

Manawātū District Council District Plan Review

Draft Plan Change A: Rural and Flood Channel Review

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General Rural Zone

The Manawātū District Council has prepared Draft Plan Change A: Rural and Flood Channel Review (PCA) to the Manawātū District Plan which includes a new General Rural Zone to manage rural land use and subdivision in the Manawātū District. This factsheet outlines the key changes being considered as part of Draft PCA for the rural areas in the Manawātū District.

Council is now seeking feedback on the draft provisions before PCA is formally notified under the Resource Management Act 1991.

Why is Council reviewing the Rural Zone?

The Rural Zone has not been comprehensively reviewed since it was introduced into the District Plan in the mid-1990s. There are a number of provisions for the Rural Zone in the current District Plan that are out of date and no longer relevant.

Council has drafted a new General Rural Zone chapter and a new Natural Hazards chapter to manage flood hazard risk. The plan change also introduces changes to how subdivision in the rural areas is undertaken.

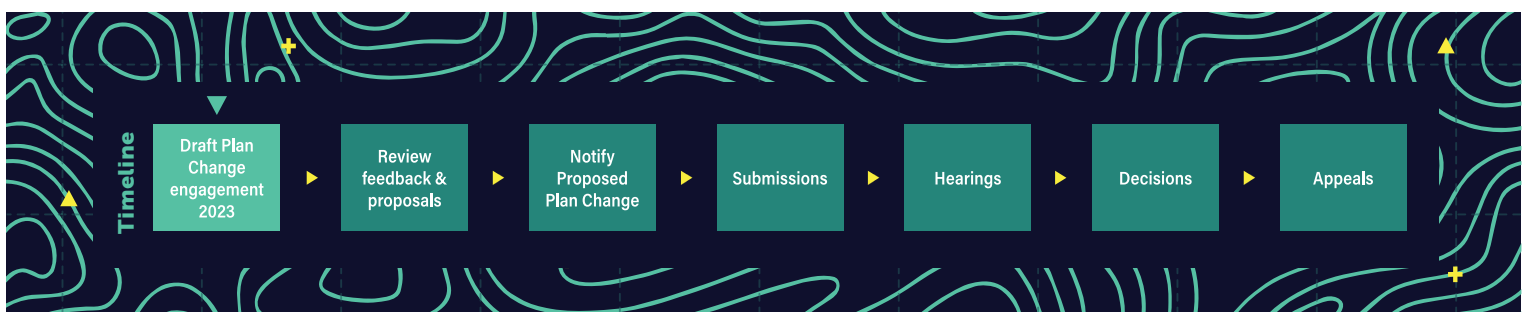
What changes are proposed?

The focus of the Rural Zone review is to ensure that rural areas in the Manawātū District are protected for farming activities, reflecting the importance of farming to the Manawātū economy. The intent of the draft provisions is to enable farming activities and discourage those activities that don't need to be located in the rural areas such as a joinery or panel beating business.

Council is proposing a new General Rural Zone to replace the existing Rural Zones 1 and 2. The draft General Rural Zone chapter has been prepared and includes provisions for managing land that has been classified as highly productive land, and for land outside of this classification. Refer to the factsheet on Highly Productive Land to learn more.

Many of the provisions in the District Plan relating to farming have been retained, with a number of amendments proposed to make using the plan easier. PCA includes updated rules for managing intensive farming, including new definitions for intensive indoor farming and intensive outdoor farming, and an amended definition for farming (for example, to recognise free range poultry farming).

Council has also reviewed the flood hazard risk for the Manawātū District. A new Natural Hazards Chapter has been prepared which proposes flood hazard overlays to manage flood risk. These flood hazard overlays override the General Rural Zone provisions. More information can be found on the Review of Flood Hazards Factsheet.



Can I still subdivide my Rural Land?

Draft Plan Change A includes new subdivision rules for the General Rural Zone and land subject to the Flood Hazard Overlays. Subdivision rules to create additional lots have also been drafted as follows:

Highly Productive Land	Land that is not highly productive
Non-Complying Activity	2 additional lots at 8,000m ² = Restricted Discretionary Activity 3+ additional lots = Discretionary Activity

What happens to the existing nodal areas?

Council is proposing to remove the existing nodal areas and corresponding rules from the District Plan. The nodal areas are largely over land that is classified as highly productive land which, as required by the National Policy Statement for Highly Productive Land, is to be protected for land based primary production. For land that is not classified as highly productive, subdivision of land is enabled as outlined in the table above. This is similar to what the District Plan currently allows for in nodal areas.

What happens to managing significant natural areas?

The provisions relating to indigenous biodiversity and significant natural areas are proposed to be deleted to give effect to the direction in Horizons One Plan. While the National Policy Statement for Indigenous Biodiversity (NPS:IB) has recently been released, the provisions in the District Plan have not been reviewed since they were originally added in the mid 1990s. The majority of the areas in the District Plan have been confirmed as rare, threatened or at risk areas under the One Plan and corresponding regional rules apply. Additional District Plan rules to protect these areas is therefore not necessary. Further work is required to identify significant natural areas to implement direction required by the NPS:IB and will be the subject of a future plan change to the District Plan.

Other Consequential Changes to the District Plan

With the change in overall approach in the General Rural Zone, the new flood hazard overlays, and corresponding subdivision rules, there are a number of consequential changes that are also required to ensure the District Plan provisions are consistent and easier to use. The substantive consequential changes have been identified as a separate chapter in PCA and the plan is easier to use.

How to provide comments

To view the new draft chapters included in PCA, the maps for the extent of highly productive land, the flood hazard overlays, or to read the other fact sheets about the draft plan change, visit Council's website: www.mdc.govt.nz/dpreview or **scan the QR code.**

Comments on the new draft chapters for PCA close on **4pm 24 November 2023** and can be emailed to the Council at: districtplanreview@mdc.govt.nz



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