



District Development Committee Agenda

Wednesday 11 February 2026, 8:30 am

The meeting will be held at the Manawatū District Council,
135 Manchester Street, Feilding, and a video recording
made available on

www.mdc.govt.nz

MEMBERSHIP

Chairperson

Councillor Colin Dyer

Deputy Chairperson

Councillor Raewyn Loader

Members

Councillor Bridget Bell

Councillor Sam Hill

Councillor Alison Short

Mayor Michael Ford

Terms of Reference

Introduction

The District Development Committee is established to support the Manawatu District Council's strategic direction in fostering sustainable growth, community wellbeing, and economic vitality across the Manawatū District. The Committee provides focused governance oversight of district planning, land use, and development matters, ensuring these activities advance the outcomes and priorities set out in the Long-Term Plan and other key strategic frameworks.

The Committee operates under delegated authority from the Council and provides recommendations on matters of district development policy, strategy, and implementation that have significant community, economic, or social implications. It also serves as a key interface between planning, economic, and community development functions to ensure coordinated and future-focused decision-making that enhances the liveability and prosperity of the district.

Purpose

The purpose of the District Development Committee is to guide and oversee the planning and development of the district in a manner that promotes sustainable growth, vibrant communities, and a resilient local economy. The Committee ensures that development initiatives, planning frameworks, and related policy work align with Council's strategic objectives, legislative requirements, and community aspirations.

Through its oversight and recommendations, the Committee supports informed Council decision-making that balances growth with community wellbeing, inclusion, and the creation of thriving places where people and businesses can succeed.

Responsibilities

1. Consider the impact of the Government's Resource Management Act (RMA) reforms. Make recommendations to Council for consideration and / or approval, noting any strategic risks.
2. Consider the districts Growth Framework, associated village plans, and other related planning work such as the Housing Capacity Model. Make recommendations to Council for consideration and / or approval, noting any strategic risks.
3. Receive the progress reports on the District Plan programme of work, and escalate any strategic risks and make recommendations to Council for approval as required.

4. Approve the initiatives to be delivered for the Feilding Town Centre Refresh project that was approved by Council in the 2024-2034 Long-term Plan.
5. Consider potential economic development opportunities (outside of those delivered by the Central Economic Development Agency or Feilding and District Promotions). Make recommendations to Council for consideration and / or approval, noting any strategic risks.
6. Consider potential community development opportunities (outside of those delivered by Council levels of service or Council grant funded services). Make recommendations to Council for consideration and / or approval, noting any strategic risks.

Quorum

Three members of the committee.

Meeting Cycle

Meetings held 2-monthly on the second Wednesday of the month at 8.30 am.

A handwritten signature in blue ink, appearing to read "Shayne Harris".

Shayne Harris
Chief Executive

ORDER OF BUSINESS

	PAGE
1. MEETING OPENING	
Chair to declare the meeting open.	
2. APOLOGIES	
3. CONFIRMATION OF MINUTES	
There are no previous minutes to confirm	
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 items scheduled for this meeting.	
6. PRESENTATIONS	
There are no presentations scheduled for this meeting.	
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 District Development Committee 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.	

	PAGE
8. OFFICER PRESENTATIONS	
8.1 PLANNING REFORMS	6
Presentation by Matthew Mackay, Principal Policy Planner.	
8.2 GROWTH FRAMEWORK	15
Presentation by Matthew Mackay, Principal Policy Planner.	
8.3 PLANNING FUNCTION OVERVIEW AND RMA UPDATE	42
Presentation by Matthew Mackay, Principal Policy Planner.	
9. OFFICER REPORTS	
There are no officer reports for this meeting.	
10. CONSIDERATION OF LATE ITEMS	
11. PUBLIC EXCLUDED BUSINESS	
There are no public excluded items for this meeting.	
12. MEETING CLOSURE	

Memorandum

To District Development Committee
From Matthew Mackay (Principal Policy Planner)
Date 4 February 2026
Subject **Update on Planning Reforms 11 February 2026**

Purpose

The attached presentation provides an update on the Government Planning Reforms. This presentation is provided for information to the District Development Committee.

Background

The District Development Committee Terms of Reference include the following responsibility:

Consider the impact of the Government's Resource Management Act (RMA) reforms. Make recommendations to Council for consideration and / or approval, noting any strategic risks.

The attached presentation provides an introductory overview of the Planning Reforms following work to prepare submissions on the Planning Bill and Natural Environment Bill.

Recommendation

That the District Development Committee acknowledge receipt of the presentation *Update on Planning Reforms 11 February 2026* for information.

Memorandum prepared by
Matthew Mackay
Principal Policy Planner

Approved for submission by:
Lyn Daly
General Manager Community

Planning Reforms

11 February 2026 Update

Matthew Mackay
Principal Policy Planner



Outline

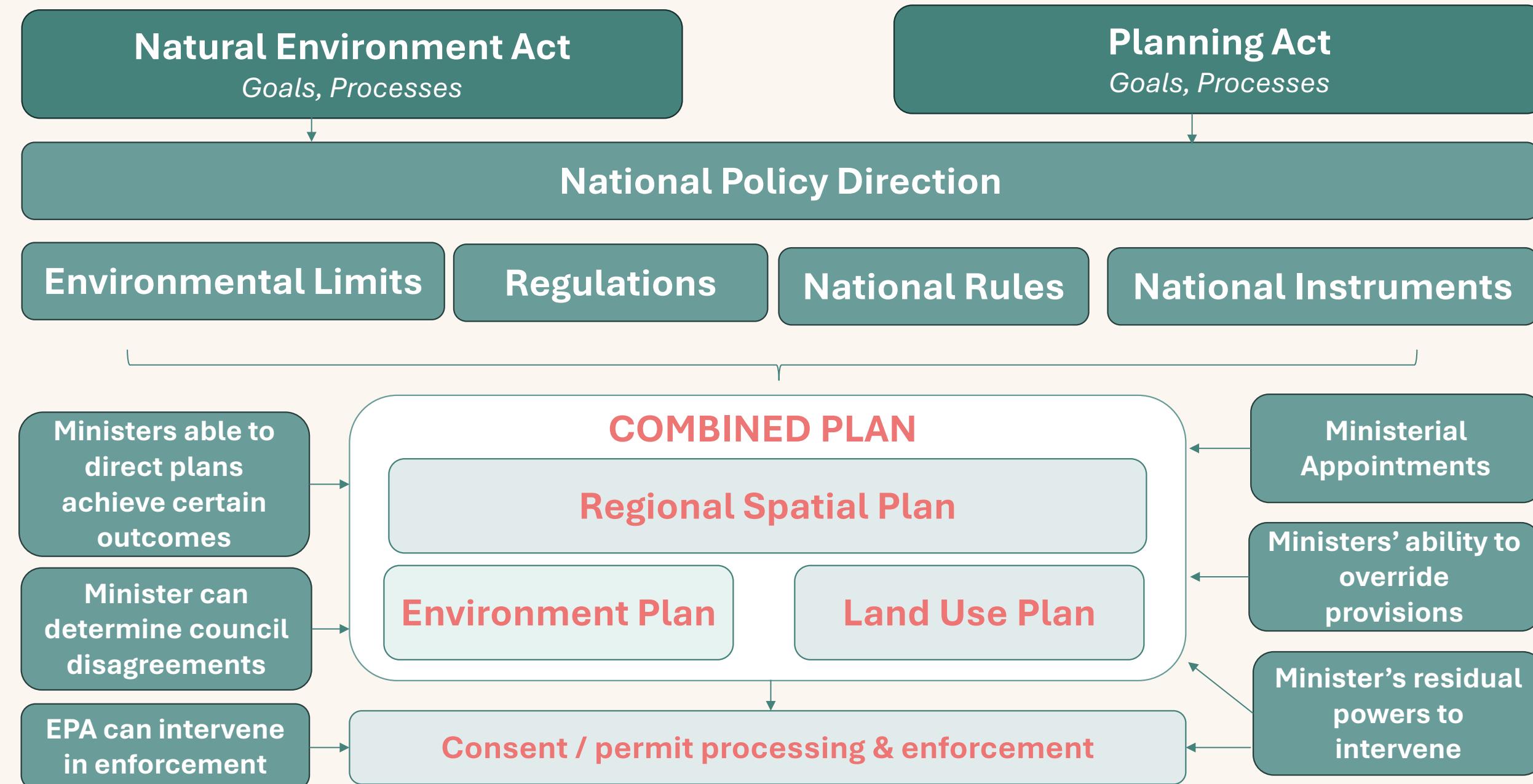
- Submissions on Planning Bill & Natural Environment Bill
- Overview of new system
- Transition timeframes
- Spatial planning committee
- Questions

