**BEFORE THE HEARINGS PANEL**

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**IN THE MATTER** **of the Resource Management Act 1991.**

**AND**

**IN THE MATTER** **of Submission S11 and Further Submission FS2 by Frances Holdings Ltd to Proposed Plan Change E: Roxburgh Residential Area, a Council led Proposed Plan Change to the Palmerston North District Plan under Schedule 1 of the Resource Management Act**

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# STATEMENT OF EVIDENCE OF PAUL NORMAN THOMAS

**Dated 6nd May 2025**

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## INTRODUCTION

1. My full name is Paul Norman Thomas.

### Qualifications and Experience

2. I am currently a Director of Thomas Planning Ltd, a resource management planning consultancy. I have a B.A (Hons) Degree in Urban and Regional Planning from Oxford Brooks University and a Diploma in Business Management from Deakin University in Melbourne. I am a member of the New Zealand Planning Institute, the Resource Management Law Association and a former member of The Royal Town Planning Institute.

3. I have over 40 years' experience in planning and resource management, the last 30 or so years which have been in consultancy. From 1996 to 2016 I was a director of Environmental Management Services (EMS) providing a range of resource management advice and services. Prior to that I was the Manager of the Wellington Planning Group and National Discipline Head of Works Consultancy Services Ltd. In that capacity I was responsible for the development of a team of planners and landscape architects serving a wide range of public and private sector clients and for the technical standards of over 40 planning staff.

4. I am a Commissioner accredited as a Chair by the Ministry for the Environment and have been active as a Commissioner since 2008. In the last couple of years I have been the sole Commissioner on three different private plan changes for urban growth in Selwyn District. I have also chaired large complex plan changes and resource consents in Canterbury.

5. I prepared the submissions that this evidence relates to being that of Frances Holdings Ltd. I have participated in two Pre Hearing Meetings and provided suggested changes to the Plan provisions as part of that process.

6. I have read the s42A reports and associated evidence and refer to it where relevant.

7. Frances Holdings Ltd is the dominant landowner in the Roxburgh Residential Area and, for this reason, has had regular liaison with Council officers during the development of this Plan Change. I have not been closely involved with that process.

**Code of Conduct**

8. I confirm that I have read and agree to comply with the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise.

**Scope of Evidence**

9. This evidence covers a range of matters raised in the submission including:

- The need for greater flexibility in response to commercial risks.
- The proposed stormwater related provisions.
- The structure plan approach.

**The Submitter and Submission**

10. As addressed in Mr Slyfield's legal submissions, FHL is an experienced developer of both residential and industrial land. FHL has estimated the pre-development costs of this redevelopment to be in the order of $4-5 million dollars. Consequently, it is crucial that the planning framework for the redevelopment of this land supports a commercially viable outcome otherwise it simply will not happen no matter how meritorious the Council design aspirations for the site are.

11. The essence of the FHL submission and further submission is a focus on removing restrictions that are not justified and will adversely affect the value of the land once redeveloped, and ensuring there is sufficient flexibility to embrace a range of acceptable design solutions.

**Stormwater**

12. FHLs current position is that it is highly unlikely to proceed with even a first stage of redevelopment until there is certainty regarding the implementation of the new stormwater outfall to the Manawatu River. It was my previous understanding that the new outfall would replace the existing outfall and be located under the proposed new public access to the river corridor. This is why the submission sought that the no build area for the existing stormwater easement shown on the structure plan be identified as temporary until such time as that outfall is decommissioned. This understanding was taken from the Stormwater Servicing Assessment prepared by PNCC and dated January 2024.

13. However, the memo from Veni Demado which is Appendix 10 to the s42A report makes is clear that the existing DN675/750 pipeline will remain in place and remain operational. Further that the new outfall being a DN900 pipe will be installed in the same location parallel to the existing pipe to provide for additional capacity. The DN 300 pipe located in the northern part of Roxburgh Crescent will also be upgraded.

14. What I understand from this is that it is proposed that the combined outfall capacity is the combination of two pipes being 750mm diameter and 900 diameter.

15. If this is compared to the design of the network upgrade in the Stormwater Servicing Report at page 26 this states that the design basis is

- 30% pervious residential lots
- Pipe capacity to convey 10% AEP plus Climate Change event

- No surcharging in the new network
- Reduce and resolve spilling in the existing network served by the upgraded network

16. This report considers that these design requirements can be met with a DN900 pipe outfall. However, what is now proposed is to retain existing outfall and add the DN900 new outfall. It is recognised that this strategy seeks to address flood risk in the wider catchment which is a requirement of Horizons in relation to justification for a new outfall. However, the capacity of the outfalls as now proposed will far exceed the 10% AEP plus climate change and in my opinion makes a compulsory requirement for on site permeability unjustified.

17. In my opinion the imposition of permeability standards on individual lots will constrain section development options with consequent commercial implications. It will trigger the need for individual resource consents for individual dwellings that cannot meet the standard adding to development costs when there is ample capacity in the outfalls.

18. It will also work against the higher density subdivision that Mr McDonald advocates. At para 53 of his evidence he sets out indicative plans for a range of dwellings on a 250 $m^2$ lot. What he doesn't do is calculate the permeable area resulting to show that it exceeds 30% or for that matter the interim 45%.

19. The submission points out that despite accepting that the FHL land is likely 100 % impervious (depending on the compactness of the open gravelled area to the south), the section 42A report at para 5.13 refers to the Stormwater Servicing Report's claim that conversion to residential use will increase the stormwater flows from the site. This cannot be correct and contradicts other statements in the report. For example on page 19 in the second paragraph it states "*Because the existing land use is industrial and most of the site is already impervious, the predicted change in run off*

*volumes, flows and contaminant discharges associated with conversion to residential land use is considered to be negligible with the possibility of slight improvement."* I agree with that statement.

20. Notwithstanding this, there is likely to be an increase in peak flows from the site over the long term from more extreme climate change driven storm events. However, this will occur to the same extent whether the land is industrial or residential. Any additional flows caused by climate change are likely to be from increased rain intensity at a level that permeability of surfaces will not assist and will simply run off to the stormwater network.

21. It can reasonably be expected that despite the existing ground conditions the redevelopment to residential activities will result in some increased permeability. Stormwater modelling often uses an assumption of 30% permeability for sections in the 400 – 600m$^2$ range. Some houses may achieve more than 30% some less than 30% which will reduce flows to varying degrees. To impose a fixed minimum permeable area on all dwellings in the circumstances in my opinion is neither effective nor efficient.

22. In my opinion the management of stormwater is best addressed at the subdivision stage of development rather than imposing somewhat arbitrary and unjustified rules on individual sections. The provisions as proposed provide for this in that it is identified as a matter of discretion in proposed Rule R7.6.2.6.

23. It is at this point that the strategy for managing stormwater should be put in place. In my opinion additional measures once the additional outfall is in place are unlikely to be required. However, in the unlikely event that a stage of development does occur ahead of outfall construction, then a range of measures may need to be considered, not just permeability. I am advised that soakage may be feasible and also that retention is an option. The Stormwater Assessment Report and evidence of Ms Wood at para 72 says that detention is not an appropriate solution in this

location because of effects on the network and lack of space for such detention. There is an attempt to explain this in the Guidance Note in the Residential Permeability Standard. Notwithstanding this the Plan Change specifically provides for "retention" which has now been changed from "attenuation" in Proposed Policy 17.3.

24. If the approach to this is resolved at the subdivision stage then it does not require additional measures to be imposed by way of standards for dwellings. Some measures indeed may only be temporary if the new outfall is well advanced.

25. Of course it is possible that permeability requirements may be an element of the pre outfall Stormwater Management Plan developed at the subdivision stage. In that case, or if individual retention is the best option, then consent notices can be imposed as part of that consent process. In that regard, I consider that Policy 11.6 is unnecessary because it does not require a plan policy to be able to execute consent notices. Even if it was necessary, it duplicates the current permeability standards in the Residential provisions which in my opinion are not required.

26. Given the above, the approach that I recommend is detailed below. I note that this has been considered in the s42a evidence from the tracked changes I have previously made available.

