

PALMERSTON NORTH CITY COUNCIL

Residential Dwelling Growth Monitoring Report

For the Year Ending December 2008



Contents

1. **Executive Summary**
2. **Building Consents Authorised (New Dwelling Units)**
3. **Distribution of New Dwelling Units by Development Type**
 - General
 - Rural/Rural-Residential
 - Infill
 - Greenfield
 - Other Residential Growth in the City
4. **Building Consent Attributes**
 - Average & Median Site Size
 - Average & Median Floor Area
 - Value of New Dwelling Units
5. **Greenfield Land bank in Palmerston North City**
 - Existing Land bank Capacity
6. **Glossary of Terms**

Tables

- | | |
|----------|--|
| Table 1 | Annual Change in Building Consents Authorised (New Dwelling Units) 1999-2008 |
| Table 2 | Distribution of Building Consents Authorised (New Dwelling Units) 2008 |
| Table 3 | New Dwelling Units by Development Type 1999-2008 |
| Table 4 | Average and Median Site Sizes 2004-2008 |
| Table 5 | Average and Median Floor Areas 2004-2008 |
| Table 6 | Average Floor Areas by Development Type 2004-2008 |
| Table 7 | Total Value of Dwelling Units by Area Unit 2004-2008 |
| Table 8 | Estimated Values by Development Type 2008 |
| Table 9 | Greenfield Land bank for Year Ending December 2008 |
| Table 10 | Greenfield Land bank by Area Unit 2008 |

Figures

- | | |
|----------|--|
| Figure 1 | Building Consents Authorised (New Dwelling Units) 1999-2008 |
| Figure 2 | New Dwelling Units by Development Type 1999-2008 |
| Figure 3 | New Dwelling Units by Development Type 2008 |
| Figure 4 | New Dwelling Units by Rural/Rural-Residential Development Type 1999-2008 |
| Figure 5 | New Dwelling Units by Infill Development Type 1999-2008 |
| Figure 6 | New Dwelling Units by Infill Development Type 2008 |
| Figure 7 | New Dwelling Units by Greenfield Development Type 1999-2008 |
| Figure 8 | New Dwelling Units by Greenfield Development Type 2008 |
| Figure 9 | Values of New Dwelling Units in Palmerston North City 2008 |

1.0 Executive Summary

The global economic situation was apparent in Palmerston North as the number of building consents for new dwellings declined significantly for the second year running.

During the year ended December 2008, 180 new dwelling units were authorised for construction, with a total value of \$52,247,000. This represented a decrease of 30 percent in Building Consents issued for new dwelling units from the year ending December 2007, and a decrease of approximately \$15.5 million over this same period.

The decline in building activity did not affect any particular type of development – Greenfield and Infill – more than the other. Rural building consents increased.

Greenfield development accounted for 96 new dwellings (53% of total), with most of these being built in Kelvin Grove (76). In 2008, there were 55 fewer new dwellings consented in Greenfield areas than in 2007. The 96 consented dwellings mean that less than half of the level of Greenfield development is occurring now as compared with the period from 2003-2006 (over 200 consents were approved per year over these three years).

Infill development in 2008 decreased by 39 percent (56 dwellings), although the proportion of this type of development remained fairly steady (31% of total). Infill development was spread around the city with most of it occurring in the wider Hokowhitu area (Hokowhitu East, Hokowhitu West and Hokowhitu Lagoon). The number of infill dwellings was the lowest authorised since 2000.

Rural/Rural-Residential development in 2008 doubled from 2007 with 28 consents issued for dwellings in Rural and Rural-residential areas. This accounted for 16 percent of all new dwelling units authorised in the City. The majority of activity was in the Turitea and Aokautere Area Units.

Average site sizes and floor areas for Greenfield, Backsection Infill and Vacant Land Infill all increased moderately from 2007 but were within the range of averages recorded over the last five years.

Work is currently underway to investigate future residential growth areas. The Council will consult the community in mid 2009 regarding an initial set of potential options for future growth. This will inform the development of a strategy to direct residential growth over the next 20 years.

2. Building Consents Authorised (New Dwelling Units)

The continuing credit crunch and economic recession has been reflected in declining building consents for new dwellings. Residential building consent activity was about 20% below average in the 1st half of 2008, while in the 2nd half of the year as the economic problems deepened building consents were about 45% below the 10-year average. The number of building consents for new dwellings has been declining since June 2007.

For the year ended December 2008, a total of 180 Building Consents were authorised for new dwelling units in Palmerston North City. This number represents a fall of 30 percent from the previous year. This is the lowest amount of building consent activity since the late nineties. The following Figure 1 and Table 1 illustrate the level of new dwelling unit activity over the past decade and the average number of building consents for dwelling units over a five year average.

**Note:* The figures for 2008 are for issued building consents rather than approved building consents. This is due to the Council transitioning to align how it reports building consents with Statistics NZ. The 2009 Urban Growth Report will have a full time series of issued Building Consents. There is a time lag between approved building consents and issued building consents which introduces a small error into this report when reporting time series. There were 173 building consents approved in 2008 vs. 180 issued.

