

Introduction to Growth Framework

11 February 2026

Matthew Mackay
Principal Policy Planner



Overview

- Summary of growth framework
 - Why
 - Our framework
- Introduction of current major projects
 - Housing Capacity Model
 - Future Industrial & Commercial Demand
 - Village & Settlement Growth Blueprints
 - Precinct 1-3 & Feilding Nodal Review

Section One Overview

Why plan for growth?

From a governance perspective:

- Council must meet legislative requirements (RMA1991, NPS:UD, LGA2012).
- Financial and operational capacity - growth planning & infrastructure is expensive and takes time.
And aligning planning & infrastructure, and evaluating feasibility.
- Council role within the wider growth delivery model
- Opportunity to set community outcomes
- At some point there will be a need for more land for housing (at ~120 new houses per annum, our stock of zoned, but vacant, land is slowly dwindling)

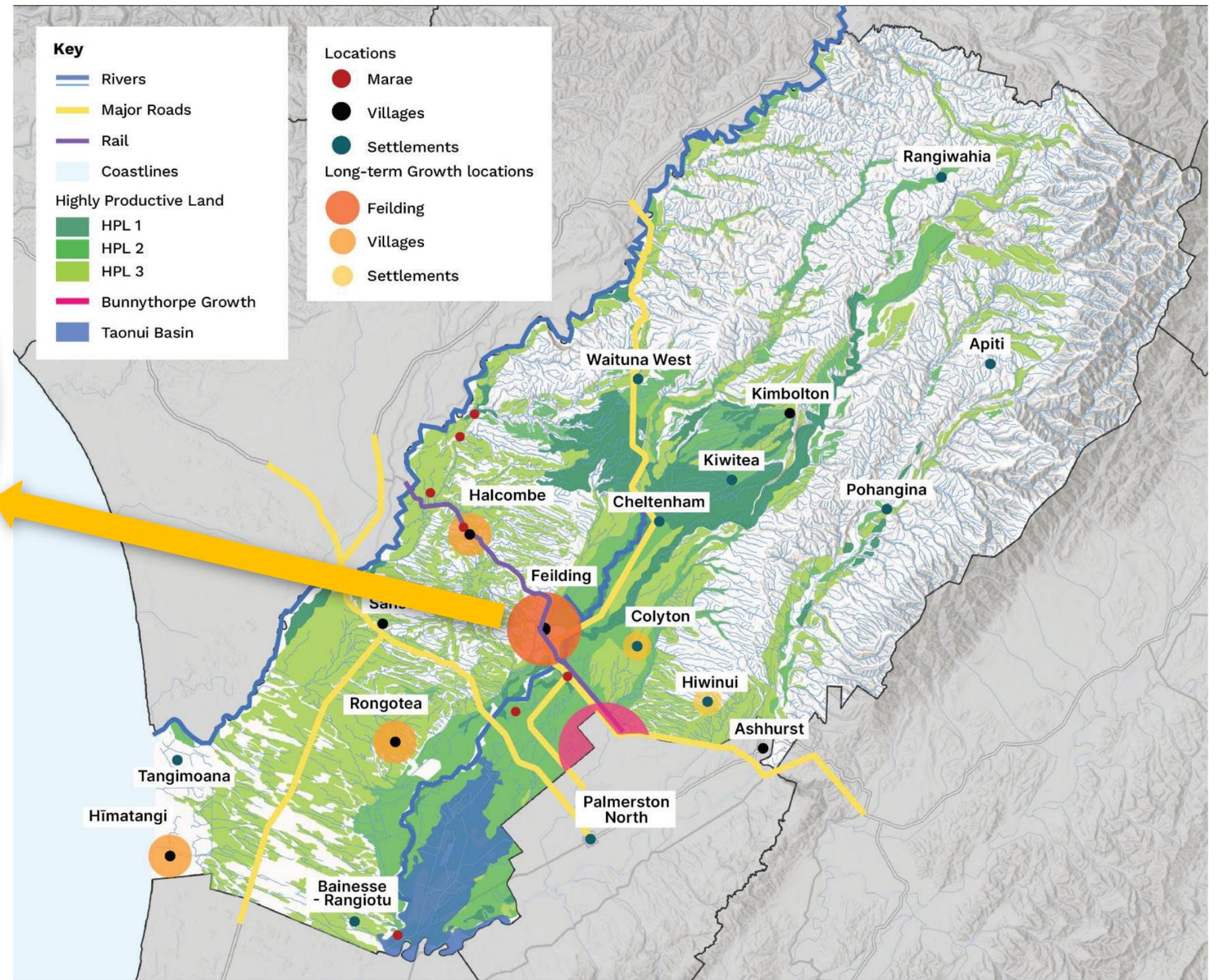
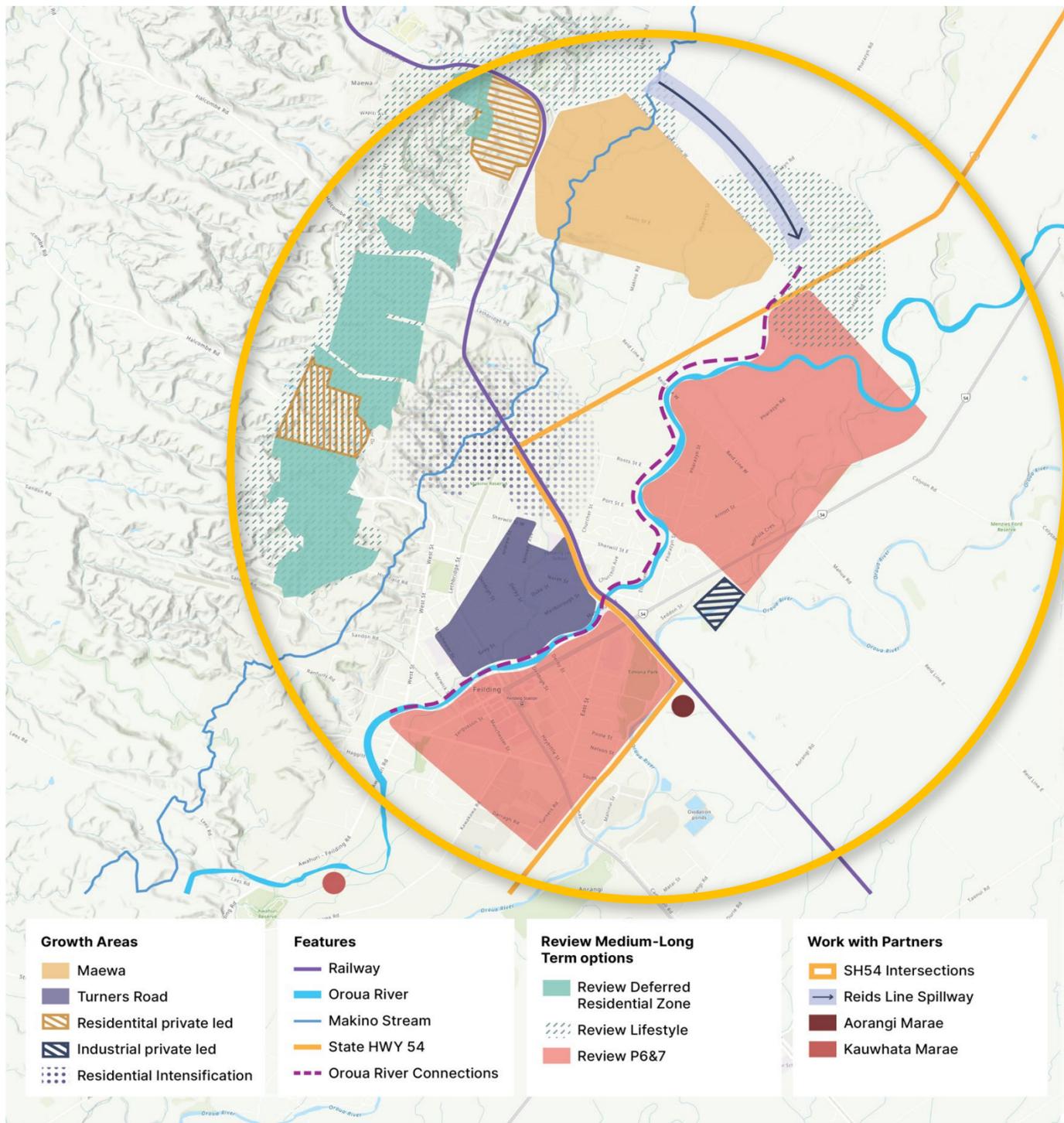
2025 Manawatū Growth Framework

