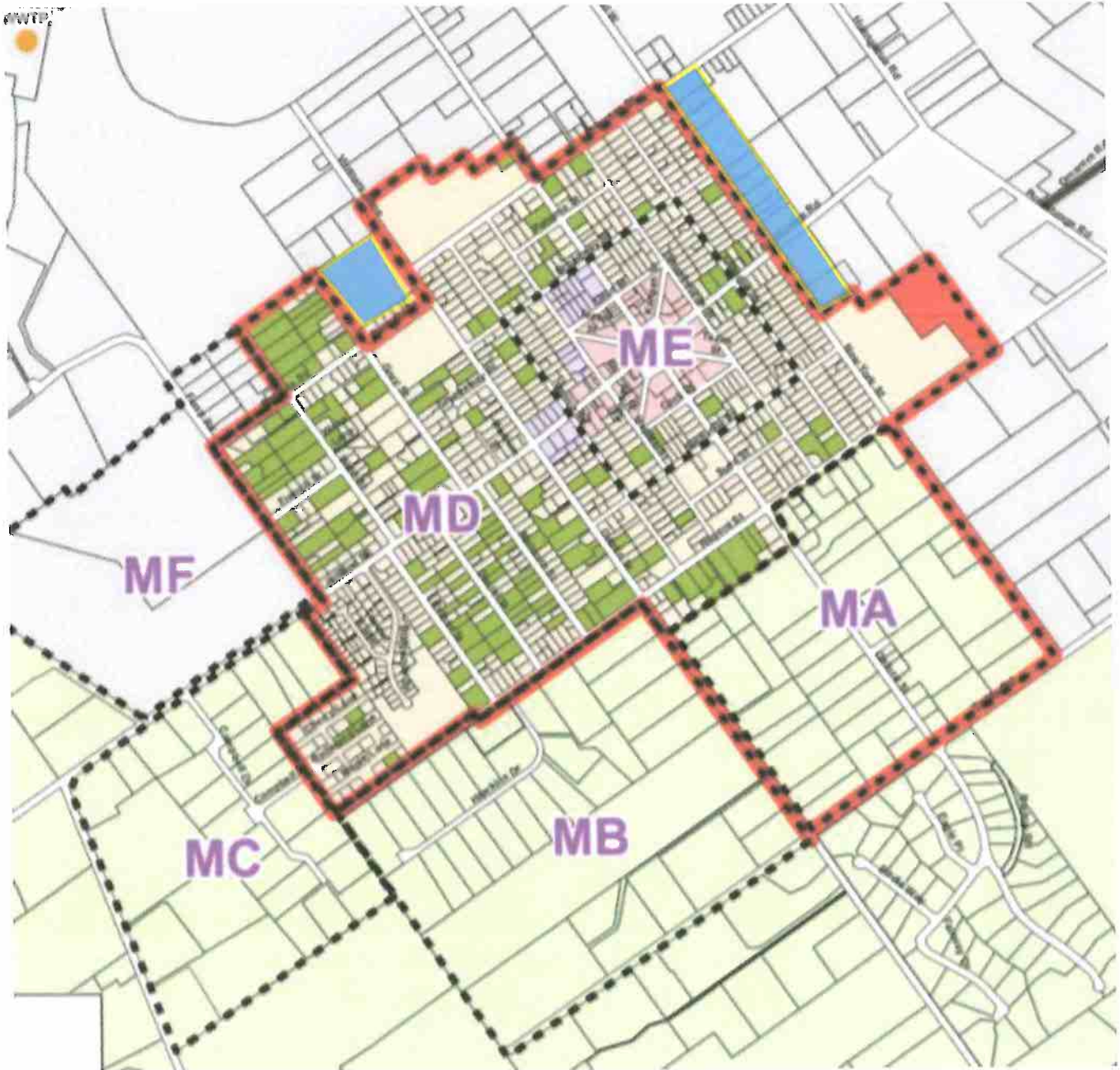
Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?

Attachment 2: Future growth options for Martinborough



Key:

 Area that should be included as MD



Page 1: Personal Details

Q1

Name:

Anonymous

Q2

Postal address

Anonymous

Q3

Email

Anonymous

Q4

Respondent skipped this question

Phone

Q5

Respondent skipped this question

Which ward do you live in?

Q6

Respondent skipped this question

What is your age?

Q7

Respondent skipped this question

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



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?"

Q9 Respondent skipped this question

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

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)

Q11
Please give your reasons below:

I Like some aspects of the plan. I appose the reduction of land size in ME and I do not agree with the proposal to introduce a design guide in MD.

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:

I think MF should be retained as it is. I am more relaxed about the other areas being considered for growth as generally the lot sizes are smaller than MF

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)

Q14 Respondent skipped this question

Please give your reasons below



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)

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

Alison Paton

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Martinborough

Which ward do you live in?

Q6

45-65

What is your age?

Q7

Respondent skipped this question

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



Q8

Yes

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?"

Q9

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

Long term protection enabling the ability of grape growing in the region.

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)

Q11

Please give your reasons below:

Major concern that town infrastructure not able to cope with extra 250 dwellings.

Q12

Respondent skipped this question

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:

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)

Q14

Respondent skipped this question

Please give your reasons below

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)

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

Max Stevens

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Martinborough

Which ward do you live in?

Q6

Over 65

What is your age?

Q7

Respondent skipped this question

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



Q8

Yes

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?"



Q9

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

Consideration needs to be taken regarding industrial/ commercial provision along with urban satisfaction.

Further emailed submission as below:

Submission to SWDC Spatial Plan>

Character:

At the public meeting I attended there was conjecture about "the town's character" which is probably understandable because people have wide and differing views. I would like to take some liberties and suggest some of the assets we have that I think assist in creating our Town's character.

- The wooded Memorial Square
- The playground that connects with the Square
- The Waihinga Centre
- Hau Arika Marae
- No state Highway through the town
- Country rural outlook, vineyards and farming
- Tidy colonial buildings on our main streets.
- Great sports facilities for a small town
- A good medical centre and service
- The strong rural vista on entering the lower valley at Bidwill's Cutting. The surrounding back drop of the hills, Kupe's Wakas and the Aorangi State Forest Park.
- Most importantly our diversity of people who reside in the town and district who make our community what it is!

Yes, I digress but it's important for those doing "The Plan" understand where we have come from and who we are probably today. Martinborough was and still is to a large extent a service town to the hinterland of farms and the vineyards that surround the town. There are some people who like the village as it is and would like to restrict growth, however there has been considerable growth and change in the last forty years to make the town as it is today. And we have been discovered by the Wellington folk who flock to buy property or visit and stay weekends and that's great but it shouldn't change the fact that we still need affordable housing for working families and retiring farm workers. Do we want to be a town of only Wellington weekenders and wealthy grey headed retiree residents? If council doesn't open up more urban land that's what will continue to happen, as it is occurring now and allowed to continue the towns character will change!

The Spatial Plan:

MA, I agree with the urbanisation of this section of land, however the same rules should apply to that of the majority of the town (MD), allow people the option if they don't want to subdivide that's ok continue to rate them rural. Surely this land doesn't need road gridding that's too late and complicates things, cul-de-sacs should be ok? Council will need to look closely at the drainage. Some of this land lends its self to smaller sections so design guidelines will be important to get good visual and living outcomes. Please consider the east side of Regent Street from New York to Hawkins Drive, all the services are there and a large section of it is already urban. Urbanisation of MA won't be wholesale, don't complicate it with a different set of rules. Please look at front fence heights, hedges and trees fine, high stark fences/walls spoil street scape and are unwelcoming, my opinion. Don't allow private roading or gated subdivisions, we are a rural community living together! The surrounding rural land to MA already provides an adequate rural buffer.

MF, I don't understand why this land scored so low when it was considered, this is a green field it only needs a great landscape planner with a brush and we could have a wonderful urban development continuing the town's road grid, nice streetscape, open spaces with pedestrian and cycle friendly roads. Relatively close to school and good levels to the waste water treatment. I don't recall any significant flooding on this land. Rezoning this land to urban with perhaps some consideration of light industrial, regardless of the owner would send a clear signal that Council is prepared to make provision for future urban development. Same rules as MD but ensure that some options of larger sections are available to assist with rural buffer and screening if required.

ME, I support Council's suggestion of intensification of the inner residential area.

Spatial Plan Feedback Form

MD, I support this concept however some intensification should be allowed on merit and meeting design conditions, don't make it too hard. There is a need for lower cost housing and with the right design and planning the outcomes can be visually pleasing and homes comfortable. Provision for the elderly and pensioner housing must be permitted without going through lots of planning costs. Fence height guidelines needed, at least looked at?

To reiterate my main concerns, a town is people, and a strong, resilient, vibrant and sustainable community has a diverse group of people. Council is obligated to ensure there is adequate provision for urban growth and to the best of its ability see that all people are provided for. Allow intensification, don't complicate issues with too many rules, rely of sound and smart design guides and innovation. We cannot continue to spread out we have to plan for sustainable, environmentally friendly and efficient housing. While the problem of affordable housing is relatively new to us, I congratulate Council on seeking outside professional assistance as other Councils are experiencing similar issues and there are lots of good design solutions appearing around the country.

Q10

Yes

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)

Q11

Please give your reasons below:

With further consideration it's ok

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:

MB should be extended to cover all Regent Street - New York. MF should have rated higher (Greenfields).

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)

Q14

Respondent skipped this question

Please give your reasons below

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)

Spatial Plan Feedback Form

Q16

Respondent skipped this question

Please give your reasons below

Q17

Yes

Do you want to speak to your submission?

Q18

Wednesday 26 May

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

Andrea Goodwin

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Martinborough

Which ward do you live in?

Q6

Over 65

What is your age?

Q7

Respondent skipped this question

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



Q8

No

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?"

Q9

Respondent skipped this question

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

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)

Q11

Please give your reasons below:

Developers get greedy and cram as many houses in a development as they can. instead they should look at the aspect and build houses with space around them/ for privacy and outside play/garden areas.

Q12

Respondent skipped this question

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:

Q13

Don't know

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)

Q14

Respondent skipped this question

Please give your reasons below



Spatial Plan Feedback Form

Q15

Don't know

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

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

Frances Lawrence

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Martinborough

Which ward do you live in?

Q6

Over 65

What is your age?

Q7

Respondent skipped this question

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



Q8

Yes

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?"

Q9

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

A commitment to maintaining existing parks & green spaces & providing the extra green space or wider planted streets in future subdivision (Puruatanga Road).

Q10

Yes

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)

Q11

Please give your reasons below:

I feel all new houses outside the red boundary should be all reliant for water ie roof collection, and also septic tanks or composting toilets. beware cramming too many houses into ME to retain village feel and help protect infrastructure - water and sewerage.

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:

MF should be developed before MC and possibly before too much interruption in MA & MB - would impact less on the semi rural feel. Include more trees with any subdivision in MF.

Community should be regarded as the permanent residents of the village and NOT the tourists. if the residents are catered for properly it will be attractive to tourists too.

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)

Spatial Plan Feedback Form

Q14

Respondent skipped this question

Please give your reasons below

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)

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

Daivd Iggulden (Co-Chairperson)

Q2

Respondent skipped this question

Postal address

Q3

Email



Q4

Phone



Q5

Respondent skipped this question

Which ward do you live in?

Q6

Respondent skipped this question

What is your age?

Q7

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

Wairarapa Winegrowers Association



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?"

Q9

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

Martinborough today is a vibrant and prosperous village. Like it or not this current situation is based on the wine industry. This has created jobs and provided a base on which the tourists have found it as a desirable place to visit. Tourism has led to new businesses. THis cafes, cycle hire, personalised wine tours.

It is vital that in any future plans contemplated by Council the viability of the wine industry is protected.

1. We support the preservation of land suitable to vineyard use from intensive residential development. Appropriate worker/tourist housing in line with current Rural Zone restrictions should be urgently addressed in the District Plan.
 2. That in providing water resources to any future residential development there needs to be ensured that water for town supply connected vineyards is still available.
 3. That for future residential development the area MA is supported as the logical first step. While in the special Rural Zone the area MF is not considered prime vineyard land and thus is unlikely to face objection for ultimate use for residential land.
 4. That to protect the village charm of the Inner Residential area it is felt that lots of 150-200 square meters, net site area, are unlikely to achieve this goal. it is likely to encourage small house builds of little character.
-

Q10

Respondent skipped this question

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)

Q11

Please give your reasons below:

Martinborough today is a vibrant and prosperous village. Like it or not this current situation is based on the wine industry. This has created jobs and provided a base on which the tourists have found it as a desirable place to visit. Tourism has led to new businesses. This cafes, cycle hire, personalised wine tours.

It is vital that in any future plans contemplated by Council the viability of the wine industry is protected.

1. We support the preservation of land suitable to vineyard use from intensive residential development. Appropriate worker/tourist housing in line with current Rural Zone restrictions should be urgently addressed in the District Plan.
2. That in providing water resources to any future residential development there needs to be ensured that water for town supply connected vineyards is still available.
3. That for future residential development the area MA is supported as the logical first step. While in the special Rural Zone the area MF is not considered prime vineyard land and thus is unlikely to face objection for ultimate use for residential land.
4. That to protect the village charm of the Inner Residential area it is felt that lots of 150-200 square meters, net site area, are unlikely to achieve this goal. it is likely to encourage small house builds of little character.

Q12

Respondent skipped this question

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:

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)

Q14

Respondent skipped this question

Please give your reasons below

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)

Spatial Plan Feedback Form

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

Ian & Tracey McComb

Q2

Respondent skipped this question

Postal address

Q3

Email

.

Q4

Respondent skipped this question

Phone

Q5

Respondent skipped this question

Which ward do you live in?

Q6

Respondent skipped this question

What is your age?

Q7

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

Brookside Developments Featherston Ltd



Q8

Yes

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?"

