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**PALMERSTON NORTH CITY COUNCIL**

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**MINUTES ATTACHMENTS**  
**PLANNING & STRATEGY**  
**COMMITTEE**

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**9AM, WEDNESDAY 14 OCTOBER 2020**  
COUNCIL CHAMBER, FIRST FLOOR, CIVIC ADMINISTRATION BUILDING  
32 THE SQUARE, PALMERSTON NORTH

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## **PLANNING & STRATEGY COMMITTEE MEETING**

14 October 2020

- |    |   |   |
|----|---|---|
| 1. | Public Comment - Mr John Bent                           | 4 |
| 2. | Presentation - PNCC - Future use of Huia Street Reserve | 7 |



Private Bag 11034, Manawatu Mail Centre, Palmerston North 4442, New Zealand P 64 6 356 8199 W www.pncc.govt.nz

## MEMORANDUM TO COMMITTEE/COUNCIL

Project No: 770017-001  
File No: XXXX

TO Mayor and Councillors  
Palmerston North City Council

FROM Jane Julian

DATE 20 August 2007

SUBJECT **SELECT COMMITTEE RESPONSE: PALMERSTON NORTH RESERVES  
EMPOWERING AMENDMENT BILL**

### Issue

On 26 July 2007 the Local Government and Environment Committee of Parliament heard submissions from Palmerston North City Council (John Annabell and Diana Everton) and members of the public about the Palmerston North Reserves Empowering Amendment Bill.

A letter from the Select Committee (attached) advises:

*We have resolved to ask the council if it wishes to consider withdrawing the bill, and will suspend our consideration of the bill until we receive a response.*

### Background

Councillors will be familiar with the background of this matter, namely that the Bill seeks removal of reserve status for land at the corner of Park Rd and Fitzherbert Avenue. At the same time Council staff have been asked to identify options for the future use of the land (Council has decided not to sell the land in the meantime).

The letter from Select Committee raises several issues:

#### Issue 1

The evidence heard by the Select Committee provoked uncertainty that the Bill was backed by community mandate (2<sup>nd</sup> paragraph of the letter attached). The only response staff could make on this matter to Select Committee was that they were progressing the instruction of Council.

#### Issue 2

At the Select Committee hearing concerns about the advice given to the Council by staff when the Council debated the matter were raised at the Select Committee hearing (2<sup>nd</sup> paragraph of the letter attached). There is nothing on the Council minutes that confirms what advice was provided, however it is clear that the vote on whether to proceed with the Bill was initially lost. The matter was then put to vote again and Council determined to proceed with the Bill to lift reserve status.

Extract P.N.C.C. Council Meeting  
5 p.m. Mon. 27 August 2007  
Item 7

73

- 2 -

It is important to note that under Standing Orders a matter cannot be put to a second vote unless new evidence is available (SO 3.9.17). It may be inferred that some advice was given to Council that persuaded Councillors to re-consider.

**Issue 3**

Seniority of staff (3<sup>rd</sup> para). Staff on Council who could best advise the Select Committee on the issues associated with the Bill represented Council at the hearing on 26 July.

**Comment**

The Council has requested that staff identify what options are available for the use of the land in question. That work is underway at the moment and will provide the Council with clear reasons for any further actions in relation to the land.

In the face of the Select Committee's concerns about the Bill at the moment and the fact that the Council still has a lot of work to do to determine a path forward, the removal of Reserve status under the Reserves Act 1977 is not imperative. Retention of reserve status will not affect the investigation of options underway.

In the future, if a use for the land is identified that is incompatible for reserve status, the Council may seek to re-introduce the Bill.

**Recommendation**

1. That the Council advise the Select Committee that it wishes to withdraw the Palmerston North Reserves Empowering Amendment Bill.
2. That the Chief Executive thank the sponsor of the Bill, Steve Maharey for his support.

Parliament House  
WELLINGTON 1.



FILE REF:

2060-6

Telephone (04) 471 9999

LOCAL GOVERNMENT AND ENVIRONMENT COMMITTEE

10 August 2007

Ray Swadel  
Acting Chief Executive  
Palmerston North City Council  
Private Bag 11-034  
PALMERSTON NORTH

RECEIVED - Chief Executive's Office		Action	Info	Comm	Person
158					
Referred to -	Jane J.	✓			
	Wayne W		✓		

ORIGINAL TO FOR ACTION AND REPLY	
103499	
15 AUG 2007	PNCC
COPY TO	
1	
2	

Dear Mr Swadel

**Palmerston North Reserves Empowering Amendment Bill**

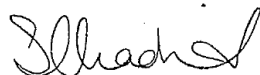
Thank you for providing us with the additional information requested after the hearing of evidence on the bill.

It is usual that local bills come to select committees with a community mandate behind them. The evidence that we heard provoked uncertainty about whether that is true of this bill. We heard that councillors decided to proceed with the bill only after being advised that it could not be withdrawn, which is not the case. We have resolved to ask the council if it wishes to consider withdrawing the bill, and will suspend our consideration of the bill until we receive a response.

We would also advise the council that it would be appropriate for it to be represented by its most senior officers at future select committee hearings. This is not a reflection on the council officers who attended the hearing, as they did not have the authority to respond as fully as senior officers would have been able to.

