

# KĀKĀTANGIATA

## Preferred Masterplan

## FREQUENTLY ASKED QUESTIONS

Here are some FAQs about what the Preferred Masterplan means for you and your property.

Please ring Jeff Baker at 06 3588 199 or email [jeff.baker@pncc.govt.nz](mailto:jeff.baker@pncc.govt.nz) if you have a question that is not covered in the FAQs.

### 1. How do I develop my land?

The District Plan contains rules and other provisions that guide how you can subdivide and develop your land. Kākātangiata is generally in the 'Rural Zone' now, so we'll need to change some of the zoning, rules and some other provisions in the District Plan before we can develop the area.

Assuming the District Plan changes are made, development could happen in a number of ways:

- **Individual development:** You could choose to develop your site independent of others in the area.
- **Developer led:** A developer might approach you (and maybe other residents as well) to develop areas in larger blocks. You might sell your land to the developer or work out some other arrangement.
- **Joint development:** You could join one or more other residents and develop your land together.
- **Designations:** The Council or other public and infrastructure agencies may need to designate land for particular purposes (like schools or roads). They would negotiate a purchase price for the land.

### 2. When can I develop my land? When will development in the area start happening?

You won't be able to develop your land differently to what the District Plan currently provides for until a Structure Plan is developed (based on the Preferred Masterplan) and is added to the District Plan through a Plan Change process. A Structure Plan is a broad development framework that shows where important things like housing areas, roads, parks and shopping areas will go. At the earliest this might be finished at the end of 2022.

### 3. What will the Structure Plan and the District Plan change look like?

The Structure Plan will be added to the District Plan through a Plan Change process. To implement the Structure Plan, the District Plan will also need to be updated to rezone some areas and add some provisions (objectives, policies and rules). This could include rules that control:

- Minimum/maximum lot sizes
- Density
- Building Height
- Urban Design

We intend to have the Structure Plan and Plan Change prepared and publicly notified by early 2022. The length of the plan change process will be influenced by lots of things, so there is no clear timeframe at this stage. At the earliest, the plan change might be completed by late 2022. Some rezoning may happen at a later date if necessary.

We are also looking at whether development will need to be staged - allowing one area of land to be developed before another. Staging would ensure we can roll out the infrastructure needed to support efficient urban growth.

### 4. The Preferred Masterplan is very detailed. Does this mean the area must be developed exactly as it shows?

To make sure development can actually work in this area, we have drawn and tested the Preferred Masterplan to fine detail. We have been careful to look at existing property boundaries and houses to see how they may be affected.

This is development over a huge area, and will guide urban growth over the next 30 years. We realise that things may change over time, and the Structure Plan must be flexible enough to deal with those changes. People also may develop properties at different scales and times, so the Structure Plan needs to be able to deal with that as well.

Because it needs to be flexible, the Structure Plan will probably be less-detailed than the Preferred Masterplan. It will contain enough detail to guide development over time, identifying areas for residential growth, areas for greenspace, town centres, and schools, for example.

### 5. What happens if I don't want to develop my land?

We cannot make you develop your land. It is likely that as the area around you is developed over time that the rural amenity will gradually change to a suburban landscape.

### 6. What happens if there is a road, stormwater pond, park or school planned to go on/over my land? Will my house need to be demolished?

In some cases, Council or another government agency will need to purchase land for important infrastructure and services. This is usually done by agreement at market price. If an agreement can't be reached, and the particular location of the infrastructure is in the wider public interest, there is a provision for Council to acquire land compulsorily at market prices.

The Preferred Masterplan shows roads, infrastructure and schools so you can see what is needed and the locations where they might work best. The Preferred Masterplan is not set in stone and we welcome your feedback on it. These things will become more clear as we prepare the Structure Plan and District Plan changes. If your land is affected, we'll let you know as early as possible.

## **7. Who will develop the new local centres / how will this happen?**

Some areas in Kākātangiata will be identified to be local centres. They'll be centrally located so the surrounding neighbourhoods can access shops and services easily.

There are a number of ways that commercial development could happen, including development by individual residents, developers and the Council (or a mixture of these).

## **8. Will this area only be developed for residential, or will there be other types of land uses?**

Kākātangiata is an area that is for residential growth, with town centres, schools, parks and roads to support new residential development in this area.

There may be areas in Kākātangiata that could be suitable for industrial use, or larger format retail, once the population grows in this area. These types of land uses may also be more suitable close to the proposed ring road.

## **9. Will my rates go up?**

Providing more housing in the City, or a higher level of service to existing residents, means that there will be additional pressure on infrastructure such as roads, sewage, water, stormwater, parks, walkways. Council uses rates as the primary method to cover these growing costs.

If your property is rezoned, your rates will increase because the land value of your property will increase. In addition, there is an annual charge levied for connecting to new water and wastewater services or for having them available even if you don't connect.

It is too early in the process to estimate how much your rates might increase. We will let you know of any change to your rates as soon as the information becomes available.

## **10. When will rates increases occur?**

Council revalues properties every 3 years (scheduled for 2021). The independent valuation team will take confirmed or prospective land rezoning into account, and any adjustments would take effect from 1 July 2022.

## **11. Will the speed limit change on Pioneer Highway? Is Longburn-Rongotea Road going to become a 50km/hr road?**

The area around Pioneer Highway and Longburn Rongotea Road will change. It is likely that

speeds will need to be reduced on Pioneer Highway and Longburn-Rongotea Road. This will be done in consultation with Waka Kotahi NZ Transport Agency (the road authority).

