

Summary of Submissions: The Future Use of 17 Summerhays Street

Number who wish to speak: 9 (10, 20, 28, 38, 39, 40, 41, 42, 56)

Submissions on 17 Summerhays Street Proposal – General issues

Issue	Submission numbers	Submitter opinions/comments
Good design is vital and worth the effort	6	
Summerhays dairy has suffered since the bowling club has moved	3	
Consider the existing building for removal rather than demolition	3	<ul style="list-style-type: none"> • Council may be able to get money from the building rather than costing them for demolition
Does not see why the existing building needs to be demolished	29, 39, 47	<ul style="list-style-type: none"> • Would like to see more evidence to justify demolishing the existing building • Would like to see an investigation into the heritage status of the 1908 Clubroom • The existing building has a good feel about it, has good sunlight access and an expansive view to surrounding green space • Some of the existing storage sheds are beyond repair • There is a lack of space for club rooms
A designated entrance on Summerhays Street and an exit on Ruahine Street	25, 52	<ul style="list-style-type: none"> • There is the potential for hold ups in peak traffic
Council could use neighbourhood 'play streets' to support public consultation and engagement	41	<ul style="list-style-type: none"> • Assists in gauging views from local residents on the need and format of houses and green space • This approach supports Council's objectives under the Play Policy • This approach supports Council's ability to guide its urban design response to public space infrastructure development
Using the number of households within the proximity of a park is a flawed argument	45	<ul style="list-style-type: none"> • This metric misses the point of what a unique opportunity a park development could be
Consider the Horizons One Plan	57	<ul style="list-style-type: none"> • Particular considerations include: • Integrated infrastructure provision • Flooding • Stormwater management • Land disturbance • Liquefaction • Energy efficiency • Sustainable transport uptake

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Submissions on 17 Summerhays Street Proposal – Option 1: Housing

Issue	Submission numbers	Submitter opinions/comments
Supports the repurposing of the site for housing	1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 16, 19, 21, 23, 24, 25, 26, 28, 30, 31, 32, 33, 34, 35, 38, 40, 43, 44, 48, 49, 50, 51, 52, 55	<ul style="list-style-type: none"> • Opportunity to gather revenue • Good access to nearby amenities • More residents in that area will support nearby businesses • The City faces a housing shortage • The site is close to existing public transport routes • 270 Airforce staff will be moving to the Manawatū in 2023 will create additional pressure on housing supply • The site has not historically operated as a public open space • The site is within walking distance to two parks • The site is located within existing reticulated services • The site is surrounded by residential land use • Incorporate sustainable design into the development
Does not support the repurposing of the site for housing	5, 15, 27, 29, 39, 45, 46, 47, 54	<ul style="list-style-type: none"> • The land will only benefit a handful of residents • The size of houses in new developments does not address the housing shortage effectively • We are losing too much green space to large homes • There are no budgets or costs presented to support the proposal • The existing accesses are too narrow to service high density housing • Building many properties here would increase transport risk between vehicles, pedestrians, and bicycles • Is concerned about the potential leaching of residual pesticides into homes, food growing, or play areas as part of a housing development • The submitter's objection would be met by the retention of at least 10% of the site for recreation use, such as a playground • Access to green space will become more important as infill and increased housing density occurs in the City • Encouraging private land-bankers to develop would be more effective for creating additional housing
Supports the use of the site for social housing	6, 8, 9, 11, 12, 15, 22, 25, 26, 30, 31, 35, 36, 38, 40, 44, 48, 51, 54, 55	<ul style="list-style-type: none"> • Council should consult experienced social housing groups • Provides the opportunity to show a creative approach to wellbeing • A community lounge, shared social spaces and shared facilities (e.g. garden tool shed) should be incorporated to increase social cohesion • The site's central location lends itself better to social housing when compared to other Council-owned sites, e.g. Tamakuku Terrace • The land could be used for social housing developed by either Council, Kainga Ora or registered Community Housing Providers • Would support a mix of subsidised and non-subsidised rental accommodation owned by Council • The site could be used for emergency housing for those vulnerable to drug and alcohol addiction, domestic abuse, or parole. This type of accommodation may reduce the impact of criminal behaviour in the long term
Does not support the use of the site for Council-owned social housing	10, 37, 43, 47, 52	<ul style="list-style-type: none"> • Ratepayers should not be subsidising rents when rate increases are so high • Council should stick to core business • Supports non-Council owned social housing