Figure 1: Building Consents Authorised (New Dwelling Units) 1999-2008

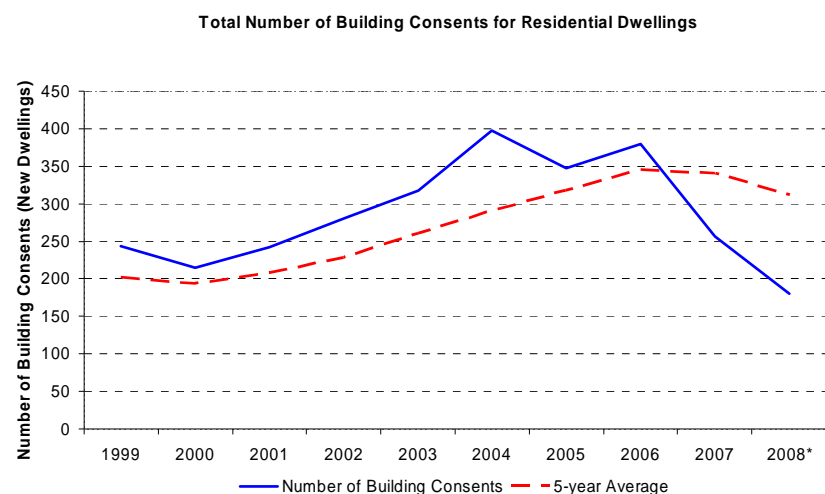


Table 1: Annual Change in Building Consents Authorised (New Dwelling Units) 1999-2008

Year	Number of Building Consents	Increase/decrease from previous year	% Increase/decrease from previous year
1999	244	84	53%
2000	215	-29	-12%
2001	242	27	13%
2002	281	39	16%
2003	318	37	13%
2004	397	79	25%
2005	347	-50	-13%
2006	379	32	9%
2007	257	-122	-32%
2008*	180	-77	-30%

Over the last 10 years a total of 2,860 Building Consents have been authorised for new dwelling units. This is equal to an average over this period of 286 building consents per annum. The City has exceeded a count of 300 building consents for new dwelling units four times over this period i.e. 2003-2006.

A peak of 397 building consents in 2004 may be attributed to the introduction of Council's Development Contributions Policy in July 2004 as developers submitted applications before the policy came into effect. The policy provided a method of obtaining contributions to fund infrastructure requirements due to growth. A Development Contributions Policy is required as a component of the Funding & Financial Policies in the Long Term Council Community Plan under section 102(4)(d) of the Local Government Act (LGA) 2002.

Table 2 on the following page provides a breakdown by Area Unit of the various Development Types for the year ended December 2008.

Table 2: Distribution of Building Consents Issued (New Dwelling Units) 2008

AREA UNIT	TOTAL	GREENFIELD	BACKSECTION INFILL	VACANT LAND INFILL	RURAL	RURAL RESIDENTIAL
Aokautere	16	8		1	7	
Ashhurst	6	5	1			
Awapuni North	3		3			
Awapuni South	1			1		
Awapuni West	3		1	2		
Cloverlea	0					
Highbury	0					
Hokowhitu East	19		15	4		
Hokowhitu Lagoon	3		2	1		
Hokowhitu West	9		7	2		
Kelvin Grove	77	76			1	
Linton	0					
Massey University	0					
Milson	4	4				
Palmerston North Central	1		1			
Palmerston North Hospital	2			2		
Papaeoia	3		2	1		
Roslyn	3		2	1		
Takaro	4		2	2		
Terrace End	2		2			
Turitea	20	3			6	11
West End	1		1			
Westbrook	0					
Whakarongo	3				1	2
	180	96	39	17	15	13

3. Distribution of New Dwelling Units by 'Development Type'

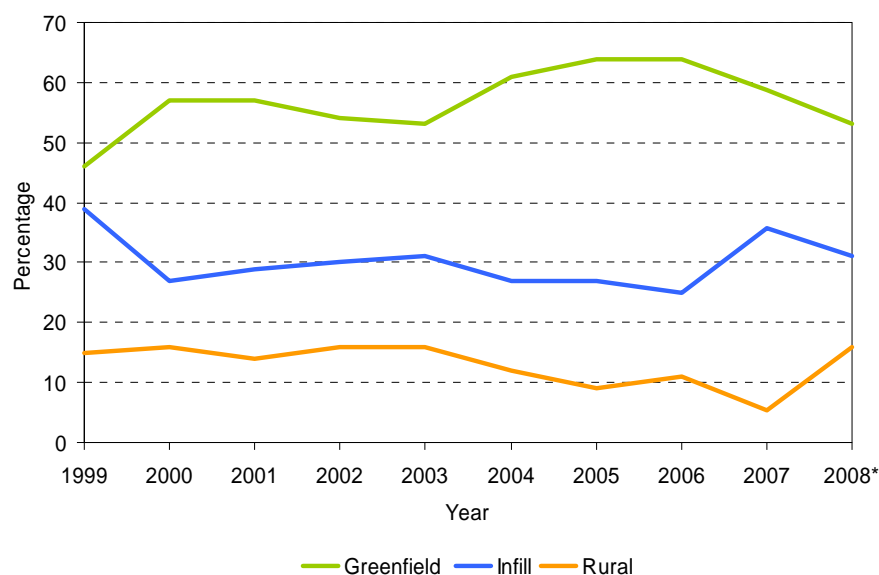
3.1 General

The distribution of new dwelling units within the City has been historically broken down into three main dwelling unit development types:

- Greenfield development
- Infill development
- Rural/Rural-Residential development

The following figure and table illustrate a continuing preference for Greenfield development within the City. Greenfield development accounted for 53 percent (96 dwelling units) of new dwelling unit activity in 2008, followed by infill development with 31 percent (56 dwelling units) and rural/rural-residential development with the remaining 16 percent (28 dwelling units).