Submissions

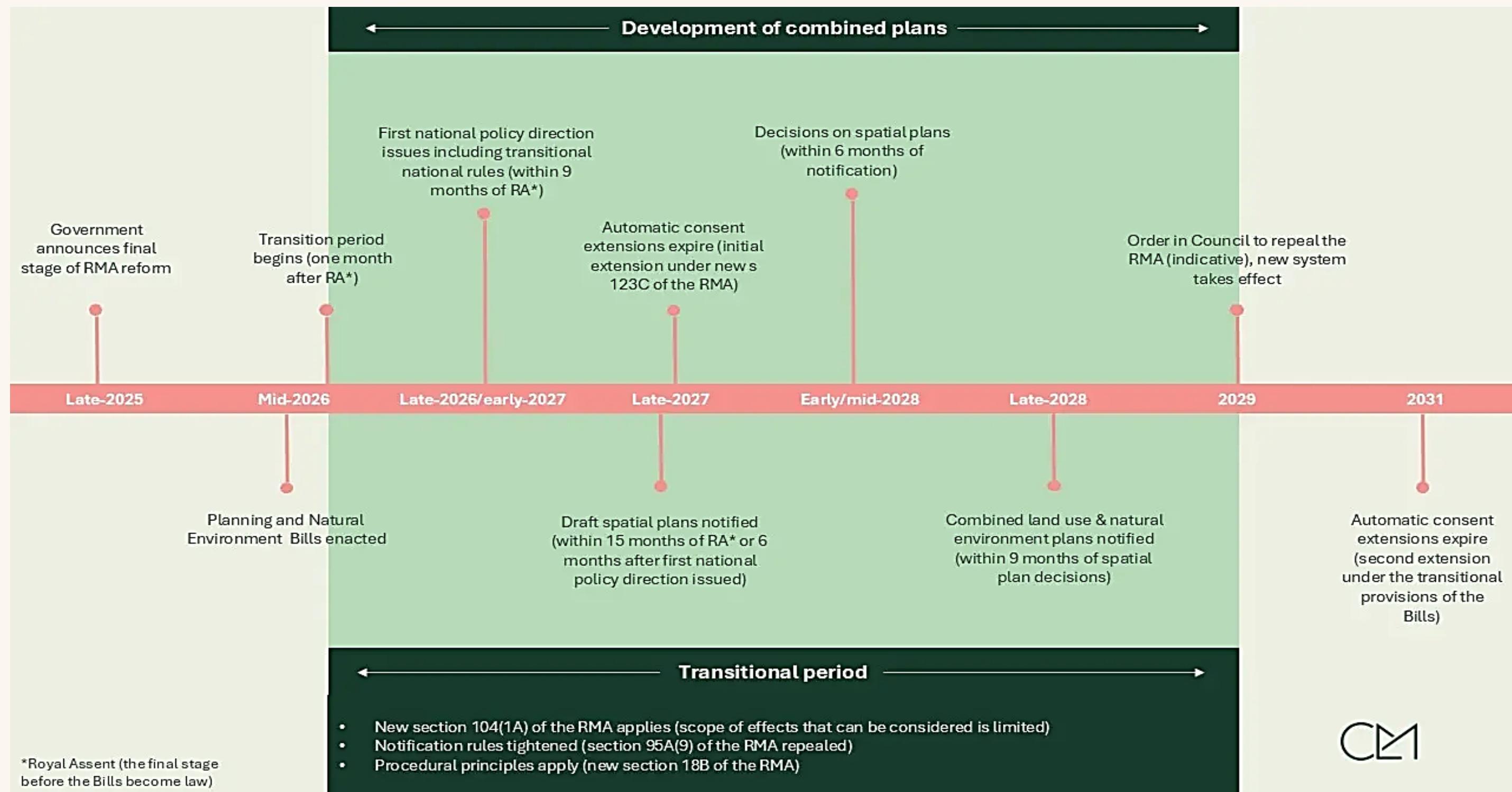
- Submission being lodged 13 February
- Final questions on Planning and Environments Bills?
- Combined regional submission also being prepared

Note: Councils in the region are also submitting a joint submission. The intent is for this to be signed by all Mayors, and for the joint submission to be complementary to individual council submissions.

System overview



Transition timeframe



Spatial Planning

Central Govt	Councils in the region	Joint RSP Committee	RSP Secretariat	Independent Hearings Panel (IHP)
Phase 1: Project Initiation – Notification of Draft RSP				
<ul style="list-style-type: none"> • Develop Regulations directing RSP content, format, environmental limits etc. • Ability to appoint one or more RSP members. 	<ul style="list-style-type: none"> • Collectively agree on preparation of RSP ^{s69} • Establish Joint RSP Committee ^{s71} 	<ul style="list-style-type: none"> • Appoint secretariat & Chair ^{s73} • Oversee RPS preparation • Consults iwi • Recommend draft RSP to Councils for notification. 	<ul style="list-style-type: none"> • Does the work (or co-ordinates the work) needed to complete the RSP. 	No role
Phase 2: Notification of Draft RSP, Submissions, Hearings, Decisions & Review				
<ul style="list-style-type: none"> • Dispute resolution process. 	<ul style="list-style-type: none"> • Adopt draft RSP for notification ^{s73} • Jointly appoint IHP ^{Sch4(6)} • Make decisions on IHP recommendations. • Adopt RSP 	<ul style="list-style-type: none"> • Advice to TA's on IHP recommendations. • Co-ordination plan • Review RSP on 10 year basis. 	<ul style="list-style-type: none"> • Democratic support services to IHP 	<ul style="list-style-type: none"> • Hears submissions • Makes recommendations to the RSP committee

Next Steps

- Details of Regional Spatial Planning process still to be confirmed:
 - what will legislation dictate? &
 - how will our region respond?
- Initiation of Regional Spatial Plan underway.