It would be useful for the planning of our schedule if we could have an indication of when a response to this request will be available. Please contact Peter Hoare, Clerk of the Committee, on 04 471 9524 or at [peter.hoare@parliament.govt.nz](mailto:peter.hoare@parliament.govt.nz), with this information, or if you have any other questions.

Yours sincerely



Steve Chadwick  
Chairperson  
Local Government and Environment Committee

# The Future Use of Huia Street Reserve

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# Process

## So Far:

Strategy & Plan development: Emphasis on addressing housing

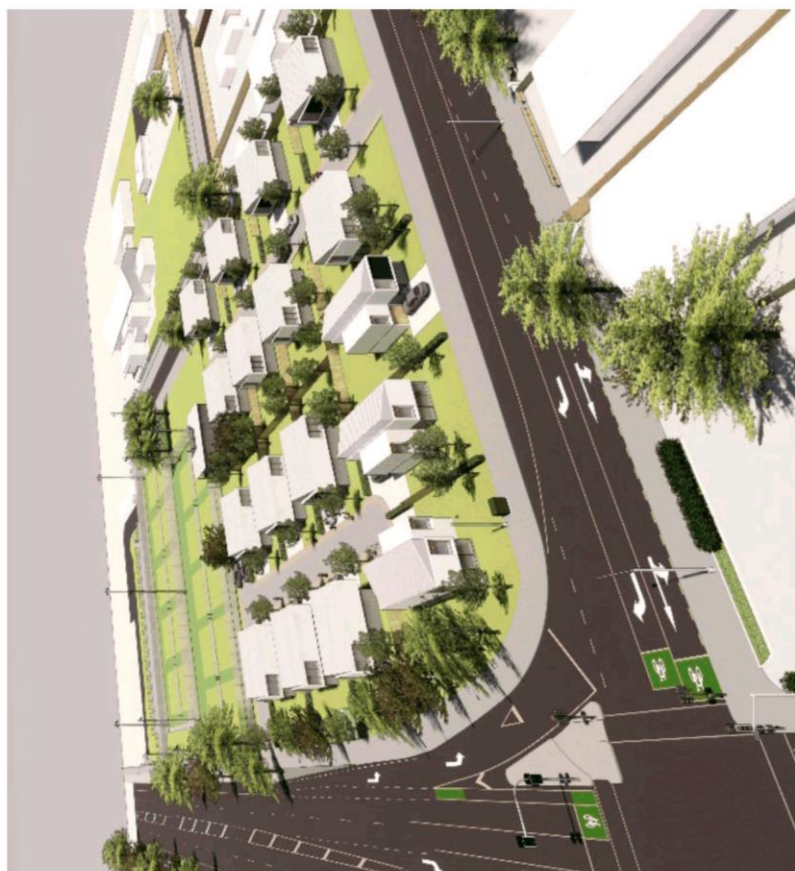
Statement of Proposal – consultation, hearings & decision (today)

## To come:

Amendment to Palmerston North Reserves Empowering Act 1966

District Plan Change

Detailed design and consenting



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# Housing Shortfall

Significant housing shortfall

Manawatu Bowling Club portion vacant since 2005

12 months to August 2020 rents increased by 11.3% (MBIE)

12 months ended July 2020 house values increased 14.8% or \$1280 per week (QV)



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# City Development Strategy

“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”



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# Housing & Council Roles

Social Housing Provider, e.g. Papaioea Place

Developer, e.g. Whakarongo

Repurposing land, e.g. Huia Street

District Plan, e.g. Greenfield zoning, enabling intensification, mixed lot sizes

Delivering Change, e.g. Design support for intensification

Leadership, e.g. Housing Steering Group and delivering housing typologies the market is not



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# Options

**Option 1:** Enable the sale or development of Huia Street Reserve for housing.

**Option 2:** Land-bank the site

**Option 3:** Develop for recreational purposes

**Option 4:** Consider proposals from the community to use the site for a recreational, cultural or community purpose

**Option 5:** Enable the sale or development of Huia Street Reserve for a commercial purpose



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# Analysis of Submissions

Mixed response.

Number of issues identified that are best addressed at subsequent stages.

Support and qualified support for housing.

Support to retain for recreation and community use.



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# Manawatū Lawn Tennis

Reverse sensitivity effects best addressed via RMA processes

Certainty regarding future use can be provided via lease agreements and zoning

Can “leave the door open” for a mixed use development containing housing, indoor tennis and small commercial activity – but it would be up to Manawatū Lawn Tennis to make the case – if not the undeveloped land would be used for housing



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# Legal

Recommend amendment to the Palmerston North Reserves Empowering Act 1966

Purpose of the Palmerston North Reserves Empowering Act 1966 is "an Act to empower the Council of the City of Palmerston North to sell and manage lands vested in it under the Palmerston North Reserves Act 1922".

"We do not consider that the amendment processes discussed above could be utilised in respect of part of the Reserve only. That is because it is recorded on one Record of Title"



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# Housing Typology

Statement of Proposal included a range of potential housing typologies.

Should the recommendations be passed, Council does not need to make a decision on the preferred typology today.

However, given the location, it presents a good opportunity to show leadership by delivering medium density housing – a typology that is not currently being delivered by the market.



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# Next Steps

Implement recommendations

Connect with Govt departments and PN  
Member of Parliament

Continue to engage with Manwatū Lawn  
Tennis Club



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