Figure 2: New Dwelling Units by Development Type 1999-2008



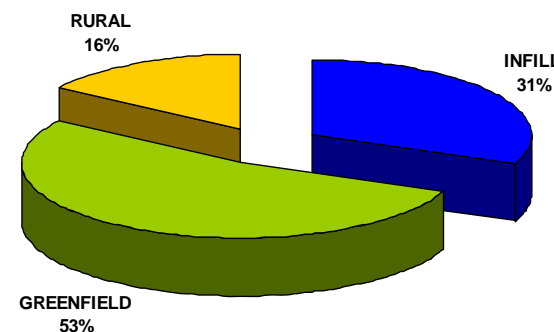
Greenfield and Infill development types recorded a fall in actual numbers between 2007 and 2008. Greenfield development fell by 55 dwelling units (36% decrease) and infill by 36 dwelling units (39% decrease). While rural/rural-residential consents increased to 28 dwelling units, however this number is the second lowest total in the last ten years. See table 3 below.

Table 3: New Dwelling Units by Development Type 1999-2008

New Dwelling Units by Development Type 1999-2008				
Year Ended (December)	Building Consents (Authorised)	Greenfield	Infill	Rural/Rural-Residential
1999	244	111	96	37
2000	215	123	58	34
2001	242	138	71	33
2002	281	151	84	46
2003	318	168	100	50
2004	397	241	107	49
2005	347	221	95	31
2006	379	243	93	43
2007	257	151	92	14
2008*	180	96	56	28

The amount of Greenfield development (96 units) has not been this low since 1997 (62 units) and 1998 (71 units). The drop in infill development (from 92 to 56 units) is significant and marked an end to the last five years of strong infill development.

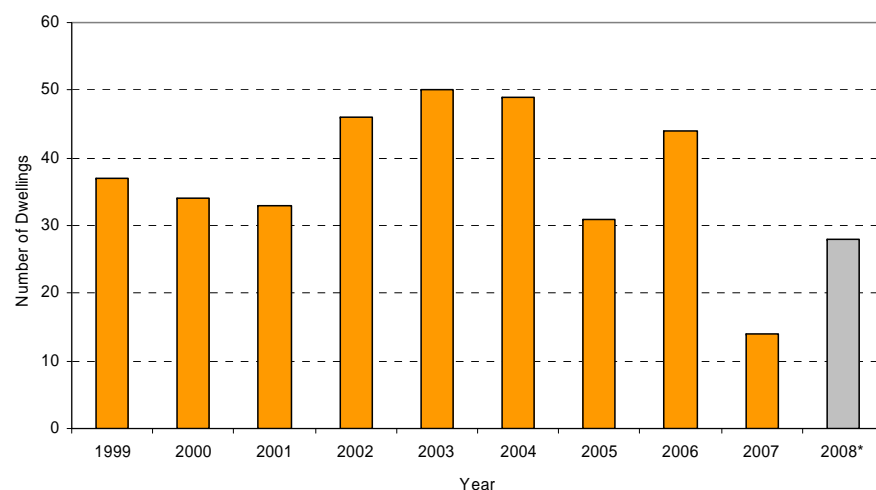
Figure 3: New Dwelling Units by Development Type 2008



3.2 Rural/Rural-Residential

For the year ending December 2008, a total of 28 Building Consents for new dwelling units comprising rural/rural-residential development were authorised in Palmerston North City – accounting for 16 percent of all dwelling units authorised. This represented an increase of 14 dwelling units from the previous year. The following figure illustrates the level of new dwelling unit activity (authorised) over the past decade for this development type. The average number of dwelling units per annum over this period is 36.6.

Figure 4: New Dwelling Units by Rural/Rural-Residential Development Type 1999-2008¹



Based on Statistics New Zealand's Area Units², new dwelling units for rural/rural-residential activity occurred within:

- Turitea 17
- Whakarongo 3
- Aokautere 7
- Kelvin Grove 1

¹ This graph displays the number of issued building consents for 2008. The total number of approved building consents was 29 - rural (14)/rural-residential (15).

² The areas referred to in this document relate to the geographically defined Area Units by the New Zealand Department of Statistics. It is recognized that the Greenfield zoned residential area within the Aokautere Area Unit is officially Summerhill, however to be consistent with our statistical planning we will refer to the Census Area Unit name.

Of the 28 new dwelling units, 15 (54%), were located within land zoned Rural under the Palmerston North City District Plan. The balance (13) building consents were for dwelling units located on land that are subject to the Rural-Residential overlay in the District Plan.

The District Plan provides for a minimum allotment area of four hectares in the Rural Zone. A minimum allotment area of one hectare is provided for in the Rural-Residential areas, with a minimum area of 3,500m² in the Aokautere Rural-Residential area and a minimum area of 1.5 hectares within the Moonshine Valley area.

