



Council Agenda

Thursday 07 August 2025, 8:30 am

The meeting will be held at Hato Hone St Johns,
35 Bowen Street, Feilding, and a video recording
made available on www.mdc.govt.nz.

www.mdc.govt.nz

MEMBERSHIP

Chairperson

Her Worship the Mayor, Helen Worboys

Deputy Chairperson

Councillor Michael Ford

Members

Councillor Bridget Bell
Councillor Steve Bielski
Councillor Lara Blackmore
Councillor Stuart Campbell
Councillor Grant Hadfield
Councillor Colin McFadzean
Councillor Andrew Quarrie
Councillor Kerry Quigley
Councillor Alison Short
Councillor Fiona Underwood

A handwritten signature in dark ink, appearing to read 'Shayne Harris'.

Shayne Harris
Chief Executive

ORDER OF BUSINESS

PAGE

1. MEETING OPENING

Martin Baldwin, from Feilding Baptist Church will open the meeting.

2. APOLOGIES

Cr Stuart Campbell on Leave Of Absence

3. CONFIRMATION OF MINUTES

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Recommendation

That the minutes of the Council meeting held 24 July 2025 be adopted as a true and correct record.

4. DECLARATIONS OF INTEREST

Notification from elected members of:

4.1 Any interests that may create a conflict with their role as an elected member relating to the items of business for this meeting; and

4.2 Any interests in items in which they have a direct or indirect pecuniary interest as provided for in the Local Authorities (Members' Interests) Act 1968

5. PUBLIC FORUM

There are no public forum speakers scheduled for this meeting.

6. PRESENTATIONS

6.1 REPRESENTATIVE FUND PRESENTATION- FEILDING INTERMEDIATE- AGRIKIDS NATIONAL COMPETITION

Eight students from Feilding Intermediate will be in attendance.

6.2 REPRESENTATIVE FUND- VANTAGE NATIONAL U18 MEN'S TOURNAMENT (HOCKEY)

Ephriam Yearbury will be in attendance speaking to Council.

7. NOTIFICATION OF LATE ITEMS

Where an item is not on the agenda for a meeting, that item may be dealt with at that meeting if:

7.1 The Council by resolution so decides; and

7.2 The Chairperson explains at the meeting at a time when it is open to the public the reason why the item is not on the agenda, and the reason why the discussion of the item cannot be delayed until a subsequent meeting.

8. RECOMMENDATIONS FROM COMMITTEES

There are no recommendations from committees.

9. NON-COUNCIL MEETINGS – FOR INFORMATION

9.1 COMMITTEE AND GROUP MEETINGS – FOR INFORMATION

Minutes of the following Council Committees, Community Committees and Youth Council meetings are uploaded to the Council's website, as they become available.

Liaison councillors will have the opportunity to provide a verbal update.

The below meetings took place from 24 July to 6 August 2025:

COMMUNITY COMMITTEE MEETINGS	
Halcombe Community Committee	• 4 August 2025
Himatangi Beach Community Committee	• 24 July 2025
Rongotea Community Development Group	• 4 August 2025
Waituna West Community Committee	• 6 August 2025
https://www.mdc.govt.nz/about-council/committees-and-organisations/community-committees-and-plans	

YOUTH COUNCIL MEETINGS	
Meeting	• 4 August 2025
https://www.mdc.govt.nz/about-council/committees-and-organisations/mdc-youth-council/youth-council-meeting-minutes	

9.2 MARAE LIAISON COUNCILLORS

Councillors have the opportunity to update council about their marae committee.

10. OFFICER REPORTS

10.1 ADOPTION OF GROWTH FRAMEWORK 2025

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Report of the General Manager – Community.

11. CONSIDERATION OF LATE ITEMS

12. PUBLIC EXCLUDED BUSINESS

COUNCIL TO RESOLVE:

That the public be excluded from the following parts of the proceedings of this meeting, namely:

1. Confirmation of Minutes – 24 July 2025

That the general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific

grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Grounds under Section 48(1) for the passing of this resolution
13. Confirmation of Minutes; 24 July 2025	<p><i>To consider the accuracy of the minutes of the public excluded Council meeting on 24 July 2025.</i></p> <p><i>Any changes to previous minutes may require members to discuss the content of the public excluded session.</i></p>	s48(1)(a)

This resolution is made in reliance on Section 48(1) of the Local Government Official Information and Meetings Act 1987 and the particular interests protected by Section 6 or Section 7 of the Act which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public as specified above.

15. MEETING CLOSURE

MEETING MINUTES		
COUNCIL		TIME
THURSDAY 25 JULY 2025		8:35 AM

Minutes of a meeting of the Council held on Thursday 24 July 2025, which commenced at 8.35 am at Hato Hone St Johns, 35 Bowen Street, Feilding.

PRESENT: Mayor Helen Worboys Chairperson
 Cr Bridget Bell
 Cr Lara Blackmore
 Cr Stuart Campbell
 Cr Michael Ford
 Cr Grant Hadfield
 Cr Colin McFadzean
 Cr Andrew Quarrie
 Cr Kerry Quigley
 Cr Alison Short
 Cr Fiona Underwood

APOLOGIES: Cr Steve Bielski

IN ATTENDANCE:	Shayne Harris	Chief Executive
	Hamish Waugh	General Manager – Infrastructure
	Frances Smorti	General Manager – People and Corporate
	Lyn Daly	General Manager – Community
	Amanda Calman	Chief Financial Officer
	Ash Garstang	Governance and Assurance Manager
	Lisa Thomas	Strategy Manager
	Kemi Hughes	Senior Adviser – Environmental Policy
	Axel Malecki	Policy Adviser
	Amy West	Technical Infrastructure Support Officer

MDC 22-25/1215

MEETING OPENING

Cr Stuart Campbell opened the meeting.

MDC 22-25/1216

APOLOGIES

Cr Steve Bielski was an apology for the meeting.

MDC 22-25/1217

CONFIRMATION OF MINUTES

RESOLVED

That the minutes of the Council meeting held 19 June 2025 be adopted as a true and correct record.

Moved by: Cr Michael Ford

Seconded by: Cr Alison Short

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COUNCIL		TIME
THURSDAY 25 JULY 2025		8:35 AM

CARRIED (11-0)

MDC 22-25/1218

DECLARATIONS OF INTEREST

There were no declarations of interest.

MDC 22-25/1219

PUBLIC FORUM

There were no requests for public forum.

MDC 22-25/1220

PRESENTATIONS

There were no presentations scheduled for this meeting.

MDC 22-25/1221

NOTIFICATION OF LATE ITEMS

There were no late items of business notified for consideration.

MDC 22-25/1222

RECOMMENDATIONS FROM COMMITTEES

There were no recommendations from committees.

MDC 22-25/1223

COMMITTEE AND GROUP MEETINGS – FOR INFORMATION

The following Council Committees, Community Committees and Youth Council meetings were notified for information.

COMMUNITY COMMITTEES	
Colyton Community Committee	<ul style="list-style-type: none"> • 19 June 2025 • 17 July 2025
Halcombe Community Committee	<ul style="list-style-type: none"> • 7 July 2025
Himatangi Beach Community Committee	<ul style="list-style-type: none"> • 26 June 2025
Hiwinui Community Committee	<ul style="list-style-type: none"> • 15 July 2025
Rongotea Community Committee	<ul style="list-style-type: none"> • 7 July 2025
Sanson Community Committee	<ul style="list-style-type: none"> • 10 July 2025

YOUTH COUNCIL	
Meeting	<ul style="list-style-type: none"> • 21 July 2025

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THURSDAY 25 JULY 2025	8:35 AM

Liaison Councillors provided brief updates on their respective Committees.

- Colyton Community Committee (Cr Lara Blackmore) – The Committee is very active in submitting funding applications in for the next financial year.
- Halcombe Community Committee (Cr Colin McFadzean) – Cr McFadzean couldn't make the meeting but noted that the Committee are organising their financial plan. They held a midwinter dinner 19 July which was well attended.
- Himatangi Community Committee (Cr Andrew Quarrie) – Cr Quarrie couldn't make the meeting but noted that the Committee are working on the viewing platform behind the shop.
- Hiwinui Community Committee (Cr Fiona Underwood) – The Committee was organising another working bee to plant 500 plants in an overgrown bank.
- Rongotea Community Committee (Cr Fiona Underwood) – The Committee voted to change the name to the Rongotea Community Development Group.
- Sanson Community Committee (Cr Alison Short) – Cr Short couldn't make the meeting.
- Youth Council (Cr Lara Blackmore) – The 21 July meeting was postponed due to a lot of illness among members. They had the Youth Market on the weekend, with 24 stall holders. Cr Blackmore passed on thanks to the councillors who came to visit.

MDC 22-25/1224

MARAE LIAISON COUNCILLORS

Councillors provided a verbal update on their attendance at marae meetings.

- Kauwhata Marae (Cr Michael Ford) – Kelly Lawton (Chair) invited Cr Ford to a hui on papakāinga housing. Cr Bridget Bell was also present, alongside planners from Council's team.

MDC 22-25/1225

ADOPTION – SMOKEFREE AND VAPEFREE POLICY

Report of the General Manager – People and Corporate presenting the draft Smoke and Vape free Policy 2025 to Council for adoption.

RESOLVED

1. **That the Council adopts the Smokefree and Vapefree Policy 2025 as set out in Appendix 1 of this report, subject to minor amendments detailed in the minutes of this meeting:**

- **Add a definition for 'vulnerable groups'**

AND

2. **That the Council gives delegation to the Chief Executive to approve any final edits to the Smokefree and Vapefree Policy 2025, before publication.**

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Moved by: Cr Alison Short

Seconded by: Cr Michael Ford

CARRIED (11-0)

MDC 22-25/1226

APPROVAL TO PUBLICLY NOTIFY THE CONSULTATION OF THE PUBLIC PLACES BYLAW

Report of the General Manager – People and Corporate presenting the Statement of Proposal relating to the Public Places Bylaw for adoption. The adoption of these documents is necessary to enable Council to consult on the draft Public Places Bylaw in accordance with section 83 of the Local Government Act 2002.

RESOLVED

1. That Council adopts the Statement of Proposal (Annex A) for public consultation in accordance with sections 83 and 86 of the Local Government Act 2002, including the following attachments to this report:
 - a. Draft Public Places Bylaw (Attachment 1);
 - b. Submission Form (Attachment 2)

AND

2. That Council authorises the Chief Executive to make minor amendments to the Statement of Proposal (Annex A) prior to public consultation commencing. Any amendments will be recorded in the minutes of this meeting:
 - Section 9.2 of the Bylaw: amend to 'authorised officer'
 - Section 24.1(b): update wording on signs not being visible

Moved by: Cr Fiona Underwood

Seconded by: Cr Lara Blackmore

CARRIED (11-0)

MDC 22-25/1227

DELEGATIONS MANUAL - RESOURCE MANAGEMENT ACT 1991 (DESIGNATIONS AND NOTICE OF REQUIREMENTS)

Report of the Chief Executive seeking Council approval to make amendments to Section 8.2 (Resource Management Act 1991) of the Delegations Manual, specifically with regards to delegation changes for designations and notice of requirements.

