

Section Two

Introduction

SECTION 2: INTRODUCTION

This Plan Change request relates to 73 hectares of land on the western side of Palmerston North City. The land is currently used for grazing and forage crops and is bounded by three arterial roads of Pioneer Highway (SH6), Rongotea Road and No 1 Line. .

The strategy for long term urban growth of Palmerston North is being reviewed and work to date supports urban growth in this location. Previous efforts to proceed with growth areas at Cloverlea and Te Matai have been abandoned. During this time there has been a high demand for residential land which has absorbed the bulk of the remaining supply of land zoned for development. The growth options that will support a compact city are limited due to constraints from flooding and also limited land resource within the City to the north and west. The current work on a new Urban Growth Strategy will be able to take this request into account. However, the shortage of land means that this land needs to be brought forward without further delay by means of a private plan change request.

It is not expected that this will be the only growth area for the City over the next planning period. Other opportunities are expected to be brought forward through private plan changes or through the revised Urban Growth Strategy and may involve the adjacent rural residential areas.

Section 73 of the Act makes provision for requested plan changes to an operative district plan:

- (2) *Any person may request a territorial authority to change a district plan, and the plan may be changed in the manner set out in Schedule 1.*

Part 2 of Schedule 1 sets out the process for plan change requests. In particular, Clauses 21 and 22 prescribe the requirements for an application for requested plan change:

Clause 21 Requests

- (1) *Any person may request a change to a district plan or a regional plan (including a regional coastal plan).*

Clause 22 Form of Request

- (1) *A request made under clause 21 shall be made to the appropriate local authority in writing and shall explain the purpose of, and reasons for, the proposed plan or change to a policy statement or plan and contain an evaluation under section 32 for any objectives, policies, rules, or other methods proposed.*
- (2) *Where environmental effects are anticipated, the request shall describe those effects, taking into account the provisions of Schedule 4, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change, policy statement, or plan.*

The purpose of the plan change is therefore to enable the development of the subject land for a range of land uses in accordance with a specified Pioneer City West Growth Area Outline Development Plan in order to provide for the coherent growth of the city of Palmerston North. The Plan Change will contribute towards addressing an existing shortage of land for urban growth and is able to contribute to the sustainable management of the natural and physical resource of the City.

The growth area is called the Pioneer City West Growth Area (hereafter referred to as PCWGA). A specific section of the District Plan has been drafted to encapsulate the changes proposed. The approach adopted has been to develop a Pioneer City West Growth Area Outline Development Plan for the Growth Area that effectively establishes a master plan for the

development of the area. This includes planning for potential future road links to adjacent areas in the event that wider urban growth is enabled in this location. The existing District Plan land use and subdivision zone provisions have then been applied or modified as appropriate to the address the PCWGA resource management issues. The Pioneer City West Growth Area Outline Development Plan provides a coherent framework for development of the PCWGA which will be described in detail below. The provisions proposed are also subject to assessment in accordance with Section 32. The requestor notes, however, that, if Council accepts the plan change request for notification, the final form of the Plan Change to be notified is the responsibility of the Council to prepare subject to consultation with the requestor.

This report therefore provides:

- A description of the area, its setting and existing environment
- A description of the Plan Change requested
- Assessment of the actual and potential effects on the environment.
- A description of the consultation undertaken to date
- An assessment of the Plan Change in regard to the existing District Plan objectives, objectives for the Urban Growth Strategy and the Regional Policy Statement.
- A section 32 assessment.

The assessment of effects also draws on specialist reports which are appended and include:

- Transportation Impact Assessment
- Services and Infrastructure Assessment
- Landscape Assessment
- Flood risk Assessment
- Soil Quality Assessment
- Urban Design Assessment
- Acoustic Reverse Sensitivity Assessment
- Preliminary Contamination Assessment