

Proposed Plan Change F: Ashhurst Growth Areas

What is this all about?

Ashhurst is identified in the Palmerston North City Development Strategy (2017) as a preferred residential growth area. Proposed Plan Change F aims to rezone four areas in Ashhurst to from Rural to Residential Zone.

Some new provisions are recommended to address the site-specific design requirements for subdivision and development in this area, recognising the natural hazard and stormwater constraints.



The Winchester Area - Ashhurst

Proposed Changes:

- The rezoning of four sites of Rural Zone land to Residential Zone:
 - Winchester Street Area (Currently Kilmarnock Nurseries)
 - North Street Area
 - The Pit Area (Former Gravel Extraction Pit)
 - Mulgrave Street Area
- Amendments to sections of the District Plan to realign them with the Structure Plan, including
 - Section 4 - Definitions
 - Section 7 - Subdivision
 - Insert Structure Plans for each area
 - Section 10 - Residential
 - Lot sizes

History:

Council previously attempted to rezone land in Ashhurst in 2018 (PC20A - Winchester Area) however, the plan change was dismissed due to insufficient flooding information.

Proposed Growth Areas



What do you think?

- Do you support the areas we are looking to allow new urban development
- Should we align the minimum lot size of Ashhurst with Palmerston North to enable infill development?
- Should we enable medium density development in Ashhurst, and if so, where?

Let us know what you think about the changes proposed in Plan Change F by contacting Victoria Edmonds (Planner) on 06 356 8199 or email [victoria.edmonds @pncc.govt.nz](mailto:victoria.edmonds@pncc.govt.nz) before 4pm 29 January 2021