RESOLVED

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That the Council approves the below delegation changes to Section 8.2 (Resource Management Act 1991) of the Delegations Manual, adjusting several provisions regarding designations and notice of requirements:

- Section 168, 168A and 181 – Authority to issue a notice of requirement or alter a designation:
 - o Update the list of sections to include a reference to section 182 (Removal of designation) of the RMA 1991
 - o Update heading of delegation to: “Authority for Council as applicant (requiring authority) to: “
 - o Make “issue a notice of requirement” subparagraph ‘(a)’
 - o Add the following subparagraphs: ‘(b) confirm the requirement; (c) modify the requirement; (d) withdraw the requirement; (e) alter the designation; (f) remove the designation’
 - o Add ‘General Manager – Community’ and ‘Infrastructure Planning and Compliance Manager’ to ‘General Manager – Infrastructure’
- Section 168A – Authority to determine: (a) confirm a requirement; (b) modify a requirement; (c) impose conditions; (d) withdraw a requirement:
 - o Update heading of delegation to: “Authority for Council as regulator to notify a Council notice of requirement”
 - o Replace “General Manager – Infrastructure” with ‘Compliance and Planning Manager, Planning Contractor, Principal Policy Planner and Senior Policy Planner’
- Section 169 – Decide to notify a requirement in accordance with Sections 95-95G:
 - o Add section 171 (Recommendation by territorial authority) of the RMA 1991
 - o Update heading of delegation to: ‘Authority for Council as regulator to decide whether (a) Further information is required; (b) To notify a requirement in accordance with Sections 95-95G; (c) To hold hearings; and authority for Council as regulator to recommend the requiring authority: (a) Confirm the requirement; (b) Modify the requirement; (c) Impose conditions; (d) withdraw the requirement)
 - o Add ‘Planning Contractor’

Moved by: Cr Grant Hadfield

Seconded by: Cr Colin McFadzean

CARRIED (11-0)

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MDC 22-25/1228

SUBMISSIONS LODGED ON BEHALF OF COUNCIL FROM 4 APRIL 2025 TO 24 JUNE 2025

Report of the General Manager – People and Corporate presenting to Council for information, copies of recent submissions lodged on behalf of the Manawātū District Council.

RESOLVED

That the Council receives and notes the listed submissions, lodged on behalf of the Manawātū District Council between 4 April and 23 June 2025:

	Submission topic:	Date lodged:
1	Help Shape New Zealand's Wastewater System	22 April 2025
2	Local Electoral Reform draft position paper	28 April 2025
3	Horizons Consultation on the Long-term Plan amendment and Annual Plan	1 May 2025
4	Emergency Management Bill – Discussion document	22 May 2025
5	Sale and Supply of Alcohol (Sales on Anzac Day Morning, Good Friday, Easter Sunday, and Christmas Day) Amendment Bill	22 May 2025
6	Proposed amendments to the Waste Minimisation and Management Act and the Litter Act	15 May 2025
7	Proposed product stewardship regulations for agrichemicals, their containers and farm plastics	5 May 2025
8	Draft Building Product Specifications - MBIE	23 June 2025
9	Regulatory Standards Bill	17 June 2025
10	Building and Construction (Small Stand-Alone Dwellings) Amendment Bill	23 June 2025

Moved by: Cr Grant Hadfield

Seconded by: Cr Michael Ford

CARRIED (11-0)

MDC 22-25/1229

TARGA RALLY 2025 ROAD CLOSURE REQUEST

Report of the General Manager – Infrastructure requesting Council consider the application from Ultimate Rally Group Ltd to close various roads within the Manawātū District Council jurisdiction in order to undertake the 30th Anniversary Targa Rally 2025.

RESOLVED

That pursuant to Section 342 (b) and the Tenth Schedule of the Local Government Act 1974, for the purpose of allowing Ultimate Rally Group Ltd to conduct the 30th Anniversary Targa Rally 2025, the following roads be closed to ordinary vehicular traffic for the times as indicated for each stage on Saturday 18 October 2025, subject to the receipt of the Public Liability and Insurance Policy which will be current at the time of

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the event, and a traffic management plan, prepared by an authorised Site Traffic Management Supervisor and in accordance with the New Zealand Transport Agency Code of Practice of Temporary Traffic Management.

Roads proposed to be closed to ordinary vehicular traffic:

Stage SS24 and SS25: Pohangina - Takapari (Two Stages)

Date of Closure: Saturday 18 October 2025

Time of Closure: 08.00am to 01.00pm

Pohangina Valley East Road, from its intersection with Awahou South Road, to its intersection with Oroua Valley Road.

** Note: To assist with the stage security, the closure is also to include 100 metres of each adjoining road, from where it intersects with the road being applied for.*

Adjoining Roads: No. 3 Line (no exit), No.2 Line (no exit) No. 1 Line (no exit) Opawe Road (no exit) Churchill Road (no exit) Arbons Road (no exit), Takapari Road (no exit), Piripiri Road (no exit), Makoura Road, Norsewood Road (no exit) Umutoi North Road (including Pettigrew Road, no exit), Tunipo Road (no exit) and Cawood Road (no exit).

Stage SS26: Oroua Valley - Ruahine (Single Stage)

Date of Closure: Saturday 18 October 2025

Time of Closure: 09.30am to 02.00pm

Main South Road - from 350 metres from its intersection with Table Flat Road/Nixs Road, to its intersection with Te Parapara Road.

Te Parapara Road - from its intersection with Main South Road to its intersection with Rangiwhia Road/Ruahine Road

Ruahine Road – from its intersection with Te Parapara Road/ Rangiwhia Road, to its intersection with Kawhatau Valley Road.

** Note: To assist with the stage security, the closure is also to include 100 metres of each adjoining road, from where it intersects with the road being applied for.*

Adjoining Roads: Conspicuous Road (no exit), East Mangahua (no exit) West Mangahua Road (no exit) Renfrew Road (no exit), Karewarewa Road, Kelpie Road/Lagoon Road (no exit), Halls Road (no exit).

Moved by: Cr Lara Blackmore

Seconded by: Cr Michael Ford

CARRIED (11-0)

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MDC 22-25/1230

MEMORANDUM OF ARRANGEMENT WITH COVA-LIMA (SUAI), TIMOR-LESTE

Report of the General Manager – People and Corporate seeking Council approval for the signing of a Memorandum of Arrangement (MoA) between the Manawātū District Council and the Ministry of State Administration, Timor-Leste (on behalf of the Municipal Authority of Cova-Lima (Suai)), formalising a collaborative relationship focused on shared interests such as agriculture, education, and workforce development, and to delegate authority to the Mayor to sign the agreement at a planned ceremony on 30 July 2025.

RESOLVED

That the Council:

1. Approve the draft Memorandum of Arrangement, between the Manawātū District Council and Ministry of State Administration (on behalf of the Municipal Authority of Cova-Lima (Suai)), Timor-Leste.

Note: The draft Memorandum of Arrangement will be amended to reflect that the Ministry of State Administration is the correct party to the arrangement.

AND

2. Delegate authority to the Mayor to sign to the agreement at a signing ceremony, scheduled for 30 July 2025.

Moved by: Cr Andrew Quarrie

Seconded by: Cr Kerry Quigley

CARRIED (11-0)

MDC 22-25/1231

CONSIDERATION OF LATE ITEMS

There were no late items notified for consideration.

MDC 22-25/1232

PUBLIC EXCLUDED BUSINESS

RESOLVED

That the public be excluded from the following parts of the proceedings of this meeting, namely:

1. Feilding Civic Centre Trustee Recruitment direction
2. NZMCA Campground Lease at Mt Lees Reserve
3. Award of Contract – Enterprise Resource Planning (ERP) System

That the general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific

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grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Grounds under Section 48(1) for the passing of this resolution
13.1 Feilding Civic Centre Trustee Recruitment Direction	7(2)(a) – privacy <i>The report may discuss the private details of individuals who may or may not be appointed to the Trust</i>	s48(1)(a)
13.2 NZMCA Campground Lease at Mt Lees Reserve	7(2)(i) – commercial negotiations <i>The report discusses possible annual rents and other commercially sensitive information</i>	s48(1)(a)
13.3 Award of Contract – Enterprise Resource Planning (ERP) System	7(2)(i) – commercial negotiations <i>The report addresses confidential contract costs and other key contractual matters</i>	s48(1)(a)

This resolution is made in reliance on Section 48(1) of the Local Government Official Information and Meetings Act 1987 and the particular interests protected by Section 6 or Section 7 of the Act which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public as specified above.

Moved by: Mayor Helen Worboys

Seconded by: Cr Michael Ford

CARRIED (11-0)

The meeting went into public excluded session at 9.45 am. For items MDC 22-25/1233 to MDC 22-25/1236 refer to public excluded proceedings. The meeting returned to open session at 10.46 am.

MDC 22-25/1237

MEETING CLOSURE

The meeting was declared closed at 10.46 am.

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Meeting Video

<https://www.mdc.govt.nz/about-council/meetings-agendas-and-minutes/videos-of-council-and-committee-meetings/manawatu-district-council-meeting-videos>

Council

Meeting of 07 August 2025

Business Unit: Community

Date Created: 14 July 2025

Adoption of Growth Framework 2025

Purpose Te Aronga o te Pūrongo

The purpose of this report is to adopt the Manawātū Growth Framework 2025 (the Growth Framework). The Growth Framework has the purpose of guiding Council's future growth and development programme. It replaces the earlier Feilding Framework Plan of 2013.

Adoption of a Growth Framework helps Council prepare for the 2027 Long-Term Plan. It is an important interim step as Council responds to the changing Central Government housing and infrastructure priorities.

Recommendations Ngā Tūtohunga

That the Council adopt the Manawātū Growth Framework 2025.

Report prepared by:
Matthew Mackay
Principal Policy Planner

Approved for submission by:
Lyn Daly
General Manager - Community

1 Background Ngā Kōrero o Muri

- 1.1. A core function of Council is to plan for future housing and commercial growth. The 2022-update to the National Policy Statement: Urban Development (NPS:UD) established new directions in this space and introduced new requirements.
- 1.2. Planning for growth frequently involves the preparation of an overarching strategy or framework. This is a crucial step that establishes the long-term (30 year) direction and outcomes. This type of document helps Council answer and communicate the critical questions, for example:
 - What does future growth development look like and where will it be located?
 - Are there parts of the district where future growth should be limited due to natural hazard risk or other factors?
- 1.3. A strategy or framework also ensures that Council's infrastructure and land-use planning decisions are co-ordinated, by determining:
 - When does Council need to rezone land or change the District Plan?
 - What infrastructure (new and upgrades) are required to enable development?
 - How will Council sequence capital growth expenditure over time?
 - What new infrastructure will Council develop vs leave to the private development sector?
- 1.4. The NPS:UD provides clarity around what infrastructure means through definitions. In summary this includes both core Council networks (three waters and roading), as well as community infrastructure, public open space, the electricity, gas and telecommunications networks, and social infrastructure (such as schools and healthcare facilities).
- 1.5. The Manawātū District Council has had a committed growth programme in place since 2013: the Feilding Framework Plan. The 2013 Framework direction established a growth programme based on expected population projections and market demand. The Framework concluded that the growth of Feilding should be a mix of:
 - Intensification of the existing Feilding Urban Area, and
 - Greenfield expansion onto adjacent rural land.