- Update of the 2013 Feilding Framework Plan.
 - Large amount of work already completed to rezone land and install lead infrastructure (Precincts 4 & 5).
 - Opportunity to reassess medium & long- term plans.
 - Limited planning for growth of villages & rural settlements.
 - Account for NPS-UD, and new national direction.

Framework Summary

- Strategic Direction & Overarching Growth Outcomes
- Current Growth Priorities
- Growth delivery plan
- Actions: Summary Table
- Maps – Feilding & District-wide.
- Appendices

Growing Great Communities:
1. Planning Ahead
2. Working with others
3. Building resilience



Section Two

Intro to Main Projects

1. Housing Capacity Assessment

- Project Intro:
 - confirm the amount of residential land available to provide for future housing growth.
- Will update initial modelling undertaken in early 2025.
- All work must be consistent with the National Policy Statement: Urban Development (NPS:UD)- Principles, definitions, targets, timeframes, etc.
- Relevance to governance: Legislative compliance, Future Risks & Opportunities, Integration of Landuse & infrastructure planning & financing.

Key concepts

NPS:UD

- Manawatū is a Tier 3 Local Authority.
- Urban focus. Rural & lifestyle excluded.
- Plan for growth over the short (0-3 years), medium (3-10 years), and long term (10-30 years)
- Linked to population growth, & market preference [plus a competitiveness margin].
- *Available land* has different meaning across the timescale



Indicative image of 2026 model map outputs

What next

- Calculation based on land size, zoning, and existence of current house.
- Goal is to confirm methodology & current assumptions.
- Future years will see the model updated & expanded to include other options & development scenarios.

Relevance

- Housing Capacity Model is an important tool supporting Council's growth programme.
 - Confirm evidence & status of land-bank
 - Inform decision-making
 - Feed into post-RMA planning framework
 - Flag the need for changes in timeframes and funding.
- Ability to share information with development community.



Current status (Late 2024 early 2025 figures):

Timeframes	Cumulative additional capacity	Cumulative additional capacity	Cumulative additional capacity	% of NPS-UD Target (if housing is 100% urban)	% of NPS-UD Target (if housing is 55% urban)
	Feilding	Villages	Total		
0-3 Years	1,394	248	1,642	299%	541%
3-10 Years	2,618 ^(M)	248	2,866	142%	249%
10-30 Years	7,127 ^(M+DRes)	393 ^(RongDev)	7,520	173%	301%

- Timing of Maewa section release (DC's bringing staging forward?)
- 10-30 year includes precincts 1-3 'deferred residential' (viable? / timing?)
- 10-30 year also includes Rongotea development area (timing?)

NB: in the table above, 'M' stands for later stages of the Maewa Development, 'RongDev' is the estimated capacity of the zoned Rongotea Development Area.

2. Industrial Land Demand Assessment

- Outcome: confirm future demand for commercial and industrial land in the Manawatū District.
- Most recent reports are a 2012 Industrial Land Study, and a 2020 Commercial Land Study.
- Updated assessment required in order to plan ahead & estimate land supply as required by NPS:UD.
- Project requires commissioning of external expertise.
- 2026 Output – commissioned report.

Current status (2025):

Fielding Industrial Zone (56% used):

