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CITY

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# **PALMERSTON NORTH CITY COUNCIL**

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AGENDA

## **FUTURE DEVELOPMENT STRATEGY JOINT STEERING GROUP**

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9.00AM - HEARING, MONDAY 13 MAY 2024  
COUNCIL CHAMBER, FIRST FLOOR  
CIVIC ADMINISTRATION BUILDING  
32 THE SQUARE, PALMERSTON NORTH

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# MEMBERS

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**Grant Smith (Chair)**  
**Leonie Hapeta**  
**Lorna Johnson**  
**Rachel Keedwell**  
**Fiona Gordon**  
**Te Kenehi Teira**

AGENDA ITEMS, IF NOT ATTACHED, CAN BE VIEWED AT

[pncc.govt.nz](http://pncc.govt.nz) | Civic Administration Building, 32 The Square  
City Library | Ashhurst Community Library | Linton Library

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**Waid Crockett**

**Chief Executive | PALMERSTON NORTH CITY COUNCIL**

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Te Marae o Hine | 32 The Square  
Private Bag 11034 | Palmerston North 4442 | New Zealand  
[pncc.govt.nz](http://pncc.govt.nz)

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# **FUTURE DEVELOPMENT STRATEGY JOINT STEERING GROUP MEETING**

13 May 2024

## **ORDER OF BUSINESS**

1. **Karakia Timatanga**

2. **Apologies**

3. **Declarations of Interest (if any)**

Members are reminded of their duty to give a general notice of any interest of items to be considered on this agenda and the need to declare these interests.

4. **Agree Palmerston North City Council Standing Orders Part 2:  
Meeting Procedures**

5. **Summary of Submissions - Draft Palmerston North Future  
Development Strategy 2024**

Page 5

Memorandum, presented by Keegan Aplin-Thane, Senior Planner and Rebecca Bell, Consultant, RFB Consulting.

6. **Hearing of Submissions - Draft Palmerston North Future  
Development Strategy 2024**

Page 47

7. **Karakia Whakamutunga**



## MEMORANDUM

**TO:** Future Development Strategy Joint Steering Group

**MEETING DATE:** 13 May 2024

**TITLE:** Summary of Submissions - Draft Palmerston North Future Development Strategy 2024

**PRESENTED BY:** Keegan Aplin-Thane, Senior Planner and Rebecca Bell, Consultant, RFB Consulting

**APPROVED BY:** David Murphy, Chief Planning Officer

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### RECOMMENDATION TO FUTURE DEVELOPMENT STRATEGY JOINT STEERING GROUP

1. That the Future Development Joint Steering Group receive the summary of submissions on the Draft Palmerston North Future Development Strategy 2024.
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#### 1. ISSUE

- 1.1 Palmerston North City Council and Horizons Regional Council have jointly drafted a Future Development Strategy for Palmerston North according to the requirements of the National Policy Statement on Urban Development 2020.
- 1.2 This memorandum summarises the formal submissions and informal feedback received during consultation. Informal feedback was received at a range of in-person engagement sessions and via social media.

#### 2. BACKGROUND

- 2.1 A draft Future Development Strategy (draft Strategy) has been prepared and consulted on from 26 of March to 5 May 2024, in time to inform the 2024-34 Long Term Plan.
- 2.2 The draft Strategy sets out where housing, business and industrial growth will occur over the next 30 years along with the development and additional infrastructure required to support that growth.
- 2.3 The draft Strategy is largely consistent with Council's existing growth plan for Palmerston North, setting out at a high level where and when growth will occur
- 2.4 The draft Strategy explores the advantages and disadvantages of four approaches to providing for growth for Palmerston North:

- **Growing Up:** Providing for growth in our existing urban environments through infill and intensification of housing, business, and industry.
- **Growing In:** Repurposing underutilised brownfield commercial, industrial, institutional and reserve land.
- **Growing Out:** Providing for growth via greenfield areas at the edges of the city.
- **Village Growth:** Greenfield and infill growth in our rural villages; Ashhurst, Bunnythorpe, Longburn and Linton.

