

MEETING MINUTES	
DISTRICT DEVELOPMENT COMMITTEE	TIME
WEDNESDAY 11 FEBRUARY 2026	8:30 AM

Minutes of a meeting of the District Development Committee held on Wednesday 11 February 2026, which commenced at 8.30 am at the Manawātū District Council, 135 Manchester Street, Feilding.

PRESENT: Councillor Colin Dyer Chairperson  
Mayor Michael Ford  
Councillor Sam Hill  
Councillor Raewyn Loader  
Councillor Alison Short

APOLOGIES: Councillor Bridget Bell

IN ATTENDANCE: Frances Smorti Active Chief Executive  
Hamish Waugh General Manager – Infrastructure  
Steph Skinner Governance and Strategy Officer  
Matthew Mackay Principal Policy Planner  
Star Wilson-Jennings Policy Planner  
Richard Hills Senior Policy Planner  
Daniel Batley Senior Consultant Planner, Evergreen Consulting

DDC 25-28/001

#### MEETING OPENING

Chairperson Colin Dyer opened the meeting.

DDC 25-28/002

#### APOLOGIES

#### RESOLVED

**That the apology from Councillor Bridget Bell be approved.**

**That an apology for lateness be approved for Mayor Michael Ford.**

**Moved by: Cr Raewyn Loader**

**Seconded by: Cr Alison Short**

**CARRIED (4-0)**

DDC 25-28/003

#### CONFIRMATION OF MINUTES

There are no previous minutes to confirm.

DDC 25-28/004

#### DECLARATIONS OF INTEREST

There were no declarations of interest.

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DDC 25-28/005

PUBLIC FORUM

There were no requests for public forum for this meeting.

DDC 25-28/006

PRESENTATIONS

There were no presentations scheduled for this meeting.

DDC 25-28/007

NOTIFICATION OF LATE ITEMS

There were no late items of business notified for consideration.

DDC 25-28/008

PRESENTATION – PLANNING REFORMS

Matthew Mackay, Principal Policy Planner, Star Wilson-Jennings, Policy Planner and Richard Hills, Senior Policy Planner provided an update to the Committee on the government's planning reforms.

- There were concerns about staff pressures with all the changes, submissions on behalf of council, and business as usual.
- Both the Manawatū District Council and Joint Regional submissions include concerns on the proposed time-frames, and these were explained.
- It was asked if there was any clarity around how 'no net-loss of biodiversity' is to be monitored and enforced, unfortunately officers do not have any information around this currently.

**RESOLVED**

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

**MOVED: Cr Raewyn Loader**

**SECONDED: Cr Sam Hill**

**CARRIED (4-0)**

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DDC 25-28/009

## PRESENTATION – GROWTH FRAMEWORK

Matthew Mackay, Principal Policy Planner, Star Wilson-Jennings, Policy Planner and Richard Hills, Senior Policy Planner provided an update to the Committee on the Growth Framework.

- It was asked if a regional spatial plan would give us more clarity going forward. The team will schedule a future workshop session specifically on spatial planning and the role of the elected members in the new system.
- There have been several meetings regarding Papakainga developments in our district.
- Is there anything being done to protect ruralism and the culture of our villages. Each is slightly different – typography – stormwater considerations – lifestyle etc. Where we are is a starting point for what is next – working with the community.
- Complete the development of village and settlement growth plans ("mini blueprints") for seven villages, including stakeholder engagement, preparing for future phased implementation as growth pressures arise.
- Review and update the feasibility of precincts 1 to 3 in Fielding, including assessment of servicing constraints and potential for future development.
- Updated Councils view on growth areas for 1 to 3 soil types.
- Forecasting industrial land capacity and growth, what is happening in Palmerston North affects Manawātū. Progress the commissioning of the industrial and commercial land demand study, including coordination with CEDA and local stakeholders, with RFP responses due Friday 13 February.

## RESOLVED

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

**MOVED: Cr Raewyn Loader**

**SECONDED: Cr Sam Hill**

**CARRIED (4-0)**

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*The meeting adjourned at 10.00am and resumed at 10.16am.*

DDC 25-28/010

#### PRESENTATION – PLANNING FUNCTION OVERVIEW AND RMA UPDATE

Matthew Mackay, Principal Policy Planner, Star Wilson-Jennings, Policy Planner and Richard Hills, Senior Policy Planner provided an update to the Committee on the Planning Function Overview and RMA update.

*Mayor Michael Ford joined the meeting at 10.36am.*

- Granny flats - residents encouraged to come and talk to council first before putting plans in place to ensure these meet the standards. Monitor inquiries and applications for granny flats/family flats and collect data to inform future housing capacity modelling and policy updates.
- It seems likely there will be a need to update the Development Contributions (DC) Policy to address the new types of development enabled by the NES for Detached Minor Residential Units (granny flats/family flats), including consideration of tiny homes and duplexes. The government is also looking at this as part of changes to development levies under the Local Government Act.
- The RMA in current its form is failing us. It does not speak to a level of detail we require. Matthew Mackay – how do we standardise all this information and there are gaps in the flood map models.
- Continue to monitor and participate in the Horizons Regional Council mapping project for highly productive land and engage as mapping work progresses to ensure Council input is included.

#### RESOLVED

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

**MOVED: Cr Raewyn Loader**

**SECONDED: Cr Sam Hill**

**CARRIED (5-0)**

DDC 25-28/011

#### CONSIDERATION OF LATE ITEMS

There were no late items notified for consideration.



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DDC 25-28/012

PUBLIC EXCLUDED BUSINESS

There were no public excluded items for consideration.

DDC 25-28/013

MEETING CLOSURE

The meeting was declared closed at 11.22am.

**Meeting Video**

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