

# Manawatū District Growth Framework 2025-2055 Strategic Direction

July 2025

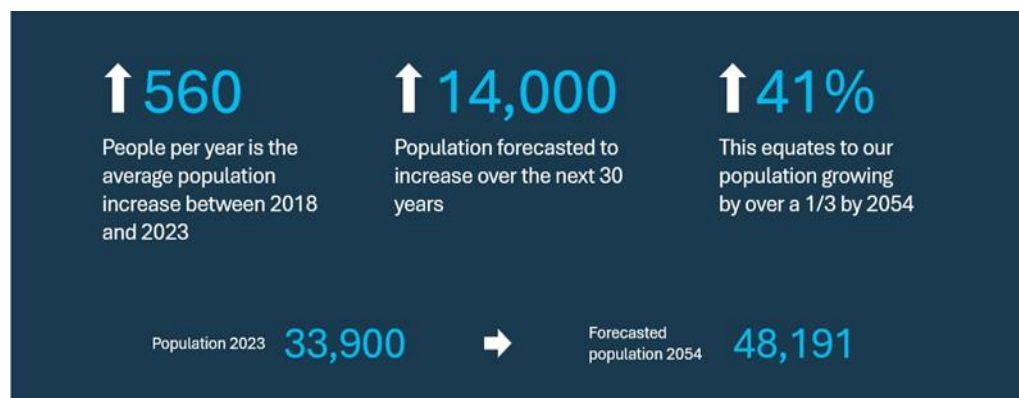
## Planning for growth in the Manawatū

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

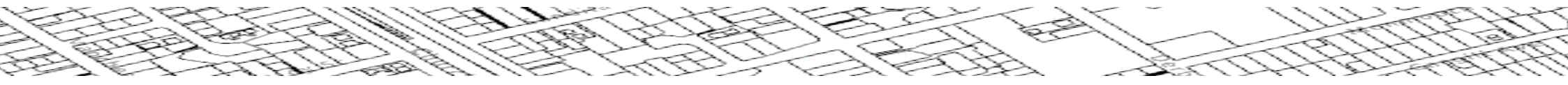
1. Strategic Direction: Growing communities
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6. Actions: Summary Table
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- B. Summary of the National Policy Statement - Urban Development
- C. Key Interdependencies
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- 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:

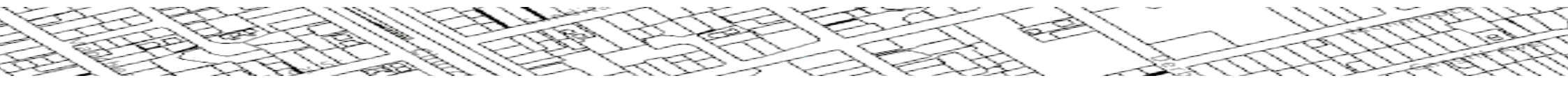
### Introduction

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 pūnahahanga, 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.

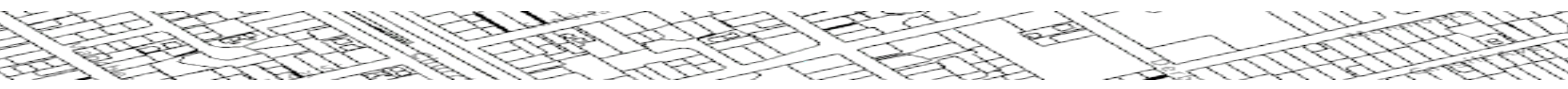
Council must operate within financial limits which impacts on growth infrastructure decisions. Council does not have the resources to pay for growth everywhere at once, so we have to select carefully those areas where the Council will focus its resources to ensure we act in a financially prudent and 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 projections<sup>1</sup> Council's current vision, Vision, and Long-term Plan commitments.

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<sup>1</sup> 2023 Populations Projections prepared for the 2024 Long Term Plan.