The Framework identified 7 *precincts* that could provide for future greenfield expansion.
- 1.6. Implementing the Framework led to technical investigations, followed by plan changes to rezone land for residential expansion (the Maewa / Precinct 4 Residential Area) and industrial expansion (Kawakawa Road / Precinct 5 Industrial Area). Council then established growth infrastructure programmes to build lead infrastructure, creating a pathway and certainty for market development. Implementing the 2013 Framework also saw Council identify a number of future residential areas in the District Plan – signalling future growth possibilities beyond Maewa / Precinct 4.

- 1.7. The Council has made significant progress implementing the Feilding Framework Plan and providing for the future growth of Feilding. It is now appropriate to review the growth programme and set new direction and outcomes for the next 30 years across the Manawātū district. This is a chance for Council to respond to new directions from central government, changes in market and population projects, input from stakeholders and the development community, and lessons learnt implementing the Feilding Framework Plan.
- 1.8. However, as further government-directed change is known to be coming, the Manawātū Growth Framework 2025 is proposed to be an interim update to help Council prepare for the next phases of growth. This is appropriate as Council still needs to prepare its infrastructure strategy and funding and financial policies as part of broader 2027 Long-Term Plan work (which will flow into subsequent annual plans). A further iteration of the Framework can then consider the outcomes of proposed significant changes occurring to the New Zealand planning system, local government legislative settings, and the government review of infrastructure and growth funding.
- 1.9. The Framework is prepared to be consistent with the objectives, policies and implementation requirements of the NPS:UD. Key concepts are:
- Planning for to provide sufficient housing and business land capacity over the short term (0-3 years), medium term (3-10 years) and long term (10-30 years).
 - New principles including *sufficient development capacity* incorporating a *competitiveness margin* (to lower the price paid for land and to act as a foil to land banking behaviours) *and being responsive to unanticipated or out-of-sequence development* (e.g. private plan changes to rezone land outside of identified growth areas).
 - New definitions including *plan-enabled* and *infrastructure ready*.
- 1.10. The new Growth Framework is framed as Growing Communities with three principles guiding future work; *Planning Ahead*, *Working with Others* and *Building Resilience*.
- 1.11. The Growth Framework also identifies three priorities for Council’s growth programme:
- *Complete the committed growth projects identified in the 2024-2034 Longterm Plan:* being the Maewa Residential Area (Precinct 4) and Kawakawa Road Industrial Area (Precinct 5). Council is financially committed to servicing development in these areas and completing the infrastructure programme is a priority.
 - *Introducing a new direction – the need to plan for housing growth across the wider Manawātū District.* With approximately 45% of new housing built outside of Feilding, Council is currently not managing the risks associated with ad-hoc development or seizing the opportunities inherent in better coordinating housing growth across the district (e.g. more efficient use of Council infrastructure). The main strategic improvement proposed is introducing ‘Growth Blueprints’ for key villages and rural settlements – recognising that these are likely to grow over the next 30 years.
 - *To review the long-term growth plans for Feilding.* The Council needs to consider what our growth plans are beyond the Maewa (Residential) and Kawakawa Road (Industrial) growth areas. This will require a review of population projections and market demands. For example, questions need to be answered as to how much intensification

of urban Feilding is occurring or should be allowed to occur. Council will review future growth proposals for Precincts 1-3, 6 and 7, and consider what growth infrastructure works to prioritise.

2 Strategic Fit Te Tautika ki te Rautaki

2.1 Adopting the Manawatū Growth Framework provides strategic direction that will help Council plan for future housing and commercial growth. The framework has been prepared to recognise and be consistent with Council's overarching directions:

1. **A place to belong and grow**

We provide leisure and sports facilities and support community activities to encourage social and cultural wellbeing for everyone.

2. **A future planned together**

We work with all parts of our community to plan for a future everyone can enjoy.

3. **An environment to be proud of**

We protect and care for Manawatū District's natural and physical resources.

4. **Infrastructure fit for future**

We ensure that Manawatū District has Infrastructure (water, roads, etc.) that meets the needs of the community now and into the future.

5. **A prosperous, resilient economy**

We aim to make the Manawatū District a great place to live, to visit and to do business.

6. **Value for money and excellence in local government**

We take pride in serving our communities. We focus on doing the best for the District.

3 Discussion and Options Considered Ngā Matapakinga me ngā Kōwhiringa i Wānangahia

3.1 In considering the future of Council's growth programme there are three important factors:

- NPS:UD alignment and whether the Manawatū has sufficient development capacity,
- Extent to which the 2013 Feilding Framework Plan can manage the growth risks and seize the opportunities present in the Manawatū, and
- Impact of upcoming government changes to growth planning and infrastructure funding.

3.2 The first factor is whether Council is meeting the requirements of the NPS:UD in terms of providing capacity for future housing and commercial growth. Land is classified as being available if it is *plan-enabled* and *infrastructure ready*. The meaning of these terms differ based on the timescale¹:

¹ Clause 3.4 of NPS:UD

a) Short-term capacity (0-3 Years):

- land that is zoned for housing or for business use, and
- there is adequate existing infrastructure available to support development.

b) Medium term capacity (3-10 Years): Either (a) applies, or

- land is proposed for rezoning, and
- funding for adequate development infrastructure to support development of the land is identified in a long-term plan.

c) Long term capacity (10-30 Years): Either (b) applies, or

- Land is identified in a Future Development Strategy or relevant growth plan or strategy, and
- Development infrastructure to support the development capacity is identified in the local authority's infrastructure strategy.

3.3 Council staff have completed initial assessments of capacity. This work updates the analysis completed for the Environmental Scan and Population Projections associated with the 2024 Longterm Plan. Based on current understanding:

- Initial calculations on land capacity suggest sufficient residential land is available to meet long-term housing demand. This is largely because of the work completed to enable Maewa, and because historically 45% of new housing development occurs outside of Feilding. GIS modelling in October 2024 found that, against an NPS-UD target of 4,343 houses being required over the next 30 years, there is land across the Feilding Residential Areas, Deferred Residential Areas, and Village Zones for approximately 7,520 houses (at current densities).
- A 2020 study of Feilding Town Centre and Residential Market² identified that Feilding has more than sufficient commercial land available to meet long-term demand. A question also remains as to what the appropriate future use of vacant land in and around the Special Development Zone adjacent to Manfeild should be.
- It is less clear what the future industrial land needs of the Manawatū District are, however, it is understood that Turners and Kawakawa Roads provide sufficient industrial growth capacity for the medium term, and there is still vacant industrial land at Ratanui Road.

3.4 The second factor is the extent to which the Feilding Framework Plan 2013 is sufficient to manage the current and future growth risks and opportunities. Work to prepare the Manawatu Growth Framework 2025 has identified that new growth direction is required. Without repeating the content of the Framework, the relevant key messages are that Council needs to:

- Start planning for growth outside of Feilding,

² Property Economics. August 2021

- Update the growth outcomes in line with the NPS:UD,
- Work with others to deliver on growth aspirations.

3.5 The third and final factor is the potential impact of central government changes. These include:

- The Local Government (System Improvements Amendment Bill) 2005 proposal to amend the purpose of local government to provide 'good quality local infrastructure' to 'support local economic growth and development'.
- The move towards formalised, spatial plans looking out 30-50 years, with statutory weighting which would directly influence other council planning documents (potentially including a future district plan replacement, LTPs, annual plans and asset management plans).
- National Policy Statement on Urban Development (NPS-UD) changes to plan for at least 30 years of land capacity and 50 years for key infrastructure.
- National Policy Statement on Highly Productive Land (NPS-HPL) changes which will likely see the removal of restrictions on urban development for LUC 3 land.
- A new National Policy Statement on Natural Hazards which could see Council having to take a firmer, but proportionate, approach to restricting development of land subject to significant natural hazards.

3.6 It is clear that Council has a window of opportunity to review the future growth direction and respond to what we understand are the key growth issues for the District. Preparing a 2025 Manawatū Growth Framework also enables Council to update the growth programme in line with evolving NPS:UD requirements. That said, recognising that change is coming from central government, Council does have options at this time:

- Option 1: Adopt the Growth Framework 2025 [recommended option].
- Option 2: Delay adoption and wait for the 2027 Longterm Plan.

3.7 **Option 1: Adoption of Growth Framework.** It is recommended that Council adopt the new 2025 Manawatū Growth Framework now for the following reasons:

- Work completed on the Growth Framework is about setting the high-level direction. The approach is consistent with current government direction (for example NPS:UD).
- The new Framework includes current commitments for Maewa and Kawakawa Road.
- Direction is needed to provide direction ahead of the next Long-Term Plan and infrastructure strategy – adopting the framework now ensures our growth planning programme continues to move forward.
- Establishing local direction needs to be prioritised to prepare Council for participation in Regional Spatial Planning as part of wider RMA reforms.
- Council is aware of growth pressures and opportunities beyond Maewa. Beginning work to update our growth plans clearly aligns with central governments priorities.

Option 2: Delay adoption and wait for the 2027 Longterm Plan. All other things being equal, the Manawātū District has sufficient land available to meet the short, medium, and long-term growth. It could be argued that Council should not adopt the 2025 Framework Plan at this time. This option would see further growth planning completed as part of (or after) the 2027 Longterm Plan, however, this option is not supported for the following reasons:

- Council is aware of growth issues and pressures in the villages and rural areas now.
- A delay in completing the work means Council will be at risk of not being ready for Regional Spatial Planning process (anticipated to start mid 2026).
- This option does not provide strategic direction ahead of preparing the 2027 Longterm Plan preparation.
- This option does not respond to clear messages from central government to prioritise planning for growth.
- This option does not improve Council's ability to manage risks of ad-hoc development to the efficient use of Council-provided infrastructure.

4 Risk Assessment Te Arotake Tūraru

- 4.1 Growth planning can present a risk to Councils in that it creates community expectations that growth will occur and that a Council is committed to ensuring the necessary infrastructure and other services will be in place. It is not uncommon for community expectations to become misaligned with what Council is able to provide and when.
- 4.2 However, not planning for growth also creates legal compliance risks.
- The NPS-UD directs Council to 'provide at least sufficient development capacity' to meet expected demand for housing and business land in the short, medium, and long term.
 - Concurrently the Local Government Act 2002 requires Council to prepare and adopt an infrastructure strategy with looks ahead 30 years which, amongst other matters, must respond to 'growth or decline' and 'identify significant decisions about capital expenditure'.
 - The ability for the Council to levy development contributions to help pay for infrastructure is underpinned by legal requirements relating to knowing where (and how much) new growth is expected, what infrastructure is required to service that growth, and how much needs to be spent.
- 4.3 Investing in rezoning land and installing lead infrastructure creates a financial risk to the Council. These risks relate to over-estimating or under-estimating future growth in particular locations. Over-estimating growth means assets the Council builds may not be used efficiently (e.g. being stranded or not used to capacity), while under-estimating growth may result in the Council having to bring forward capital expenditure earlier than expected.
- 4.4 As seen from the Feilding Framework Plan, establishing an overarching framework for growth planning is an effective tool in managing risks around growth. The Growth Framework:

- Can serve as a tool for managing community expectations through clear identification of which locations the Council sees as having the greatest potential (and highest priority) for growth.
- The Growth Framework helps identify areas of land to provide medium and long term housing and business capacity to help meet demand and ensure compliance with the NPS-UD and Local Government 2002.
- The Growth Framework will help inform decisions relating to the capital expenditure needed to service growth, and when and where new infrastructure will most likely be needed.