In 2008, the average allotment area provided for in the Rural-Residential area of the Rural Zone was 3.465 hectares (with a median of 1.645 hectares)³. The average allotment area in the Rural Zone was 2.817 hectares (with a median of 2.04 hectares)⁴.

³ A parcel of 92.5718 Ha was removed from the calculation for average rural-residential site size.

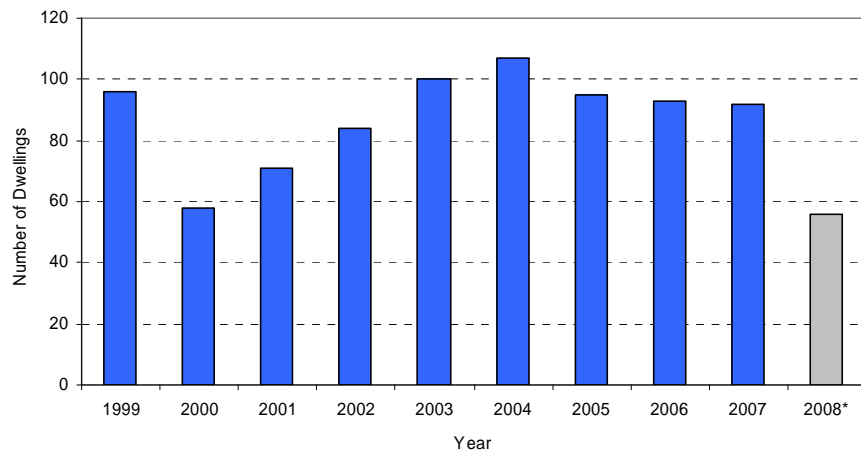
⁴ A parcel of 33.93 Ha was removed from the calculation for average rural site size.

3.3 Infill

For the year ended December 2008, a total of 56 Building Consents for new dwelling units comprising infill development were authorised in Palmerston North City – accounting for 31 percent of dwelling units authorised with building consent. This represented a drop of 36 dwelling units from 2007. The following figure illustrates the level of new dwelling unit activity (authorised) over the past decade for this development type. The average number of dwelling units per annum over this period is 85.2.

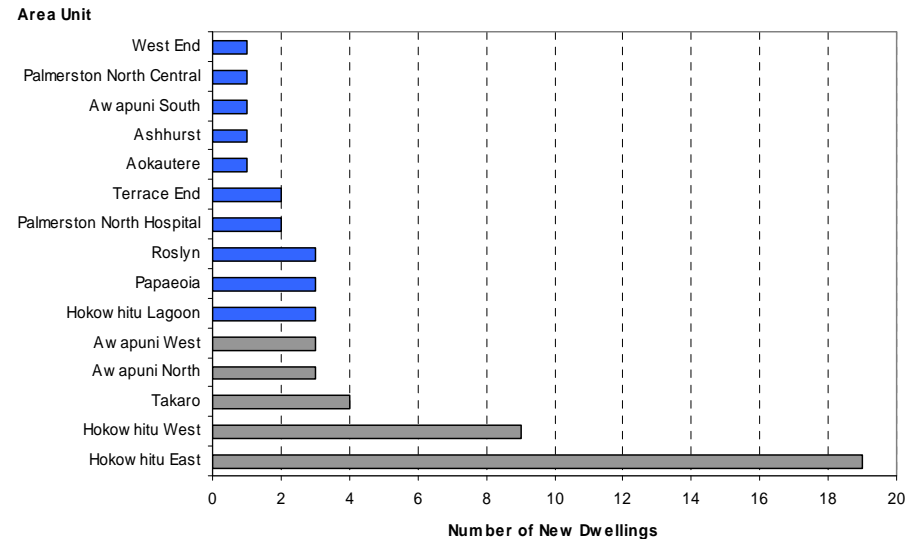
Definitions for back section infill and vacant section infill are provided under Section 6 - Glossary of Terms.

Figure 5: New Dwelling Units by Infill Development Type 1999-2008⁵



⁵ This graph displays the number of issued building consents for 2008. The total number of approved building consents was 49 - backsection infill (37)/vacant land infill (12).

Figure 6: New Dwelling Units by Infill Development Type 2008



Back section and vacant land infill accounted for 70 and 30 percent of infill development respectively. In absolute numbers the amount of infill declined by approximately 39% percent from 2007.

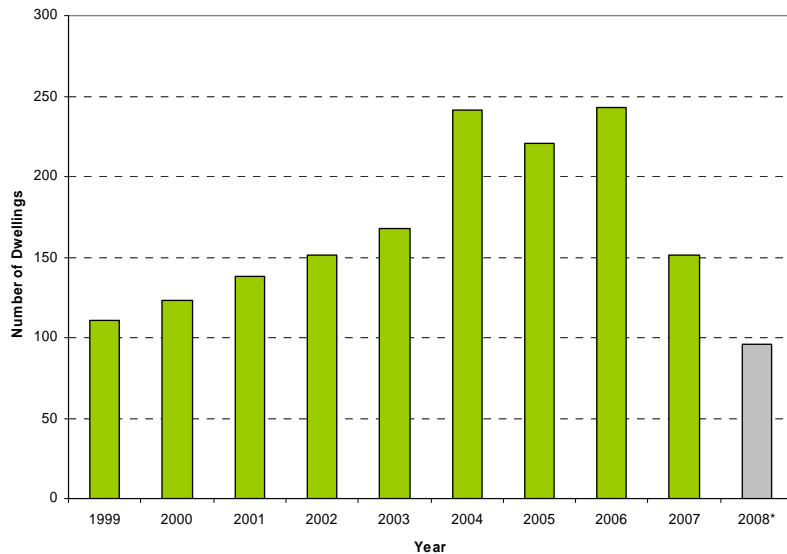
The Hokowhitu East, Hokowhitu West and Takaro Area Units were among the top five growth areas in 2008, with both Hokowhitu East and Hokowhitu West continuing strong level of activity (since 1998 there have been 122 and 85 units respectively in these two area units). The Roslyn area unit (traditionally an area with high infill activity) recorded a noticeable drop in the level of activity. The Roslyn area unit with only three units has had the second highest number of infill dwellings since 1998 (101).