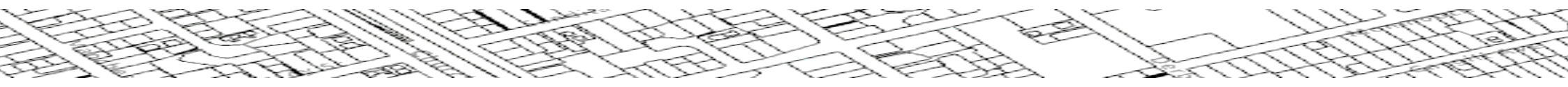
### National Policy Statement: Urban Development

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

### 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.

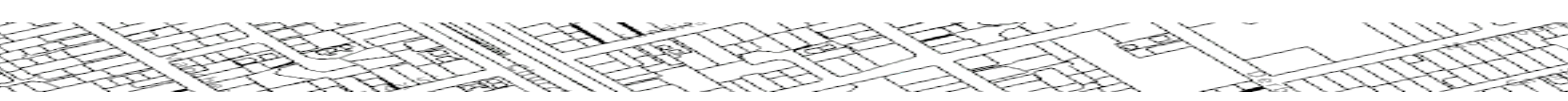


## 1. Strategic Direction: Growing great communities

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:

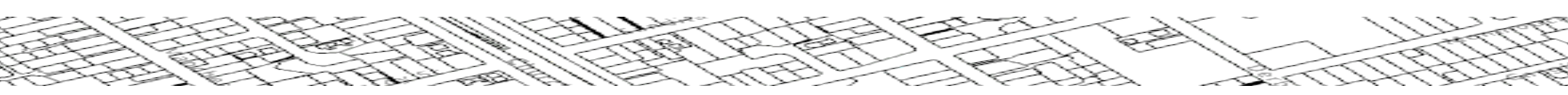
- |                            |                                                                                                                                                                      |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Planning Ahead</b>      | 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.                 |
| <b>Working with Others</b> | an acknowledgement that Council needs to work with the community, iwi, developers, infrastructure providers, and government agencies to deliver new growth.          |
| <b>Building Resilience</b> | 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 Manawātū is resilient to current and future impacts of climate change, natural hazards, in particular flood risk and stormwater management.
- The Manawātū'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:

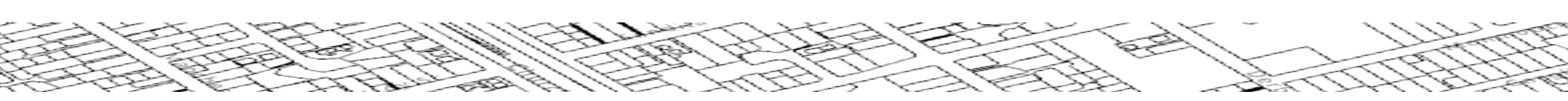
- Precinct 4: Maewa Residential Area
- Precinct 5: Turners Road Industrial Area.

**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

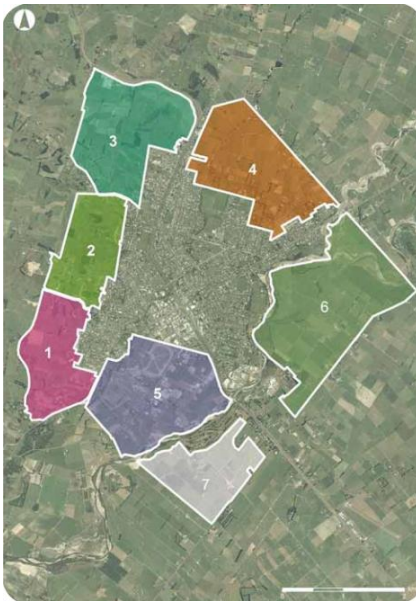


Figure 1 Feilding Framework Plan 2013 Precinct Locations

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

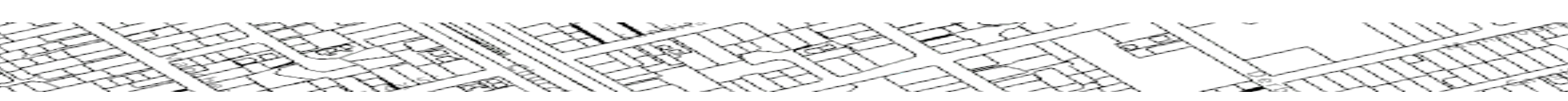
Ensure sufficient development capacity for more businesses and local jobs alongside housing and services to support a growing population. Our growth and economic development strategies will be implemented closely together.

