

**Manawātū District Council District Plan Review**

Draft Plan Change A: Rural and Flood Channel Review

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# Highly Productive Land

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 in the district.

This Factsheet provides information about what is highly productive land and how Draft PCA provides for activities on highly productive land. Check out the Council website [www.mdc.govt.nz/dpreview](http://www.mdc.govt.nz/dpreview) to read more about PCA and the Flood Hazard Factsheet.

**What is the National Policy Statement for Highly Productive Land?**

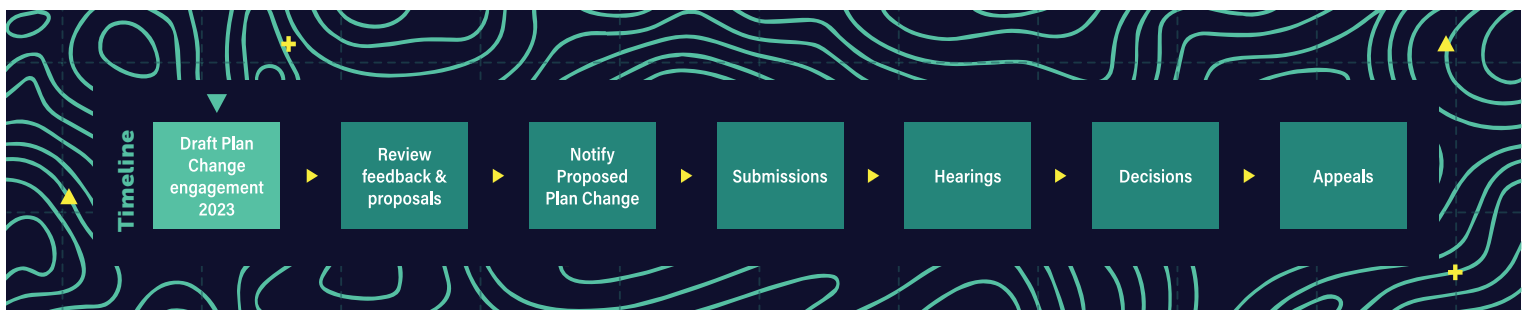
The Government released the National Policy Statement for Highly Productive Land (NPS:HPL) in September 2022 and it came into force on 17 October 2022. The NPS:HPL overrides provisions in the District Plan until the District Plan has been updated to reflect the NPS:HPL.

The overall objective of the NPS:HPL is: Highly Productive Land is protected for use in land based primary production, both now and for future generations. The policies in the NPS:HPL direct that:

- highly productive land is recognised as a resource with finite characteristics and long term values for land based primary production
- highly productive land is mapped
- use of land is prioritised and supported for land based primary production
- urban rezoning is avoided (except for in limited situations)
- subdivision is avoided (except for in limited situations)
- highly productive land is protected from inappropriate use and development
- reverse sensitivity effects are managed so as not to constrain land based primary production

The NPS:HPL is directive and provides limited ability for Council to establish a local approach.

A copy of the NPS:HPL can be found here [environment.govt.nz/publications/national-policy-statement-for-highly-productive-land](http://environment.govt.nz/publications/national-policy-statement-for-highly-productive-land)



