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PALMERSTON NORTH CITY COUNCIL

AGENDA

FUTURE DEVELOPMENT STRATEGY JOINT STEERING GROUP

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

MEMBERS

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 | Civic Administration Building, 32 The Square
City Library | Ashhurst Community Library | Linton Library

Waid Crockett

Chief Executive | PALMERSTON NORTH CITY COUNCIL

Te Marae o Hine | 32 The Square
Private Bag 11034 | Palmerston North 4442 | New Zealand
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**

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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**

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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

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 and 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:

Growth extent	Submissions in support	Submissions in opposition	Undecided submissions
<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	Yes
Are the decisions significant?	No
If they are significant do they affect land or a body of water?	No
Can this decision only be made through a 10 Year Plan?	No
Does this decision require consultation through the Special Consultative procedure?	No
Is there funding in the current Annual Plan for these actions?	No

Are the recommendations inconsistent with any of Council's policies or plans?	No
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 19th, 22nd, and 25th of October 2023 (50 attendees each)
 - Public drop-in sessions at the Bunnythorpe Community Centre specifically related to Te Utanganui on the 13th and 16th of December 2023 (50 attendees each), the 4th of April (70 attendees), and one community-led public meeting on the 9th of April (30 attendees)
 - Build Palmy Forum on the 4th of April (60 attendees)
 - Sector meetings for developers (9th of April – 30 people), community sector (16th of April – 40 people), and business sector (17th April – 80 people)
 - A drop-in session at the Ashhurst Library on the 22nd of April specifically related to Ashhurst growth (8 people)
 - The Planning Palmy Expo at the Conference and Function Centre on the 20th 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
<i>Requested changes to the definition</i>		
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
<i>Support for the existing definition</i>		
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
<i>Requests relating to well-functioning urban environments in practice</i>		
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

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 Ngāti 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

2. Opportunities

Submission themes in response to question 2: *Do you know of any opportunities we've missed?*

Opportunities - submission theme	Submitter numbers	Total
Request for an understanding of where Food HQ fits into the Strategy	30	1
Suggests that the former Cloverlea Tavern site would be an opportunity for a supermarket	51	1
Suggests an opportunity for mode shift in the freight and logistics sector (i.e. less road freight)	55	1
Little consideration of land use needs for purposes other than housing and business	67	1
Requests greater provision for larger homes	35, 78	2
Requests greater provision for homes with accessibility options	78	1
Relax restrictions on lifestyle blocks to allow for small scale land-based businesses	82	1
Requests greater recognition of the opportunity for business land development of the Airport Environs Precinct	106	1
Requests minimum carparking standards for new homes	98	1
Encourage people to move out of dwellings that are too large for their needs to ensure that house sizes are better matched with household size	105	1
Requests that the District Plan include rules to counter minimum lot size restrictions from covenants	105	1
Requests that the District Plan review rules related to side-yards and setbacks to avoid wasted space	105	1
Amalgamate Palmerston North City Council and Manawatū District Council	108	1
Every new housing development should have designated areas for communal composting and stormwater soakage	111	1
Requests promotion of urban design competitions to co-create parks and community spaces in the city	116	1
Requests research into the impact of low-carbon infrastructure, transport modes and food production and consumption	118, 125	2
Suggests a green belt around the city	129	1

Summary of Submissions: Draft Palmerston North Future Development Strategy 2024 | Palmerston North City Council 6

Suggests working toward a circular economy	130	1
Requests specific provision for ageing populations in growth areas	132	1

Comments on opportunities from social media and public events:

- Support for encouraging the development of smaller homes
- Interest in investing in industrial land but there are few options available in the market currently
- Supports a focus on providing enough housing supply for affordable homes
- Requests provisions of rent to buy homes
- Supports development of vacant land on Tremaine Avenue West for housing, or a reserve

Also see section 6 for specific requests for changes to growth areas related to our preferred growth option.