Questions

Memorandum

To District Development Committee
From Matthew Mackay (Principal Policy Planner)
Date 4 February 2026
Subject **Introduction to Manawatū Growth Framework 11 February 2026**

Purpose

The attached presentation provides an overview of Manawatū District Council's Growth Framework 2025 & the major contributing projects underway in the 2025/2026 financial year. This presentation is provided for information to the District Development Committee.

Background

The District Development Committee Terms of Reference include the following responsibility:

Consider the districts Growth Framework, associated village plans, and other related planning work such as the Housing Capacity Model. Make recommendations to Council for consideration and / or approval, noting any strategic risks.

The attached presentation provides an introductory overview of the Manawatū Growth Framework 2025 & contributing major planning projects already underway & funded for this calendar year.

Recommendation

That the District Development Committee acknowledge receipt of the presentation *Introduction to Manawatū Growth Framework 11 February 2026* for information.

Memorandum prepared by
Matthew Mackay
Principal Policy Planner

Approved for submission by:
Lyn Daly
General Manager Community

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)

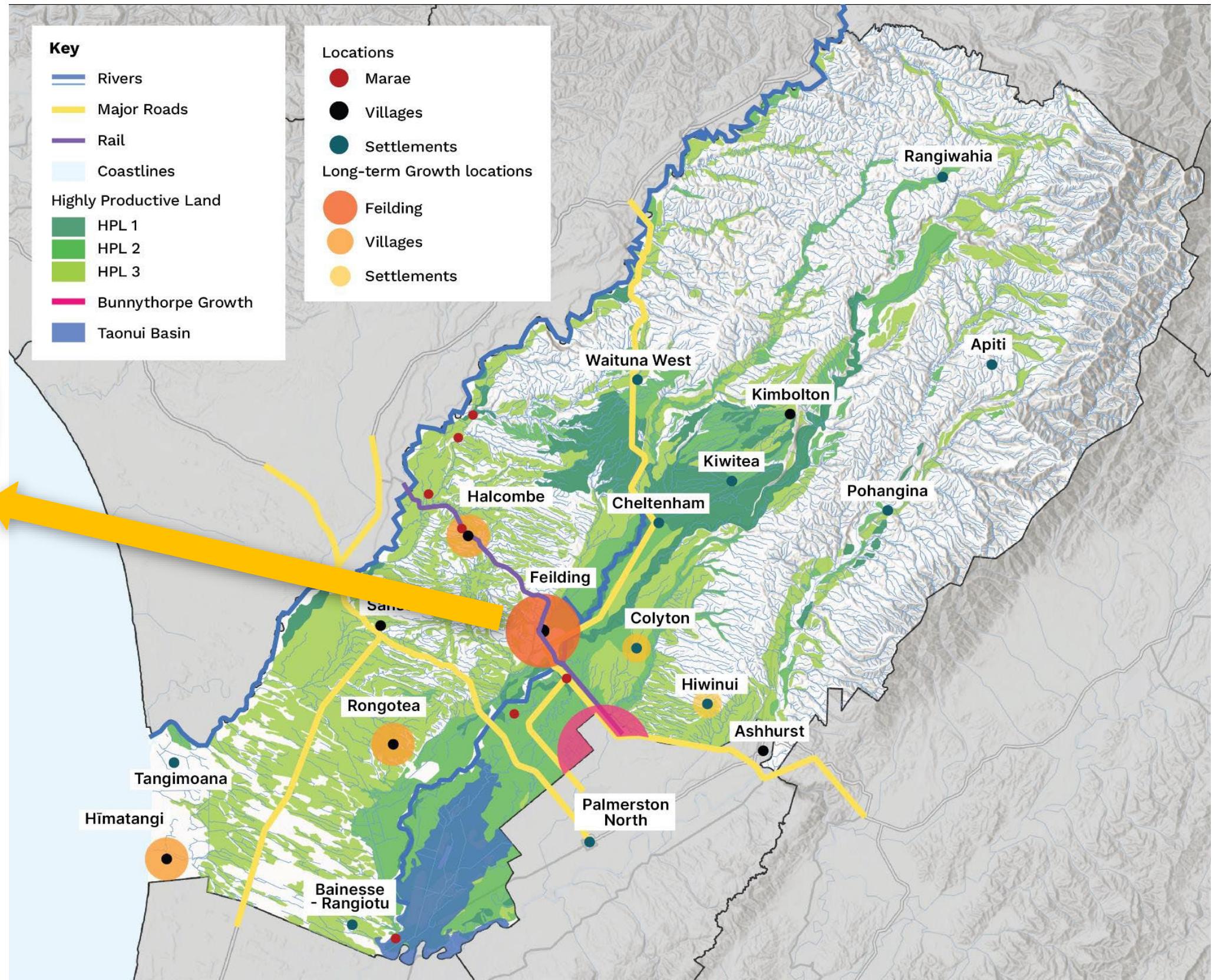
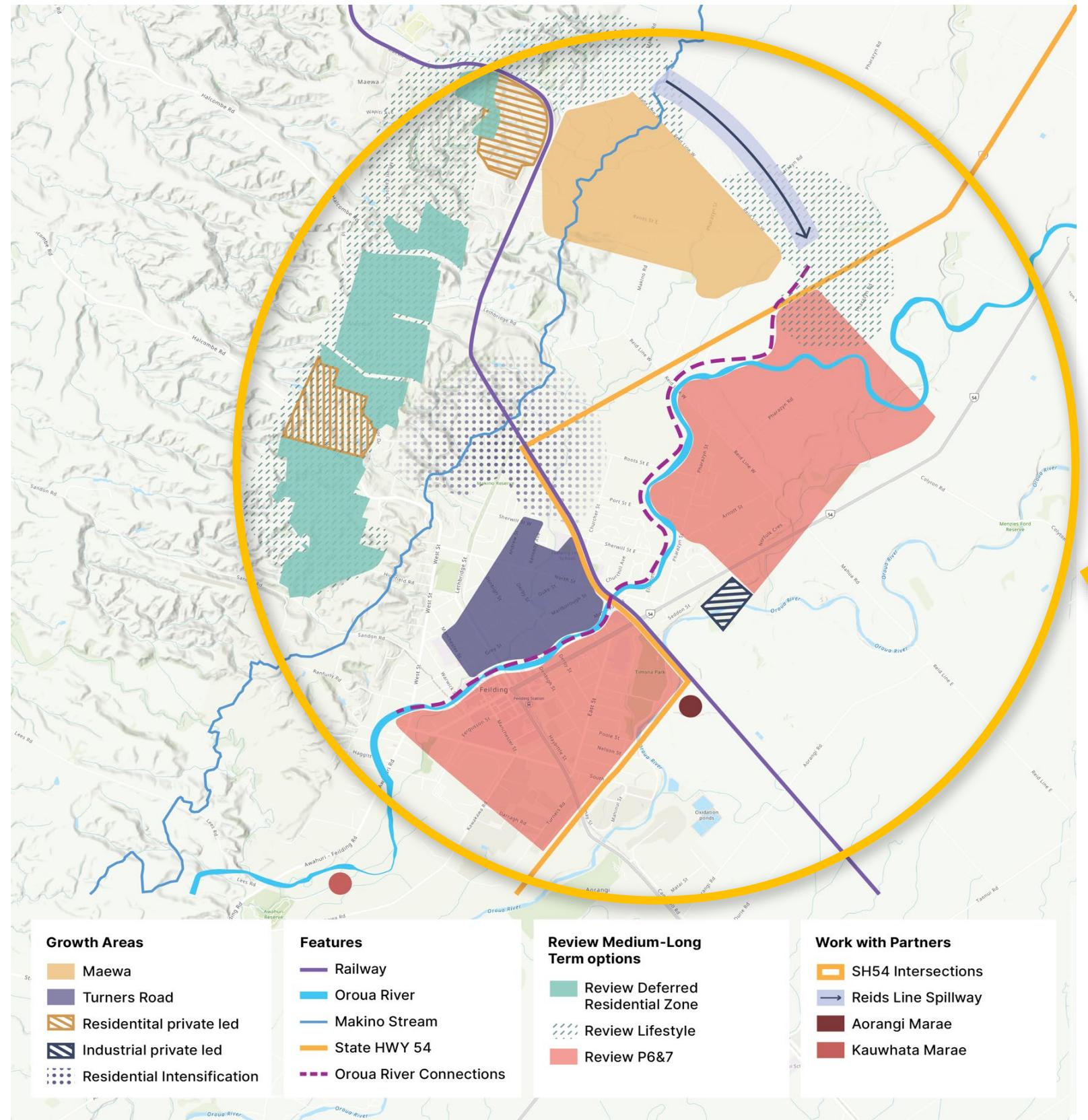
2025 Manawatū Growth Framework