- Delete the permeability standards from the Residential Zone provisions.
- Delete Objective 17 and Policies 17.1 to 17.5.
- Delete Policy 11.9 and replace with two policies as follows:
- ***Policy 11.7****: To upgrade existing stormwater infrastructure to accommodate a 10% AEP plus climate change storm event.*
- ***Policy 11.****8 Any subdivision prior to consents being granted to implement Policy 11.7 shall require a site specific Stormwater Management Plan that achieves a 10% AEP plus climate change storm event and incorporates water sensitive design.*

- Remove the reference to water sensitive design principles in part (b) of Objective 11.
- Inset a new policy into Chapter 10 Residential under Objective 16 as follows:
- *Policy 16.4: Where stormwater is not managed through subdivision consents, a Stormwater Management Plan will be required that provides for stormwater quantity and quality and shall incorporate water sensitive design.*

27. The removal of the stormwater standards and associated policies from Chapter 10 is in response to my earlier evidence that this should be addressed at the subdivision stage. However, in the unlikely event that subdivision was not advanced then there does need to be a back up policy requiring a Stormwater Management Plan as per Policy 16.4 above. Additional rules are not required because this is likely to be something like a retirement village which is classed as a full Discretionary Activity.

28. Proposed Policy 11.7 and 11.8 require some explanation. It is very apparent from the s42 information that Council is advancing a strategy for the site and the wider area that involves new stormwater infrastructure based around a new larger outfall. The outcome sought is that the infrastructure accommodates a 10% AEP plus climate change storm event. This is the current course of action so why not say so. It is the most important factor in enabling redevelopment of this land to proceed.

29. Policy 11.8 addresses the unlikely situation that redevelopment of part of the area does proceed ahead of the outfall upgrade. The policy requires an SMP that can consider all possible options and not just permeability and must achieve the same outcome in terms of performance and incorporate water sensitive design as part of that SMP.

30. I consider this to be a more efficient and effective approach which gives the applicant greater flexibility whist removing compulsory permeability requirements on individual lots unless the interim SMP requires it.

**MAXIMUM LOT SIZE**

31. The FHL submission seeks a small increase in the maximum lot size from 500m$^2$ to 600 m$^2$.

32. I support the enabling of smaller lots sizes for this area which has the benefits of both scale and a single dominant developer that can implement an integrated design. I also support part (c) of Objective 11 which seeks to provide *"an increase in the housing supply through a variety of housing types and sizes…."*. I agree that enabling up to two dwellings on larger lots supports higher density development in conjunction with the minimum lot size of 250 m$^2$.

33. However, I do not agree that a maximum lot size of 500 m$^2$ implements the objective of a variety of housing types and sizes.

34. It is important that this issue is considered in the context of the housing supply strategy for the whole City. This is set out in the Future Development Strategy (FDS). The FDS shows that there is a short term shortage of greenfield supply of residential land compared with demand. Indeed, the supply that is anticipated is being frustrated by infrastructure prerequisites and restrictive plan provisions.

35. The gap filler for this is seen as Plan Change I which puts in place a new regime for medium density development in locations with good access to services, transport and community facilities. This will replace the existing Multi Unit Housing Areas which Roxburgh is proposed to be part of.

36. The FDS considers that PC I will provide a housing supply in the existing urban environment of 655 over the next three years and a total of 1541 over 10 years. This does not include Roxburgh Residential Area. Greenfield Residential Areas once they come on stream are likely to provide larger sections on the outer edges of the City. The exception, in the long term, may possibly be Aokautere where some medium density is being directed. The very nature of urban infill and the medium density zone is that it is designed for small houses on small lots. So what is missing from the

supply side and will continue to be in demand is larger sized urban sections with good access to services and facilities. While Roxburgh does not qualify for the MRZ it has a school directly adjacent, public transport and is only a 3 minute drive or 18 minute walk to the Hokowhitu Centre.

37. If Roxburgh is to provide a variety of housing and there is an evident shortage of larger sections in the urban area, then I consider that greater variety of section size is justified should be enabled by the Plan provisions.

38. Mr McDonald in his evidence has included at Figure 3 an example subdivision design prepared for FHL and made available to this process. In that example there are 58 residential lots with only 9 being above the 500 $m^2$ size. Of these only 2 are over 600 $m^2$ which is the result of long driveways associated with access from Ruahine Street. While this is just an example, I consider it does provide a variety of lot sizes that has an emphasis on smaller lots with a relatively smaller number of larger lots. Mr McDonald concedes at para 75 that a *"handful of extra-large lots would have little impact on overall density".*

39. I, therefore, consider that and increase to a maximum lot size of 600 $m^2$ is not only appropriate but necessary to achieve the objective of the Residential Area but also to respond to a gap in supply type and increase the diversity of the housing stock. I consequently support this part of the FHL submission.

**ROAD CROSS SECTIONS**

40. The FHL submission raises concerns about the proposed road cross sections. A fundamental concern is that in essence the higher the density of housing the more on street parking is required as not all houses will accommodate on site parking which can no longer be directed.

41. The Plan Change seeks to accommodate continuation of the existing width of Roxburgh Crescent at 13m. The design requires footpaths on both sides, a 0.8m

berm on one side and 2m berm on the other side with intermittent biofiltration stormwater pits and tree pits. If each dwelling has a driveway vehicle crossing this leaves very little room for indented parking between the pits. While the number of on street parking spaces will depend on the subdivision and final road design, it is quite likely that this might be as little as one park in every 15-20 metres of road. Further, parking is only accommodated on one side of the road. If the road is widened to 15m at least parking can be accommodated on both sides. A means of achieving this is shown on the example subdivision scheme at Figure 3 of Mr McDonalds evidence which I have also attached at Appendix B.

42. Minor changes have been recommended in response to this submission to accommodate a wider road cross section as an option and that is supported. Further, the memo from the Councils Infrastructure team indicates some flexibility with regard to location of services and such matters. That is also welcomed.

43. The submission also questions the need for the number of car parks shown on the Road D cross section. Mr Phillips evidence confirms that this parking is for users of the Manawatu River Park, a council reserve asset. There is of course a risk of competing use of these spaces between residents, residents visitors and users of the park. Given the potential for a shortage of on street car parks on Roxburgh Crescent I would be cautious about reducing this number of parks and given this will be a new access to the park, car parking will be needed.

44. Given that this parking is for Manawatu Park users it is not the responsibility of the developer to provide these. Consequently, it should be made clear in the provisions that the cost of construction of these parks falls with the Council. This could be addressed through the insertion of a Guidance Note under this standard and can be formalised through a Development Agreement. (A guidance note is not included in the tracked changes in Appendix A.)

**THE STRUCTURE PLAN**

45. The Structure Plan proposed is very detailed in nature given the small size of the redevelopment area. Despite the fact that there is a single dominant landowner who will likely lead the land use change to residential, I do think a structure plan for the area is a useful tool for indicating key design features. This includes the new public access to the river corridor, the Road D connection to that access and the general location of the relocated reserve at the heart of the development and linking Roxburgh Crescent with the river.

46. I also consider that the Roads A and B loop in the southern part of the area is sensible in terms of block sizing and efficient use of land.

47. However, the FHL submission is concerned about the lack of flexibility to accommodate a different design concept for the development. In this regard, there are two aspects where I consider a greater degree of flexibility should be adopted. Firstly, the possibility of locating the reserve on the north side of Road D as an alternative to the south. The two locations would achieve a similar outcome in terms of a central green space which is highly accessible to all future residents and links to the new access to the river corridor.

48. The second aspect is some flexibility around the approach to the northern part of Road B.

49. In the tracked change Plan Change in Appendix A I have not recommended specific changes to the existing structure plan. What I have proposed is that the provisions recognise that a northern location for the reserve and alternative to northern road B are structure plan options. Amendment to the structure plan however is an alternative to this approach and is addressed in the urban design evidence.

50. Please note that as the tracked changes are in the same red colour as the changes in the notified plan change I have highlighted the changes associated with this evidence in yellow.

51. The important trade off here is between urban design doctrine and making this project work commercially. Every square metre of road is a square metre not used for a commercial return. There is room, in my opinion, for more efficient space use options for the northern part of road B. The example the example scheme applies three rights of way serving two, four and four lots respectively. The longest is about 50 m. This is opposed in the s42A report because of a lack of contact with the public realm, reduced connectivity and not achieving the *"optimal design outcome"*.

52. In some of the reports these are called cul-de-sacs. They are not, they are private rights of way that will not be vested in Council. In my opinion, lengthy rights of way that detach people from their wider neighbourhood are to be avoided. However, I do not consider there are any adverse effects on the environment from the short Rights of Way serving small number of sections that this scheme shows.

53. Having said that, there are design alternatives for this part of the site that may have better urban design qualities. This might include a lane way which effectively connects the rights of way together and allows a one-way circulation of vehicles from Roxburgh Crescent.