4.5 Having an updated Growth Framework is also important because recent discussion documents released by central government indicate, from 2026 or 2027, the replacement RMA planning system will have a stronger focus on urban growth and the provision of infrastructure to support it. The new system will include mandatory spatial plans (which would draw on work such as the Growth Framework) to coordinate the strategic integration of land use and infrastructure.

5 Engagement Te Whakapānga

Significance of Decision

- 5.1 The Council's Significance and Engagement Policy is triggered by matters discussed in this report. Feedback from the community and stakeholder was sought on draft proposals. The level of engagement completed is appropriate given that the Growth Framework is focused on the strategic direction.
- 5.2 The community and stakeholders will get further opportunities to engage as part of future Longterm Plan processes.

Māori and Cultural Engagement

- 5.3 There are cultural considerations associated with the matters addressed in this report. Council is aware of interest from mana whenua around future housing and future growth outcomes. This includes both aspirations around papakāinga and development, environmental outcomes, and general engagement. As a direction setting document the Manawātū Growth Strategy recognises the principle of *working with others* (including iwi) and recognising the needs of iwi as we plan for future growth. Further engagement will take place as Council begins implementing the new framework and planning for future growth.

Community Engagement

- 5.4 Council sought feedback on the future growth of the Manawātū District in late 2024. Appendix 3 of the Framework includes a summary of themes from the community and stakeholders. Feedback received has helped shape the framework proposed for adoption.
- 5.5 Implementing the Growth Framework will see further discussions with the community and stakeholders.

6 Operational Implications Ngā Pānga Whakahaere

- 6.1 Adopting the Growth Framework provides direction for Council's future growth planning.
- 6.2 The immediate operational impacts are limited – Council has operational capacity within the District Planning function to complete the *Growth Blueprints* and commission updated housing and industrial land capacity models.
- 6.3 Adoption of the Growth Framework does however signal a change in our growth planning approach. Moving forward this will not be Feilding-focused. From an operational perspective this will lead to changes in Council's work. For example:
- Historically Council's population projections have been split between Feilding and Rural. Moving forward Council will need to consider how to include projections at a more granular level.
 - Any move toward residential intensification within existing urban areas will need to consider the capacity of local water, wastewater, and stormwater network infrastructure and whether these will need to be extended, upgraded, or replaced. Similarly, changes in traffic volumes may necessitate reconsideration of traffic management options at key intersections or the design of on-street parking.
 - Council has a committed projects to complete infrastructure renewals in Village areas. These are based on current levels of service. As Council explores growth options in rural and village areas this could impact on how Council approaches some renewal projects.

7 Financial Implications Ngā Pānga Ahumoni

- 7.1 Adopting the Growth Framework does not have any immediate impacts on Council's financial situation. Funding is approved for growth planning and infrastructure rollout through existing budgets and Longterm Plan programmes.
- 7.2 Completing the Village Blueprints and updating housing capacity models are important growth planning tasks that will shape the future Infrastructure Strategy, Development Contributions Policy, and Longterm Plan. Council will be able to consider appropriate growth funding as part of those future decisions. One important financial consideration is that Council has growth commitments for the next 10+ years. The NPS:UD requires that Council is open to 'out-of-sequence' growth. In a Manawatū context this would be a housing growth project not located in Maewa (Precinct 4). Council will need to explore with developers and the community how to approach growth funding.
- 7.4 It should also be noted that central government proposes changes to infrastructure financing, and this new system will need to be implemented through decisions on future Longterm Plans.

8 Statutory Requirements Ngā Here ā-Ture

- 8.1 The Growth Framework will ensure Council meets its statutory requirements related to growth planning and urban development. This includes:
- *National Policy Statement: Urban Development (2019)* requires councils to plan for short-term, medium-term and long-term growth. As a Tier 3 Local Authority Manawatū

District Council has both mandated requirements, and additional requirements Council is strongly encouraged to comply with.

- Local Government Act 2002 requires Council to complete an Infrastructure Strategy (30 Year), Development Contributions Policy and Long Term Plan. As a package these documents all relate to the delivery of growth infrastructure.

9 Next Steps Te Kōkenga

- 9.1 Following adoption of the 2025 Growth Framework, Council staff will begin implementation. This includes preparing Growth Blueprints and updating the housing and industrial capacity projections. As an interim update, Council will review the growth plans as part of the LTP 2027-2037.

10 Attachments Ngā Āpitihanga

- 2025 Growth Framework

Manawatū District Growth Framework 2025-2055 Strategic Direction

July 2025

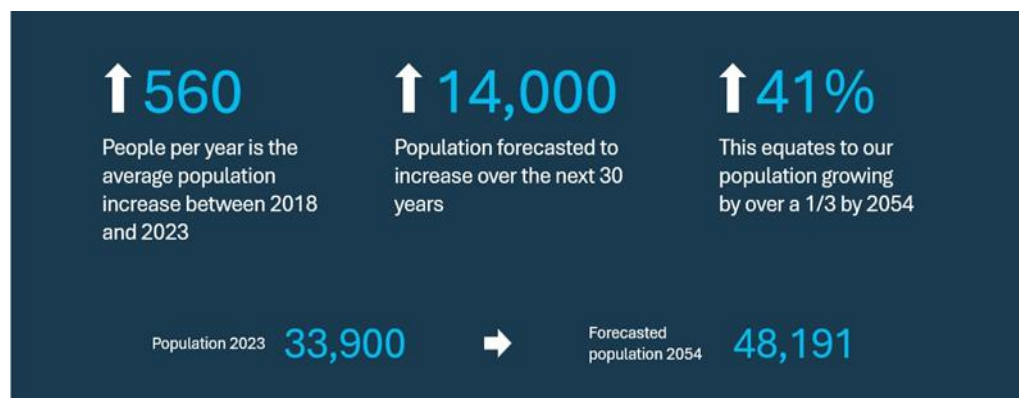
Planning for growth in the Manawatū

We're planning for a growing population in the Manawatū. The Manawatū Growth Framework sets out our approach to growth over the next 30 years.

The National Policy Statement - Urban Development (NPS-UD) requires that we have enough land available to support future housing & commercial growth in the short-term (0-3 years), medium-term (3-10 years), and long-term (10-30 years).

The Manawatū District is home to nearly 40,000 people. Population projections are that by 2054 our growing population will reach 48,000 people which means an additional 5,600 households over this time.

The Manawatū Growth Framework sets out our new direction. The Growth Framework sets out our outcomes, priorities, aspirations, and identifies where future growth is likely to occur. This will help Council, community, stakeholders & our partners plan ahead for future growth.



Outline:

Introduction & context:

Growth Framework

1. Strategic Direction: Growing communities
2. Overarching Growth Outcomes
3. Current Growth Priorities
4. How the Manawātū District will grow
5. Growth delivery plan
6. Actions: Summary Table
7. Manawatu District & Feilding Growth Framework Maps

Appendices:

- A. 2025 Statutory and Regulatory Context (Simplified)
- B. Summary of the National Policy Statement - Urban Development
- C. Key Interdependencies
- D. Summary of Feedback on Draft Growth Framework
- E. 2025 Manawātū District Growth Snapshot
- F. Criteria for evaluating Rural & Village Priorities for growth

Related reference information:

- 2024 Environmental Scan: <https://www.mdc.govt.nz/documents/reports/environmental-scan>
- 2024 Infrastructure Strategy (part of Long Term Plan 2024/2034 <https://www.mdc.govt.nz/documents/plans/long-term10-year-plan>)

Introduction & Context:

Introduction

This Framework provides direction for future housing, commercial and industrial growth in the Manawātū District. It establishes guiding outcomes for future urban growth and introduces a series of methods and actions to manage growth in a proactive manner.

We know the community wants our district’s growth to be sustainable and retain what we value most, while taking advantage of the opportunities that come from a larger population. Through this framework we are aiming for growth that contributes to our overall vision:

- **A place to belong and grow.** He kāinga e ora pai ai te katoa- We provide leisure and sports facilities and support community activities to encourage social and cultural well-being for everyone.
- **A future planned together.** He kāinga ka whakamaherea tahitia tōna anamata e te hāpori tonu - We work with all parts of our community to plan for a future everyone can enjoy.
- **An environment to be proud of.** He kāinga ka rauhītia tōna taiao - We protect and care for the Manawātū District’s natural and physical resources.
- **Infrastructure fit for future.** He kāinga ka tūwhena tonu ōna pūnahanga, haere ake nei te wā - We ensure the Manawātū District has infrastructure (water, roads, etc.) that meets the needs of the community now and into the future.
- **A prosperous, resilient economy.** He kāinga ka tōnui tōna ōhanga - We aim to make the Manawātū District a great place to live, to visit and to do business.
- **Value for money and excellence in local government** He kāinga ka eke tōna kāwanatanga ā-rohe ki ngā taumata o te kairangi - We take pride in serving our communities. We focus on doing the best for the District.

The new framework is a 30-year high-level strategic plan that outlines areas in our district where there is potential for future housing and business growth. The growth framework provides a “birds eye view” of the issues and establishes direction to plan for the future growth in urban Feilding, the villages and rural areas here in the Manawātū.

Background Context

The Framework builds on Council’s current growth planning programme. Since first adopting the Feilding Framework Plan in 2013 Council has successfully worked on a programme of rezoning land around Feilding & investing in lead infrastructure to enable growth. Based on what we know about current population growth projections, land uptake, and zoned (but vacant) land, there is sufficient land available for growth of Feilding as required by the NPS-UD.

That said, looking forward we are faced with changing housing supply and needs, infrastructural challenges and a population that faces affordability decisions regularly. Growth creates a demand for appropriately located and zoned land to provide for the expansion of residential, commercial, and industrial land uses. The expansion of land uses and intensification of residential development in turn creates an increase in demand for services such as water, sewage, roading, reserves, and stormwater, both in existing urban areas and new urban areas. Planning for this growth, and associated infrastructure, ultimately provides Council with the opportunity to direct how, where and when growth is accommodated and provided for, and manage the effects and costs of it.

Council must operate within financial limits which impacts on growth infrastructure decisions. Council does not have the resources to pay for growth everywhere at once, so we have to select carefully those areas where the Council will focus its resources to ensure we act in a financially prudent and responsible manner.

