

Attachment to WPQ 37053 (2025)

Homes previously proposed for eight Palmerston North vacant land sites

Location	Units
Cardiff Street and Ferguson Street, Awapuni	9
Botanical Road, Takaro*	67
Cuba Street, Takaro	18
Tui Place, Highbury**	16
Ronberg Street and Highbury Avenue, Highbury	55
Buxton Place and Crewe Crescent ***	30-40
Charwell Place, Highbury ****	n/a

* Botanical Road was part of the proposed Highbury Cluster project that would have provided 67 homes in the block of land at Brentwood Avenue, Croydon Avenue, Botanical Road, Coventry Street, and Farnham Avenue.

** Includes adjoining land fronting Ellesmere Crescent.

*** There were three yield studies undertaken, with potential yields of 30, 32 and 40 units.

**** Fire-damaged property. Site deemed not suitable for redevelopment.