



PALMERSTON NORTH CITY COUNCIL

AGENDA

HEARING BY COMMISSIONERS

PROPOSED PLAN CHANGE E: ROXBURGH RESIDENTIAL AREA

9.00AM, TUESDAY 20 MAY 2025
MISSOULA ROOM, FIRST FLOOR, CIVIC ADMINISTRATION BUILDING,
TE MARAE O HINE, 32 THE SQUARE, PALMERSTON NORTH

MEMBERS

HEARING PANEL

**Independent Commissioner David McMahon
(Chairperson)**

Independent Commissioner Gina Sweetman

AGENDA ITEMS, IF NOT ATTACHED, CAN BE VIEWED AT

pncc.govt.nz | Civic Administration Building, 32 The Square
City Library | Ashhurst Community Library | Linton Library

Waid Crockett

Chief Executive | PALMERSTON NORTH CITY COUNCIL

Te Marae o Hine | 32 The Square
Private Bag 11034 | Palmerston North 4442 | New Zealand
pncc.govt.nz

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PALMERSTON NORTH CITY COUNCIL HEARING BY COMMISSIONERS

PROPOSED PLAN CHANGE E: ROXBURGH RESIDENTIAL AREA

ORDER OF BUSINESS

Note: All pre-circulated evidence is also available for viewing on the Palmerston North City Council's website: <https://www.pncc.govt.nz/roxburgh>.

Any further material produced or tabled at the hearing will also be published on the Council's website.

1. Hearing of Submissions on Proposed Plan Change E: Roxburgh Residential Area

Minute #1 dated 28 February 2025 [Link](#)

Minute #2 dated 17 April 2025 [Link](#)

Notice of Hearing [Link](#)

Hearing Procedure Sheet [Link](#)

To consider the following:

(i) Palmerston North City Council

a) Proposed Plan Change E – Section 32 Technical Reports (18 October 2024)

1. Palmerston North City Council District Plan, Proposed Plan Change E: Roxburgh Residential Area - Section 32 RMA Evaluation Report [Link](#)

2. Appendix A – Amendments to the District Plan [Link](#)

3. Appendix B – Zoning Map [Link](#)

4. Appendix C – Urban Design Report, McIndoe Urban [Link](#)
5. Appendix D – Transport Assessment, WSP [Link](#)
6. Appendix E – Parks and Reserves Servicing Assessment 2024, PNCC [Link](#)
7. Appendix F – Contamination Report – PSI, Tonkin & Taylor Ltd [Link](#)
8. Appendix G – Contamination Report – DSI, Tonkin & Taylor Ltd [Link](#)
9. Appendix H – Noise Assessment, Acousafe Consulting & Engineering Ltd [Link](#)
10. Appendix I – Liquefaction Assessment Report, Tonkin & Taylor Ltd [Link](#)
11. Appendix J - Stormwater Servicing Report, PNCC [Link](#)
12. Appendix K - Water and Wastewater Servicing Report, PNCC [Link](#)
13. Appendix L – Consultation Report [Link](#)
14. Appendix M – Department of Conservation Reserve Land Exchange Decision [Link](#)

b) Section 42A Technical Reports (24 April 2025)

1. Section 42A Report of Eamon Guthrie (Planning) [Link](#)
2. Appendix 1 – Officer Recommendations in Response to submissions [Link](#)
3. Appendix 2- Amendments to District Plan showing Officer Recommendations [Link](#)
4. Appendix 3 – Statement of Evidence – Chris McDonald [Link](#)
5. Appendix 4 – Statement of Evidence – Mary Wood [Link](#)

