



Executive Summary

This report follows a process of consultation and development of a Structure Plan for the southern area of Carterton. This process was instigated in response to submissions and deliberations on the Proposed Wairarapa Combined District Plan concerning, primarily, future residential development in this area. Much of the focus of submissions was a concern over the potential loss of character in this area if residential development at the intensities put forward in the Proposed District Plan was to occur.

The Commissioners hearing the submissions decided to return the area to provisions in line with the existing operative Carterton District Plan (described as the Carterton Low Density Character Area with a minimum lot size of 2000m², and Urban Residential - 400m² min lot size/500m² min average lot size). However, the Commissioners also urged Carterton District Council to look more closely at specific issues within this particular area of Carterton:

“However, a matter identified during the hearing of submissions was the lack of internal connections (north-south road links) within this area and the consequent pressure on State Highway 2. To ensure a sustainable pattern of development is achieved for this area, the Commissioners consider that a Structure Plan would be an effective tool for managing the spatial arrangement of the key infrastructure (roads, reserves and development areas). The development of a Structure Plan would also provide an opportunity to determine whether specific locations within this area may be suitable for more intensive development, such as by having a smaller lot size. The Commissioners recommended Carterton

District Council should progress the development of a Structure Plan for this area in the near future”.¹

Carterton District Council subsequently launched a process to develop this Structure Plan and significant input from landowners and the community over the period since March 2008 has followed. This has resulted in a draft Structure Plan and recommended approach on residential densities as illustrated below.

A key component of this process has been the incorporation of urban design principles into the thinking around how the structure plan can be implemented. Thus, whilst the identification of key linkages and a roading/cycling/pedestrian network has been a fundamental outcome of this process, much discussion has been had over the manner in which character can be enhanced through good urban design within the public realm.

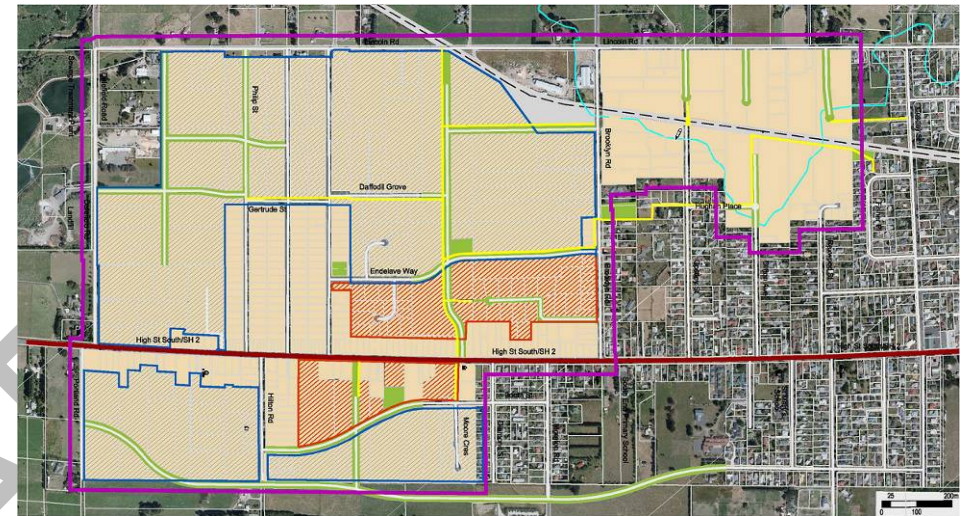
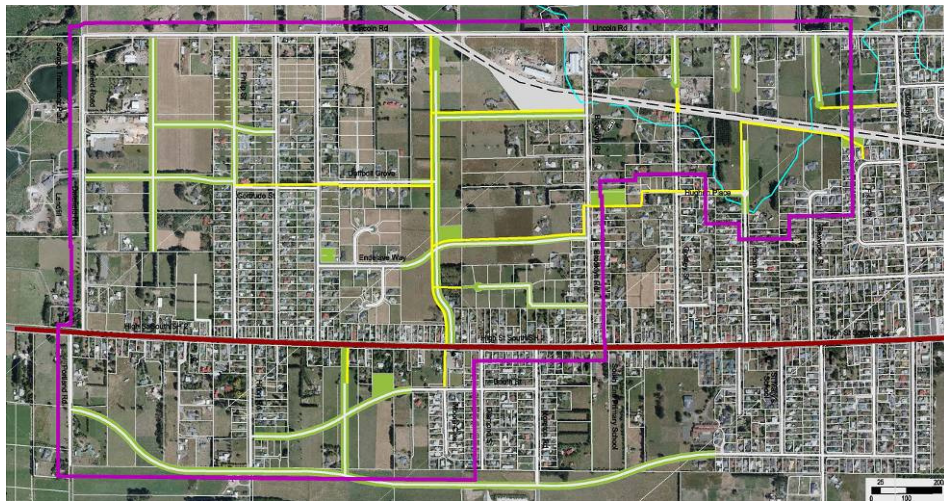
The overall recommendations from this process are that:

- ☐ the Council proceeds to take the Structure Plan forward and develop a Variation to the Combined Plan to introduce it as a regulatory tool to guide development in the southern area of Carterton; and
- ☐ that the Council give consideration to allowing for some intensification of residential development around the central spine of Carterton South. This would enable some consolidation of ‘Urban Residential’ in the areas that are capable of accommodating a more medium level of residential

¹ (Extract from page 85 – PWCDP Decision Report on Subdivision, Land Development & Urban Growth, 2008).



development, whilst reinforcing the low density character of the areas away from this central spine.



Carterton South Structure Plan – Housing Densities

Carterton South Structure Plan