2.5 The preferred growth option set out in the draft Strategy and the Statement of Proposal is a **balanced approach**.

2.6 The balanced approach to growth incorporates all four options in a way that will provide for expected market demand across a range of types and locations for housing, business, and industrial use. Council can enable intensification options while still enabling greenfield growth to meet market demand. The balanced approach also takes into account the varied constraints that occur within our existing urban environment.

### 3. CONSULTATION PROCESS

3.1 The consultation period opened on 26 March 2024 and closed at 4pm on 5 May 2024. The consultation consisted of:

- A public notice published 28 March 2024
- A Statement of Proposal and the draft Palmerston North Future Development Strategy available at Palmerston North libraries, the Palmerston North City Council customer service centre and online
- A website information package and online submission form with questions and open text boxes on [www.pncc.govt.nz/fds](http://www.pncc.govt.nz/fds) and [www.haveyoursay.horizons.govt.nz/Palmerston-north-future-development-strategy](http://www.haveyoursay.horizons.govt.nz/Palmerston-north-future-development-strategy). This website information was viewed by 2285 people.
- Drop-in sessions:

Date and time	Session title/audience	Attendance
19, 22, and 25 October 2023	Three drop-in sessions at the Bunnythorpe Community Centre for landowners directly affected by Te Utanganui	50 people per session
13 and 16 December 2023	Public drop-in sessions at the Bunnythorpe Community Centre specifically related to Te Utanganui	50 people per session

4 April	Build Palmy Forum	60 people
	Bunnythorpe stakeholder session	70 people
9 April	Community-led Bunnythorpe public meeting	30 people
	Development sector meeting	30 people
Every Wednesday throughout the consultation period from the 10th April – 1st May	General public drop-in session	10 April – 6 people 17 April – 2 people 24 April – 6 people 1 May – 8 people
16 April	Community sector	40 people
17 April	Business sector	80 people
20 April	Planning Palmy Expo	800-1000 people
22 April	Ashurst drop-in session	8 people

- Radio ads were run for two weeks of the consultation period on the Mediaworks family of stations
- Two newspaper ads posted in The Guardian
- Ads on the Isite digital billboard for the duration submission period
- Banner ads on Onerooof.co.nz
- Five social media posts across both Council Facebook pages (28 March, 18 April, and 2 May) with an average reach of 4663 users per post
- Content included in a flyer mailed to residents as part of the Palmerston North City Council's draft Long Term Plan
- Direct contact with identified stakeholders in the Te Utanganui area, Kākātangiata area, development sector, and central government agencies

**4. SUBMISSIONS RECEIVED**

4.1 138 submissions were received during the 6-week consultation period.

4.2 Of those submissions:

- 92 were submitted via the online form
- 13 were written submissions
- 33 were submitted via email

**5. SUBMISSION THEMES**

5.1 Sentiment from submissions had generally similar levels of support or opposition for the extent of growing in, out, and up identified in our balanced

growth approach. See below for a summary of sentiment for each growth extent:

<b>Growth extent</b>	<b>Submissions in support</b>	<b>Submissions in opposition</b>	<b>Undecided submissions</b>
<i>Growing In</i>	43	37	17
<i>Growing Up</i>	40	44	9
<i>Growing Out</i>	52	34	8

5.2 Section 6 of the summary of submissions report attached has a detailed summary of sentiment and unique submission points in favour of or concern with each of the growth areas.

5.3 Key issues raised in submissions include:

- Access to public and private open space
- Capacity constraints with existing network infrastructure
- Privacy, sunlight, and character effects
- Preservation of highly productive land
- Transport efficiency
- Natural hazard risk
- Housing choice

5.4 The masterplan for Te Utanganui Central New Zealand Distribution Hub has also been consulted on by incorporation into the Future Development Strategy. Sentiment from submissions indicate 37 submitters supportive of the masterplan and 14 opposed to it.

5.5 Submitters that were not affected landowners or Bunnythorpe residents tended to support Te Utanganui whilst also expressing concern about the impact that it would have on Bunnythorpe.

5.6 Sentiment from affected landowners varied depending on their personal circumstances but in general were concerned about the uncertainty of areas scheduled for latter periods in the Future Development Strategy. Retention of highly productive land in the north and concerns about the impact of the Regional Freight Ring Road featured highly among submitters residents in and around Bunnythorpe.