3.4 Greenfield

For the year ended December 2008, a total of 96 Building Consents for new dwelling units comprising Greenfield development were authorised in Palmerston North City – accounting for 53% of all dwelling units authorised. This represented a fall of 55 dwelling units from the previous year. Figure 7 illustrates the level of new dwelling unit activity (authorised) over the past decade for this development type. The average number of dwelling units per annum over this period is 164.3.

The Kelvin Grove Area Unit had the most significant level of Greenfield activity with 76 dwelling units authorised (79% of Greenfield building consents). The majority of consented dwellings were located on Chestnut Close (15 Units), Medallion Court (12 dwelling units), Rosalie Terrace (10 dwelling units).

Figure 7: New Dwelling Units by Greenfield Development Type 1999-2008⁶

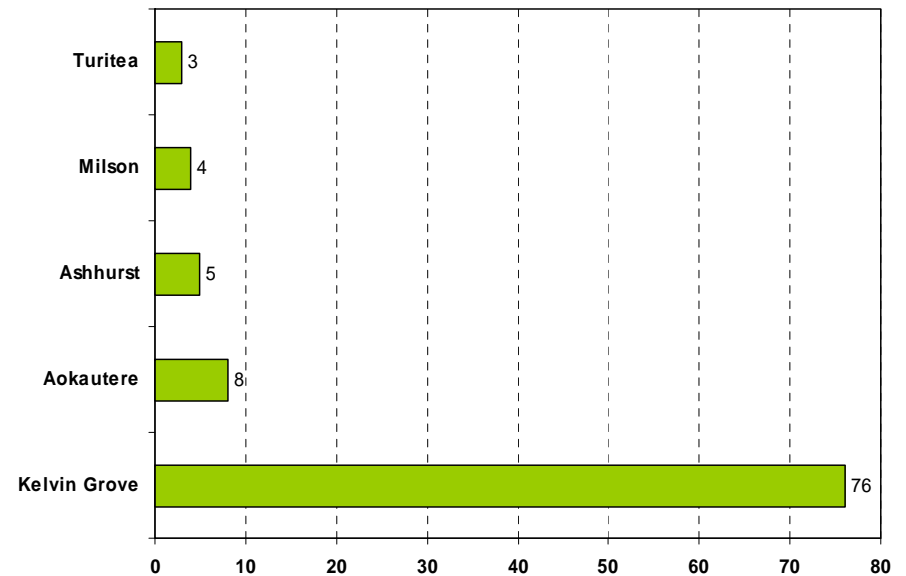


⁶ This graph displays the number of issued building consents for 2008. The number of approved building consents for backsection infill (37)/vacant land infill (12) was 49.

A total of 11 new dwelling units were authorised within the Aokautere and Turitea (extending along Pacific Drive only) Area Units. Development in this area can be divided into two distinct areas: the city-side of Aokautere Drive which contains Ruapehu Drive, Cashmere Drive, Silkwood Place, Vaucluse Heights and the Pacific Drive side of Aokautere Drive which has several smaller roads branching from it such as Varsity Heights and Johnstone Drive.

The Milson area unit continued a trend of low growth with four new dwelling units built during the year. These dwellings were in Fairs Road and Balrickard Way. Ashhurst also experienced some Greenfield development (five dwelling units).

Figure 8: New Dwelling Units by Area Unit 2008



3.5 Other Residential Development in the City

This section includes details of other residential development in Palmerston North City that has not been included within the totals for the 2008 Monitoring Report.

Retirement Villages

In 2008, two further Building Consents were issued for later stages and development of a Retirement Village development on Dogwood Way, Milson. Additionally, one other building consent was issued for the second stage (51 units) of a Retirement Village on Brooklyn Heights Drive. Estimated value of construction for this retirement village was \$6 million.

Relocated Dwellings

There was one relocated dwelling registered on Council's Building Consent database for the year ended December 2008. Relocatable dwellings have been excluded from the Monitoring Report due to the difficulty in determining where the relocated dwellings are coming from and where they are being transported to.

Multiple Unit Developments

There were no building consents issued for multiple-unit developments in the city in 2008.

4. Building Consent Attributes

4.1 Average & Median Site Size

The following discussion provides an indication of the average site size (or lot area) for new dwellings between 2004 and 2008 within the City. Average site sizes have been provided for both types of infill development (back section infill and vacant land infill) and Greenfield development.