54. Any loss of connectivity is largely associated with the connection to Road D and access to the Manawatu River Park. However, the distances involved are small and a pedestrian connection adjacent to the stop bank may be possible. One material advantage of that lack of connection is that the reserve can be extended east across where Road B would otherwise connect allowing even better connection with the river corridor access.

55. Flexibility in these two areas may also facilitate opportunities for medium density development interfacing with the reserve to a greater extent than the existing design. In particular, the currently shown location for the reserve is potentially suitable for a medium density Superlot form of development, as is the north side of

the relocated reserve. This would further add to the variety of types and sizes of housing that the Plan Change seeks.

56. The FHL submission also seeks deletion of the proposed pedestrian and cycle access to Ruahine Street shown on the Structure Plan. The example scheme has shown that this can be accommodated while still enabling larger sections in the vicinity. There are accessibility advantages of this connection both for public transport and access to the Winchester Store.

57. Mr McDonald places considerable weight on his opinion that he has developed an optimal structure plan. However, what is optimal in urban design terms isn't the same as optimal in commercial terms although of course there are often market benefits from good design. The other question arising is whether an optimal urban design scheme is actually required by the Act. In my opinion there is nothing in the Part 2 purpose and principles of the RMA that requires this.

58. The s42A report and associated evidence refer extensively to NPS-UD Policy 1 requirement that planning decisions contribute to a well functioning urban environment. The NPS-UD of course defines this expression in Policy 1 as *"urban environments that, as a minimum:*

*(a) have or enable a variety of homes that:*

*(i) meet the needs, in terms of type, price, and location, of different households; and*

*(ii) enable Māori to express their cultural traditions and norms; and*

*(b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and*

*(c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and*

*(d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and*

*(e) support reductions in greenhouse gas emissions; and*

*(f) are resilient to the likely current and future effects of climate change."*

59. This definition is qualified as a minimum. It refers to good accessibility but clearly does not include "optimal urban design" as a component. Indeed, its reference to competitive land and development markets is a reference to the importance of commercial factors.

60. I consequently am of the opinion that the flexibility that I have recommended above in relation to two specific components of the Structure Plan should be accepted.

**OTHER MATTERS**

61. Other matters raised in the FHL submission relate to the specific wording of policies and rules and are detailed in the tracked changes version attached as Appendix A.

62. The matters to bring to the panels attention are detailed below.

63. A) The proposed standard for the number of buildings per lot needs to be amended to be workable and this has been adopted in the Section 42a report.

64. B) I have recommended some wording changes to Objective 11 in the tracked changes version attached which achieves a focus on outcomes and deletes the references to methods in (a) and (b).

65. C) In part (a) of Objective 11 connected residential area is proposed to be replaced with a broader outcome of “high quality residential area”, as the whole plan change is about a lot more than connections.

66. D) The addition of “or otherwise achieves Objective 11” is connected to the flexibility of the structure plan matters discussed earlier and recognises that there may be more than one way of achieving the objective in terms of design.

67. E) A change to Policy 11.2 being policy recognition that in terms of connectivity the northern part of new local street B is optional.

68. F) Policy 11.5 is recommended to be deleted as it is a method rather than a policy and is available by way of the provisions of the Act without the need for reference in policy.

69. G) Rule R7.6.2.6 (b) is recommended to be deleted because as worded it is not a matter of discretion and in any case is covered by part (a).

70. H) Amendment to Performance Standard (b) Structure Plan to include specific reference to the two optional aspects recommended.

71. I) In Chapter 10 Policy 16.1 is unnecessary in this Chapter as it is dealt with at subdivision.

72. J) Policy 16.3 The wording of this policy is unclear and requires clarification. I have proposed some amendments.

73. K) Rule 10.6.3.3 The added last bullet relating to this Plan Change be deleted as it is worded as a policy and not a matter of discretion. If required at all it should be located with appropriate MUHA policies or included in the Plan Change I provisions.

74. L) Minor change to the MUHA Performance Standards at vii. Stormwater Design which are consequential to the recommended change of approach in this evidence. and

75. M) Deletion of the non complying rule relating to non compliance with permeable standards also consequential on the change of approach in this evidence and even if there was not a change cannot be justified in terms of Section 32.

76. N) Change to R10.7.4.12 to be compatible with the wording amendment of the parent rule. The FHL submission also considers that this non complying rule should be changed to full discretionary. I support that submission point as full discretionary allows full evaluation of the proposal against the Plan policies.

77. Finally, FHL filed a Further Submission in relation Submissions 6, 22, 199, 17, 18, 20, 21 and 23. The nature of the further submission points are clear and I do not, therefore, intend to delve into them in detail. However, I note that Mr McDonald is recommending a 5m building set back from the property boundaries of neighbours on Tilbury Avenue. I generally consider that an appropriate response to this interface noting that there are a number of existing large trees in this location that have been evaluated and are expected to need to be removed. I also note that the effect of this additional rule is likely to be to have slightly larger sections in this location which works against Mr McDonalds aspirations for overall yield.

**Paul Thomas**
6 May 2025

## APPENDIX A: PROPOSED PLAN CHANGE AMENDMENTS

# New proposed provisions to be inserted into the Palmerston North City Council District Plan

## Chapter 4 Definitions

Insert the following new definition:

**Roxburgh Residential Area**: Means the residential area shown in the Roxburgh Residential Area Structure Plan (**Map 7.10** Structure Plan .

**Principal bedroom**: means the main bedroom in the residential unit which is the largest and/or occupied by the resident or residents who head the household.

Amend the following new definition:

~~In relation to R10.6.1.7(d):~~ means able to be viewed through, and with not less than 65% openness over the elevation of the fence. Open areas exclude any surface of the fence, which is solid, but may include wire mesh, or wrought iron or similar elements with a facing edge not thicker than 12mm and spaced at not less than 80mm centres.

## Chapter 7 Subdivision

Insert the following new objective and policies:

**Objective 11:** To ensure that subdivision within the Roxburgh Residential Area proceeds in a manner that:

**(a)** Delivers a high quality ~~connected~~ residential area. ~~identified in the Structure Plan layout.~~

**~~(b)~~** Manages stormwater in an integrated manner ~~by implementing water sensitive design principles.~~

**(c)** Provides for an increase in housing supply through a variety of housing types and sizes to achieve the efficient use of land and respond to housing needs and demands.

**(d)** Creates a single pedestrian connection with the Manawatū River.

**Policy 11.1**: To ensure that development is undertaken in an integrated and coordinated manner in general accordance with the Structure plan or otherwise achieves Objective 11..

**Policy 11.2** To restrict the use of cul de sacs and ensure connectivity as outlined in the structure plan, except that provision of New Local Street B (north) is optional~~.~~

**Policy 11. 3** To recognise the limitations of the existing road corridor by enabling road layouts to be consistent with the road cross sections (refer to **Map** 7.10 A Roading Cross Section ).

**Policy 11.3:** To require a single access point to the Manawatū River that is located centrally within the Roxbu, rgh Residential Area as identified on the Structure Plan (refer to **Map** 7.10 Structure Plan ).

**Policy 11.4:** To enable the maintenance of critical infrastructure through the use of no build areas, consent notices and access easements.

~~**Policy 11.5**: To impose consent notices on titles outlining measures required manage pervious surfaces and land contamination.~~

**Policy 11.6**: To enable greater housing density by allowing smaller lot sizes.

**Policy To** enable larger lot sizes for the purpose of multi-unit residential development only where there is a concurrent subdivision and land use consent.

**Policy 11.7**: To upgrade existing stormwater infrastructure to accommodate a 10% AEP plus climate change storm event. ~~To manage stormwater by utilising the road corridor and onsite permeability in the RRA.~~

**Policy 11.**8 Any subdivision prior to consents being granted to implement Policy 11.7 shall require a site specific Stormwater Management Plan that achieves a 10% AEP plus climate change storm event and incorporates water sensitive design.

Insert the following new rules:

**R7.6.2.6 Subdivision in the Roxburgh Residential Area**

Any subdivision in the Roxburgh Residential Area that complies with the performance standards below is a Restricted Discretionary Activity with regard to:

**(a)** The size, shape and arrangement of lots, roads, access, and public open space.

~~**(b)** General accordance with Roxburgh Residential Area structure plan and roading cross sections.~~

~~**(c)**~~**(b)** Those matters described in Sections 108 and 220 of the Resource Management Act 1991.

~~**(d)**~~**(c)** Natural Hazards.

~~**(e)**~~**(d)** Staging of development.