5.7 84 unique submission points were raised that relate to the Palmerston North City Council Long Term Plan and 16 for the Horizons Regional Council Long-Term Plan. These have been summarised in Appendix 1, section 8 for referral to the Long-Term Plans. The majority of these relate to transport and funding matters.

**6. REQUESTS FOR CHANGES TO GROWTH AREAS IDENTIFIED**

6.1 The following specific changes to our preferred growth extent have been requested:

- Requests for changes to our growing out extent:
  - 160 Napier Road - housing
  - Include 813 and 815 Roberts Line, 109 and 125 Kairanga Bunnythorpe Road, 129 Richardsons Line, and land bounded by Kairanga Bunnythorpe Road and Roberts Line West to the Te Utanganui Masterplan
  - Remove Areas C, D, and E from the Te Utanganui Masterplan
  - Remove additional housing at Bunnythorpe from the Te Utanganui Masterplan
  - Kākātangiata – increase the proportion of industrial
  - Remove the Ashhurst growth areas
  - Consider growth between Linton and Forest Hill Road
- Requests for changes to our growing in extent:
  - Invest in Railway Land as a public space or repurpose for housing
  - Repurpose Coronation Park and the Awapuni library site for housing
  - Remove Albert Street Depot from being repurposed
  - Reduce the size of some reserves to provide for housing (e.g. Campbell Reserve and reserves in Milson)
  - Repurpose the airport for housing by amalgamating it with Ohakea Airbase
  - Repurposing portions of the Core Airport Precinct for business land

- Repurpose large carparking areas in our industrial zone for housing
- Requests for changes our growing up extent:
  - Confine medium density to the city centre or greenfield growth areas
  - Consider Iwi land for housing
  - Remove Kelvin Grove and Milson

**7. INFORMAL FEEDBACK RECEIVED**

- 7.1 The social media posts for the Strategy attracted 176 comments.
- 7.2 Most of these comments related to Long-Term Plan matters of transport and rates. Comments related to the Future Development Strategy included some mixed support for medium density and concerns raised about natural hazard risk.
- 7.3 Anecdotal comments raised in drop-in sessions or sector sessions largely mirrored points raised in submissions. The Planning Palmy Expo attracted a number of comments in support for medium density subject to urban design controls.

**8. HEARINGS**

- 8.1 Of the 138 submissions received, 30 submitters wish to be heard. Please see the hearings schedule separately attached for the list of these submitters.

**9. NEXT STEPS**


- 9.1 The Joint Steering Group will deliberate on all the submissions on 20 May 2024. Any recommendations from the Joint Steering Group will be incorporated into the draft strategy for adoption by both councils.

**10. COMPLIANCE AND ADMINISTRATION**

Does the Working Group have delegated authority to decide? By resolution of both councils	<b>Yes</b>
Are the decisions significant?	<b>No</b>
If they are significant do they affect land or a body of water?	<b>No</b>
Can this decision only be made through a 10 Year Plan?	<b>No</b>
Does this decision require consultation through the Special Consultative procedure?	<b>No</b>
Is there funding in the current Annual Plan for these actions?	<b>No</b>

Are the recommendations inconsistent with any of Council's policies or plans?	<b>No</b>
The recommendations contribute to Goal 1: An Innovative and Growing City	
<p>The recommendations contribute to the achievement of action/actions in City Growth</p> <p>The action is: Develop a Future Development Strategy</p>	
Contribution to strategic direction and to social, economic, environmental and cultural well-being	The Strategy will guide how our communities live, work and play in the city through the development of a variety of housing and business environments.

