



1-1

14004471

# 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: Chris M. Robertson

Organisation (if applicable): NO

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.)

I refer to the future of the land currently occupied by the tennis courts.

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.)

I support Option A of Appendix A

ORIGINAL TO FOR ACTION AND REPLY		
REC'D	1-DEC 2019	PNCC
COPY TO		
1. _____		
2. _____		

1-2

3. I seek the following decision from the Palmerston North City Council  
(Give precise details about the decision you want the Council to make)

That access to this precinct be solely from Park Road - and that not simply the tennis pavilion be retained but also the existing tennis-courts. The information provided is ambiguous on this point.

Therefore:

(a) PNCC to ensure access from Park Road only

- and -

(b) That all of the current tennis complex be retained in its current form.

**Please send your submission:**

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)

**By phone:** 06 356 8199      **By fax:** 06 355 4115

**Online:** pncc.govt.nz/HuiaStreet



2-1

14037293

### 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: JOAN VANESSA KIRKLAND (MRS)

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.)

I do not like your proposal to build on the site.

I think the houses you propose to build are ugly & look as though they could become a ghetto.

I would like the area to remain grassed - a small park.

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.)

2-2

3. I seek the following decision from the Palmerston North City Council

(Give precise details about the decision you want the Council to make)

I should like the area to remain grassed -  
& small park.

**Please send your submission:**

**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](mailto:submission@pncc.govt.nz) (put Future Use of Huia Street Reserve in the subject)

**By phone:** 06 356 8199      **By fax:** 06 355 4115

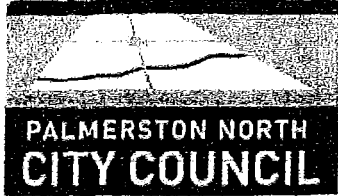
**Online:** [pncc.govt.nz/HuiaStreet](http://pncc.govt.nz/HuiaStreet)

ORIGINAL TO FOR ACTION AND REPLY		
REC'D	13 DEC 2019	PNCC
COPY TO		
1. Palmerston North		
2.		

**SCANNED**

13 DEC 2019

**SUBMISSIONS CLOSE 4PM, MONDAY 10 FEBRUARY 2020**



ORIGINAL TO FOR ACTION AND REPLY		
REC'D	17 DEC 2019	PNCC
COPY TO		
1.		
2.		

14043555

3-1

Palmerston North City Council  
Future Use of Huia Street Reserve

**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: Yvonne Marsh

Organisation (if applicable): \_\_\_\_\_

Postal Address: \_\_\_\_\_  
Palmerston North

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.)

My submission relates to  
option 4  
I am opposed to Option 1  
and Option 5

3-2

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.)

I support option 4 & oppose  
1, 2, 3 & 5

The city needs green space, parks & needs  
to plan for future spaces for the community.  
This area is congested & more apts would  
not improve things

3. I seek the following decision from the Palmerston North City Council

(Give precise details about the decision you want the Council to make)

To keep this land in community hands  
for use for recreational, cultural  
or community purpose

**Please send your submission:**

**By mail** Future Use of Huia Street Reserve Submissions, Democracy Support Officer, Palmerston North City Council, Private Bag 11034, Palmerston North 4442

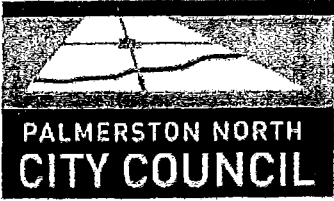
**In person** Palmerston North City Council Customer Services Centre, 32 The Square, Palmerston North

**By email** [submission@pncc.govt.nz](mailto:submission@pncc.govt.nz) (put Future Use of Huia Street Reserve in the subject)

**Submissions close 4pm Monday 10 February 2020**

SCANNED

18 DEC 2019



4-1

14060464

Palmerston North City Council  
Future Use of Huia Street Reserve

**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: ANNE CARRERON

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.)

The use of the Huia Street  
reserve,

ORIGINAL TO FOR ACTION AND REPLY		
RECD	8 - JAN 2020	PNCC
COPY TO		
1. _____		
2. _____		

4-2

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.)

I oppose the building plan concept on an architectural basis. I realise that there is a need for housing but more sympathetic planning surely on a) a busy street and b) on a main approach road into the city.

3. I seek the following decision from the Palmerston North City Council

(Give precise details about the decision you want the Council to make)

Use this area as a pleasant garden and green corridor into the city. If over ruled and the priority is housing please use more sympathetic and innovative architecture

Please send your submission:

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

**Submissions close 4pm Monday 10 February 2020**

SCANNED

08 JAN 2020



5

14103558

**Merle Lavin**

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**From:** Submission  
**Subject:** FW: Future use of Huia St Reserve

I believe that the Huia St Reserve site is ideal for building a residential apartment building. I am concerned at the continued spread of Palmerston North ever outwards, eating up good farmland and making Palmy big and sprawling.

There are many many people now who are not in traditional families - working singles, couples without children, couples with just one child who is spending most of its life not at home but in pre-school or school, older people whose families have left home and who no longer have the health or energy or inclination to maintain gardens and lawns. There are students from overseas who come to Massey. All of these people could happily live in an apartment which would be handy to the centre of the city and handy to Massey, Ucol etc.

The council is in the perfect position to specify that the building must be an apartment block, and work with developers or builders to make this happen. It should go as high as possible, and could easily have at least three apartments of two bedrooms on each level. Any ground around the bottom of the building could be planted with trees and a lawn area for kids to play and people to sit etc. Because of the location of this property on the corner of two streets, with park behind, you won't have to worry about people complaining about high rises looking down into their back yards, casting shadows, and all the other complaints people come up with.

At a public meeting I attended a while ago, I spoke to the the mayor about 'going high' and he expressed that he thought this was a good idea but that it was hard to get people interested or willing to invest in this. I think Huia St Reserve is the opportunity for Council to take leadership and **make** this happen. Do what you have to do - insist that only firms willing to build high rise apartments will be considered. Once you have one, and it proves to be popular, maybe it will become more and more easy.

Anne Strawbridge

6-1

Mrs Marilyn Bulloch  
Railway Land Action Group Inc.

We wish to speak to our submission.

## Submission

### Future Use of Huia Street Reserve

1. Our submission relates to the whole of the proposal.

#### 2. Our Submission is that:

We are opposed to Palmerston North City Council's preferred option (Option 1): The Proposal being that the council initiates the necessary amendments to the Palmerston North Reserves Act 1922 and / or the Palmerston North Reserves Empowering Act 1966 and the District Plan to enable the sale or development of Huia Street Reserve for housing.

Also, we would not support Option 5: Enable the Sale or Development of Huia Street Reserve for a Commercial Purpose or Option 2: being to Land Bank the Site. Land Banking leads to too much future uncertainty.

We would support the following options:

Option 3: Develop for Recreational Purposes.

Option 4: Consider Proposals from the Community to use the site for a Recreational, Cultural or Community Purpose

Options 3 and 4 are more or less the status quo and so no changes to zoning or legislation are required at the present time. Any proposals for use would need to comply with the District Plan.

For the reasons for our opposition and support see page 2 below.

#### 3. We seek the following decision from the Palmerston North City Council:

That the Palmerston North city Council withdraw their decision 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 for housing (or any other similar purposes).

We also request that Option 5: [to Enable the sale or development of Huia St Reserve for a Commercial Purpose] be rejected. Changes to Acts and District Plans would also be required as for Option 1 for housing.

Option 2: [Land Banking the Site], although no legislative changes are required, this option should also be rejected due to future uncertainty regarding the use of the land.

## Reasons for our support for, and opposition to, options and further Comment

### Historical reasons for keeping this land.

We note on page 5 of the Statement of Proposal document a brief outline of the history of this site and surrounding parkland which was given to the City (Borough?) in 1876 by the Provincial Government. We especially note the statement that the reserve was given as "*a public park and recreation ground and botanical garden for the inhabitants of Palmerston North and its vicinity*".

Selling or developing any of this land is not in keeping with this purpose. Nothing has changed since 1876, citizens still need public green spaces, in fact, even more so these days. The fact that there is other parkland nearby does not negate the need for this land as a public park. Much of this nearby land is sports fields which are very exposed to the elements.

### Recent History of the Land (2005 to 2009)

The background information also fails to mention the more recent history of the land. In 2005, fifteen years ago, the site was attractive and well used. We remember an attractive Bowling Club hall which was built in the 1960's. Large windows in this building overlooked a number of bowling greens and a Petanque course adjacent to Fitzherbert Avenue. The Council, in the public excluded Part II of a meeting on 29 June 2005, voted on resolutions to sell this land. The public was not aware of this decision to sell this land.

On 14 September 2006 a public notice appeared in the Manawatu Standard headed Palmerston North Reserves Empowering Amendment Act 2006 – Notice of Intention to promote a local Bill. Then, as of now, PNCC was intending to sell this Bowling Club Land. There was much public opposition to any sale of the land. The Tennis Club had not been made aware of this Bill.

The matter of this decision to sell was raised at a meeting of the Awapuni Ward Committee on 3rd October 2006. The public only then became aware of the 2005 decision to sell. The meeting was attended by members of the Manawatu Lawn Tennis Club who had leased the land for over 50 years at that time.

A number of recommendations were made by the Ward Committee to Council including that: 46.1.1 *The council rescind its earlier decision regarding the sale of the land on the corner of Park Road and Fitzherbert Avenue, and maintain the land in community ownership as a reserve.* And 46.1.2 *Noted its disappointment regarding the sale of the land on the corner of Park Road and Fitzherbert Avenue; as no meaningful consultation had taken place with the public at large and the immediate stakeholder, and that the decision was made in a Part II meeting with the public excluded.*

Following the Ward Meeting, 10 Councillors signed a Notice of Motion to revoke the 2005 decision to sell the land. This motion was passed (Council meeting 30 Oct 06). The Councillors then narrowly voted against the Officer's recommendation to proceed with the process to revoke the Reserve status (The Bill). But this recommendation was put to a second round of voting after Cr Gordon Cruden questioned if the Bill had been introduced into the House, and he also asked if a Bill could be withdrawn. The CEO, Mr Paul Wylie, incorrectly replied that the Bill had been introduced into The House and that Bills could not be withdrawn. The Officer's recommendation to proceed with the Bill was then put back to a second vote and was passed, with some Councillors changing their minds.

The passage of this Local Bill continued when it was introduced into Parliament by local M.P. Steve Maharey on 28 March 2007 (see Hansard). The Railway Land Action Group and others spoke at a Select Committee Hearing on 26 July 2007 stating our opposition to the Bill. Subsequently the Select

Committee wrote in a letter, dated 20 August to PNCC, recommending the withdrawal of the Bill. As a consequence of this advice to PNCC a resolution was passed by Council to withdraw the Bill.

Over the time period of 2005 to 2009 the land in question became derelict with the Bowling Club being forced off the site, the Petanque court uplifted, the club rooms abandoned and neglected. In 2009 the Club rooms were demolished following a fire. The Manawatu Tennis club continued to lease the site of their courts with a five- year renewal of the lease. Ever since this time the site has been deliberately neglected and allowed to appear derelict, littered with tree debris and no indication that this corner site is a public park. An attractive sheltering variegated Totara hedge was bulldozed to allow the widening of the adjacent roads for a slip-way on the corner intersection.

### **What We Want – Restoration as a Public Park**

In a submission dated 23 April 2008 the Railway Land Action Group made a submission to PNCC's Draft Annual Plan 2008/2009 in which we referred to this former Bowling Club site. What we requested then is still relevant to this day, despite a reference to the now long- gone club rooms. Our submission included the following statement:

*We request that the grounds be maintained with the planting of shrubs, trees and flower gardens. It should also be obvious to anyone passing this land is public land so signage should be put in place and entrance ways made obvious. Sheltered seating could also be provided. At the moment this site has been allowed to deteriorate which leads to even more vandalism. The site could be locked up at night to prevent vandalism.*

*Some ideas for this valuable public land include the development of a Japanese garden, placement of Maori carvings over the entrance ways, a garden plot planted with vegetables and fruit*

Since writing this request we have been made aware that the site may not be suitable for community gardens as the soil is certainly contaminated with toxic chemical used in the maintenance of the bowling greens. We have been informed that arsenated lead was used to treat Grass Grub in Bowling Club greens. Further information on this matter can be sought from the following: "Ministry for Environment, National Environmental Standard for Assessing and Managing Contaminates in Soil to Protect Human Health".

As already stated, it should be noted that any community proposal to use the land as described in Option 4 would need to conform to the restraints of a Recreation Reserve status, although such restraints are often ignored

### **Our Reasons for rejecting Council's Preferred Option 1, as Described in Appendix A: Potential Housing Development Scenarios. Including Baseline, Multi Unit Housing and Apartments.**

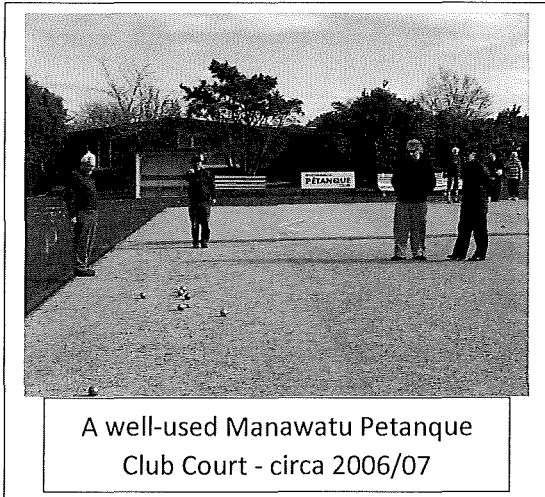
We note that all of these options are compliant with the current District Plan except for the option of 3 story apartments. We all acknowledge that there is a need for more housing in New Zealand and some of us supported the Multi Unit Housing in the Review of the District Plan but we never envisioned that they would be built on public parks. We believe that this site is unsuitable for housing, being adjacent to such a congested, noisy, polluted intersection - all factors not good for human health, especially the young. This housing could revert to Motels in the future as a result of a poor location for residential use. Housing would also conflict with the adjoining Tennis Club activities, especially from lighting and noise up to 9 pm at night. Housing on this site would also preclude the option of the Tennis Club extending its number of playing courts in the future.

### Naming of the site as "Huia Street Reserve"

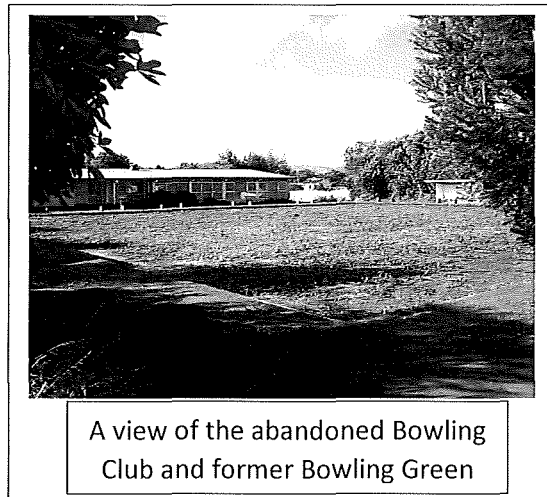
It has come as a bit of surprise to see this site being known as Huia Street Reserve. In 1876 when the Council obtained this site from the Government of the day was Huia Street in existence? Were these 4 lots of land an extension of the nearby Manawaroa Park or Ongley Park? How did the name "Huia Street Reserve" come about? Is this the official name? Huia Street is shown on maps in the 1920, s

### Similar Local Bill passed in 2003

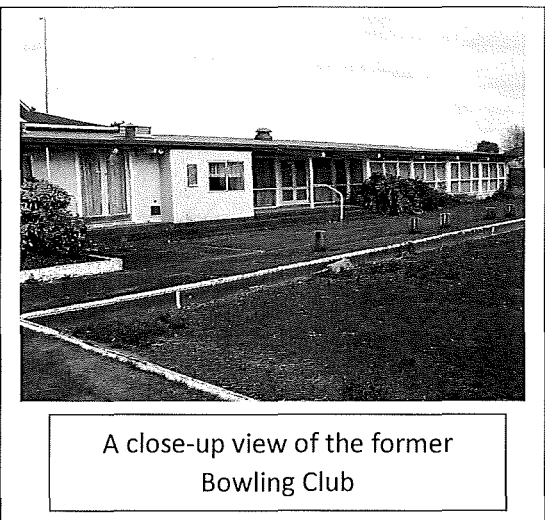
A Palmerston North Reserves Empowering Amendment Bill bought under the Palmerston North Reserves Empowering Act an area of land that is vested in the Council and sought by the Crown for the purpose of expanding the Palmerston North Girls High School. A notice of this is dated 19 May 2003. The M.P. in charge of this Bill was Hon Steve Maharey. An attractive new school building complex (a hall?) was constructed on this site.