Q9

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

We own Brookside Developments Featherston Ltd, a company which aims to provide high quality small and affordable dwellings for individual households and communities. Ian's background includes 10+ years as a Council Development Engineer and Infrastructure Planner, including as Tasman District and Hamilton Cit. Tracey's includes 8 years as a Council RMA Planner.

> Overall, we support the general direction that the Council is taking to provide for predicted population growth - respecting the unique character of each of the three towns while also allowing for more intensification in suitable areas.

> We support the focus on strengthening a sense of community within each town, through increased accessibility to the individual town centers and also enhancing the connections between the three towns

> The proposal to master plan all three towns is supported, although, due to Featherston being the gateway to the Wairarapa, and perhaps the town has been most neglected, prioritizing Featherston's masterplan over the other two towns would be suggested eg. Featherston year 1-3 (now), Martinborough year 2-4, Greytown year 3+.

> Allowing for a variety of lot sizes, and in particular, intensification down to 150-200m² within existing residential areas, is strongly supported and we encourage this to be allowed in all three towns, in areas where infrastructure and other services allow, or can be upgraded to cope with the extra demand.

> The current realities of infrastructure limitations will need to influence which greenfield areas can be developed first.

Q10

Respondent skipped this question

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)

Q11

Please give your reasons below:

> Support the Variety of residential zones proposed for Martinborough, particularly the inner residential zone that allows subdivision down to 150-200m² lots.

> However, we would encourage the extension of the concept to the other areas of the town.

Q12

Respondent skipped this question

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:

Q13

Yes

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)

Q14

Please give your reasons below

> Support the Featherston growth node idea, with the following additional comments:

1. The Spatial Plan identifies both Featherston and Martinborough having master planning scheduled for year 1-3 (now) yet Martinborough also has specific zoning for inner residential down to 150-200m2 but Featherston does not. This appears inconsistent. we question why Martinborough would be aloud smaller lot sizes without waiting for the master plan, yet such concessions are not identified for Featherston, prior to a masterplan.

2. We believe the same reasons used to justify smaller lot sizes in Martinborough also apply to Featherston:

"Additionally, our population is changing with smaller numbers in a household, so some smaller homes and more housing choice is required."

In addition, the location of Featherston as the gateway to the Wairarapa, and hence the closest town to Wellington City and the only town to have access to a railway station, suggest that Featherston should be the town that encourages smaller lot sizes as it could be the most desirable to Wellington commuters.

3. To enable faster housing stock to provide for increased demand, rather than relying solely on subdivision, allowing up to three dwellings on one property, as a controlled activity, is suggested. As stated in the spatial plan, Featherston has many 1/4 acre sections that could accommodate this.

"the town is currently characterised by family homes on traditional quarter acre sections."

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)

Q16

Respondent skipped this question

Please give your reasons below

Spatial Plan Feedback Form

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

David Beveridge

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Martinborough

Which ward do you live in?

Q6

45-65

What is your age?

Q7

Respondent skipped this question

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



Q8

Yes

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?"

Q9

Respondent skipped this question

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

Q10

Yes

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)

Q11

Please give your reasons below:

All of these suggested options will provide opportunities for gradual growth depending on when the land owner plans to subdivide. the land on Regent Street that is part of the Residential Lifestyle options should be considered for smaller than suggested minimum size due to these sections being on a residential street.

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:

I support MB as it is a similar locations to MA. I also support MF as it is the only greenfield option that would allow a subdivision to be completed for an entire site. Also MF will provide the most number of the residential sections for residents to have a smaller sections and to be surrounded by similar style houses.

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)

Q14

Respondent skipped this question

Please give your reasons below



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)

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

Geoff Wallace

Q2

Postal address



Q3

Email



Q4

Phone

Respondent skipped this question

Q5

Which ward do you live in?

Martinborough

Q6

What is your age?

Respondent skipped this question

Q7

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

Respondent skipped this question



Spatial Plan Feedback Form

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?"

Q9

Respondent skipped this question

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

Q10

Yes

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)

Q11

Respondent skipped this question

Please give your reasons below:

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:

Overview of submission

- Support of additional residential land in Martinborough.
- Request acknowledgement that it may appropriate for some sites in the Rural (Special) zone to be developed for non-primary production use, provided that these enhance Martinborough and do not impede surrounding viticulture.

It is acknowledged that;

- The viticulture industry is very important to the Martinborough economy through tourism and wine production.
- The role of the Rural (Special) Zone around Martinborough is to limit development in the areas identified as being most suitable for viticulture.
- This Spatial Plan process is focussed on residential growth and that the areas put forward have avoided the Rural (Special) zone to avoid impacting on the viticulture industry.
- In order to resource the process, Council has split the Spatial Plan into sections and intends addressing the rural zone during later parts of the Spatial Plan. This section of the Spatial Plan being focussed on residential growth options.

It is difficult to address parts of the District's future in isolation. Consideration of the residential zone would ideally take into account the rural land and land use around the town so that decisions can be made in a holistic context. On this basis, the submitter considers this land, and the Rural (Special) zone in general, relevant to this section of the Spatial Plan.

The submitters property is on [REDACTED] on the north eastern side of Martinborough. At 1.82ha it offers good development options through scale and is well connected to the town being;

- 400m from Considine Park
- 450m from Martinborough School
- 1.2km from Martinborough Square

The site is also well positioned in terms of services with a sewer main running along the southeastern boundary and a water main running along Vintners Lane.

This submission does not seek rezoning of the site to residential. To achieve a logical extension of the urban boundary this would involve rezoning working vineyards. With the residential extension options already identified by Council in the Spatial Plan this is not required at this time.

Not all sites in the Rural (Special) zone are well suited to viticulture and these are best developed in ways which will enhance Martinborough. This is particularly so on land that has site specific soil constraints which impede viticulture production.

An example of this is the Reid Brothers gin distillery in Todds Road. This activity was recently established on land subdivided (as a non-complying activity) from a vineyard in the Rural (Special) zone. The subdivision was justified on the basis that the soil type of that area of the site was not suited to viticulture and the distillery was an appropriate use. This area had not been planted in grapes and rather than remaining underutilised is now able to contribute to Martinborough's productivity through an artisan industry and adds diversity to Martinborough's visitor experience.

The submitter has the intention of undertaking a development on [REDACTED]. The purpose of this will be to add to the Martinborough community. A crucial design factor will be a good fit with surrounding viticulture. The project is in its early stages with some initial discussion with Council planning staff undertaken.

Spatial Plan Feedback Form

One of the options that is being considered is to provide a medium density lifestyle/retirement village comprised of 30-45 250-450m² (approx.) sections. The village will also provide recreation amenity in the form of a tennis court, pool, Petanque/croquet court, and an outdoor entertainment area, such as an amphitheatre or similar. There will also be additional provided parking for friends and family. The targeted demographic would be downsizers and independent retirees. These will be built out with appropriately sized dwellings as part of the sale of the lots of the subdivision.

With any future submission, the intention is to ensure a quality outcome through design; and the submitter is looking forward to working with Council through the resource consent process.

It is requested that Council acknowledges that there are appropriate uses of the Rural (Special) zone, other than primary production, that would provide benefit to the town.

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)

Q14

Respondent skipped this question

Please give your reasons below

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)

Q16

Respondent skipped this question

Please give your reasons below

Q17

Yes

Do you want to speak to your submission?

Q18

Either

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?



Figure 1 - Location diagram



Figure 2 – Lot 700 DP 249 (note sewer and water main locations)





Page 1: Personal Details

Q1

Name:

Neil & Lizzie Catherall

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Greytown

Which ward do you live in?

Q6

Over 65

What is your age?

Q7

Respondent skipped this question

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



Spatial Plan Feedback Form

Q8

Yes

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?"

Q9

Respondent skipped this question

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

Q10

Yes

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)

Q11

Respondent skipped this question

Please give your reasons below:

Q12

Respondent skipped this question

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:

Q13

Yes

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)

Q14

Respondent skipped this question

Please give your reasons below

Q15

Yes

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

Spatial Plan Feedback Form

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

Caroline Strugnell

Q2

Postal address



Q3

Email



Q4

Phone

Respondent skipped this question

Q5

Which ward do you live in?

Greytown

Q6

What is your age?

Respondent skipped this question

Q7

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

Respondent skipped this question



Spatial Plan Feedback Form

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?"

Q9 Respondent skipped this question

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

Q10 Respondent skipped this question

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)

Q11 Respondent skipped this question

Please give your reasons below:

Q12 Respondent skipped this question

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:

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)

Q14 Respondent skipped this question

Please give your reasons below

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)

Spatial Plan Feedback Form

Q16

Please give your reasons below

I support the GA area for the following reasons:

- It is a good location for commuter transportation both for the train and state highway 2.
- It would be possible for people travelling on the train to bike out (especially with an electric bike) by going straight up the rail trail.
- It is close to the 'skate' park which will be built within the next couple of years. This will give a safe area for children living in the GA area to play.
- It is close to the dog park which would be idea for those who commute to give dogs a run prior to the train leaving.
- It is close to Kuranui High School for those in the area who have high school age children.
- It is convenient for the supermarket where most Greytown people visit on a regular basis.
- It has a new wine bar and there is potential with more people in that area to set up café/s.

I do not support GB area for the following reasons:

- It is much less convenient for those travelling to the train each day.
- It will be around a retirement village which could create conflict between the residents and people leaving early for commuting.
- It could be quite noisy for the retirement village if the area fills with young people (both children and young adults).
- It will does not have a good area where children can safely play.
- It could have an area built but as Greytown is already committing to \$1m to build a 'skate' park then it is unlikely to want to add another fully enclosed children's play area.
- Train commuters will have to cross SH2 twice a day. The junction of SH2 and Humphries Street is already busy and would potentially become quite dangerous with a large amount of vehicles crossing.

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?



Page 1: Personal Details

Q1

Name:

Joy Cooper

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Martinborough

Which ward do you live in?

Q6

Respondent skipped this question

What is your age?

Q7

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

Wharekaka Trust Board Inc



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?"

Q9

Respondent skipped this question

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

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)

Q11

Please give your reasons below:

Wharekaka is South Wairarapa's only independent, not-for-profit provider of rest home, hospital, independent supported villa accommodation and day care services in Martinborough, and meals on wheels to all three towns. We have a proud history of strong integration and engagement with our local community.

We support the design qualities set out in table 2 (page 4 of the consultation document) noting that connectivity and social cohesion are most important enablers of a thriving community. For residential housing there should be diversity and choice across the townships – with low and higher cost housing all mixed in together, including social housing.

MARTINBOROUGH residential growth options

We note that increasing need (and potential provision) for social housing is not mentioned, apart from papakainga.

We would also like to see acknowledgement of Wharekaka's need to grow and develop its residential care capacity and villas for older people within, or very close to, its current location.

At present we have 12 independent-living villas, which provide comfortable living for single people or couples, and an ageing rest-home/hospital building which will need major upgrading in the next few years. A very much appreciated feature of our location is that our residents can and do walk independently to the library, cafes and shops. The distance is just within the capability of many. Unlike residents of most other rest homes and retirement villages they are not dependent on a bus service. They can be more independent and retain connectivity and social cohesion.

We are experiencing strong demand for our villas. Given the population projections for older people, there will be increasing demands for this kind of accommodation – which provide a reasonable cost option for supported independent living close to all the amenities of Martinborough.

We acknowledge and support the proposal to retain green spaces and trees but would like council to specifically consider the relative social cohesion and connectivity benefits of enabling some well-designed small-scale development of housing for older people on part of the park behind Wharekaka (bounded by Suez, Naples and Sackville Streets).

Growth options proposed

We do not support MA-Oxford Outer Residential as an option for further growth at this stage. It would increase the flow of traffic along Oxford Street and consequent risks to older people accessing the medical centre, pharmacy and Wharekaka.



Spatial Plan Feedback Form

Q12

Respondent skipped this question

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:

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)

Q14

Respondent skipped this question

Please give your reasons below

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)

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?



Page 1: Personal Details

Q1

Name:

Jason van Hattum

Q2

Respondent skipped this question

Postal address

Q3

Email



Q4

Phone

0272399214

Q5

Martinborough

Which ward do you live in?

Q6

Respondent skipped this question

What is your age?

Q7

Respondent skipped this question

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



Q8

No

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?"

Q9

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

Substance -the diagram and map is mostly meaningless.

Q10

Yes

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)

Q11

Please give your reasons below:

Yes, but with an expanded ME zone and rezoning of the commercial and industrial zones to mixed use residential/commercial zone with a design guide to ensure good density.

Note that the map does not show the completed Pinot Grove development and is also unclear about the continuing status of reserve space, specifically Considine Park and Memorial Park, which appear on this map to be "Residential" zoned. I do not support removal of these reserve areas.

I support a design guide provided it is developed by urban design professionals and is principles-based as opposed to rules-based. My limited understanding of the current rules for MD areas is that they are not fit for purpose, e.g. our neighbour is subdividing and has indicated that they are required to include a vehicle turning circle on their new section.

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:

I do not support further expansion in MF, MB or MC zones.

Martinborough's current footprint between Princess/New York/Regent/Dublin is something like twice the size of the character suburb of Mt Victoria with something like 1/3 of the population: I'm not proposing Mt Victoria levels of density for Martinborough, but I suggest that character, amenity, and community can be maintained (and, in fact, enhanced) at higher levels of density. It also seems incredibly inefficient to convert fertile high land use capability land to low density residential.

Spatial Plan Feedback Form

Q13

Yes

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)

Q14

Respondent skipped this question

Please give your reasons below

Q15

No

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

Q16

Please give your reasons below

No, replacing orchards with retirement villages seems incredibly short-sighted and stupid. I do not support GB being developed except to the extent that Pāpāwai mana whenua are able to acquire the land and direct development for papakāinga or their economic benefit.

Q17

No

Do you want to speak to your submission?