- 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)

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).



Vacant Industrial Land in Feilding at the Start of 2025

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

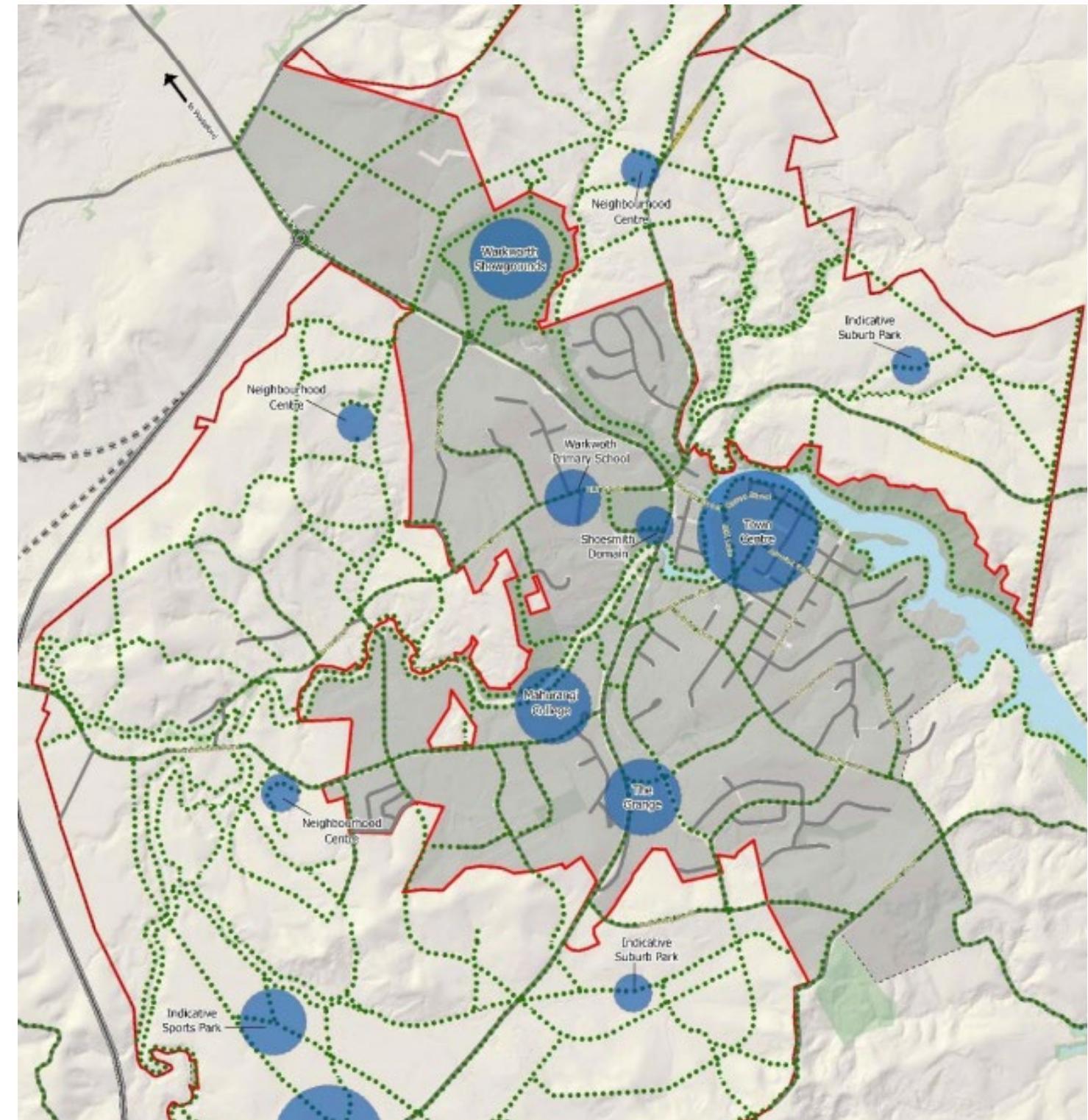
