District Plan Review - Draft Proposals

Sanson

What is proposed:

We need to determine what zones to use to manage development in the Manawatū over the next 10-15 years.

Sanson is a distinct town in the District with a strong line of commercial activities along the State Highway and then surrounded by residential activities. To reflect this mix of activity, Council are proposing the following zones:

This means:

- Mixed use zoning along the State Highway and expanding this zone from what is currently there now allowing for additional commercial growth.
- Large Lot Residential zone where housing can connect to services. Minimum section size of 2000m² which is larger than Feilding recognising the existing Sanson character and development pattern.
- Opportunity for unserviced rural-residential housing in the Rural Lifestyle Zone. Section sizes would be 5000m² or greater.
- Removal of the existing Nodal Overlay.
- Limits to lifestyle subdivision in the wider Rural Production Zone.
What does the current District Plan say?

- Most of Sanson is Village Zone
- The blue curved line identifies the current extent of the Nodal Overlay - where lifestyle housing is enabled.
- The wider rural environment is either zoned Rural 1 where more versatile soils exist. Rural 2 zone is where lower class soils exist. This difference mainly impacts on subdivision requirements.

Feedback?

We are keen to hear what you think.

- Do you support the zoning proposed for Sanson?
- Should a larger area around Sanson be zoned Large Lot Residential (2000m2+ sized sections) to allow for future growth?
- Should the Mixed Use Zone be extended to allow more commercial growth and vitality for Sanson?
- Do you support Rural Lifestyle Zone around Sanson? Is the extent of the area right?
- How do you want to see Sanson develop in the future?
- Is there enough housing variety (detached/duplex/lifestyle/etc) being provided in the Manawatū?
- How do we protect versatile soils to ensure primary production continues into the future?
- Should we limit development in known hazard areas (i.e. sea level rise, flood hazards, etc)?

Visit https://www.mdc.govt.nz/Contact-Us/Have-Your-Say to give feedback.