

Memorandum

To Matthew Mackay, Andrea Harris
From Rochelle Waugh
Date 12 September 2023
Subject **Flood Channel Zone Review: Recommended Underlying Zones**

Purpose

As part of Plan Change A to the Manawātū District Plan, the existing Flood Channel Zones 1 and 2 are being uplifted and will be replaced with flood hazard overlays as required by the National Planning Standards. Where the new flood hazard overlays are recommended, an underlying zone is required to be applied to this land. In the majority of areas throughout the Manawātū District, land that is currently zoned Flood Channel Zone 1 or 2 will have the General Rural Zone applied. However, in some locations, an underlying General Rural Zone may not be appropriate given the existing land use activities and surrounding zones.

The purpose of this memorandum is to identify which zone should be applied to replace the Flood Channel Zones where there could be more than one zone apply or the land abuts another zoning. In many instances the General Rural Zone is the most appropriate zoning to use.

For Council owned land that is used for recreation purposes, the Recreation Zone is recommended to replace the Flood Channel Zones.

Note that the majority of places where the Flood Channel Zone is being removed will have a flood hazard overlay imposed (as outlined in the new Natural Hazards Chapter as part of PCA: Rural and Flood Channel Review). This means that buildings and structures will be restricted within the flood hazard overlays. Where an overlay applies to land, the rules subject to the overlay take precedence over the underlying zone provisions.

Locations of Flood Channel Zone where zoning changes may differ from the Rural Zone

1. Rangitīkei River – Putai Ngahere Domain Vinegar Hill

Natural Features and Landscapes (NFL) 3 layer covers some of the Flood Channel Zone. Land adjacent to the Rangitīkei River is zone Rural. Putai Ngahere Domain is zoned as Recreation Zone. A State Highway Network roading designation for SH 54 also runs over the Rangitīkei River.

Recommend: To apply the General Rural Zone in place of the Flood Channel Zone adjoining Putai Ngahere Domain:



2. **Mangamako Conservation Area** – adjoining the Rangitikei River. Owned by the Department of Conservation (DOC).

Recommend: To apply the General Rural Zone in place of the Flood Channel Zone underneath the Mangamako Conservation Area:



3. **Rangitikei River No 2 Marginal Strip:** end of Rangitikei Valley Road near Rewa. Owned by DOC. Looking at the aerial photograph below, it is unclear whether part of the strip is zoned as Flood Channel or all Rural Zone.

Recommend: To apply the General Rural Zone underneath the Rangitikei River No 2 Marginal Strip:



4. **Rewa Conservation Area:** DOC owned. The section is currently a split zone.

Recommend: To apply the General Rural Zone underneath the Rewa Conservation Area:



5. **Planning Map 8: Takapari Conservation Area:** DOC owned. The section is currently split with Rural and Flood Channel Zones.

Recommend: To apply the General Rural Zone underneath the Takapari Conservation Area:



6. **Apiti Scenic Reserve and Oroua River No. 4 Marginal Strip:** Owned by DOC. The Flood Hazard overlay and NFL overlay will apply in this area.

Recommend: To apply the General Rural Zone underneath the Apiti Scenic Reserve and Oroua River No. 4 Marginal Strip:



7. **Waituna West School:** The Flood Channel Zone runs either side of the State Highway Network designation (NZ Transport Agency) and the Waituna West School and hall designations (numbers 21 and 63). Currently surrounded by Rural Zone. The Rural Zone 2 is the underlying zone of school and hall designation.

Recommend: To apply the General Rural Zone to this Flood Channel Zone area:



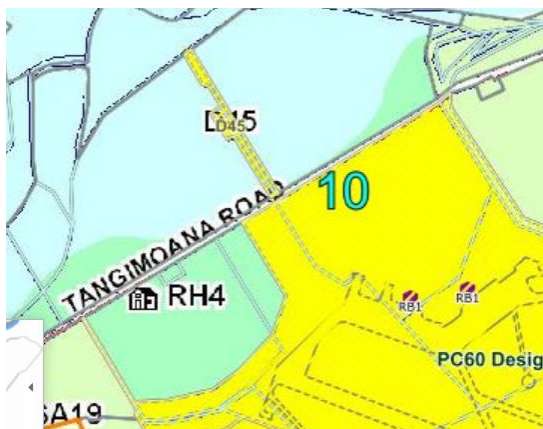
8. **Kakariki:** Industrial and rural zoning next to the Rangitikei River at Kakariki; State Highway designation.

Recommend: To apply the General Rural Zone to this Flood Channel Zone area:



9. **Designation 45** – Ministry of Defence: Ohakea Airbase.