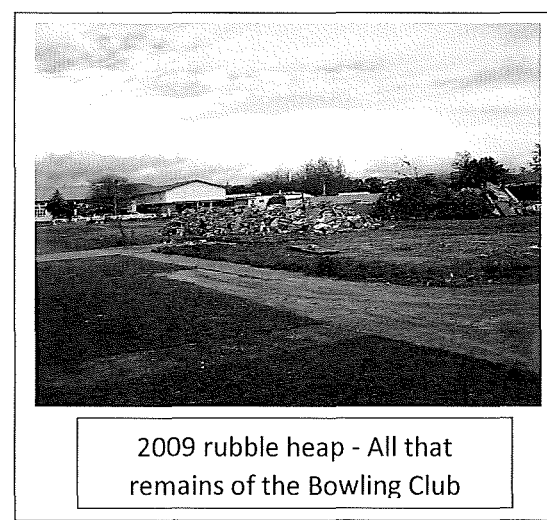
A well-used Manawatu Petanque Club Court - circa 2006/07



A view of the abandoned Bowling Club and former Bowling Green



A close-up view of the former Bowling Club



2009 rubble heap - All that remains of the Bowling Club

Photos taken 2006 to 2009 by Bruce Bulloch – Huia Street Reserve (former Bowling Club Land, corner of Park Road and Fitzherbert Avenue).

7-1

Marilyn and Bruce Bulloch

We wish to speak to our submission

### Submission

#### Future Use of Huia Street Reserve

1. Our submission relates to the whole of the proposal i.e. all parts.
2. Our submission is:

We support Option 3: Development for Recreational Purposes

We support Option 4: Consider Proposals from the Community to use the site for a Recreational, Cultural or Community Purpose.

We do not support the following Options:

Option 1: The Proposal. That the Council initiates the necessary amendments to the Palmerston North Reserves Act 1922 and / or the Palmerston North Reserves Empowering Act 1966 and the District Plan to enable the sale or development of Huia Street Reserve for housing.

Option 2: Land-Bank the Site.

Option 5: Enable the sale or development of Huia Street Reserve for a Commercial Purpose.

Reasons:

We feel that there is no support in the community for the building of housing or commercial buildings on this 1.6-hectare site (4 acre).

3. We seek the following decision from the Palmerston North City Council:

That the Council withdraws its decision to change the status of the land and that they then take immediate steps to reinstate the land as a public park.

We feel that these 4 lots of land should be retained as a public park as per the original endowment of the land from the Crown in 1878. All over the world public land, in urban areas in particular, is under threat from being lost. This has been happening in Palmerston North over many years since its settlement. At least the early settlers had the for-sight to protect green spaces. An often-heard comment is "Once it's gone, it's gone".

The importance of green to human health is well documented. Public spaces are now even more important due to the reduction in house land site areas, down to a 350 square meters minimum. Infill adds to the problem. We are now informed that over 30% of our population are obese, among the highest rate in the world. Social isolation is increasing along with rates of depression and anxiety. Public parks enable people to connect with each other, to get outdoors, away from the distractions of life and a space to think.

We know that the Council often gets requests for the use of public space for events and for the use of a new sporting or outdoor activity. This site was once a magnificent recreational area and needs to be restored to its former glory. The now-gone Petanque Court on the site was once used by 7 clubs but they had to up and relocate. The old Bowling club rooms, derelict since reverting to Council ownership and then demolished, could have continued to be used as a community asset.

For a variety of reasons, we think that this site is not suitable for intensive public housing. The surrounding roads, Park Road and Fitzherbert Avenue, are extremely busy with a very high volume of traffic leading to congestion, noise and air pollution. All such factors are not good for human well-being, especially for young children. We wish to point out that Bruce has had experience in the building industry, designing a block of flats for pensioners in the 1970's.

We are well aware of the strong demand for housing but this is not a good reason to be building on a public park, especially to show-case the council's new District Plan option of multi-unit housing. In many neighbourhoods older housing is being cleared by private developers for new housing. Often the developers are awaiting consents or geo-technical reports or the availability of builders. New sections or houses are rapidly being snatched up. Demand also needs to be halted through a Government policy to reduce immigration. Low interest rates are also encouraging people to speculate on housing as an alternatively form of investment.

### Options to use the Site (option 4)

Option 4 invites proposals to use the site. We would support some so-called cultural use of the grounds but do not support appropriation of the site by any particular group. The land should be available for general public use.

Having said that we support the use as a public park, we would like to suggest a heritage theme, reflecting the era of the early settlement of Palmerston North, from about 1880 to 1920. The site as presently viewed from above is divided into 4 quadrants. These four quadrants could be retained.

We envision a layout with the front left side (as viewed from Fitzherbert Avenue) being maintained as an open lawn area, fronted by the large existing trees. The adjacent northern corner quadrant could be used as a site to plant heritage roses. Heritage Roses NZ Inc is currently looking to find suitable planting sites to plant up to 150 varieties of heritage roses which are in danger of being lost forever. Palmerston North was once known as Rose City. Plantings could be interspersed with winter flowering plants such as Red-Hot Pokers which birds like. The former variegated Totara hedge should also be replanted along the Park Road frontage. A sundial could also be located on the site.

The two rear quadrants have access off Park Road and Huia Street. Both these areas could be landscaped in an informal manner to reflect the gardens of the late Victorian era. We envision paved areas weaving their way through rustic gardens. Children love such gardens as well as the elderly being reminded of their youth. Other features in this rear area could include a water feature in the form of an old-fashioned pump and barrel (own water bore available).

Other feature that could be located on this rear land could include a north-facing sheltering gazebo or band rotunda-like structure, a dove cote replica, and a more open plaza area. A wild garden could be located near the Park Road boundary trees and also a scented garden be planted. Planting would remind us of this earlier era. The odd animal statue could be scattered around.

Plenty of suitable seating should be provided as well as toilets. A notice board chronically the land's history is desirable, possibly being located on the front lawn side. Security and vandalism possibilities should also be considered. Such a park, as outlined, could also serve as a retreat for adjacent motel customers.

See attached design.



7-4

Other MattersChange of Use

If legislative and planning changes ultimately allow the land to be used for housing there may be nothing to stop future councils allowing the use of these structures to be converted to motels or hotels. This may have happened in the past with the motels on the corner of Fitzherbert Avenue and Ferguson Street. They may have originally been built as town houses but did not sell due to the unpopularity of the site, being close to a busy noisy corner. The Huia Street Reserve is similar in location to this site and the same could happen.

Rating Revenue

Not putting housing on this old Bowling Club land should not be justified by the loss of potential rates take.

Other Palmerston North City Council Strategies etc Justifying Council Proposal

## City Development Strategy (as consulted in Long Term plan 2018):

*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 under-utilised land or identifying land where uses can be relocated to enable sustainable housing development and intensification*

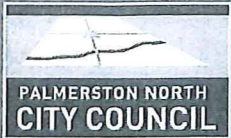
Council's Recreation Needs Assessment (2016).

Manawatu -Whanganui Regional Sports Facility Plan (2018).

Housing and Future Development Plan.

## Council Workshops

Citing the above Strategies, Assessments and Plans which apparently have links to justify the disposal of the Huia Street Reserve are drawing a long bow (to borrow an expression). Too often a small sentence, buried in Council Annual or Long Term Plans, is used as public consultation of any particular matter. This cannot be considered adequate consultation.



# Palmerston North City Council

## Future Use of Huia Street Reserve

### 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: Johannes Roos

Organisation (if applicable): Private

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.)*

Options 1-5

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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.)*

I support option 1 and specifically option 1 A and B1 (under option 1)

I oppose options 2, 3, 4, 5

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

8-2

3. I seek the following decision from the Palmerston North City Council

(Give precise details about the decision you want the Council to make)

To approve and go ahead with either  
Option 1A or Option 1B(1).

**Please send your submission:**

- 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](mailto:submission@pncc.govt.nz) (put Future Use of Huia Street Reserve in the subject)
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- Online:** [pncc.govt.nz/HuiaStreet](http://pncc.govt.nz/HuiaStreet)

**SUBMISSIONS CLOSE 4PM, MONDAY 10 FEBRUARY 2020**

29 January 2020

## **ENM Submission to PNCC Huia Street Reserve Proposal**

### **Contact Details**

Full Name: **Stewart Harrex**

Address for service: C/- Environment Network Manawatu, PO BOX 1271, Palmerston North

Post code: 4440

Phone: 06 3550126

Email: coordinator@enm.org.nz

### **Hearing of Submissions**

Do you wish to present your submission to Council at a Hearing? **Yes**

### **BACKGROUND**

Environment Network Manawatu (ENM) is a charitable umbrella organisation dedicated to enhancing the environment within the Manawatu catchment. We receive funding from Palmerston North City Council, Lotteries, Eastern and Central Community Trust, Community Organisation Grants Scheme and project funding from additional organisations. We currently have over 50 active member groups, the majority of which are based in Palmerston North City.

This submission has been written in response to initial comment on the plan from our Committee. It has been revised in response to further member group feedback.

### **SPECIFIC PARTS/OPTIONS**

This submission has been written in response to the background and analysis of options identified in the statement of proposal dated November 2019.

### **OUR SUBMISSION**

ENM has considered these parts/options as follows:

#### BACKGROUND

The background section of this document clearly identifies Huia Street reserve as a public space and ENM strongly discourages the council from selling this land for private purposes. It should either be held by council and developed by council for community benefit, or vested to another community organisation for development – which would be more in-keeping with this land being set aside for the community in the first place.

ENM supports the development of this site, but under the provision that this is done for long term community benefit. ENM would like to reserve the right to have input on any future development.

9-2

As identified in this section, in 1876 this area was set aside as public park, recreation ground and botanical garden. The subsequent proposal in this section suggests that sale or development would help fund recreational projects. ENM believes that these interests do not equate.

As correctly identified in this section, PNCC has no shortage of recreation grounds and public open space within the vicinity of Huia Street Reserve. The tennis courts satisfy that aspect of the purpose being satisfied on this site.

However, we do have a visible gap in Palmerston North City. Currently, we have no physical place where people can go to learn about the wider environment and how they might interpret, conserve and interact with it. In 1876 and in 1922 when the land was protected in legislation, the environmental concerns of today were not a consideration but the value of public well-being and the environments role in that is enshrined in the Reserve status.

At present, there are 15 physical Enviro Centres across New Zealand (Environment Hubs Aotearoa, 2020) where Palmerston North looks to be the largest city in New Zealand without one.

As an ECO City we should show this "Reservation" still holds and means something tangible to us, just as sports, theatre and arts facilities show that these are important. The public is looking for leadership here and keen to learn and contribute to the improvements and changes necessary in all our lives. We need a focal point of collaboration from which to foster more and better local solutions and ideas.

#### ANALYSIS OF OPTIONS

ENM does not support options 1, 2, 3 or 5 as proposed for this Reserve.

ENM supports option 4 where the Council proposes to undertake a consultation exercise and engage with key stakeholders to consider proposals for the use of the site for a recreational, cultural or community purpose.

ENM is proposing that Council begins working with ENM and the community to develop and design this site to include an Enviro Centre. Such design and facilities could also include recreational, cultural or community activities.

This site is ideally suited to the construction of an Enviro Centre, particularly as it has high visibility and enough space to make the centre viable. The Enviro Centre could include community learning gardens, plant nursery, demonstration of renewable energy, environmental education, the latest technology for efficient and healthy building – the list goes on!

As part of the development, ENM has already been considering how to include high quality housing with sustainability and low environmental footprint being core considerations in its construction. ENM is likely to be able to find significant funding towards this development, but presently is unable to pursue any of this due to the lack of a suitable site.

By incorporating some housing into the design, which is what ENM would like to suggest, this would potentially remove the identified cost for the identified Option 4.

9-3

## **ENM SEEKS THE FOLLOWING DECISION FROM PALMERSTON NORTH CITY COUNCIL**

ENM would like Council to recommend as follows:

1. Choose Option 4 as identified in Council Statement of Proposal and begin working with ENM to develop and design this site as an Enviro Centre. Council may wish to include the provision that the final development must also encompass housing, which ENM would agree to.

Alternatively, the following options could also be considered if Council is determined to progress with Recommendation 1:

2. Covenant the land prior to development/sale to ensure specific high standards of resilience and sustainability are applied in any building and landscaping on this land; or

3. Apply sale proceeds to build and fund an Enviro Centre.

## **CONCLUSION**

PNCC has been a long time strong supporter of the environment sector within its city. However, ENM's current physical presence and visibility is limited to a third floor in a small office on The Square.

ENM would like PNCC to prove that the term "ECO City" is not just a trendy catch phrase but rather a serious commitment to participate in working with the environment sector and the City to find and implement practical solutions to our particular local problems. Having a physical, visible space to increase the public's understanding of environmental issues would be a great step in achieving this.

10

14096205

**Merle Lavin**

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**From:** Brenda Moana <.....com>  
**Sent:** Friday, 29 November 2019 6:07 AM  
**To:** Submission  
**Subject:** Future use of hula street reserve

Please consider this written submission (I do not wish to speak to my submission)

1. The specific parts/options of the proposal my submission relates to are as follows: Option 1, Option 5

2. My submission is that: I have objection to any proposal for housing on that particular site.

This area is already very congested with traffic due to its proximity to PN Girls High School. It is on a very busy corner (Fitzherbert and Park Road). Any traffic entering and exiting the site would create hazards to pedestrians/cyclists and other vehicles. At peak times, as a resident on Park Road, entering and exiting traffic from our property is already difficult and at times dangerous.

3. I seek the following decision from the Palmerston North City Council That Option 4 is adopted. Our community should be consulted for a recreational or cultural use for this site. Personally I think that Rangitane have very little visibility in our community and this is an opportunity for the Iwi to consider an appropriate cultural use for the site, perhaps incorporating recreational use. As a corner site it is very visible and would be a potential link for local Iwi and non-Maori residents to come together. If adopting this option, traffic still needs to be an important consideration, so my preference would be to not allow vehicular access to this site, unless via existing roadway between the Tennis courts and Girls High School.

Yours Sincerely  
Brenda Moana

Graeme Liggins

January 31, 2020

11-1

14123479

ORIGINAL TO FOR ACTION AND REPLY		
REC'D	31 JAN 2020	PNCC
COPY TO		
1.		
2.		

I am unable to speak to my submission.  
My preferred method of contact is via email please.

**Submission**

**Future Use of Huia Street Reserve**

My submission relates to Options 1-5 contained in the Statement of Proposal.

Option 1 - I do not support that the Council initiates any amendment to the Palmerston North Reserves Act 1922 and/or The Palmerston North Reserves Empowering Act 1966 and the District Plan which would enable the sale or development of the Huia Street Reserve for housing

Option 2 – I do not support Land -Bank the site

Option 3 – I am in support of the development for recreational purposes

Option 4 – I support the consideration of proposals from the Community to use the site for a recreational, cultural or community purpose

Option 5 – I do not support 'Enable the Sale or Development of Huia Street Reserve for a Commercial Purpose'

**My reasons are as follows**

I have resided in Fitzherbert Avenue since 1994.

I accept that there have been various new initiatives and changes to the Avenue during this time which have been outside of my control.

I have accepted, respected and at times endured these changes and have endeavoured to remain pragmatic and positive although at times not in agreement but I am absolutely not in support of the proposal by the Council to initiate amendments for the sale or development of the Huia Street Reserve.

I understand that there is a need for increased housing but believe above all that Council should respect and retain the site as a public park and as per the original endowment of the land from the Crown in 1876 and instead seek other viable options for housing which will impact less severely on green space,



11-2

traffic flow, posterity and aesthetics.

Fitzherbert Avenue has been heavily impacted over a large number of years with increased traffic volume and commercial venture and it is hugely disappointing to think that Council is prepared to take what very little green space is left.

I am also very disappointed that the site has been so neglected.

While I accept that there have been a number ongoing and unresolved issues related to this property, I would question some of the reasons for this given that Council proactively maintains the aesthetics of land and gardens in many other areas for which it is responsible.

**I seek the following decision from The Palmerston North City Council**

That the Council withdraws it's decision to change the status of the Huia Street Reserve.

That the Reserve be retained and be immediately reinstated as a public park and that planning as outlined in Options 3 and 4 be proactively pursued.

I would also ask that this process of development be transparent, consultative and wide reaching and that the land be used for public use rather than for any one particular sector of the community.

I am personally interested in actively contributing to this process.

I would like to see some sculpture features put in place, possibly something that depicts the former use of the site, e.g bowling and petanque and also possibly some cross cultural plantings.

A water feature using the existing bore on site may also enhance the space and create a feature that all can share and enjoy.

I would like the Council to consider the possibility of installing some of the City's stored lighting from earlier years to serve as a reminder of our local history.

These could be enhanced by the reintroduction of some of our older botanical plant species.

I would also be in favour of some of the existing native hedging on the site being retained.

I am also keen to see some artworks installed which would be produced by local artists and which will reflect the diversity within our Community.

Yours Sincerely

Graeme Liggins

12-1

14104258

# Submission on the Future Use of Huia Street Reserve

Submitter: Larry Haist

ORIGINAL TO 27 January 2020  
FOR ACTION AND REPLY

REC'D	27 JAN 2020	PNCC	<b>IN HOUSE</b>
COPY TO		27 JAN 2020	
1.			
2.			
			<b>PNCC</b>
Signed			<i>Emma</i> 9:45am

I do not wish to speak to this submission.

Page references are to the Statement of Proposal

1. This submission relates to the proposal (p. 3), analysis of options (pp. 6-7) and Appendix A.
2. The following is my submission.

Re Option 1;

There are much better locations to "show leadership" (p. 6) in changing "traditional housing typologies". I understand there are other bowling club areas becoming available in larger blocks and in quiet residential neighbourhoods. The corner of the Reserve has a good deal of traffic noise. I do not know what services this option's benefits refer to. This is not a good location for housing and there are better uses for it.

All of the three potential housing development options (p. 9 – 17) are for rather conventional unsustainable housing. New housing in the city needs to be at least sustainable. Green roofs, living walls, re-wilding, and planning for less emphasis on large private vehicles are in order. The options in the appendix lack imagination and attention to future needs.