**ATTACHMENTS**

1. Summary of Submissions for the Draft Palmerston North Future Development Strategy 2024 [↓](#) 



**Summary of Submissions:**  
Draft Palmerston North  
Future Development  
Strategy 2024

# Draft Palmerston North Future Development Strategy 2024

## Summary of Submissions

The following is a summary of unique submissions themes and comments collated from:

- 138 written submissions to the Draft Palmerston North Future Development Strategy
- 176 Facebook comments across five posts
- Engagement at the following events:
  - Four drop-in sessions at the Palmerston North City Council Customer Service Centre in April and May (22 attendees)
  - Three drop-in sessions at the Bunnythorpe Community Centre for landowners directly affected by Te Utanganui on the 19<sup>th</sup>, 22<sup>nd</sup>, and 25<sup>th</sup> of October 2023 (50 attendees each)
  - Public drop-in sessions at the Bunnythorpe Community Centre specifically related to Te Utanganui on the 13<sup>th</sup> and 16<sup>th</sup> of December 2023 (50 attendees each), the 4<sup>th</sup> of April (70 attendees), and one community-led public meeting on the 9<sup>th</sup> of April (30 attendees)
  - Build Palmy Forum on the 4<sup>th</sup> of April (60 attendees)
  - Sector meetings for developers (9<sup>th</sup> of April – 30 people), community sector (16<sup>th</sup> of April – 40 people), and business sector (17<sup>th</sup> April – 80 people)
  - A drop-in session at the Ashhurst Library on the 22<sup>nd</sup> of April specifically related to Ashhurst growth (8 people)
  - The Planning Palmy Expo at the Conference and Function Centre on the 20<sup>th</sup> of April (800-1000 attendees)

# 1. Well-Functioning Urban Environments

Submission themes in response to submission question 1: *Is there anything else you think should be part of our urban areas to make them well-functioning?*

Submission Theme	Submitter Numbers	Total
<b><i>Requested changes to the definition</i></b>		
Replace "A city that embodies Te Tiriti partnership" with "A city that embodies equal opportunity and inclusion"	100	1
Requests a city that is easier for our Pasifika to live and thrive in	35	1
Requests easy and accessible transport links	50, 66, 100	3
Does not support the focus on reducing greenhouse gas emissions	58	1
Requests addition of criteria related to avoiding conflict between industrial and residential uses	75	1
Opposes more efficient public and active transport links	21	1
Requests reference to supporting all cultures	58, 82, 98, 114, 117, 119, 132	7
Requests the removal of "active transport" from the definition to broaden the recognition of all transport modes	98	1
Replace the word "greenhouse" with "poisonous"	98	1
Replace the phrase "climate change" with "civil defence emergencies"	98	1
Replace "We support reductions in greenhouse gas emissions" with "Greenhouse gas emissions are decreased"	105	1
Replace "There are different housing options in terms of type, location and cost" with "There will be different locations available for housing with different options in terms of type and cost in each location"	105	1
Replace "Our urban spaces have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces" with "Our urban spaces have good provision of housing, jobs, community services, natural and open space in close proximity to where people live and that these are all accessible for all people"	105	1

Summary of Submissions: Draft Palmerston North Future Development Strategy 2024 | Palmerston North City Council 3

Include a heading for “Resident and visitor behaviour is considerate towards other residents and visitors and caring of public areas and facilities” with criteria to support it	105	1
Replace “Public and active transport options are safe, easy and efficient” with “Public and active transport options are safe, easy and efficient and are not compromised by parking of vehicles in public areas”	105	1
Requests greater recognition of the cultural features of a well-functioning urban environment such as libraries, meeting places, and community gardens	129	1
<b>Support for the existing definition</b>		
Supports equitable transport options	17, 91	2
Support for a focus on quality of life	30, 50, 67, 82	3
Support for a focus on climate resilience	30	1
Supports a focus on providing housing options that are more affordable	48, 82, 116	3
Supports public transport connections to central areas	4	1
Supports housing within a walkable distance to shops, schools, community services and parks.	4, 50, 67, 78, 116, 132	6
Supports connection of neighbourhoods to green space.	5, 7, 17, 130	4
Supports the provision of Papakainga in the Strategy	78, 98	2
Supports restoration of urban streams and vegetation	78, 114	2
Supports the Iwi and Hāpu aspiration statement and Te Tiriti Principles incorporated into the definition	34, 81, 132	2
Supports application of the Whānau Ora Framework to future growth and development	132	1
<b>Requests relating to well-functioning urban environments in practice</b>		
Requests that the design qualities of new development maintain a neighbourly feel. For instance, avoiding high fences and ensuring enough private amenity space.	9	1
Smaller playgrounds closer to new developments will support well-functioning environments.	9	1
Requests that the placemaking delivered to connect the river and nearby neighbourhoods is replicated across the city.	7	1
Requests protection of basic private amenities such as gardens and vegetable growing	30, 86	2
Requests provision for home occupations	49	1
Requests that all housing is close to carparking	67, 85, 87	3

