



**PUBLIC NOTICE UNDER CLAUSE 5 OF THE FIRST SCHEDULE
OF THE RESOURCE MANAGEMENT ACT 1991
PROPOSED PRIVATE PLAN CHANGE B (PRIVATE PLAN CHANGE REQUEST)
PIONEER CITY WEST LTD**

Pursuant to Clause 5 and 26 of the First Schedule of the Resource Management Act 1991, notice is hereby given of Private Plan Change B to the Palmerston North City District Plan, being a private plan change request.

Applicant:

Pioneer City West Limited

Address for Service:

Pioneer City West Limited
C/- Proarch Architects Ltd
PO Box 1105
PALMERSTON NORTH 4440

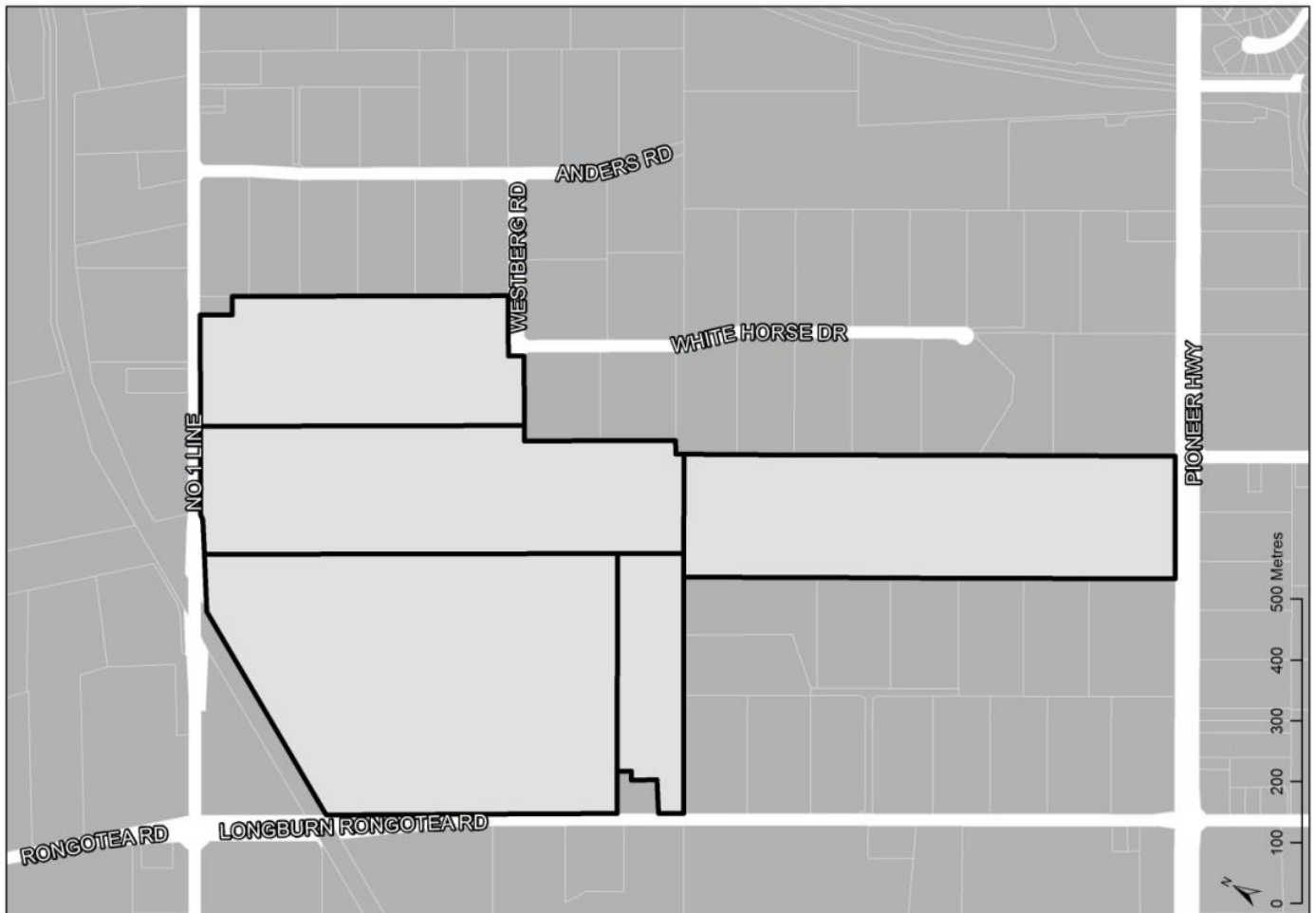
Attention: Amanda Coats

Intent of Private Plan Change B:

To enable the residential development of land (approximately 73 Hectares) located to the west of the City (see map below) for a range of land uses in accordance with a specified Pioneer City West Growth Area Outline Development Plan. This is intended to provide for the coherent growth of the City and will contribute toward addressing an existing shortage of land for urban growth.