I cannot find Option C diagrams showing the retained tennis pavilion in spite of the text (p.16).

What are the sunk costs, development costs and opportunity costs on which need to be factored into a decision? The consultation document is silent on these matters.

Re Option 2:

I have awaited re-landscaping of this land for several years. I have not been able to find an entrance to the corner under consideration. If a good use for this reserve is made, there is no need for land-banking; there appears to be plenty of that going on around town.

Re Option 3:

12-2

One potential for greater use of the area for sport is to extend the existing lawn tennis use.

While the proposal "does not commit the Council to immediately selling" (p. 6), the proposal would prevent further development of the land as a venue for lawn tennis competitions. If a new location had to be found for courts, the expense of such a move and other costs involved need to be factored in. We should make good use of what assets we have.

Re Option 4:

Cities are normally able to make use of public space. This might be, for example, an art park, community hobby rooms, mini open-air theatre, or recreational support for the local motels.

Re Option 5:

The non-financial costs listed make this unattractive. We should make use of our public space not reduce it.

In summary, I support option 3 or 4, retaining the reserve status and finding a way to properly use this space. I hope that a better consultation, if forthcoming, may be based on such costed options.

3. I seek the following decision:

That the proposal to amend acts and the district plan be rejected and that the reserve be used for recreational or cultural purposes - option 3 or option 4 in the list of options.

Signed:



**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

**Your contact details**

**Name**  
Jamie Purkiss

**Hearings**

**Do you want to speak to the Council in support of your submission?**  
No

**Your submission**

**1. The specific parts / options of the proposal my submission relates to are as follows:**  
The amendment of legislation and District Plan. Proposals to the community to use the site for recreational, community or cultural purposes. Options 1 and 4.

**2. My submission is that:**  
I oppose option 1. The permanent amendment of legislation and the District Plan. The amendment of legislation and District Planning will allow other green spaces or public reserves, within the district, currently utilised by residents for recreational, community and cultural use to be earmarked for development in the future. I oppose the use of the land for medium density housing. Without further infrastructure being put in place to ease the growing density of the local population such as roading, medical/ pharmaceutical services and food services such as supermarkets. This proposed development will cause congestion of all services within the area. Medium-density housing will also have a number of immediate impacts on the community in the immediate vicinity of the development through the noise of demolition and associated dust and pollution, temporary/ long term road diversions and in the future loss of light natural from high rise shadows to name but a few. I support option 4. This would allow the community and Tangata Whenua to have a combined voice in deciding the best use for the land.

**3. I seek the following decision from Palmerston North City Council:**  
As an alternative to option 1: I would propose, if possible, temporary legislation be put in place to allow the repurposing of this specific site if the use of medium-density housing was to go ahead. Alternatively, I would also suggest low-density housing, as opposed to medium, to alleviate some of the future pressure medium density housing would put on amenities and wider infrastructure. As alluded to in option 4. I support open consultation and decision-making process based on the local community and local iwi voice. It would be wise for discussions and decision making to rest with the local populace who will be most affected by the proposed development. Meetings should be open, public and transparent. Decisions should be made collaboratively. The Council should act as the facilitator in these discussions.

**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

**Your contact details**

**Name**  
Ayesha Sadia

**Organisation**  
Independent Urban Planner

**Hearings**

**Do you want to speak to the Council in support of your submission?**  
No

**Your submission**

**1. The specific parts / options of the proposal my submission relates to are as follows:**  
Great initiative by the Council. I would like to support Option C - Apartment Building on this site. This site is located close to all amenities - the esplanade, river, schools, sports ground etc and transport link (bus network, cycle lane/bridge) and should be developed in a modern apartment. It will accommodate more people (so the supply of housing), provides retail space (good for school children and nearby people) and activates the Fitzherbert Avenue. However, make it sure good urban design principles will be followed in such development to make it attractive and desirable. I would also suggest providing a density bonus, so some apartment will be sold 23-30% less to market price (affordable housing).

**2. My submission is that:**  
Great initiative by the Council. I would like to support Option C - Apartment Building on this site. This site is located close to all amenities - the esplanade, river, schools, sports ground etc and transport link (bus network, cycle lane/bridge) and should be developed in a modern apartment. It will accommodate more people (so the supply of housing), provides retail space (good for school children and nearby people) and activates the Fitzherbert Avenue. However, make it sure good urban design principles will be followed in such development to make it attractive and desirable. I would also suggest providing a density bonus, so some apartment will be sold 23-30% less to market price (affordable housing).

**3. I seek the following decision from Palmerston North City Council:**  
Great initiative by the Council. I would like to support Option C - Apartment Building on this site. This site is located close to all amenities - the esplanade, river, schools, sports ground etc and transport link (bus network, cycle lane/bridge) and should be developed in a modern apartment. It will accommodate more people (so the supply of housing), provides retail space (good for school children and nearby people) and activates the Fitzherbert Avenue. However, make it sure good urban design principles

14-2

will be followed in such development to make it attractive and desirable. I would also suggest providing a density bonus, so some apartment will be sold 23-30% less to market price (affordable housing).

**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

**Your contact details**

Name  
Samuel Hill

**Hearings**

**Do you want to speak to the Council in support of your submission?**  
Yes

**Your submission**

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

"We're proposing some changes for how Huia Street Reserve, on the corner of Park Road and Fitzherbert Avenue, might be used in the future. Council's preferred option is to enable the sale or development of the reserve for housing. To achieve this, we'll need to amend the Palmerston North Reserves Act 1992 and/or the Palmerston North Reserve Empowering Act 1996, and the District Plan."

**2. My submission is that:**

I vehemently oppose development of green reserve land. It is RESERVE land and should NOT by any means be touched for housing development. To value the dollar over the environment is an absolute disgrace. The government is supposed to be a clean, green government planning to plant over 1 Billion trees. This area should be planted with native forest which will act as a carbon removal source in alignment with our obligations to uphold our obligations to meet the Paris Agreement obligations. And in light of our increasing population and increasing carbon usage around the city, this is becoming more and more essential now. Native plantation will also act as an attractant to native wildlife, increasing human physical and mental health. Furthermore, it has huge aesthetic value, more so than a collection of drab buildings.

**3. I seek the following decision from Palmerston North City Council:**

It is Reserve land. It should NOT be touched. The area should be used to plant native trees and other plants, perhaps even with a water pond area. This will help meet our Paris Agreement obligations to help remove carbon, remain faithful to this government's pledge of a cleaner, greener New Zealand, increase human health - both physical and mental, have far greater aesthetic value than drab housing, and will attract native wildlife.

**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

**Your contact details**

**Name**  
Anne Midwinter

**Hearings**

**Do you want to speak to the Council in support of your submission?**  
No

**Your submission**

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

**2. My submission is that:**  
I support option 1, but NOT sale for expensive housing. I support the use of the land for medium density housing and would like to see the Council operate some (not necessarily all) as housing for low-income people and families.

**3. I seek the following decision from Palmerston North City Council:**  
I would like to see the the Council 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 development of Huia Street Reserve for housing.



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**Merle Lavin**

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**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

### Your contact details

**Name**  
Sarah Paewai

### Hearings

**Do you want to speak to the Council in support of your submission?**  
No

### Your submission

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

I'm concerned about car parking and safety for children attending park road playcentre, I'm concerned about the look of the development and keeping trees etc in the plan

**2. My submission is that:**

I oppose the proposal. I have too many concerns that residents will use the current parking and leave no space for the playcentre to use. This will make getting to Playcentre dangerous for families with young children. There is limited parking in the street area and busy roads all around, plus potentially more cars as residents in the development use the Huia Street road. I hope some parking would be set aside specially for the playcentre and possibly garages would be included in the residential property plans.

**3. I seek the following decision from Palmerston North City Council:**

Set aside specific land for the playcentre to use for parking, include carparks and garages in the residential area. Or choose something more family friendly to build, like a playground, orchard etc.

**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

**Your contact details**

**Name**  
Bruce Thomson

**Organisation**  
Cooling system

**Hearings**

**Do you want to speak to the Council in support of your submission?**  
No

**Your submission**

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

**2. My submission is that:**  
I applaud the use of the space for high-as-possible density housing, some sold, some rented, all affordable as possible too, in view of the current acute shortage of affordable homes.

**3. I seek the following decision from Palmerston North City Council:**  
SHOPS - Please include ultra-handly shops on the ground floor, e.g. good spacious, full services supermarket, a suits-all cafe/restaurant/fish and chips, hairdresser, etc.  
RECREATIONAL - The site is walk-minutes to very large recreational green spaces at the Esplanade, Lagoon, the Square, so housing seems much more justified than recreational facilities. - But by going high-rise, the project could easily include public recreation features such as exercise machines, socializing with the public, while also nicely partitioned for privacy to residents. EARTHQUAKE PROOF HIGH RISE TECHNOLOGY - Canterbury University is now a a world-class specialist in super-resilient earthquake-proof building design. Please consult them to discover options for high-rise options that multiply the number of dwellings possible. <http://bit.ly/35kADi1> - It seems realistic to create an aesthetically beautiful, ten-floors-high development instead of the usual one or two. - Cost of revision/increase of underground services for high-density could be offset by the selling of dwellings. AESTHETICS - High density like that mandates modern, excellent 'placemaking' style features that beautify, soften, community-socialize the area. - Again, a bolder scale of development justifies consulting superb designers of style and illumination, producing a landmark delighting all eyes for many decades. Please, please realize the huge future effect of prize-winning-quality design over the long life of the building, and minimize compromise about that. RENTING IS THE TREND - Despite past culture of own-a-house, renting is a global trend. In Montreal I enjoyed living in beautifully-designed rented high-rise

accommodation. Wellington has many modern, very strong high-rises. The future of housing is rented, and 'up' instead of 'outward'. ALMOST NO NEED FOR CAR PARKS - BUILDING LIFE WILL SEE DECLINE OF CAR OWNERSHIP - In the timeline life of the building after construction, car parks will be superfluous. See tests of autonomous vehicles already in Christchurch already <http://bit.ly/2KE37vE> - This is a big benefit to the project because it frees large amounts of area and building for human use. - The property is on flat land in a flat town. Climate change is a recognized emergency. Ebikes and scooters are significantly taking over from cars. THE CORNER - A CLEAR-VIEW FOR TRAFFIC, BUT ALSO A LANDMARK PLACEMAKING FEATURE . Please leave the ground floor corner 'lavishly open and free' so the view of the traffic is still good - Design it so residents and the public people can sit and socialize, be seen by traffic (friends passing), enjoy the view. Good shelter from wind/rain. - Note that until autonomous cars are the norm, this type of corner has a traffic calming effect - drivers slow down, behave better. SOLAR POWER LEADERSHIP Please make the roofing out of Tesla/McNae Electrical solar panels, with battery storage, to reduce cost of power, reduce carbon, set example. ROOFTOP GARDEN - Please make the other half a community and recreational garden with romantic night lighting and nice views. - Water drinking fountain. Suitable for picnics. - Adequate toilets up there for both males and females up there (ask some women about it). - Include a snazzy, public poll-favoured, art piece done by someone new rather than the elite who have been deciding what the public gets. EXAMPLE TO IMPROVE ON - Here is an example of a precedent, but we could do better than this... <http://bit.ly/3352SQS> It is a Vancouver site, was listed at <https://rentitfurnished.com/vancouver/> ONGOING CONFERRING WITH THE PUBLIC, USING SOCIAL MEDIA - Please actively support the good Facebook messaging with the public by Rachel Bowen and Brent Barrett and others. This 'listens' to public sentiment, gets good ideas, excites public feelings of ownership of their city, reduces bad 'surprises', fosters a good 'harmony' between PNCC and the ratepayers. - Thank you for listening. It's an exciting project. Although I don't particularly want to present, I'm happy to be contacted about it.

**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

**Your contact details**

**Name**  
Brook Rush

**Hearings**

**Do you want to speak to the Council in support of your submission?**  
No

**Your submission**

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

**2. My submission is that:**  
Support option A in the statement of proposal. This addresses the need for more housing without over populating a relatively small parcel of land.

**3. I seek the following decision from Palmerston North City Council:**  
Rezone Huia reserve residential and implement option A of the statement of proposal

From: Submission  
Subject: FW: Submission on the future use of Huia Street Reserve

**Your contact details**

Name  
Darryl Witton

**Hearings**

Do you want to speak to the Council in support of your submission?  
No

**Your submission**

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

**2. My submission is that:**

This is another ridiculous idea that was hatched over a year ago after the building burnt down there. Unfortunately it seems it was not buried. The council wants to make some money by selling off unused land, to which I have no objection normally, but just what is going to happen with said land can become an issue. In this case there should have been a STOP put on the project when they looked at the location. The traffic is already terrible there at peak times with well over 10 changes of the lights on Park road before being able to get through. When traffic is often backed up towards cook street how could you possibly even consider this seriously?! Of course some may argue that you could push them out via Fitzherbet which may be even worse. I would think these houses would be ideal for students/Massey goers, which would cause major headaches either way. Here's an idea: FIX THE TRAFFIC before you even broach a proposal like this!

**3. I seek the following decision from Palmerston North City Council:**

Decline the residential proposal as traffic has not been considered seriously! This will impact majorly on all traffic which is already terrible at peak times. This will likely lead to more turning bays, slower speed, and dangerous driving to accommodate this already terrible situation. Also, in the future, look at the impact on those that travel through these developments on a daily basis. This is nothing but short sighted money grubbing. This space could be used for a carpark and playground or a plethora of better ideas than this one.

**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

**Your contact details**

**Name**  
Mark Pearce

**Hearings**

**Do you want to speak to the Council in support of your submission?**  
No

**Your submission**

- 1. The specific parts / options of the proposal my submission relates to are as follows:**  
Use of Huia Street Reserve
  
- 2. My submission is that:**  
I support the sale of the land for the highest price and the money made should be used to lower rates
  
- 3. I seek the following decision from Palmerston North City Council:**  
Sell the land and lower rates.

**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

**Your contact details**

Name  
Daniel Carrick

**Hearings**

Do you want to speak to the Council in support of your submission?  
No

**Your submission**

1. The specific parts / options of the proposal my submission relates to are as follows:  
Sporting land being sold off for housing
2. My submission is that:  
It was originally sporting land, PNCC should keep it as sporting land or a green space
3. I seek the following decision from Palmerston North City Council:  
reject this proposal & keep the land for sporting or as a green area

**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

**Your contact details**

**Name**  
Christopher Rowe

**Organisation**  
Gough TWL

**Hearings**

**Do you want to speak to the Council in support of your submission?**  
No

**Your submission**

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

The use of Huia street reserve and it's high profile corner

**2. My submission is that:**

I oppose the further development of the land to be used for residential purposes. There is plenty of room for the city to expand it's boundaries and we don't need to make the inner city any bigger. It's a short sited viewpoint and the linking land is much better being reserved for future recreational services

**3. I seek the following decision from Palmerston North City Council:**

I'd like option 4 to be taken very seriously because Palmerston North lacks a lot of tourist like features and the greater area is a hotspot for activities. Selling off prime hotspot land for the sake of short term gain is a council without a vision for the city and not attempting to make it a place people want to move to and stay. The council need to approach the city with a list of interesting ideas and come up with something that promotes Victoria esplande, lido and the lagoon. We don't need more house here that's for sure



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**Merle Lavin**

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**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

**Your contact details**

**Name**  
Kanesamoorthy Balakumar

**Hearings**

**Do you want to speak to the Council in support of your submission?**  
No

**Your submission**

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

**2. My submission is that:**

**3. I seek the following decision from Palmerston North City Council:**

I would strongly recommend the council to proceed with option 3: **OPTION 3: DEVELOP FOR RECREATIONAL PURPOSES** Palmerston North city is expanding and more people moving in and existing Victoria Esplanade already getting filled up with people as there are no other recreational activities in the entire city and adding more houses in the middle of the city just going to increase this problem. There is enough land elsewhere to build houses, but in the middle of the city, if we lose this land, we lose the opportunity to have any recreational area. Therefore I strongly recommend option 3. Let me know if you have any questions. Thanks

25-1

14123100

Merle Lavin

**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

### Your contact details

**Name**  
James Arthur Owen

### Hearings

**Do you want to speak to the Council in support of your submission?**  
Yes

### Your submission

**1. The specific parts / options of the proposal my submission relates to are as follows:**  
I strongly support this entire proposal on the grounds I outline below.

**2. My submission is that:**

It hardly needs saying but this site has it all for the concept the Council is proposing and I would like to congratulate the Planning Staff on putting it forward. You will all know these wonderful qualities so I will not labour the point, however: on main route to Massey, the Science Centres, Linton Mil. Camp, close to the Central City and very close to one of the finest Sports Grounds in the Country with the Esplanade and Lido thrown in. River walks, excellent schooling, ladies and gentlemen do this right and you will need a raffle to decide the residents. By "doing it right", I mean; The best in design, it must make the statement that we can live in "smaller and taller" buildings and that Climate Change is with us and we are doing something about it. Might I suggest as well that possibly some "social capital" ideas could be looked at as well. With the advent of the Retirement Village we have seen a segregation in society with often little contact between people of different ages. Some older people may wish to live in a development where they can mix with a wider variety of age groups etc. An example worth looking at maybe that called Cohousing. Senior lecturer and collective urban housing researcher at Victoria University of Wellington Mark Southcombe said "co-housing dated back to the 1970s in Denmark. He thought co-housing initiatives could be a viable option in lessening the impact of the housing crisis if local and central government were willing to support such projects." Cohousing is an intentional community of private homes clustered around shared space. Each attached or single family home has traditional amenities, including a private kitchen. Shared spaces typically feature a common house, which may include a large kitchen and dining area, laundry, and recreational spaces. The concept had remained popular in Europe and had since spread to other parts of the world - the Nightingale projects in Australia had several projects underway with waiting lists of thousands. New Zealand has a growing co-housing community with urban, suburban and rural projects dotted across the country.