The framework aims to provide a valuable guide for decision-making that will benefit current residents and those who choose to live in the district in the years ahead. The framework also provides Council’s aspirational growth position and an evidence base to inform future reviews and changes to resource management plans and facilitate the next round of infrastructure strategies and long-term plans to meet the challenge of servicing growth.

The 2025 Manawātū Growth Framework has been prepared to reflect the current population projections¹ Council’s current vision, Vision, and Long-term Plan commitments.

¹ 2023 Populations Projections prepared for the 2024 Long Term Plan.

National Policy Statement: Urban Development

The framework also aligns with the directives required by the National Policy Statement: Urban Development (see Appendix B). Specifically this means we are required to plan for growth in the short, medium and long-term, and ensure that sufficient development capacity exists to provide for future housing and commercial growth. In summary this means:

a) Short-term (0-3 years)	<ul style="list-style-type: none"> land that is zoned for housing or for business use, and there is adequate existing infrastructure available to support development.
b) Medium-term (3-10 years)	Either (a) applies, or <ul style="list-style-type: none"> land is proposed for rezoning, and funding for adequate development infrastructure to support development of the land is identified in a long-term plan.
c) Long-term (10-30 years)	Either (b) applies, or <ul style="list-style-type: none"> Land is identified in a Future Development Strategy or relevant growth plan or strategy, and Development infrastructure to support the development capacity is identified in the local authority's infrastructure strategy.

Future Review

This document will be updated as part of the 2027 Long Term Plan. Council intends for this to become a combined Infrastructure & Growth Strategy, which is capable of fulfilling statutory requirements under the Resource Management Act 1991 (or its replacement) and the Local Government Act 2002.

1. Strategic Direction: Growing great communities

Growing great communities is the core idea of the Manawātū Growth Framework. Reflecting the current diversity of housing type and locational choices we enjoy in the Manawātū, this framework is about planning for the growth of the Feilding urban area, the villages, our rural settlements, and the needs of local iwi across our District.

Supporting this outcome are three principles:

Planning Ahead	the Manawātū needs a plan for growth to ensure we have enough land capacity and infrastructure available in the short-term, medium-term & long term.
Working with Others	an acknowledgement that Council needs to work with the community, iwi, developers, infrastructure providers, and government agencies to deliver new growth.
Building Resilience	building resilience into our future growth plans means how we manage natural hazard risk, climate change and considering economic or community resilience of growth.

2. Overarching Growth Outcomes

The Manawatu Growth Framework is guided by 10 objectives that set out how we want to provide for growth. These are the outcomes we think growth should deliver on. The objectives are aspirational, and the framework sets out to achieve them as a whole. This will require us to find a balance between sometimes competing objectives.

- New housing is focused around existing areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live.
- Existing main centre, the Feilding Town Centre, is consolidated and intensified, and the main centre is supported by a network of smaller settlements.
- A range of housing choices are provided that meet different needs of the community, including papakāinga, different densities, and affordable housing options.
- Urban form supports reductions in greenhouse gas emissions by integrating land use and transport.
- New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth.
- Sufficient residential and business (including industrial) land capacity is provided to meet demand, including the National Policy Statement: Urban Development competitiveness margin.
- Impacts on the natural environment are minimised and opportunities for restoration are realised.
- The Manawatū is resilient to current and future impacts of climate change, natural hazards, in particular flood risk and stormwater management.
- The Manawatū's highly productive land is prioritised for primary production.
- All change helps to revive and enhance the environment & mauri of Te Taiao.

3. Current Growth Priorities

We are anticipating the need for up to additional 5,600 new houses across the district in the next 30 years.. Our current priorities are:

Priority 1: Complete the committed Feilding growth programme

Council has a committed growth programme in place for the Feilding Urban Area, funded through the current Long Term Plan. This work needs to be completed to ensure we have sufficient urban land available for the housing & commercial growth of Feilding in short-to-medium term.

Projects are committed in the current Infrastructure Strategy and Long Term Plan to develop:

- Precinct 4: Maewa Residential Area
- Precinct 5: Turners Road Industrial Area.

Priority 2: Develop blueprints to guide future Rural & Village housing growth

Historically 43% of new housing has been built in the Manawatū District rural areas, however very limited housing development has occurred in the district's villages. Development has been led by market preferences & this has predominately been located on flat productive farmland near Feilding & Palmerston North. If these trends continue, we forecast an additional 1,854 houses to be built in rural areas over the next 30 years. The introduction of national direction to protect highly-productive farmland from lifestyle will impact on future rural housing trends.

The Manawatū District has a strong network of rural villages & Council thinks these could experience significant growth over the next 30 years. We plan to:

- Develop growth blueprints - focusing on locations near Feilding & Palmerston North that have experienced demand and which can be serviced by infrastructure in a cost-efficient manner.
- Identify land within the district that is appropriate for future lifestyle development to limit loss of highly productive land. *[Note that is dependent on Central Government amending the National Policy Statement: Highly Productive Land to exclude Class 3 Land].*
- Review Council's infrastructure strategy to develop the long-term infrastructure priorities for the District's rural villages.

Priority 3: Review long term growth plans

Council needs to reassess the long term growth plans for Feilding. This is about the growth plans beyond Precinct 4 (Maewa) and Precinct 5 (Kawakawa Road).

Establishing direction for the long term will support updates to Council's 30 Year Infrastructure Strategy, and ensure Council is delivering on government housing directions.

The start point for this work is the 2013 Feilding Framework Plan which identified long term growth options including:

- Precinct 1-3
- Precinct 6 & 7

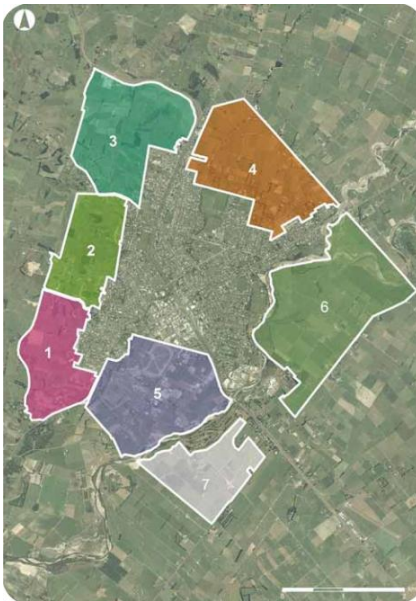


Figure 1 Feilding Framework Plan 2013 Precinct Locations

A more thorough picture of population growth and distribution over the medium-to-long term is required. This includes:

- changes in market preferences & updated population projections,
- the potential influence of Palmerston North's growth,
- potential changes to distribution of growth across the Manawātū District, and
- likely changes to national direction as the government prioritises planning for growth.

The Growth Framework recommendation is to review of the long term plans, specifically looking at the growth of villages, and also future industrial land supply needs.

4. How the Manawatū District will grow

Achieving the overarching growth outcomes, our aspiration is that there will be growth across the district. This is described below and illustrated in the associated growth maps for Feilding and wider district.

Town Centre – boost the vibrancy of our town centre

Increase development density and higher building in the Feilding Town Centre: To help retain thriving communities and develop in and around our existing centres.

Suburban Areas – allowing for better use of land to increase housing

Across the district, there will be more infill and intensified housing which will enable better use of land to offer more housing, and more choice in types of housing.

New Greenfield Areas – Progressively opening up sites for development in more sustainable ways

New greenfield areas need to be sustainable and development guided by structure-plans. New greenfield areas will be natural extensions of our existing urban areas. Overall, our approach puts equal emphasis on ‘growing in’ along with some ‘growing out’ – complementary greenfield development. This approach will help protect our valued green spaces and natural ecosystems, and safeguard highly productive land where it has not already been fragmented.

Work with private sector where greenfield development occurs of ‘out-of-sequence’.

Business and Commercial – Supporting a vibrant and diverse business community

Ensure sufficient development capacity for more businesses and local jobs alongside housing and services to support a growing population. Our growth and economic development strategies will be implemented closely together.

Rural and Villages – Protecting productive land and providing for lifestyle choice

Rebalance housing growth off highly productive land by proactively planning for housing growth around existing villages and rural settlements.

Across the district the plan is to prioritise Class 1 & 2 land for farming & primary production, recognising some Class 3 land already contains a mix of rural activity, including supportive land uses and rural living.

Work with mana whenua to enable papakāinga and future development of marae in the Manawatū.

5. Growth delivery plan:

This section describes in greater detail what changes are needed to deliver on this framework – focusing on:

- Intensification
- Residential Greenfield Planning
- Rural Villages and Settlements - Residential / Lifestyle
- Supporting infrastructure

Actual changes will need to be implemented through future zoning and infrastructure decisions. For example by making amendments to the District Plan.

1. Intensification

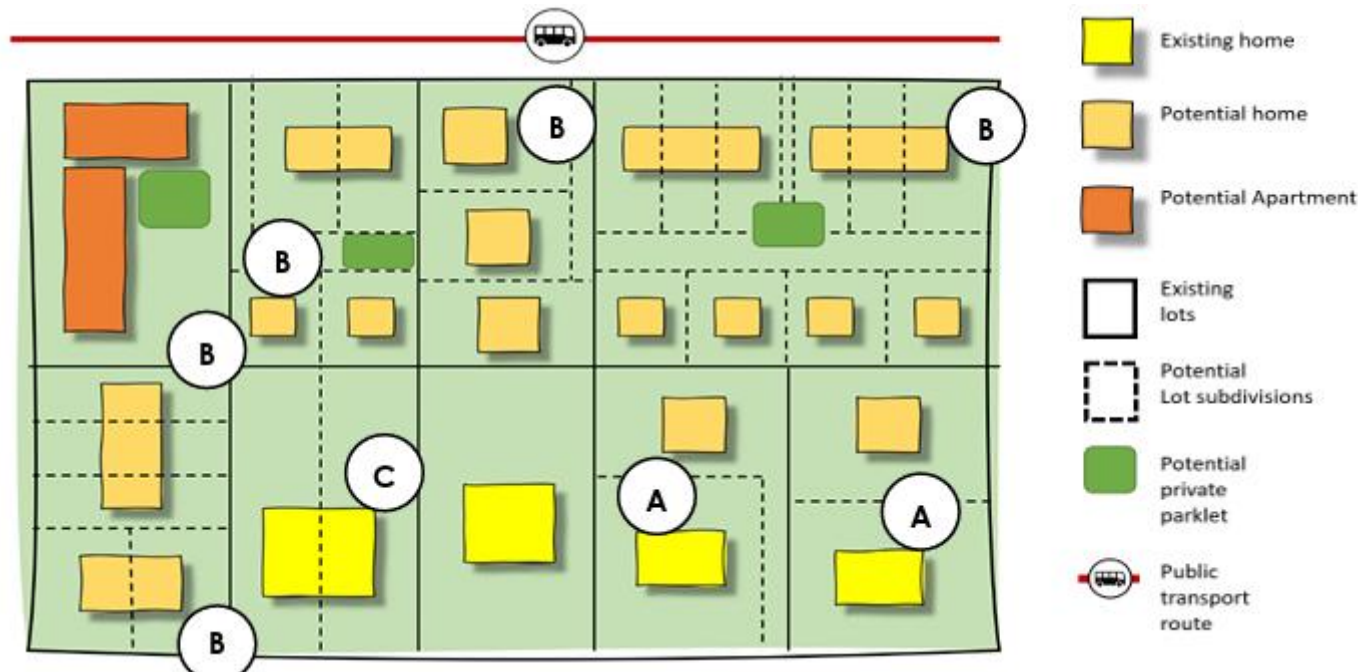
The growth framework encourages growth within and close to existing neighbourhoods that can support intensification over the next 30 years. This will place the majority of growth in these areas accessible by active and public transport (particularly in the future) to jobs, services and amenities. Critical to delivering positive intensification outcomes will be how intensification can be approached that aligns with the objectives.

