

**Section Five**

Descriptions of the Plan Change

## SECTION 5: DESCRIPTION OF THE PLAN CHANGE

The purpose of this plan change is to facilitate the integrated development of an area of currently rural land to the south west of Palmerston North City. The Plan Change responds to a shortage of land supply for residential activities. Efforts over the last ten years to provide for long term growth have not resulted in any significant areas of land being released for strategic growth other than the North East Industrial Zone. The City is heavily constrained by land that is subject to flood risk. The 2004 floods have demonstrated the importance of this issue for the welfare of the City and as a result growth options that provide for strong connections and a compact City are very limited.

A comprehensive plan for the development of the area has been developed and forms the fundamental basis of the Plan Change. In addition the Plan Change has been built around a strong sustainable approach to urban growth. In particular:

- The area will have a clear community identity through the provision of central open space and commercial and community facilities.
- This may include a primary school which will also be at the heart of the area
- Medium density housing will be clustered round the central core of the area.
- A large area will be reserved for a “Special Use”; this might be a retirement centre or might be employment based activities.
- A hierarchy of roads has been designed which will have a high level of landscape planting and amenity and stormwater soakage systems.
- Planted buffers will be provided between the development area and the existing adjacent low density rural residential and smallholding activities
- Planned future road links to protect connectivity to adjacent areas in the event that wider urban growth is enabled in this location.

A comprehensive Pioneer City West Growth Area Outline Development Plan has been developed which expresses clearly the overall design concept, form, structure and mix of activities proposed.

The Pioneer City West Growth Area Outline Development Plan takes the concept beyond that generally required in a Structure Plan so that the specific spatial relationship between proposed activities is established.

The growth area will provide for 750 to 800 standard density dwellings and a further 150 to 200 medium density dwelling units and the potential for a further 350 to 400 by default in other zones. In total there is some 38.4 hectares of land proposed for residential lots and nearly 3.7 hectares of medium density housing. At the heart of the development will be a commercial area of 1.3 hectares adjoining public open space of more than 2 hectares.

A section of the District Plan titled Pioneer City West Growth Area has been prepared for inclusion in the Plan once approved. It provides:

- An introduction to the growth area and why it has been selected.
- Identification of the resource management issues associated with ensuring that a high quality of urban design development is achieved.

- Stated objectives and policies that link to the subsequent methods section. Explanation is provided where appropriate.
- The specific rules that will apply to each land use area within the Pioneer City West Growth Area Outline Development Plan.

The overall approach taken to the rules is that each stage of development will require approval of a comprehensive development plan which is expected to be in conjunction with an initial stage of subdivision. Activities developed within this development plan are then subject to the existing zone rules in the District Plan where appropriate. Some changes and additions to these rules have been made to fit the specific needs of this growth area. This will be explored later in terms of Section 32.

Specific additional rules that will apply specifically to this area include:

- Building setback from adjacent rural land
- Planting of the buffer setback adjacent to the rural zone and discretion to approve landscape planting of the buffer against external adjacent roads.
- Control of direct access to Rongotea Line, No 1 Line and SH56
- Additional provisions for the Medium Density Residential Zone.
- Provisions to enable land uses permitted by the adjacent growth area zone to be approved as a discretionary activity (restricted) with 20 metres of the zone boundary.

In order to promote and control the level of design quality in the medium density residential area, a Design Guide has been prepared to guide development expectation and assist in the detailed consenting process of these developments.

As the specific form of development of the Special Zone is at this stage unknown it is proposed that any activity other than existing rural activities be a discretionary activity in that zone.

Similarly the proposed school site is to be zoned residential but with an additional rule permitting education facilities. In addition it is expected that the Ministry of Education will separately lodge a Notice of Requirement designating the site for a school once a more firm commitment to the development of the school is made.

It is proposed that rainwater be collected, stored and reused from all residential activities. It is also proposed that each property have a specified minimum level of installed solar power electricity generation. These aspects will be imposed by way of covenant at subdivision rather than through District Plan rules.

Stormwater from roads will be disposed by soakage infiltration and subsoil drainage. Specific road cross section design has been undertaken to achieve this, however this remains within the scope of existing District Plan requirements. Further details on these aspects are provided in the following sections.

The proposed roading network involves three 30 metre wide two way entrance boulevards, one from each of the main surrounding arterial roads, Pioneer Highway, Rongotea Road and No 1 Line. These link to an integrated local roading network which will provide for cycleways and the ability to accommodate public transport infrastructure.

A 3 metre wide planted buffer is proposed along the boundaries with adjacent lifestyle block to protect the amenity and privacy of those properties. Similarly a 4 metre landscaped set back is proposed at the boundary of the growth area where it adjoins the major adjacent roads. The 33Kva transmission line located on No 1 line will be undergrounded where it adjoins the growth area and is therefore a matter included for consideration as part of subdivision consent.