FINANCE AND PERFORMANCE COMMITTEE MEETING

15 April 2019

6 Huia Street Reserve
   1. Huia Street presentation

8 Quarterly Performance and Finance Report - Quarter Ending 31 March 2019
   1. Attachment 3 - capital expenditure by groups - replacement page
Huia Street Reserve
Park Road & Fitzherbert Ave

Finance and Performance
15 April 2019
City Development Strategy

“Council will pursue the opportunity to use more public land for housing, particularly the vacant Housing NZ block. 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”.
Huia Street Reserve

- Former Manawatū Bowling Club portion vacant since 2005
- Recent Council workshop supported exploring options for disposal or development
- Opportunity to give effect to City Development Strategy
Legislative Process

• Amendment required to Palmerston North Reserves Act 1922 and / or the Palmerston North Reserve Empowering Act 1966

• Steps:
  ‣ Consultation under the LGA 2002
  ‣ Engage with parliament regarding amendment to legislation
  ‣ Disposal or development, subject to LGA 2002 and / or Reserves Act 1977 and RMA 1991 processes
Residential Development Scenarios

- One option, subject to consultation and legislation

“Multiunit developments are encouraged close to the city and suburban centres, where there is ready pedestrian access to services and facilities…. Council will actively identify opportunities and reduce barriers to city centre living and brownfield development…. Council will provide support for multi-unit developments, minor dwellings and city centre living, to reduce risks and uncertainty over design and consents. Co-creation is critical to encouraging these housing types, which are unfamiliar to the Palmerston North development community.”
ITEM 6 - ATTACHMENT 1

Baseline

- 17 Lots
- Two storey detached house on 350m² minimum lots sizes.
- Compliant with District Plan yard height in relation to boundary, site coverage and minimum lot size standards.
- Tennis pavilion retained.

Option A

(Complies with District Plan bulk & form standards)
ITEM 6 - ATTACHMENT 1

Multi-unit Housing

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

Option B(i)

(Complies with District Plan bulk & form standards)
Option B(ii) Multi-unit Housing
(Plan as compliant, except 3 storeys high in places)

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

Apartments

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

Apartment Parking

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

- Prepare a consultation document prior to making a decision about engaging with parliament
- Disposal or development subject to LGA 2002 and / or Reserves Act 1977 and RMA 1991
- Residential development scenarios one option, subject to consultation and amendment to legislation.
## Attachment 3 – Capital Expenditure by Group of Activities - Replacement

<table>
<thead>
<tr>
<th>Group of Activities - Capital Expenditure</th>
<th>2019/20</th>
<th>Variance</th>
<th>Full Year Revised Budget</th>
<th>Full Year Annual Budget</th>
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<tbody>
<tr>
<td></td>
<td>Year to Date</td>
<td>$000's</td>
<td>%</td>
<td>$000's</td>
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<tr>
<td>For the period to 31 March 2019</td>
<td>Actual</td>
<td>Budget</td>
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<tr>
<td>Creative &amp; Exciting City</td>
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<td>6,668</td>
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<td>Eco-City</td>
<td>336</td>
<td>462</td>
<td>(126)</td>
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<tr>
<td>Transport</td>
<td>13,596</td>
<td>16,032</td>
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<td>Water</td>
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<td>1,913</td>
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<td>Wastewater</td>
<td>192</td>
<td>572</td>
<td>(380)</td>
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<td>Stormwater</td>
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<td>607</td>
<td>(30)</td>
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