- **What is intensification?**

Intensification is the process of building more homes within our existing urban areas thereby protecting expansion of housing into our rural areas that are important to maintain for productive farmland. It seeks to encourage and enable more housing to be created at a more affordable price through the replacement or adaptation of existing buildings or through more well managed development of underutilised land.

Intensification can be achieved through the following development approaches, which potential approaches are illustrated in the figure below:

- **Infill (A)** - Is a typical form of intensification across Aotearoa New Zealand where a section is subdivided, the existing home is retained, and an additional dwelling is added which is often at the rear of the site.
- **Comprehensive Redevelopment (B)** - A form of intensification where all buildings are removed from the site and is replaced with a number of new homes which are either detached or attached, with open spaces and communal access routes. This process often includes the consolidation of sections and the removal of multiple dwellings for redevelopment.
- **Adaptive Reuse (C)** - A creative form of redevelopment where upgrades and renovations are made to reinvent a building for it to respond to new use demands. Many older buildings have character and identity of place which through adaptive reuse can be retained and restored.



2. Residential Greenfield

Manawātū District Council has a committed growth programme in place for the Feilding Urban area. Estimations (based on current zoned and infrastructure ready land) show that there is sufficient capacity available to provide for the housing & commercial growth of Feilding beyond the medium term.

The 2025 Manawātū Growth Framework identifies that further work needs to be completed to provide for greenfield land beyond these time periods. Previous work on the Feilding Framework Plan has identified options for future greenfield development. These will need to be reassessed. The district has many constraints that limit opportunities for new greenfield development close to the existing Feilding urban area, including productive land and natural hazard risks (such as flooding and land stability). The feasibility of infrastructure options will also need to form part of future greenfield expansion.

Following the direction of the NPS-UD Council will also be open to working with developers progressing private plan changes and projects for out-of-sequence growth projects. This is subject to confirming infrastructure availability and financing.

3. Rural Villages and Settlements - Residential / Lifestyle

The framework identifies the opportunity for providing a range of housing options in and surrounding rural villages and settlements. This approach ensures that Council is still providing for this type of housing development and meeting market demand.

Proactively planning for intensified rural residential lifestyle in areas surrounding the existing village and settlement locations could help provide for additional housing supply over the next 30 years. This includes developing 'Growth Blueprints' for key villages and rural settlements. Blueprints will identify opportunities and constraints in relation to infrastructure, development capacity, connection, natural hazards and growth.

Planning for the growth rural villages and settlements can help free up existing sites within existing Feilding urban area for intensification by ensuring there are more options for existing residents to move to within the wider area that promotes choice. It will also limit further ad-hoc rural housing development and loss of highly productive land.

Intensified future lifestyle development will require amendments to the district plan rule framework and careful consideration in regard to the district's highly productive land. Any rural-residential opportunities should remain clear of productive land but could provide suitable locations for residents seeking rural lifestyle living.

These forms of lower density development can help to free up existing sites within existing urban areas for intensification by ensuring existing residents have more choice and options to move to.

4. Supporting infrastructure

Council and other infrastructure providers will need to plan for, and help to fund, supporting development infrastructure. We need safe, resilient, well-planned and integrated strategic infrastructure to support more houses over the next 30 years. Upgrades have been identified to existing infrastructure as well as new infrastructure that would be required over the next 30 years to support growth. For example, intensification in and around Feilding will need to be supported by infrastructure improvements as more connections are sought within the existing urban area. This is particularly the case for stormwater management.

For future greenfield opportunities, supporting upgrades to the existing infrastructure network as well as new infrastructure will be needed to enable any proposed greenfield growth. Some of this work will need to be led by private development sector given current Council capacity.

Rural Lifestyle Growth in the rural residential lifestyle areas will be in non-reticulated areas and will be serviced through onsite septic systems for wastewater, private water supply via roof water, tank and trickle feed where it is existing.

Villages and Settlements – located outside of the main urban environment, infrastructure will continue to be provided 'business as usual' with some upgrades planned to improve current levels of service. Significant infrastructure upgrades are not planned in the rural townships and settlements in the short-to-medium term. For any future growth, identified through the actions in the growth framework, any required upgrades can be considered on a case-by-case basis or through future Longterm Plans.

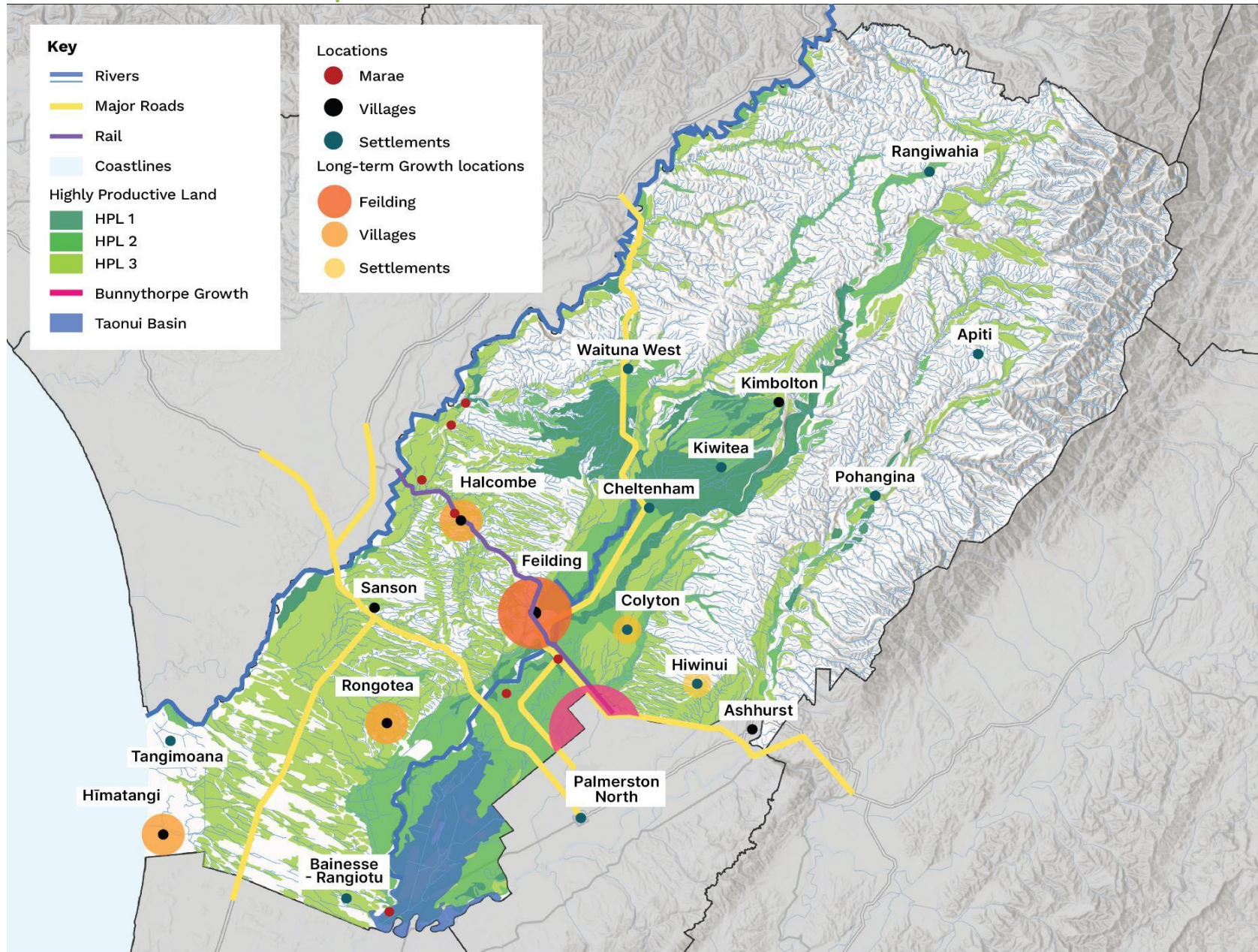
6. Actions: Summary Table

The second part of the Framework is the planned key actions to ensure Council continues to provide for sufficient development capacity over the next 30 years. Note the below list includes a number of projects that are described in greater detail in the current Longterm Plan and Annual Plan.