Q18

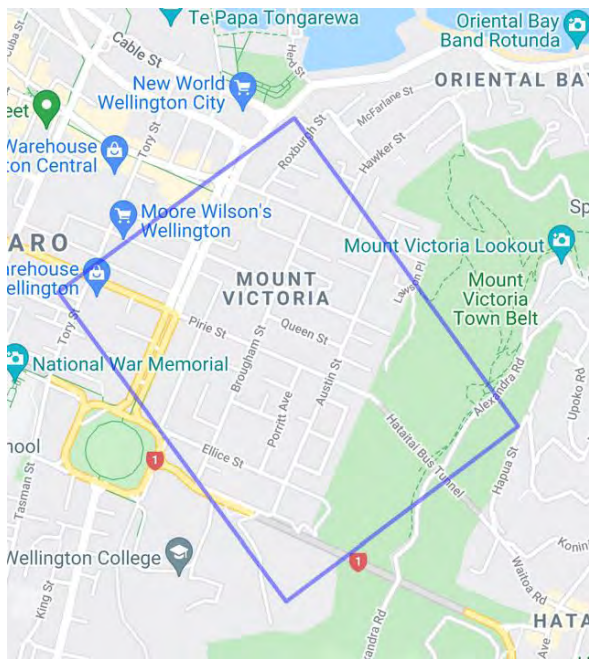
Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?



General feedback about this consultation

These documents were very hard to read and engage with. Here's a quick list of some of the things I struggled with:

- It is unclear which documents / strategies / components are actually up for debate and feedback here. There are supporting documents (Infrastructure Strategy, etc.) but my impression is that they are largely complete and out of scope of this feedback?
- "Big Decision" questions on the feedback form are loaded and do not match the questions in the document
- Large blocks of very small text, hard to read on screen and when printed at A4 size
- Long complex sentences and vocabulary. DIA recommends a target reading age of 12 [<https://www.digital.govt.nz/standards-and-guidance/design-and-ux/content-design-guidance/content-design-tools-and-resources/readability-testing-tools/>] and sentences of no more than 15 words. Most of the content is far beyond that, with some at "post-graduate" level. Not helped by the large number of typos
- Hard-to-read options tables – difficult to scan and clearly understand the differences between options
- Hard-to-read tables of figures and visualisations, compounded by poor visualisation choice, e.g. stacked column charts make it easy to compare relative capex and opex category spend within years but difficult to compare absolute capex and opex category spends across years
- Separately the SWDC website and this PDF do not seem to be optimised for use with screen-reader technology, but this might be a problem with my particular screen-reader. Notably, the accessibility link in the footer of the new SWDC website is spelled incorrectly and does not lead to any content.

- There is no response deadline on the Spatial Plan consultation document

It is hard enough for people to engage with local government as it is.

Information Request

Please provide:

- Requirements / brief for design and drafting of LTP and Spatial Plan consultation documents
- Functional and non-functional requirements for the SWDC website refresh
- Records of any discussions, emails, meetings, conversations, documentation, etc. relating to accessibility requirements for the SWDC website refresh
- Estimated high-level breakdown of costs for developing:
 - o LTP and Spatial Plan consultation documents
 - o SWDC website refresh

I do not want to present at a hearing but am happy to discuss my submission privately if you have any questions.

Regards

Jason van Hattum



Page 1: Personal Details

Q1

Name:

Henry Carr & Lynne Abbott

Q2

Postal address



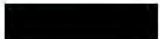
Q3

Email



Q4

Phone



Q5

Martinborough

Which ward do you live in?

Q6

Over 65

What is your age?

Q7

Respondent skipped this question

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



Spatial Plan Feedback Form

Q8

No

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?"

Q9

Respondent skipped this question

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

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)

Q11

Please give your reasons below:

At the Martinborough public meeting, one of the residents asked the question “do we need to do this now?”. In our opinion it is the question most worthy of Council's serious consideration.

This is important because MA, the area recommended for rezoning, has a significant and positive effect on Martinborough's overall character.

MA contains several of Martinborough's wide, quiet semi-rural residential streets. Additionally, beyond Regent Street in contrast to most other wide streets it provides an extremely open frontage onto medium-sized lifestyle properties, exposing pasture being grazed, grapes, olives and fruit being grown and long views of mature specimen trees. This large-scale window onto rural life helps to balance the more densely packed central areas of Martinborough allowing the village to be at once compact and yet visibly connected to the surrounding countryside.

This part of Martinborough is therefore important in terms of its visual appeal and its inherent contribution to the semi-rural face that Martinborough presents to residents and visitors. We believe that it is critical to preserve this contribution to Martinborough's overall character.

Rezoning this area residential with half- to one-acre blocks will, over time, destroy the character of the area and thus have a detrimental effect on Martinborough's overall character. Blocks of this size are smaller than conventional 'life-style' blocks, limiting their practical and aesthetic value.

In addition to the important character impact, any development of the area will most probably not be managed to a broad plan. I believe that, if re-zoning goes ahead, Council needs to address a number of important issues & enablers before finalising the decision.

These issues & enablers include:

- Stormwater management/flood prevention
- Sewage
- Drinking-water
- Access roads including avoidance of limiting cul-de-sacs
- The impacts of the above on Martinborough's already strained services
- Measures to minimise loss of important visual character

Council should not, in our opinion, bow to Ministerial interference and push ahead without more fully understanding the impacts of additional development and increased population.

The Spatial Plan covers a long 30-year period and change pressures will vary over that period, perhaps significantly. At the moment we believe that the best interests of Residents & Council are to:

- Continue with infill only in areas where this is predominant i.e. MD+ME to serve immediate demand
- Look at a wider range of smaller growth sources including incentives for MD owners to sub-divide
- Further evaluate MA and include character as a criterion
- Include the inevitable residential implications from Commercial, Business & Farming/Rural growth assessments
- Continue to consult with Residents and non-resident owners

Council will then be able to make better-informed decisions in a few years.

2

Supporting material

The Council has received much feedback on the subject of retaining character. Questions trying to draw out Council's ideas about how to retain 'character' were unsuccessful at the public meeting, in our opinion, because “retaining the overall character of Martinborough or a large part of it” (or similar) was not one of the formal evaluation criteria. The two community criteria (Community Views & Iwi Views) could have been evaluated to see if anything arose (such as “retaining character”) that is important enough to rank as a separate criterion. It is difficult to ensure that such assessments are free of/low in bias. So are weightings, which weren't used to support this critical decision. Good practice has it that weighting is required unless the criteria have been carefully balanced (an art in itself). At the highest level the criteria should resolve into three areas – Desirability, Feasibility and Viability. A “preserving-character” criterion would fit into Desirability at this highest level. We believe that the criteria used do not effectively map back to Desirability.

It is quite clear that the population growth pressure (600-650 depending upon which source you take) over 30 years is small. I also believe that the Council does not have to demonstrate that it can absolutely provide 250+ new sections right now. By taking a different approach Council could say that the existing option (MD+ME) can meet demand for part of the 30-year timeframe and that this provides a time-window to properly evaluate MA (and MB, MC, MF if necessary) and to investigate other less-destructive options.

Spatial Plan Feedback Form

With such a small population increase to be provided for, even small initiatives could have a significant effect. After all we are needing only ~10 new sections per year. A better answer may be to target multiple smaller-scale approaches that cumulatively meet the demand and so avoid the need for rezoning of land equivalent to between one-third and one-half of the area of the current residential zone. Council can also consider ways/incentives to increase the estimated 25% conversion rate of >1200m² sections in the MD+ME areas. 100% (all demand met) is clearly not achievable even over 30 years but it should be possible to achieve substantially more than 25%.

We believe that Council cannot be expected to have all of the skills and knowledge required to effectively manage difficult strategic planning. The Council used an external facilitator (neutral role) who also clearly provided core planning advice (opinion role). These two roles are usually required to be separate because they are fundamentally conflicting. We believe that in future Council (and ratepayers/residents etc) would benefit from separating these roles.

In addition, Council could make better use of its richly-experienced population. A small group of broadly-experienced residents (Martinborough has many) could provide recommendations to Council on alternative/innovative approaches to augment Council's skill/experience base. Such a think tank/advisory group could help Council to broaden their thinking – not binding, to be further consulted on etc of course. This would have to be a 'citizen' initiative but Council could support such a group in its research etc. As an example of time-consuming research, we should be looking at what is being done overseas to see if there are opportunities to apply similar thinking here. For example, in the UK some authorities are levying 2x council tax on long-term empty houses. We believe that we have more empty sections (no dwelling) than long-term empty houses and the number of both is probably small but converting these two groups could potentially cover several of the 30 years of the plan. It could be useful to know about alternative approaches to the same problem and what approaches to influence owners have been successful and why.

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:

These areas could, if Feasible & Viable, potentially be developed to meet (assumed) Desirability criteria.

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)

Q14

Respondent skipped this question

Please give your reasons below

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)

Q16

Respondent skipped this question

Please give your reasons below

Spatial Plan Feedback Form

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

Cathy Jamieson

Q2

Respondent skipped this question

Postal address

Q3

Email



Q4

Respondent skipped this question

Phone

Q5

Martinborough

Which ward do you live in?

Q6

Respondent skipped this question

What is your age?

Q7

Respondent skipped this question

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



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?"

Q9

Respondent skipped this question

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

Q10

Respondent skipped this question

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)

Q11

Please give your reasons below:

I have no strong personal preference for which of MA, MB, MC, MF is allocated for further development. There should be a focus though on what is best for ratepayers overall. If by developing MA some existing problems can be (partially) solved by privatizing costs to developers that is advantageous. Development of MF as an "off the grid" community for water and waste/stormwater provides advantage by adding more ratepayers without adding stress on aging infrastructure. Where there exists a bit of a clean slate for development incorporate some little gems like parklets containing bus stops creating pleasant places to wait. Things that make everyday life more pleasant.



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:

The meeting communicated a theme of streetscape - obviously it is an area of interest for the contracted consultant and may reflect a conscious Council focus. If streetscape is a focus, consideration could be given to embedding the concept of cultural precincts. Build in the flexibility to reflect the history, present day and evolution of the towns.

New Zealand has its own rich culture and history and tremendous scope exists for it to become more present in our minds. Additionally there are indicators that international travel will be less attractive and/or accessible in the future. People travel to experience different sensory experiences of food, sights, climate, alcohol and to experience and learn about different cultures. 2020/21 confirms the South Wairarapa to be favourably positioned for residents and domestic visitors. Its offerings are attractive but there is potential for a more intensive and immersive experience for residents and visitors.

There is a regulatory and media nudge to change our cultural drinking habits. Alcohol is firmly established in physical infrastructure and economy in the South Wairarapa and our mayor indicated that central regulatory bodies are looking for council strategies that justify continued autonomy. Planning provides a choice opportunity to signal a philosophy of alcohol within a healthy, social lifestyle. For example precincts could evolve to host the European and Asian practices of digestion enhancing promenading, street dancing and exercise classes which are healthier than the Australasian drinking culture with sedentary roots in the British pub. The Martinborough Square begs for more utilization than being a thoroughfare and occasional event hub. We have the civic space to take the promenading, dancing and after dinner movement indoors in inclement weather. The more you have attractive activity in public spaces the less requirement for large living space in dwellings and it is probable there will be increasing downward pressure on the size of homes for the majority.

This cultural precinct concept extends to worker accommodation. Incorporate in the district plan drivers to recognize the culture of the workers and welcome them with some of the familiar. Over time some really vibrant micro communities could emerge adding more dimension and life to the town.

A couple of terrific resources I have which would make great addition to local resources are "A Pattern Language: Towns, Buildings, Construction" and "The Social Life of Small Urban Spaces" by William H. Whyte. They exist to encourage design that soothes, nurtures, attracts and energises human beings. We don't yet know whether international travel for recreation and connecting with family and friends overseas will ever be what it was, so town planning with an increased focus on human psyche, connection and cultural experiences would be hugely beneficial to resident's lives, the visitor experience and economy.

Each towns community board could co-opt 3-4 locals via nomination to sit with the board and work through what are the characteristics of the town they want to protect and see going forward. This would include design guidance that the council is keen to establish for new work on existing and new buildings and could be done in parallel to completion of the spatial plan and form part of the master spec plan. It allows each town to be unique and retain its own special characteristics. This work would then flow through into helping to set up the spatial plan for industrial and commercial to ensure these areas develop a special character connected with the towns.

I wonder whether there is scope to utilize existing data collections in this process. Drilling into census data previously gave me some interesting insights into the town eg high proportion of single person dwellings. Rate rebates that could be offered to those willing to take on boarders in order to house seasonal workers is one idea. Further data analysis would trigger more ideas. I recently stumbled upon Beef and Lamb data that together with other industry data would be a useful predictor of future time lapse movement of retiring farmers to town adjacent lifestyle blocks.

I am a proponent of high density housing with communal space and allotment or community gardens. People individually balance their need for convenience and excitement with their need for peace and quiet. Awareness is important that for the South Wairarapa a substantial increase in ratepayer numbers are needed to reach optimal critical mass between service provision and rate minimization. It is a tricky business sometimes to have proud townspeople appreciate this but it would be helpful if SWDC knew where this optimum point was. I have previously asked the question how much of an increase in ratepayers would you need to see to see an optimisation in rates and the answer was "A lot." I appreciate the difficulty in funding such analysis but could councils work together nationally or in cohort groups to narrow in on what would work for them because that is valuable planning information.

I have no strong personal preference for which of MA, MB, MC, MF is allocated for further development. There should be a focus though on what is best for ratepayers overall. If by developing MA some existing problems can be (partially) solved by privatizing costs to developers that is advantageous. Development of MF as an "off the grid" community for water and waste/stormwater provides advantage by adding more ratepayers without adding stress on aging infrastructure. Where there exists a bit of a clean slate for

Spatial Plan Feedback Form

development incorporate some little gems like parklets containing bus stops creating pleasant places to wait. Things that make everyday life more pleasant.

