

Kikiwhenua Residential Area



What is this all about?

Proposed Plan Change C (PC C) aims to rezone the land between Te Wanaka Road, Pioneer Highway, and the Mangaone Stream. The Kikiwhenua Residential Area is Stage 1 of the Kakatangiata (formerly City West) Residential Growth Area.

This Plan Change proposes to enable approximately 220 new homes.

The Palmerston North City Council wants to know if you think we have contemplated and planned for all of the resource management issues in this new residential area

The Approach

The approach taken by PC C is to take the objectives, policies, and rules from the Whakarongo Residential Area and apply these rules to all new Greenfield Residential Areas as they are rezoned.

Some Greenfield Residential Areas have site-specific resource management issues that are different to other areas, so these issues are managed by objectives, policies, and rules that relate only to that area.

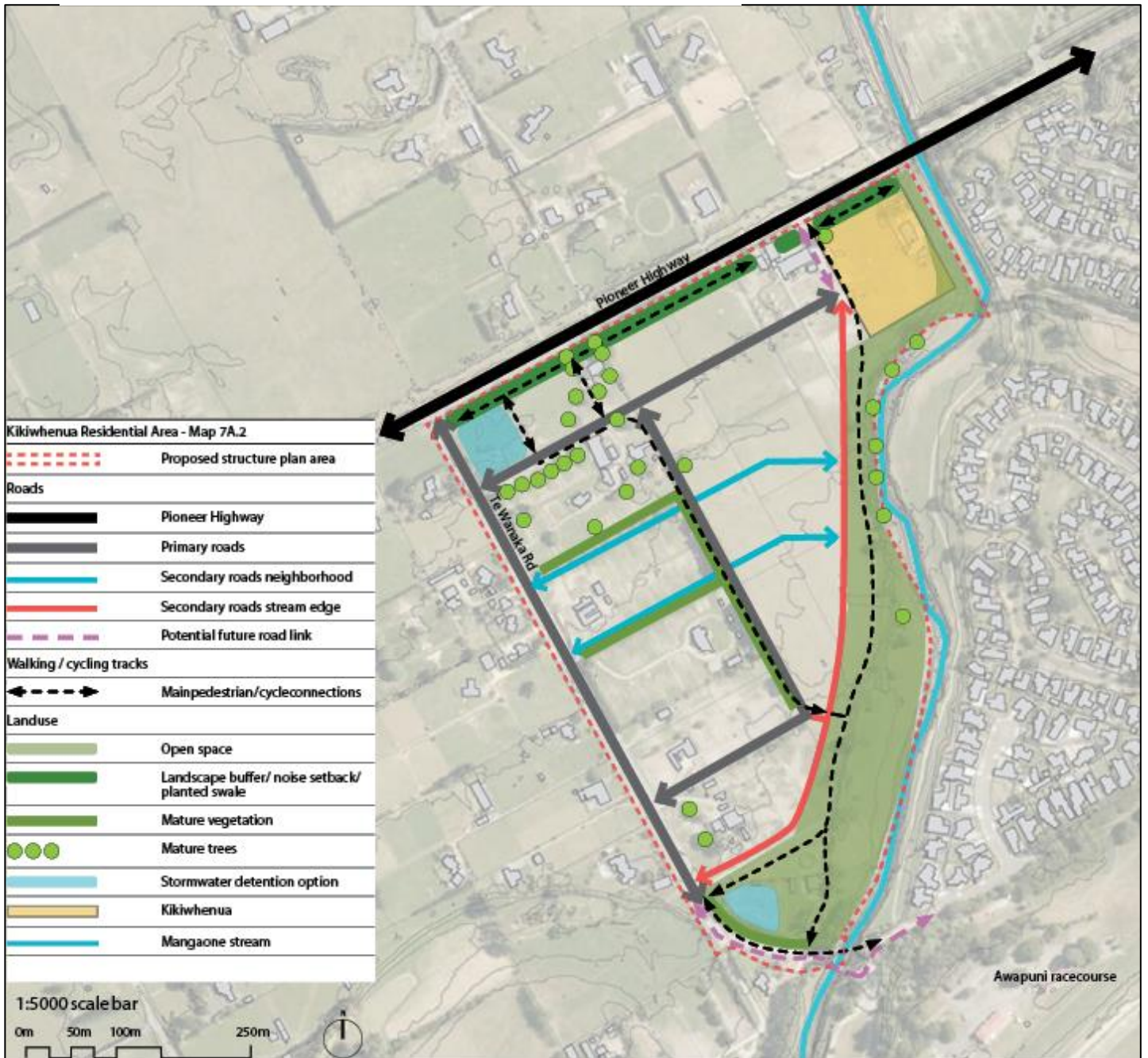
Proposed Changes for Section 7A

- Apply the Whakarongo Residential Area objectives, policies, and rules as a template for new housing areas in the City.
- Rezone the majority of the Kikiwhenua Residential Area from Race Training Zone to Residential Zone to provide for housing, cultural, and recreation areas.
- Exclude the historical Kikiwhenua Meeting House site from residential development.
- Provide a high-level Structure Plan that will indicate a preferred road, recreation, and housing lot layout.
- Address specific issues regarding stormwater, vegetation, cultural impact, and noise sensitivity using objectives, rules, and policies specific to Kikiwhenua.

Rationale

Each change proposed in PC C has been addressed in the Section 32 Planners Assessment, with further rationale specified in supplementary technical assessments. Each of these assessments can be found at www.pncc.govt.nz/PlanChangeC.

The Kikiwhenua Structure Plan



Tell us whether we have it right...

Let us know what you think about the changes proposed in Plan Change C: Kakatangiata Stage 1 Kikiwhenua Residential Area by lodging a submission form online at www.pncc.govt.nz/PlanChangeC or filling out and lodging the attached submission form with the Council before 18 December 2018.

For further information please leave a message with the Customer Service Centre on 06 356 8199 or email Keegan Aplin-Thane: Keegan.aplin-thane@pncc.govt.nz