~~**(f)**~~**(e)** Integration of essential services.

~~**(g)**~~**(f)** Effects on the capacity of Council infrastructure.

~~**(h)**~~**(g)** Stormwater Management

~~**(i)**~~**(h)** The safe and efficient operation of the roading network.

**Performance Standards**

**(a) Controlled Activity Performance Standards**
Compliance with R7.6.1.1(a), (d), (e), and (i).

***NOTE TO PLAN USERS:*** Where areas within Roxburgh Residential Area are identified in Council's records as being potentially contaminated, the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health applies, and consent may be required under that document. If consent is required, then this must be applied for before or concurrently with a subdivision consent. All subdivisions must comply with the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health in addition to the requirements of this rule.

**(b) Structure Plan**
Subdivision must be in general accordance with layout contained in the Structure Plan shown on **Map 7.10** Structure Plan, recognising that New Local Street B (north) is optional and the open space may be located on the north side of Road D~~-~~.

**(c) Lot size**

In the Roxburgh Residential Area each lot must be

i. A minimum of 250 $m^2$ and a maximum of 6~~5~~00 $m^2$.
ii. A maximum lot size of 1000 $m^2$ applies for multi-unit development where a subdivision and land use consent are applied for at the same time.

**(d) Road corridor:**

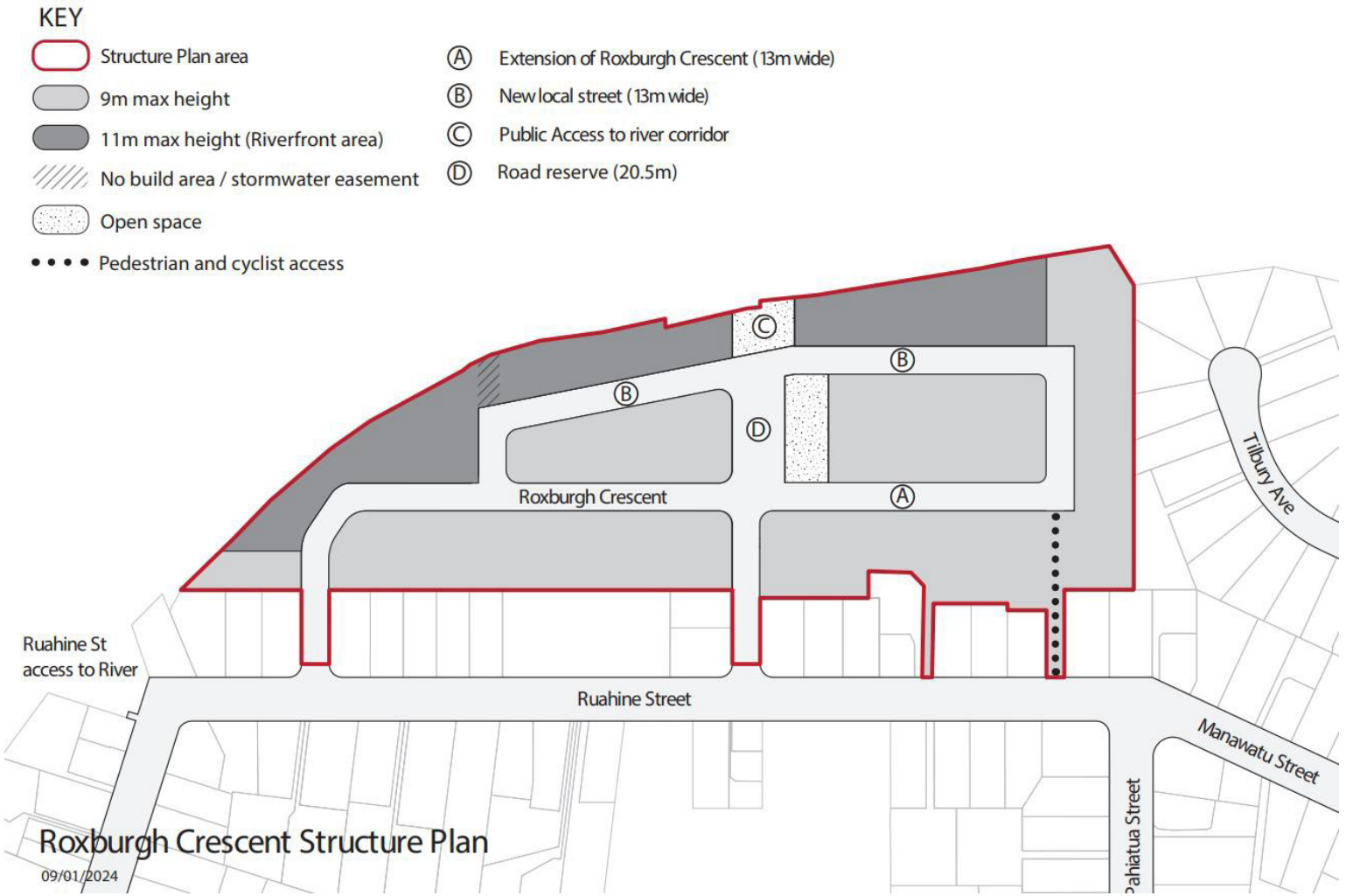
Design of the road corridor must demonstrate:

i. Compliance with **Map 7.10 A** for both the new roads and existing Roxburgh Crescent.
ii. Compliance with **Map 7.10 B** for the new road in the centre of the site marked as 'd' on the structure plan in **Map 7.10.**
iii. Include water sensitive design elements based on one (1) square metre of stormwater pit being provided per 270 $m^2$ of road reserve.
iv. Provide treatment of road stormwater through pervious pavements, grassed and other biofiltration devices prior to entering the Council stormwater network to improve the quality of the stormwater discharge.

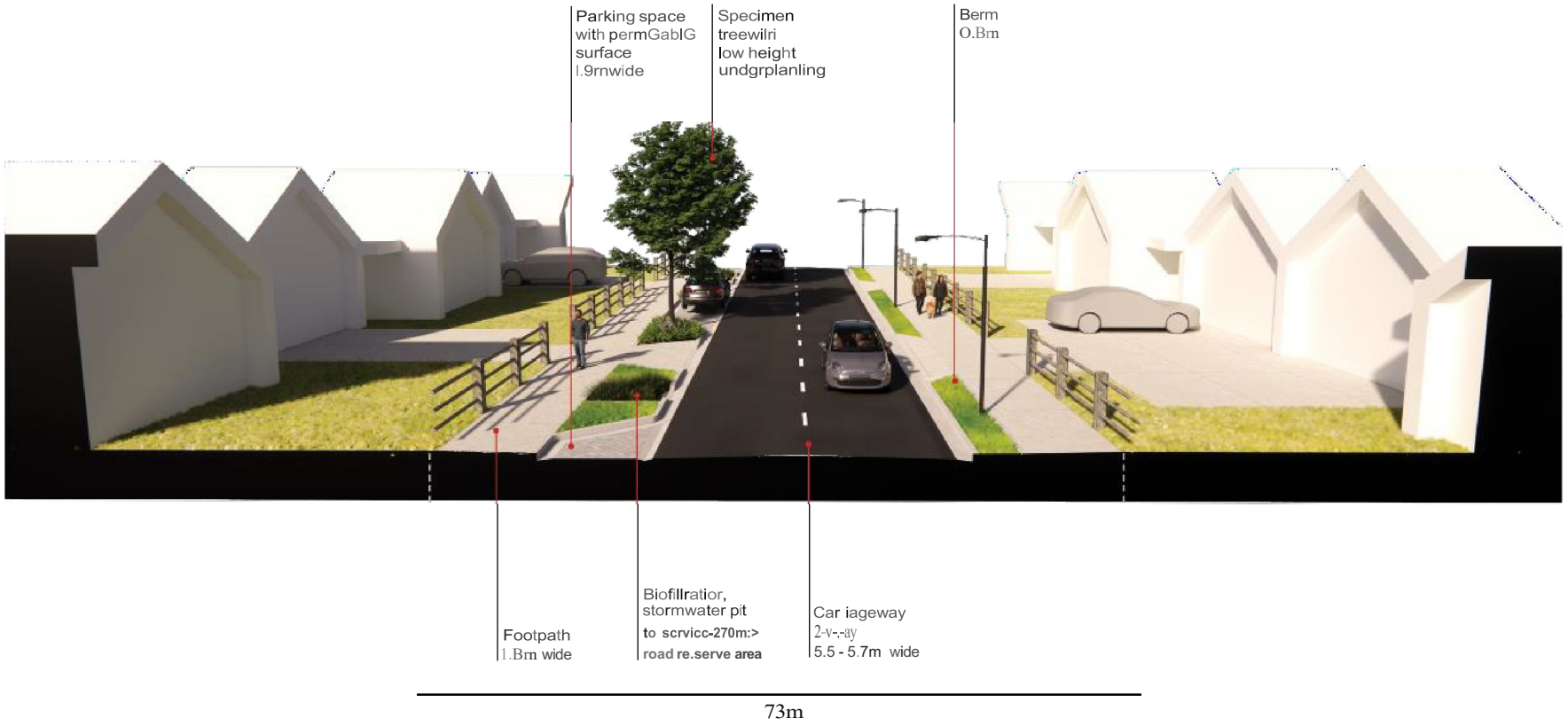
### R7.6.2.7 Non-Notification of Subdivision in the Roxburgh Residential Area

Subdivision applications made for sites complying with R7.6.2.6 must not be publicly or limited notified.