What next

- 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

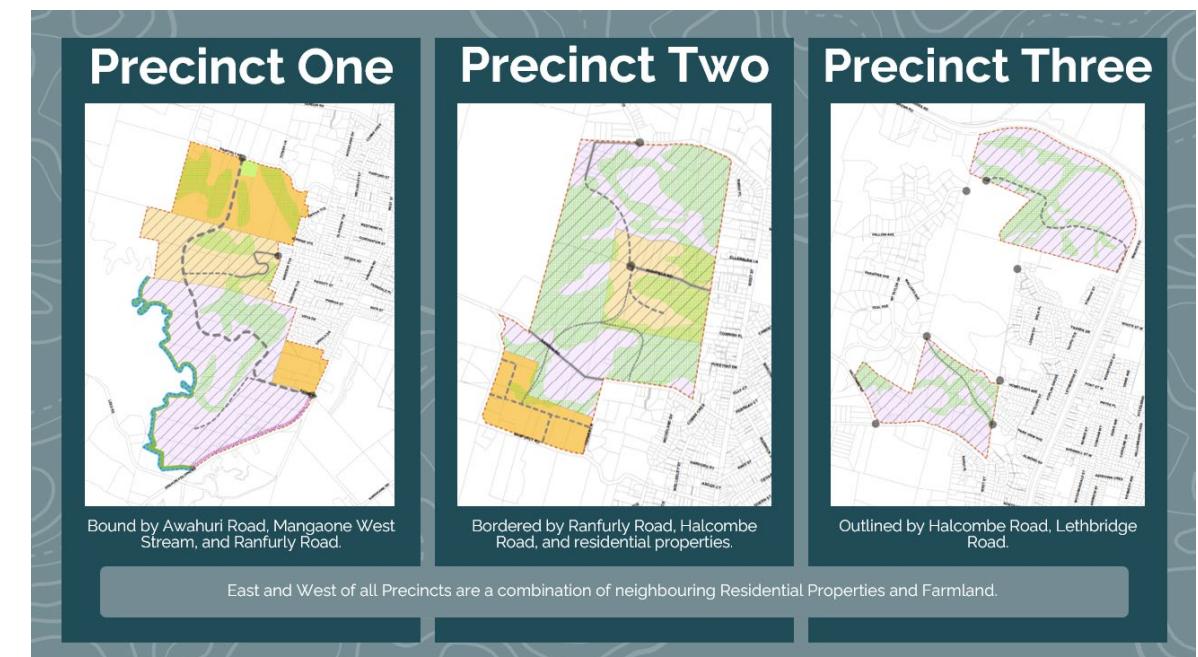
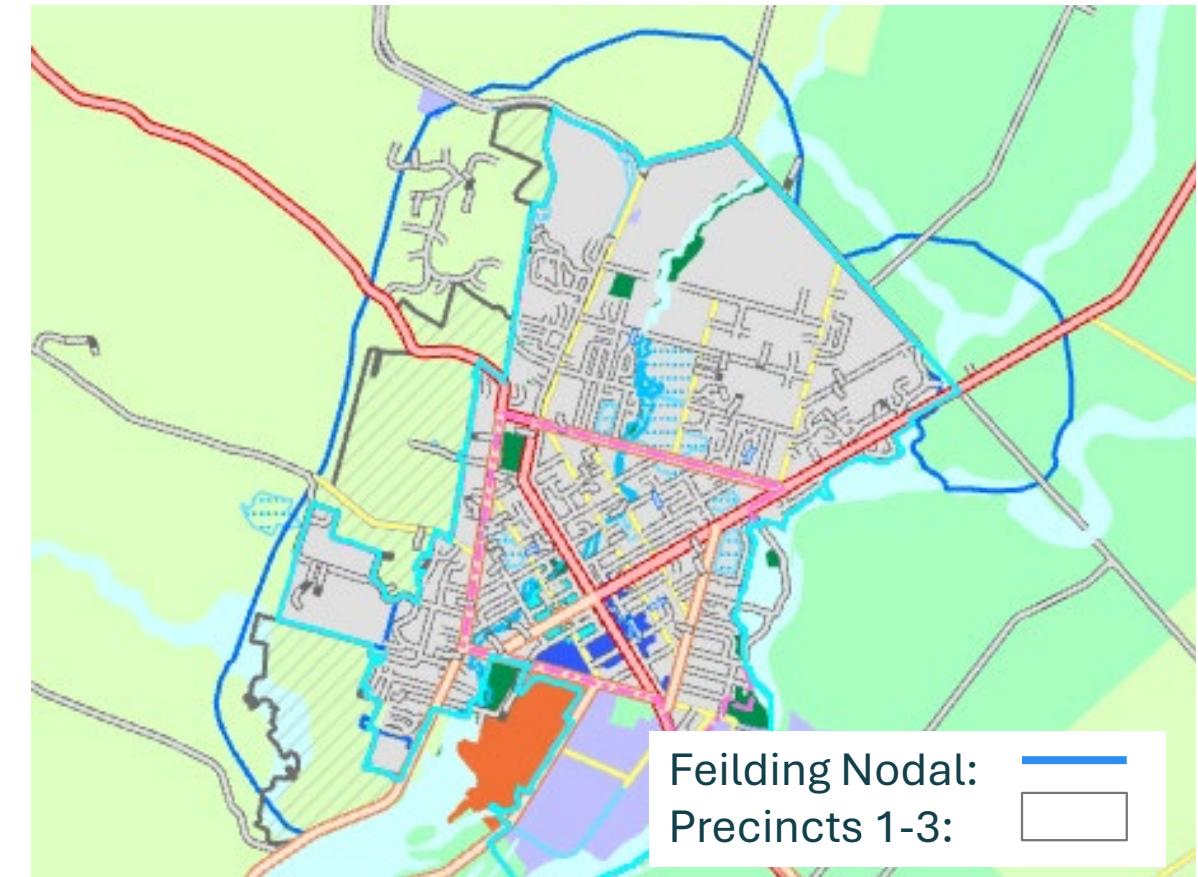


4. Precinct 1-3 & Feilding Nodal Review

- 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.