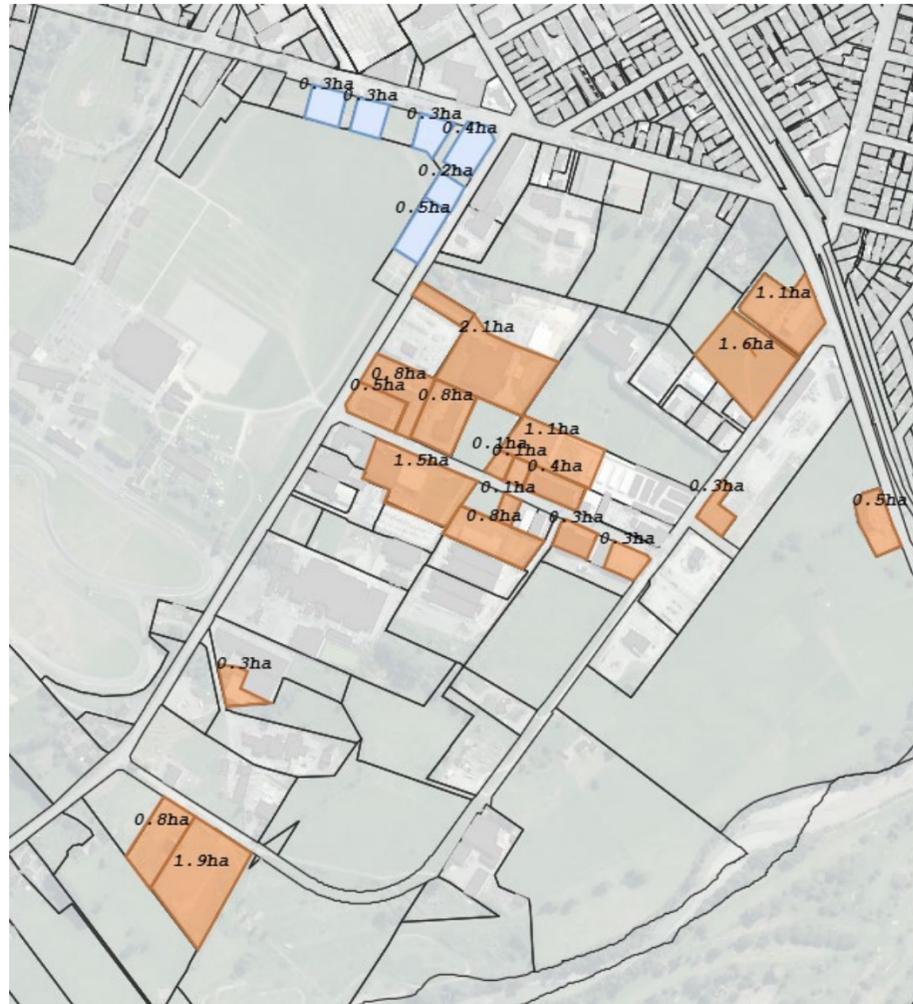
Note: Internal roading takes up 2.5ha in the Mahinui-Awa industrial area. This figure has been subtracted from the total industrial zone land area in the table below.

Location	Zoned Area	2012-2025 Development	Still vacant
Kawakawa-Turners Road	106 hectares	14.68 hectares	46.6 hectares
Mahinui Street / Awa St	17 hectares	0.08 hectares	2.3 hectares
Campbell – Ratanui [F. Works]	51.2 hectares	0	20.9 hectares
Maewa Road	4.5 hectares	0	4.5 ha (brownfield)
Kakariki	7.0 hectares	0	5.2 hectares (brownfield)
TOTAL	183.2 hectares	14.74 hectares	79.8 hectares

Notes

- Actual development & industrial land uptake is occurring faster than that predicted in the 2012 Industrial Land Study.

Feilding Current (2025):



New development in the Industrial Zone and Special Development Zone 2012-2025 (~74ha)



Vacant Industrial Land in Feilding at the Start of 2025

Caveats

- Monitoring snapshot completed by staff.
- No account for infrastructure feasibility outside of the Turners Road extension area.
- Some vacant land is also vacant at Kakariki and Maewa Road is not shown on these maps (but may not be attractive for further industrial development at this time).

Relevance

- Up-to-date Industrial Land Demand Assessment is crucial to supporting Council's growth programme.
 - Confirm evidence & status of land-bank
 - Inform decision-making
 - Feed into post-RMA planning framework
 - Flag the need for changes in timeframes and funding.
- Ability to share information with development community.