##### **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

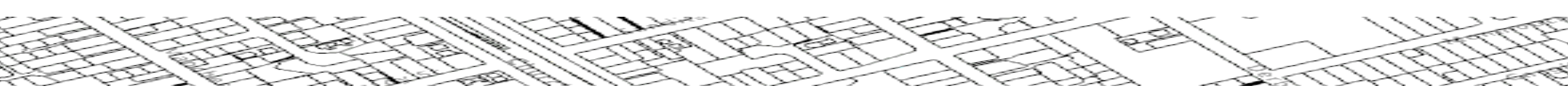
The growth framework encourages growth within and close to existing neighbourhoods that can support intensification over the next 30 years. This will place the majority of growth in these areas accessible by active and public transport (particularly in the future) to jobs, services and amenities. Critical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

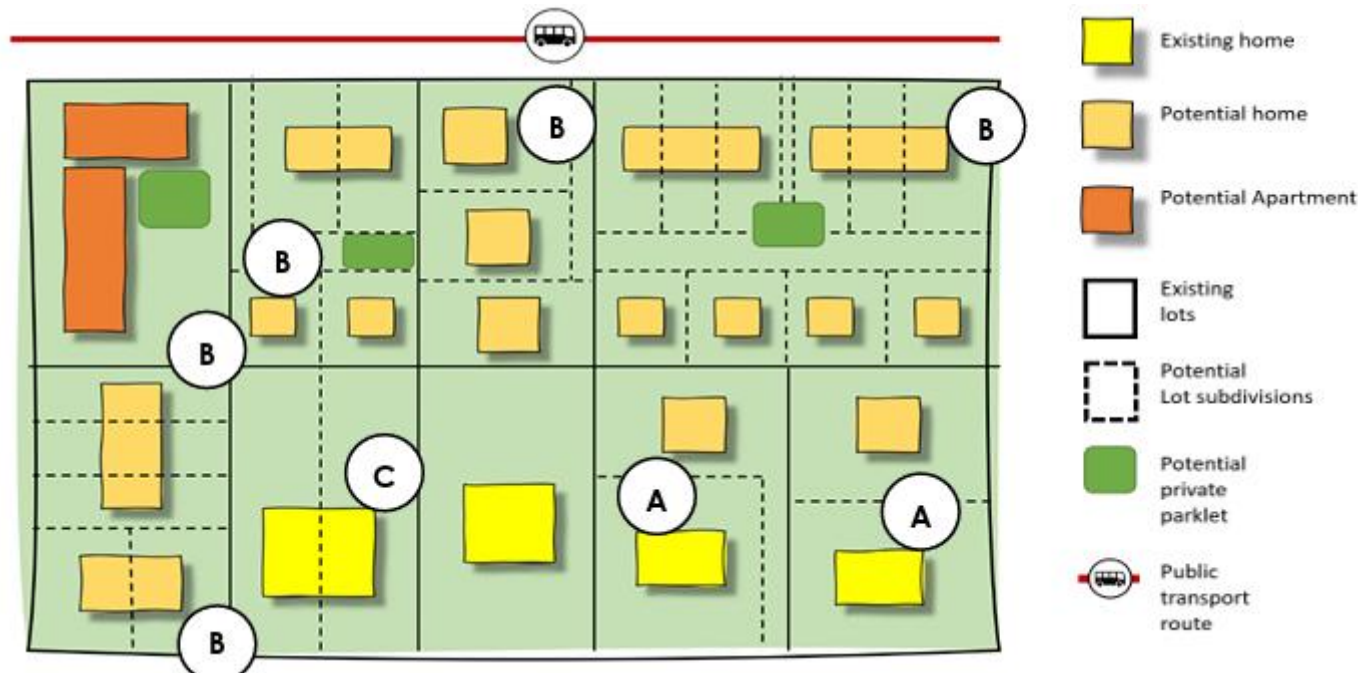
- **What is intensification?**

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.

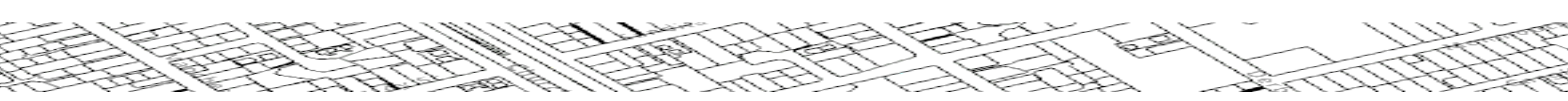
### **4. Supporting infrastructure**

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.



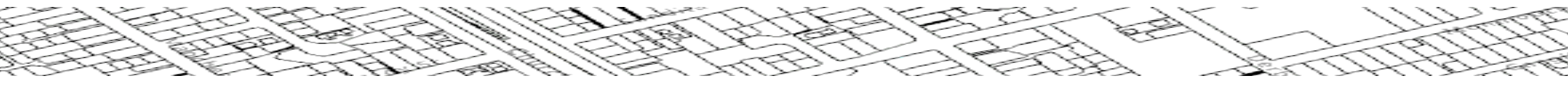


## 6. Actions: Summary Table

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.