I'd also like you to consider the wealth of knowledge held by local tradespeople who have been working on the infrastructure for decades. Before council contracts expensive outside consultants it could be a good idea to add another layer to the mutually beneficial working relationships SWDC has with some of these people and contract them to assist in the planning process.

Treescaping are important to consider also and there is a wealth of local expertise that can provide more valuable comment on their many benefits than I can. It will be really important to see that knowledge documented and incorporated in council.

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)

Q14

Respondent skipped this question

Please give your reasons below

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)

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?



Page 1: Personal Details

Q1

Name:

Peter & Prue Smith

Q2

Postal address



Q3

Email



Q4

Phone

Respondent skipped this question

Q5

Which ward do you live in?

Martinborough

Q6

What is your age?

Respondent skipped this question

Q7

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

Respondent skipped this question



Spatial Plan Feedback Form

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?"

Q9

Respondent skipped this question

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

Q10

Respondent skipped this question

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)

Q11

Please give your reasons below:

Please consider our submission on the proposed growth areas for Martinborough township. Thank you for the opportunity to to submit and the consultation that the council is undertaking.

We currently own the land specified in the spatial map MF. This land has been owned by our family since the 1850's, therefore we believe we have the knowledge and the right to provide information needed to address the assessment criteria:

Quality capacity to meet population growth Redesign of Jellicoe st is minimal. Wide berm and a need to do this anyway as foot traffic from outer residential/ lifestyle is already increasing.

Blank area of land with one landowner making planning easy and of a high quality. Interactions between council and land developer ideal.

Is suitable for high or medium density housing. We would support a mix and the retention of the rural aspect with plantings and a rural view and vibe.

Soil contamination There was an old airstrip in part of this land, however this was remediated in 2011 by EAM Environmental Consultants in consultation with Phillip Percy from Perception Planning. The council has a copy of this as provided at the time. This shows no contamination of the land. This therefore should raise the score given in the assessment.

Water Supply We note the upgrading of the town water connection needed for this area. A suitable source of rainwater collection could be anticipated depending on section size.

Wastewater Infrastructure Our current knowledge of levels of land surrounding MF indicates we are on the same level as MC and most of MD. Some waste water and grey water management could be contained through other new technological advances in grey water management in the near future.

Storm Water Minimal amount of overflow when increased rainfall. This is mainly because the culvert under the main road is not big enough. The natural creek flowing through MF is an appropriate storm water outlet. We would envisage this as an appropriate space for green zone planting.

Public transport Within walking distance of bus stops- featherston/ wgtm/ masterton. Score3? Think this should be higher given it is within walking distance within 100m.

Community Infrastructure Even though a slighter further distance than MA MD ME this is still within walking distance to schools and all other services in town.

Community Views We have received many positive comments from community members hoping this area will be able to be developed. There is potential to retain the natural planning of the town with a country feel. This will include green zones and community space.

Iwi Views We are active members of the local marae, are iwi affiliated. As stated above, landowners since 1850. We feel a huge responsibility to make sure own town is developed in a way that is culturally appropriate for our area.

Hazards NA

Soils The soil on MF is not suitable for growing pinot noir. We have had enquiries over the years however because of this it has never been deemed suitable for grape Therefore it should not be in the rural special zone The soil type is unsuitable for cash cropping or any intensive farming. There is an iron pan underneath at 1m.

Over the years we have approved with development on the opposite side of the road from us being Pinot Grove and Cottage grove and can see no reason why the same cannot be applied for us. With the above taken into consideration we would like the council to reconsider the zoning of MF as land for preferred development. We see this as a lovely addition to the town as an option to allow for growth in a planned and well managed way. The rural aspect with the ability to provide a mix of section sizes and greenspaces can only be of benefit to the town.

Spatial Plan Feedback Form

Q12

Respondent skipped this question

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:

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)

Q14

Respondent skipped this question

Please give your reasons below

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)

Q16

Respondent skipped this question

Please give your reasons below

Q17

Yes

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?

Waihinga
 [REDACTED] Jellicoe St
 Martinborough

To whom it may concern

Please consider our submission on the proposed growth areas for Martinborough township. Thank you for the opportunity to to submit and the consultation that the council is undertaking. We currently own the land specified in the spatial map MF. This land has been owned by our family since the 1850's, therefore we believe we have the knowledge and the right to provide information needed to address the assessment criteria:

<p>Quality capacity to meet population growth</p>	<p>Redesign of Jellicoe st is minimal. Wide berm and a need to do this anyway as foot traffic from outer residential/ lifestyle is already increasing. Blank area of land with one landowner making planning easy and of a high quality. Interactions between council and land developer ideal. Is suitable for high or medium density housing. We would support a mix and the retention of the rural aspect with plantings and a rural view and vibe.</p>
<p>Soil contamination</p>	<p>There was an old airstrip in part of this land, however this was remediated in 2011 by EAM Environmental Consultants in consultation with Phillip Percy from Perception Planning. The council has a copy of this as provided at the time. This shows no contamination of the land. This therefore should raise the score given in the assessment.</p>
<p>Water Supply</p>	<p>We note the upgrading of the town water connection needed for this area. A suitable source of rainwater collection could be anticipated depending on section size.</p>
<p>Wastewater Infrastructure</p>	<p>Our current knowledge of levels of land surrounding MF indicates we are on the same level as MC and most of MD. Some waste water and grey water management could be contained through other new technological advances in grey water management in the near future.</p>
<p>Storm Water</p>	<p>Minimal amount of overflow when increased rainfall. This is mainly because the culvert under the main road is not big enough. The</p>

	natural creek flowing through MF is an appropriate storm water outlet. We would envisage this as an appropriate space for green zone planting.
Public transport	Within walking distance of bus stops- featherston/ wgtn/ masterton. Score3? Think this should be higher given it is within walking distance within 100m.
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Iwi Views	We are active members of the local marae, are iwi affiliated. As stated above, landowners since 1850. We feel a huge responsibility to make sure own town is developed in a way that is culturally appropriate for our area.
Hazards	NA
Soils	The soil on MF is not suitable for growing pinot noir. We have had enquiries over the years however because of this it has never been deemed suitable for grapes. Therefore it should not be in the rural special zone. The soil type is unsuitable for cash cropping or any intensive farming. There is an iron pan underneath at 1m.

Over the years we have approved with development on the opposite side of the road from us being Pinot Grove and Cottage grove and can see no reason why the same cannot be applied for us. With the above taken into consideration we would like the council to reconsider the zoning of **MF** as land for preferred development. We see this as a lovely addition to the town as an option to allow for growth in a planned and well managed way. The rural aspect with the ability to provide a mix of section sizes and greenspaces can only be of benefit to the town.

Thank you for the consideration
 Nga mihi
 Peter and Prue Smith



Page 1: Personal Details

Q1

Name:

Ata Rangi

Q2

Respondent skipped this question

Postal address

Q3

Email



Q4

Respondent skipped this question

Phone

Q5

Martinborough

Which ward do you live in?

Q6

Respondent skipped this question

What is your age?

Q7

Respondent skipped this question

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



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?"

Q9 Respondent skipped this question

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

Q10 Respondent skipped this question

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)

Q11 Respondent skipped this question

Please give your reasons below:

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:

Currently all sites that sit within the special-rural zone of the Martinborough terrace are subject to minimum lot size of 4 hectares. This is based on a general assumption that all soil types within this area are suitable for planting grapevines.

Ata Rangi propose a submission that areas identified areas within the special-rural zone of Martinborough that are not suitable for grapevine production (i.e. water logging, poorly-drained soils) are considered for residential development.

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)

Q14 Respondent skipped this question

Please give your reasons below



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)

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

Clean Land Ltd

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Respondent skipped this question

Which ward do you live in?

Q6

Respondent skipped this question

What is your age?

Q7

Respondent skipped this question

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



Q8 Respondent skipped this question

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Q9 Respondent skipped this question

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

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Q11 Respondent skipped this question

Please give your reasons below:

Q12 Respondent skipped this question

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Q14 Respondent skipped this question

Please give your reasons below

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)

Q16

Please give your reasons below

This is a submission made on behalf of Clean Land Ltd concerning the Draft South Wairarapa Spatial Plan ("SWSP") where it relates to Greytown. The South Wairarapa District Council has released the draft SWSP on 31 March 2021 and is currently seeking feedback, with submissions closing on Friday 30 April 2021.

Clean Land Limited own the two properties on the corner of Mole Street and Wood Street, legally described as Lot 8 and 9 DP 82616.

Urban Edge Planning are currently preparing a private plan change request on behalf of Clean Land Ltd. The private plan change request will seek the rezoning of the two properties at the corner of Mole Street and Wood Street ("the site") from Rural (Primary Production) Zone to Residential Zone. This would provide for the subdivision, use and development of the site for residential activities at a scale and density that is consistent with the surrounding urban areas.

The site forms the southern corner of the block bound by Mole Street to the south-east, Wood Street to the south-west, Hawke Street to the north-west and Kuratawhiti Street to the north-east. It is located just outside the rural and urban boundary and to the north-west of the Future Development Area identified in the District Plan and would therefore form a logical extension of the current urban development pattern.

The Draft Spatial Plan for Greytown

Council has an obligation to provide for growth and development opportunities to meet community needs and the Spatial Plan sets the strategic direction for future growth and development. It also needs to align with the requirements of the National Policy Statement on Urban Development 2020.

General Comments

The South Wairarapa Spatial Plan Consultation Document outlines the current and expected population growth in the region and the resulting increased demand for residential properties and the rise in house prices. Greytown has been identified as the most expensive town in the district with the strongest growth expectations. However, at the same time the document concludes that the master-planning and District Plan Changes for Greytown that will be the next steps to provide for the findings of the Spatial Plan are the ones with the longest time frames. While the necessary master-planning and District Plan changes for Featherston and Martinborough are envisaged to happen now (1-3 years) the same changes for Greytown are forecast to be 3-5 years away.

Greytown

The Spatial Plan for Greytown has identified and investigated six potential growth areas in and around the current urban area of Greytown. A High Level Residential Growth Options Matrix Analysis has been undertaken for these six areas and concluded that the existing urban area and the greenfield area Jellicoe – Pāpāwai area are the most suitable areas in the short term and that the Woodside Station area would be the preferred long term option for growth.

It appears the main reason for choosing the Jellicoe – Pāpāwai option was the current development of the Orchards Retirement Village. However, this option should not be seen as the only suitable option for providing for urban development other than retirement villages and for extending the current urban footprint.

We further consider the proposal to focus long term growth along a corridor towards and around the Woodside Station to be unsustainable and unviable. While it may be close to public transport it is completely removed from the existing town centre and infrastructure.

We consider it unfortunate and inappropriate that the area to the north-west of Mole Street (as identified in Figure 2) has not been included in the initial assessment ("High Level Residential Growth Options Matrix Analysis – Informing the Spatial Plan") as a potential growth area and therefore has not been assessed for its suitability to provide for future growth at all. The draft Spatial Plan does not clarify why this area has been excluded, and the decision appears inconsistent given it would have scored highly for its proximity to the centre, the availability of infrastructure and the short term availability.

The Spatial Plan section for Greytown states that:

Currently, the existing zoning of Greytown would enable, based solely on site size, around 1000

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more homes. However, we know that not all sites will be developed and on the assumption that only 25% of the potential capacity may be taken up, we estimate that the existing zoning would allow for approximately 250 homes.

The Greytown Development Area was expected to provide 400 additional dwellings, however, 10.5 ha of this land is continuing to operate as a working orchard. To date, 110 lots have been approved in this area with potential for 105 additional lots/dwellings excluding the orchard area, therefore a need to identify additional areas for growth in Greytown.

There is already pressure on areas not zoned for residential development to provide additional housing.

The site presents a logical expansion of the residential area to the north east and could provide the additional development capacity that was expected to be delivered by the Greytown Development Area but does not seem to be available in the short to medium term.

The proposed mid-residential densities with minimum lot sizes of 400m² are considered appropriate and are supported.

The Site

The site on the corner of Mole Street and Wood Street is located just outside the urban zone boundary and directly adjacent to the growth area identified in the District Plan. It is in close proximity to the main street of Greytown and provides easy access to shops and services.

4

Land on the corner of Wood Street and Kuratawhiti Street is partially zoned residential and has already been subdivided beyond the residential zoning. The inclusion of at least the southern portion of this block into the growth area would be the natural extension and provide for substantial development potential with limited impact on productive land supply

Not including the site and the surrounding area as a potential growth area and not including a matrix analysis undertaken for this area in any of the Council's residential growth analysis represents a gap in the Spatial Plan methodology.

If rezoned, the site could provide an immediately available growth potential of approximately 100 to 120 additional dwellings. There are no existing or underlying development patterns that would compromise or impede the short term development of the site. The inclusion of the site in the Spatial Plan would send a signal of support for the intended rezoning and could thereby help to deliver additional housing supply much sooner than the longer time frames of 3 to 5 years for zoning changes in Greytown, as envisaged by the Spatial Plan.

While it is acknowledged that the site is identified as a class 1 soil on Council's maps, the land is also identified on the Selected Land Use Register (SLUR) as being potentially contaminated. Clean Land Ltd are currently investigating the degree of contamination of the site and any options that would address the findings and allow for residential development. At this stage it is expected that the soil quality is compromised and that there may be the need to remove and replace large areas of topsoil to eliminate the contamination.

It should also be noted that the existence of class 1 soils has not prevented the rezoning of the area to the south of Mole Street as a Future Development Area or the identification of parts of the Jellicoe area as a preferred growth area.

Initial infrastructure investigations show that there is an existing freshwater main located along Mole Street and that current end points of the wastewater mains in Mole Street and Wood Street both are less than 200m away from the site. More detailed investigations into the availability and capacity of infrastructure for the site is currently underway.