3. Village and Settlement Growth Plans

- Outcome: development mini *Spatial Plans* to guide future growth of key villages and settlements likely to experience future growth.
- New area of work – forward planning of village growth.
- Linked to Council work on LTP projects, levels of service, Community Plans, resource consent applications.
- Completing 7 high level plans in 2026.
- Locations: Himatangi, Colyton, Rongotea, Halcombe, Sanson, Hiwinui, Kimbolton

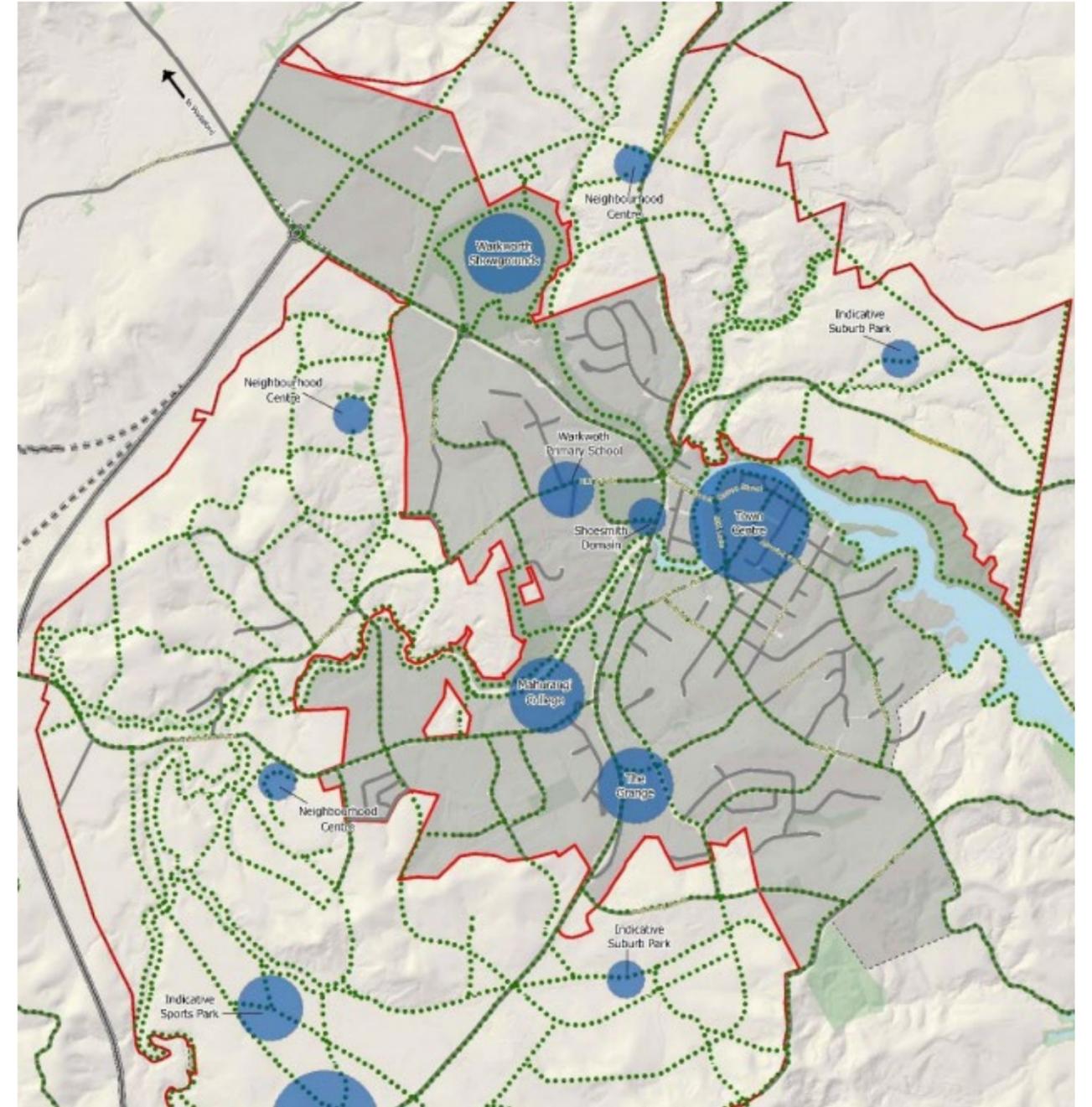
What next

- Refine growth projections and aspirational scenarios
- Opportunities and constraints for each location
- Developing draft blueprints
- Stakeholder engagement
- Maps and spatial plans
- Implementation options and investment needs