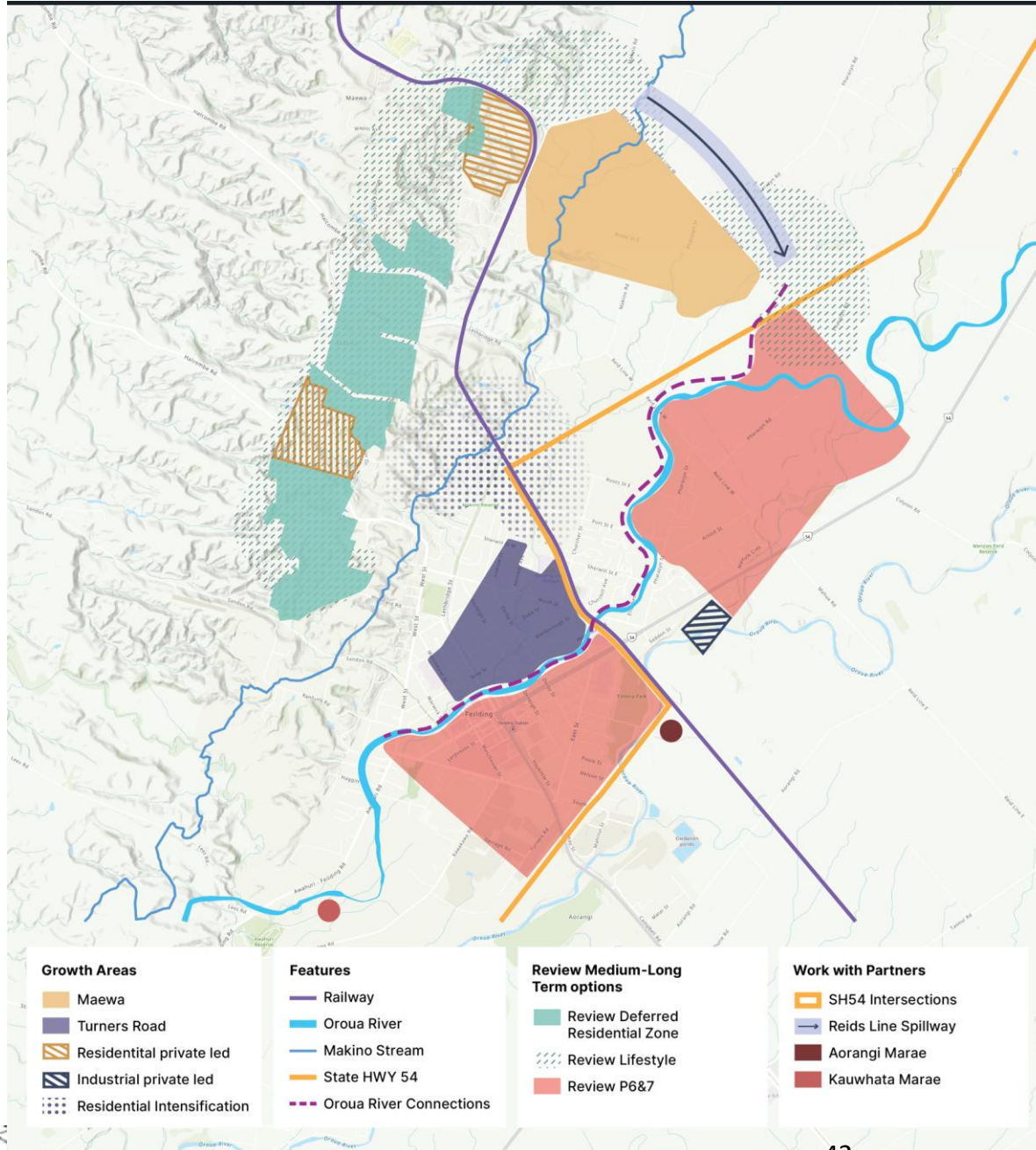
When	What	Where
Short-term (Years 0-3)	• Complete Feilding growth projects as described in the LTP	Maewa and Turners Road areas
	• Complete wastewater centralisation project stages as detailed in the LTP	Rongotea and Halcombe Villages
	• Update the housing & industrial capacity models to confirm land capacity	Feilding and Villages
	• Develop “Growth Blueprints” to help inform spatial planning and the long-term growth of the key village and rural settlement areas	Halcombe, Rongotea, Himatangi, Sanson, Colyton, Hiwinui, Kimbolton
	• Enable urban housing choice through changes to the District Plan	Feilding and Villages
	• Review long-term greenfield growth options and lifestyle options for Feilding	Feilding Precinct 1-3 and Feilding Nodal Area
	• Complete feasibility investigations on next growth areas, including infrastructure and hazards	Feilding Precinct 1-3 and Rural Villages
	• Adopt revised combined Infrastructure & Growth Strategy at next LTP	District Wide
Medium-term (Years 3-10)	• Complete Feilding growth projects as described in the LTP	Maewa Residential Area
	• Designate & purchase land for future growth infrastructure	TBC
	• Initiate Plan Change for Precincts 1-3	Precincts 1-3
	• Initiate Plan Change for Village & Settlement Growth	District Wide
	• Implement sub-regional spatial plan	District Wide
	• Infrastructure upgrades of Villages to enable growth	TBC

	<ul style="list-style-type: none"> Review and update Village Growth Blueprints 	TBC
Long-term (Years 10-30)	<ul style="list-style-type: none"> Complete Feilding growth projects scheduled in the LTP 	Maewa Residential Area, TBC
	<ul style="list-style-type: none"> Rezone land for the long-term growth of villages 	Villages and Rural Settlements
	<ul style="list-style-type: none"> Designate & purchase land for future growth infrastructure 	TBC
	<ul style="list-style-type: none"> Review Growth Framework 	District Wide

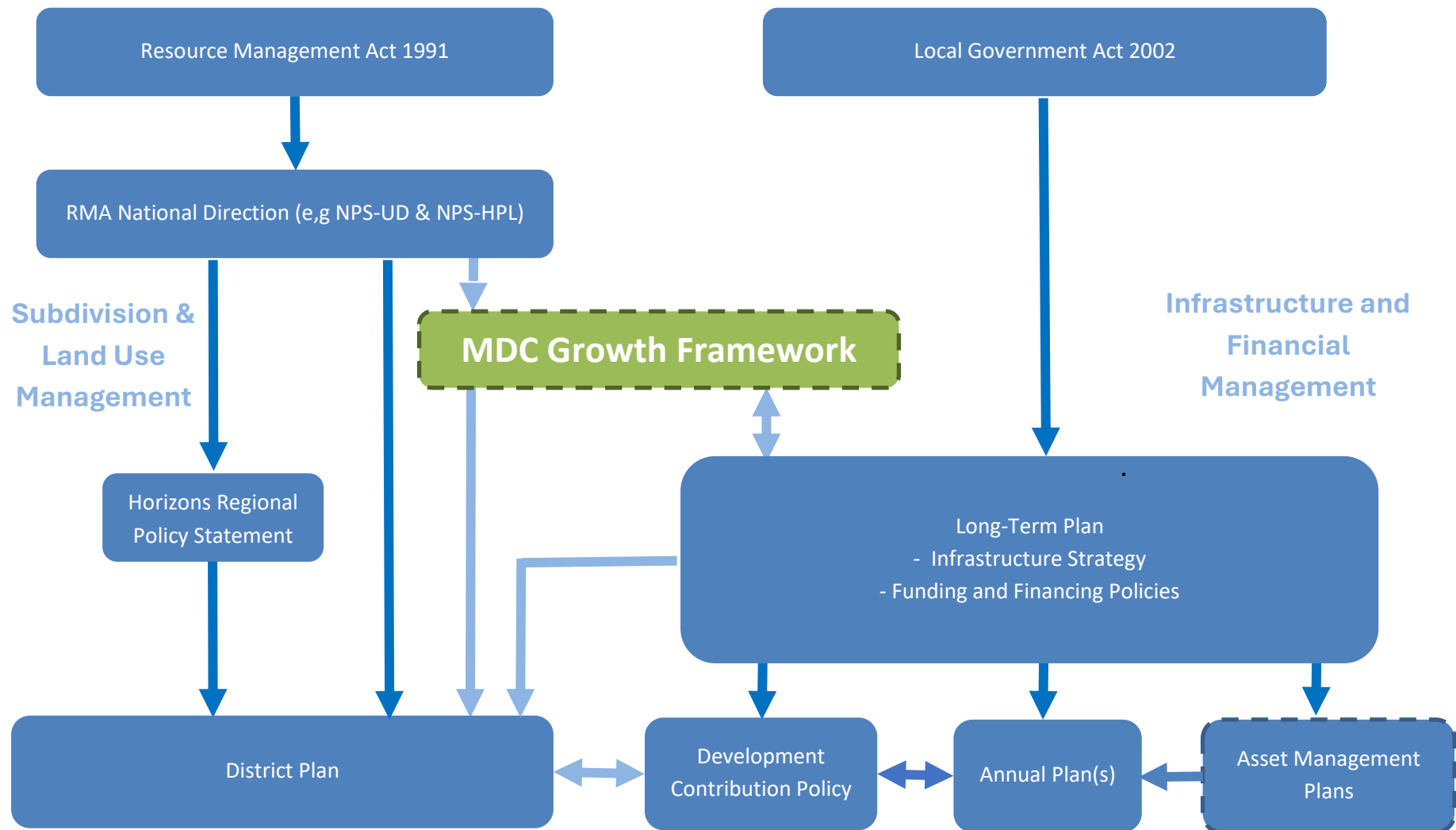
District Growth Location Map



Summary of Feilding Growth Proposals



Appendix A: 2025 Statutory and Regulatory Context (Simplified)



Appendix B: Summary of National Policy Statement - Urban Development

The Government introduced the National Policy Statement on Urban Development 2020 (NPSUD) in August 2020 (updated 2022) and this document sets out clear requirements for what an FDS must show and be informed by. It states that the purpose of the FDS is to promote Long Term strategic planning by setting out how the Councils intend to:

- Achieve well-functioning urban environments in their existing and future urban areas.
- Provide at least sufficient development capacity over the next 30 years to meet expected demand.
- Assist with the integration of planning decisions under the RMA with infrastructure planning and funding decisions.

As an over-arching principle, the NPSUD requires any strategy/framework to provide for a well-functioning urban environment. Simply, this means we need to:

- Provide a variety of homes that meet local needs and enable Māori to express their cultural traditions and norms.
- Provide a variety of land suitable for local business needs.
- Have good accessibility for all people between housing, jobs, community services and open spaces, including by public or active transport.
- Support the competitive operation of land and development markets.
- Support reductions in greenhouse gas emissions.
- Be resilient to the current and future effects of climate change.

The purpose of this framework is clearly defined and forms a strong and clear framework for the way in which we need to plan for their future growth. All our growth framework work must be consistent with the National Policy Statement: Urban Development. For example:

- Our planning must provide capacity and choice consistent with the local market.
- Ensure sufficient land is available in the:
 - Short term 0-3 years
 - Medium term 3-10 years
 - Long term 10-30 years
- To encourage competition in the market Council is recommended to provide more land for development than we are forecast to need.

Appendix C: Key interdependencies

Delivering on growth depends on community / market preferences, and the initiatives and projects of other partners, developers and agencies. Their work will influence our approach to growth. Key examples are:

Housing Growth Rate	Changes to the land and housing supply in the wider Whanganui-Manawatū Region, particularly Palmerston North.
Highly Productive Land protection	<p>Central Government & Horizons Regional Council decisions on what is defined as highly productive land as defined by the National Policy Statement: Highly Productive Land (NPS:HPL).</p> <ul style="list-style-type: none"> Central Government have indicated changes are proposed to the NPS:HPL to exclude Class 3 land. No actual changes are proposed at this point. Horizons Regional Council are required under the NPS:HPL, to identify a map of Highly Productive Land in the Region. This map will replace the interim definitions and identify land where land-based primary production is to be the primary outcome. Lifestyle housing or urban development are not supported on highly productive land. Urban development could proceed only if no other options are viable.
Flood Hazard Management	<p>Horizons Regional Council has oversight for flood protection in the Manwatū District.</p> <ul style="list-style-type: none"> Feilding is subject to two regionally critical Floodways – the Reids Line Spillway and the Taonui Basin. Both areas form part of Horizons wider regional flood defence structures and are important for protecting Feilding from the impacts of flood. Horizons has an active project underway to complete the Reids Line Spillway and divert rural floodwater around the Feilding urban area. Horizons also has a role managing existing flood defence infrastructure – including ensuring Feilding is protected from 1:200 year storm events. Horizons Regional Council is responsible for modelling flood hazards across the region & has an active programme in place to identify flood hazard risk. In the meantime, there are large parts of the region where flood hazard risks have not been quantified.
Transport networks	Current and future NZTA, PNCC and Horizons Regional Council changes to road transport networks. Kiwirail changes to the main trunk line.

