



TARARUA District Plan

GUIDING **GROWTH**, PROTECTING **RESOURCES**

Celebrating our **heritage**, creating a **healthy, green** and fair **future for all**

Mixed-Use Zone

Council has been busy developing our Draft District Plan and now we want to hear what you think. Join us in shaping the future of our district by sharing your ideas and feedback.

So, what is the District Plan and how does it affect me?

The District Plan controls how land is used, developed, and subdivided across the Tararua District. It outlines where specific activities can happen, under what restrictions, and protects important natural and cultural features. This plan impacts how you and your neighbours can use and develop your properties. Often, people only become aware of the District Plan's rules when they're ready to start a new activity or redevelop their property.

Subdivision Chapter Updates:

Lot Size Adjustments: Align minimum lot size standards with best practices to support the mixed-use development vision.

Tararua District Council is updating the District Plan to establish a Mixed-Use Zone (MUZ) around town centres, supporting a blend of commercial, light industrial, and ancillary residential activities. This draft aligns with the National Planning Standards 2019, aiming to create flexible development opportunities while preserving the district's urban hierarchy.

Key Objectives of the Mixed-Use Zone (MUZ) review:



Encourage commercial and light industrial uses, with some allowances for residential activities where they are secondary to primary uses



Protect high-foot-traffic areas on main streets in Dannevirke, Woodville, Pahiatua, and Eketāhuna by limiting uses to retail, hospitality, and professional services



Ensure that new projects respect adjacent areas, especially where the zone borders other types of land use

Proposed Changes for the General Residential Zone (MUZ):

Expanded Objectives & Policies: Promote flexibility for a variety of activities, balancing commercial growth with protections against incompatible land uses.

Clear Rules and Standards: Specify activities permitted as of right, restrict medium-heavy industrial and isolated residential uses, and maintain standards for noise, setbacks, and building placement.

Central Retail Area Guidelines: Designate high-traffic areas exclusively for pedestrian-friendly activities, prohibiting new vehicle access to maintain a safe and vibrant streetscape.

Updated Matters of Discretion: Provide clear direction on consenting, focusing on managing the impact of higher intensity uses and maintaining the character of the MUZ and adjacent zones.

These proposed changes aim to foster dynamic, multi-functional urban spaces while enhancing town centre vitality and preserving residential, commercial, and industrial zones. Public feedback and further technical insights will shape the final plan.



Have your say on the proposed changes at www.tararua.govt.nz/districtplan