**Map 7.10** Structure Plan



**Map 7.10 A** Roading Cross Section



**Map 7.10 B** Roading Cross Sections for area marked ‘D’ (centre of site) on the structure plan in Map 7.10

# Chapter 10 Residential

Insert the following new objective and policies:

**Objective 16:** Roxburgh Residential Area delivers a well-functioning urban environment by enabling a greater variety of housing densities, quality-built form and connection with public spaces.

~~**Policy 16.1:** Require development to be delivered in general accordance with the layout of the Roxburgh Residential Area Structure Plan and roading cross sections.~~

**Policy 16.2:** Roxburgh Residential Area is delivered in a way that:

a. Provides passive surveillance from dwellings to public spaces.

b. Provides functional outdoor space for dwelling residents.

c. Provides a variety of housing density including attached and detached dwellings, 3-storey dwellings, and multi unit development.

d. The visual dominance of garages from the street is managed through the use of garage setbacks.

e. Onsite privacy and access to daylight and sunlight for habitable rooms in winter is achieved through building design.

**Policy 16.3:** To restrict non-residential activity in the Roxburgh Residential Area, except where the non-residential activity is located on Road D and is limited to the ground floor with residential activities above~~the:~~

~~a. Ground floor and residential living is above, and~~

~~b. East – West road opposite or adjacent to the open space area.~~

Policy 16.4: Where stormwater is not managed through subdivision consents, a Stormwater Management Plan will be required that provides for stormwater quantity and quality and shall incorporate water sensitive design.

~~**Objective 17**: Stormwater is managed to reduce quantity and improve quality discharges through the use of water sensitive design within the Roxburgh Residential Area.~~

~~**Policy 17.1:** Utilise front yard landscaping to optimise stormwater runoff and improve stormwater quality.~~

~~**Policy 17.2:** To manage the risk of stormwater flooding by requiring that all development achieves the specified minimum floor levels and has sufficient permeable surfaces to manage stormwater runoff onsite.~~

~~**Policy 17.3**: To require that where permeability limits are not achieved, onsite measures are provided and demonstrated to achieve stormwater attenuation at the same rate as the required permeability area.~~

~~**Policy 17.4**: To encourage parking areas to include permeable surfaces.~~

Insert the following new rules:

**10.6 Dwellings and Accessory Buildings**

**R10.6.1 Rules: Permitted Activities**

**R10.6.1.8 Dwellings within the Roxburgh Residential Area**

Dwellings are a Permitted Activity in the Roxburgh Residential Area, subject to the following performance standards:

**Performance Standards**:

a. Compliance with Permitted Performance Standards under R20.4.2 (a)

b. Floor Levels

Floor levels must be above the flood and stormwater inundation level predicted for a 0.5% annual exceedance probability (AEP) (1 in 200 year) flood event, plus 350mm freeboard for dwellings and dwelling units (including attached garages).

c. Site Area, Site Coverage and Number of Buildings

i) Site area

a) A minimum site area of 250m$^2$

b) A maximum site area of 500m$^2$

ii) Site coverage

a) Maximum site coverage of 45% of net site area.

iii) Number of buildings used for residential living per site

The number of buildings per lot shall be no more than

a) One dwelling unit on lots of 250m$^2$ to 400 m$^2$

b) Two dwelling units on 401m$^2$ to ~~6~~500m$^2$

For three or more dwellings on a site refer to **R10.6.3.3** Multi-unit residential development in the multi-unit housing areas identified on Maps 10.6.3.3(a)-(~~h~~ j) is a Restricted Discretionary Activity with regard to:

~~d. Permeable Surfaces~~

~~i) The minimum permeable surface area must be 45% of net site area.~~

~~ii) Should the stormwater outlet from Roxburgh Crescent to the Manawatū River be constructed and is operational, the minimum permeable surface area must be 30% of net site area.~~

~~iii)~~iv) Permeable surface may be landscaped areas which also achieve the landscaping requirements of R10.6.1.8(e).

**Guidance Note:** Given the Roxburgh Residential Area is at the bottom of the stormwater catchment, the lack of detention areas to attenuate stormwater within the site in a location near the outlet to the river, and the current size of the outlet there are few alternatives to providing the onsite permeability required. Council may impose consent notices on property titles at subdivision stage to enforce this standard.

~~c.~~d. Frontage Landscaped areas

30% of the land within the front yard setback area, as referenced under R10.6.1.1(c)(i)(a), must be developed with plants and grass.

~~f.~~e. Height

i) A maximum height of 9 metres.

ii) Within the River Front Area

a. no building or structures may exceed a maximum height of 11 metres + 1 metres for pitched roof; and

b. all dwellings must be a minimum of two stories.

iii) Antennae, chimneys and aerials may exceed this height by 2 metres.

~~g.~~f. Height Recession Plane

i) Within the Roxburgh Residential area outside the River Front Area (shown on the structure plan **Map 7.10** Structure Plan the following apply:

a) All buildings and accessory buildings must be contained within 45˚ angle inclined inwards at right angles from a point of 5.0 metres above ground level along the front two – thirds including side boundaries; and

b) For the rear one-third of the site or any rear lots: buildings and structures must be contained within 45˚ angle inclined inwards at right angles measured from a point of 2.8 metres above ground level.

Except where:

a. For parcels longer than 45m, all buildings and accessory buildings must be contained within 45˚ angle inclined inwards at right angles from a point of 2.8 metres above ground level for the rear 15m of the lot.
b. For lot boundaries along existing residential properties in Ruahine Street and Tilbury Avenue, all buildings and accessory buildings must be contained within 45˚ angle inclined inwards at right angles measured from a point of 2.8 metres above ground level.

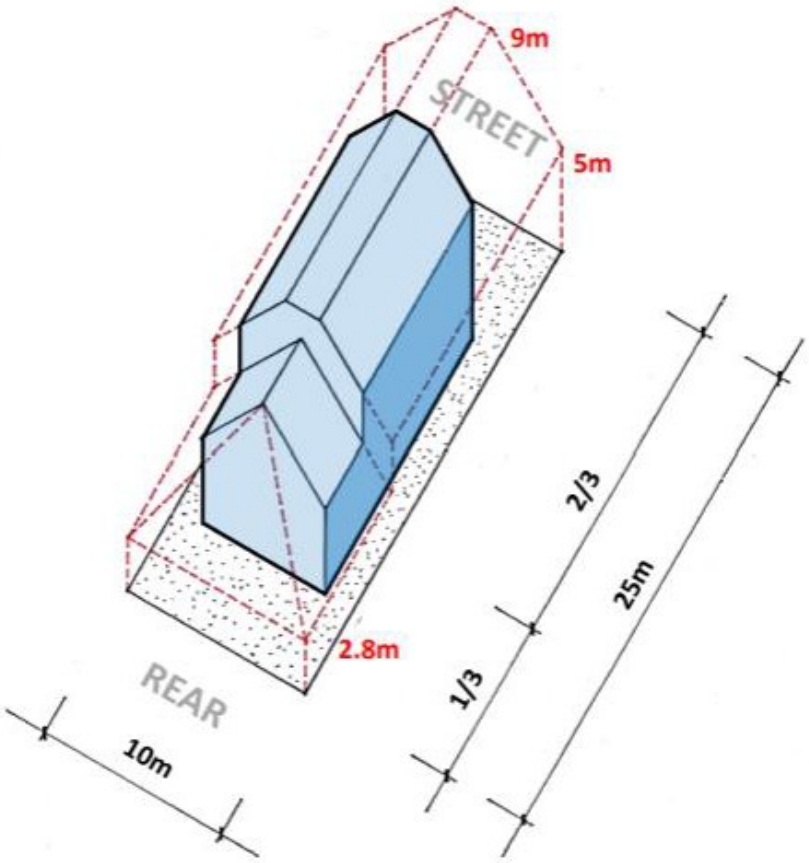
ii) All buildings and accessory buildings within the River Front Area (11m height area shown on the Structure Plan **Map 7.10** Structure Plan the following apply:

a) All buildings and accessory buildings must be contained within 45˚ angle inclined inwards at right angles from a point of 5.0 metres above ground level for the entire length of the lot including side boundaries.

iii) No height recession plane applies along common boundaries of conjoined dwellings.

iv) Where a boundary adjoins an access strip the measurement will apply at the furthermost boundary of the access strip.

