

# Feilding Residential Zones fact sheet

## The Manawātū District Plan is up for review.

That's the Plan that outlines how you can develop your property. Council is reviewing the Rural, Village and Feilding Residential Sections of our District Plan in 2021. Right now Council is seeking feedback on draft changes.

### General Residential Zone

Feilding's General Residential Zone is defined by single and two-storey dwellings.

Sites have open space around and between buildings creating a spacious living environment with high quality onsite amenity.

- Only one dwelling per lot
- Home occupations only 40m<sup>2</sup>
- Changes to yard setbacks
- Minimum floor levels required
- 30% of site to be free of buildings
- New railway line setbacks
- Some non-residential activities are permitted, others require consent
- Subdivision minimum lot size 500m<sup>2</sup>

### Medium Density Zone

The Medium Density Residential Zone allows for a greater density of housing including three-storey duplex and apartment buildings.

The zone is located close to the amenities of central Feilding and public parks

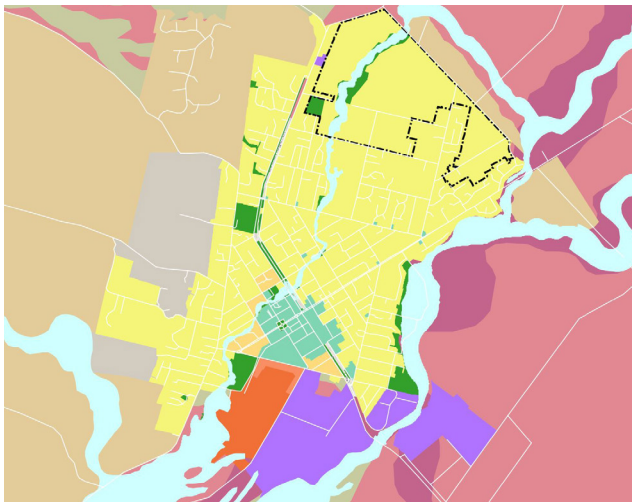
- Allow three-storey buildings
- Greater site coverage allowed
- Minimum floor levels required
- All non-residential activities require consent
- Subdivision minimum lot size 350m<sup>2</sup>

### Future Urban Zone

An area to the west of Feilding that has been identified for future urban expansion.

Existing farming practice continues, however rural-residential lifestyle development is restricted.

- Existing farming practice continues
- One residential unit per site
- Restrictions on other land uses
- Subdivision minimum lot size is 25ha



#### Key:

#### Draft District Plan Zoning

- General Rural Zone
- Rural Lifestyle Zone
- Future Urban Zone
- General Residential Zone
- Medium Density Zone
- Recreation Zone
- Flood Channel 2 Zone

- Business Zone
- Industrial Zone
- Manfeild Park Zone
- Special Development Zone

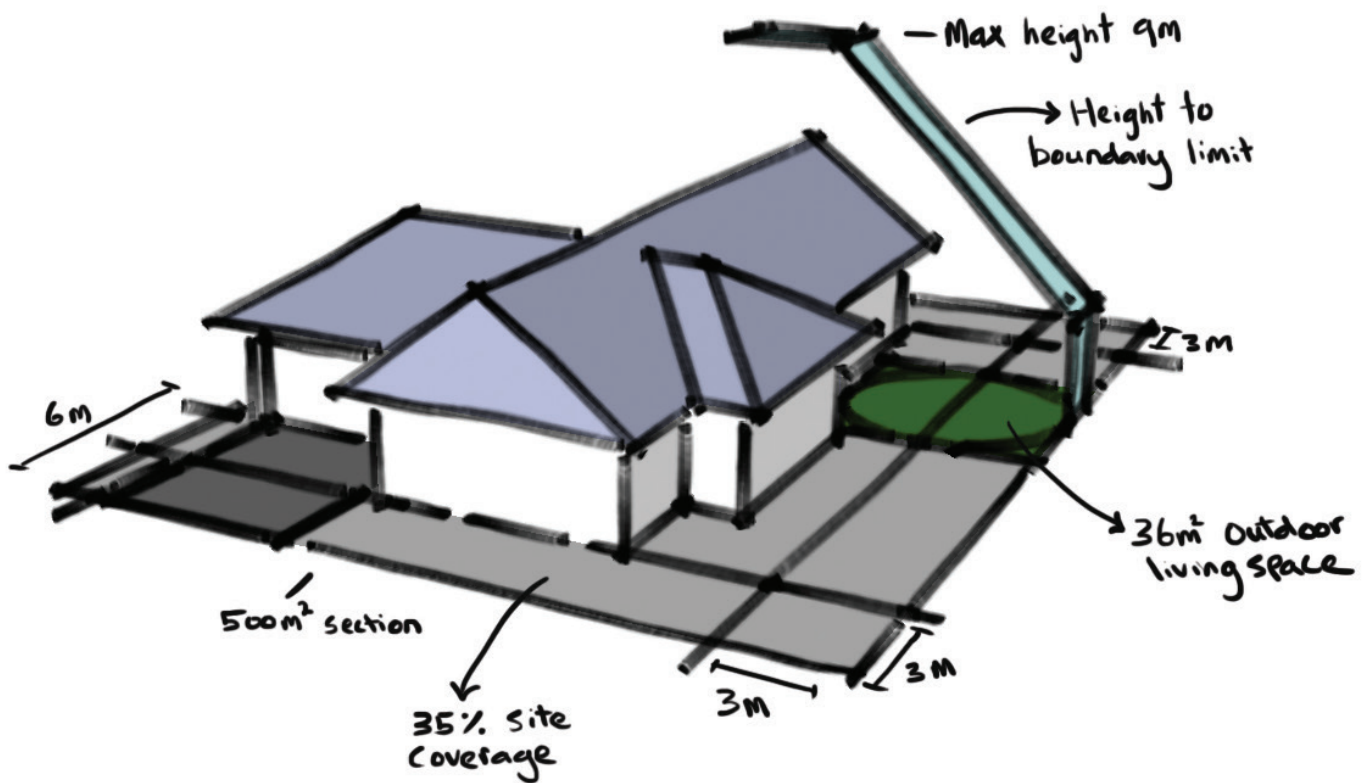
#### LUC Specific Control Area

- NZRLI LUC 1
- NZRLI LUC 2

## Timeline



# What could this look like?



## Summary of General Residential Zone Bulk and Location Design Standards

Single houses don't need resource consent if they meet criteria such as:

- Site coverage:** 35% max
- Building height:** 9m max  
Height to boundary 2.8m + 45 degrees
- Section size:** 500m<sup>2</sup> min
- Floor Height:** 0.5 Annual Exceedance Probability + 350mm freeboard
- Outdoor living space:** 36m<sup>2</sup> clear of the buildings

**Yard set back:**

	Houses	Accessory Building
Front Boundary	3m, 6m from front boundary if front-opening garage	
Side Boundary	one at 3m, one at 1m	1m
Rare Boundary	3m	1m

**Permeable surface area:** 30% of site + rainwater tanks

The full list of standards is available in the draft General Residential Zone chapter



Find out what your property is zoned and more information about the draft proposals at:  
[www.mdc.govt.nz/Contact-Us/Have-Your-Say](http://www.mdc.govt.nz/Contact-Us/Have-Your-Say)