As outlined above the Spatial Plan section for Greytown acknowledges that the additional development capacity that was expected to be provided by the identification of the Greytown Development Area is unlikely to be realised in the short to medium term.

With a development capacity of up to 120 houses (after rezoning) the site could contribute significantly to compensate the limited uptake of development opportunities in the Greytown Development Area and provide an appropriate short term development alternative to the 10.5ha site identified above that will continue to operate as an orchard rather than being available for residential development.

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Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?





Figure 1: Properties on the corner of Mole Street and Wood Street, Lots 8 and 9 DP 82616

On behalf of Clean Land Ltd we seek a review of the current proposed residential growth areas for Greytown to include at least the properties on the corner of Mole Street and Wood Street (Lot 8 and 9 DP 82616) or, ideally, the entire south eastern portion of the street block abutting Mole Street.

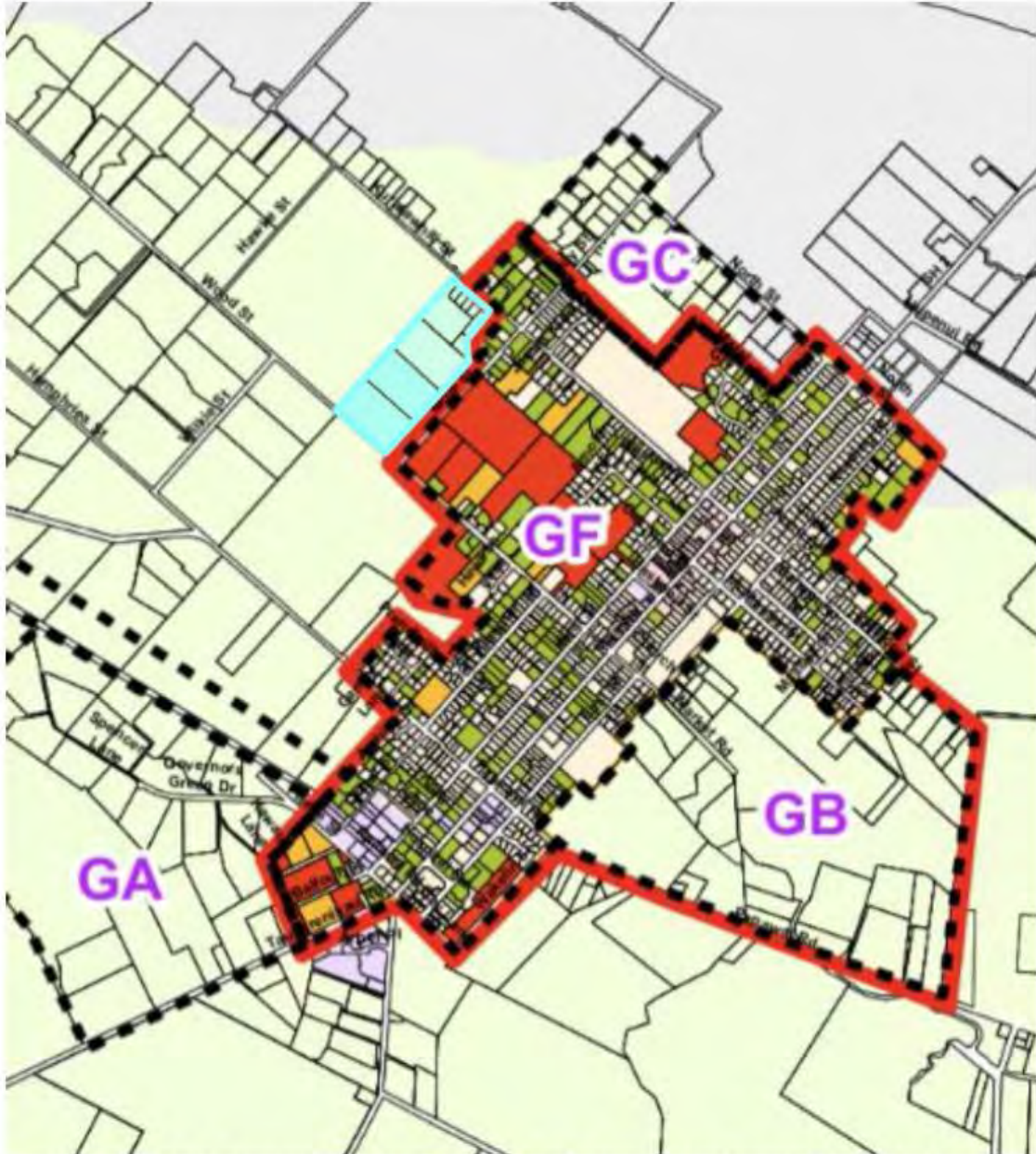


Figure 2: Proposed Additional Growth Area highlighted

National Policy Statement on Urban Development 2020

The National Policy Statement on Urban Development 2020 (NPS-UD) requires councils to plan well for growth and ensure that plans make sufficient growth and that rules do not unnecessarily constrain growth. It contains objectives and policies for urban development that councils must give effect to in their resource management decisions.

The relevant Objectives and Policies of the NPS-UD have been attached as Appendix 1 to this document.

The relevant objectives require councils to make planning decisions that:

- Provide for well-functioning urban environments (Objective 1)
- Improve housing affordability and support competitive land and development markets (Objective 2)
- Enable greater densities in proximity to centres and public transport (Objective 3)
- Are responsive to proposals that would supply significant development capacity (Objective 6)

In summary the most relevant policies direct councils to:

- Make planning decisions that enable a variety of homes that meet the needs and have good accessibility (Policy 1)
- Provide at least sufficient development capacity to meet expected demand (Policy 2)
- Enable heights and densities that match the demand (Policy 5)
- Have particular regard to the benefits of urban development and any relevant contribution to meeting the requirements of the NPS-UD to realise development capacity (Policy 6)
- Be responsive to plan change that would add significantly to development capacity and contribute to well-functioning urban environments (Policy 8); and
- Engage with the development sector to identify significant opportunities for urban development (Policy 10)

The inclusion of the site into the residential growth area would align well with the intentions of the NPS-UD and give effect the objectives and policies summarised above. It would signal support for the private plan change and the resulting residential development while recognising that the required plan change process for the rezoning of the site and the consenting process for consequential subdivision and development will assess the appropriateness of the proposal and the management of any potential adverse effects.

Conclusion

It is requested that the site on the corner of Mole Street and Wood Street (together with the southern portion of this street block, as identified in Figure 2) be included in the residential growth area because:

- The site is located immediately adjacent to the current urban area and the identified growth area;
- The inclusion of the site will provide a natural extension of exiting growth patterns;
- The site is in close proximity to Greytown's main street and community infrastructure;
- Future development can be easily connected to existing infrastructure (3 waters and electricity);
- The inclusion of the area would provide for substantial growth in close proximity to existing services with limited impact on Class 1 soils that are already compromised (at least partially); and
- Once rezoned the site will be available for development in the short term to address the current pressure on the housing market.

The identification of the area as an additional growth area would send a clear signal of support for the upcoming private plan change request to rezone the site and the envisaged residential development.

Clean Land Ltd is committed to working alongside the South Wairarapa District Council to achieve the best outcomes and is excited to contribute to the residential growth potential of Greytown.



Page 1: Personal Details

Q1

Name:

Canoe Wines Partnership Limited

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Martinborough

Which ward do you live in?

Q6

Respondent skipped this question

What is your age?

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?"

Q9

Respondent skipped this question

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

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)



Q11

Please give your reasons below:

The Submitter is concerned that the recommended Residential growth Option identified for Martinborough will fail to provide a housing choice that is reflective of demand and need.

13. The documentation to support the Draft Residential Growth Options identified the need to provide 260-280 new dwellings over the next 30 years.

14. The Spatial Plan recommends a combination of greenfield and brownfield options (MG) that includes the Oxford Outer Residential Lifestyle (MA) and intensification within the Inner Residential (ME) and Mid Residential (MD) areas.

15. The High Level Matrix Assessment for Martinborough identifies, in the 'Quality Capacity' criteria, the following estimated yield of dwellings for each of the recommended growth options (Table 2):

Table 2 Estimated yield of dwellings for each recommended growth option in Martinborough
Residential Growth Option Estimated yield

MA – Oxford Outer Residential Lifestyle

200+ lots approximately enabled

MD – Existing Mid Residential Assumes only 25% take up of potential allows for around 63-63 lots only

ME – Inner Residential Allows only 25% uptake enables only 17-18 lots only

16. These figures indicate that over 200 of the 280 lots (circa 70%) provided for by the recommended MG Growth Option, are in the form of Residential Lifestyle (rural-residential) lots, ranging from 2000m² to 4000m².

17. The Submitter is concerned that:

a. There has been no evidence provided to suggest that there is a demand or need for this extent of rural residential living in Martinborough.

b. Lots of between 2000m² and 4000m² are not likely to provide for affordable housing. This is very relevant, as the Spatial Plan supporting documents identify that:

'enabling sufficient land supply, 'unlocking land' and enabling housing choice and different housing types to meet demand are important tools or levers that local authorities can use to help address housing affordability. Housing affordability has been raised as a concern during the informal consultation period with stakeholders and the community. This includes housing that is affordable for iwi, key workers and young people'.

c. Lots of between 2000m² and 4000m² are unlikely to serve the needs of an aging population, or key workers looking for smaller lots and low maintenance, manageable dwellings.

d. Rural-residential development contributes to urban sprawl, failing to make efficient and effective use of land.

e. Land zoned for rural-residential development is difficult to convert to provide for more intensive growth in the future, if required.

f. There appears to be no evidence that has guided the assumption of a 25% uptake in the infill MD and ME areas.

g. It is unclear what level of uptake is assumed for the MA area. It would appear, based on the number of projected lots, that a high level of uptake is assumed (48.8ha/4000sqm = 122 lots, 48.8ha/2000sqm = 244 lots), and that the assessment does not consider:



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- i. The number of individual landowners, variety of existing land uses (i.e. primarily rural / rural residential/ residential) that exist within the MA area, and the difficulties that may arise in the implementation of a future structure plan for this area, and
- ii. Any redundancy factor associated within the above.

18. Canoe Wines Partnership Limited submit that the recommend Residential Growth Option identified for Martinborough fails to provide for housing that will meet identified need and demand. The recommended option (MG) will result in an over-supply of unaffordable rural-residential lots, at the expense of providing a range of lot sizes and housing typologies to cater for the demands and needs of the community.

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:

Failure to consider [REDACTED], Martinborough as a Draft Residential Growth Option

19. Canoe Wines Partnership Limited own [REDACTED] Martinborough.

20. The 3.39 hectare site adjacent to the Martinborough urban area is zoned Rural (Special) under the operative Wairarapa Combined District Plan and is currently in vineyard use. The site is flat and square in shape. The site is connected to the town water supply and the reticulated sewage network.

21. Figure 1 shows the site within the wider Martinborough town area. The Submitter proposes a number of reasons for why this site would be suitable for residential growth in Martinborough. These include:

a. The unique location of the site, as it is almost entirely surrounded by properties in residential use. While the site itself is currently used for a rural activity, the immediate surrounding environment is almost entirely residential in nature and has a distinct suburban character.

b. The site is physically disconnected from other sites in primary production (vineyard) use.

c. The site's northern location, with existing Council services passing the site, means that infrastructure required for development in this area would be readily available, and is unlikely to require upgrade of existing infrastructure.

d. It is very close to core community assets and facilities such as the public swimming pool, Considine Park, Martinborough Primary School and Martinborough Kindergarten all less than 100m from the site.

e. The site is within walking distance of the Martinborough town centre (750m).

f. The site is in single ownership, meaning that cohesive development of the area is easier.

g. The lot is not subdivided which means that there is flexibility in how the lot could be developed to provide a range of density and housing typologies to meet identified need.

h. GIS analysis of reasonably sized parcels of land close to the Martinborough town centre shows that this site's size and proximity to the existing urban area could be considered more favourable than other properties. This is relevant when the Council is considering opportunities for controlled and efficient urban growth.

i. The site is in current use as a vineyard. This existing land use should not exclude consideration of the site for future residential growth as;

i. The site is zoned Rural (Special) – the same zoning as other identified future growth areas (i.e. MF - Ferry Road Mid Residential).

ii. The site area is small (3ha). An area of vineyard of this size would be easily replaced within the existing Rural (Special) Zone, outside of the area that bounds the urban area.

iii. While the site is currently in vineyard use, there is nothing stopping the owners from ceasing to use the land for viticulture at any time in the future.

iv. Removal of a viticulture use would reduce the likelihood of reverse



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sensitivity effects that can result from the operation of vineyards, on existing and new dwellings within the urban boundary.

As outlined in this submission, the Submitter has genuine concerns about the process that has been followed to develop and assess potential growth options for Martinborough.

26. While the Submitter does not consider that the criteria developed, and the MCA process used, is appropriate to evaluate the growth options, for the purposes of highlighting the suitability of the land at [REDACTED] Martinborough for

growth, an assessment of this land, against the criteria outlined within the Spatial Plan supporting documents has been undertaken, as shown in Table 3 below. Scoring has been undertaken, reflective of the scoring within the High Level Matrix Assessment.

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)

Q14

Respondent skipped this question

Please give your reasons below

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)

Q16

Respondent skipped this question

Please give your reasons below

Q17

Yes

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?



South Wairarapa District Council
PO Box 6
Martinborough
Spatial-planning@swdc.govt.nz

30 April 2021

Tēnā koe,

Submission of Canoe Wines Partnership Limited on the Draft South Wairarapa Spatial Plan - Step 1: Residential Growth Options

Submitter name	Canoe Wines Partnership Limited (Jay Short)
Consultant	Deborah Donaldson (Kāhu Environmental Ltd)
Postal address	[REDACTED] [REDACTED]
[REDACTED]	[REDACTED] [REDACTED]
[REDACTED]	[REDACTED]
Canoe Wines Partnership Limited wish to be heard in support of this submission on either the 25 th or 26 th May 2021.	