3. Constraints

Submission themes in response to question 3. *Do you think there are any constraints we've missed?*

Constraints - submission theme	Submitter numbers	Total
Requests that the long term costs of low density greenfield growth are emphasised more as a constraint	1	1
Highly productive land is an important constraint	7, 67, 108, 118, 121, 125, 130	7
Considers that bylaws, District Plan controls and plan change processes are considered as constraints to growth	12, 107	2
Requests that constraints are reinvestigated regularly	12, 121	2
Requests greater emphasis on flood prone areas as a constraint	16, 18, 27, 34, 117, 128	6
Urban heat island effect is a constraint with increased development	30	1
Has concerns about liquefaction risk across the district	16, 26, 34, 122	4
Waterway pollution and soil erosion risks from forestry and roading is a constraint to manage	32	1
Request to consider the vulnerability of our telecommunications network to power cuts and cyber attacks	34	1
Concern about community severance risks to Bunnythorpe from the Regional Freight Ring Road	36	1
Requests additional constraints to be considered regarding the coping capacity for the natural landscape and native ecosystems	49	1
Requests inclusion of local road network as a constraint	50	1
Requests inclusion of natural river paths, streams, and springs as a constraint	50, 75	2
Requests inclusion of reverse sensitivity risks to industrial and rural activities as a constraint	50, 94	2
Concern about the affordability of growth infrastructure	55, 58, 59, 64, 70, 82, 92, 98, 100, 105, 114,	15

Summary of Submissions: Draft Palmerston North Future Development Strategy 2024 | Palmerston North City Council 8

	115, 116, 117, 119	
Include traffic flows as a constraint to manage	56, 58, 74, 91, 97, 111, 112, 116, 133	9
Requests that constraints to 5G cellphone towers in proximity to the airport are included	56, 58, 59, 60, 64, 74, 91, 97, 111, 115, 117, 127, 133	13
Requests changes to the constraints and infrastructure sections of the Strategy to more clearly recognize the National Policy Statement on Electricity Transmission	65	1
Market-led approaches are considered a constraint to achieving diverse housing design and tenure needed to develop local communities	78	1
Requests that further work is undertaken to understand and address the stormwater constraint particularly for the urban area	79	1
Requests that the wording in the FDS on page 73 is amended to avoid the phrase 'development not recommended'	79	1
Concern about the risks to our water supply from climate change	82	1
Requests consideration of our solid waste capacity as a constraint	82	1
Concern that a lack of competition for airlines using the airport will price out people from accessing the city	82	1
Requests that canopy cover is acknowledged in the Strategy	82	1
Requests that private developer agreements be acknowledged as a way of funding growth for Kākātangiata earlier than the medium term	83	1
Requests consideration of the constrained funding environment for transport	84	1
Request to combine state highway information from pages 88-89 with page 58	84	1
Requests greater consideration of the state highway network as a constraint	122	1
Requests acknowledgement of stormwater risk on lifeline routes such as state highways	84	1
Requests clarity on how limited access roads have factored into the identification of growth areas	84	1
Requests a consent condition to manage reverse sensitivity effects on the state highway network from properties within 100m of the state highway network that are not already subject to state highway noise rules	84	1

Requests that wording is changed for the flood prone areas constraint to provide for engineering solutions where appropriate	88	1
Acknowledge opportunities for site-based stormwater management and upstream benefits from the Kiwirail Hub and other developments in the stormwater ponding constraint	88	1
Requests an acknowledgement of the role of aggregate and quarrying to Palmerston North's future development and protect aggregate resources from alternative land uses or access constraints	96	1
Requests that maintenance and future proofing of existing infrastructure is considered a constraint	99	1
Requests that skills shortages are considered a constraint	99	1
Consider weather as a constraint to achieving active and public transport outcomes	111	1
Consider risks to the power grid from newer technologies such as electric vehicles and artificial intelligence	112	1
Concern that flood modelling undertaken for Kikiwhenua and Kākātangiata growth areas will be out of date with changes to climate change predictions	118, 125	2
Concern about whether there are any feasible growth options that can be carbon-neutral	118, 125	2
Consider Māori land as a constraint to development	129	1
Protect our established trees and heritage buildings	130	1
Request for more detail from Horizons on the approach to prioritise the allocation of drinking water for future growth above economic needs	132	1

Comments on constraints from social media and public events:

- Concern about building on flood prone land
- Consideration of wind as a constraint to liveability in some locations
- Concern about the accuracy of highly productive land information
- Support for urban stream restoration
- Concern about the accuracy of stormwater modelling to inform greenfield growth areas

Also see section 6 for themes related to community views on constraints as they relate to our preferred growth option.