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		<ul style="list-style-type: none"> • Use the revenue from the sale of private housing on this site to provide social housing on other land within the City • There is the equivalent of area within existing social housing areas that could be redeveloped instead • Social housing is the primary responsibility of Central Government
The site should be used for affordable housing	3, 4, 44, 52, 55	<ul style="list-style-type: none"> • Partner with a developer to create low-cost housing • Target towards young couples without children, solo parents, young couples with children all on lower or medium incomes
Council should develop the site themselves	3, 7, 36, 51	<ul style="list-style-type: none"> • There is no evidence to suggest that a private developer would build enough reasonably priced homes to address the growing demand for housing • Private developers are likely to develop single-storey standalone dwellings
The site should be used for medium density/apartment-style housing	2, 7, 10, 16, 19, 25, 26, 28, 31, 38, 48, 49, 50	<ul style="list-style-type: none"> • There is a great opportunity to maximise occupancy and create a common park grounds onsite for the residents • Medium density would provide options for first home buyers as well as residents who may want to downsize from larger homes • Medium-high density increases the site's potential to respond to the housing crisis without increasing urban sprawl • The site is suitable for intensification to provide for a variety of housing types • Access issues to the site can be solved creatively • Low carbon urban design should be incorporated into this development
Supports the use of the site for housing that is suitable and affordable for people with special needs	20, 35, 56	<ul style="list-style-type: none"> • There is not enough housing for the young disabled • A combination of housing for disabled and the older community is preferred, using co-housing models • A good example of this form of co-housing is the Abbeyfield housing model, supported by Abbeyfield NZ and Disability Connect • Refer to the Disability Connect Report '<i>The Unmet Housing Needs of Disabled People, Their Families and Whānau Research</i>'
Prefers the management of housing to be a long-term lease arrangement	23, 36	<ul style="list-style-type: none"> • There is an unmet need for rental accommodation and rent security for long-term renters
Develop a portion of the site for sale to assist with the development costs of social housing for the remainder	36	<ul style="list-style-type: none"> • A mixed housing complex with shared social spaces is preferred
Housing should be developed for the older community	28, 33, 35, 40	<ul style="list-style-type: none"> • The increased growth and price of retirement villages in the City is a sign that there is pressure to cater for our older community wanting to downsize their living environment • The trend of tenancy applications to the Manawatū Community Housing Trust suggests that there are increases in the needs of the older community who are facing financial and social disadvantage • The support services available to support this group need to be more than is offered by the Papaioea Place complex
Supports owner-occupied single-storey dwellings	37	

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Issue	Submission numbers	Submitter opinions/comments
New housing should be designed using universal design and age in place principles	38	
Public transport access should be extended to support housing on this site	38	
May support housing developed on the existing Residential Zone portion of the site and a park developed on the Recreation Zone portion	39, 41, 47	<ul style="list-style-type: none"> • Would avoid plan change costs • Subdivision design would need to avoid obstructing residents' views of the Tararua Ranges and avoid overshadowing • Would provide sections that overlook a new green space, helping the site meet parks criteria • Council could retain ownership of the residential properties for rental accomodation so that the option to revert to a park would still be available in the future • This option would provide a green space that could offset the reduced private yard space in higher density housing • Access to play at this site is not limited by crossing busy roads when compared with Memorial, Hokowhitu, and Milverton Parks • Few play spaces other than key destinations support an older or diverse residential demographic • This site could allow Council to initiate broader ways to support physical activity, e.g. walking, jogging, gardening and individual workout • Retaining a parcel of the recreation zone may allow Council to address difficulty for residents accessing existing park assets, reduce carbon emissions, and offer sanctuary for physical and community wellbeing
Revenue raised from developing recreation land should be used to offset the costs of recreation sector programmes in the Long-Term Plan	41	<ul style="list-style-type: none"> • Once land has been relinquished, it is unlikely that Council could get the land back
Consider the projected loss of green space to future generations	47, 55	
Engage with Kāinga Ora if there is an opportunity for further consultation or an opportunity to partner in the delivery of housing at this site	49	<ul style="list-style-type: none"> • Kāinga Ora is interested in any plan changes that relate to enabling housing in the urban environment • Kāinga Ora is interested in the sale and redevelopment of 17 Summerhays Street for housing

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Submissions on 17 Summerhays Street Proposal – Option 2: Land-banking

Issue	Submission numbers	Submitter opinions/comments
Does not support land-banking the site	37, 47, 48, 49, 51, 52	<ul style="list-style-type: none"> • There is enough land-banking occurring in the City already • More affordable housing is needed in central Palmerston North • Is a missed opportunity to address housing supply in a strategic location
Supports land-banking the site	39	<ul style="list-style-type: none"> • Could be a possible option if the site was maintained • May help to avoid the effects of constrained supply for labour and materials in the construction sector • Provides an option that could take the pressure off citywide reserves from having to accommodate new park initiatives, such as in the Esplanade