1. Canoe Wines Partnership Limited (the Submitter) owns several properties in Martinborough. The landholdings include a site located at [REDACTED], situated on the urban-rural boundary of the Martinborough township.
2. The Submitter supports the intentions of the South Wairarapa District Council (SWDC or the Council) to develop a spatial plan to guide future growth in the district and assist with integrated planning. However, we have reservations that the process that has been followed, and the evidence base that has been relied upon, do not support the development of a robust spatial plan.

The importance of spatial planning to inform future development

3. The SWDC Spatial Plan consultation document highlights the importance of Spatial Planning for the district. Spatial Planning 'sets the long-term direction for the district ... and helps to shape the way communities grow and develop and where this happens'. A spatial Plan guides 'future strategies plans and actions for the Council including District Plan, Infrastructure planning and the Long Term Plan (LTP)'.¹
4. With the review of the Wairarapa Combined District Plan already underway, the Spatial Plan will strongly influence changes to the District Plan provisions and zoning. The Spatial Plan will provide direction on where and how future urban growth occurs in the South Wairarapa District.
5. The Spatial Plan will also guide Council investment planning for infrastructure and other community assets. Therefore, the Spatial Plan will inform the Long Term Plan and annual planning, as well as influencing Council policies around the management and development of reserves, open spaces, and other Council property.
6. The Spatial Plan will also influence decisions in the wider community. It provides signals for further growth areas, which investors, developers, homeowners, and businesses will be guided by when they are making their investment and development decisions. The Spatial Plan should provide a high degree of certainty for the community.
7. Given the strategic and influential nature of the Spatial Plan, it must be a robust and well-researched document. There will be a presumption that the Council did its homework on the Spatial Plan and that the appropriateness of its strategic direction will not need to be revisited in detail as part of subsequent Council planning processes. The impact of a spatial plan that is found to be inadequate will be that it will be treated as an unreliable strategy, making it ineffective as a long-term planning tool.

The spatial planning process

8. The Spatial Plan must be developed with a clear process and methodology, and be underpinned by evidence. Gaps in the process and/or in evidence create significant risk that the spatial planning outcomes will be inaccurate and unreliable.
9. Because the Spatial Plan will be relied upon in the upcoming Wairarapa Combined District Plan review process, any changes in the District Plan provisions (or zoning) will need to pass through the s32 RMA evaluation

¹ Mapping our future to 2050 – Residential Growth Options p. 1

process. If the Spatial Plan development process is not at least as robust as the s32 RMA process, the district plan changes to give effect to the Spatial Plan risk being rejected. It will not be acceptable in the District Plan review process to simply rely on the Spatial Plan direction unless the Spatial Plan is sufficiently robust.

10. Table 1 below identifies key elements of the spatial planning process that should be followed in order for the Spatial Plan to perform strategically as intended. This process has been informed by best practise and New Zealand spatial planning examples.²
11. Using the information available in the Spatial Plan consultation documents and supporting information, we have assessed the Council's process to develop the SWDC Draft Spatial Plan Step 1: Residential Growth Options, against best practice methodology. The purpose of this table is to help the Council identify aspects of the process that need to be enhanced, and areas where the evidential base requires further development, so that they can be incorporated into the further work to complete the Spatial Plan.

² Ministry for the Environment, 2010. *Building competitive cities. Reform of the urban and infrastructure planning system: A discussion document*

Gardner-Hopkins, J. and Fairgray, D. 2011. 'Spatial Planning: Evidence and Evaluation'. New Zealand Planning Institute Conference, Wellington, April 2011.

Department of Internal Affairs "Developing an Evidence Base for the first Auckland Spatial Plan" (28 February 2011) [https://www.dia.govt.nz/diawebsite.nsf/Files/AKCab07Shared-Evidence-Base/\\$file/AKCab07Shared-Evidence-Base.pdf](https://www.dia.govt.nz/diawebsite.nsf/Files/AKCab07Shared-Evidence-Base/$file/AKCab07Shared-Evidence-Base.pdf)

Table 1 Assessment of the South Wairarapa District Council Spatial Plan process

Process element	Achieves	Comment
<p>Identification of the key issues that the Spatial Plan is trying to address, informed by:</p> <ul style="list-style-type: none"> • Consultation with iwi, the community, and key stakeholders • Evidence (population and household projections, modelling of demand for additional housing and business land, and surveys of housing needs e.g. different typologies, sizes, and affordability. • Evidence based (level of detail should correspond to evidence / information available) 	<p>In part</p>	<p>The Spatial Plan has identified that there is a demand for additional housing in the South Wairarapa District (based upon population and household projections by Infometrics).</p> <p>The Spatial Plan, however, fails to provide sufficient evidence on the more detailed issues associated with residential growth, and inform what needs to be delivered in the district with respect to the range of housing types, lot sizes, and affordability required to meet demand, and community needs.</p> <p>The Spatial Plan also fails to identify the demand for business land (industrial/commercial), but instead notes that this will be undertaken at Step 3 which is proposed to follow the master plan and district plan change process for residential growth in the District. The Spatial Plan process should be integrated in nature, considering the future development of residential and business land holistically, and not in isolation.</p> <p>The Spatial Plan identifies the need for housing choice (e.g. for elderly and key workers) and for housing that is affordable, however, it is not clear how the proposed residential growth options delivers on this need. An example of this is development identified within the Oxford Street Rural Living Area, where circa 70% of the development capacity proposed is provided by greenfield development, in rural lifestyle lots ranging from 2000m² to 4000m². There is no evidence to suggest that there is demand for this lot size and housing typology.</p>

		Overall, it appears that the level of detail in which the Spatial Plan has been prepared (highly specific in identification of locations and housing types) does not correspond to the amount of evidence and information available.
<p>Development of a suite of strategic objectives and criteria on which future residential growth areas can be assessed against.</p> <p>The objectives and criteria should be informed by:</p> <ul style="list-style-type: none"> • Strategic direction on desired residential growth outcomes (RMA, NPS-UD, RPS, District Council plans and strategies) • Feedback from iwi and the community on needs and aspirations <p>Any assumptions must be clearly stated.</p>	No	<p>The assessment of residential growth options does not include reference to a number of 'Strategic Drivers', which appear to reflect some of the themes from the 'Shaping Moves' in the Draft Spatial Plan Discussion Document. The link between the Shaping Moves', 'Strategic Drivers', and assessment of residential growth options is unclear.</p> <p>A suite of objectives and criteria to which future growth areas can be assessed against has not been developed.</p> <p>A number of criteria were identified as part of a 'High Level Growth Options Assessment Matrix'. The criteria however are general in nature and do not adequately reflect/represent the key direction from higher order documents. In addition there is no clear explanation or methodology to outline how these assessment criteria were developed.</p> <p>The Spatial Plan also include reference to 'Design Qualities – the Seven C's', however these do not appear to have been carried through to any assessment criteria within the High Level Growth Options Assessment Matrix'.</p>
<p>Identification of all available options for achieving the identified outcomes, informed by:</p>	In part	<p>Some constraint analysis has been undertaken in the preparation of the Spatial Plan in relation to:</p> <ul style="list-style-type: none"> • Flood hazard • Liquefaction risk • SLUR sites, and

<ul style="list-style-type: none"> • High-level assessment of identified objectives, including analysis of: <ul style="list-style-type: none"> ○ Constraints ('no-go' areas) ○ Opportunities (areas potentially suitable for future development) 		<ul style="list-style-type: none"> • Soil class. <p>However, the evidence base for the identification of these constraints is not clear.</p> <p>There are also several constraints and opportunities that were not identified or mapped, many of which are associated with urban development and design principles, such as walkable catchments and amenity heat maps, and the ability of land to provide a range of housing types to meet demand and need.</p> <p>The Spatial Plan has failed to consider a number of options that on face value would appear suitable to be considered for future residential growth, these include:</p> <ul style="list-style-type: none"> • The land at [REDACTED], Martinborough (discussed in further detail later in this submission) • Areas of Industrially Zoned land in the centre of Martinborough, and • All land to the west of the existing urban boundary in Greytown.
<p>Development of an analysis methodology, using the objectives and criteria, to assess each residential growth option.</p> <p>The methodology should be:</p> <ul style="list-style-type: none"> • Robust • Repeatable 	<p>In part</p>	<p>A 'High Level Growth Options Assessment Matrix' was used in the preparation of the Spatial Plan. While there is value in the inclusion of such a multi-criteria analysis tool, the scoring of the matrix is difficult to understand, the commentary is brief, and the final scoring is not justified by detailed analysis. There is also inconsistency in how different options have been scored against the same criteria, and options have been scored down based on lack of information rather than the merits of the option. This substantially skews analysis.</p>

<ul style="list-style-type: none"> • Transparent, and <p>Clear in the scoring system.</p>		<p>It is important that where there are gaps in knowledge or information is unavailable, this is highlighted, and action is taken to fill those gaps. Decisions should not be made, or options must not be ruled out, where there is insufficient information available. An example of this is the analysis of stormwater within the MB and MC areas that appear to have been scored lower as a result of missing information.</p> <p>A redundancy factor has been applied to land identified for infill development (e.g. option MD), but not for greenfield (e.g. MA). Inconsistency such as this reduces the integrity of the analysis.</p> <p>The analysis methodology used to develop the Spatial Plan does not align well with the s32 analysis that will be required as part of subsequent District Plan reviews and/or changes. This therefore introduces significant risk that District Plan outcomes will therefore not align with recommendations in the Spatial Plan.</p>
<p>Selection of preferred option/options and clear justification as to how this decision was reached, and is the best option for achieving the objectives</p>	No	<p>There is insufficient justification and information to support decision that are identified within the Spatial for future residential growth options.</p> <p>Without identification of the clear objectives that the Spatial Plan is trying to achieve, there is no way of assessing if the recommended options are the most appropriate way to deliver future residential growth within the district.</p>



Figure 1 The subject site located at ■ Roberts Street, Martinborough

22. The site is surrounded on three sides by the Residential Zone (Figure 2), with surrounding sites containing a mix of land uses. Figure 3 illustrates the various land uses that surround the site.



Figure 2 Aerial imagery that shows the location of the subject site, District Plan Zones and the rural-urban boundary (Yellow – Residential Zone, Grey – Rural Special Zone)



Figure 3 The subject site and surrounding land uses

23. The Draft Spatial Plan Step 1: Residential Growth Options, does not identify the land at ■ Roberts Way as an option for future development, nor does it provide any justification to explain why this site has not been considered for future growth as part of the Spatial Plan process.

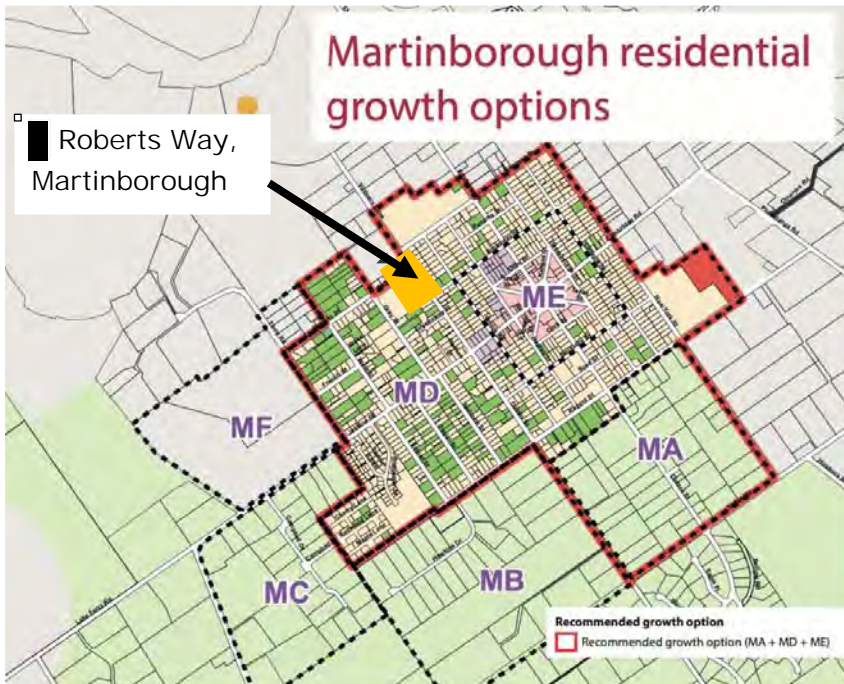


Figure 4 - SWDC Draft Spatial Plan Step 1 Recommended Residential Growth Options for Martinborough