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4. Infrastructure

Submission themes in response to question 12. *What other information could be useful for considering the next 30 years of growth for the district?*

Infrastructure - submission theme	Submitter numbers	Total
Supports the expansion and enhancement of the public and active transport network	1, 17, 49, 73, 78	5
Requests greater passenger rail options; frequencies	3, 41, 74, 78, 92, 99, 129	7
Concern about additional growth if health facilities are currently under pressure	4, 19, 41, 82	4
Requests an expansion to our ecological network similar to the success from Green Corridors	17	1
Requests that flood protection structures are moved to the Additional Infrastructure section of the Strategy, and clarity on infrastructure funding expectations for growth areas that rely on upgrades to this infrastructure.	18	1
Requests more detail on how the Strategy intends to resolves gaps in flood protection infrastructure	18	1
Requests an independent review of the adequacy of our flood protection network	27	1
Concern that short-term improvements in the Palmerston North Integrated Transport Initiative are too presumptive in advance of the Regional Freight Ring Road route being confirmed	36	1
Suggests a greater emphasis on investment in rail and charging road freight for infrastructure costs	55	1
Requests clearer information of each growth infrastructure programme to be tabulated and identified as essential or optional infrastructure	55	1
Requests a greater focus on larger reserves with a higher level of service	56, 74, 111, 133	4
Concern about 5G cellphone towers	58, 74, 111, 119, 127	5

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Request to update national grid assets on the national grid map	65	1
A greater emphasis on protecting emergency service response times should be provided	74, 91, 111	3
Requests clarity in the Strategy of the funding status of infrastructure for each growth area once the Long Term Plan is confirmed	79, 84	2
Requests a correction to the schools map to acknowledge that the Manukura School site is now open and operating	81	1
Requests green space to look out on and access from every dwelling	82	1
Supports short-term speed changes to SH56	83	1
Supports telecommunications, electricity and gas growth projects	83	1
Prioritise revision of the restricted access road status of SH56	83	1
Requests that the labelling of State Highway Improvement maps are amended to be consistent with language in the Palmerston North Integrated Transport Initiative	84	1
Requests clarity with how networks identified in maps 16 to 18 will support a well-functioning urban environment and how these relate to growth areas identified in the Strategy	84	1
Requests further information on transport assumptions for the Strategy and what transport infrastructure is required that may differ from the Palmerston North Integrated Transport Initiative programme	84	1
Requests clarity on the reference to revoking SH3	84	1
Requests clarity on how Te Ahu a Turanga and Otaki to North of Levin will influence future growth	84	1
Requests clarity on the indicative new road toward Feilding on Map 22	89	1
Requests clarity on the Feilding to Palmerston North Shared Path	89	1
Does not believe that public transport needs to be a prime consideration for every development	100	1
Requests that access across the railway is considered a key transport issue when planning new growth areas	109	1
Requests encouragement of high water-using businesses to use roof water collection and water recycling to reduce supply on the piped network	116	1
Lack of assessment into whether we will reach our future water supply limit in the District	118, 125	2
Lack of assessment into land suitability for wastewater discharges onto land	118, 125	2
Consider the future need for light rail or tram systems	123	1
Concern about the social impact of infrastructure changes to the quality of life for Bunnythorpe residents	121	1
Consider the relationship between school infrastructure and transport infrastructure	128	1
Requests a preference for green infrastructure to be acknowledged in the stormwater infrastructure section	132	1

Include future community facilities identified in the Long Term Plan into the infrastructure section	132	1
Identify Rangitāne aspirations for a kura-a-iwi in the school infrastructure section	132	1

Comments on infrastructure from social media and public events:

- Concern about the added pressure that growth will place on local health facilities
- Concern about the implications of details about infrastructure in areas yet to have servicing assessments completed

5. Other Information

Submission themes in response to question 13. *Do you have any other comments you'd like to make on the future development of Palmerston North city and district?*