**Guidance Note:** See Figure 1 HRP for the Roxburgh Residential Area and Figure 2 for the River Frontage Area which demonstrates how height recession planes are to be measured.




**250m² Standard Lot**

(approximate dimensions)

*Figure 1 HRP for the RRA (except River Front Area)*

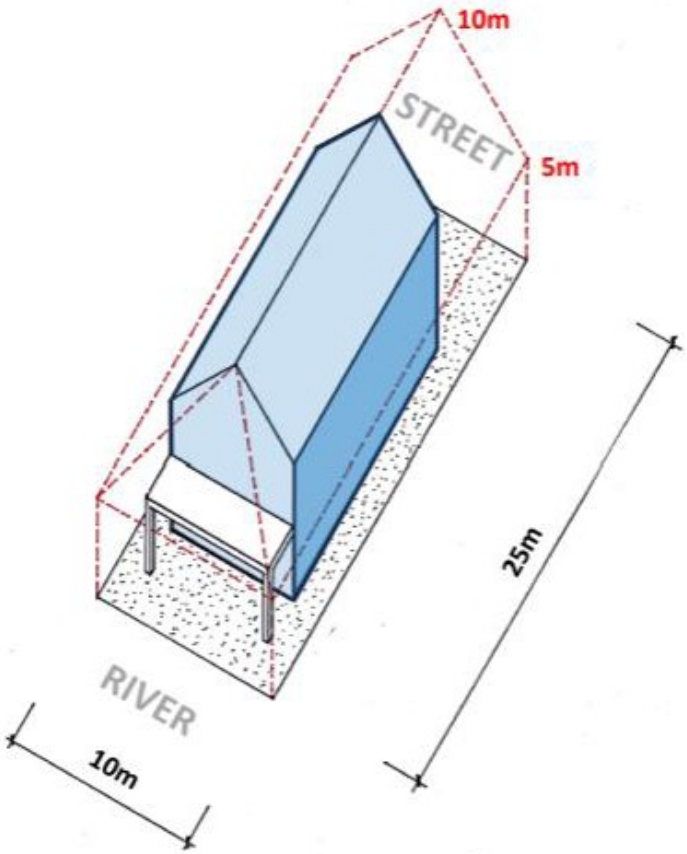



*Figure 2 HRP for the River Frontage Area*

~~h.~~g. Overlooking

Compliance with performance standard R10.6.1.1(b).

~~i.~~h. Separation Distances

Compliance with performance standard R10.6.1.1(c).

Except where:

- Where two dwellings are joined by a wall or by their respective garages, the separation distance provisions in R10.6.1.1(c)(i)(a) must not apply.

~~j.~~i. Outlook Space

i. Every dwelling unit must be provided with an outlook space from habitable room windows that meets the following minimum dimensions:

   a. 6 metres in depth x 4 metres in width outlook space for a *main living area*; and

   b. 3 metres x 3 metres outlook space for a *principal bedroom*[1]; and

   c. 1 metre x 1 metre outlook space for all other *habitable rooms**.

ii. Outlook space must:

   a. be clear and unobstructed by buildings;

   b. does not extend over an outlook space or outdoor living space required by another dwelling;

   c. be provided from the face with the largest area of glazing where the room has two or more external faces; and

   d. be measured from the centre point of the window to which it applies.

iii. Outlook space may extend over a public road, public open space, driveways and footpaths within the site, or another outlook space required within the same dwelling.

[1] Principal bedroom means *the main bedroom or master bedroom in the dwelling unit which is the largest.*

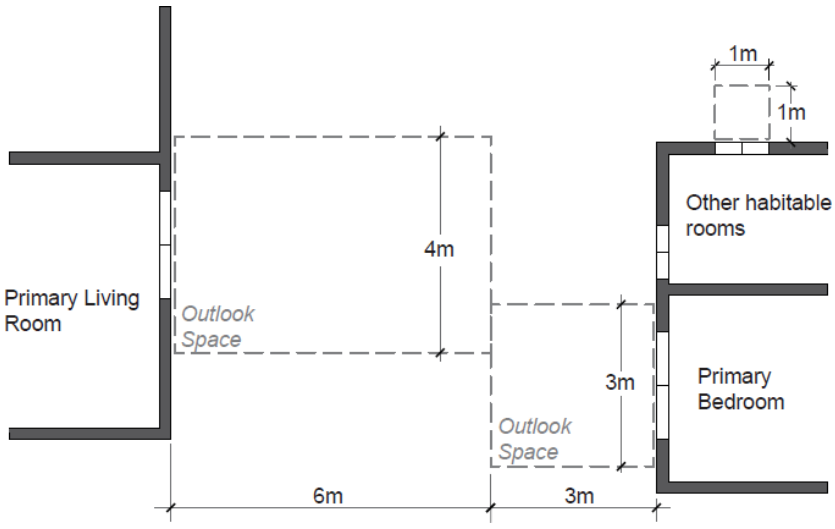



*Figure 3 Outlook space*

~~k.~~i. Fencing

i. Boundaries with public spaces and road frontage:

a. A solid fence on a property boundary to any road, public walkway or reserve must be no higher than 1.1m in height.
b. If the fence is of Open Construction[2], the fence must not exceed more than 1.8m in height.
c. A solid fence located along a property boundary to a road, public walkway or reserve where a private outdoor amenity area is located must not exceed more than 1.8m in height and be no longer than one third of the total site frontage area in compliance with R10.6.1.1(e) .

ii. Side Boundary Fence:

A side boundary fence must not exceed 1.1 metres in height for a distance of 3 metres into the property from the road boundary when next to the driveway. After 3 metres the fence must not exceed 1.8 metres in height.

~~l.~~k. Onsite Amenity

i. Where the onsite amenity is provided at ground level compliance with R10.6.1.1(e).

[2] means able to be viewed through, and with not less than 65% openness over the elevation of the fence. Open areas exclude any surface of the fence which is solid, but may include wire mesh, or wrought iron or similar elements with a facing edge not thicker than 12mm and spaced at not less than 80mm centres

ii. Where the onsite amenity is provided above ground level it must meet the following requirements:

a. a minimum area of 5 $m^2$ where the space serves a one bedroom dwelling unit, or

b. a minimum of 8 $m^2$ where the space serves a dwelling unit with two or more bedrooms, and

c. be located to the north, east or west of the dwelling unit, and

d. be located to receive a minimum of 3 hours continuous sunlight over at least 50% of the area on the shortest day of the year, and

e. have direct contact with the main living area via door access.

**Note to plan users:**

Any excavation or earthworks or structures within 8m of the inland toe of stop bank may require consent from Manawatu Wanganui Regional Council. Plan users are advised to consult with the Manawatu Wanganui Regional Council for any works 8m within the toe of the stop bank.