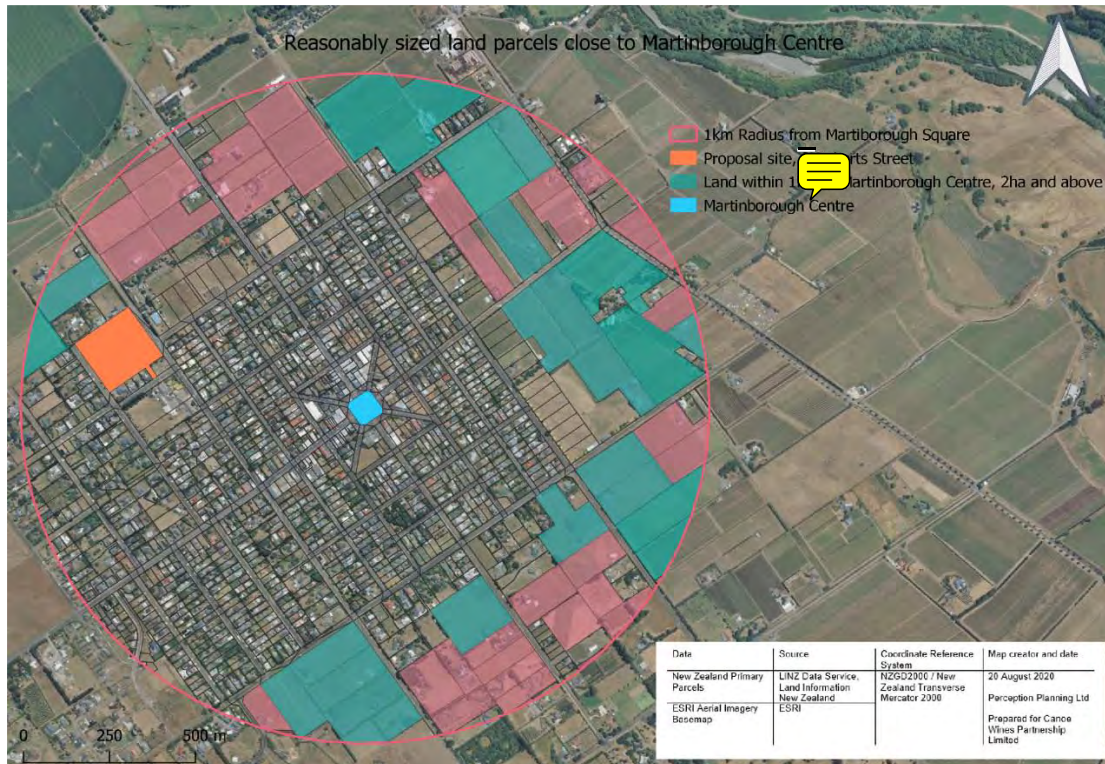


Figure 5 GIS analysis of reasonably-sized land parcels in Martinborough, that are within 1 km of the town centre

- i. The site is in current use as a vineyard. This existing land use should not exclude consideration of the site for future residential growth as;
 - i. The site is zoned Rural (Special) – the same zoning as other identified future growth areas (i.e. MF - Ferry Road Mid Residential).
 - ii. The site area is small (3ha). An area of vineyard of this size would be easily replaced within the existing Rural (Special) Zone, outside of the area that bounds the urban area.
 - iii. While the site is currently in vineyard use, there is nothing stopping the owners from ceasing to use the land for viticulture at any time in the future.
 - iv. Removal of a viticulture use would reduce the likelihood of reverse sensitivity effects that can result from the operation of vineyards, on existing and new dwellings within the urban boundary.

25. As outlined in this submission, the Submitter has genuine concerns about the process that has been followed to develop and assess potential growth options for Martinborough.

26. While the Submitter does not consider that the criteria developed, and the MCA process used, is appropriate to evaluate the growth options, for the purposes on

highlighting the suitability of the land at ■ Roberts Street, Martinborough for growth, an assessment of this land, against the criteria outlined within the Spatial Plan supporting documents has been undertaken, as shown in Table 3 below. Scoring has been undertaken, reflective of the scoring within the High Level Matrix Assessment.

Table 3 Assessment of ■ Roberts Street against Council's High Level Matrix Assessment

High Level Matrix Assessment		■ Roberts Street	
Criteria	Council Explanation	Score	Comment
Quality Capacity to meet population growth	Takes account of how well population can be accommodated, taking account of design criteria e.g. connectivity	5	The site is contiguous with the existing residential area, is well connected to Martinborough town centre and a range of amenities, and is within walking distance of the Martinborough town centre (750 metres). The site is undeveloped, flat and capable of development a yield flexible to meet need an demand. The site is in one landholding.
Soil contamination		5	The site is not on the Selected Land Use Register.
Water Supply / Fire Flow constraints	Based on SWDC AMP 2018: WWTP currently sized for 2000 population; network upgrade to avoid blockages/overflows	4	The existing Council water supply runs in close proximity to the site. Can use existing spare capacity.
Wastewater		4	The existing Council wastewater network runs in close proximity to the site. Can use existing spare capacity.
Stormwater		4	On site soakage.
Public Transport		3	The site is well connected to the regional bus network, with a bus stop just before the intersection of Roberts and Grey Streets, and another on Dublin Street at the south easternmost corner of the site.
Community Infrastructure	E.g. accessibility to schools, parks, health facilities, services, shops.	4.5	The site is in the vicinity of a number of amenities/facilities, such as the Martinborough

			School and Kindergarten, a public pool, the Martinborough Top 10 Holiday Park, Considine Park, and a cemetery and is within walking distance of the Martinborough town centre (750 metres).
Iwi Views / Matters important to Iwi		3	The submitter has not sought the views of iwi at this stage, however, note that the site is not identified as a tangata whenua or waahi tapu site on the District Plan Maps.
Community Views		3	The submitter has not sought the views of the community at this stage.
Hazards	Which include Liquefaction (avoid)	4	The site is not within any Flood Hazard or Liquefaction overlays.
Soils	Class 1-3 (avoid)	5	The site does not contain Class 1 or 2 soils.
Other factors	E.g. Roading		
Total Score		44	

27. The Submitter is concerned that the failure to consider and identify the land at ■ Roberts Street, Martinborough for future growth:

- o Highlights flaws in the process used to develop the spatial plan, that could undermine the weight of the spatial plan in future RMA processes, and would make residential growth decisions (i.e. rezoning) subject to challenge.
- o Is likely to severely limit any future possibility for this land to be considered for residential growth, now and in the future.

Summary

28. Canoe Wines Partnership Limited does not support the recommended Draft Spatial Plan Step 1: Residential Growth Options for Martinborough, for the reasons outlined in this submission.
29. Canoes Wines Partnership Limited wish to be heard at the hearing in support of this submission, with attendance on either the 25th or 26th of May 2021.

Nāku iti noa, nā

A handwritten signature in black ink, appearing to read "J. Short". The signature is written in a cursive, somewhat stylized font.

Jay Short, on behalf of Canoe Wines Partnership Limited



Page 1: Personal Details

Q1

Name:

Philippa Pointon

Q2

Respondent skipped this question

Postal address

Q3

Email



Q4

Respondent skipped this question

Phone

Q5

Respondent skipped this question

Which ward do you live in?

Q6

Respondent skipped this question

What is your age?

Q7

Respondent skipped this question

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



Spatial Plan Feedback Form

Q8

No

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?"

Q9

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

How can you talk about country living when you are looking at the ME and MD options for Martinborough?

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)

Q11

Please give your reasons below:

There is the premise that Martinborough needs to grow substantially. we could say that Martinborough has reached its optimal size and that this is maintained by the housing stock that we have. extra housing stock just fuels more growth. Homestays and weekend houses are not mentioned at all.

ME is destroying the most historical part of Martinborough. Greytown had an historical precinct so why does Martinborough not have one. In the long term Plan you are saying that the infrastructure cannot sustain the town as it is. Intensive in fill housing is only going to make this worse especially in an area where it is at its oldest i.e pipes ect.

A lot of money is being spent on redeveloping the Square, so it becomes a more used space. No one is going want to go there if the Square ends up being surrounded by 3 storied buildings. The Square will be like a dark canyon!

Taller buildings need to be further out of the centre of the village not towering over existing one storied homes. Martinborough is a small town and it does not take long to walk anywhere. why does the intensification need to be in the centre when it could be further out. you talk about people only wanting to walk 250m to the square but in Featherston it is 400m and it is fine to 10-15 mins to walk to the centre of town or to the railway station there.

One the one hand you talk about containing residential housing in rural areas but on the other hand talking about areas in the periphery of town that have no infrastructure anyway. Who pays for this?

We are interested to know who the stakeholders are that have already been consulted on this. As far as I am aware it is not the residents of the town.

Martinborough is not a dormitory town i.e too far away from public transport so our pattern of growth is completely different from Featherston and Greytown.

We are concerned about the removal of parking from the Square and the size of the small 250m sections mean there will be no garaging and parking will be forced out onto the streets outside our homes. the only major intensive development - Eightways - proudly advertises that there are some onsite carparks available that is additional to an abundance of street parking on adjacent streets. there is also a safety factor of people backing out of their drives with limited visibility of people walking along footpaths or driving down the road. the streets are too narrow for parking on both sides and cars being able to both go down the road without someone having to pull aside. How does this enhance visual quietness?

You talk about the ageing community but there does not seem to be any plans for aged care. While Wharekaka is well run and supported by the community, they will not be in the position to house out aged when they need more support we do not want people to be forced to move to aged care facilities away from their community.

There is no consideration given to those who are "weekenders" or own homestays. Many of us came to Martinborough because of charm and size. the amount of time we are here has changed with the trend to being able to work from home post COVID.

You speak of the lack of accommodation for seasonal workers. surely there is an opportunity for some accommodation to be built nearer where they are working i.e nearer to the vineyards.

We have no faith in the statement of heritage guidelines being adhered to. you only need to look at the Eightways development that has been approved under the guise of a commercial development when it is very clear that the changes to the spatial plan will mean that this can/will be re-zoned residential. This is an extremely modern design which is totally out of character with the heritage nature of the houses that is being "plonked" in front of. This could have been maintained as a ice green space for the town - used by the Community Garden.

Spatial Plan Feedback Form

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:

More development has been suggested further out and these could be developments such as Cottage Grove and the golf course development which are attractive unlike Pinot Grove. Again there is the issue of adequate infrastructure and who will pay for that. If it is a private development we suppose it is the developers.

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)

Q14

Respondent skipped this question

Please give your reasons below

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)

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?



Page 1: Personal Details

Q1

Name:

Sue Delamare

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Martinborough

Which ward do you live in?

Q6

Respondent skipped this question

What is your age?

Q7

Respondent skipped this question

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



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?"

Q9

Respondent skipped this question

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

Q10

Respondent skipped this question

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)

Q11

Please give your reasons below:

I remember first going to the Zodiac Restaurant in 1987 and being presented with a water jug of fizzing cloudy water and being told of the Manganese problems. This was thirty four years ago! So progress has been perhaps a little slow. I have difficulty understanding why you would spend a lot of money extracting manganese from an E grade water supply and then chlorinate the E grade water supply. I can't help thinking that finding a new water supply might have a better long term solution.

I was pleased to see the rural zone boundary, north of New York Street remains intact. There has been a lot of pressure on this side of the road with a recent sale of a property adjacent to mine, I was approached by a prospective buyer who suggested if he moved the boundary and purchased some of my land and increased his lot size he'd be able to put more housing on it he was advised? The demise of the West Auckland Wine Industry, through infill development must surely provide the answer of why you never mix residential and rural industry. Over the years several "sheds" have appeared in the rural zone which are clearly housing and such development should not be allowed in the future. With regard to infill housing in the ME & MD areas. The problem with this maybe (although better than housing sprawl) that when the housing pressure lessens as ultimately it will, some of the cheek by jowl properties may become less desirable.

The MA area in which Benfield & Delamare purchased a 4 acre back section in 188 solely for growing Merlot, was zoned rural when we purchased it. We were looking towards cool climate growing regions as the Australian influence of wide rows, high trellis, large crops was tending to predominate NZ at the time. We had been to Libourne, has a good look around at the viticulture and drainage systems and vineyard equipment and a tastings at Chateau Petrus. The clay soils impact flavors you are unlikely to attain on the lighter soil. While slower to establish, than on the river gravels with the right rootstocks and clones exceptional wines can be produced from the heavier soils. Benfield and Delamare gained the first American International gold medal for the district at Intervin with its 1990 vintage. The 2001 Merlot blend still drinks well and demonstrates well what these soils can produce. So why would you wish to put more housing in this area. Vineyards also thrive in the MB & MC areas. So MF area would seem to be the area where housing would do less damage.

Spatial Plan Feedback Form

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:

Of the remaining areas left for development the MF area at a cursory glance would appear suitable.

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)

Q14

Respondent skipped this question

Please give your reasons below

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)

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?

First up, I would like to suggest that before you allow any more housing you provide the basic infrastructures required.



Page 1: Personal Details

Q1

Name:

Warren Woodgyer

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Greytown

Which ward do you live in?

Q6

Respondent skipped this question

What is your age?

Q7

Respondent skipped this question

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



Q8

Don't know

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?"

Q9

Respondent skipped this question

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

Q10

Don't know

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)

Q11

Respondent skipped this question

Please give your reasons below:

Q12

Respondent skipped this question

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:

Q13

Yes

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)

Q14

Please give your reasons below

Yes but with speed restriction through town subject to infrastructure

Spatial Plan Feedback Form

Q15

Yes

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

Q16

Please give your reasons below

Subject to infrastructure speed restriction through town, Woodside development should be priority.

Q17

Yes

Do you want to speak to your submission?

Q18

Either

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?



Page 1: Personal Details

Q1

Name:

Leanne Woodgyer

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Greytown

Which ward do you live in?

Q6

45-65

What is your age?

Q7

Respondent skipped this question

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



Q8

Don't know

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?"

Q9

Respondent skipped this question

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

Q10

Don't know

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)

Q11

Respondent skipped this question

Please give your reasons below:

Q12

Respondent skipped this question

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:

Q13

Yes

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)

Q14

Respondent skipped this question

Please give your reasons below

Q15

No

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

Spatial Plan Feedback Form

Q16

Please give your reasons below

The Eco Village should be looked at - self sufficient infrastructure. - Woodside good location.

I do not feel that you have adequate infrastructure in place or the funds to connect to grow at such a pace for the GF & GB options.

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?



Page 1: Personal Details

Q1

Name:

John Norton

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Greytown

Which ward do you live in?

Q6

Over 65

What is your age?

Q7

Respondent skipped this question

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



Q8

Yes

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?"

Q9

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

It is not clear how you are going to accommodate requirements of National Policy Statement on Urban Development

Q10

Yes

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)

Q11

Please give your reasons below:

Seems logical

Q12

Respondent skipped this question

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:

Q13

Yes

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)

Q14

Please give your reasons below

Seems logical

Spatial Plan Feedback Form

Q15

Yes

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

Q16

Please give your reasons below

Seems logical. Use of Council owned land in CBD needs addressing - what principles apply.