6. Appendix 5 – Statement of Evidence – David Charnley [Link](#)
7. Appendix 6 – Statement of Evidence – Chris Groom [Link](#)
8. Appendix 7 – Statement of Evidence – Aaron Philips [Link](#)
9. Appendix 8 – STEM Tree Report – Bryn Withers [Link](#)
10. Appendix 9 – Statement of Evidence – Sean Syman [Link](#)
11. Appendix 10 – Roxburgh Crescent Growth LTP Memo – Veni Demado [Link](#)
12. Appendix 11 – Roxburgh Transport Corridor Memo – Stuart Cartwright & Tyler da Silva [Link](#)
13. Appendix 12 – Prehearing Meeting Agenda and Meeting Notes – Horizons Regional Council [Link](#)
14. Appendix 13 – Prehearing Meeting Agenda and Meeting Notes – Ms. Rosemary Watson [Link](#)
15. Appendix 14 – Prehearing Meeting Agenda and Meeting Notes – Rangitāne o Manawātū [Link](#)
16. Appendix 15 – Prehearing Meeting Agenda and Meeting Notes – Frances Holdings Limited [Link](#)
17. Appendix 16 – Prehearing Meeting Roundtable Stormwater Meeting [Link](#)
18. Appendix 17 – Email with Ms. Rosemary Watson about Shading Diagrams Part 1 [Link](#)
Part 2 [Link](#)
19. Appendix 18 – Emails and Documents from Mr. Paul Thomas about suggested changes to provisions Part 1 [Link](#)
Part 2 [Link](#)
20. Appendix 19 – Emails between Council and Horizons [Link](#)

c) Written replies from s42 reporting officers

Deadline: 16 May 2025. To be published separately.

(ii) Submissions

a) Original Submissions

[Link](#)

*Indicates to be heard		Submitter
SO 1		Sean Monaghan
SO 2		Sophie Boulter
SO 3		Luke Hiscox
SO 4		Jack McKenzie
SO 5		Brigid Holmes
SO 6		Edrei Valath
SO 7		Patrick Henderson
SO 8		Robert Hodgson
SO 9	*	Palmerston North City Council
SO 10		Jason Temperley
SO 11	*	Frances Holdings Ltd
SO 12		Paul & Annette Gregg
SO 13		Health New Zealand, Te Whatu Ora. Te Ikaroa, Central Region Public Health
SO 14	*	P.N.Engineering Ltd
SO 15		Grant Higgins
SO 16		Tānenuiarangi Manawatū Charitable Trust, Te Ao Turoa Environmental Centre
SO 17		Rowan Bell
SO 18		Doug Kidd
SO 19	*	Rosemary Watson
SO 20		Linda Bell
SO 21		Rebecca Hambleton
SO 22	*	Horizons Regional Council
SO 23	*	Jackie Carr

(Note: Those identified with an asterisk, indicated their wish to speak at the hearing.)

b) Summary of Decisions Requested from Original Submissions

1. Summary of Decisions Requested from Original Submissions, 4 December 2024

[Link](#)

c) Further Submissions

[Link](#)

*Indicates to be heard		Submitter
FS 1		Rangitāne o Manawatū
FS 2	*	Frances Holdings Ltd
FS 3	*	Rosemary Watson
FS 4	*	Horizons Regional Council
FS 5		Doug Kidd

(Note: Those identified with an asterisk, indicated their wish to speak at the hearing.)

(iii) Submitters' Expert evidence (filed 8 May 2025)

1. Submitter 11, FS 2: Statement of Evidence of Paul Thomas (Planning)
2. Submitter 11, FS 2: Statement of Evidence Katherine Johnson Blagrove and Jaime Devereux (Urban Design)
3. Submitter 22, FS 4: Statement of Evidence of Aruna Wickramasinghe (Planning)

[Link](#)

[Link](#)

[Link](#)

(iv) Legal Submissions**

1. Submitter 11, FS 2: Legal Submissions (M J Slyfield, Counsel) (filed 8 May 2025)

[Link](#)

**Deadline for submission: 19 May 2025. Any further legal submissions filed will be published separately.

(v) Right of Reply of Palmerston North City Council

2. Exclusion of Public

The Hearing Panel will reserve the right to make the decision with the public excluded.