25-2

**3. I seek the following decision from Palmerston North City Council:**

PNCC will proceed with its plan outlined at "The futures of Huia Street Reserve" taking into account the suggestions I have made above. This will be done in order to promote the concept of living in "smaller and taller" accommodation which is not only a great lifestyle choice for individuals but also a "climate change friendly" concept for our City to encourage.

**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

**Your contact details**

**Name**  
Aidan Grout

**Hearings**

**Do you want to speak to the Council in support of your submission?**  
No

**Your submission**

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

The proposal Option C

**2. My submission is that:**

I oppose this land being used for recreational purposes. I fully support the land being used for apartments. Option C is what the city needs.

**3. I seek the following decision from Palmerston North City Council:**

Palmerston North has almost no decent apartment complexes. If we are to be seen as a small city with big city benefits then we need to start building up. I think this spot is perfect for a good apartment complex.

27

14124399

Merle Lavin

**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

### Your contact details

**Name**  
Sue Sinclair

### Hearings

**Do you want to speak to the Council in support of your submission?**  
No

### Your submission

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

The proposed sale of Huia Street reserve

**2. My submission is that:**

I propose that the reserve is not sold but is kept by the council as an attractive green space with plantings and sculptures such as those by Mr Dibble. It is on the main street into the city and would enhance the entrance way in. Also it is such a difficult busy corner to access should it be mused as housing. With the high school just down the road and the tennis club it would be fitting to keep it as an area for sitting or walking.

**3. I seek the following decision from Palmerston North City Council:**

I would like the pncc to keep the land and develop it in an attractive and artistic way. You could perhaps hold a competition as to how it should be best organized as a green space. It could be planted with lots of beds of daffodils which are sold each year for the cancer society.

**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

**Your contact details**

**Name**  
Catherine Hannon

**Hearings**

**Do you want to speak to the Council in support of your submission?**  
No

**Your submission**

**1. The specific parts / options of the proposal my submission relates to are as follows:**  
Huia street reserve. Option 1 - Option A

**2. My submission is that:**

I think that building is ok but we need to stick to the first option of 17 houses only. A section size of 350m2 is by far small enough. You do not want the decrease the value of properties around the area. And it is a busy area So you do not want to create traffic congestion. Something needs to be done with the land. Need to be very strict on heights of buildings only 2 stories. And need to plant trees! We do not need apartments in town. If you rent them they will be low economic people which we don't want in the main entrance of town. We have no need for apartment living! Apart from students, but as I say you don't want that in the entrance of town. There is plenty of land in Palmerston North to build houses, they are just not where everyone wants them... so they aren't entry level homes. But totally fine, we don't need them here, this needs to be more upper class homes! I don't like the idea of a shop here either. Happy for it to be 17 homes only. No more required. Great for council to do something with this land. Sad to see it a mess for the last 14years..

**3. I seek the following decision from Palmerston North City Council:**

I want you to choose option 1 - Option A only! Or option 3.

**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

**Your contact details**

**Name**  
Mrs Judy Ann Mackay

**Hearings**

**Do you want to speak to the Council in support of your submission?**  
No

**Your submission**

**1. The specific parts / options of the proposal my submission relates to are as follows:**  
Developing the Huia Street site for housing.

**2. My submission is that:**  
I oppose using the site for housing. The area is a high traffic area during school and work times particularly. The use of this land for housing will increase the traffic and congestion in that area. I would rather see it as some kind of reserve or recreational area.

**3. I seek the following decision from Palmerston North City Council:**  
To use the Huia Street land for reserve or recreation.

**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

**Your contact details**

**Name**  
Susan Swan

**Hearings**

**Do you want to speak to the Council in support of your submission?**  
No

**Your submission**

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

**2. My submission is that:**  
I do not support the building of houses - it is such a busy intersection now, without adding in extra congestion with new homes in the area. Who would own the homes?

**3. I seek the following decision from Palmerston North City Council:**  
It would be great if a dedicated badminton hall could be built. We have approximately 30 junior rep players (U15 - U19) who are often not able to train in the Showgrounds facilities. A dedicated badminton hall means it could always be set up, we could train more often and therefore improve the skills of our rep players. Having a badminton hall would have the potential to attract tournaments to the City - great for accommodation and eateries. There are also social badminton leagues and senior rep players that would all benefit from such a facility.



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14127904

**Merle Lavin**

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**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

**Your contact details**

**Name**  
Terry Alan Macpherson

**Hearings**

**Do you want to speak to the Council in support of your submission?**  
No

**Your submission**

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

The justification for Option 1

**2. My submission is that:**

The justification provided for Option 1 is clearly biased and heavily weighted. There should have been more evidence provided for each of the options. As it currently is written, Option 1 is predetermined and the consolation should not be about the various aspects of Option 1 but which option is in the best interests of the community and this decision should rest with the community and not with council staff.

**3. I seek the following decision from Palmerston North City Council:**

Rejection of Option 1 until each option is fully explored and represented and communicated to the community so they can provide input on the decision - not simply rubber stamp a pre-determined decision.

**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

**Your contact details**

**Name**  
Benjamin Franzmayr

**Hearings**

**Do you want to speak to the Council in support of your submission?**  
No

**Your submission**

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

**2. My submission is that:**

I support option 2 - land banking. Despite council reassurance that it had plenty of land available, this site is a premium location and I think it's short sighted to sell or develop it. The frontage to major roads, central location and proximity to Girls High School and the park lands beyond make this an excellent location for future community use as the city grows, and as society and technology change and it's needs develop in ways we cannot predict at present. If the decision is made to develop the site for housing, I would prefer high- or medium-density housing in that location and I'd prefer it to be affordable housing suitable for families. If sold to private developers, I have no faith in them that this would be done - they have no imagination and just build very expensive single storey separate houses like in Option A, which I oppose because it does not address the problem of worsening housing affordability. So in this case, I would urge the council to retain ownership of the site and develop it itself to high density apartments or medium density housing and retaining the ownership to provide long term low cost housing. Since this land is in a premium location where land/house prices will naturally rise to a high level, public ownership is the only way to ensure low cost housing in the long term. In addition to the higher density, I would urge the council to build to the Passivhaus standard to ensure high levels of comfort and reduce energy costs and edgy impacts on climate change. I also urge the housing to be set up using a Cohousing model where resources and equipment are shared, a sense of community is developed, large meals may be cooked and eaten together to reduce time spent cooking and decisions are made democratically. This housing model improves connections between neighbors and reduces costs and environmental impacts, which are things we could do with right now. If this was implemented, I might support the development to housing.

**3. I seek the following decision from Palmerston North City Council:**

Retain ownership of the land for future use (Option 2). If a decision is made to develop the land for housing, I want the council to also retain ownership and develop low cost high or medium density housing to a Passivhaus standard and using a Cohousing model.

**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

**Your contact details**

**Name**  
Andrew Sutherland-Smith

**Hearings**

**Do you want to speak to the Council in support of your submission?**  
No

**Your submission**

**1. The specific parts / options of the proposal my submission relates to are as follows:**  
This submission relates to the PNCCs' preferred option to enable the sale or development of Huia Reserve for housing.

**2. My submission is that:**  
I strongly oppose the sale and/or development of Huia Reserve for housing. The loss of green recreational space where there is a current award winning nationally recognised tennis club far outweighs any benefits from housing. It is true that part of the reserve has remained unused since the bowling club closed; this reflects very poorly on the council, I am not aware of any initiatives from PNCC to develop the vacant part of the reserve in the manner of options 3 and 4 which hold much more value for the community than developing it for housing. I support PNCC exploring options 3 and 4. The 'costs' of options 3 and 4 described in the proposal can be mitigated by investigating improving house supply at other locations. The reserve was gifted as a "public park and recreation ground and botanical garden for the inhabitants of Palmerston North and its vicinity" and it should be kept with this original intent. Once Palmerston North's precious green space is lost then it will never be recovered. Making amendments to allow housing development for the whole site does make future leases for the Manawatu Lawn Tennis Club (MLTC) more uncertain with the option to develop for housing when the lease is up for renewal. MLTC is Palmerston North's only all-year floodlight tennis club enabling sport and recreation opportunities for players of all age groups and abilities. MLTC is the only tennis facility in Palmerston North used for senior tennis representative fixtures and regional primary and intermediate school tournaments.

**3. I seek the following decision from Palmerston North City Council:**  
I seek the PNCC council to NOT amend the Palmerston North Reserves Act 1922 and / or the Palmerston North Reserve Empowering Act 1966 and the District Plan so that Huia Street Reserve CANNOT be developed for housing, and so remains designated as a park/reserve. I support PNCC engaging with the Palmerston North Community (including MLTC and Palmerston North Girls' High School) in discussion regarding options 3 and 4.

**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

**Your contact details**

**Name**  
Noah holden

**Hearings**

**Do you want to speak to the Council in support of your submission?**  
No

**Your submission**

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

**2. My submission is that:**  
I oppose what they could be doing to the huia reserve. They should keep it as sports ground, being next to a school.

**3. I seek the following decision from Palmerston North City Council:**  
NOT to develop apartments there and to instead develop sports grounds

**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

**Your contact details**

**Name**  
Sarah Timmins

**Hearings**

**Do you want to speak to the Council in support of your submission?**  
No

**Your submission**

- 1. The specific parts / options of the proposal my submission relates to are as follows:**  
Councils Proposal/ preference to build/sell the land for housing
  
- 2. My submission is that:**  
I oppose the selling of this land for houses as well as Oppose the building of apartments.  
This is already a ridiculously busy road.
  
- 3. I seek the following decision from Palmerston North City Council:**  
I would much prefer that this be developed into a green space. Perhaps a community garden

36

14126817

**Merle Lavin**

**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

### Your contact details

**Name**  
Jayden carr

### Hearings

**Do you want to speak to the Council in support of your submission?**  
No

### Your submission

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

**2. My submission is that:**

Palmy is desperate for housing. Demand is outstripping supply as evidenced by the highest increases in average rents in the country at around 20% in 2019. The only real suitable option is medium to high density housing (preference for the latter). The city already has ample green space, and with this plot being close to the city, bus routes, schools, and shops it makes sense for this to be housing as very little other outside infrastructure needs to be put in place. Building and expanding Palmerston North since I've lived here has been sooooo slow and extremely expensive. Since there's not enough affordable land being opened on the outskirts of the city, it's time to start going up. Using the land for any kind of park, or hipsteresque community project would be a waste of space and resources and would likely be abandoned again in the future. Housing is a much more sustainable option and far more beneficial to the city.

**3. I seek the following decision from Palmerston North City Council:**  
Housing. Simple.

**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

**Your contact details**

**Name**  
Suzette

**Hearings**

**Do you want to speak to the Council in support of your submission?**  
No

**Your submission**

- 1. The specific parts / options of the proposal my submission relates to are as follows:**  
Remove the tennis courts and build a wonderful dog park/agility park. Well fenced for dogs safety. Seek advice from Canine experts on what would make an amazing park. You have one at one end of the city but this would be incredibly central. Even making it a user pays (gold coin opens the gate) would generate some maintainance income. Although housing has some merit, the design of the roading and the general business of the surrounding streets would make this a disastrous housing option.
- 2. My submission is that:**  
I oppose the housing and tennis court option. I request an ammendment to allow for a recreational dog park and agility park for dogs
- 3. I seek the following decision from Palmerston North City Council:**  
Remove the tennis courts. Build a dog/agility park

## Future Use of Huia Street Reserve

Our preference for the Huia Street Reserve is to see Council develop the reserve as a reserve. This was the intended purpose for this land.

As our city grows these areas are ever more important to the city's life style. People want to be able to sit in quiet areas; green spaces are the best for this. We need to be able to step out of our busy lives to escape from the pressures of life.

2050 is our nation's predator free goal. We will need more trees and open spaces to accommodate our native birds. This area is perfect for this. Its well-developed (but poorly maintained) totora hedge is already well on the way to being a haven for native bird life. We have tuis permanently residing in this now.

With some more plantings, paths seating and lawns, Huia Street Reserve would be a perfect place for young and old, somewhere to play, rest, reflect and enjoy.

In consideration of your proposal, as Park Road residents we are concerned about:

- The loss of the open space especially the large Totora hedge, this amenity firstly absorbs a lot of sound from all of the passing traffic; it also helps greatly to absorb carbon emissions from these vehicles.
- Traffic impact- Traffic on our street has dramatically increased as your own records show. All concept images show access onto Park Road. This can only lead to even more congestion.
- We question the safety of such an entrance/exit. As your own bylaws dictate a wide roadway is required NOT just a driveway as shown in your proposal document. It would be negligent to have vehicles entering Park Road so close to the free turn off Fitzherbert Avenue.

As residents we already put up with a noisy street and know this proposal will add considerably more to the area.

We ask Palmerston North City Council to develop the Huia Street Reserve and not change the land status.

Geoff and Jane Phillips



39

14127920

**Merle Lavin**

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**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

### Your contact details

**Name**  
Holly Hutchinson

### Hearings

**Do you want to speak to the Council in support of your submission?**  
No

### Your submission

**1. The specific parts / options of the proposal my submission relates to are as follows:**  
Keeping it as a reserve.

**2. My submission is that:**  
I oppose the option to turn the land into housing. I support keeping it as a reserve.

**3. I seek the following decision from Palmerston North City Council:**  
I would like to see the area being done up. Picnic benches or available seats. Community gardens. Water fountain. Pataka Kai (Community share shed) filled with food, stationary, books.

**Merle Lavin**

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**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

### Your contact details

**Name**

Trevor Brian Mills Snr

### Hearings

**Do you want to speak to the Council in support of your submission?**

No

### Your submission

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

Huia Street Reserve, cnr Park Road and Fitzherbert Avenue. I would prefer the Council's option to development of the reserve for housing to be placed and operated under the care of the local Council.

**2. My submission is that:**

I would support the Council's move for housing on the condition that Council do not sell to private party investors outside of the Council. Outside parties of interest would not have the same benefits to the community as the Council would in such needs of housing provisions.

**3. I seek the following decision from Palmerston North City Council:**

Council housing is a necessity to our community in serious need of housing, either with or without the possibility of allowing some of the land used by the community within the proposed site for fruit and vege growth, and local park for children to play in, to help sustain some form of affordability to the dwellers of the proposed community housing. Should the Council go ahead with selling the land to outside parties of interest, the outside parties will not look into the concerns of such a proposal to include land usage that could prove and provide for those whom are struggling with housing and their need for affordability to food supplies that they themselves can grow and tend to. Another angle of option is the possibility of council staff being involved with the growth and maintainance of such land plots as well as the housing. Perhaps this could be Palmerston Norths' local version of state housing, or maybe even tie it in with some form of Government assistance from our Crown agent Housing New Zealand Corporation homes for low-income families. I believe this would be of great benefit to both the local Council and the community of Palmerston North.

**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

**Your contact details**

**Name**  
Hayden Triggs

**Organisation**  
Palmerston North Resident

**Hearings**

**Do you want to speak to the Council in support of your submission?**  
No

**Your submission**

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

Relating to the status of the Houia Reserve on corner of Park and Fitzherbert Road

**2. My submission is that:**

Make it housing! We need more affordable housing and that area of town has a ton of green spaces available, Ongley Park, schools, Lido, and the big park on Te Awe Awe. No lack of space

**3. I seek the following decision from Palmerston North City Council:**

Make Huia Reserve a housing opportunity

**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

**Your contact details**

**Name**  
callum anderson

**Hearings**

**Do you want to speak to the Council in support of your submission?**  
No

**Your submission**

1. The specific parts / options of the proposal my submission relates to are as follows:
  
2. My submission is that:  
i oppose the proposal to turn it into housing
  
3. I seek the following decision from Palmerston North City Council:  
i want the council to leave it as a reserve.

**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

**Your contact details**

**Name**  
Josh Evaba

**Hearings**

**Do you want to speak to the Council in support of your submission?**  
No

**Your submission**

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

Housing

**2. My submission is that:**

Support

**3. I seek the following decision from Palmerston North City Council:**

Support the housing initiative

**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

**Your contact details**

**Name**  
leon fleet

**Hearings**

**Do you want to speak to the Council in support of your submission?**  
No

**Your submission**

**1. The specific parts / options of the proposal my submission relates to are as follows:**  
Any proposal to develop the site in question that deviates from the Original (143 year old ) intention for the gifted land. ie.....it was gifted as a public park and recreational ground and botanical garden for the inhabitants of Palmerston North and its vicinity. Most importantly -- it was a GIFT!! One does not ever onsell a gift, or alter its usage from its original intent.

**2. My submission is that:**  
it was gifted as a public park and recreational ground and botanical garden for the inhabitants of Palmerston North and its vicinity. Most importantly -- it was a GIFT!! One does not ever onsell a gift, or alter its usage from its original intent.