For the year ended December 2008, the average site sizes were as follows:

- Back section infill 548m²
- Vacant land infill 984m²
- Greenfield 875m²

Table 4: Average and Median Site Sizes 2004-2008

Average and Median Site Sizes 2004-2008 (m ²)					
Type	2004	2005	2006	2007	2008*
Back Section Infill					
Average	473	503	505	503	548
Median	464	495	506	478	460
Vacant Section Infill					
Average	967	1329	1265	978	984
Median	861	862	852	902	896
Greenfield					
Average	815	737	747	834	875
Median	711	653	688	716	750

For the year ended December 2008, the average site for Greenfield development in three of the key Area Units were as follows:

- Kelvin Grove 762m²
- Aokautere/Turitea 1,615m²
- Milson 642m²

4.2 Average & Median Floor Area

For the year ended December 2008, the average and median floor areas were 228m² and 211m² respectively. Between 2004 and 2008 the average floor area has ranged from 217m² to 228m².

Table 5: Average and Median Floor Areas 2004-2008

Average and Median Floor Areas 2004-2008 (m ²)					
Year	2004	2005	2006	2007	2008
Average	220	222	220	217	228
Median	214	215	214	210	211

Table 6 compares the average floor area by development type between 2004 and 2008. Floor areas tend to vary in area by development type. That is, the average back section infill floor area over this period was 185m² due to a requirement for more compact design due to smaller site sizes compared with 297m² for rural/rural-residential development, where site size restrictions have less of an impact on the final dwelling design.

Table 6: Average Floor Areas by Development Type 2004-2008

Average Floor Areas 2004-2008 (m ²)					
Type	2004	2005	2006	2007	2008
Back Section Infill	206	172	173	171	185
Vacant Section Infill	248	270	240	258	246
Rural/Rural-Residential	261	283	286	258	297
Greenfield	214	219	217	222	223

4.3 Value of New Dwelling Units

The total construction value for the 180 dwelling units was recorded at \$52,247,457. This is a 23% decrease from the value recorded in 2007.

Table 7: Total Estimated Value of Dwelling Units by Area Unit 2002-2008⁷

Total Value of Dwelling Units 2002-2008 (\$000)							
Area Unit	2002	2003	2004	2005	2006	2007	2008*
Aokautere	13,171	14,499	25,535	14,527	7,517	6,361	5,945
Ashhurst	846	1,355	1,426	2,010	4,488	3,261	1,440
Awapuni North	100	105	1,014	120	606	1,624	575
Awapuni South	376	199	1,374	310	0	249	550
Awapuni West	839	655	183	0	890	850	1,500
Cloverlea	0	0	0	0	0	0	0
Highbury	753	255	812	976	2,047	270	0
Hokowhitu East	2,419	1,521	1,949	2,950	3,878	2,760	4,625
Hokowhitu Lagoon	3,755	1,508	5,010	2,172	3,682	2,690	1,375
Hokowhitu West	775	1,667	3,987	1,745	1,354	2,880	3,418
Kelvin Grove	11,680	15,045	21,550	28,247	45,561	32,465	20,119
Linton	220	0	0	236	0	0	0
Massey University	120	270	0	230	0	400	0
Milson	3,785	4,949	3,902	2,423	1,825	3,612	1,342
Palmerston North Central	1,680	1,955	453	1,699	182	486	220
Palmerston North Hospital	310	300	580	450	1,186	840	910
Papaeoia	677	2,107	2,645	1,445	671	465	720
Roslyn	1,466	1,867	889	1,999	3,374	2,106	628
Takaro	0	589	644	0	175	200	512
Terrace End	775	1,863	885	540	1,378	704	381
Turitea	4,654	3,975	6,873	5,409	9,380	3,159	6,637
West End	503	595	2,358	420	545	1,833	0
Westbrook	1,221	3,951	755	680	0	0	0
Whakarongo	3,749	695	3,377	1,156	3,648	716	1,352
Total	53,874	59,925	86,201	69,744	92,387	67,930	52,247
% difference from prev. year	n/a	11%	44%	-19%	32%	-26%	-23%

⁷ The figures for 2008 are for issued building consents while the rest of the table is for approved building consents. The estimated value of the 173 approved dwellings was \$50,925,797.