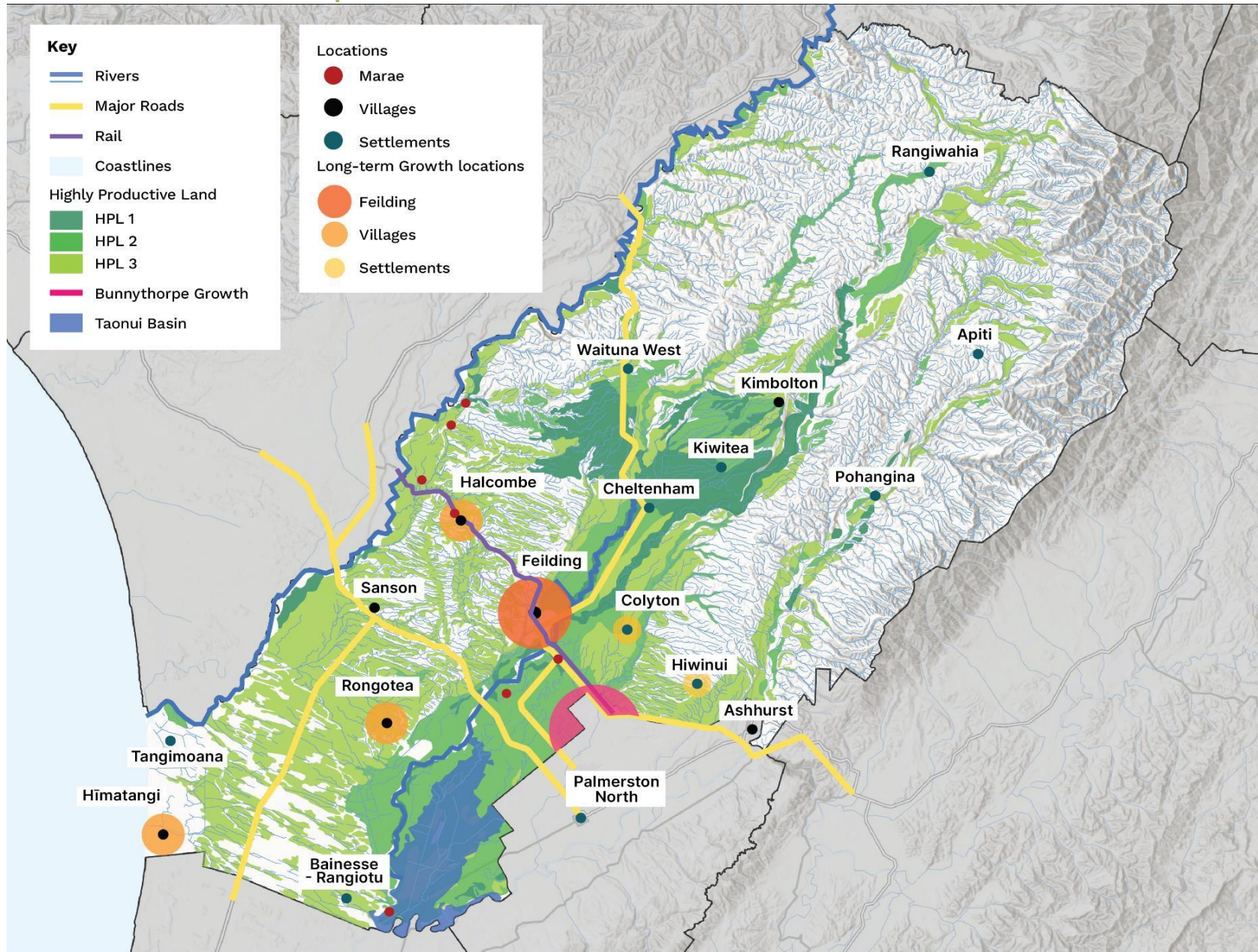
| When                                | What                                                                                                                                 | Where                                                              |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| <b>Short-term<br/>(Years 0-3)</b>   | • 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                                                      |
| <b>Medium-term<br/>(Years 3-10)</b> | • 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"> <li>Review and update Village Growth Blueprints</li> </ul>                    | TBC                            |
|                                    |                                                                                                                  |                                |
| <b>Long-term<br/>(Years 10-30)</b> | <ul style="list-style-type: none"> <li>Complete Feilding growth projects scheduled in the LTP</li> </ul>         | Maewa Residential Area, TBC    |
|                                    | <ul style="list-style-type: none"> <li>Rezone land for the long-term growth of villages</li> </ul>               | Villages and Rural Settlements |
|                                    | <ul style="list-style-type: none"> <li>Designate &amp; purchase land for future growth infrastructure</li> </ul> | TBC                            |
|                                    | <ul style="list-style-type: none"> <li>Review Growth Framework</li> </ul>                                        | District Wide                  |



