



# **THE FUTURE USE OF 17 SUMMERHAYS STREET**

FORMER TERRACE END BOWLING CLUB

STATEMENT OF PROPOSAL  
JUNE 2021

# INTRODUCTION

This Statement of Proposal relates to the future use of the Former Terrace End Bowling Club site, located at 17 Summerhays Street<sup>1</sup>, shown below in Figure 1.

The Council's preferred option is to make the necessary amendments to the District Plan to enable the repurposing of 17 Summerhays Street for housing. A series of alternative options have been assessed in this Statement of Proposal.

For the purposes of this consultation document repurposing includes sale, development or lease of the land or park to enable housing to occur on the site, noting that no decision has been made by the Council on the preferred delivery mechanism at this time. Although the specific method of repurposing (sale, development or lease) is to be determined, the

purpose of this consultation is to gather the community's views on repurposing the land generally, and on the specific method of repurposing the land.

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

Before making a formal decision regarding the future use of 17 Summerhays Street, the Council sees significant value in undertaking consultation with interested and affected stakeholders. Consultation is also required under the Local Government Act 2002.

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<sup>1</sup> LOT 1 DP 65471 PT LOT 1 DP 1458 PT LOT 7 DP 2556 PT SECS 918 920 TOWN OF PALMERSTON NORTH

# PROPOSAL

**That the Council initiates amendments to the District Plan to enable the repurposing of 17 Summerhays Street for housing.**

## Reasons for the Proposal

The reasons for this proposal are:

1. The Council passed the following resolutions on 7 April 2021:
  - a. “That the Council confirms repurposing the land located at 17 Summerhays Street, Palmerston North for housing as the preferred option for the future use of this land, subject to the required consultation process.”
  - b. “That the Council directs the Chief Executive to prepare a statement of proposal consultation document on the future use of the land located at 17 Summerhays Street, Palmerston North, with repurposing the land for housing as the preferred option.”
2. The City Development Strategy notes that “Council also has a significant property portfolio that can be used to contribute to city growth and development, while also providing revenue. This could include repurposing underutilised land or identifying land where uses can be relocated to enable sustainable housing development and intensification.”
3. The Council’s Housing Needs Assessment identifies a strong demand for housing and a requirement for further land for housing.
4. The Terrace End Bowling Club has amalgamated with the Northern Bowling Club on North Street, leaving the site available for an alternative use.
5. Council has included Programme 1750 Summerhays Street Residential Subdivision within the Draft 2021-31 Long Term Plan.
6. Consultation is required under the Local Government Act 2002 before the Council makes a formal decision about the future use of 17 Summerhays Street.



# BACKGROUND

**Council owns the 7,664m<sup>2</sup> site at 17 Summerhays Street, Palmerston North. This site was formerly occupied by the Terrace End Bowling Club who vacated the site in mid-2020 to merge with Northern Bowling Club. An aerial of this site can be seen below:**

**Figure 1: 17 Summerhays Street**



17 Summerhays is not a reserve under the Reserves Act 1977, however is considered a park under the Local Government Act 2002. Section 138 of the Local Government Act requires consultation on the proposal of sale or disposal of a park. Half of the Summerhays Street land is zoned recreation and would

require rezoning prior to any possible development for housing. The other half of the site is already zoned residential. This split is shown below in Figure 2.

Land-use across both portions has been until recently for recreation use, so consultation will be on the entire site.

**Figure 2: Zoning extent of 17 Summerhays Street**



17 Summerhays has not operated as a public open space and the public have historically had to pay membership fees or be a part of an event to use this space. The nearest public open space is 600m away, Memorial Park, with Hokowhitu Park

and Milverton Park being located within 800m of this site.

The existing building onsite faces significant security and compliance risks and is due to be demolished in year 2022/23.

# ANALYSIS OF OPTIONS

The Council's preferred option is Option 1, to initiate amendments to the District Plan to enable the repurposing of 17 Summerhays Street for housing.

For the purposes of this consultation document repurposing includes sale, development or lease of the land or park to enable housing to occur on the site, noting that no decision has been made by the Council on the preferred delivery mechanism at this time.

Although the specific method of repurposing (sale, development or lease) is to be determined, the purpose of this consultation is to gather the community's views on repurposing the land generally, and on the specific method of repurposing the land.