Location of Private Plan Change B:

The area is subject to Private Plan Change B is identified in the map below.



The Plan Change Request seeks to:

Remove the existing Rural Zone that applies to the subject site and replace it with a combination of residential, medium density, school, special use and commercial zonings. The fundamental basis for Proposed Plan Change B is the introduction of a comprehensive development plan for the area which can be summarised as:

- Establishing a clear community identity through the provision of central open space.
- Provision for a school in the heart of the area.
- Provision for medium density housing clustered around the central core of the area.
- Setting aside a large area as 'Special Use' for activities such as a retirement village.
- A designed hierarchy of roads with a high level of landscape planting and amenity and stormwater soakage systems.
- Planted buffer will be provided between the area and surrounding rural areas.
- Planned future roading links to protect connectivity to adjacent areas in the event of future development.

Enquiries about Private Plan Change B:

Enquiries about Proposed Private Plan Change B can be made to Daniel Batley, phone (06) 356 8199 or e-mail daniel.batley@pncc.govt.nz.

Viewing of Private Plan Change B:

Proposed Private Plan Change B is available for viewing at the following offices when these offices are open to the public:

- The Customer Service Centre, Palmerston North City Council, Civic Administration Building, The Square, Palmerston North;
- The Ashhurst Service Delivery Centre, Ashhurst Four Square Counter, 122 Cambridge Avenue, Ashhurst;
- The Palmerston North Public Library (NZ Pacific Islands Zone, 2nd Floor) The Square, Palmerston North;
- Branch Libraries: the Roslyn Library (Vogel Street), Awapuni Library (College Street), Highbury Library (Highbury Avenue), Palmerston North; and the Ashhurst Library (corner Cambridge Avenue and Bamfield Street), Ashhurst;
- The Mobile Library; and
- Linton Army Camp Library, Puttick Road, Linton.

Information on Private Plan Change B and submission forms are also available on the Council website: www.pncc.govt.nz.

Please note: the liquefaction and stormwater reports (compiled by EDC Ltd) have been included on an information only basis, these are additional reports provided by the plan change applicant, which the Council understands the applicant intends to refer to at the hearing.

Making Submissions to Private Plan Change B:

Any person may make a submission on Private Plan Change B to the Palmerston North City District Plan. Submissions must be in writing in the form prescribed (Form 5) in the Resource Management (Forms) Regulations 2003 or similar, including submissions via e-mail. Submissions lodged by way of e-mail do not require a signature. The closing date for submissions to Private Plan Change B is **4pm, Friday, 13th September 2013**. Submission forms are available at the above offices or can be downloaded from the Council website and must be lodged with the Council by one of the following options:

Posted / Fax / Emailed to: **or**
Team Leader – Governance and Support
City Corporate
Palmerston North City Council
Private Bag 11-034
PALMERSTON NORTH
Fax No: (06) 355-4115
Email: submission@pncc.govt.nz

Delivered to:
Team Leader – Governance and Support
City Corporate
c/- Customer Service Centre
Palmerston North City Council
The Square
PALMERSTON NORTH

Once the closing date for submissions has passed, all submissions received will be summarised and made available for public inspection. Persons wishing to support or oppose any of these submissions will be entitled to do so. Council will then hold a hearing for the Private Plan Change to consider submissions that have been lodged and issue decisions on the matters raised. Anyone who has made a submission and indicated that they wish to be heard will have the right to attend the hearing and present their submission. On receiving notice of a decision on their submission, any person who disagrees with or is dissatisfied with the decision made may refer the decision to the Environment Court for further consideration.

Paddy Clifford, Chief Executive
(for Palmerston North City Council)
Dated in Palmerston North on **15 August 2013**