Recommend: To rezone the Flood Channel Zone to General Rural Zone underneath Designation 45:



10. **Designation 44** – Ministry of Defence: Ohakea Airbase.

Recommend: To rezone the land underneath Designation 44 to General Rural Zone:



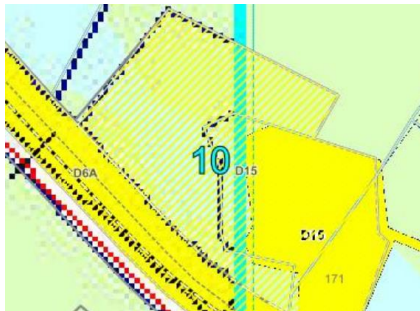
11. **Designation 25 – Manawatū District Council (MDC): Sewage Treatment Purposes.**

Recommend: To rezone land underneath Designation 25 to General Rural Zone:



12. **MDC Designation 15 – Sewage Treatment Purposes, Halcombe Road:** Currently Rural Zone 2 and Flood Channel Zone 2 underneath designation 15. KiwiRail designation (6A) parallel to the Flood Channel Zone.

Recommend: To apply the General Rural Zone underneath Designation 15:



13. **Designation 25: MDC Sewage Treatment, Sanson.**

Recommend: To apply the General Rural Zone underneath Designation 25:



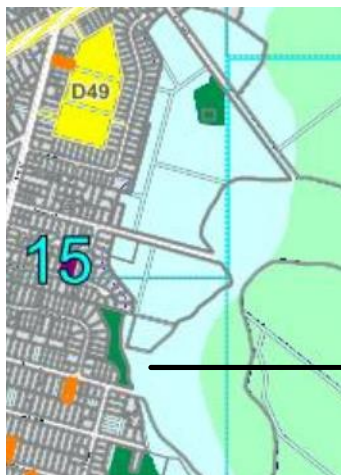
14. **Almadale Reserve:** Flood Channel Zone currently abuts the Recreation Zone and Rural Zone.

Recommend: To replace the Flood Channel Zone with General Rural Zone alongside the Almadale Scenic Reserve:



15. **Timona Park, Feilding:** Only a small part of Timona Park is zoned as Recreation: the soccer clubrooms, car park and some surrounding land within Timona Park. The remaining area is Flood Channel Zone 2.

Recommend: To apply the Recreation Zone in place of the Flood Channel Zone for Timona Park. Some parts at the bottom part of Timona Park need to be rezoned to Recreation to follow the outline of the park but this will need to be a split zone with the General Rural Zone, as shown below:



Rezone to Recreation and split the zone with Rural where Timona Park ends, following the river outline.



16. **Johnston Park, Feilding:** Part of park is zoned Recreation and Flood Channel Zone.

Recommend: To apply the Recreation Zone in place of the Flood Channel Zone for the river side of Johnston Park, with the remaining area General Rural Zone:



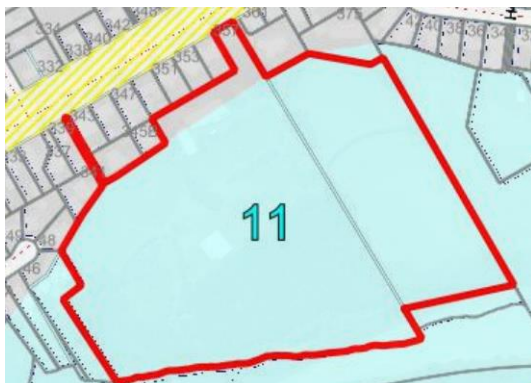
17. **42A, 44, 46 Seddon Street, Feilding:** current split zoning of Residential and Flood Channel Zone.

Recommend: To apply the General Rural Zone in place of the Flood Channel Zone which will continue the split zoning:



18. **357 Kimbolton Road, Feilding:** current split zoning of Residential and Flood Channel Zone.

Recommend: To apply the General Rural Zone to the Flood Channel Zone part of 357 Kimbolton Road which will continue the split zoning as shown below:



19. **375 Kimbolton Road, Feilding:** current split zoning of Residential and Flood Channel Zone.

Recommend: To apply the General Rural Zone to the Flood Channel Zone part of 375 Kimbolton Road which will continue the split zoning:



20. **18 Ruawai Road, Feilding:** current split zoning of Residential and Flood Channel Zone.

Recommend: To apply the General Rural Zone to the Flood Channel Zone part of 18 Ruawai Road which will continue the split zoning:



21. **427 Kimbolton Road, Feilding:** current split zoning of Residential and Flood Channel Zone.

