

Section Four

The Environment of the Plan Change Area

SECTION 4: THE ENVIRONMENT OF THE PLAN CHANGE AREA.

The area is located on the south western side of Palmerston North. It is an area of flat open land currently used for pastoral grazing. Like the rest of the central city it is located on a terrace above the Manawatu River. The area is within the territory of Palmerston North City Council but adjoins the boundary with Manawatu District Council.

The majority of the plan change area is bounded by Rongotea Road running North West to south east and No 1 Line running south west to north east. The North Island Main Trunk Railway Line abuts the plan change area for a distance of 400 metres across the North West corner.

The total plan change area is approximately 73 hectares, with the main area being about 800 metres square. In addition a 200 metre wide area extends south to Pioneer Highway. The principal structure on the area is an existing radio aerial transmitter in the southern part of the main area and farm buildings in the northern most area with access off No 1 Line. There are 11Kva overhead transmission lines on Rongotea Road and Pioneer Highway and a link from Rongotea Road to the radio transmitter (with existing lease rights applicable). In addition 33 KV power transmission lines pass along the No 1 Line road reserve along the northern boundary.

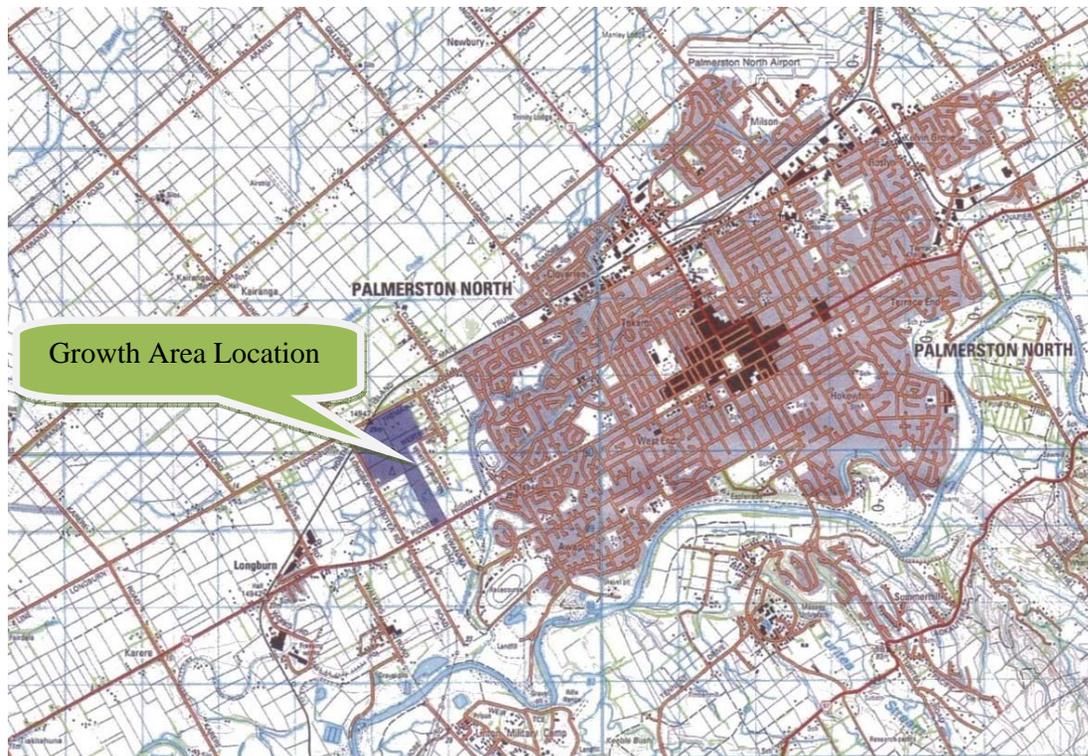


Figure 1: Location of Plan Change Area

To the south is an area of 15 rural residential blocks accessing largely on to Rongotea Road. These are each approximately 2 hectares in size. These are largely used for varying types of grazing and one property has a horse training oval. Similarly to the north east is a second area of rural residential activities with access from No 1 Line and the local roads of Anders Road, Westberg Road and Whitehorse Drive. These properties are similarly about 2 hectares in size

with driveways to houses set well back from the site frontage. Some of these properties have boundary shelter planting and while most are grazed some have more intensive horticultural crops. To the east of this area is the Mangaone Stream which is within raised flood protection stopbanks and flows south to the Manawatu River. East of this point is the existing residential suburb of Highbury with the Palmerston North Trotting Club Track to the south.

The landscape of the Plan Change area is flat, expansive and homogeneous. The only significant vegetation within the site is two groups of trees located in the centre of the Plan Change area which are poplars and willows. From Pioneer Highway the landform rises very slightly to a shallow and ephemeral drainage channel that crosses the area from north east to south west in a meandering pattern. This channel has been modified over time by farming practices and is of no ecological value. Similarly, to the north are some farm drains running in a lineal northward direction. The main features of the area are shown on figures in the Image Portfolio.



Figure 2: View Looking South Down Rongotea Road.



Figure 3: View Looking East across the Centre of the Growth Area.