**3. I seek the following decision from Palmerston North City Council:**  
I want the PNCC to retain the land and use it as it was originally intended to be ie it was gifted as a public park and recreational ground and botanical garden for the inhabitants of Palmerston North and its vicinity.

**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

**Your contact details**

**Name**  
Victoria Jakobs

**Organisation**  
Homebuild Homes

**Hearings**

**Do you want to speak to the Council in support of your submission?**  
No

**Your submission**

**1. The specific parts / options of the proposal my submission relates to are as follows:**  
I oppose the proposal to create medium or high density housing in that location: 1. Med to high density housing on a busy street - and near a school 2. Large scale housing near/looking over a school - safety concerns for girls and buildings

**2. My submission is that:**  
1. As a developer myself and having worked with council and their concerns around traffic going onto busy roads/near corners, I don't know how this even got to planning stage. The proposed number of dwellings 80(?) will need to access/egress onto two very busy roads that are particularly choked at rush hour in particular. The increased number of vehicles crossing the footpath will increase risk for the students walking to school, and will clash with pick ups/drop offs - so I would need to see how this would be managed, in particular 7am-9am and 3pm-6pm weekdays. Also, it appears that the crossings would be very close to the intersection. How will that work? 2. What additional security risk is there: to the safety of the girls and property at PNGHS by having 80(?) households overlooking the school? 2. (disclosure, I have a daughter attending PNGHS and am on the board)

**3. I seek the following decision from Palmerston North City Council:**  
I want the council to rethink - not trying to eek out max profit from land at the expense of better living: - could this land be better used to improve the intersection? - reserve/recreational use? - parking?

**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

**Your contact details**

**Name**  
Clint Dunstan

**Hearings**

**Do you want to speak to the Council in support of your submission?**  
No

**Your submission**

**1. The specific parts / options of the proposal my submission relates to are as follows:**  
Development into the medium density housing proposed.

**2. My submission is that:**

I am in support of this medium density housing development, PNCC has lots of amazing green space available but there is a real shortage of affordable housing. This will only get worse with the \$3.5 Billion worth of investment flowing into the city over the next 8 years. The city will need to grow and if it doesn't the proposed investments will not come to fruition or low income families and student will be forced out of accommodation, Extra housing developments are badly needed and i'm please that council is intending to make use of this land to ease the housing issues.

**3. I seek the following decision from Palmerston North City Council:**

That this proposal for medium density housing is passed by council and built.



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14121247

**Merle Lavin**

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**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

### Your contact details

**Name**  
Ellen Ocain

**Organisation**  
Massey Uni

### Hearings

**Do you want to speak to the Council in support of your submission?**  
No

### Your submission

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

**2. My submission is that:**  
Affordable, quality accomodation for university students

**3. I seek the following decision from Palmerston North City Council:**  
Affordable, quality accomodation for university students

**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

**Your contact details**

**Name**  
Benjamin Foster

**Hearings**

**Do you want to speak to the Council in support of your submission?**  
No

**Your submission**

**1. The specific parts / options of the proposal my submission relates to are as follows:**  
Option 1 and option 4

**2. My submission is that:**

I believe that the reserve should be converted to either council-owned housing units, as presented in option 1, or that the land is used for community development in option 4. Regarding the development of housing in option 1: The council should do this as to provide affordable housing in the community, and if the units are rented out by the council, then the council should act as a fair landlord all awhile gaining constant revenue. I believe it should be affordable housing, as higher-end developments are already being provided by the private-market in Hokowhitu and on Summerhill, and affordable housing can promote our city's Student-friendly image. Although this will cost some money in the short term, it will pay itself off, and once it has made a return, the revenue could be used to reduce the rates city-wide; there are benefits for all of us. I support the addition of a small retail space on the corner; a dairy would be of great benefit to the nearby neighbourhood as well as the new units. Perhaps the retail space can be divided into more than one unit so that a cafe could be set up here which I imagine would be quite profitable especially with winter sports right next door. Additionally, the units should be eco-friendly, as that is incredibly important in our current environmental crisis. The success of such a medium-density development could result in private investors recognising the success and then implementing similar developments in other parts of the inner-city. I support all the housing options, but am on the fence on Option C as the high-rise would be out-of-place, overlooks over Girls High, and would possibly risk becoming drab with age. But at the same time provides benefits including being the most money friendly option to provide the highest amount of affordable housing. Perhaps the high rise should not be so tall, then. Lastly, In support of option 4; I believe a Rangitane cultural use be developed here as an alternative. Palmerston North doesn't seem to have many Maori heritage sites relative to city-size and compared to other centres in New Zealand. So, perhaps the land could be used for this purpose to enhance the cultural identity of Rangitane, act as an educational site for all, while enhancing our city's culture, heritage, and image. If this option is undertaken, the Rangitane should be given strong influence in the project.

48-2

**3. I seek the following decision from Palmerston North City Council:**

That council decides to either develop affordable council-owned housing units under option 1, or that a Rangitane cultural site be constructed under option 4

49

14124985

**Merle Lavin**

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**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

### Your contact details

**Name**  
Marita Vandenberg

### Hearings

**Do you want to speak to the Council in support of your submission?**  
No

### Your submission

- 1. The specific parts / options of the proposal my submission relates to are as follows:**  
Oppose sale for housing or commercial. Support Option 4. Encourage community to have active say in how to preserve as a value- added public space.
  
- 2. My submission is that:**  
See above. This lies on a high visibility arterial route. It is too valuable to stack houses onto it. It could be an easy to locate multi-race "Marae/community Facility" that supports the nearby recreation areas. There is land enough for associated parking.
  
- 3. I seek the following decision from Palmerston North City Council:**  
Option 4

**Merle Lavin**

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**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

### Your contact details

**Name**  
Vicki Gifkins

**Organisation**  
Park Road Playcentre

### Hearings

**Do you want to speak to the Council in support of your submission?**  
No

### Your submission

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

The proposal options and impact on Playcentre and school

**2. My submission is that:**

I oppose the submissions to use this green space for housing. It is public land and once it is gone, we can never regain it. Let's keep it as green space and make it into something special. A sculpture garden would be lovely. There is ample room for housing on outskirts of city. Let's focus on that. The proposal has not adequately considered the impact on the Huia Street community. Many of the options have minimal car parking. I understand this is because there is an expectation that one car families will move in. This is unrealistic. Residents will use the carparks behind the development. This will impact on the school, scout group and Playcentre. It could close the Playcentre. That may sound dramatic but there is no street parking nearby. Some days, we have 25 families in attendance from across the city. We are talking about parents with young children heading to their safe place for connection and parenting support while the children play. No parent is going to bother having to park at the YMCA carrying children, bags, spare clothes, lunchboxes and the Playcentre laundry. Our rolls will drop and a resource that has been here for over 75 years lost. Please protect our green space and the Playcentre. If the development does continue, I would like to see 25 carparks designated to the centre with tow away signs for those not from the Playcentre. We arrive after the school girls between 8.45am and 9.15am so between residents and PNGHS there would be no parks left. This carpark is often full on busier days of the week.

**3. I seek the following decision from Palmerston North City Council:**

Retain the green space and designate 25 car parks for the Playcentre.

51

1412.7921

**Merle Lavin**

---

**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

**Your contact details**

Name  
Jim

**Hearings**

Do you want to speak to the Council in support of your submission?  
No

**Your submission**

1. The specific parts / options of the proposal my submission relates to are as follows:
  
2. My submission is that:
  
3. I seek the following decision from Palmerston North City Council:  
Keep the reserve even put gardens there stupid to even think to put housing would be a night mate

52

14125605

**Merle Lavin**

---

**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

### Your contact details

**Name**  
Glen williams

### Hearings

**Do you want to speak to the Council in support of your submission?**  
No

### Your submission

- 1. The specific parts / options of the proposal my submission relates to are as follows:**  
Housing type. Make it intensive multi story for most efficient benefit to the housing needs in the city and for improved urbanisation of this central area
- 2. My submission is that:**  
Support if housing is intensive
- 3. I seek the following decision from Palmerston North City Council:**  
Proceed with sale, but control type and style of housing as above



# Palmerston North City Council

## Future Use of Huia Street Reserve

53-1

14142876

### 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: Audrey Leanne Greenwood.

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.)

Option 1 for housing - as pointed out there is already a large amount of reserve in that area.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.)

I am not a fan of density housing, therefore my choice would be Option A - 14 lots with a bit of space.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



53-2

3. I seek the following decision from the Palmerston North City Council

(Give precise details about the decision you want the Council to make)

hand banking - No - a waste of time & money  
Commercial - Absolutely not.

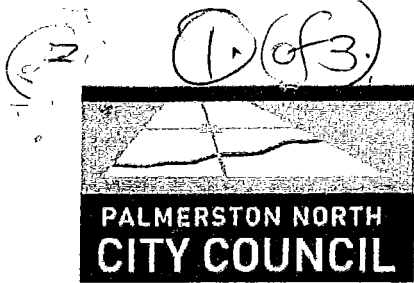
High Density Housing - No. Too big a potential id  
for a slum area in the future

Option A - giving people a place they love  
to live & look after.

**Please send your submission:**

- By mail:** Proposed Amendment to the Cemeteries and Crematorium Bylaw 2018 Submissions,  
Governance and Support Team Leader, 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](mailto:submission@pncc.govt.nz) (write 'Huia Street Reserve' in the subject)
- By phone:** 06 356 8199      **By fax:** 06 355 4115
- Online:** [pncc.govt.nz/HuiaStreet](http://pncc.govt.nz/HuiaStreet)

**SUBMISSIONS CLOSE 4PM, MONDAY 10 FEBRUARY 2020**



REC'D	10 FEB 2020	PNCC
COPY TO		
1.		
2.		

14143350

Palmerston North City Council  
Future Use of Huia Street Reserve

54-1

**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: JUNE DULCIE RAMAGE

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.)*

RE - THE FUTURE USE OF HUIA ST. RESERVE.  
ALL OPTIONS LISTED BY THE P.N.C. COUNCIL.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**IN HOUSE**

10 FEB 2020  
 PNCC

Signed..... *gh 3:36pm*



54-2

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.)

I AM OPPOSED TO OPTION 1 THE PROPOSAL.

I AM OPPOSED TO THE SITE BEING LAND BANKED, OPTION 2

I SUPPORT OPTION 3, THE DEVELOPMENT FOR RECREATIONAL PURPOSES.

I SUPPORT OPTION 4, TO USE THE SITE FOR COMMUNITY PURPOSE.

I OPPOSE OPTION 5, TO SELL & DEVELOP THIS SITE FOR COMMERCIAL PURPOSES. SEE ATTACHED PAGE.

3. I seek the following decision from the Palmerston North City Council

(Give precise details about the decision you want the Council to make)

I WANT THE COUNCIL TO DEVELOP OUR NEGLECTED

RESERVE INTO GARDEN, LAWN, & SEATING, MAKING

IT AN AREA ANYONE CAN COME TO. PART OF IT COULD

BE A COMMUNITY GARDEN WITH THE GIRLS HIGH SCHOOL

BEING INVOLVED AS A LEARNING & MONITORING

OPPORTUNITY MAYBE. IT MUST BE KEPT AS GREEN

SPACE. SEE PAGE OVER →

I WISH TO SEE P.N.C.C. WITHDRAW THEIR PROSAL TO SELL IT.

Please send your submission:

**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](mailto:submission@pncc.govt.nz) (put Future Use of Huia Street Reserve in the subject)

**Submissions close 4pm Monday 10 February 2020**

3

54-3

THIS STRETCH OF FITZHERBERT AVE THAT THE HUIA ST. RESERVE IS ON, IS VERY BUSY. THE TRAFFIC BECOMES HIGHLY CONGESTED, AND AT TIMES DANGEROUS 2-3 TIMES A DAY.

TO HAVE THIS AREA CONGESTED EVEN MORE, WOULD BE VERY POOR TOWN PLANNING.

THE PALMERSTON NORTH CITY COUNCIL, IN 2005, WAS CAUGHT OUT TRYING TO SELL THE HUIA ST. RESERVE TO DEVELOPERS WITHOUT ALLOWING RATE PAYERS, OR THE PUBLIC IN GENERAL, ANY KNOWLEDGE OF THEIR SCHEME.

SINCE 2005, THIS LAND HAS BEEN PURPOSELY NEGLECTED, IT SEEMS, BECAUSE THEY DID NOT GET THEIR WAY.

QUOTE: - 'A KING IN HIS FIRST YEAR IS ALWAYS VERY MILD INDEED, AND SO EVERY YEAR THE CONSUL WILL BE LIKE A NEW KING. OVER A LONG TIME A GREEDY KING WILL GNAW AWAY AT HIS PEOPLE.'

SO TOO, A GREEDY COUNCIL WILL DEplete THE RESOURCES OF ITS' TOWNFOLK.

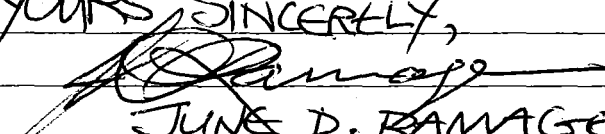
THIS LAND, THE HUIA ST. RESERVE, BELONGS TO THE PEOPLE OF PALMERSTON NORTH, NOT JUST A HANDFUL OF OFFICE HOLDERS IN THE COUNCIL TO DISPATCH TO A SELECT FEW.

ONCE IT'S GONE, IT'S GONE FOREVER.

PEOPLE MULTIPLY, LAND DOES NOT.

AS TIME GOES BY, WE MULTIPLYING PEOPLE WILL NEED THESE GREEN SPACES MORE AND MORE.

I AM OPPOSED TO THE SALE OF ANY PART OF THIS RESERVE. I WISH TO SEE THE PALMERSTON NORTH CITY COUNCIL WITHDRAW THEIR PROPOSAL.

YOURS SINCERELY,  
  
JUNE D. RAMAGE.



# Palmerston North City Council

## Future Use of Huia Street Reserve

55-1

FOR ACTION AND REPLY

14143570

REC'D

10 FEB 2020

PNCC

COPY TO

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.

### 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: Margaret M Kazantzis  
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.)

- a) Council proposal amendment of Reserves Act 1922
- b) Council proposal to alter original gifted purpose
- c) Council emphasis on possible alternative source of revenue
- d) Council options ① and ⑤
- e) Council option ③ - supported with further suggestions

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.)

I strongly oppose Option 1 - The proposal.

a) I do not support any amendment to the 1922 Reserves Act nor do I support any change to the purpose for which the land was given to the city: public park/recreational ground/botanical garden for the inhabitants of PN.

b) Given a) above, I strongly oppose the land being seen as a source of revenue for the Council

c) This land is for the inhabitants of PN - NOT for the price to sell off to developers

55-2

3. I seek the following decision from the Palmerston North City Council

(Give precise details about the decision you want the Council to make)

- That any proposal to alter the original purpose of the land on Huia St Reserve are stopped.
- That option 3 — to develop for Recreational Purposes is adopted for this land.

It is time PNCC developed an environmentally, safe, creative space for children. eg the area could be designed along the lines of the Ian Potter Garden based in the huge expanse of the Botanical Gardens in Melbourne. Something new, something creative, something that speaks to our bicultural identity; there is every reason for Rangitāne to have input — to guide the design — also for the community to have input.

It is NOT appropriate for a council that is focussed on environment to be proposing something

- That will hinder traffic flow through the city (that corner is already hazardous)
  - That will significantly increase the ugliness of the entries to PN city
  - That is seen as revenue gathering.
- There is NO need for this type of development in this AREA

Please send your submission:

By mail: Proposed Amendment to the Cemeteries and Crematorium Bylaw 2018 Submissions, NOT Auckland.  
Governance and Support Team Leader, 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 (write 'Huia Street Reserve' in the subject) Even in Wellington — such options are NOT being supported by Council.

By phone: 06 356 8199 By fax: 06 355 4115

Online: pncc.govt.nz/HuiaStreet

Why increase our carbon emissions / accident rates / further pollute our city?

SUBMISSIONS CLOSE 4PM, MONDAY 10 FEBRUARY 2020

14143200

56-1

# We want to hear from you

REC'D	- 7 FEB 2020	PNCC
COPY TO		
1.		

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: Heather Millar

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.)

Option 4: needs to be explored - consider proposals from the community to use the site for recreation, cultural or community purposes.

Options 1, 2, 3 + 5 should be put aside until Option 4 is fully explored.

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.)

The local community has not been properly notified of the proposals for the Huia Street Reserve

Property owners - some - received notification 20. Nov 2019, but residents have not.

High density rental area already and the tenants, residents, have not been notified - hence no chance to contribute.

56-2

3. I seek the following decision from the Palmerston North City Council

(Give precise details about the decision you want the Council to make)

Review its procedure for letting both the property owners and the residents know Council Intentions. Rate payer and residents are two separate identities in high density rental areas such as this area and then, resend revised documents to both property owners and residents.

These documents need to be sent as posted mail - not popped in a letterbox which then looks like "junk mail"

Make a manageable timeframe when this has been readdressed ie. not over a major Christmas/New Year holiday period - 10 weeks over a major holiday period is just not justifiable.

Consult the local community before you revisit your document so that other proposals beside the Councils are made clear to all the stakeholders. Your appendix intimates that there are the only options.

There are other avenues which will create "revenue" which appears to be an overriding goal.