Relevance

- Village & Settlement Growth Plans are a new part of Council's growth programme.
- Options for the future growth, exploring different development scenarios.
- Inform future decision-making around priorities & aligning infrastructure & planning.
- Feed into post-RMA planning framework

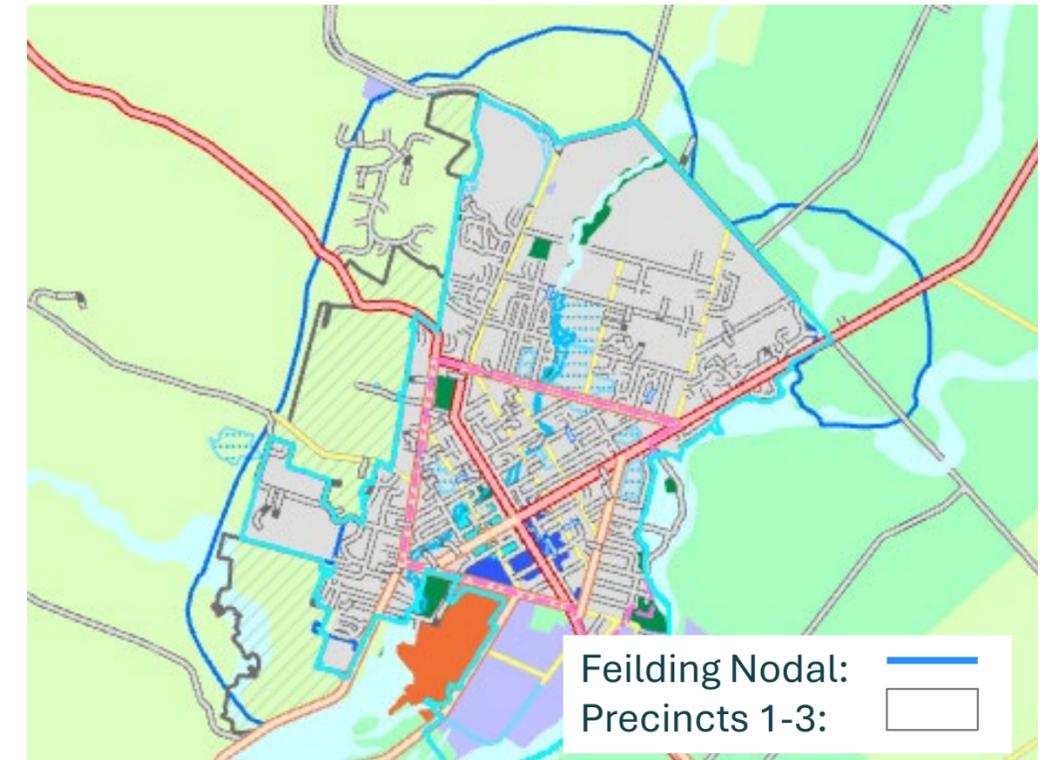


4. Precinct 1-3 & Feilding Nodal Review

- Outcome: review the current District Plan provisions & opportunities for housing growth in Precincts 1-3 and the Feilding Nodal Area.
- Key question – are the current provisions providing best outcome for growth of Feilding & lifestyle options.
- What is the future of Precincts 1-3?
- Given restrictions of Highly Productive Land, how do we provide rural-lifestyle development around Feilding.

Current State

- Feilding Nodal Area (blue outline) allows for some smaller lot rural subdivision. Impacted by Highly-Productive Land restrictions.
- Precincts 1-3 were identified in 2016 as being future Residential Zone. Rural subdivisions have occurred in these locations.
- Some feasibility work undertaken.