Submissions on 17 Summerhays Street Proposal – Option 3: Recreation Use

Issue	Submission numbers	Submitter opinions/comments
Supports the use of the site for a green space/park	5, 15, 17, 27, 29, 39, 41, 42, 45, 47	<ul style="list-style-type: none"> • The community green space could host community gardens, an urban orchard, and a playground • Historical pesticide use would be unlikely to be serious enough to prevent tree growth and harvest • This would help to address the ongoing destruction of green space in the City • This would help prevent against the serious decline in biodiversity • This would improve residents' physical and mental health, and support community cohesion • Introduce no-parking or residents only parking only on the frontage, coupled with active transport promotion to prevent increased traffic to the site • Small, easy to access reserves reduce the need to travel to access public green spaces • If historical chemical use onsite does not preclude housing then it should not preclude a green space • The site is peaceful and has views of the Tararua Ranges • Local residents' recreation needs will not currently be met by having to cross busy roads to access Memorial, Hokowhitu, and Milverton Parks • The land is slightly elevated along a river terrace and would possible have been free draining • The site would have been zoned Recreation for good reason • Disagrees that the site is surplus to outdoor recreational requirements • There is a need for a dog park in a walkable area for the neighbourhood because Memorial and Milverton Parks prohibit dogs, and the neighbourhood is too far from the Manawatū River • The size of the space is not suitable for sports and sports are already well catered for in Palmerston North
Does not believe the site is appropriate as a park	1, 3, 4, 9, 24, 37, 44, 48, 49, 52	<ul style="list-style-type: none"> • There are other parks close by • The City does not have a shortage of parks • The site is unsafe for general recreation • The soil may not be safe for a community garden • There is a lack of street frontage • An extra park will incur more cost to Council to develop and maintain • Is a missed opportunity to address housing supply in a strategic location

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Involve Rangitāne o Manawatū at the earliest opportunity to develop a park	45	<ul style="list-style-type: none"> • A natural green space designed by Rangitāne o Manawatū could be developed • There is the opportunity to provide a recreation experience not otherwise provided by the nearby sports grounds or playgrounds • Every opportunity to plant long-term green space would contribute towards mitigating the effects of Climate Change. Submitter notes that the proposal has not addressed climate change impacts in the Statement of Proposal • Plantings would assist in regenerating the site from its former use of pesticides

Submissions on 17 Summerhays Street Proposal – Option 4: Community Use

Issue	Submission numbers	Submitter opinions/comments
Supports the retention of the site for a community use	13, 17, 18, 15, 39, 47	<ul style="list-style-type: none"> • A community orchard would help to replace the Crewe Crescent Community Garden that was lost to housing • No on-site building is required for a community orchard • The site looks ideal to host an allotment-style community garden • The existing building could be retained whole or partially for storage and facilities to support a community garden • Disagrees that the Palmerston North Community Leisure Centre adequately serves the nearby community, as it has no green space associated with it • Notes that the 'community use' option usually leads to contested views between community groups, ending in a stalemate • A large carpark already services the site
Does not support the site for community use	9, 37, 48, 49, 52	<ul style="list-style-type: none"> • The Palmerston North Community Leisure Centre is nearby • Is a missed opportunity to address housing supply in a strategic location
Supports a recreation complex for ethnic communities	13	<ul style="list-style-type: none"> • Communication barriers, cultural differences, and religious constraints make it difficult for ethnic communities to confidently participate in wider recreation activities • The complex would be similar to Hancock Community House, but with wider scope • Should be run by ethnic communities
Supports a themed community museum	18	<ul style="list-style-type: none"> • The City lacks a variety of things to do, particularly during wet weather • Build 26 rooms on site – One for each letter of the alphabet and curate each room to have objects starting with each letter • The site could generate tourism. For example, \$20 for access to all rooms or \$5 to access five rooms

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Social Media Comments

Opinions/comments

Housing

- Rental properties may cost Council more to maintain than the revenue we would raise
- Sell the site so that it can be developed for first home buyers
- Council owned housing would be best
- Build and sell housing to first home buyers with on-selling restrictions
- Outsource the building of houses to Homes for People
- There are access issues into the site, and housing may exacerbate speeding issues on Summerhays Street
- Developing into housing will support more jobs for builders
- The profits of the land sale could mean that Council may not need to increase parking fees in the City Centre
- Housing is needed more than a bowling club
- The site would be good for pensioner housing
- There needs to be more detail about the type of housing Council has in mind
- Build apartments on the site
- Build private housing for first home buyers

Community Use

- Repurpose into another sporting club
- Retain the site for community use as it has a lot of history associated with it
- Build a stadium on the site for big concerts

Recreation Use

- 'Keep it green'
- Supports a park that the older community can enjoy, as they do not have many activities that involve exercise