An analysis of options is detailed as follows:

## OPTION 1: THE PROPOSAL

**That the Council initiates amendments to the District Plan to enable the repurposing of 17 Summerhays Street for housing, including sale, development or lease of the land, noting that no decision has been made by the Council on the preferred delivery mechanism at this time.**

Benefits	Costs
<ul style="list-style-type: none"><li>➤ Helps to meet the growing demand for housing in the city and gives effect to the Housing Needs Assessment.</li><li>➤ Council can ensure housing development occurs in a timely manner.</li><li>➤ Potential revenue opportunities for Council.</li><li>➤ Housing would be a compatible land-use with the remainder of the Summerhays/Ferguson/Ruahine/ Church block.</li><li>➤ Council may choose to increase the stock of social housing in the City.</li><li>➤ Council can show leadership by developing or partnering with a developer that will create housing that will meet best practice urban design standards and could address gaps in housing typologies.</li><li>➤ This option is already accounted for in the Draft 2021-31 Long Term Plan.</li></ul>	<ul style="list-style-type: none"><li>➤ Requires the largest financial contribution from Council, should Council develop the land for housing itself.</li><li>➤ Council carries the delivery risk for the project, should Council develop the land for housing itself.</li><li>➤ Lost opportunity to develop new recreational asset.</li><li>➤ Process costs to amend the District Plan.</li><li>➤ Reduction in green space.</li></ul>

## OPTION 2:

### Land-bank the site.

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

## OPTION 3:

### Develop for recreational purposes.

Benefits	Costs
<ul style="list-style-type: none"><li>➤ Enhanced recreational opportunities.</li><li>➤ Consistent with current recreation landuse.</li></ul>	<ul style="list-style-type: none"><li>➤ Lost opportunity to address housing supply and provide alternative source of revenue.</li><li>➤ Does not help address housing supply.</li><li>➤ Site does not meet reserve development criteria<sup>2</sup>.</li><li>➤ The benefit of the additional neighbourhood reserve is limited to a low number of households<sup>3</sup>.</li></ul>

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<sup>2</sup> The site fails to meet minimum road frontage requirements, would be isolated to a single sportfield, and former use of pesticides on the site may require soil to be brought in for community gardens or other food growing activities. See Council Memorandum Summerhays Street Future Consultation presented 7 April 2021.

<sup>3</sup> Conversion to a neighbourhood reserve would add 101 more households to the City that are within 500m of a reserve.



**OPTION 4:**

**Retain for community purposes.**

Benefits	Costs
<ul style="list-style-type: none"><li>➤ Opportunity for community to identify a use for the site.</li><li>➤ Enhanced recreational, cultural or community opportunities.</li><li>➤ Opportunity for Rangitāne o Manawatū to identify a cultural opportunity for the site.</li><li>➤ Rental return to Council retained<sup>4</sup>.</li></ul>	<ul style="list-style-type: none"><li>➤ Lost opportunity to address housing supply and provide alternative source of revenue.</li><li>➤ The existing building is due for demolition, so there would be no buildings available onsite for community use.</li><li>➤ Net cost to council is uncertain as it depends on the use.</li><li>➤ Does not help address housing supply.</li></ul>

<sup>4</sup> \$300-1500 in potential annual rental return. The PN Leisure Community Centre already serves that immediate community.

# CONSULTATION PROCESS

The requirements for the Special Consultative Procedure are outlined in sections 83 and 87 of the Local Government Act 2002. Anyone can make a submission on the Statement of Proposal on the future use of 17 Summerhays Street/ Former Terrace End Bowling Club.

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

- Palmerston North City Council website **[pncc.govt.nz](http://pncc.govt.nz)**
- Customer Service Centre, Palmerston North City Council, The Square, Palmerston North;
- City Library, The Square, Palmerston North, and the libraries at Ashhurst, Awapuni, Roslyn, Linton and Te Pātikitiki/Highbury

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

To get your submission to us, either:

**Mail to:** Future Use of 17 Summerhays Street Submissions,  
Democracy Support Officer, Palmerston North City Council,  
Private Bag 11034, Palmerston North 4442

**Deliver to:** Palmerston North City Council Customer Services Centre,  
32 The Square, Palmerston North

**Email to:** **[submission@pncc.govt.nz](mailto:submission@pncc.govt.nz)**  
(put **Future Use of 17 Summerhays Street** in the subject line)

**Submissions close 4pm Friday 9 July 2021**

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

# FUTURE USE OF 17 SUMMERHAYS STREET SUBMISSION FORM

**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	
Postal Address	Organisation (if applicable)
	Phone
	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.)

**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.)

## Your submission continued

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

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


Please send your submission:

**Mail to:** Future Use of 17 Summerhays Street Submissions,  
Democracy Support Officer, Palmerston North City Council,  
Private Bag 11034, Palmerston North 4442

**Deliver to:** Palmerston North City Council Customer Services Centre,  
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**Te Kaunihera o Papaioea  
Palmerston North City Council**

[pncc.govt.nz](http://pncc.govt.nz) / [info@pncc.govt.nz](mailto:info@pncc.govt.nz) / 06 356 8199  
Te Marae o Hine – 32 The Square, Palmerston North