## **12. How will flooding along the northern edge of the Kākātangiata site be managed?**

We will work with Horizons Regional Council to use the most up-to-date information to manage the flooding risk in the northern area. This may involve excluding some areas from further development because of the risks associated with flooding.

## **13. Are the noise constraints identified on the earlier options drawings accurate?**

The southern part of the Kākātangiata area is close to the Linton Army Base and Rifle Range, Go Kart Track, and the PNCC Recycling Centre. Some of those existing activities create noise that might not be compatible with more intensive residential development.

We need to be confident that new residential development won't impact the continued operation of these existing activities. We also need to ensure that houses are located in areas where people can enjoy their properties without being subject to noisy activities.

## **14. Where is the Ring Road going?**

Waka Kotahi New Zealand Transport Agency have identified the need for a freight ring road around Palmerston North. This project is 10-15+ years away, but will have implications for planning for growth within this area.

PNCC is working closely with Waka Kotahi to make sure we are working together and to ensure that any future ring road can be well integrated into this area.

We have looked at what we think would be the best route for the ring road, and identified this on our Preferred Masterplan, but there is a lot of work to do before the actual route is confirmed.

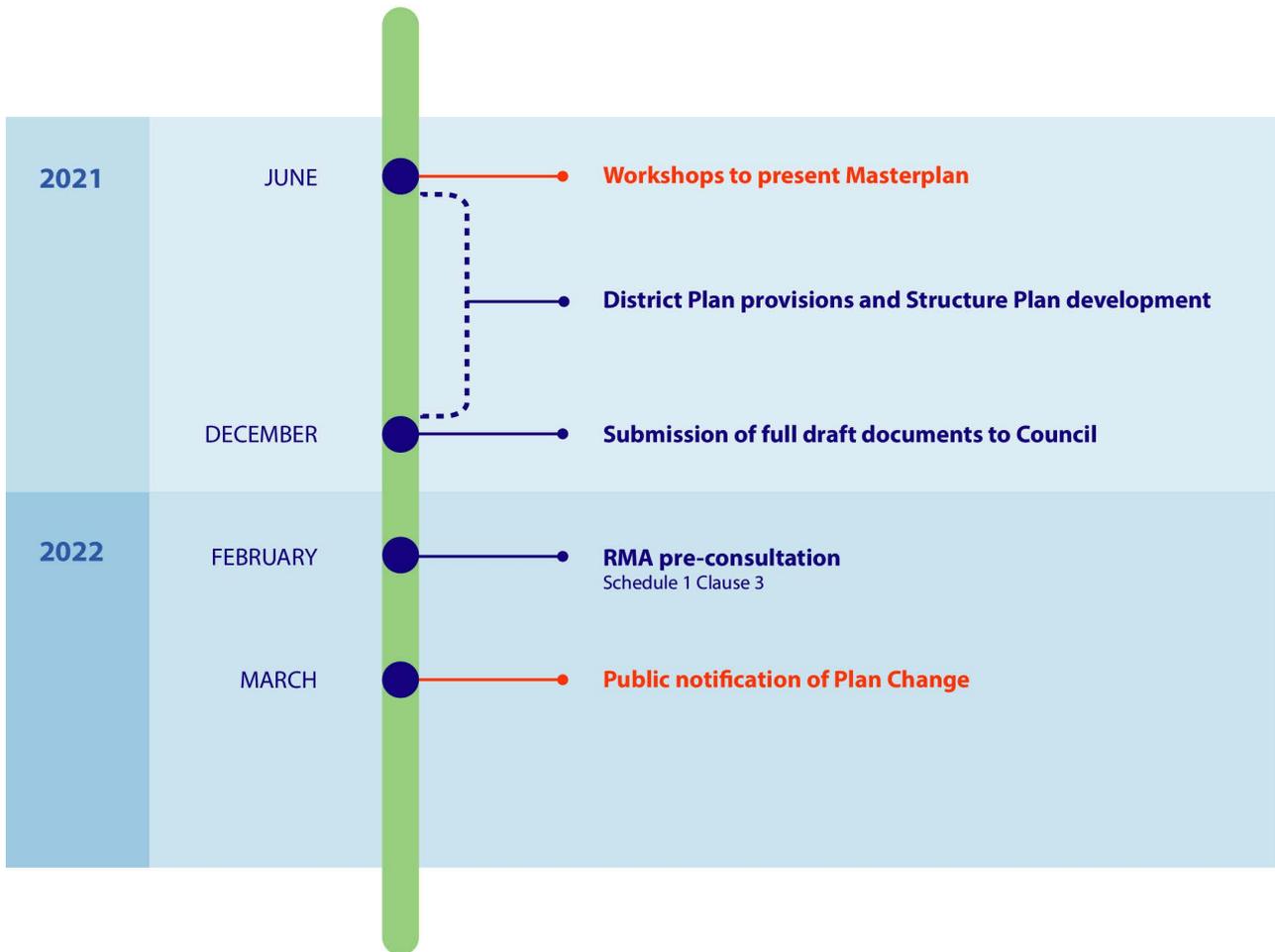
## **15. What happens next?**

We would like your feedback on the Preferred Masterplan.

- What do you like?
- What don't you like?
- Do you have particular questions / concerns regarding your property?
- Would you be interested in meeting with the council and other landowners in your area to discuss future development?

You can give us your feedback by email, phone, or on our feedback form (on the council website or a hard copy).

## Process timeline from June 2021



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