

CARTERTON DRAFT STRUCTURE PLAN

BACKGROUND:



We need to plan for where to accommodate the increasing Carterton population, new housing and businesses. It is projected the urban area of Carterton will need to accommodate approximately 1,000 new houses between now and 2043.

In 2017 Carterton District Council prepared a Growth Strategy to help decide where and how to accommodate future residential and business growth in the District.

This showed that providing more housing and businesses in the existing urban area and expanding the urban area was required.

The Growth Strategy identified the eastern side of the Carterton urban area as the most suitable location and direction for new greenfield development due to its proximity and accessibility to existing community and infrastructure facilities and services.

Since then, the council has been investigating how to undertake development to the east of Carterton.

The Carterton East Structure Plan has been prepared to enable and manage this new development.

Project Objectives:

This Structure Plan provides a vision for future development of the rural land east of the current developed urban area of Carterton and west of Booths Creek.



HEALTHY AND SAFE

Stimulate active transport modes
Areas for outdoor recreation and exercise



CONNECT WITH NATURE

Link parks to existing natural features with green corridors
Use natural elements to create more organic boundaries
Use green spaces as active spaces (recreation, movement, exercise)
Include green space network with service network (WSUD)



ACCESSIBLE AND CLOSE

Proximity and direct access to town centre to stimulate the use of active modes of transport
Direct walk and cycle routes to community facilities and amenities
Clear structure in network hierarchy



CHARACTER OF CARTERTON

Retain and include heritage in development areas
Ensure that housing types and density fit in the existing urban form of Carterton
Ensure that development is sustainable and allows for potential future trends



SPACE FOR LIGHT INDUSTRY/SERVICES

Identified area for light industries/services
Keep shared boundary between industry and residential limited, grow away from residential separation between incompatible areas e.g. green border
Allow for future heavy traffic flows away from residential



Zoning

Stage 1

1A	18ha*	800m ²	157
1B	7ha*	2,000m ²	25
25ha*			162

Stage 2

2A	9ha*	800m ²	76
2B	34ha*	2,000m ²	119
43ha*			195

Stage 3

3B	30ha*	2,000m ²	105
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Flood risk (subject to further geotech investigations)



Medium Density Residential
Indicative overlay
250m² Infill lots



Light industry / services
(ex 7ha existing industry)



Preferred location for local
retail (e.g. dairy shop, etc)



Potential for future growth
towards south

Green / Open space



Indicative subdivided stream
valley (100m buffer) with track
and green pockets for recreation



Indicative high amenity green
with movement corridor



Indicative screen planting to
provide buffer between zones

Traffic Network



Main circulation



Local road (existing)



Local road (proposed)



Linear park



Walking/cycling connections

Notable features



School



Existing industry



Richmond Garden



0 400 m

The Structure Plan area extends from Park Road, including the area between Park Road and Booths Creek (north) to Moreton Road including the southern area where Premiere Beehive is.

Rutland Road will require widening to allow for an increase in vehicle and bicycle traffic.

THE PLAN IS BASED ON THE FOLLOWING KEY ELEMENTS

1. A mix of residential densities (800m² and 2,000m² section sizes) to allow for a diversity in housing types.
2. Provision for pockets of potential medium density (250m² section sizes) within indicative areas in proximity to town centre shops and facilities.
3. Allows for future expansion towards southwest.
4. Link Carrington Park with the stream area in the east by a wide green corridor adjacent to the existing Richmond Garden, including walking and cycling pathways.
5. Direct walking/cycling connections from the growth area to community facilities and schools.
6. Transport network predominantly based on existing road network and lot boundaries.
7. Room for expansion of light industry/services with minimal shared boundary with existing residential areas.
8. A green buffer to separate industry/services from residential areas.
9. Stream with 100m wide green buffer with potential to use as amenity space and walking/cycling paths.
10. Safe and green walking and cycling infrastructure along main roads.
11. Expansion of the water supply and wastewater networks to service the new development areas. This expansion will allow for infrastructure development to be staged.

What will happen next?

This Structure Plan will inform the review of the Combined Wairarapa District Plan for this area. This may result in re-zoning land and applying appropriate provisions for the Structure Plan area. The council will make decisions on future development in the area based on these.

We will also incorporate infrastructure planning and expenditure associated with future development in the council's Asset Management Plans and Long-Term Plan (LTP), including information on possible financial contributions for the Carterton East growth area.

Once Feedback has been reviewed it is anticipated that a formal plan change will be publicly notified in 2021.

Have Your Say:

We are keen to hear what you think of the Draft Structure Plan.

- Should we be providing for a range of housing types or certain/sizes of housing types?
- Should more or less areas of green/open space be provided when this area is developed?
- Are there any features we have not identified which should be incorporated into the Structure Plan?
- Are there any constraints which may limit the ability to develop in this area?



Feedback on the Draft Structure Plan closes on 30 January 2021

Return this form to Carterton District Council 28 Holloway Street or email to:

easterngrowth@cdc.govt.nz