Council supply a city map showing where other community housing projects are located - inclusive of the number of units, size of each and car parking

**Please send your submission:**

**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](mailto:submission@pncc.govt.nz) (put Future Use of Huia Street Reserve in the subject)

**By phone:** 06 356 8199 **By fax:** 06 355 4115

**Online:** [pncc.govt.nz/HuiaStreet](http://pncc.govt.nz/HuiaStreet)

SUBMISSIONS CLOSE 4PM, MONDAY 10 FEBRUARY 2020



56-3

3. I seek the following decision from the Palmerston North City Council

(Give precise details about the decision you want the Council to make)

Council provide accurate information/data showing the "catchment area" for this wrent proposal drop lots of locals and others in the city bandory are unaware of this proposal.

The general lack of awareness denotes poor coverage.

Impact of community housing on the local environment as it is already a "high density" rental area of the city.

Impact of parking on the Fitzherbert Avenue / Park Rd area with your Options which show a distinct lack of parking for wrent residential requirements.

Impact on environment, and traffic, of 17-88 recycling bins and crates on the pavement weekly.

Impact on the environment with the increased traffic especially at peak times on Fitzherbert Avenue and at the narrowest point of Park Road after a free turn area.

**Please send your submission:**

**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](mailto:submission@pncc.govt.nz) (put Future Use of Huia Street Reserve in the subject)

**By phone:** 06 356 8199 **By fax:** 06 355 4115

**Online:** [pncc.govt.nz/HuiaStreet](http://pncc.govt.nz/HuiaStreet)



# Palmerston North City Council

## Future Use of Huia Street Reserve

57-1

### 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: Wendy Wilson

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.)

Option 1  
Option 3  
Option 5

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.)

- ① I support low density quality housing - if traffic issues are addressed + a body corp or similar administers the block
- ⑤ I do not agree with commercial development - traffic is already a major issue
- ③ I support development as recreational as long as parking is off street + traffic issues are addressed.  
eg additional grounds for the school.

## 3. I seek the following decision from the Palmerston North City Council

(Give precise details about the decision you want the Council to make)

To develop the site for low density quality housing, or recreational purposes

Not - Commercial purpose.

To retain the land the tennis club leases - & renew their lease if they require it

If the site is landbanked - to clean it up and keep it tidy.

To ensure local residents are kept informed. This was first published in November 2019 but no one I know has heard anything about it until a few weeks ago when one of our residents saw something on Facebook.

If submissions are wanted, residents need to know about issues - eg a leaflet drop in surrounding streets or a billboard on the reserve would have been helpful.

## Please send your submission:

- By mail:** Proposed Amendment to the Cemeteries and Crematorium Bylaw 2018 Submissions, Governance and Support Team Leader, 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](mailto:submission@pncc.govt.nz) (write 'Huia Street Reserve' in the subject)
- By phone:** 06 356 8199 **By fax:** 06 355 4115
- Online:** [pncc.govt.nz/HuiaStreet](http://pncc.govt.nz/HuiaStreet)

SUBMISSIONS CLOSE 4PM, MONDAY 10 FEBRUARY 2020

58-1

14142155

Date: 10/2/20  
To: Palmerston North City Council  
From: Manawatū Tenants' Union (MTU)  
Subject: MTU Submission on the Huia Street Reserve Development Proposal

## **MTU Submission on the Huia Street Reserve Development Proposal**

### **Outline**

<b>Introduction</b>	<b>1</b>
<b>Principles</b>	<b>1</b>
<b>Position on Options</b>	<b>2</b>
<b>Comment on Housing Affordability</b>	<b>2</b>
<b>Other considerations</b>	<b>3</b>
<b>Conclusion</b>	<b>4</b>

### **Introduction**

The Manawatū Tenants' Union (MTU) advocates at the individual and political level to improve the rights and welfare of tenants in the Manawatū.

This submission on the Huia Street Reserve proposal reiterates the support of MTU for social and affordable housing for the common good before private interests.

**We wish to speak to this submission.**

#### **Contact**

Ben Schmidt  
Coordinator, Manawatu Tenants' Union

Email: [info@mtu.org.nz](mailto:info@mtu.org.nz)

## **Principles**

Our submission is based on the following principles:

1. The Manawatu Tenants' Union exists to support and advocate for the interests of tenants in the Manawatu
2. The Manawatu Tenants' Union believes that public land should be used for public good.
3. The Manawatu Tenants' Union acknowledges the current housing crisis, and supports the rapid development of social and affordable housing to ensure that all people have suitable where.

## **Position on Options**

### **Option 1**

MTU does not support the sale of land for private profit, as we are concerned that this may create little to no benefit for the tenants we work with and set a concerning precedent for council land and assets.

MTU does support the use of the land for social housing if there is no more suitable land available, in recognition of the urgent action needed for the growing housing crisis. A large proportion of the land being put aside for the use of social or affordable rental housing through PNCC or other social housing providers in Palmerston North would also be acceptable.

If additional support needs to be given to these providers to purchase the land and housing, that could be a good use of some of the income generated.

Additionally, if the PNCC were to develop medium density housing on the land, rented to tenants at closer to market rents than social housing while maintaining community ownership, this would be preferable to private housing but less preferable than social housing.

If the land was to be sold for private housing development, MTU suggests that the proceeds of the sale could be made to flow back into other social and affordable housing provision in the near future.

### **Option 2**

MTU does not support land banking the park unless in conjunction with options 3 and/or 4.

### **Options 3 and 4**

MTU does not support or oppose options 3 or 4, but believes that community engagement must be central to decision making, especially the interests of tenants. The housing crisis must be central to consideration regarding the use of land.

**Option 5**

MTU does not support option 5 as this would have no clear benefit for addressing the housing crisis or improving the lives of nearby tenants.

**Comment on Housing Affordability**

MTU is concerned that the sale and/or development of Huia Street Reserve would be for private development and housing. Without additional restrictions / bylaws, the housing is likely to be unaffordable (where affordability is defined as no more than 30% of a household's income - Palmerston North's asking and sale price for existing houses is currently \$430 thousand as a median value - QV Recently Sold Properties, 2020) for many, potentially driving up nearby house prices with a likely flow on effect to increase rents. Our focus however is on tenants, particularly those who are unable to purchase housing, who are not supported by creating only housing for sale.

The focus on providing ownership above social housing options results in reduced choice for vulnerable tenants, and at the same time increased rents when tenant protection is undermined or not considered (August & Walks, 2018; Mahoney, 2001).

Providing for ownership tenures increases existing income inequalities, with households that already have access to high incomes and asset bases, which can be provided through intergenerational transfers, while those renting are consistently forced into continued renting arrangements (Coulter, 2017; Nethercote, 2019; Lux, *et al.*, 2018; Lersch & Luijkx, 2015).

We note with concern that the proposal appears to suggest that private housing development will have a trickle down effect to support housing for the vulnerable without clear supporting evidence. While an increase in housing is urgently required, we are concerned that the proposal does not fully consider the impact of potential migration into Palmerston North, and that these benefits may not extend to those most in need of housing. There is no suggestion on the potential impact on reducing housing affordability.

What is needed to improve housing situations for vulnerable members of Palmerston North is the creation of social and affordable housing. The construction of speculative or high end housing will not be accessible to those needing homes the most. The assumption of 'trickle down' housing instead creates and exacerbates existing areas of poverty. Particularly, declining income areas where wealthier households leave for new construction are targeted for gentrification, which causes displacement and disproportionately impacts vulnerable tenants with no other options (Hamnett, 1991; Hochstenbach, 2017).

Growing debts associated with mortgages also detract from productive investments and consumption within the city, introducing additional structural insecurities for middle classes

58-4

(Weiss, 0214). Instead, house prices are encouraged to increase as part of the structural focus on ownership and access to credit, which increases house prices due to an assumption that house prices will continue to increase and thus be a 'good' investment option. Higher debt to buy housing, which may or may not result in previous homes becoming rentals, necessitates higher rent charged to cover the resulting higher mortgage.

### **Other considerations**

We are also concerned that other Council land does not appear to have received similar consideration, especially given the high traffic volumes around Huia Street Reserve during commuter times and the impact that this may have, while manageable, for prospective residents.

We also ask why the Council is specifically looking at Huia Street Reserve in opposition to other Council land.

### **Conclusion**

This submission on the Huia Street Reserve proposal reiterates the support of MTU for affordable housing and the common good while opposing the use of Huia St Park for private profit.

## References

- August, M., & Walks, A. (2018). Gentrification, suburban decline, and the financialization of multi-family rental housing: The case of Toronto. *Geoforum*, 89, 124-136.
- Coulter, R. (2017). Local house prices, parental background and young adults' homeownership in England and Wales. *Urban Studies*, 54(14), 3360-3379.
- Hamnett, C. (1991). The blind men and the elephant: The explanation of gentrification. *Transactions of the Institute of British Geographers*, 16(2), 173-189.
- Hochstenbach, C. (2017). State-led gentrification and the changing geography of market-oriented housing policies. *Housing, Theory & Society*, 34(4), 399-419.
- Lersch, P., & Lujikx, R. (2015). Intergenerational transmission of homeownership in Europe: Revisiting the socialisation hypothesis. *Social Science Research*, 49, 327-342.
- Lux, M., Samec, T., Bartos, V., Sunega, P., Palguta, J., Boumová, I., & Kázmér, L. (2018). Who actually decides? Parental influence on the housing tenure choice of their children. *Urban Studies* (Sage Publications, Ltd.), 55(2), 406-426.
- Mahoney, E., 2001. The Ontario Tenant Protection Act: A trust betrayed. *Journal of Law and Social Policy*, 16, 261-278.
- Nethercote, M. (2019). Immaterial inheritance: The socialization of cultures of housing consumption. *Housing, Theory & Society*, 36(3), 359-375.
- QV Recently Sold Properties. (2020). <https://www.qv.co.nz/suburb/palmerston-north-1193/sold>.
- Weiss, H. (2014). Homeownership in Israel: The social costs of middle-class debt. *Cultural Anthropology*, 29(1), 128-149.





# Palmerston North City Council

## Future Use of Huia Street Reserve

59-1

14142509

### 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: Annette Susan Pedersen

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.)

Concern regarding:-

- Large volume increase of vehicle access in Options B(i) & B(ii) and Option C. under option 1: The Proposal.
- Large increase of required visitors parking.

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.)

The Huia Street Reserve is located in an already very busy intersection. I oppose Options B(i) and B(ii) and Option C, which are all high density housing.

Providing housing would be supported by me, which therefore negates Options 2, 3, 4 & 5.

59-2

3. I seek the following decision from the Palmerston North City Council

(Give precise details about the decision you want the Council to make)

Council to make a formal decision to accept Option 1: The Proposal and Option A of that proposal.

This will provide much needed housing for our growing population in the city.

Council to develop the land as specified in the detail. I appreciate the graphics/pictures are only proposed designs, but consider the two-storey proposal would be accepted.

Council to develop the land as per Option 1A.

Council to sell the individual homes to provide revenue for future infrastructure and recreational projects.

**Please send your submission:**

**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](mailto:submission@pncc.govt.nz) (put Future Use of Huia Street Reserve in the subject)

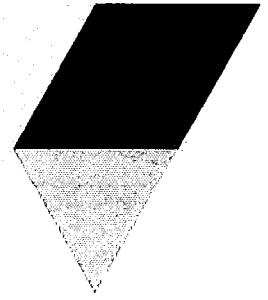
**By phone:** 06 356 8199 **By fax:** 06 355 4115

**Online:** [pncc.govt.nz/HuiaStreet](http://pncc.govt.nz/HuiaStreet)

**SUBMISSIONS CLOSE 4PM, MONDAY 10 FEBRUARY 2020**

60-1

14141067



## Ministry of Education - Feedback on the future use of Huia Street Reserve

To: Palmerston North City Council

Name of submitter: Ministry of Education ('the Ministry')

Address for service: C/- Beca Ltd  
85 Molesworth Street  
Wellington 6011

Attention: Marcus Bishop

Phone: (04) 460 1782

Email: Marcus.Bishop@beca.com

### Background:

The Ministry is the Government's lead advisor on the education system, shaping direction for education agencies and providers and contributing to the Government's goals for education. The Ministry's overall purpose is:

*'Lifting aspiration and raising education achievement for every New Zealander'*

Amongst other educational matters, the Ministry has a responsibility for managing all education property owned by the Crown. They also have a role in ensuring that education providers have the resources and support they need to deliver services to students. The safety of students and teachers is a high priority and as such, the Ministry monitors and responds to land use consent applications, plan changes and/or Council proposals that may have a potential impact on the operation of a school or the safety of teachers and students.

Palmerston North City Council have notified an intent to review the current land use of the Huia Street Reserve and offered five potential scenarios for the future use of the site. Palmerston North Girls High School (PNGH) is directly adjacent to the reserve site and will undoubtedly have an interest in, and be affected by, a future change in the use of the reserve land. The five potential scenarios and the associated impacts on the adjoining school and Ministry interests are discussed in the table below.

Option	Comment
<p><b>Option 1: Residential development (preferred option)</b></p> <p>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.</p>	<p>A change of land use to residential would increase the number of households within PNGH's enrolment zone/scheme and put additional pressure on the already over capacity school. With between 17 lots or 80 apartment units being potentially developed, there will be an impact of the local schooling network which will need to be identified and addressed. Other potential impacts include noise and nuisance effects, traffic and safety concerns with increased traffic generation, and visual effects which would need to be managed to minimize impacts on PNGH.</p>
<p><b>Option 2: Land-bank the site</b></p> <p>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.</p>	<p>No immediate impacts on Ministry interests.</p>

60-2

<p><b>Option 3: Develop for recreational purposes</b></p> <p>The reserve is developed by the Council for a recreational purpose such as a park, playground or sports field.</p>	<p>Options 3 and 4 are most aligned with the interests of both PNGH and the Ministry. The development of the reserve site for recreational, cultural, or community purposes would allow for co-location of educational and/or sporting activities and provide benefit to PNGH and other surrounding schools.</p>
<p><b>Option 4: Consider proposals from the community to use the site for a recreational, cultural or community purpose</b></p> <p>The Council undertakes a consultation exercise and engages with key stakeholders to consider proposals for the use of the site.</p>	
<p><b>Option 5: Enable the sale or development of Huia Street Reserve for a commercial purpose</b></p> <p>Similar to the preferred option but the site is zoned for a commercial use, not a residential use.</p>	<p>Should the land be commercially developed, among others potential impacts include noise and nuisance effects, traffic and safety concerns with increased traffic generation, and visual effects. There are also commercial activities that are incompatible with a neighbouring school and care must be given to avoid incompatible land uses and reverse sensitivity impacts.</p>

While options 2, 3 and 4 do not appear to place immediate stresses on PNGH or the local school network (and indeed present potential benefits), should options 1 or 5 be pursued there are likely environmental and network impacts that will need to be identified and managed. In any instance, both PNGH and the Ministry request to be involved in the planning and execution of any future land use change as a key stakeholder.

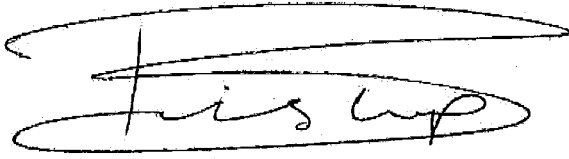
**The Ministry of Education's submission is:**

The Ministry requests that, regardless of the option that is chosen by the Council, the Ministry and PNGH are engaged with as key stakeholders to the future of Huia Street Reserve. The Ministry seeks that the comments above are considered and in particular notes:

1. **Option 1:** The development of the land for residential purposes will impact on the local school network and the already constrained PNGH. Should this option be progressed the Ministry wishes to work closely with the Council, to identify the degree of this impact and the necessary actions to address the effects that would accompany such development.
2. **Option 5:** The development of the land for commercial purposes has the potential for adverse effects on the neighbouring PNGH and, again, the Ministry wishes to work closely with the Council to identify the degree of this impact and the necessary actions to address the effects.
3. **Option 4:** This is the Ministry's preferred option as it provides opportunity for both the Ministry and the staff and students of PNGH (who will be most directly impacted by a change of use) to be a part of the refinement of the future use of the reserve land.

We would be happy to meet to discuss these matters, and any other matters that you believe would be helpful in deciding the future of Huia Street Reserve, to improve the outcomes for PNGH, the local school network and aid the Ministry in achieving its purpose.

60-3

A handwritten signature in black ink, appearing to read 'Marcus Bishop', is enclosed within a hand-drawn oval. A second, larger oval is drawn above the signature, partially overlapping it.

---

**Marcus Bishop**

*(Signature of person authorised to sign on behalf of the Ministry of Education)*

**Date: 16/01/2020**

61

14140965

**Merle Lavin**

---

**From:** Rex Ussher  
**Sent:** Sunday, 9 February 2020 8:06 PM  
**To:** Submission  
**Subject:** Huia Reserve

Rex Ussher

The tennis courts on the Huia Reserve are still used, we need to retain this area to provide opportunity for our budding athletes to practice on and also for the older persons for good exercise. And not the least we need open space within the city boundaries.

Yours sincerely

Rex Ussher

Sent from [Mail](#) for Windows 10

62-1

14143602

## **Park-Road – Huia Street land options consultation**

Send to : [submission@pncc.govt.nz](mailto:submission@pncc.govt.nz) (Huia Street reserve)

7/2/2020

### **Submitter details**

Name: Chris Teo-Sherrell

Yes, I wish to speak with councillors in support of my submission.