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

John Osborne

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Greytown

Which ward do you live in?

Q6

18-30

What is your age?

Q7

Respondent skipped this question

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



Q8

Don't know

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?"

Q9

Respondent skipped this question

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

Q10

Don't know

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)

Q11

Respondent skipped this question

Please give your reasons below:

Q12

Respondent skipped this question

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:

Q13

Don't know

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)

Q14

Respondent skipped this question

Please give your reasons below

Q15

No

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



Spatial Plan Feedback Form

Q16

Please give your reasons below

Infrastructure is not in place or planned to cope with such large expansion.

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?





Page 1: Personal Details

Q1

Name:

Shane & Diane Howe, Nicholas Meatyard & Susanne Bird

Q2

Postal address



Q3

Email



Q4

Phone



Q5

Martinborough

Which ward do you live in?

Q6

Respondent skipped this question

What is your age?

Q7

Respondent skipped this question

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

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?"

Q9 Respondent skipped this question

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

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)

Q11 Respondent skipped this question

Please give your reasons below:

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 [REDACTED] 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 2000-4000m² 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 [REDACTED] Campbell Drive are currently zoned Rural (Primary Production), and directly adjoin the existing Residential Zone. [REDACTED] Campbell Drive is 0.83 ha in size and [REDACTED] 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 [REDACTED] 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 [REDACTED] 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.

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)

Q14

Respondent skipped this question

Please give your reasons below

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)

Q16

Respondent skipped this question

Please give your reasons below

Q17

Yes

Do you want to speak to your submission?

Q18

Either

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?

1. This is a submission on the Draft South Wairarapa Spatial Plan – Our Future Focus 2050 (the Draft Spatial Plan) from the landowners of [REDACTED] 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.



Page 1: Personal Details

Q1

Name:

A Kirk

Q2

Postal address

[Redacted]

Q3

Email

[Redacted]

Q4

Respondent skipped this question

Phone

Q5

Featherston

Which ward do you live in?

Q6

45-65

What is your age?

Q7

Respondent skipped this question

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

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?"

Q9 Respondent skipped this question

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

Q10 Respondent skipped this question

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)

Q11 Respondent skipped this question

Please give your reasons below:

Q12 Respondent skipped this question

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:

Q13 No

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)

Q14

Please give your reasons below

FA contains an area of flood hazard and the plan makes no reference to the known earthquake fault line to the northern aspect of zone FA. The house density levels are too high, the proposed 400m2 sections are not reflective of the existing specialness of current township. The Underhill Road proposed densities suggest rebuild on existing sections in future years would diminish the character of this area resulting in notable trees being lost and a wildlife corridor/habitat disappearing. The map contains an error - the current location of the railway station. Overall, the FA zone includes areas which are not suitable for housing due to natural/potential environmental hazards. It is also not apparent whether the planning includes additional green/community spaces which are important if the town expands at the levels projected.

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)

Q16

Respondent skipped this question

Please give your reasons below

Q17

No

Do you want to speak to your submission?

Q18

Respondent skipped this question

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?



Page 1: Personal Details

Q1

Name:

Wayne & Nikki Regnault

Q2

Postal address

[Redacted]

Q3

Email

[Redacted]

Q4

Phone

Respondent skipped this question

Q5

Which ward do you live in?

Greytown

Q6

What is your age?

45-65

Q7

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

Respondent skipped this question

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?"

Q9 Respondent skipped this question

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

Q10 Respondent skipped this question

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)

Q11 Respondent skipped this question

Please give your reasons below:

Q12 Respondent skipped this question

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:

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)

Q14 Respondent skipped this question

Please give your reasons below

Q15 No

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

Q16

Please give your reasons below

. We purchased this 3700 sqm property, which runs all the way from Main St through to West St, 12 years ago with the understanding that it was subdividable, as discussed with SWDC prior to purchase.

Outside SWDC's control, Greater Wellington Regional Council (GWRC) has since created a Flood zone designation in this area of town. The inaccurate mapping of this area, and therefore the zoning, has caused significant financial pressures for us and others. It is for these reasons that we take a special interest in this Spatial Plan process.

Items we support:

.il}_GF - infill to the existing residential area along with your estimate of a 25% uptake of this option.

,bl}_GB - We can see why this area for infrastructure and with a move back to "streets" not cul-de-sacs is a favoured option to look at. There is concern that the current owner

apparently has an agreement with the Hammond family (Current dairy leasee) of first rights to buy. The Hammond family (wonderful long term Greytown family) have long held views about concerns of urban sprawl along with reverse sensitivity issues that come with it. It would be prudent SWDC gains facts in this area with a view to locking in this part of the Spatial Plan. If it plays out that GB is not available then the previous plan that Greytown grew from Udy street to Humphries street could be reinstated.

,tl}_GD - This area could really help with housing affordability issues. Currently it is almost impossible for blue collar families to live in Greytown and own a house. The GD area has water reticulation and with the use of current and future septic technologies, this is very exciting for our youth.

GC zone - including West St (gravel) to Main St and East St (gravel) to Main St.

- General

We took from the Spatial plan evening held in Greytown that this zone is the least favoured for town growth due to infrastructure, fertile land, flooding issues and recreational growth associated with Soldiers Memorial Park. We disagree with the Spatial Plan proposal not to have development in this zone. This zone should be developed as far as septic tank technologies allow. We would like to make comments on all these issues below.

- SWDC water/sewer & roading infrastructure. Water

Where in these areas town water reticulation is available, it should be used. However where there is not current infrastructure new lots could use their own water tank reticulation which lessens the burden on SWDC, and makes better use of the water resource rather than simply flushing it away into soak pits.

Sewer

We appreciate that due to gravity reasons at this end of town, tapping into Greytown's sewer reticulation is challenging. This should not be a reason to rule out additional residential lots in this zone. New lot sizes should be restricted to septic tank & field dispersal. These lots would be governed by geotechnical investigation and reports which would then help create a septic field system at subdivision time. These lots would be larger than those in the GF and proposed GB zones due to the septic field requirements.

Council could look at installing a simple pump chamber at this end of town which would also take care of the effluent issue.

Roading

There is currently an existing roading network to support subdivision in these areas. Some of this roading is currently formed and some of it is on paper roads. As suggested by Mr Harry Wilson at the Greytown Spatial Plan meeting, it is an advantage to develop where current paper roads exist.

- Sporting precinct.

Mrs Ree Sanderson spoke of the potential of expanding green field playing space behind the cricket/football area into this GC zone.

Spatial Plan Feedback Form

We do not believe this is feasible due to the high value of land and the need for sporting facilities to have lights. This has significant NIMBY issues. The potential for additional green field space possibly lies on the northern side of the North St extension road with the lights facing away from Greytown township?

- Fertile land

In our opinion the fertile land that Mrs X refers to in the GC zone is basically the Meyrick family (another wonderful intergenerational Greytown family) with Pinehaven Orchard. By zoning it as residential/special it would give the Meyrick's the option should they wish to subdivide in the future.

We feel it would be a bit rich now for SWDC to use "fertile land" as a reason not to move the GCzone into residential when they have allowed and encouraged other similar properties (e.g. Tates Orchard in Kuratawhiti St, Homestead Orchard in Udy St, Murphy 's Orchard in Reading St, Arnolds Berries Farm in Kuratawhiti St, and all the Orchard and Berry Farms in the Kuratawhiti St/Wood St block) to become residential properties or be zoned in this manner.

- Flooding

Around 2012 the GWRC came out with flood maps that were inaccurate/wrong and these have caused frustration in the community ever since. This is the primary reason why the Waiohine Action Group (WAG) was formed

I have been a keen observer/admirer of this very professional group. We take it as a given that SWDC understands the work that WAG is doing on behalf of the Greytown Community. This work is about to go into the "formal draft" process with GWRC. When this plan is adopted by GWRC along with option 2 (attached). It will give the GC zone of the Spatial Plan and associated areas we refer to, a flood protection rating of 1 in 100 years plus 20% freeboard for global warming. This level of protection is higher than that of the stop banks at Fairbrother's (top end of Wood St.) Fair brother's stop bank was upgraded in the early 2000's which has allowed for safe subdivision in central Greytown which includes the areas identified as GF and GB in the consultation document.

In summary, once the flood protection work is done in option 7 of the WAG document, the north end of town will have better flood protection than 50% of area GF and all of zone GB in the Spatial Plan document.

Conclusion:

For the above reasons please zone our end of town residential. This would allow us, and others, to complete our original plan of 12 years ago and in doing so have less flooding risk than the rest of the town.

We would also like to thank you for undertaking this Spatial Plan process. Including the easy-to-read document and informative evening meeting has helped us to understand better and create this submission.

Q17

Yes

Do you want to speak to your submission?

Q18

Either

Which is your preferred hearing date?

Q19

Respondent skipped this question

Where did you find out about the Spatial Plan Consultation?

7.6.2 Option 2: Inland Stop Banks Western - near North Street, and Eastern – near Kuratawhiti Street)

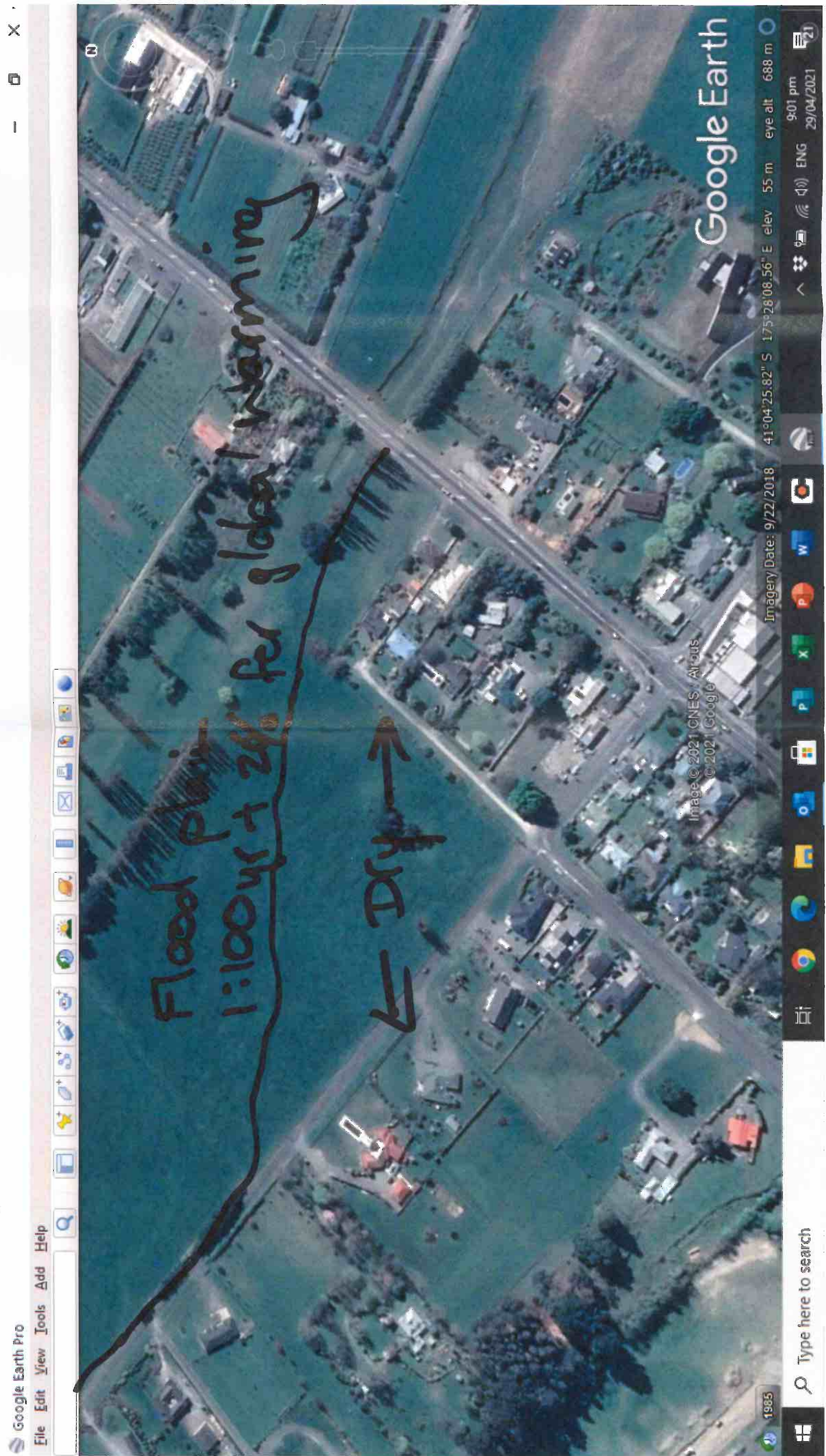


It is recommended that this option be implemented.

Option 2 allows the river to behave relatively naturally, to spread out and slow down in flood. Relatively inexpensive stop banks can be constructed near the edges of the urban area to provide one-in-one-hundred year, flood plus climate change, plus sensitivity standard. Seeking a slight change in road crown height on selected stretches of SH2 would enhance protection to some rural properties. This approach relies on continued good river and [gravel management](#) to prevent the river from taking a new course.

Option	Rough Cost (plus or minus 30%)	Water somewhere on property (no. of houses)	Below 0.1m floor joists (no. of houses)	>0.1m above bottom of floor joists (no. of houses)	>0.5m above bottom of floor joists (no. of houses)
1 (build nothing)	\$0	128	45	18	1
2 Inland Stop Banks (North Street & K Street)	\$0.7m	46	23	11	1
3 (North Street and Beban (XS 30))	\$1.3m	41	23	11	1

Aerial plan overall area G.C



Qnd location