Amend rules for activities that don't meet the permitted activity rule above as follows[3]:

**10.6.3 Rules: Restricted Discretionary**

R10.6.3.3 **Multi-unit residential development in the multi-unit housing areas identified on Maps 10.6.3.3(a)-(~~h~~ j) is a Restricted Discretionary Activity with regard to:**

- Effects on the surrounding residential environment and streetscape
- Height
- Design, scale and appearance
- Site density and layout
- On-site landscaping
- Privacy across boundary and within the development
- The safe and efficient operation of the roading network, and internal circulation and manoeuvring areas
- Natural hazards
- For developments within the Hokowhitu Lagoon Residential Area, the effects on the Manawatu Golf Club
- Matters addressed in the design principles in Policy 2.8 of Section 7A for housing within the Matangi Residential Area.
- For developments within the Aokautere Residential Area, the impact on achieving the design elements and outcomes of the Aokautere Structure Plan and the effects on the natural gully network.
- ~~For developments within the Roxburgh Residential Area, to achieve a well functioning urban environment by developing in general accordance with the Roxburgh Residential Area Structure Plan, and give effect to storm water permeability standards .~~

**Performance Standards**

i. Notional Site Area for Each Unit

a) No minimum notional site area applies if the development site is located within Areas A or C;

b) A minimum notional site area of 150m$^2$ applies if the development site is located within Areas B, D, or G, or H

c) A minimum notional site area of 250m$^2$ applies if the development site is located within Area J.

ii. Minimum Unit Size

[3] Amendments under the Roxburgh Plan Change are **in red and underlined**

a) Each unit must have a gross floor area greater than 45m$^2$, if the site is located within Areas A or C; or H

b) Each unit must have a gross floor area greater than 60m$^2$, if the site is located within Areas B or D or G or H or J.

iii. Site Coverage

A maximum site coverage of 40% applies to the development site unless in the Aokautere Residential Area and the Roxburgh Residential Area where a maximum site coverage of 45% applies.

iv. On-site Amenity

a) Each unit shall be provided with a private outdoor amenity area within the notional site which can meet the following requirements:

- A minimum open area of 30m$^2$ free of driveways, parking spaces, buildings and manoeuvring area.
- Is able to accommodate a circle of 4 metres in diameter.
- Has direct contact with a main living area for a length of not less than 2 metres.
- Is orientated to the east, west or north of the unit.

b) Each dwelling unit located on the first floor, which does not have connection at ground level, shall be provided with a private outdoor amenity area which can meet the following requirements:

- Is accessed directly off the living, dining or kitchen areas, and located at the same level,
- A minimum of 8m$^2$ in area, unless a unit in the Aokautere Residential Area or the Roxburgh Residential Area has less than two bedrooms in which case a minimum of 5m$^2$ applies.
- Is orientated to the north, west or east.
- Be located to receive a minimum of 3 hours continuous daylight over at least 50% of the area on the shortest day of the year in the Roxburgh Residential Area.

v. Access and Parking

Compliance with R10.6.1.1(g) (Access and Parking).

vi. Compliance with R10.6.1.1(a), R10.6.1.1(b), R10.6.1.1(c)(i).

The performance standards of 10.6.1.1(a), 10.6.1.1(b), 10.6.1.1(c)(i) apply only to the exterior boundaries of the development site.

vii. Stormwater Design

A plan must be submitted to identify appropriate stormwater design for the development, and:

- demonstrate how peak run-off volume is to be mitigated
- demonstrate how low impact development principles are applied
- identify a secondary flow path.
- demonstrate how the stormwater design aligns with any approved relevant ~~the~~ Stormwater Management Plan. ~~prepared under R7A.5.2.3(h)~~

- ~~Demonstrate how the stormwater design aligns with R10.6.1.8(d) within the Roxburgh Residential Area.~~
- demonstrate how adverse effects on the gully network in Aokautere will be avoided

viii. Additional setback requirements in the Hokowhitu Lagoon Residential Area

- No setback is required from the street edge boundary of lanes identified in Map 7.7.2.7.
- On corner sites a 3m setback applies to a nominated street interface boundary. The other interfaces can be treated as side boundaries where a minimum 1.5 setback applies.
- Where a building on a corner site is set back between 1.5m and 3m from a road boundary which is to be treated as a side boundary, as per 10.6.3.3(viii)(ii), at least 10% of the surface area of the side boundary wall that fronts the road must be glazed.

ix. In the Matangi Residential Area multi-unit unit housing area identified on Map10.6.3.3(h) the following applies:

- No building may exceed a height of 11 metres
- All parts of a building shall be contained within a 60 degree plane commencing at 3 metres above ground level inclined inwards at right angles in plan.
- Front yard fences shall not exceed a height of 0.9 metres.

x. Development Yield

Within the multi-unit housing area identified in the Matangi Residential Area (Map 10.6.3.3(h))the average minimum number of dwellings shall be 25 per hectare.

xi. Additional height, recession and setback requirements in the Aokautere Residential Area

a) No building shall exceed 11m within Area H

b) All buildings within Area H shall be contained within a 45° plane commencing at 5m above ground level inclined inwards at right angles in plan for the front twothirds of the side boundary and 2.8m for the rear one-third of the side boundary (See Figure 10.2) unless it is located at the boundary of a Suburban Low Density allotment in which case the recession plan shown in Figure 10.1 applies.

c) Any dwelling (including with garages) within Area H must be at least:

- 1.5m from the road boundary where the lot has frontage with any public road;
- 1m from any side yard boundary; and
- 3m from any rear yard boundary.

xii. Outlook space in the Roxburgh Residential Area

i. Every dwelling unit must be provided with an outlook space from habitable room windows that meets the following minimum dimensions:

a. 6 metres in depth x 4 metres in width outlook space for a *main living area*; and

b. 3 metres x 3 metres outlook space for a *principal bedroom*[4]; and

[4] Principal bedroom means *the main bedroom or master bedroom in the dwelling unit which is the largest.*

c. 1 metre x 1 metre outlook space for all other *habitable rooms*.

xiii. Building height requirements in the Roxburgh Residential Area

i. A maximum height of 9m

ii. Within the River Front Area

a. No buildings or structures may exceed a maximum height of 11m + 1m for pitched roof, and
b. All dwellings must be a minimum of two stories

iii. Antennae, chimneys and aerials may exceed this height by 2m

xiv. Height Recession Plane in the Roxburgh Residential Area

i. Within the Roxburgh Residential area outside the River Front area (shown on the Structure Plan Map 7.10 Structure Plan ) the following apply:

a. All buildings and accessory buildings must be contained within 45˚ angle inclined inwards at right angles from a point of 5.0 metres above ground level along the front two – thirds including side boundaries; and

b. For the rear one-third of the site or any rear lots: buildings and accessory buildings must be contained within 45˚ angle inclined inwards at right angles measured from a point of 2.8 metres above ground level.

Except where:

c. For parcels longer than 45m, all buildings and accessory buildings must be contained within 45˚ angle inclined inwards at right angles from a point of 2.8 metres above ground level for the rear 15m of the lot.

d. For lot boundaries along existing residential properties in Ruahine Street and Tilbury Avenue, all buildings and accessory buildings must be contained within 45˚ angle inclined inwards at right angles measured from a point of 2.8 metres above ground level.

ii. Dwellings within the river front area (shown on the Structure Plan) the following apply:

a. All buildings and accessory buildings must be contained within 45˚ angle inclined inwards at right angles from a point of 5.0 metres above ground level for the entire length of the lot including side boundaries.

iii. No height recession plane applies along common boundaries of conjoined dwellings.

iv. Where a boundary adjoins an access strip the measurement will apply at the furthermost boundary of the access strip.

**Guidance Note:** See Figure 1 HRP for the Roxburgh Residential Area and Figure 2 for the River Frontage Area which demonstrates how height recession planes are to be measured.

xv. Compliance with R10.6.1.5(c)(v).

In determining whether to grant consent and what conditions to impose, Council will, in addition to the City View objectives in Section 2 and the Residential Zone objectives and policies, assess any application in terms of the following assessment criteria:

**Assessment Criteria**

1 Character

The extent to which:

(a) any significant planting and trees are retained, and neighbourhood character is reinforced with the type and species of new planting.

(b) new development relates to common and defining patterns of the height and width of primary building forms, and predominant roof types and pitches.

(c) new development in valued character areas relates to common and defining patterns of frontage orientation and alignment.

(d) new development relates to common and defining patterns of façade composition and articulation, and qualities of materials and landscaping.

(e) development within the Hokowhitu Lagoon Residential Area responds to the park-like character of the adjoining Manawatu Golf Course

(f) Development, within the Aokautere Residential Area responds to the natural gully network, open space and the network of cycleways and recreational trails.

2 Site Planning

The extent to which:

(a) buildings and related open spaces and landscaping are planned and designed together to deliver high levels of amenity with a range of housing types and forms and well-located, good quality open spaces, which are consistent with any relevant Greenfields Structure Plan and within the Hokowhitu Lagoon Residential Area provides a safe interface with the adjoining Manawatu Golf Course.

(b) private and public areas are differentiated and defined.

(c) habitable rooms are orientated towards the east, north or west for good sun, and habitable rooms that face south only are avoided.

(d) new buildings retain reasonable visual privacy and daylighting for all adjacent residential units and properties.

(e) garages and parking are located and designed to avoid monotony and domination of any street frontage or spaces within the development.