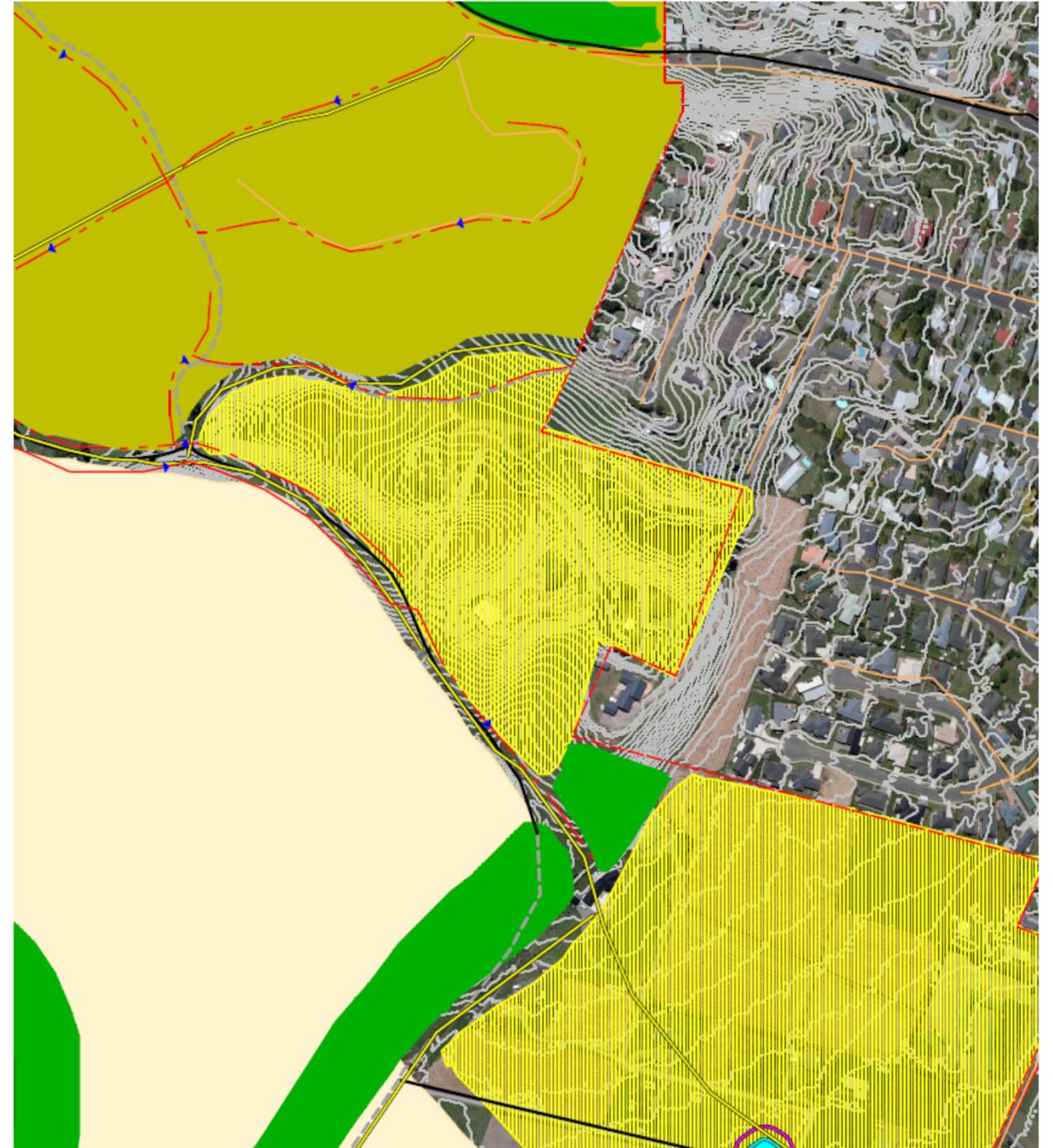


What next

- A review of the existing planning approaches to each area.
- Consideration of the population projections for the Feilding area and wider district allocation.
- Develop growth projections for each area, including aspirational scenario.
- Recommendations on the desired development patterns for each area.
- Develop a series of spatial plans/planning framework recommendations for each location including:
 - Prescribed density of development.
 - Possible areas for rezoning.
 - Required infrastructure.
 - Recommended District Plan changes.

Relevance

- Review is important to confirm viability of next phase of growth framework.
 - Inform decision-making
 - Feed into post-RMA planning framework
 - Flag the need for changes in timeframes and funding.



Section Three

Next Steps



Final Thoughts:

First steps in a major change to our growth planning approach.