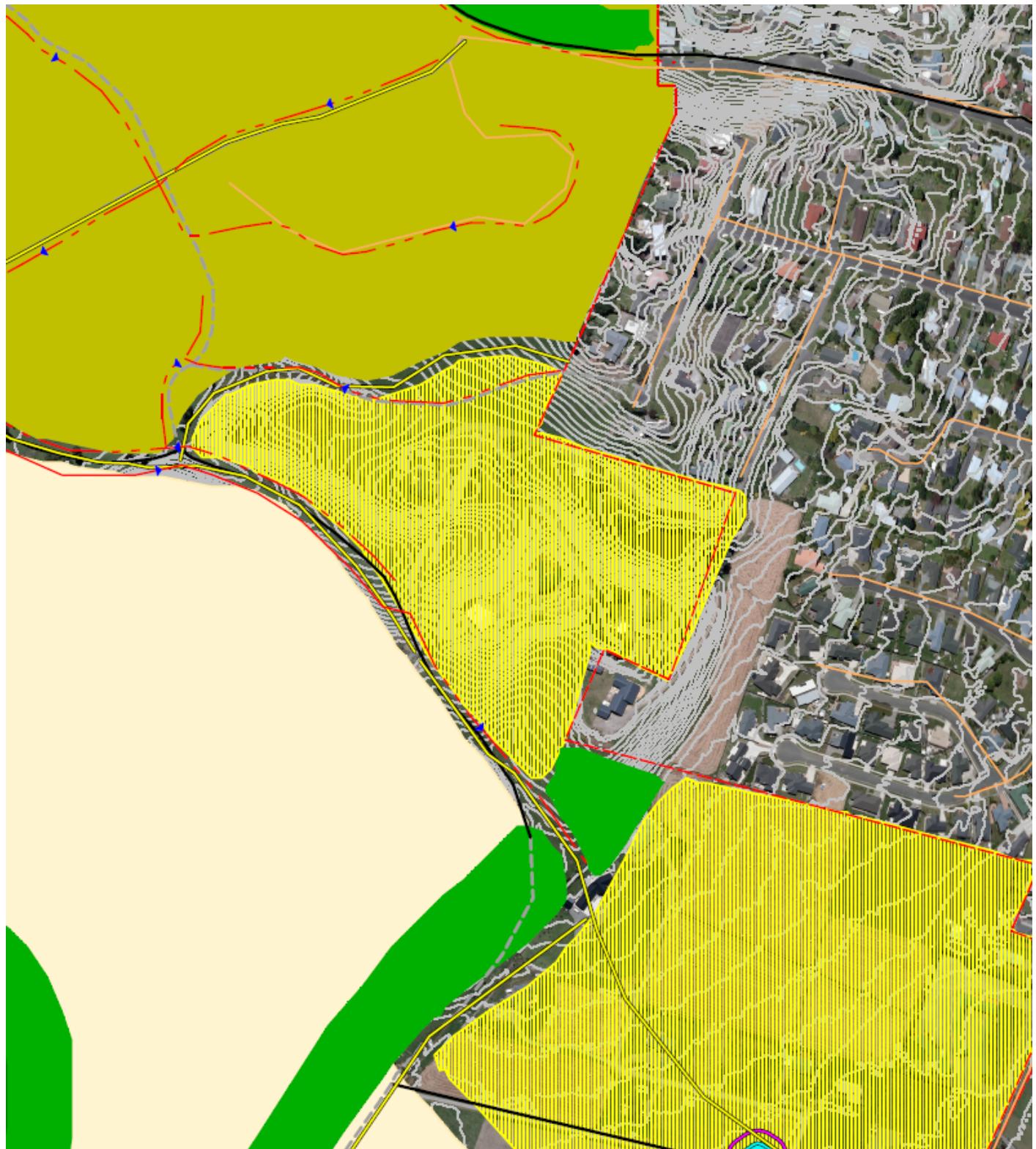


What next

- 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.

Memorandum

To District Development Committee
From Matthew Mackay (Principal Policy Planner)
Date 4 February 2026
Subject **Planning Function Overview & RMA Update -11 February 2026**

Purpose

The attached presentation provides an overview on Council's Planning Functions and an update on recent changes to the Resource Management Act. This presentation is provided for information to the District Development Committee.

Background

The District Development Committee Terms of Reference include the following responsibility:

Receive the progress reports on the District Plan programme of work and escalate any strategic risks and make recommendations to Council for approval as required.

The attached presentation provides an introductory overview of Council's Planning Function & a high-level overview of the three-year work programme. Note the work programme is subject to change based on confirmation of Government Reform. The presentation also summarises advice on the December 2025 changes to National Direction under the Resource Management Act.

Recommendation

That the District Development Committee acknowledge receipt of the presentation *Planning Function Overview & RMA update 11 February 2026* for information.

Memorandum prepared by
Matthew Mackay
Principal Policy Planner

Approved for submission by:
Lyn Daly
General Manager Community

Planning Update

11 February 2026: Overview of Planning Function & RMA National Direction

Matthew Mackay
Principal Policy Planner



Overview

- District Planning Function Overview
- National Direction Updates (December 2025)

Section One

District Planning

Function Overview

District Planning Functions

	District Plan Review	Growth Planning	Strategic Planning Policy
Function description:	<ul style="list-style-type: none">Review, maintenance & update of District Plan (District Plan Review Project)Process Private Plan Changes	<ul style="list-style-type: none">Forward planning for housing, commercial & industrial growth.	<ul style="list-style-type: none">Strategic planning advice & projectsCommissioning studies & reports
Examples of Key Current Projects	<ul style="list-style-type: none">Plan Change E: Town Centre & Mixed UseDesignations ReviewPlanning Maps ReviewSection 35 monitoring	<ul style="list-style-type: none">Housing Capacity ModelVillage & Settlement Growth BlueprintsPrecinct 1-3 & Feilding Nodal ReviewIndustrial & Commercial Land DemandNPS:UD housing monitoring	<ul style="list-style-type: none">Regional PlanningStrategic RelationshipsSubmissionsRMA ReformPolicy advice for LTP, Development Contributions, etc

Forward works calendar

	2026/2027	2027/2028	2028/2029
District Planning	<ul style="list-style-type: none">• Plan Change E: Town Centre & Mixed Use• Designations Review• Monitoring & Review	<ul style="list-style-type: none">• Developing Local Landuse Plan as required by Planning Act	<ul style="list-style-type: none">• Local Landuse Plan notification & hearing process
Growth Planning	<ul style="list-style-type: none">• Feasibility investigations on next growth areas• Housing Capacity Model update• NPS:UD housing monitoring	<ul style="list-style-type: none">• Feasibility investigations on next growth areas• Housing Capacity Model update• NPS:UD housing monitoring	<ul style="list-style-type: none">• Housing Capacity Model update• NPS:UD housing monitoring
Strategic Planning Policy	<ul style="list-style-type: none">• Preparing for Regional Spatial Plan• Iwi/hapū relationships	<ul style="list-style-type: none">• Regional Spatial Plan notification and hearing• Iwi/hapū relationships	<ul style="list-style-type: none">• Regional Spatial Plan appeals?• Participation in Environment Plan• Iwi/hapū relationships

Section Two

RMA National

Direction Changes

Background

- December 18 – Govt released 3 new, and 7 amended RMA national direction instruments.
 - First of several tranches (RMA replacement system will have more)
- Came into force (i.e. must be complied with) from 15 January 2026.
- National direction instruments have the status of secondary legislation under New Zealand law. That means our planning documents and practices must be consistent with their content.