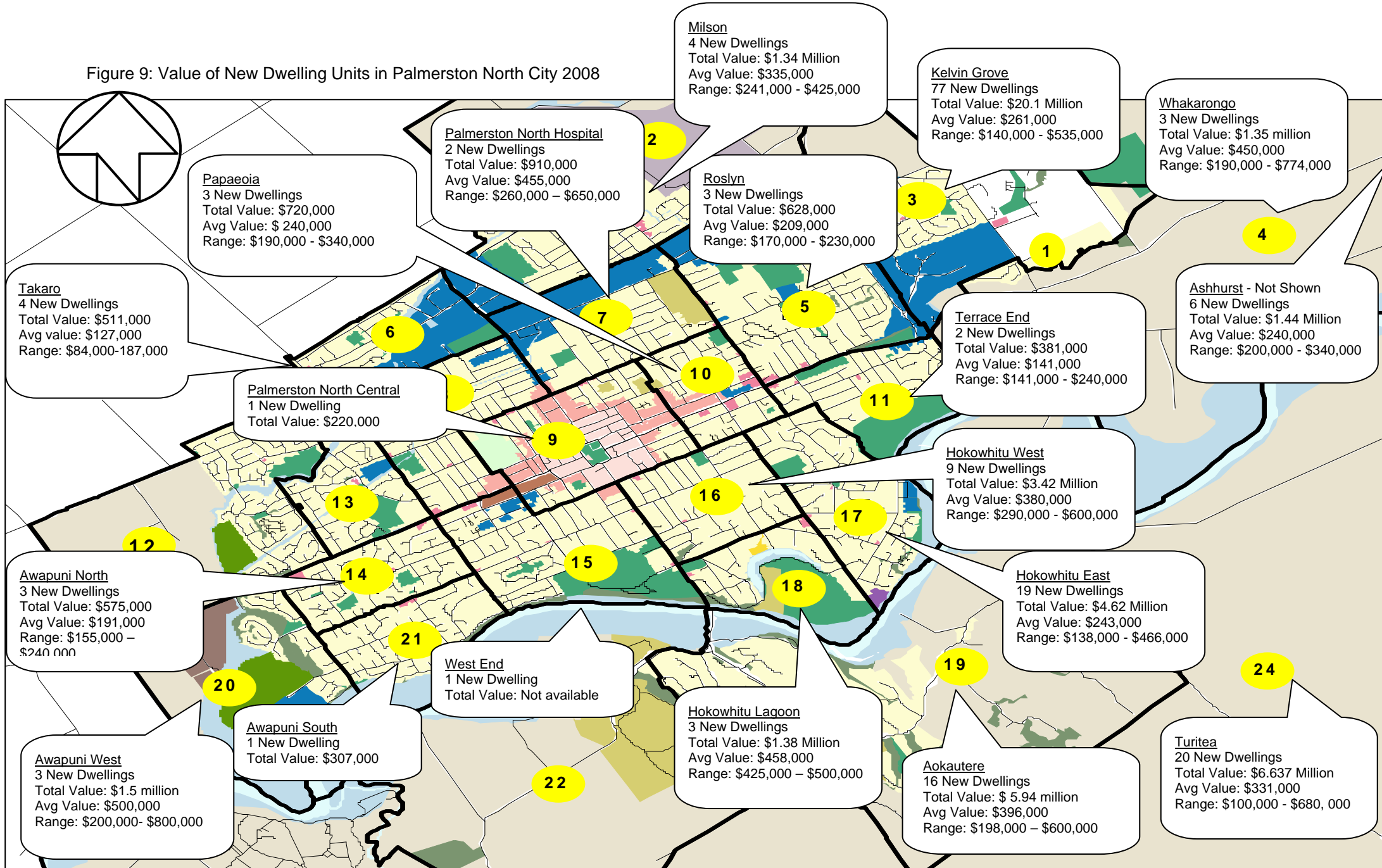
Table 8 below illustrates that the different development types have disproportionate values when compared to the number of dwellings each development type contributes. For example, the Rural/Rural residential type development makes up 16% of the new dwellings in the city yet accounts for 19.4% of the total estimated value of building work.

Table 8: Value of Dwelling by development type

Estimated Value	Mean	Median	Total	% of total est. value
BACKSECTION INFILL	\$242,205	\$210,000	\$9,446,000	18.1%
GREENFIELD	\$301,956	\$250,000	\$28,685,797	54.9%
VACANT LAND INFILL	\$381,304	\$350,000	\$6,482,160	12.4%
RURAL	\$355,714	\$335,000	\$4,980,000	9.5%
RURAL RESIDENTIAL	\$397,577	\$370,000	\$5,168,500	9.9%

Figure 9 on the following page illustrates the total value, average value and the range of values by Area Unit for Dwelling Units in Palmerston North City for the year ending December 2008.

Figure 9: Value of New Dwelling Units in Palmerston North City 2008



5. Greenfield Land bank in Palmerston North City

5.1 Existing Land bank

Greenfield development has been popular in Palmerston North City for the past ten years. This type of development is generally located where reasonable building capacity exists on the perimeter of the City and where the zoning is Residential under the Palmerston North City District Plan. There are approximately 2,278 hectares of land zoned Residential within the City.

The Greenfield land bank is monitored and updated regularly to help plan for future residential development in the City. The following tables provides a breakdown of the total Greenfield Land bank for the City for the year ending December 2008, and an indication of the Greenfield land available by Area Unit.

Tables 9 and 10 illustrate that the City currently has 69 hectares of land currently zoned Residential which is not yet subject to subdivision. This area is capable of accommodating approximately 753 lots and a population of approximately 1883 (see Table 10 for calculations and assumptions).

The city currently has 89 hectares of land which is subject to subdivision scheme plans or has recently deposited plans for lots which have not yet been built on. This area is estimated to allow for 1139 lots with a population of approximately 2849.

Overall, there are 158 hectares of land available for Greenfield development, capable of providing for approximately 1892 lots and a population of approximately 4731.

Assuming that the pace of Greenfield development continues at the average rate over the last ten years (164 per year) there would be approximately 11 years supply of land for Greenfield development.