Summary of Submissions: Draft Palmerston North Future Development Strategy 2024 | Palmerston North City Council 4

Suggests that the definition of well-functioning urban environments conflicts with the District Plan focus on greenfield growth	12	1
Concern about the inequitable focus on the city compared to the villages	121	1
Requests involvement of Ngāi Kauwhata when making decisions regarding Bunnythorpe	128	1
Requests early involvement of Rangitāne o Manawatū around decisions on future growth and housing	132	1
Requests that urban design, street naming, and landscaping reflects cultural values around water and local identity	132	1





































































## SUBMISSION FROM CONSULTATION

**TO:** Future Development Strategy Joint Steering Group

**MEETING DATE:** 13 May 2024





**TITLE:** Hearing of Submissions - Draft Palmerston North Future Development Strategy 2024

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### RECOMMENDATION TO FUTURE DEVELOPMENT STRATEGY JOINT STEERING GROUP

1. That the Joint Steering Group hear submissions from presenters who indicated their wish to be heard in support of their submission.
  2. That the Joint Steering Group note the Procedure for Hearing of Submissions, as described in the procedure sheet.
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### ATTACHMENTS

1. FDS Hearing Procedure Sheet [↓](#) 
2. List of Submitters in Numerical Order [↓](#) 
3. List of Submitters in Alphabetical Order [↓](#) 
4. Submissions 1-138 (attached separately) 

# Future Development Strategy

Monday 13 May 2024

Morning Hearing Session

**Time:** 9.00am to 12.00pm

**Members:** The Mayor, Grant Smith (Chair), Chair of Horizons Regional Council, Rachel Keedwell, Councillors Te Kenehi Teira, Fiona Gordon, Lorna Johnson, and Leonie Hapeta.

## Democracy & Governance

**Administrator:** Sina Lome, telephone (06) 356 8199

Time	Sub No.	Submitter	
9.30am - 10.30am	105	Chris Teo-Sherrell	
	128	Mandy Shaw	
	83	Darelle Martin, Senior Planner	LT Projects Ltd
	88	Liam Dickson	
	90	Matt Norwell & Simone Williams	Foodstuffs North Island Limited
	99	Grant Stevenson	
	101	Robert McLachlan	

11.00am - 12.00am	106	Mark Lash, Chief Commercial Officer	Palmerston North Airport Limited
	108	Peter & Heather Davies	
	109	Anna Allan, Executive General Manager Property	KiwiRail
	110	Lynley Annand	LJ Futures Trust
	131	Stephen James	
	116	Christine Staples	
	117	Ian Staples	



# Future Development Strategy

**Monday 13 May 2024**

**Afternoon Hearing Session**

**Time:** 1.00pm to 3.30pm

**Members:** The Mayor, Grant Smith (Chair), Chair of Horizons Regional Council, Rachel Keedwell, Councillors Te Kenehi Teira, Fiona Gordon, Lorna Johnson, and Leonie Hapeta.

**Democracy & Governance**

**Administrator:** Sina Lome, telephone (06) 356 8199

Time	Sub No.	Submitter	
1.00pm - 2.00pm	18	Jon Roygard	Horizons Regional Council
	23	David Odering	SOCO Limited
	35	Analena Siu	Nui Vaka Trust
	36	Dale O'Reilly	
	43	Upal Roy	
	80	Paul Thomas	Whakarongo Holding Company Ltd
	104	Matt Currie	Homewood Property

2.00pm - 3.00pm	45	Beryl Brown	
	57	Clair Reeves	
	63	Warren & Vicki Bradley	Richard Small, Partner, Jacobs Florentine
	75	Laura Jeffries, Environmental Policy Manager	Fonterra Limited
	118	Robert Gibb	
	122	Aaron Fox	

3.00pm - 3.30pm	107	J R Farquhar	Heritage Estates (2000) Ltd
	136	Moira Devine	
	102	Jeff Twigge	



























