



PALMERSTON NORTH CITY COUNCIL

MINUTES ATTACHMENTS PLANNING & STRATEGY COMMITTEE

9AM, WEDNESDAY 11 AUGUST 2021
COUNCIL CHAMBER, FIRST FLOOR, CIVIC ADMINISTRATION
BUILDING
32 THE SQUARE, PALMERSTON NORTH

PLANNING & STRATEGY COMMITTEE MEETING

11 August 2021

- | | | |
|-----------|--|---|
| 5 | The Future Use of 17 Summerhays Street - Hearing of Submissions | |
| | 1. Submitter 39 - Marilyn & Bruce Bulloch | 4 |
| | | |
| 10 | Mitigating East Street Traffic Safety Concerns | |
| | 1. Mitigating East Street Traffic Safety Concerns | 6 |

11 August 2021

Marilyn and Bruce Bulloch

Palmerston North 4410

Submission No 39

Hearings**Future Use of 17 Summerhays Street****9 am, 11 August 2021, Planning and Strategy Committee, PNCC**

The description of this out of public view, former Terrace End Bowling Club land, bounded by Summerhays St, Church St, Ruahine St, and Fergusson St, as simply described in the consultation document as 17 Summerhays Street is an understatement. Legally correct, but belying the site's significance as a strategically located, 7,664 m², large public green space.

To summarize our 3-page submission, we mainly support Option 3: Development for Recreational Purposes. This option would mean the rezoning of the half of the land currently zoned Residential to a Recreation Zone. We would also support Option 4: Retain for Community Purposes, although this option is a bit vague. Options 3 and 4 could be combined, rather than be split as separate options. Recreational and Community Purposes could be one and the same thing on this site.

Option 1: Amendments to the District Plan for Housing, is our least preferred option. As a compromise to those who are determined to see housing built on all of the site, we would reluctantly suggest retaining the current zonings with housing on the half already zoned Residential. This would leave the half zoned Recreation as an open green space. We would not rule out Land Banking the site as a holding mechanism.

We support the 1-page succinct submission of Mr Larry Haist (Sub. 47) whose views mainly align with our own. We also agree with the content of Sport Manawatu submission (no. 41).

For many years our main concern has been the threat to, and loss of public green space in Palmerston North. It is a myth that there is plenty of green space in our city. Our green space per head of population is only boosted by the large Ashhurst Domain area.

Second only to Papaioea, the area of town bordering both the suburbs of Hokowhitu and Terrace End is poorly provided with green space. This old bowling green site is like the hub of a wheel with the surrounding parks, to the south - Hokowhitu Domain, to the south west - Milverton Park, to the north west- Papaioea Park, and to the north east - Memorial Park.

Travelling to any of these parks from the Summerhays Street area by foot or any other method means having to cross a large number of very busy roads which are getting akin to motorways. Imagine kids, parents with prams, the elderly or infirm negotiating these routes to get to a local park. You don't want to have to get the car out to drive to a local park.

PNCC-17 Summerhays St-Hearings-11-08-21

The consultation document states: *"The nearest public open space is 600 m away, Memorial Park, with Hokowhitu Park and Milverton Park being located within 800 m of this site."* Are these figures as the crow flies? We checked these figures with Google Maps and were given the following walking travel distances and times which were much greater:

Walking from 17 Summerhays Street to:

Memorial Park – 1.2 km (15 minutes).

Hokowhitu Park – 950 m (12 minutes).

Milverton Park – 900 m (12 minutes) or 1.1 km (15 minutes) by another route.

Papaioea Park – 1.2 km (16 minutes).

In practice these travel times may be much longer due to the necessity to cross many very busy roads. Travellers walking speeds, starting and end points may also vary.

As many studies have proven, green space is vital in urban areas. Infill housing and housing intensification is being encouraged by the Government and developers. The loss of private green space from people's back and front yards needs to be counter-balanced by the provision of easily accessed and locally available parks and reserves. Not all of this land needs to be playgrounds, just simple passive green space.

Dogs and their walkers also need easily accessible local areas to exercise themselves and their animals. We note submission 42 which refers to dogs. The only dog exercise area in this vicinity is on part of Milverton Park where dogs are required to be on a leash.

Our vision is to see the former Bowling Club site retained as a public park which is its current status. As stated in our submission, we would also like to see the retention of the existing Bowling Club Rooms and their restoration and refurbishment as a public venue. This building has a lovely feel about it, with the large windows allowing good views out on to the former greens and plenty of good light flooding into the building. It is a shame to see how the site has been deliberately left to become rundown and weed infested.

EAST STREET TRAFFIC SAFETY

- Agree need for works to mitigate traffic safety concerns
- Issue of Timing / Prioritisation against other interventions across the city
- Waka Kotahi Funding uncertain
 - Transport Programme not confirmed
 - Waka Kotahi Board meeting end of August
 - Significant funding cuts have been signaled