

Memorandum

To Daniel Batley
 From Matthew Mackay
 Date 27 April 2023
 Subject **Synopsis of Planning for Growth in the Manawatū District**

Memorandum purpose

The purpose of this memorandum is to provide a synopsis of Manawatū District Council growth planning, and implementation of growth plans via the Sectional District Plan Review Project.

Sectional District Plan Review Project

In 2011 the Council committed to a sectional review of the Manawatū District Plan (2002) in line with Sections 73 and 74 of the Resource Management Act 1991 (RMA).

Current Growth Planning Programme

The Feilding Framework Plan 2013 (FFP2013) provides the foundation of the growth planning programme in the Manawatū. The strategic direction of the FFP2013 is for:

- Intensification of Feilding
- Growth at the edges of Feilding.

Twenty design principles describe the aspirations for residential and industrial growth over time. Seven growth precincts are identified in the medium and long term. The following areas have been subject to a Plan Change:

Precinct	Plan Change	Outcome
Precincts 1-3	Plan Change 45: Feilding Growth	The majority of land within Growth Precincts 1–3 have Deferred Residential Zone status. Further technical assessment and feasibility required in order to zone as residential. Stormwater analysis underway.
Precinct 5	Plan Change 52: Feilding Industrial Growth	Area rezoned in 2015 Infrastructure design & build underway.
Precinct 4	Plan Change 51: Precinct 4 Residential Growth Area	Area rezoned in 2019 Construction work is underway on Council roads and design is currently being undertaken on the detention ponds and Roots Street.
Feilding Intensification	Draft Plan Change B	Plan Change paused awaiting outcome of Feilding Stormwater Model to identify constraints.

The Precinct 4 Residential Area is the current focus for residential growth of Feilding. Property Economics prepared an updated report in 2018 in support of Plan Change 51. Projections anticipated that the area would be fully developed by 2038 with 1,788 additional lots¹.

In addition to delivering on the FFP2013, Council has two planning and infrastructure projects underway that relate to future growth planning considerations:

Wastewater Centralisation Project	This project is about connecting Villages in the Manawatū District to the Feilding Wastewater Treatment plant. The Villages of Halcombe, Sanson, Rongotea, Cheltenham and Kimbolton are part of the project.
District-wide Liquefaction Assessment	Assessment of areas within the District subject to Liquefaction Risk.

Draft Plan Change A&B: Rural, Village and Residential (2021)

In 2021 Council sought feedback on *Draft Plan Change A&B*, being a review of the Rural, Village and Residential Zones. Feedback was sought to understand issues of concern and substantive District Plan matters that require formal review.

Feedback received informed the need for further plan change analysis and scope amendments. In particular:

- Horizons Regional Council questioned how the Feilding Residential proposal to intensify Feilding could proceed in the absence of a stormwater model or a systematic stormwater plan. Work on *Draft PC-B* has paused waiting for the completion of the Feilding Stormwater Model.
- Horizons Regional Council questioned why the Rural Plan Change did not include an update of Rural Flood Hazard mapping. The scope of *Draft PC-A* has been extended to include this matter and work with the Regional Council continues in a collaborative manner.
- Feedback from a number of submitters questioned the draft policy approach for a Rural Lifestyle Zone and the provisions for rural living. Council subsequently completed further policy analysis and a review on rural living.
- The Village Zone component of *Draft PC-A* has not progressed. At the core, this relates to the lack of a strategic growth plan for the Villages and concern around misalignment of infrastructure planning (and funding) with landuse planning.

A further review of *Draft PC-A* has been necessitated by the release of the National Policy Statement: Highly Productive Land 2022.

¹ 10 Year Plan 2021-2031 Page 79

Review of the Growth Planning Programme

An updated Growth Strategy is now required to inform Council's strategic planning moving forward. This was signalled as part of the 2021-2031 10 Year Plan².

The future Manawatū Growth Strategy will need to be prepared in line with directions contained in the National Policy Statement on Urban Development 2020. The Manawatū District is classified as a tier 3 local authority, and is not subject to many aspects of the NPS:UD. That said, Policy 1.5 of the NPS:UD strongly encourages tier 3 local authorities *to do the things that tier 1 or 2 local authorities are obliged to do*. It is noted that Policy 1.5 also allows tier 3 local authorities to adopt whatever modifications to the NPS:UD necessary or helpful to enable them to do so.

While Feilding is the only *Urban Environment* subject to the NPS:UD, the inclusion of the District's Villages will be a key aspect of the Growth Strategy. The Manawatū District comprises a number of distinct rural villages, with a separate character to Feilding³. Council is committed to village development as evidenced through the Community Committee structure and the Community Planning Programme which supports communities to develop a shared vision.

Directions in the National Policy Statement: Highly Productive Land 2022(NPS:HPL) are also formative to the preparation of a Manawatū Growth Strategy and the role of villages in supporting district growth. Council is mindful of the impact of the NPS:HPL will have on the District. In terms of the data, current analysis identifies that 39.5% of the District meets the interim definition of Highly Productive Land⁴. Furthermore, 72% of all Titles created on Rural Zone 1 & 2 land since 2000 have been on Highly Productive Land. Of all new dwellings consented between 2002 and 2022, 51% have been located on Rural 1 & 2 Zone land. These trends are not consistent with the direction from the NPS:HPL. A strategic plan for growth will therefore be a critical component of Council's response to the NPS:HPL.

² 10 Year Plan 2021-2031. Page 30, and Forecasting Assumptions. Page 297

³ Manawatū District Plan Section 4: Managing Land Use Effects, 4.5 Village Zone

⁴ New Zealand Land Resource Inventory Class 1-3