National Direction Changes

- The three new nation direction instruments are:
 - Resource Management (National Environmental Standards for Detached Minor Residential Units) Regulations 2025
 - National Policy Statement for Natural Hazards 2025
 - National Policy Statement for Infrastructure 2025
- The national direction instruments which have been amended are:
 - National Policy Statement for Highly Productive Land Amendment 2025
 - New Zealand Coastal Policy Statement Amendment 2025
 - National Policy Statement for Indigenous Biodiversity Amendment 2025
 - National Policy Statement for Freshwater Management Amendment 2025
 - Resource Management (National Environmental Standards for Freshwater) Amendment Regulations 2025
 - National Policy Statement for Renewable Electricity Generation Amendment 2025
 - National Policy Statement for Electricity Networks Amendment 2025

Relevance

- Most NPSs and NESs are worded in such a way as to not require us to make immediate changes
 - NPS and NES provisions trump our district plan, so the immediate effect is on consent decision-making considerations.
- May have some impact on future plan changes – but Plan Change E is the only live plan change currently.
- Unclear how much of the national direction will feed directly into the post-RMA system? (e.g. do they form part of a ‘deemed’ or interim National Policy Direction set?)

Section Three Granny Flats

Resource Management (National Environmental Standards for Detached Minor Residential Units) Regulations 2025

Details

Contents	1	Title
	2	Commencement
Preliminary provisions	3	Interpretation
	4	Transitional, savings, and related provisions
DMRU permitted activity	5	Permitted activity: rule
	6	Permitted activity: standards
	7	District plan rules and standards
	8	Regional plan rules
District plan rules and standards may be more lenient	9	District plan rules and standards may be more lenient
DMRU must comply with other legislation	10	DMRU must comply with other legislation
When DMRU needs resource consent	11	When DMRU needs resource consent
Schedule 1 Transitional, savings, and related provisions		Explanatory note
		Administrative Information

Advice

- Regulations do not cleanly mesh with existing District Plan provisions or Council requirements.
 - E.g. stormwater & site coverage. Consent notices
- Some complexity for applicants & Council:
 - New processing pathway: must comply with regulations for Council to issue a PIM.
 - If do not meet regulations, proposal defaults back to regular planning system.

Relevance

- Possibly signals the look & approach of future planning system & use of Regulations.
- Likely to require an increase in monitoring & enforcement.
- Need to review related processes – e.g. development contributions.
- Will require changes to our future Housing Capacity Model & infrastructure modelling.



Section Four

NPS Natural Hazards

Details

- Mandatory to assess any current or future resource consent application subject to a natural hazard.
- The only hazards that the NPS-NH applies to are flooding, landslips, coastal erosion, coastal inundation, active faults, liquefaction and tsunami.
- Proportionate: Risk Matrix table provided to assist process.
- Recognition that information is uncertain.

Figure 1: Risk matrix

		Likelihood Level						
		Almost Certain	Very Likely	Likely	Possible	Unlikely	Rare	Very Rare
Consequence Level	ARI (years)	up to 10	10-20	20-50	50-100	100-500	500-5000	> 5000
	AEP	10% or more	10% to 5%	5% to 2%	2% to 1%	1% to 0.2%	0.2% to 0.02%	< 0.02%
Catastrophic	Very High	Very High	Very High	High	Medium	Medium	Medium	Medium
Major	Very High	Very High	High	High	Medium	Medium	Medium	Medium
Moderate	High	High	High	Medium	Medium	Low	Low	Low
Minor	Medium	Medium	Medium	Medium	Low	Low	Low	Low
Negligible	Low	Low	Low	Low	Low	Low	Low	Low

Note: The top end of the likelihood range includes the top end year, that is: Likely = over 20 years and up to and including 50 years.

Relevance

- NPS concise - indication of future national direction?
- Signals direction Govt may take towards natural hazard management in future planning system.
- Unclear how applies on the ground:
 - What actual standards around risk and acceptability are used? Some reports previously completed will not have been prepared with this use in mind.
 - Standing issue of gaps in the NZ hazard maps.
 - Council will need to participate in development of the system – will matter for future consenting.



Section Five

NPS Infrastructure

Details

- Ensures that the planning and consenting system recognize benefits of infrastructure.
- Speaks to common issues & concepts in the infrastructure space (operational & functional need, corridor management, status of infrastructure providers)
- Must be taken into account in current & future infrastructure consenting.
- Some exclusions – e.g. where other infrastructure NPS apply.

Relevance

- Future MDC infrastructure projects will benefit from the NPS being in place.
- Greater protections around infrastructure corridors?
- Links to future planning system:
 - E.g. Spatial plans reference in Policy 3.
 - NPS is very succinct compared to others developed in recent years.
 - NPS still contains competing outcomes.
 - “Guidance” language



Section Six

NPS: Highly Productive Land

Background

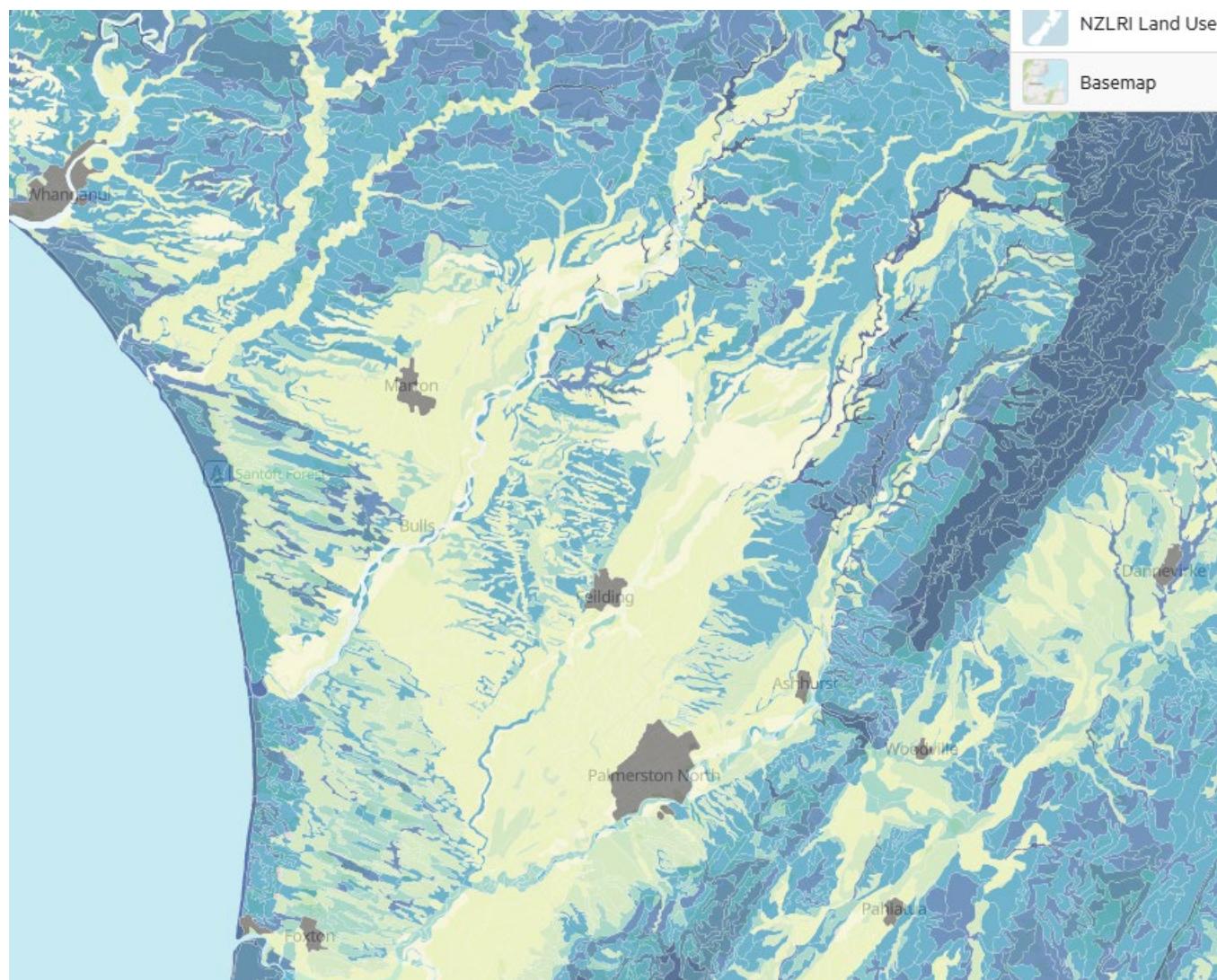
- NZ lost too much productive farmland to urban expansion and rural lifestyle development, esp. in South Auckland
- Response = NPS [national policy statement] in 2022
 - Interim definition: applies to rural land, that is NZRLI Class 1, 2 or 3 (unless identified in plans as future urban).
- Regional Councils had until Oct 2025 to map highly productive land.
- Restrictions on all activity except land-based primary production.