Recommend: To apply the General Rural Zone to the Flood Channel Zone part of 427 Kimbolton Road which will continue the split zoning:



22. **18 Norfolk Crescent, 20 Norfolk Crescent and 24 Norfolk Crescent, Feilding:** current split zoning of Residential and Flood Channel Zone.

Recommend: To apply the General Rural Zone to the Flood Channel Zone part of 18, 20 and 24 Norfolk Crescent which will continue the split zoning:



23. **Section next to 45 Norfolk Crescent, Feilding:** current split zoning of Residential, Rural and Flood Channel zones.

Recommend: To apply the General Rural Zone to the Flood Channel Zone part of the section next to 45 Norfolk Crescent which will continue the split zoning of Residential and Rural zones:



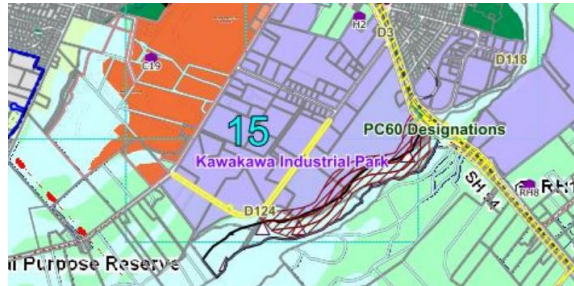
24. **Industrial Zoning, Oroua River, Feilding:**

Recommend: Apply the General Rural Zone between the Industrial Zones on either side of the Oroua River:



25. Kawakawa Industrial Park, Industrial Zone.

Recommend: Apply the General Rural Zone up to the Kawakawa Industrial Park on the southern side of State Highway 54:



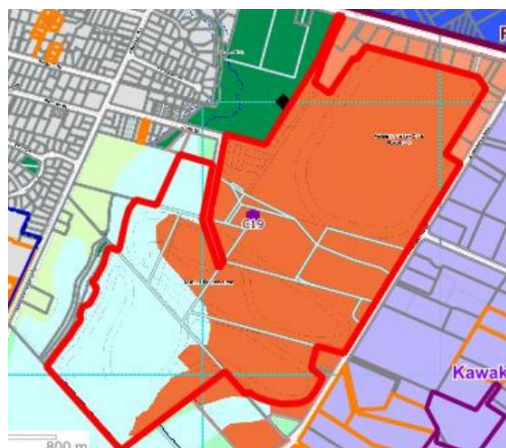
26. **120, 126, 156 Kawakawa Road:** Where Flood Channel is located within the Manfeild Park Zone (below), apply the Manfeild Park Zone. The General Rural Zone is to replace the Flood Channel Zone outside of the Manfeild Park Zone. This enables the zoning to follow the existing land use activities.

Recommend: Apply Manfeild Park Zone to the Flood Channel Zone part of 126 and 120 Kawakawa Road, parts of which are already zoned Manfeild Park. The Flood Channel Zone part of 156 Kawakawa Road is to be rezoned as General Rural Zone:



27. Remaining Manfeild Park

Recommend: Rezone Flood Channel Zone of Manfeild Park to Manfeild Park Zone as shown in the red outline:



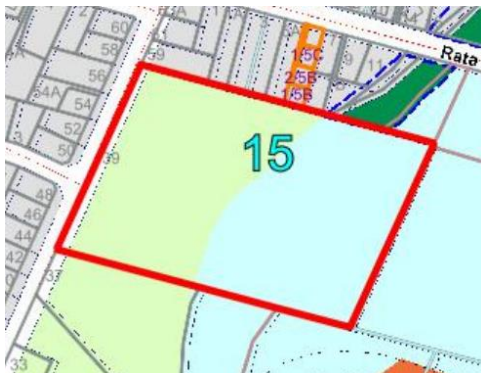
28. **Part of walkway between Kitchener Park and Kowhai Park, Rata Street:** owned by MDC.

Recommend: Flood Channel Zone to become Recreation Zone:



29. **39 Awahuri Road, Feilding**

Recommend: Rezone the Flood Channel Zone at 39 Awahuri Road to General Rural Zone:



30. **Walkway between Kitchener Park and Kowhai Park:** Esplanade reserve owned by MDC.
Small part on lower west end is zoned Recreation.

Recommend: Rezone Flood Channel Zone part to Recreation Zone:



31. **Walkway between Kitchener Park and Kowhai Park:** Land Information New Zealand (LINZ) owns the narrow slither of land between MDC owned land (below). Small part at the top of the section is already zoned Recreation.

Recommend: Flood Channel Zone to be rezoned to Recreation:



32. **Walkway between Kitchener Park and Kowhai Park:** MDC owned land on either side of LINZ section (above).