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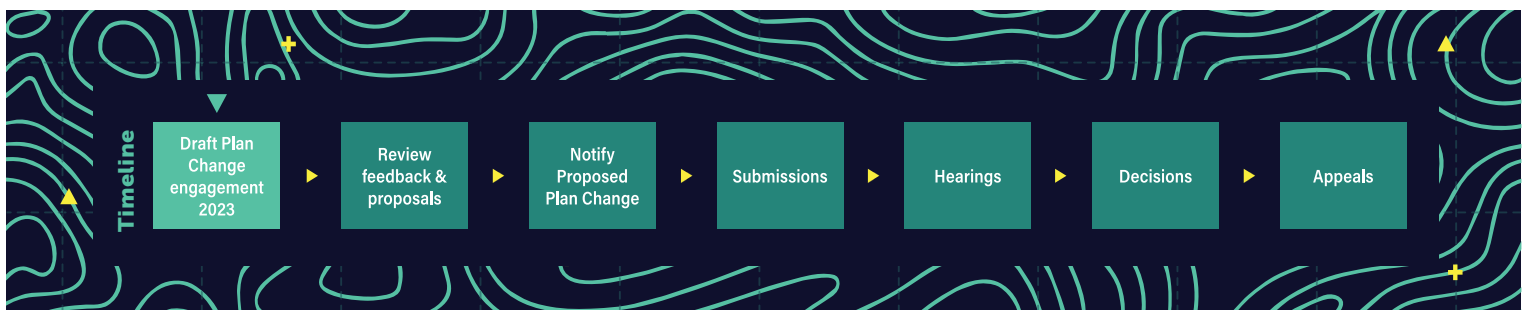
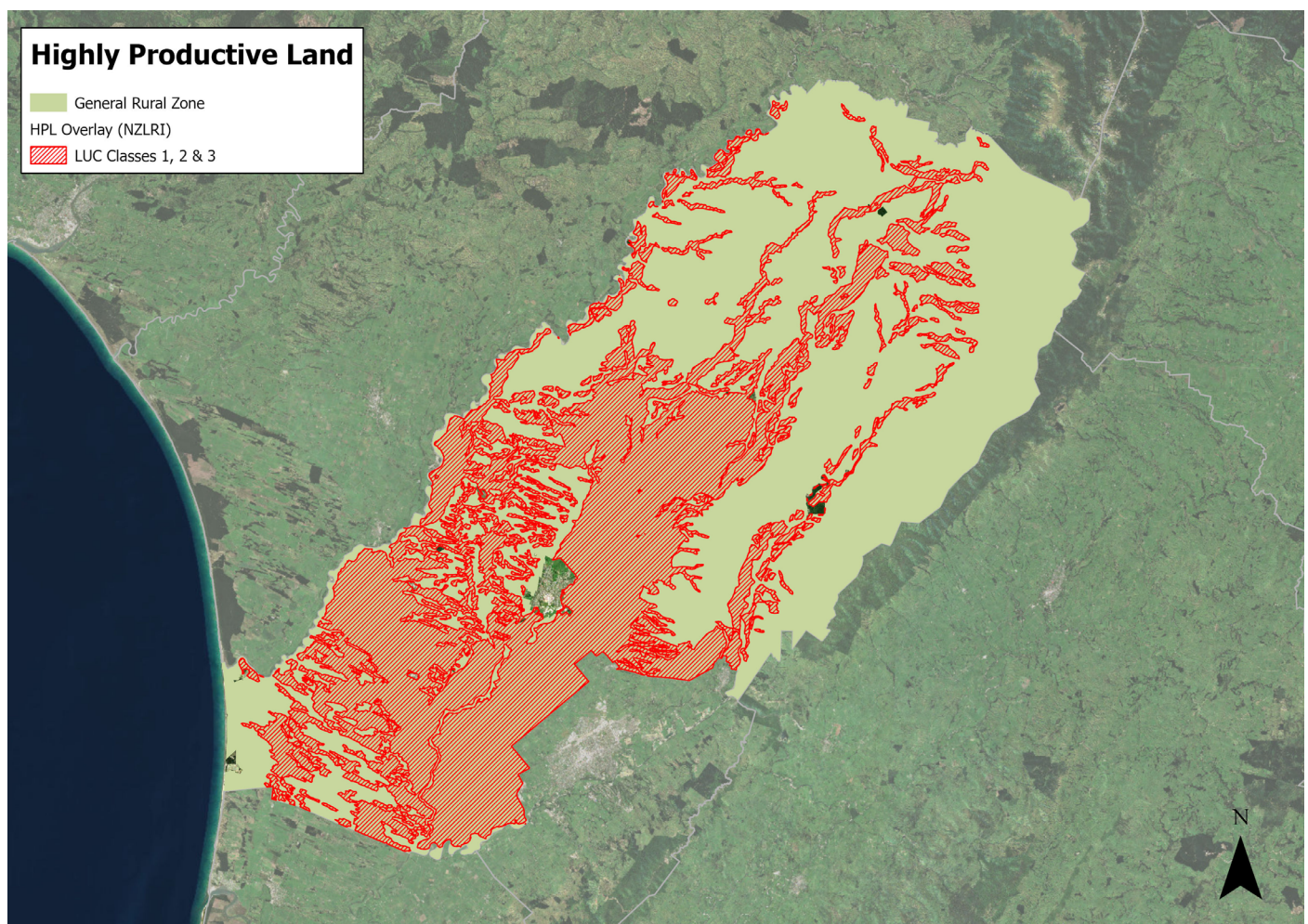
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### What land is classified as HPL in the Manawātū District?

The NPS:HPL establishes an interim definition of highly productive land. In brief this is any land mapped by the New Zealand Land Resource Inventory as Land Use Classification 1, 2 and 3.

The map below identifies land in the Manawātū subject to the interim definition. You can also access a digital version of the map by scanning the QR code on Page 3.

Horizons Regional Council is responsible for mapping highly productive land and must do so by 2025.



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### How is highly productive land managed through PCA?

To implement the direction in the NPS:HPL, a new General Rural Zone chapter includes specific provisions for highly productive land.

Land based primary production and supporting activities are permitted on highly productive land. There are new definitions to be included in the District Plan for these new terms.

### How does NPS:HPL impact on subdivision?

The NPS:HPL seeks to avoid subdivision of land except for in limited circumstances. This means that under PCA, subdivision is discouraged on highly productive land.

The existing nodal areas which are identified in the District Plan and located around some localities in the District will be removed. The NPS:HPL does not allow for Council to rezone highly productive land for rural lifestyle development. The areas where rural lifestyle has been popular in the district corresponds to where highly productive land is located.

### Which activities would require a resource consent in HPL?

Activity	Existing District Plan	Draft PCA rules for HPL
Land based primary production	Permitted	Permitted
Supporting activities	Permitted	Permitted
Non land based primary production	Permitted	Non-Complying
Intensive farming	Discretionary	Non-Complying
Houses	Two on land over 16ha (Rural 1) and 8ha (Rural 2) and one family flat	Two houses and one minor residential unit is permitted where there is a base lot of 16ha
Rural retail	Permitted	Non-Complying
Rural industry	Discretionary	Non-Complying

### What happens if there is a change in national direction?

As a draft plan change the PCA proposals are subject to change before public notification. This includes responding to matters raised in feedback and new technical advice received or a change in regional direction. Council is aware that with the change in government there is potential for changes to the national direction and this will be factored into the final proposal.

### How to provide comments

To view the new draft chapters, maps for the extent of highly productive land and the flood hazard overlays, or to read the fact sheets about the draft plan change visit Council's website: [www.mdc.govt.nz/dpreview](https://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](mailto:districtplanreview@mdc.govt.nz)

If you have additional questions contact one of the Policy Team on (06) 323 0000.



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