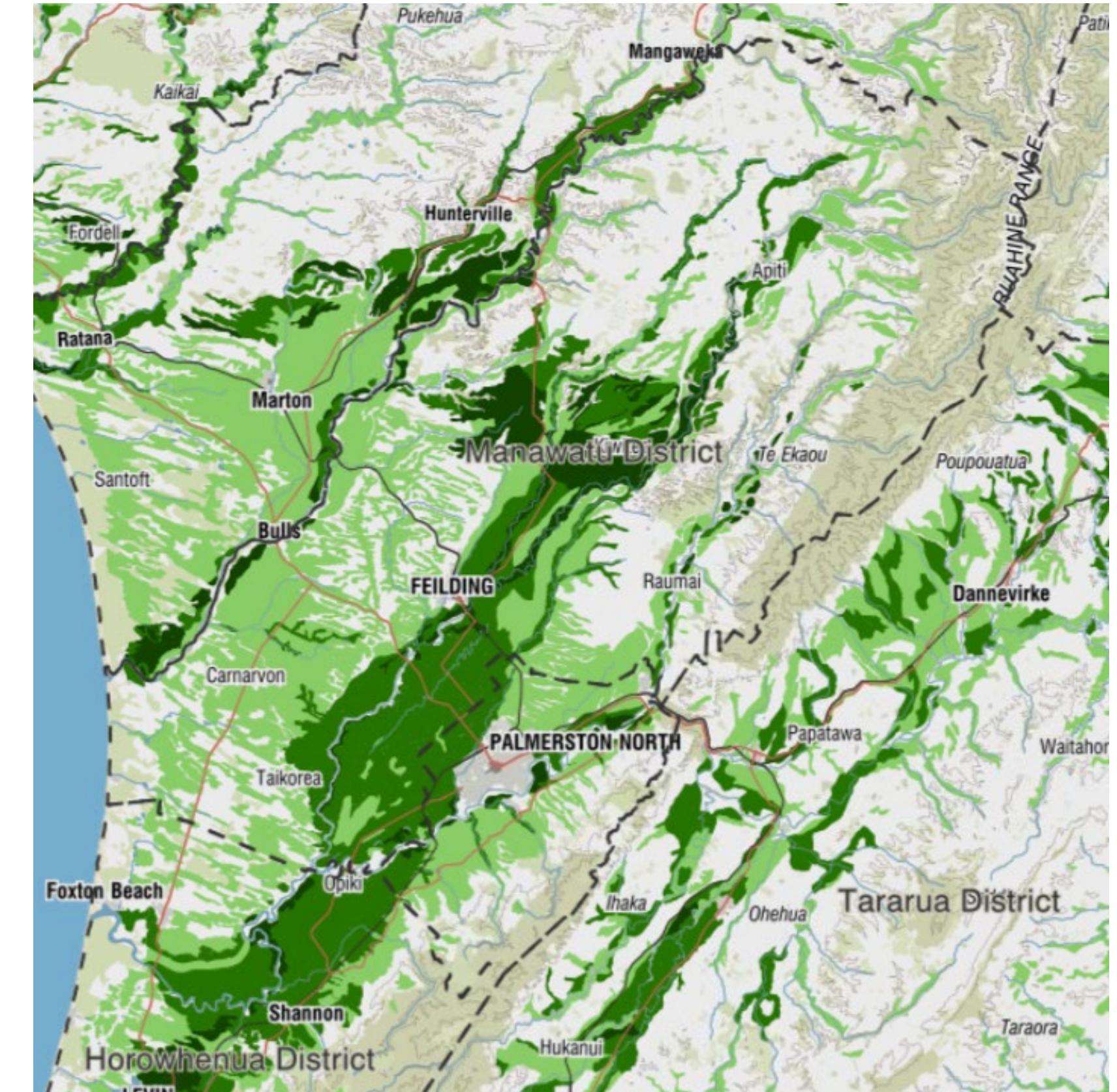
MDC Concerns

- Which map applies? 40% of the Manawatū meets interim definition – all urban areas.
- Discomfort around future impact on Manawatū & being able to provide for rural living.
- Limited acknowledgement of where land is already fragmented – i.e. additional lifestyle development on smaller lots.
- Poor recognition of existing non-primary-production land uses which are not zoned (e.g. airfields and schools)
- NPS does not recognize the breadth of industries & activities that support land-based primary production.
- Being a NPS means application varies across the country depending on current District Plan rules.

Mapping



NZLRI 2021



Manaaki Whenua Our Environment

2025 Updates

- LUC 1, 2 or 3 Land Definition: now allows for improvements to the New Zealand Land Resource Inventory.
- Exclusion of LUC 3 Land where:
- Clause 3.5(7): if subject to resource consent for subdivision, use or development. Does not apply to rural lifestyle.
- Clause 3.6(6) from urban rezoning restrictions.
- Clause 3.9 changes to recognize mining & quarrying of national or regional benefit
- Clause 4.1 Timeframe for Regional Council mapping pushed out from Oct 2025 until Dec 2027.



Final Thoughts