**My submission relates to all parts of the Proposal.**

### **My submission is:**

1. That the entire land area, including both the currently vacant land and the land currently used by the Manawatu Lawn Tennis Club should be treated as a whole and that if a decision is made to reallocate the land to residential development that decision should apply to the entire area, with provision being made for the tennis club to use other land or facilities in the city if they wish to continue operating.
2. That the land was given to the City 'in trust' for the benefit of residents, providing for their recreational needs, imposes a significant responsibility on the Council to honour that intent. Only if those recreational needs are so well catered for by other facilities should the Council contemplate deviating from the original intent.
3. In my view, there is a reasonable case to be made that compared with 1876, and even compared to other cities in NZ today, Palmerston North has an abundance of recreational and open space opportunities, including in close proximity to the land in question. Thus, I believe the land could be better utilised than is currently the case. With the change in leisure-time preferences, there seems to have been insufficient demand for use of the land for bowls or croquet or petanque or other similar past-times, despite the aging population, for a considerable period. I therefore believe it is tenable that Council has a moral right to reallocate the land to other purposes for the benefit of the city.
4. However, since the land fell into disuse, there has been no explicit opportunity for residents of Palmerston North to propose ideas, or react to ideas, for use of the land for recreational, cultural or community purposes.
5. Therefore, I believe the first step should be for the Council to invite such proposals and then to test them for public support.
6. Many people's view about Council's current proposal will be based on comparing it with the current lack of use of the land. Instead, we should be given the choice of the current proposal compared with other ideas for the land, specified to similar levels of detail as in the current proposal (i.e. a general description only).

62-2

7. So, I believe the right for the Council to reallocate the land for other than the original purposes for which it was given to the City is subject to first testing whether there are recreational, cultural or community uses that the land could be used for that would be closer to the original intent of providing for the leisure of city residents. Thus, giving the public the explicit opportunity to suggest alternative uses should be the Council's first step in reallocating the land.
8. If nothing is proposed that meets sufficient public approval, then I believe it is acceptable for the Council to proceed with its preferred option.
9. However, my agreement to Council's preferred option is also subject to any revenue generated for PNCC being used for unrestricted-access recreational opportunities for the citizens of Palmerston North, rather than more broadly to any recreational project identified in the Council's Long Term Plan. This means that the revenue should be used for enhancement and development of parks, walkways etc that people do not have to pay directly to use rather than ones which, for at least the most part, require an entry fee. This is in keeping with the spirit in which the land (including the Esplanade, Manawaroa, Ongley and Fitzherbert Parks) was given to the City.
10. The consultation does not seek specific ideas on any redevelopment of the land, although it provides some possible designs for a residential development in keeping with the Council's preferred option and its other strategies, plans and assessments. Given that it has done so, I offer the following comments relating to any residential development, should that ultimately be the outcome of this consultation process.
11. Council would have the option to retain ownership of, and receive annual rental for, the land and this may be a better arrangement than having a single payment for it.
12. A range of dwelling sizes should be provided so that a mixed-age community can develop there.
13. Any dwellings need to be of high quality to compensate for the limited access to external space. It is desirable for any residential development to be a good example of medium density housing if it is to help catalyse redevelopment of the older inner parts of the city in a positive way. There are already abundant examples of redevelopment which simply squash large houses on small land areas. These both detract from the amenity for residents and the general public and usually impose previously uncatered for stormwater demands due to the high proportion of land that is covered by hard surfaces.
14. Any development should be an example of design and construction that minimises energy use as much as possible, e.g. with design to meet Passive House requirements.
15. Dwellings should be accompanied by shared facilities to enable space and cost saving in construction of dwellings and to foster community interaction e.g. shared laundry facilities, community hall and kitchen, edible garden etc.
16. Vehicle - parking should be separated from the rest of the development to minimise the amount of space allocated to traffic movement (i.e. do not have car access directly to dwellings). This would help create an environment that would be conducive to creating a



62-2

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16. Vehicle - parking should be separated from the rest of the development to minimise the amount of space allocated to traffic movement (i.e. do not have car access directly to dwellings). This would help create an environment that would be conducive to creating a

62-3

space that would be safe - for children to play outdoors in common space to elderly people walking for exercise and social interaction. Having a separate building for car parking would also help future proof the development. That space would be more readily reallocated to other uses when not needed for car parking as is likely to happen as transport modes or methods change (e.g. increase in use of e-scooters and transport as a service) and many people choose to not own a car.

17. In concert with separating parking from the dwelling, parking should be paid for separately by occupants rather than being part of the purchase or rental price of the dwellings. With its central location and proximity to a high frequency bus route, the dwellings are likely to attract people who have lower need for private cars. This would be a way to help keep the dwellings affordable.
18. Parking provision should be shared to some degree with PNGHS (consistent with the idea that the same parking facility can be used by users at different times of day where activities differ in timing). Currently, a considerable amount of parking along Huia Street to the Scout hall is underutilised.
19. Changes to the District Plan should also be progressed to decrease the vehicle-parking requirement for medium density housing based on taking account of location and access to public transport.
20. Restricted commercial or community use of any buildings along the street-front of the land in question should be permitted. Examples could be restaurants, health facilities, hair-dressers, environment centre, bike and e-scooter (and other micromobility devices) repair shop. However, there would need to be strong controls on the effects of these commercial activities on people in the rest of the development from smells, noise etc. And these uses should only occupy a small proportion of the land area. They would help buffer the dwellings from the effects of vehicle and pedestrian traffic at ground level on the perimeter of the site.

**I seek the following decision from PNCC:**

21. In the first instance, to invite submissions of proposals for use of the land for recreational, cultural or community purposes (Option 4). These may, but do not have to, include the area used by the Lawn Tennis Club. This could happen almost immediately and should be done ahead of any attempt to have the various Acts governing the land amended to enable its use for non-recreational purposes.
22. Then, and only if no proposal receives sufficient public support, the Council should proceed with its proposal to enable the land to be redeveloped for medium density housing (Option 1).
23. Given the presence of sportsfields, playgrounds and parks and open-space in the vicinity I see little benefit in Council developing the land in for a similar recreational purpose (Option 3). I would support it being redeveloped for recreational, cultural or community purposes if the new use complements that which is already available nearby, but not otherwise (the opportunity for proposing such alternative uses is provided by Option 4, my preferred, first instance, option).

62-4

24. I oppose continued land-banking of the site (Option 2). This effectively means to leave the land as it is which provides very little value to anybody.
25. I oppose sale or development of the land for a commercial purpose (Option 5). There is already a surplus of commercial land in the city with vast brownfield' areas being unoccupied along Rangitikei Street and Ngata Street awaiting redevelopment. The site in question is only 1km from the Square. However, this is not to say that part of the street frontage shouldn't be used for a restricted range of commercial activities as mentioned above.

Thank you.

Pen Tucker & Spencer Lilley

Democracy Support Officer  
Palmerston North City Council  
Private Bag 11034  
PALMERSTON NORTH 4442

**BY EMAIL ONLY:** [submission@pncc.govt.nz](mailto:submission@pncc.govt.nz)

Dear Sir or Madam

#### **FUTURE USE OF HUIA STREET RESERVE**

Thank you for the opportunity to make our views known on the future use of the Huia Street Reserve. As long-term residents of Palm Avenue, any changes to the land use in this reserve will potentially affect the character and amenity of the broader neighbourhood; we therefore have a strong interest in the outcome of this consultation.

We support Council's preferred proposal to amend the relevant legislation to enable the development of Huia Street Reserve for housing. It is our strong preference that Council undertake this development rather than sell the land; however, we understand that this is not a matter that Council is currently consulting on.

The reasons for our support are as follows:

- We agree that this area is already extremely well served for green / recreation space and that any revenue derived from the change in land use would appropriately be spent improving recreational opportunities in less well served parts of the City
- The availability of this land is an opportunity for Council to promote affordable, sustainable, medium density housing, which private development appears to be failing to provide
- We agree that the location of the site makes it suitable for such housing, provided the effects of any development can be managed. In particular, we have concerns about the effects on the already, by Palmerston North standards, high volume of traffic at peak times on Fitzherbert Avenue and its intersections with Park Road, Huia Street, Marne Street and Palm Avenue. Again we acknowledge that such issues will be addressed when a formal proposal is developed rather than at this time.

We take this opportunity to note that we trust there will be further consultation on the future of this land through the long-term plan and resource consents processes.

We do not wish to speak to this submission.

Yours faithfully,

Pen Tucker & Spencer Lilley

64-1

14141294

**SUBMISSION ON THE FUTURE USE OF HUIA RESERVE  
STATEMENT OF PROPOSAL NOVEMBER 2019**

**TO:** Governance and Support Team Leader  
Palmerston North City Council  
Private Bag 11034  
Palmerston North 4442  
*Submission made via email: [submission@pncc.govt.nz](mailto:submission@pncc.govt.nz)*

Kāinga Ora – Homes and Communities (“**Kāinga Ora**”) would like to thank you for the opportunity to provide a submission on the Statement of Proposal for the Future Use of Huia Reserve, November 2019 (“**Proposal**”), located at the corner of Fitzherbert Avenue and Park Road. Kāinga Ora has reviewed the Proposal put forward by Palmerston North City Council (“**Council**”) and offers the following feedback.

**Background**

1. Kāinga Ora was established in 2019 as a statutory entity under the Kāinga Ora-Homes and Communities Act 2019. Under the Crown Entities Act 2004, Kāinga Ora is listed as a Crown agent and is required to give effect to Government policies.
2. Kāinga Ora consolidates Housing New Zealand Corporation (“**Housing NZ**”), HLC (2017) Ltd and parts of the KiwiBuild Unit and is the Government’s delivery agency for housing and urban development. Kāinga Ora has two core roles:
  - a) Being a world class public housing landlord; and
  - b) Leading and partnering with the development community, Māori, local and central government, and others on urban development projects of all sizes.
3. Kāinga Ora’s statutory objective requires it to contribute to sustainable, inclusive, and thriving communities that:
  - a) Provide people with good quality, affordable housing choices that meet diverse needs; and
  - b) Support good access to jobs, amenities and services; and
  - c) Otherwise sustain or enhance the overall economic, social, environmental and cultural well-being of current and future generations.

4. Kāinga Ora is focused on delivering quality urban developments by accelerating the availability of build-ready land, and building a mix of housing including public housing, affordable housing, homes for first home buyers, and market housing of different types, sizes and tenures.
5. The public housing portfolio managed by Kāinga Ora in Palmerston North comprises approximately 1,469 dwellings<sup>1</sup>. Palmerston North is a priority to reconfigure and grow Kāinga Ora's housing stock to provide efficient and effective public and affordable housing that is aligned with current and future residential demand in the area, and the country as a whole.

### **Kāinga Ora and Local Government**

6. Kāinga Ora has a shared interest in the community as a key stakeholder, alongside local authorities. Kāinga Ora's interests lie in the provision of public housing to persons who are unable to be sustainably housed in private sector accommodation, and in leading and co-ordinating residential and urban development projects. Kāinga Ora works with local authorities to ensure that appropriate services and infrastructure are delivered for its developments.
7. In addition to its role as a public housing provider, Kāinga Ora also has a significant role as a landowner, landlord, rate payer and developer of residential housing. Strong relationships between local authorities and central government are key to delivering government's priorities on increasing housing supply.
8. Policy decisions made at both central and local government level have impacts on housing affordability. The challenge of providing affordable housing will require close collaboration between central and local government to address planning and governance issues to reduce the cost of construction, land supply constraints, infrastructure provisions and capacity as well as an improved urban environment.
9. Kāinga Ora is interested in all issues that may affect urban development, including among others the supply and affordability of housing. These include the provision of services and infrastructure and how this may impact on Kāinga Ora existing and planned housing, community development and Community Group Housing ("CGH") suppliers.

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<sup>1</sup> Including state rental and Community Group Housing portfolio, as of Dec 31, 2019.

64-3

## Outline of Submission on the Proposed Future Use of Huia Street Reserve

10. Kāinga Ora understands that the Council is currently assessing five options for the future use of Huia Street Reserve, located at the corner of Fitzherbert Avenue and Park Road, including:
  1. Enable the sale or development of Huia Street Reserve for housing
  2. Land-bank the Site
  3. Develop for Recreational Purposes
  4. Consider proposals from the community to use the site for a recreational, cultural or community purpose
  5. Enable the sale or development of Huia Street Reserve for a commercial purpose.
11. It is understood that Council's preferred option is to initiate the necessary amendments to the Palmerston North Reserves Act 1922 and / or the Palmerston North Reserve Empowering Act 1966 and the Palmerston North City Council District Plan ("**District Plan**") to enable the sale or development of Huia Street Reserve for housing (Option 1).
12. Kāinga Ora recognises that Huia Street Reserve is currently underutilised and therefore there is an opportunity for Council to contribute parts of its property portfolio to increase and diversify housing supply in Palmerston North.
13. It is recognised that the Huia Street Reserve is currently surrounded by residential activity and land in the Residential Zone of the District Plan and is serviced with existing infrastructure. Further to this, the subject site is in close proximity to local amenity and commercial activity that sits within the Local Business, Inner Business, and Outer Business Zones in Palmerston North Central.
14. It is within this context that Kāinga Ora recognises that the conversion of Huia Street Reserve into land for higher intensity housing is an opportunity for Council to intensify residential development in a strategic location. It is further recognised that the current rules of the District Plan may limit higher intensity development, and therefore the rules of the District Plan and the future zoning of the site must allow for an increased intensity in order to fully take advantage of this opportunity. Kāinga Ora is supportive of

64-4

this opportunity to achieve higher intensity outcomes for housing development in the urban environment of Palmerston North.

15. Based on Kāinga Ora's consideration of the other options being considered by Council for the future of Huia Street Reserve:
  1. It is understood that land-banking the subject site would be a missed opportunity to provide multi-unit housing options in a strategic location close to city centre for residents of Palmerston North;
  2. It is understood that Huia Street Reserve is not required by the Council to meet any community or recreation needs and that there is ample reserve space in close proximity the Huia Street, including Ongley Park, Victoria Esplanade, Fitzherbert Park, Wallace Park and the Manawatū River; and
  3. It is understood that the sale and development of Huia Street Reserve for a commercial purpose would be a missed opportunity to increase housing supply and may result in a use that is not compatible with the surrounding uses, and therefore not deliver on the objectives of the District Plan.
16. It is based on this analysis of the options proposed by Council that Kāinga Ora supports Council's preferred option (Option 1) to enable the sale or development of the Huia Street Reserve for housing.
17. Kāinga Ora supports Option 1 of the Proposal as an appropriate and strategic approach to supporting urban development projects in Palmerston North that will provide increased housing options for residents in the urban environment and avoid sprawl into under-serviced environments. It is therefore seen that Option 1 of the Proposal is a strategic opportunity for Council to align the future use of Huia Street Reserve with Council's Housing Needs Assessment 2011 and Sustainable City Strategy 2010.
18. Kāinga Ora recognises that the Huia Street Reserve is an opportunity to enhance land use efficiency and is supportive of outcomes that maximise opportunity to supply housing in increased intensities, such as the intensity and typology indicated in Appendix A: Potential Housing Development Scenarios, 'Option C: Apartments'. Based on the configuration and location of the site at the corner of Fitzherbert Ave. and Park Rd.; the proximity to city centre; and access to community amenities, it is seen that this site is an opportunity to increase housing supply in an appropriate urban context.



64-5

### Summary

19. As a Crown entity and key stakeholder that is interested in all issues that may affect the supply and affordability of housing, Kāinga Ora is supportive of Council's preferred option (Option 1) to enable the sale or development of Huia Street Reserve for housing. Further to this, Kāinga Ora is supportive of the Proposal as a means for Council to increase housing supply and deliver on the objectives of the Sustainable City Strategy 2010. Kāinga Ora is particularly supportive of higher intensity development in an apartment typology, as it is seen that the Huia Street Reserve site is an appropriate location this level of urban intensification.
20. Kāinga Ora is interested in the sale and redevelopment of Huia Street Reserve for housing and seeks to support Council in achieving high intensity outcomes for the site and the delivery of alternative typologies in Palmerston North. It is requested that Council engage Kāinga Ora if and when there is an opportunity for further consultation and/or a strategic opportunity for Kāinga Ora to partner in the delivery of high intensity outcomes for the Huia Street Reserve.

Dated this 10<sup>th</sup> day of February 2020



**Brendon Liggett,**  
**Manager, Development Planning**  
**Kāinga Ora – Homes and Communities**

65-1

14148827

**SUBMISSION on a PUBLICLY NOTIFIED**


**Request for submissions on**

**Future use of Huia Street Reserve**

To : Democracy Support Officer  
Palmerston North City Council

By : John Bent

1. My submission is in opposition for reasons following.
2. I reserve my position on all matters arising from submissions and during the course of this process.
3. I wish to speak to this submission.



---

John Bent  
10 February 2020.

---

John Bent

1. I find I can do no better than to repeat an earlier submission on this matter with one addition.
2. "The Council has no reserve land surplus to the City's requirements but does have a pressing need for capital as a consequence of proposed and past irresponsible capital expenditure." <sup>1</sup>
- 2A. To which I add expenditure on "feel-good/looks-good" projects.
3. "Previous accumulated Reserves Funds have been dissipated in one facility in support of Economic Development **NOT** for the health and well-being of the people of Palmerston North." <sup>2</sup>
4. "Just as people are diverse, a diversity of reserves is required and the land as per schedule 5 is part of this diversity." <sup>3</sup>
5. A general observation: In my view the proper first step is to seek suggestions for the improvement of this reserve from the people of Palmerston North as the approach adopted has all the hall-marks of predetermination.
6. The city's property portfolio is made up of a number of elements of which properties subject to the Palmerston North reserves Act 1922 and/or the Palmerston North Reserves Empowering Act 1966, and Reserves Act 1977 and Identified as such in the District Plan are but one component. It is my submission that these properties are not available to explicitly provide for growth and development and also the provision of revenue.