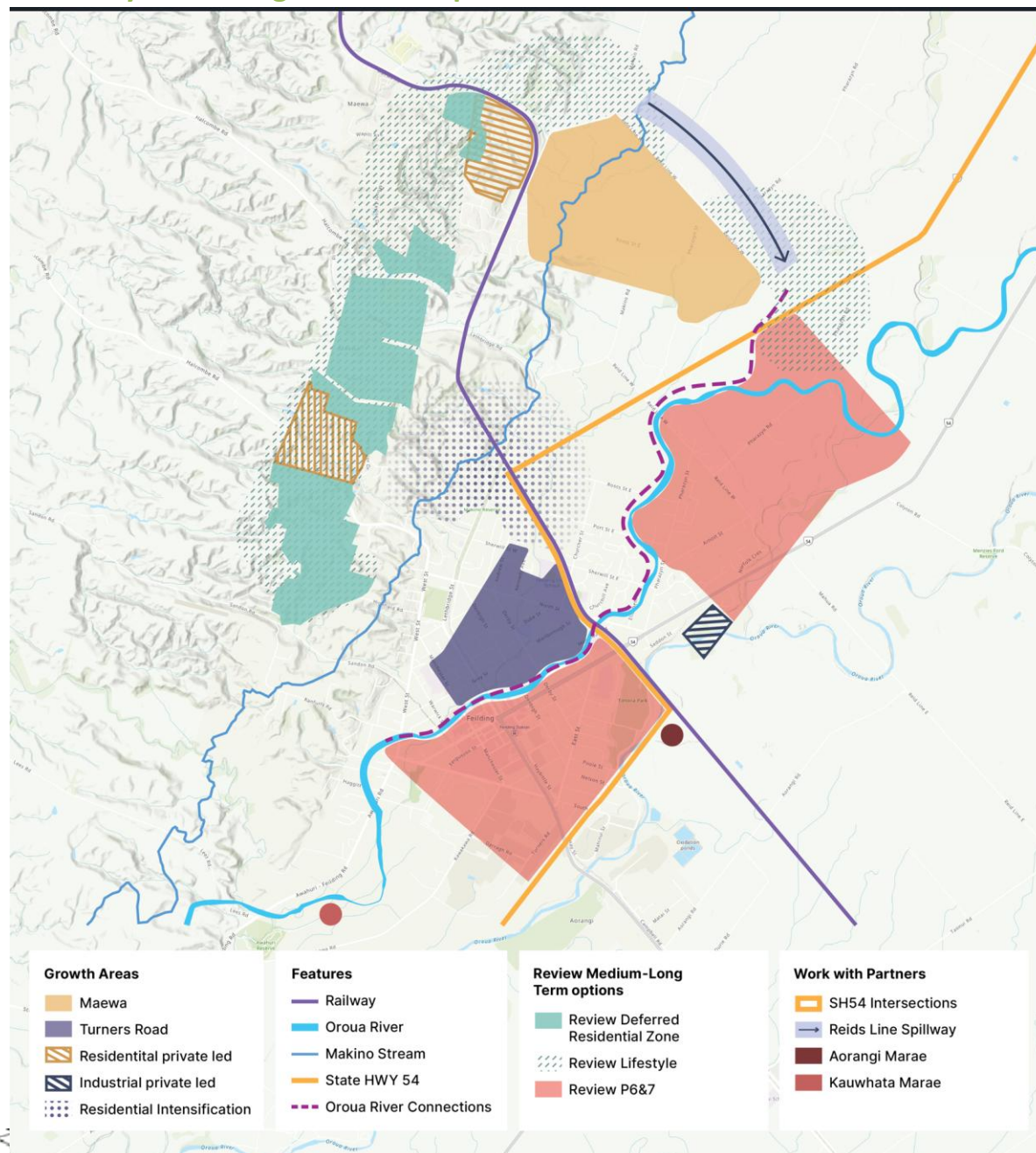


## District Growth Location Map

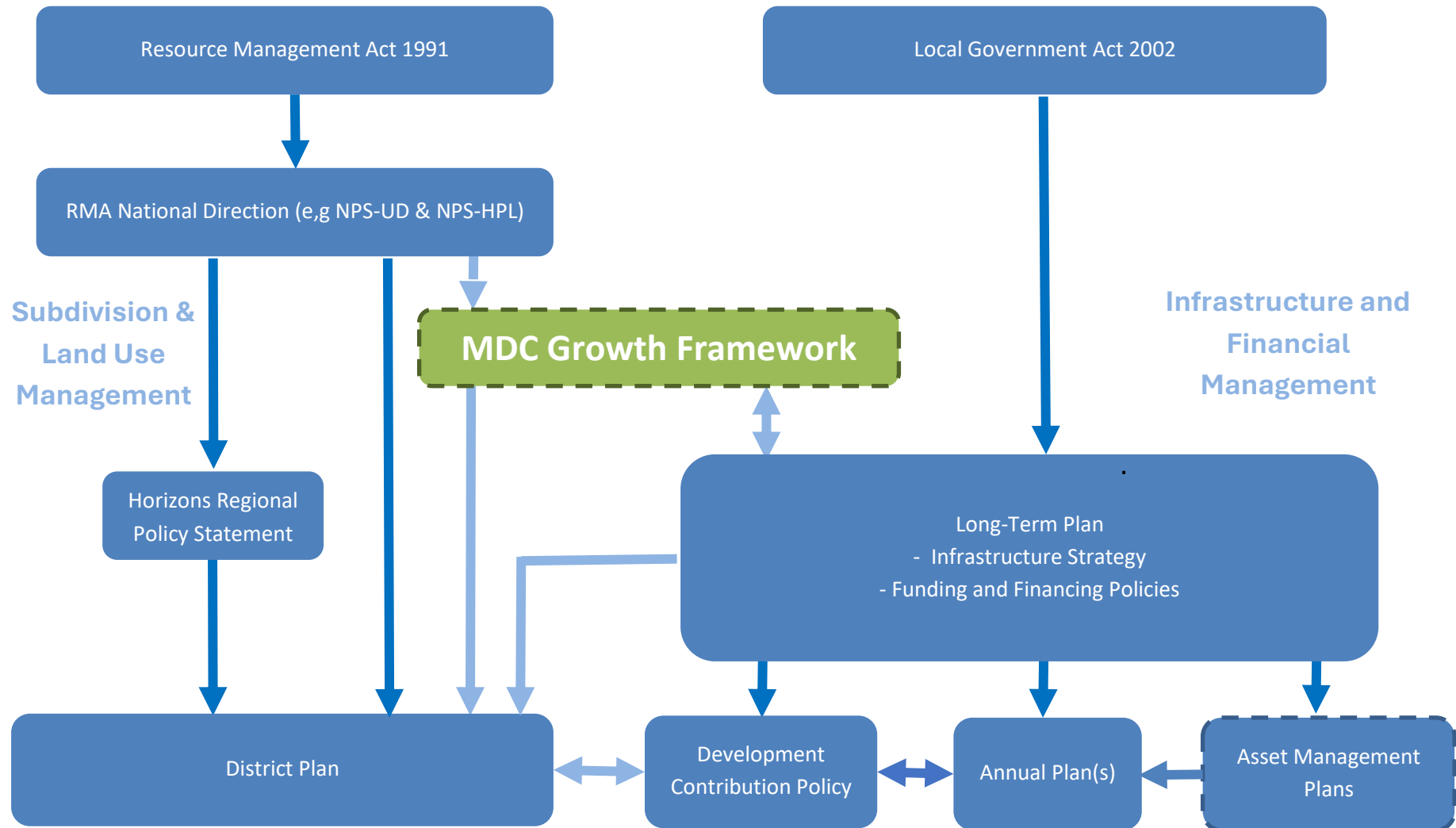




## Summary of Feilding Growth Proposals



## 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:

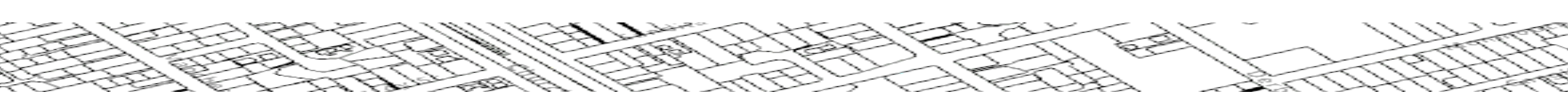
- Achieve well-functioning urban environments in their existing and future urban areas.
- Provide at least sufficient development capacity over the next 30 years to meet expected demand.
- Assist with the integration of planning decisions under the RMA with infrastructure planning and funding decisions.