Recommend: Rezone Flood Channel Zone to Recreation Zone:



33. **101 Awahuri Road, Feilding:**

Recommend: Flood Channel Zone to be rezoned to General Rural Zone.



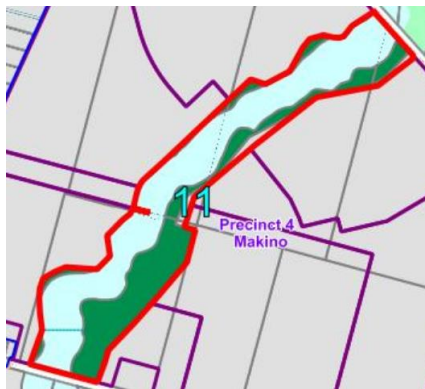
34. 15 Rata Street, Feilding

Recommend: Rezone the Flood Channel Zone part of 15 Rata Street to General Rural Zone:



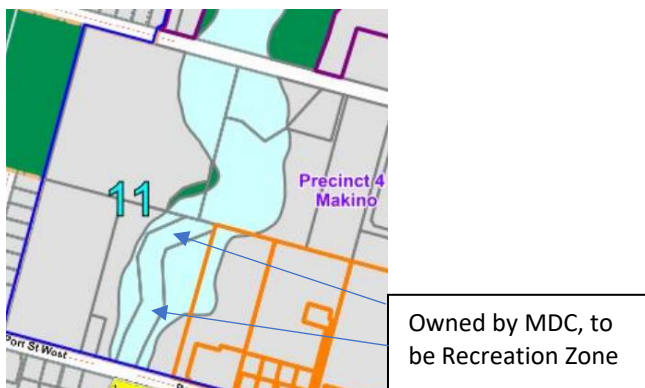
35. Precinct 4, Feilding: Owned by MDC – area for recreation and stormwater detention pond for Precinct 4.

Recommend: Rezone the Flood Channel Zone in the recreation and stormwater detention pond area in Precinct 4 to Recreation Zone. Rezone the small slither of Residential Zone (Precinct 4) on the south eastern boundary of this area to Recreation:



36. Precinct 4, Feilding:

Recommend: The following part of Precinct 4 is owned by various people including MDC. All Flood Channel zoned land in this area between Port Street East and Root Street East is to be rezoned Residential (Precinct 4) except the recreation area in the lower part of the map which is owned by MDC (shown with arrows), which is to be rezoned as Recreation:



37. **Kawakawa Road area:** Kawakawa Road Conservation Area; Mangaone Local Purpose Reserve; Awahuri Scenic Reserve. Mangaone Local Purpose Reserve is owned by HRC. Kawakawa Road Conservation Area and the Awahuri Scenic Reserve are owned by MDC (Kitchener Park).

Recommend: To rezone Kawakawa Road Conservation Area, Mangaone Local Purpose Reserve and Awahuri Scenic Reserve as Recreation Zone.



38. **MDC Designation 35: Sewage Treatment Purposes:** Kawakawa Road, Feilding.

Recommend: To rezone Flood Channel zoned land to General Rural Zone.



39. **Pohangina:** Legal Road Conservation Area: owned by DOC.

Recommend: To apply General Rural Zone underneath the Legal Road Conservation Area:



40. **Domain Road, Pohangina:** owned by MDC. Part zoned Recreation, Rural and Flood Channel Zone.

Recommend: Rezone Flood Channel Zone to Recreation Zone which will retain a split zoned lot.



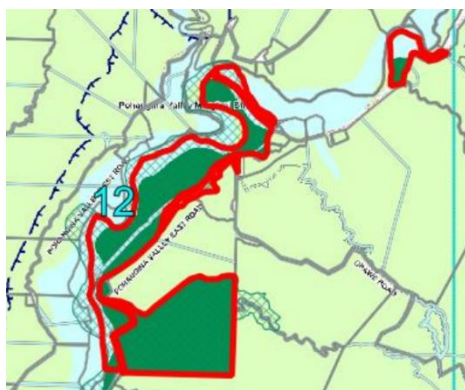
41. **Pohangina River Marginal Strip and Pohangina Conservation Area:** DOC owned.

Recommend: Pohangina River Marginal Strip and Pohangina Conservation Area to become General Rural Zone:



42. **Totara Reserve and surrounding areas: Churchill Road, Pohangina Valley East Road, Pohangina:** Owned by Horizons Regional Council. Mixed Recreation and Flood Channel Zones.

Recommend: Rezone the Flood Channel Zone to Recreation Zone within the red boundary below. Flood Channel Zone outside the red areas is to be rezoned General Rural Zone.