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<sup>1</sup> Local Government and Environment Committee, House of Representatives, 17 May 2007

<sup>2</sup> Ibid

<sup>3</sup> Ibid

65-3

Page 3 of 3.  
John Bent

7. The provision of sustainable housing development and intensification is not the role of a city council, however amending the District Plan to promote sustainable housing development and intensification and to remove District Plan barriers to the provision of sustainable housing development and intensification will better achieve these ends.
8. As above amending the District Plan will better provide for meeting housing demand and any requirement for further land for housing.
9. That this land has been vacant since 2007 is simply because council chose to do nothing until now.
10. The statement "... and is not required by the Council to meet community or recreation needs." <sup>4</sup> is simply an unsupported assertion.

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<sup>4</sup> reason 4, Proposal, p4

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**Merle Lavin**

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**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

### Your contact details

**Name**

Trevor Shailer

**Organisation**

Sport Manawatu

### Hearings

**Do you want to speak to the Council in support of your submission?**

No

### Your submission

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

According to the Palmerston North Reserves Act 1922, the use of the site is for active recreation and/or sport. Sport Manawatu wish to ensure that any revenue generated is given back to the Sport and Recreation providers in Palmerston North City.

**2. My submission is that:**

Sport Manawatu wish to ensure that revenue or a portion of the revenue generated from the Huia Street Reserve is used to contribute to the betterment of our community by increasing the utilisation of play, active recreation and sport within Palmerston North City.

**3. I seek the following decision from Palmerston North City Council:**

Sport Manawatu wish to ensure that revenue or a portion of the revenue generated from the Huia Street Reserve is used to contribute to the betterment of our community by increasing the utilisation of play, active recreation and sport within Palmerston North City.

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**Merle Lavin**

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**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

### Your contact details

**Name**  
Alec and Lynne Mackay

### Hearings

**Do you want to speak to the Council in support of your submission?**  
Yes

### Your submission

- 1. The specific parts / options of the proposal my submission relates to are as follows:**  
Amendments to the Palmerston North Reserves Act 1992 and/or the Palmerston North Reserve Empowering Act 1996, and the District Plan.
  
- 2. My submission is that:**  
We would like to see the land retained by council and develop as a recreational reserve for community. There are two few green spaces left within the City boundaries.
  
- 3. I seek the following decision from Palmerston North City Council:**  
Retain the Huia Street Reserve and develop for recreational purposes.

**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

### Your contact details

**Name**  
Emma Ochei

### Hearings

**Do you want to speak to the Council in support of your submission?**  
No

### Your submission

**1. The specific parts / options of the proposal my submission relates to are as follows:**  
Option 1 , and Option 4

**2. My submission is that:**

I agree with the proposal that to move ahead with the necessary changes to enable the sale or development of that land for housing. I believe our city is in desperate need of more housing. I believe that medium density housing should be encouraged to make the most efficient use of our resources, and to encourage the population density needed for regular and frequent public transport options. I believe this is a good location for a modern medium density housing development, as it is close to central amenities and public transport routes to key destinations such as Massey University. I think people living in this location would be able to choose to live car-free and would be living close enough to central areas to choose active transport or buses. I would like to see the housing development be designed to encourage car-free living , and with green spaces for the well-being of inhabitants. I note that my submission is my personal view, and not representing any organisations I am involved with.

**3. I seek the following decision from Palmerston North City Council:**

I would like to see PNCC move forward with Option 1. I would also support Option 4, should Option 1 not move forward.

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**Merle Lavin**

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**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

**Your contact details**

**Name**  
Jim Jefferies

**Hearings**

**Do you want to speak to the Council in support of your submission?**  
Yes

**Your submission**

- 1. The specific parts / options of the proposal my submission relates to are as follows:**  
Council's preferred option of sale or development of Huia St Reserve for housing.
  
- 2. My submission is that:**  
I support the preferred option. The following two reasons (mentioned in the proposal) are why I support it. They are firstly that the recreational needs assessment does not identify a need for the reserve and there is no identified community use for the land, secondly that city growth and an existing shortage of housing would justify the land being prioritized for housing. Any surplus from sale or development should be used in a transparent way for the improvement of city amenities. I think that allocating the proceeds to a particular project helps the public understand where the money goes, even though this allocation is a somewhat arbitrary decision.
  
- 3. I seek the following decision from Palmerston North City Council:**  
That Council approve the Huia St Reserve to be sold or developed for housing.



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**Merle Lavin**

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**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

### Your contact details

**Name**  
Arshad Javed

**Organisation**  
Massey University

### Hearings

**Do you want to speak to the Council in support of your submission?**  
Yes

### Your submission

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

OPTION 1: THE PROPOSAL

**2. My submission is that:**

I will support OPTION 1: THE PROPOSAL and the site should be developed as build-to-rent development model.

**3. I seek the following decision from Palmerston North City Council:**

**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

**Your contact details**

**Name**  
Elizabeth and Anne Clouston

**Organisation**

**Hearings**

**Do you want to speak to the Council in support of your submission?**  
No

**Your submission**

**1. The specific parts / options of the proposal my submission relates to are as follows:**  
Use of Huia Street Reserve for housing when it had been gifted specifically to be used as a public park and recreation ground and botanical garden for the inhabitants of Palmerston North.

**2. My submission is that:**  
Strongly against the preferred option 1 to enable the sale or development of the reserve for housing as it goes against the intended reason the land was gifted for. If it becomes a housing development it reduces the green space available to local residents and would be a lost opportunity to develop a new recreational asset in keeping with surrounding area and other facilities near by. There is already traffic congestion in this area with a dangerous intersections nearby so by putting a housing development there you are only adding to the problem. There are other areas in Palmerston North that are more suitable for housing developments. Do not think option 2 Land-bank the site is a good one as it has been vacant since 2005 and has it has already been left for too long when in fact it could be turned into an asset. In 2009 the club rooms buried down as a result of the site been vacant. We also against the part of option 4 which includes a community purpose as this could create problems with access and overcrowding to the area with added facilities and infrastructure. Strongly against option 5 to enable sale or development of the reserve for a commercial purpose for the reasons stated above in option 1. Also as it undermines centres-based office and retail strategy. There is already plenty of commercial vacant spaces in the CBD.

**3. I seek the following decision from Palmerston North City Council:**  
Strongly support option 3 to develop reserve for recreational purposes as this was the intended purpose when it was gifted. But would ideally like it to be a natural peaceful green space providing a green corridor in order to future proof our city and enhance it to become a more liveable and healthy one. Would also like some of area near existing road to be use to provide safer biking and walking infrastructure in keeping with the city goals of promoting active transport. Historically some members of the Manawatu Bowling

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Club only gave up the premises as they believe that the land was going to be used to improve the safety of the corner of Fitzherbert Ave and Park Road. It should be noted that in 2006 the PNCC had tried to sell the land and had to reconsider as they had no mandate from the community. Would only like part of option 4 to be considered if it was found that historically the area had some cultural significance to the Rangitane. And if so would like it to be acknowledge in keeping with the reserve option.

**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

**Your contact details**

**Name**  
John David Naylor

**Hearings**

**Do you want to speak to the Council in support of your submission?**  
No

**Your submission**

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

Option 1

**2. My submission is that:**

I support the proposal in Option 1 as long as it is in line with Option A in the potential housing development scenario in Appendix A. Palmerston North needs more land for housing and the central location of this site is attractive from this point of view, but in keeping with the character and appeal of the surrounding properties, the housing should be no more dense than the baseline option of 17 lots.

**3. I seek the following decision from Palmerston North City Council:**

To proceed with the proposal under Option 1 and the baseline housing development.

**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

**Your contact details**

**Name**  
sandra powell

**Hearings**

**Do you want to speak to the Council in support of your submission?**  
Yes

**Your submission**

**1. The specific parts / options of the proposal my submission relates to are as follows:**  
Changing of laws. Use of the land.

**2. My submission is that:**

I'm not concerned that 'there is significant public open space within the vicinity'. The more the better this close to the city (and anywhere for that matter.) I oppose amendments to legislation that will allow the council to develop this land as anything other than a 'public park and recreation ground.' Therefore I support option 3. As a nearby resident and 'mum taxi service' I am concerned about the time it would take to turn right from Park Road towards Massey - even with the arrow, it is often diabolical. When last visiting where I grew up in Auckland, I really noticed the congestion of the roads - partly due to all roadside space legally available being taken up with parked cars - felt very cramped and yuck to look at. The Statement of Proposal keeps talking about opportunity to supply housing. Continue with smart subdividing. Encourage granny flats etc.

**3. I seek the following decision from Palmerston North City Council:**

I want the council to not be able to make law changes to profit in any way from this land. I want the tennis courts to stay and be renewed in perpetuity. I would support Palmerston North Girls High School, which is right next door to the reserve, with a growing roll, to have access to facilities on the reserve, or land for recreational purposes granted to the school. I would support further investigation of the ideas of ENM's proposal(s). I would support more of a village feel. (Hokowhitu Villag is too tucked away and parking is crap.) Places for people to congregate - considering the elderly and accessibility.

**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

**Your contact details**

**Name**  
Diane Signal

**Hearings**

**Do you want to speak to the Council in support of your submission?**  
No

**Your submission**

**1. The specific parts / options of the proposal my submission relates to are as follows:**  
Changing of laws Use of the present area

**2. My submission is that:**

I oppose any changes to the current legislation until such time as a definite and unchangeable plan is in place. I support option 2 at this stage. If this area is to be made residential, then the lowest density is paramount due to the amount of traffic that this corner attracts. I live very close to this corner and find it very difficult to turn right on to Fitzherbert Avenue now. Any added traffic on the other side of Fitzherbert Avenue would make it much difficult and more dangerous. Then there is the problem of parking. Residents often have more than one vehicle, and they also have visitors, where are they going to park?.

**3. I seek the following decision from Palmerston North City Council:**

I would like the Council to consider the future of Palmerston North Girls High School's ability to grow. The Council should keep this option open. I would like the Council to leave the corner as It is, as it the main thoroughfare for all the Fire Emergency Vehicles to reach the Massey and Fitzherbert areas. Any added congestion, has the potential to put lives at risk. I would like the Council to preserve the Tennis Courts for future generations to enjoy. A life long lease would be preferable. I would like the Council to take more responsibility for the tidiness of this land until such time as a use is decided.

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Merle Lavin

**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

### Your contact details

**Name**  
Troy Gerbich

**Organisation**  
Palmerston North Girls' High School

### Hearings

**Do you want to speak to the Council in support of your submission?**

Yes

### Your submission

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

Our submission addresses Option/s 1,2,3,4 and 5 of the proposal

**2. My submission is that:**

Option 1: The Proposal. (Opposed) The School is opposed because we do not believe condensed residential housing is suitable on this site. As a large and interested neighboring property, we have sufficient evidence to suggest that Park Rd and Fitzherbert Ave around our school is an extremely high traffic area and prone to pedestrian "near misses" and accidents. This is one of the reasons why we instigated the inclusion of a Kea Crossing on Park Road before someone was run over or seriously injured. We believe that allowing another 25-80 residential cars to enter and exit even closer to the main intersection is irresponsible. Ten years ago, Council declined the option to make Huia Street a through road to exit on Park Road for this very reason. Also we believe increasing the residential population in this built up area next to the School is going to increase the public coming onto school property without permission, requiring the school to consider installing security camera's unnecessarily. Option 2. Land-Bank the site. (Support) The School supports this option in the event that consensus cannot be reached and requiring further public consultation. Option 3. Develop for Recreational Purposes (Neutral) The School is neutral on this option as it feels the outcomes can be identified in option 4. However the School also believes that there are enough developed parks, reserves and social spaces in the immediate area with Ongley Park, Manawaroa Park, The Esplande, Wallace Park and the Manawatu River activities. Option 4: Consider proposals from the Community to use the site for a recreational, cultural or community purpose. (Support) The School supports this option and the identifies benefits that have been listed in the proposal. This site (in our view) lends itself to Rangitane input and potential cultural identification opportunities for this area (whenua). We also see opportunities for the community to benefit in the safety aspects of having buses able to have access to off street pick up's and drop offs safely away from Fitzherbert Ave busy traffic. Option 5: Enable the sale or development for commercial

purposes. (Opposed) The School is opposed to this option, as it would present concerns to our wider school community and indeed the Board of Trustees if a commercial entity that did not compliment or support the values of the school were able to set up business. Examples such as Liquor outlets, convenience stores, adult entertainment retailers, fast food outlets to name a few. We also note that the wrong type of business could attract the wrong sort of attention in this area, again requiring the school to beef up security measures unnecessarily.

**3. I seek the following decision from Palmerston North City Council:**

We ask PNCC to consider this site as unsuitable for addressing housing supply for overall safety and traffic management reasons. This site is situated right alongside one of Palmerston Norths largest Secondary Schools with 118 years of heritage and strong values, not to mention results. It would be a tragedy if this site were considered primarily as a means of revenue, or land for housing supply. Because of its location, and as a main arterial route into the city, with thousands travelling on it each day it would make a perfect site for something iconic and meaningful for visitors and locals alike. We support option 4 and ask that you give due consideration to time and thorough consultative process and allow the school to be engaged in further discussion to the same.



**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

**Your contact details**

**Name**  
Fiona Wilson

**Hearings**

**Do you want to speak to the Council in support of your submission?**  
Yes

**Your submission**

- 1. The specific parts / options of the proposal my submission relates to are as follows:**  
Proposal to use Huia Street Reserve for housing.
  
- 2. My submission is that:**  
As a nearby resident and home owner in Park Road I am already impacted daily by the large amount of traffic that frequents this area and believe that a housing development would cause even more traffic near what is already a dangerous intersection. I consider this corner as part of the gateway into the city and we should cherish this green space. I do not think PNCC should be using this area as a money making exercise but instead should be upholding it's vision of being eco friendly and also consulting in partnership with iwi and the community.
  
- 3. I seek the following decision from Palmerston North City Council:**  
I would like PNCC to adopt either 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; or 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.

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**Merle Lavin**

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**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

### Your contact details

**Name**  
Harry Lilley

### Hearings

**Do you want to speak to the Council in support of your submission?**  
No

### Your submission

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

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.

**2. My submission is that:**

PNCC should 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 development of Huia Street Reserve for housing. PNCC should develop the land for residential housing units on the proviso that these are medium density and aim to address local housing availability issues such as the lack of smaller (e.g. two bedroom) residential dwellings. A development of common three bedroom standalone houses is not a good use of the land. This is an opportunity for council to encourage development of medium density in the inner city. Focus on environmentally sustainable building practices and design, affordability, and high quality construction should be paramount to the development.

**3. I seek the following decision from Palmerston North City Council:**

PNCC should 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 development of Huia Street Reserve for housing.

Merle Lavin

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**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

### Your contact details

**Name**  
Jo Shaw

**Organisation**  
MLTC

### Hearings

**Do you want to speak to the Council in support of your submission?**

No

### Your submission

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

MLTC are currently opposed to any development of the land for residential or commercial use. However we do recognise the potential for alternative use of the land.

**2. My submission is that:**

We have grave concerns for the longevity of the club and potential issues that could come from homes being built so close to a busy sporting facility e.g. noise complaints and parking issues. We originally came to a meeting with Grant Smith with open minds and discussed some options, which included an extension to our lease. I followed this up with an e-mail, but we have heard nothing since then. We have consulted with MLTC members, who are all opposed to any kind of re-zoning of the land. We also feel that there is too much uncertainty with land banking the site. We therefore oppose options 1,2,3 and 5.

**3. I seek the following decision from Palmerston North City Council:**

We seek that the council should retain the area as recreational land and would potentially support Option 4 and consider proposals from the community to use the site for recreational, cultural or community purpose

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**Merle Lavin**

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**From:** Submission  
**Subject:** FW: Submission on the future use of Huia Street Reserve

**Your contact details**

**Name**  
Lisa Wilde

**Hearings**

**Do you want to speak to the Council in support of your submission?**  
No

**Your submission**

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

**2. My submission is that:**  
I support this proposal. This block of land currently serves no purpose. Palmerston North needs more homes, but that requires land to build them - and developers willing to invest in more medium-density, apartment-style blocks. This block of land would be perfect for that. It's superbly located close to the CBD and loads of nearby green space - if you lived here you probably wouldn't even need a car. I don't support option 2 because I'd like Council to be bold in enabling city growth, not sitting on the fence. I don't support option 3 because there are plenty of existing recreational spaces nearby. I don't support option 4 because I'd like Council to be bold and decisive. I don't support option 5 because there's plenty of commercial land in the city already and I believe this land would be best used for housing.

**3. I seek the following decision from Palmerston North City Council:**  
I want Council to vote for option 1 and 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.

**Merle Lavin**

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**From:** Submission  
**Subject:** FW: Future Use of Huia Street Reserve

Good evening,

Looking at the proposal for social housing to me does not make sense on a very busy intersection. Entering and exiting the housing complex whether it be from Fitzherbert Avenue or Park Road will cause congestion and foreseen vehicle accidents.

I believe the area should be used for recreation or cultural purposes where parking is well off Fitzherbert Avenue and Park Road as it currently is.

Patricia Koenders