(f) driveways and entrance courts are designed and landscaped to give visual interest and create an attractive entrance to the development.

(g) the planning of the development allows views of the street and common spaces within the development to be maintained, including views of open carparking spaces from the dwelling served.

3 Building Design

The extent to which:

(a) dwelling fronts including entrances and windows to habitable rooms are orientated to the street edge, and views are maintained to and from the street. This does not apply within area J.

(b) modelling of building form, and secondary forms and detail gives visual interest and a sense of human scale at the occupied and/or publicly visible edges of buildings.

(c) windows are provided to optimise both daylighting and views while providing for privacy, and large blank walls are avoided.

(d) the living areas of dwellings are located and oriented to optimise sun exposure, natural lighting and views, including to the street or adjacent public open spaces.

(e) circulation within the dwellings is sufficiently planned, and spaces including storage are provided and sized to be fit for purpose.

(f) new buildings retain reasonable visual privacy and daylighting for adjacent residential properties.

(g) individual units are expressed and entrances are signalled and readily visible from the street or entranceways.

(h) the design of the development incorporates energy efficient and water conservation principles.

(i) Within the Hokowhitu Lagoon Residential Area incorporates design and materials to withstand damage from stray golf balls from the Manawatu Golf Course.

4 Open Space Design

The extent to which:

(a) main outdoor spaces are associated with a living area within the dwelling, are reasonably private and of a useable size and are orientated to the sun.

(b) usable, well-orientated balconies are provided to above ground units and where quality at-grade private open space is not reasonably achievable.

(c) good quality shared private open space is provided as a complement to smaller private open spaces or balconies allocated to individual units.

(d) boundary treatments such as walls or planting between units balance openness and closure, and are varied to both privacy and views out, and avoid monotony and complete fragmentation of the open space within the development.

(e) planting is integrated to provide an attractive setting for and outlook from the dwelling, and provide for privacy, summer shade and winter sun.

(f) carports and garages are visually compatible with and of a similar standard to the development as a whole.

(g) large, highly visible retaining walls are avoided or screened with appropriate planting.

(h) front yard boundary treatments are sufficiently low to provide for visual connection between the dwelling and the street and allow safe vehicle access across the footpath.

(i) suitably screened and located provision is made for rubbish storage and collection.

(j) suitable, reasonably private and sunny space is provided for open air laundry drying.

5 Infrastructure and Servicing

The extent to which:

(a) site and building design mitigates any increase in peak stormwater run-off and peak stormwater flow due to the reduction in permeable surfaces.

(b) the development is consistent with relevant engineering requirements

(c) buildings, structures and landscaping are avoided in the 5 metre no-build setback identified on the Aokautere Structure Plan (Map 7A.4).

(d) adverse effects on the gully network in Aokautere are avoided.

6 Natural Hazards

How the development manages potential adverse effects associated with the geotechnical constraints and natural hazards within the Aokautere Residential Area through implementation of any geotechnical and engineering recommendations, including the level of geotechnical investigation carried out and the level of analysis and specific design requirements arising from the investigation with particular reference to:

- cut slope behavior and slope stability analysis to develop appropriate set back distances from the crest of slopes for building platforms
- whether building platforms should be restricted in certain areas
- whether specific foundation designs are required in certain locations; and/o
- the management of earthworks and recontouring of land.

***NOTE TO PLAN USERS***

- Also refer to the following rules:

  R10.6.1.3 Amberley Avenue, Escort Grove, Rangitane Park and Awapuni Racecourse Minimum Floor Level Areas;

  R10.6.3.4 Awatea Stream and Jensen Street Ponding Areas;

  R10.7.1.6 Limited Development land in Aokautere

- Council's engineering standards for the design and construction of infrastructure and services should be referenced in the design of multi-unit residential developments.
-

**R10.6.3.4 Non-Notification of Multi –Unit Residential Development Activities in the Hokowhitu Lagoon Residential Area ~~and the~~ Aokautere Residential Area and the Roxburgh Residential Area**

Applications made for restricted discretionary consent applications under R10.6.3.3 for sites associated with Map 10.6.3.3(g), 10.6.3.3(i)and 10.6.3.3 (j) must not be publicly or limited notified.

**10.6.4 Rules: Discretionary Activities**

**R10.6.4.3 Multi-unit residential development that does not comply with R10.6.3.3 or is located within the Golf Ball Hazard Area in the Hokowhitu Lagoon Residential Area identified in Map 7.7.2.7 or is not located within identified areas of 10.6.3.3**

Multi-unit residential development that does not comply with the Performance Standards of R10.6.3.3 or is located within the Golf Ball Hazard Area in the Hokowhitu Lagoon Residential Area identified in Map 7.7.2.7, or that is not located within identified areas of 10.6.3.3 is a Discretionary Activity.

In determining whether to grant consent and what conditions to impose, if any, Council will in addition to the City View objectives in Section 2 and the objectives and policies of this zone, assess any application against the assessment criteria in R10.6.3.3.

**10.6.5 Rules: Non – Complying Activities**

~~R10.6.5.6 Non – compliance with rule 10.6.1.8 D Permeable Surfaces in the Roxburgh Residential Area~~

~~Any new dwelling, minor dwelling or accessory building located in the Roxburgh Residential Area that does not comply with rule 10.6.1.8 D Permeable surfaces shall be a non-complying activity.~~

Insert a new rule for 10.7 Non-Residential Activities as follows:

**R10.7.4.12 Non-residential activities within the Roxburgh Residential Area**

Any non-residential activity within the Roxburgh Residential Area is a Discretionary Activity where it is not located on Road D and is limited to the ground floor with residential activities above.

.

Map 10.6.3.3 (j) Multi – Unit Residential Housing Area: Roxburgh Residential Area

## APPENDIX B: EXAMPLE SUBDIVISION SCHEME: RESONANT LTD.

NORTH

BLR 8.0m OFFSET FROM STOPBANK

18
49m²
RESERVE

1 449m²
2 527m²
3 540m²
4 447m²
5 378m²
6 395m²
7 478m²
8 510m²
9 382m²
10 389m²
11 423m²
12 426m²
13 569m²
14 557m²
15 449m²
16 444m²
17 1255m²
RESERVE

R.O.W.
R.O.W.
R.O.W.

ROAD 1100m²

PNCC ROAD

20.50

15.0

ROXBURGH CRESCENT

19 436m²
20 436m²
21 436m²
22 436m²
23 436m²
24 436m²
25 436m²
26 436m²
27 477m²
28 474m²
29 488m²
30 404m²
31 404m²
32 404m²
33 404m²
34 404m²
35 404m²
36 404m²
37 584m² (555m² Nett)
38 768m² (615m² Nett)

R.O.W.

ROAD 5196m²

15.0

49 332m²
50 332m²
51 332m²
52 321m²
53 321m²
54 321m²
55 321m²
56 321m²
57 321m²
58 332m²
59 332m²
60 332m²
61 321m²
62 321m²
63 321m²
64 321m²
65 321m²
66 321m²

ROAD

15.0

47 405m²
48 398m²
41 347m²
42 347m²
43 347m²
44 347m²
45 347m²
46 347m²
67 681m² (526m² Nett)
40 600m² (525m² Nett)

WALKWAY 351m²
Exist R.O.W.

RUAHINE STREET

100 50 25 0 mm

A3 ORIGINAL SIZE

ORIGINAL IN COLOUR

J:\200\217\217346 Higgins ROXBURGH CRESCENT DEVELOPMENT.PN_KBJ\05 Surveying\Drawings\217346 - Concept Plan.dwg 2/28/2025 10:25 am

| Rev | Details | Drawn | Date |
|---|---|---|---|
| 1 | ISSUED FOR APPROVAL | | 27/02/25 |

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SURVEYING ENGINEERING PLANNING

The Contractor shall check all dimensions on site.

71 Pitt Street, PO Box 600 Palmerston North
06 356 7000 info@resonant.co.nz
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PROPOSED SUBDIVISION
ROXBURGH CRES
PALMERSTON NORTH
**CONCEPTUAL PLAN**

HIGGINS

| | Initials | Date |
|---|---|---|
| Surveyed | | |
| Designed | KBJ | 02/25 |
| Drawn | JWW | 02/25 |
| Checked | KBJ | 02/25 |
| Approved | | |

DO NOT SCALE, If in doubt ask for dimensions

Scales A3: 1:1000

Job No.: 217346

CAD Path/File: 217346 - Concept Plan

Sheet 1 of Sheets 1

Rev. 1