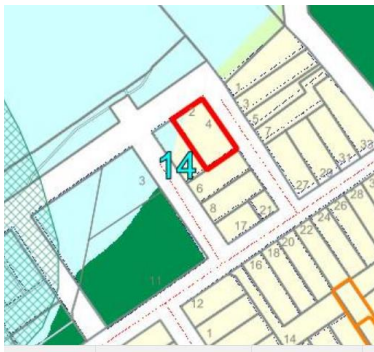
43. **Pohangina Valley East Road, Pohangina:** below Totara Reserve. MDC owned.

Recommend: Rezone Flood Channel Zone to Recreation Zone with remainder of area being General Rural Zone:



44. **Tangimoana Village: 4 Domain Parade, 2 and 4 Paua Street:** Currently split zone of Flood Channel and Village Zones.

Recommend: The following lots: 4 Domain Parade, 2 and 4 Paua Street to become Village Zone where the Flood Channel Zone traverses Village Zone.



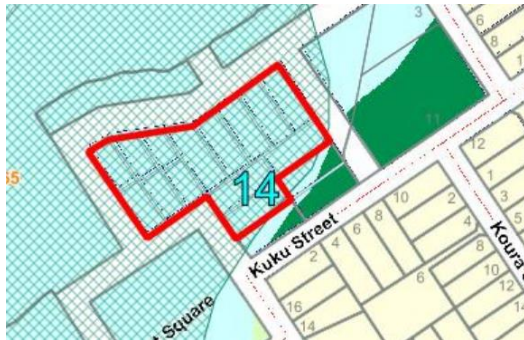
45. **Tangimoana Village, Flood Channel Zone:** land that is owned by MDC.

Recommend: to rezone MDC owned land currently zoned Flood Channel to Recreation, as shown below (excluding any existing Village Zone land):



46. **Kuku Street, Tangimoana Village:** land is owned by MDC.

Recommend: Rezone Flood Channel Zone to Recreation Zone:



47. **Kuku Street, Tangimoana:** LINZ owns this section and is part zoned Recreation. It also has a HRC flood control structure located on it.

Recommend: Rezone Flood Channel Zone to Recreation Zone:



48. **Tangimoana Beach Road – owned by Rangitāne O Manawatū Cultural Trust:** Majority of section is Recreation Zone.

Recommend: Apply Recreation Zone to replace Flood Channel Zone:



49. **Corner Kina Street and Tangimoana Beach Road Tangimoana:** part Recreation Zone. Owned by MDC.

Recommend: Rezone Flood Channel Zone to Recreation Zone.



50. **Tangimoana Beach Road:** DOC owned. Part Recreation Zone and Flood Channel Zone.

Recommend: Rezone Flood Channel Zone to Recreation Zone.



51. **Tangimoana Beach Road:** DOC owned. Part Recreation Zone.

Recommend: Rezone Flood Channel Zone to Recreation Zone:



Recommend: Rezone Flood Channel Zone to General Rural Zone on larger part of lot below (where the number 14 sits below). Remaining Flood Channel Zone within the red area to be rezoned General Rural Zone:



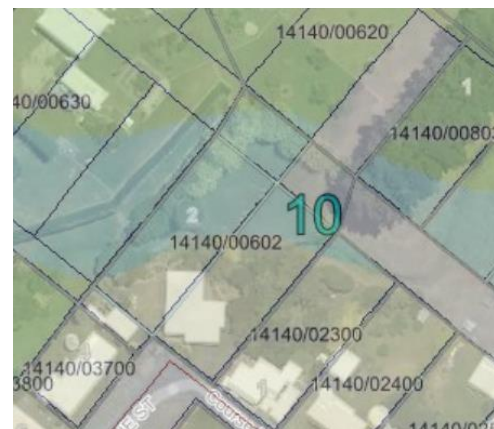
52. **Greenaway Road Conservation Area, near Rongotea:** DOC owned.

Recommend: Apply General Rural Zone underneath Greenaway Road Conservation Area:



53. **2 Milne Street, 1 Course Lane, Sanson:** Currently split zone of Village and Flood Channel zones.

Recommend: 2 Milne Street, 1 Course Lane: north of stream to become General Rural Zone; south of stream to become Village Zone:



54. **Rongotea Village Zone:**

Recommend: rezone Flood Channel Zone which traverses the Village Zone to Village Zone. Where Flood Channel Zone traverses the Rural Zone, rezone to General Rural Zone:



55. Lower Manawātū:

Recommend: Flood Channel Zones to be rezoned General Rural Zone:

