



**THE FUTURE USE OF HUIA STREET RESERVE
(CORNER OF PARK ROAD AND FITZHERBERT AVENUE)
STATEMENT OF PROPOSAL**

NOVEMBER 2019





Introduction

This Statement of Proposal relates to the future use of Huia Street Reserve¹, located on the corner of Fitzherbert Avenue and Park Road.

An aerial image of Huia Street Reserve is shown below in Figure 1.

The Council's preferred option is to make the necessary amendments to the Palmerston North Reserves Act 1922 and / or the Palmerston North Reserve Empowering Act 1966 and the District Plan to enable the sale or development of Huia Street Reserve for housing.

Separate statutory processes and further consultation will be required to make the necessary amendments to the legislation and the District Plan should the Council decide to adopt its preferred option.

Before making a formal decision regarding the future use of Huia Street Reserve, the Council sees significant value in undertaking consultation with interested and affected stakeholders. The consultation is also a requirement under the Local Government Act 2002.

This Statement of Proposal identifies Council's preferred option to enable the sale or development of Huia Street Reserve for housing. A series of alternative options are also identified.

The Proposal

That the Council initiates the necessary amendments to the Palmerston North Reserves Act 1922 and / or the Palmerston North Reserve Empowering Act 1966 and the District Plan to enable the sale or development of Huia Street Reserve for housing.

¹ LOTS 3 4 PT LOTS 1 2 DP 545

Reasons for the Proposal

The reasons for the proposal are:

1. The Council passed a resolution to prepare a consultation document on this matter.
2. The City Development Strategy records that *Council also has a significant property portfolio that can be used to contribute to city growth and development, while also providing revenue. This could include repurposing underutilised land or identifying land where uses can be relocated to enable sustainable housing development and intensification.*
3. The Council's Housing Needs Assessment identifies a strong demand for housing and a requirement for further land for housing.
4. Part of the Huia Street Reserve has been vacant since 2005 and is not required by the Council to meet any community or recreation needs.
5. Consultation is required under the Local Government Act 2002 before the Council makes a formal decision about the future use of Huia Street Reserve.

Figure 1: Huia Street Reserve





Background

The portion of Huia Street Reserve formerly occupied by the Manawatū Bowling Club has been vacant since 2005. Huia Street Reserve is held 'in trust' under the Palmerston North Reserves Act 1922. The reserve was originally given to the City in 1876 by the Wellington provincial government as a *public park and recreation ground and botanical garden for the inhabitants of Palmerston North and its vicinity* so formed part of the wider land holding that includes the Victoria Esplanade, Manawaroa, Ongley and Fitzherbert Parks. At present there is no power of sale contained in the Palmerston North Reserves Act 1922.

The proposal covers the entire Huia Street Reserve, including the portion occupied by the Manawatū Lawn Tennis Club. Separating the entire reserve from the requirements of the Palmerston North Reserves Act 1922 and / or the Palmerston North Reserve Empowering Act 1966 does not commit the Council to selling or developing the portion currently occupied by the Manawatū Lawn Tennis Club. The Manawatū Lawn Tennis Club have a lease with Council over part of the reserve that commenced in 2017 for a five-year term, with one right of renewal.

Separate statutory processes and further consultation will be required to make the necessary amendments to the legislation and the District Plan should the Council decide to adopt its preferred option.

Subject to the nature of any amendments made to the Palmerston North Reserves Act 1922 and / or the Palmerston North Reserve Empowering Act 1966, any revenue generated from the sale or development of Huia Street Reserve for housing would be used to help fund the various recreational projects identified in the Council's Long Term Plan.

There is significant public open space within the vicinity of Huia Street Reserve including Ongley Park, Victoria Esplanade, Fitzherbert Park, Wallace Park and the Manawatū River.

Analysis Of Options

The Council's preferred option (Option 1) is to initiate the necessary amendments to the Palmerston North Reserves Act 1922 and / or the Palmerston North Reserve Empowering Act 1966 and the District Plan to enable the sale or development of Huia Street Reserve for housing.

Alternative Options include:

Option 2: Land-bank the site: No changes to the overall management regime for the reserve. The land is retained by the Council for a use to be determined at some time in the future.

Option 3: Develop for recreational purposes: The reserve is developed by the Council for a recreational purpose such as a park, playground or sports field.

Option 4: Consider proposals from the community to use the site for a recreational, cultural or community purpose: The Council undertakes a consultation exercise and engages with key stakeholders to consider proposals for the use of the site.

Option 5: Enable the sale or development of Huia Street Reserve for a commercial purpose: Similar to the preferred option but the site is zoned for a commercial use, not a residential use. While included as a potential option for the purposes of consultation, this option is not supported by Council strategy.

An analysis of the preferred option and the alternative options is detailed below:

OPTION 1: THE PROPOSAL

That the Council initiates the necessary amendments to the Palmerston North Reserves Act 1922 and / or the Palmerston North Reserve Empowering Act 1966 and the District Plan to enable the sale or development of Huia Street Reserve for housing.

Benefits	Costs
<ul style="list-style-type: none"> Additional land for housing. Gives effect to Housing Needs Assessment. Opportunity for Council to show leadership by supporting a medium density housing development that will support change in the traditional housing typologies being delivered by the market. Potential housing development scenarios are shown in Appendix A. <i>Please note:</i> Council is not seeking specific feedback on the housing development scenarios shown in Appendix A. These have been included to demonstrate the range of housing development scenarios that could be delivered on the site. Access, parking and potential effects on the Manawatū Lawn Tennis Club will need to be worked through as part of the detailed design of any housing development. The housing development scenarios shown in Appendix A are not final. 	<ul style="list-style-type: none"> Process costs to amend legislation and District Plan. Reduction in green space. Lost opportunity to develop new recreational asset.
<ul style="list-style-type: none"> Good location for medium density housing close to high amenity areas and services. 	
<ul style="list-style-type: none"> Alternative revenue source. 	
<ul style="list-style-type: none"> Does not commit the Council to immediately selling or developing the portion of the Reserve currently occupied by the Manawatū Lawn Tennis Club. 	

OPTION 2: LAND-BANK THE SITE

Benefits	Costs
<ul style="list-style-type: none"> Retain in Council ownership for future needs and opportunities. 	<ul style="list-style-type: none"> Lost opportunity to address housing supply and provide alternative source of revenue.



Options Continued:

OPTION 3: DEVELOP FOR RECREATIONAL PURPOSES

Benefits	Costs
<ul style="list-style-type: none"> Enhanced recreational opportunities. 	<ul style="list-style-type: none"> Lost opportunity to address housing supply and provide alternative source of revenue.

OPTION 4: CONSIDER PROPOSALS FROM THE COMMUNITY TO USE THE SITE FOR A RECREATIONAL, CULTURAL OR COMMUNITY PURPOSE

Benefits	Costs
<ul style="list-style-type: none"> Opportunity for community to identify a use for the site. 	<ul style="list-style-type: none"> Lost opportunity to address housing supply and provide alternative source of revenue.
<ul style="list-style-type: none"> Enhanced recreational, cultural or community opportunities. 	
<ul style="list-style-type: none"> Opportunity for Rangitane to identify a cultural opportunity for the site. 	

OPTION 5: ENABLE THE SALE OR DEVELOPMENT OF HUIA STREET RESERVE FOR A COMMERCIAL PURPOSE

Benefits	Costs
<ul style="list-style-type: none"> Additional land for commercial development. 	<ul style="list-style-type: none"> Undermines centres-based office and retail strategy.
<ul style="list-style-type: none"> Alternative revenue source. 	<ul style="list-style-type: none"> Does not give effect to Business Needs Assessment or City View Objectives of the District Plan.
	<ul style="list-style-type: none"> Process costs to amend legislation and District Plan.
	<ul style="list-style-type: none"> Reduction in green space.
	<ul style="list-style-type: none"> Lost opportunity to develop new recreational asset.
	<ul style="list-style-type: none"> Difficult to access for commercial purposes.

Consultation Process

The requirements for the Special Consultative Procedure are outlined in sections 83 and 87 of the Local Government Act 2002. Anyone can make a submission on the Statement of Proposal on the future use of Huia Street Reserve.

You can view and obtain a copy of the Statement of Proposal at:



Palmerston North City Council website
pncc.govt.nz/HuiaStreet



Customer Service Centre, Palmerston North City Council, The Square, Palmerston North;



City Library, The Square, Palmerston North, and the libraries at Ashhurst, Awapuni, Roslyn, Linton and Te Pātikitiki/Highbury; and

You are welcome to appear before the Council and speak to your submission. Please indicate on your submission form whether you wish to do this. The date and time for hearings will be confirmed following the closing of submissions.

To get your submission to us, either:

- By mail:** Future Use of Huia Street Reserve Submissions, Democracy Support Officer, Palmerston North City Council, Private Bag 11034, Palmerston North 4442
- In person:** Palmerston North City Council Customer Services Centre, 32 The Square, Palmerston North
- By email:** submission@pncc.govt.nz (put Future Use of Huia Street Reserve in the subject)

Please note that all written submissions, including the contact details on the submission, will be made available to the public and media unless you specifically request that your contact details are kept private. For further information on this consultation please phone the Council on 06 356 8199 or email us at info@pncc.govt.nz

Submissions close 4pm Monday 10 February 2020



APPENDIX A: POTENTIAL HOUSING DEVELOPMENT SCENARIOS

OPTION A





OPTION B (I)

Option B(i)

Multi-unit Housing

(Complies with District Plan bulk & form standards)



- 34 units, being a mix of 2 and 3 bedroom units - Minimum 1 carpark/unit
- Development to two storey max
- Tennis pavilion retained
- Retail at corner of Park Rd and Fitzherbert Ave with commercial (eg. medical centre) or possibly apartments above
- Central green space, integrating trees for visual amenity and privacy





OPTION B (II)

Option B(ii)

Multi-unit Housing

(Plan as compliant, except 3 storeys high in places)



- 34 units, being a mix of 2 and 3 bedroom units - Minimum 1 carpark/unit
- Development to two storeys except three storeys at corner of Park Rd & Fitzherbert Ave, and over parts of middle blocks.
- Tennis pavilion retained
- Retail at corner of Park Rd and Fitzherbert Ave with commercial (eg. medical centre) or possibly apartments above
- Central green space, integrating trees for visual amenity and privacy





OPTION C

Option C

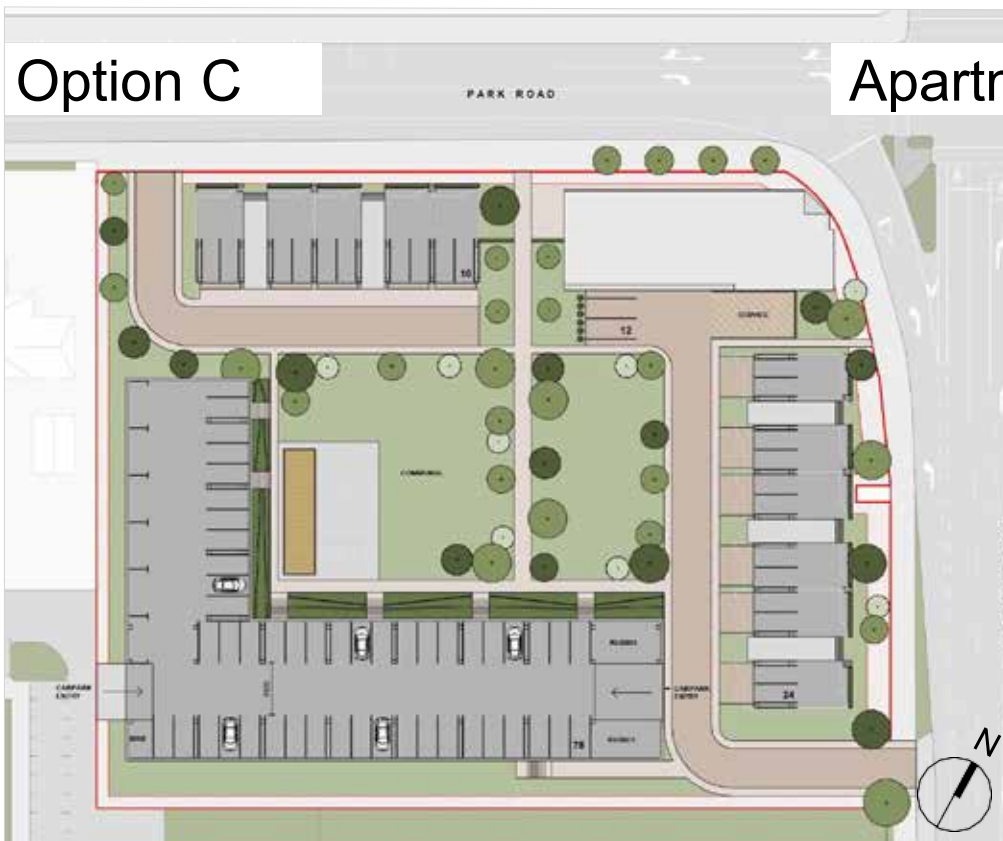
Apartments



- 80 Apartments,
- 78 Car Parks
- Tennis pavilion retained
- 4 Storey Apartments around perimeter, 6 storey at the centre (includes parking level)
- Allow for one parking space per unit.
- Carparking under blocks at edge.
- Retail at corner of Park Rd and Fitzherbert Ave extend green edge to provide separation between apartments and busy road.
- Main pedestrian entrance from Park Road, vehicle access from both Park Rd & Fitzherbert Ave.

Option C

Apartment Parking



- Allow for one parking space per unit.
- Level of parking under slab at centre of site.
- Carparking under blocks at edge.
- Main pedestrian entrance from Park Road, vehicle access from both Park Rd & Fitzherbert Ave.
- Indicatively and subject to testing, up to around 80 apartments might be achieved, with limitation likely to be carparking.





We want to hear from you

Please note, as required by legislation, your submission (including contact details provided on the submission form), will be available to the public and media as part of the decision-making process unless you request that these details be kept private.

Your contact details

Full Name: _____

Organisation (if applicable): _____

Postal Address: _____

Phone (day): _____

Email: _____

Do you want to speak to the Council in support of your submission? (please tick) [] Yes [] No

The submission hearing date will be confirmed following the closure of submissions.

Your submission

1. The specific parts / options of the proposal my submission relates to are as follows:

(Specify the part(s) of the proposal to which your submission relates.)

Multiple horizontal lines for text input.

2. My submission is that:

(Include whether you support or oppose the various parts of the proposal or wish to have them amended, and the reasons for your views.)

Multiple horizontal lines for text input.





Te Kaunihera o Papaioea | Palmerston North City Council

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