	<ul style="list-style-type: none"> • example State Highway 54 travels through Feilding. Council is aware of pressure on a number of key intersections across the route & the need to work with Waka Kotahi & NZTA to make improvements. Waka Kotahi has responsibility for the route & decision making. • The North Island trunk rail line travels through Feilding and Halcombe, Kiwirail has authority over the rail line.
Te Utanganui Central New Zealand distribution hub & the Palmerston North Integrated Transport Initiative.	<ul style="list-style-type: none"> • Te Utanganui is a freight, logistics, and distribution hub that cements the role of Palmerston North and Manawatū as an integral part of New Zealand’s national and international trade networks. • The Palmerston North Integrated Transport Initiative (PNITI) is a package of projects designed to support growth of freight distribution in the region while also improving transport safety and choice for the whole community. • Both projects will influence growth & impact of transport movements between the Manawatū & Palmerston North City.

Appendix D: Summary of Feedback on Draft Growth Framework

We talked with the community in preparing this framework. We have also heard what people think about growth through public consultation on various Council projects and workstreams. Key growth-related themes have emerged through this, which the Framework reflects, and which have informed the development of the Framework's objectives. These include:

- Support for quality intensification within existing neighbourhoods and in areas that are well serviced with infrastructure and are accessible.
- New infrastructure and services are needed to support growth – public transport, active transport, three waters, roads, schools, open space, local shops and community facilities.
- Highly productive land should be protected from development.
- The natural environment, water quality and landscape are important.
- New development should not be to the detriment of existing open spaces and recreation areas.
- Providing affordable housing and a range of housing choices is important.
- Provide specific provision for papakāinga housing.
- Some areas have a unique character that should be maintained.
- Ensure we plan for the effects of climate change and reduce greenhouse gas emissions.
- Locate development away from areas vulnerable to natural hazards, particularly those affected by climate change, flooding and stormwater management.

A final outcome of the public consultation process is the need to acknowledge the importance of Māori as tangata whenua and as owners of land. This Framework seeks to build on and improve those relationships. This Framework also seeks to protect Māori culture and retention of their whenua.

Appendix E: Manawātū District 2025 Growth Snapshot

In addition to the quarterly reporting on urban development (<https://www.mdc.govt.nz/council/plans,-reports-and-strategies/reports/urban-development>) Council has also completed initial modelling and monitoring of housing growth.

1. Initial Housing Capacity Assessment

Council has completed an initial housing assessment to ascertain current growth capacity & alignment with NPS-UD requirements. This work refines and updates that completed for the Projections & Environmental Scan that informed the 2024 LTP. Capacity calculations are based on:

- Infometrics household projections plus NPS-UD ‘competitiveness margin’
- Assuming current development trends continue: ~55% new housing in Feilding and 45% new housing in rural areas

Timeframes	Total Households Projected across the Manawātū (Infometrics)	Projected capacity required – Rural / nodes	Projected capacity required - Feilding	NPS-UD Total Additional Capacity Required (Cumulative)
0-3 Years	13,847	245	303	548
3-10 Years	15,071	869	1,148	2,017
10-30 Years	17,167	1,854	2,489	4,343

Initial model of current housing capacity:

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

Assumptions & Caveats

- Development capacity calculations are based on land capacity within precincts 1-4 and vacant land within existing urban areas that area of sufficient size to accommodate addition housing at densities of 1 to 350m².
- Timing of Maewa section release is assumed to take place in three stages over each timeframe listed. The exact timing is determined by developers.
- 10-30 year assumes that precincts 1-3 'deferred residential areas' are rezoned and available to be developed.
- 10-30 year also assumes Rongotea development area being developed.

Conclusions

1. The Manawātū District has more than sufficient capacity for future housing growth based on current trends and population projections (up to 10 years).
2. Feilding's housing capacity is good (unless 100% of new housing in the Manawātū shifts to Feilding and Precincts 1-3 are not developed).
3. Uncertainties affecting the model and will need monitoring / refining – for example changes in population, market choices & housing typology.

2. 2001-2024 Population & Development Data

Population change 2001-2024

Location	Population change 2001-2024	
	Total change	% Increase
Hiwinui	240	122.2
Halcombe	310	93.8
Kimbolton	30	35.0
Feilding	4,150	32.7
Sanson	140	31.4
Pohangina	70	26.3
Rongotea	50	10.6
Himatangi Beach	50	7.3
Tangimoana	30	6.3

Population Growth (Stats NZ)

2002-2023 New housing construction location:

- Feilding 44.7%
- Feilding Lifestyle (Nodal Area) 11.7%
- Village (Settlement Zone) 3.9%
- Rural Areas 39.7%

2002-2023 Location of new rural titles created 2000-2023:

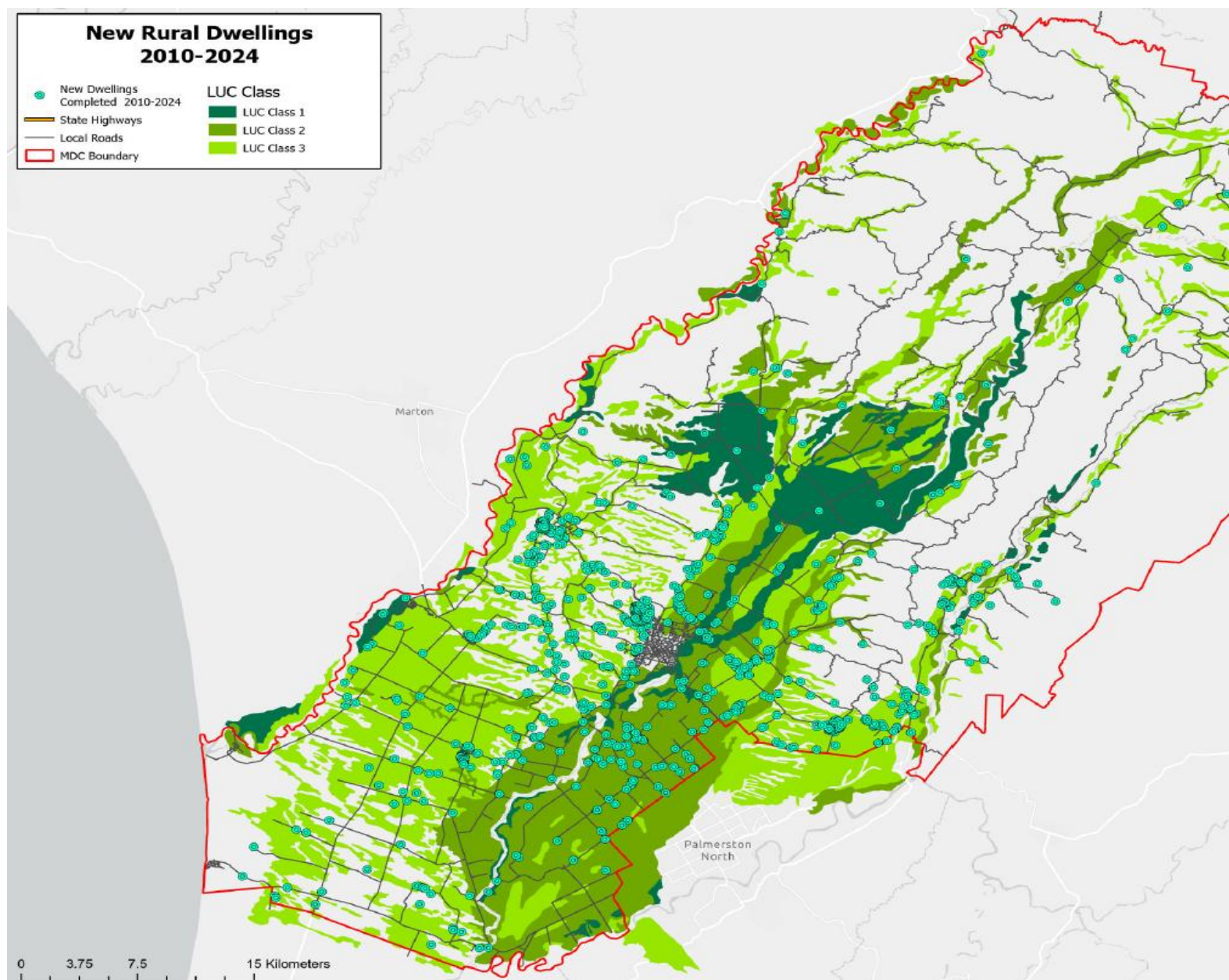
- Feilding Nodal Area 11%
- Other Rural Nodal Areas 16%
- General Rural Areas 72%

70% of new rural titles created are on Highly Productive Land.

Focus on 2010-2024:

- 52% of new housing has been in Feilding Urban Area
- 48% of new housing has been Rural. Of this:
 - 19.9% (168) is Feilding Lifestyle (large lot residential properties such as Mount Taylor)
 - 18.4% (161) has been lifestyle large-residential lots in locations away from Feilding
 - 62% (543) has been general rural (e.g. individual houses located on farm lots).
- 72.% of new housing has been built on Highly Productive Land. Highly Productive Land is currently defined as Class 1, 2 or 3 soils as classified by the New Zealand Land Resource Inventory.

LUC Class	% of the District Land area	Count of new houses	New houses as % of total
Class 1	5.6%	21	2.4
Class 2	12.9%	145	16.6
Class 3	21.5%	463	53.1
> Class 3	60%	243	27.9



Appendix F: Criteria for evaluating Rural & Village Priorities for growth

The locations identified in this table correspond to existing rural communities: including places zoned as Settlement, subject to Nodal Area provisions, or have a community committee associated with them.																			
		Apiti	Bainesse-Rangiotu	Cheltenham	Colyton	Glen Oroua	Halcombe	Himatangi	Hiwinui	Kimbolton	Kiwitea	Pohangina	Rangiwahia	Rongotea	Sanson	Taikorea	Tangimoana	Waituna West	Utuwai
Core Criteria																			
1. How is the location identified in the District Plan?																			
a. Zoned Settlement (aka Village)		✓		✓			✓	✓		✓		✓		✓	✓		✓		
b. Nodal Area		✓		✓	✓	✓	✓		✓	✓		✓	✓	✓	✓		✓	✓	✓
2. Are Three Waters infrastructure networks available in some form?																			
a. Water (includes Rural Water Supply)							✓	✓						✓	✓			✓	
b. Wastewater				✓			✓	✓		✓				✓	✓				
c. Stormwater				✓			✓	✓						✓	✓		✓		
3. Infrastructure Planned Upgrades																			
a. Is the location part of the wastewater centralisation project (current LTP)?				✓			✓							✓	✓				
b. Is the location part of the wastewater centralisation project (next LTP)?				✓					✓										
4. Is there recent growth pressure (new housing) in the vicinity?					✓		✓	✓	✓					✓					
Limitations																			
5. Highly Productive Land present in area:? (NZLRI: New Zealand Land Resource Inventory)	Class 1																		
	Class 2																		
	Class 3																		
6. Are there possible flood hazard risks present? (Zoned flood Channel or Horizons Model)			✓		✓	✓	✓					✓		✓	✓	✓	✓	✓	
7. Are there stormwater level of service concerns?							✓	✓									✓		
Desirability Criteria																			
8. Is there a school present?		✓	✓		✓	✓	✓		✓	✓	✓			✓	✓		✓	✓	
9. Is the location easily accessible (10km) from Feilding or Palmerston North?				✓	✓		✓		✓										
9. Parks & Reserves?		✓					✓	✓		✓		✓	✓	✓			✓		