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.

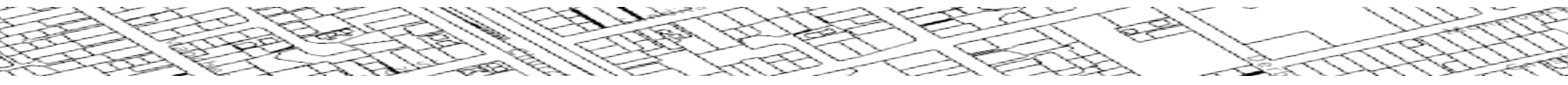


## Appendix C: Key interdependencies

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 &amp; 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"> <li>• Central Government have indicated changes are proposed to the NPS:HPL to exclude Class 3 land. No actual changes are proposed at this point.</li> <li>• 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.</li> <li>• Lifestyle housing or urban development are not supported on highly productive land. Urban development could proceed only if no other options are viable.</li> </ul>                                                                                                                                                                 |
| Flood Hazard Management           | <p>Horizons Regional Council has oversight for flood protection in the Manwatū District.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Horizons has an active project underway to complete the Reids Line Spillway and divert rural floodwater around the Feilding urban area.</li> <li>• Horizons also has a role managing existing flood defence infrastructure – including ensuring Feilding is protected from 1:200 year storm events.</li> <li>• Horizons Regional Council is responsible for modelling flood hazards across the region &amp; 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.</li> </ul> |
| 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"> <li>• example State Highway 54 travels through Feilding. Council is aware of pressure on a number of key intersections across the route &amp; the need to work with Waka Kotahi &amp; NZTA to make improvements. Waka Kotahi has responsibility for the route &amp; decision making.</li> <li>• The North Island trunk rail line travels through Feilding and Halcombe, Kiwirail has authority over the rail line.</li> </ul>                                                                                                                                                                       |
| Te Utanganui Central New Zealand distribution hub & the Palmerston North Integrated Transport Initiative. | <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• Both projects will influence growth &amp; impact of transport movements between the Manawatū &amp; Palmerston North City.</li> </ul> |

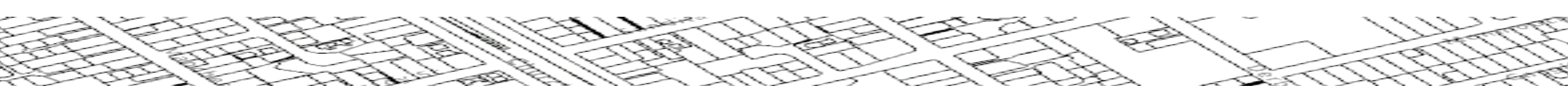


## Appendix D: Summary of Feedback on Draft Growth Framework

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

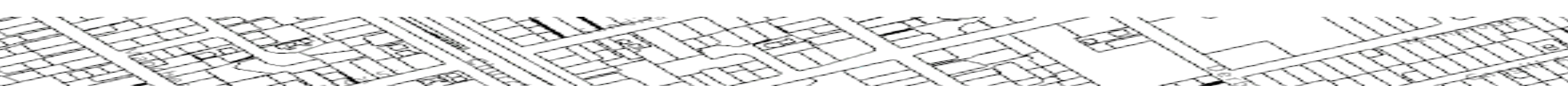
Council has completed an initial housing assessment to ascertain current growth capacity & alignment with NPS-UD requirements. This work refines and updates that completed for the Projections & Environmental Scan that informed the 2024 LTP. Capacity calculations are based on:

- 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 350m<sup>2</sup>.
- 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)

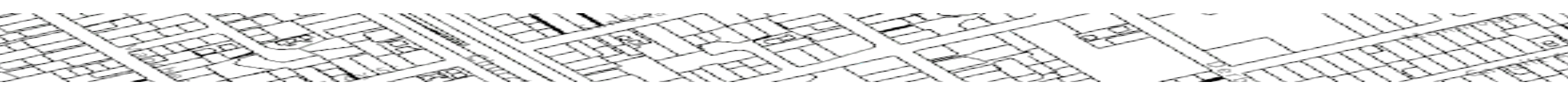
### 2002-2023 New housing construction location:

- 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%

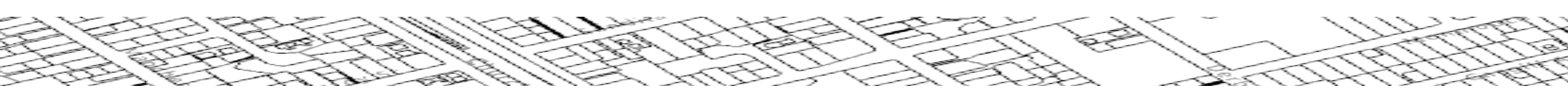
70% of new rural titles created are on Highly Productive Land.