Table 9: Greenfield Land bank for year ending December 2008

Total Greenfield Land bank for year ending December 2008			
	Residentially zoned land <u>not</u> yet subject to subdivision ⁸	Residentially zoned land subject to subdivision (but not yet built) ⁹	Greenfield Land TOTAL
Area - Hectares	69	89	158
Estimated Number of Lots	753	1139	1892
Estimated Population Capacity	1883	2849	4731

⁸ "Residentially zoned land not yet subject to subdivision" was referred to as 'Greenfield' in previous reports

⁹ "Residentially zoned land subject to subdivision (but not yet built)" was previously referred to as 'Scheme Plans' in previous reports; previous reports did not include recently deposited plans. Where scheme plans and recently deposited plans have had houses built on them their area has been subtracted from the Total Greenfield Land.

Table 10: Greenfield Land bank by Area Unit

Total Greenfield Land bank by Area Unit for year ending December 2008					
	Aokautere	Kelvin Grove	Milson	Ashhurst	TOTAL
Area - Hectares					
Residentially zoned land <u>not</u> yet subject to subdivision	53.5	7.4	0	8.1	69
Residentially zoned land subject to subdivision (but not yet built)	50.6	22.8	9.1	6.5	89
Total	104.1	30.2	9.1	14.6	158
Estimated Number of Lots					
Residentially zoned land <u>not</u> yet subject to subdivision ¹⁰	568	93	0	92	753
Residentially zoned land subject to subdivision (but not yet built) ¹¹	536	411	115	78	1139
Total	1105	503	115	170	1892
Expected Population Capacity¹²					
Residentially zoned land <u>not</u> yet subject to subdivision	1421	232	0	230	1883
Residentially zoned land subject to subdivision (but not yet built)	1341	1027	286	194	2849
Total	2762	1259	286	424	4731

¹⁰ The expected number of lots for "Residentially zoned land not yet subject to subdivision" is based on the area of land involved, less roading (15 percent), divided by a lot size of 800m² in Aokautere and 750m² in Ashhurst and Milson. Estimated lot size for Kelvin Grove is 678m².

¹¹ The Estimated number of lots for "Residentially zoned land subject to subdivision" includes the actual number of lots which have been recently deposited plus an estimate of lots for land subject to scheme plans

¹² The expected population capacity is based on the expected number of lots multiplied by an average household occupancy size of 2.5 (from Statistics New Zealand Household projections for 2011).

6. Glossary of Terms

Allotment has the meaning given to it in section 218(2) of the Resource Management Act 1991. It includes parts of land or buildings shown on a survey plan, or on a unit title plan, and also includes the balance of any land from which any allotment is subdivided.

Area Unit is an aggregation of meshblocks. They are non-administrative areas that are in between meshblocks and territorial authorities in size. Area units within urban areas normally contain a population of 3,000-5,000, though this can vary due to such things as industrial areas and rural areas within the urban area boundaries.

Back Section Infill includes a new residential dwelling being built on a recently subdivided lot (i.e. one lot being subdivided into two) and whose site size is less than 700m².

Balance Lot means a remaining allotment not yet intended for development that may be developed at a later date.

City is defined in the Local Government Act 1974, as having a minimum population of 50,000, being predominantly urban in character, a distinct entity and a major centre of activity within the region.

District Plan means an operative plan approved by a territorial authority under the First Schedule; and includes all operative changes to such a plan (whether arising from a review or otherwise).

Dwelling and Dwelling Unit means the self-contained home and includes buildings where board and lodging is provided for up to and including five people.

Greenfield Areas are defined as those where building capacity exists on the perimeter of the City. Where land is zoned residential and has capacity to provide for future development it is considered a Greenfield site. There are two main Greenfield areas in the City - Kelvin Grove and Aokautere.

Gross Floor Area (GFA) has the same meaning as Gross Floor Area in the Palmerston North City District Plan which states (abbreviated):

'Is the sum of the gross area of all floors of all buildings on a site, measured from the exterior faces of the exterior walls, or from the centre lines of walls separating two buildings'.

Local Authority means a regional council or territorial authority.

Meshblocks are the smallest geographic unit for which statistical data is collected and processed by Statistics New Zealand. A meshblock is a defined geographic area, varying in size from part of a city block to large areas of rural land. Each meshblock abuts against another to form a network covering all of New Zealand including coasts and inlets, and extending out to the two hundred mile economic zone. Meshblocks are added together to 'build up' larger geographic areas such as area units and urban areas. They are also the principal unit used to draw-up and define electoral district and local authority boundaries.

Minimum Lot Area means the total area of the lot less the area used for access where the lot concerned is linked to a public road via a single or shared access strip.

Multi-Unit Residential Development means two or more dwellings that are located on one site. This includes buildings where board and lodging is provided for up to and including five people in any one dwelling. A multi-unit residential development includes but is not limited to conjoined dwellings, apartment buildings, retirement villages, housing for the elderly and terrace housing.

Retirement Village means a comprehensive development which may include housing, recreational, welfare, and medical facilities which is intended principally or solely for retired persons or people with disabilities.

Site means an area of land capable of being disposed of separately.

Subdivision has the same meaning as Section 218(1) of the Resource Management Act 1991. It is defined as the division of an allotment by various means including cross-leases, company leases, unit titles, and for leases which are for 20 years or longer (including renewals).

Vacant Land Infill includes parcels of land within established City areas, which have recently been subdivided into individual lots, and in many cases have the potential for future back section infill. All new building consents for residentially zoned land whose site size is equal to and above 700m² has been classified as vacant land infill.