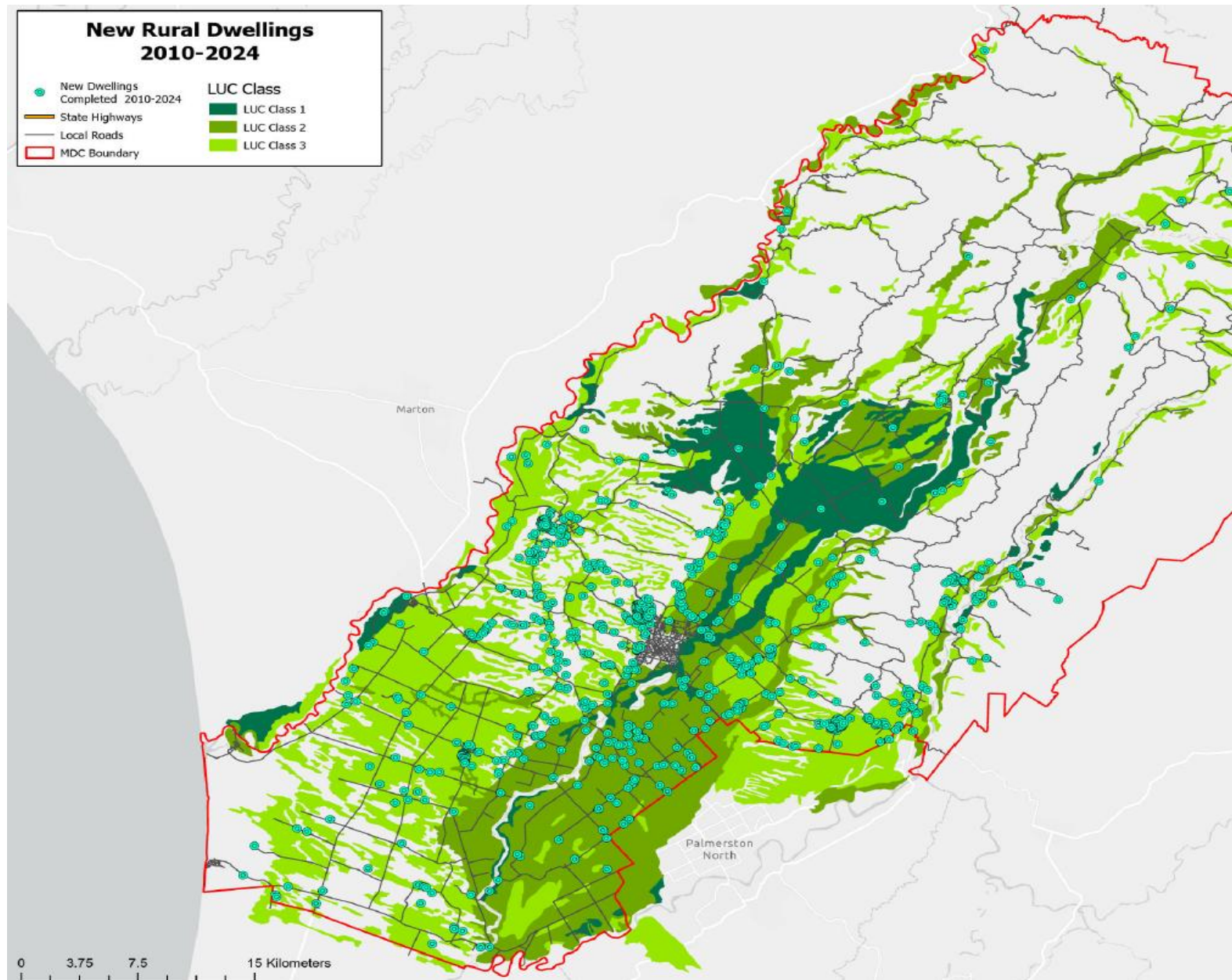


### Focus on 2010-2024:

- 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?                                                                                                                                                                                         |         | ✓     |                   |            |         |            | ✓        | ✓         |         | ✓         |         | ✓         | ✓          | ✓        |        |          | ✓          |              |        |  |