Other information - submission themes	Submitter numbers	Total
Is concerned about the risks of population and local economic forecasts changing	7, 11, 19, 58, 91, 105, 114, 116, 122	8
There is a lack of industrial and commercial land for the 500-1500m2 footprint range	23	1
Concern about the accuracy of a 30 year forecast, compared with a 3 year cycle	26	1
Requests a reduction in projected infill supply estimates to 300-350 and increase greenfield supply estimates to 700-750	28	1
Increase the projected housing bottom lines by 10% to hedge risk in infill undersupply	28	1
Concern that the projected 55% bottom line for greenfield housing has not been adjusted since recognition of climate change and housing crises	101	1
Concern that projected short term housing supply is too optimistic	80, 107	2
Concern that projected infill capacity is overstated	107	1
Demand is flexible and more driven by cost and availability rather than specific preference for location	105	1
Increases to online learning at Massey University will have a big impact on the city's employment numbers	30, 82	2
Impact of the region on the wider NZ economy should be referenced	31	1
Requests more engagement with the community	7, 34, 85, 98, 100	5
Update maps to better show the extent of Bunnythorpe	36, 122	2
Requests further consideration of expected transport modes in the future	49	1
Requests clarity on the rationale for 591 houses provided in the medium term from Kākātangiata	76	1
Requests that housing supply is targeted to increase rent affordability as well as housing affordability	78	1
Support for a stormwater management strategy and/or improved stormwater evidence	79, 83, 100, 101, 132	5

Summary of Submissions: Draft Palmerston North Future Development Strategy 2024 | Palmerston North City Council 14

Requests that the funding status of required infrastructure and its timing for delivery could be incorporated into the FDS and subsequent Implementation Plan	79	1
Requests involvement in the development of the Implementation Plan	79, 81, 84, 89	4
Disagrees with the focus on 'growth'	82	1
Requests greater acknowledgement of how surrounding districts influence our Future Development Strategy	82, 84, 85, 89, 100, 108, 122	7
Notes that the Albert Street Depot is missing from the annotations on the growth maps in Section D	82	1
Notes inconsistency between the growth timing tables in the Statement of Proposal and the Strategy (591 homes in Kākātangiata from 2030 in the Statement of Proposal c.f. from 2032 in the Strategy)	83	1
Requests that the Palmerston North Integrated Transport Initiative is acknowledged in Figure 1	84	1
Requests that the importance and degree of alignment of the Palmerston North Integrated Transport Initiative is clarified in the Strategy	84	1
Requests clarification on the risks of oversupply of land from areas identified above and beyond those assessed in the Housing and Business Needs Assessment 2023	84	1
Request to use transport modelling to strengthen the Strategy	84	1
Requests reference to the 2024 Regional Land Transport Plan, State Highway Improvements Plan and Government Policy Statement on Land Transport	84	1
Requests acknowledgement of the business case process for expediting outcomes in the Strategy	84	1
Requests consideration of how the ageing population will affect housing demand	87	1
Concern relating to consultation such as lengthy documents, weekend closing dates, overlapping consultations, and lack of independent peer review	82, 85, 86, 87, 100, 111, 122	7
Concern about the scenario assessment methodology, such as lack of weighting for each of the criteria, relatively similar criteria in some cases, optimism bias for some scoring and asymmetry of the score range	118, 125	2
Requests that a future visioning exercise to identify likely changes in society in 2030, 2050, and beyond would be beneficial	118, 125	2
Concern that language used in the document is too presumptive in advance of future processes needed to confirm some projects or growth areas	121	1
Concern that freeing up of rail-adjacent industry next to the Tremaine Avenue railyards when the Kiwirail Hub is developed has not been assessed	122	1

6. Preferred Growth Option: Balanced

Sentiment from submissions in response to the following questions:

- 4: Do you agree or disagree with the extent we've shown for 'growing in'?
- 7: Do you agree or disagree with the extent we've shown for 'growing up'?
- 10: Do you agree or disagree with the extent we've shown for 'growing out'?

Growth areas	In support of extent	Total	Opposed to extent	Total	Don't know/no opinion	Total
<i>Growing In</i>	1, 5, 7, 8, 10, 12, 13, 14, 15, 17, 19, 20, 22, 23, 25, 29, 31, 32, 33, 34, 37, 39, 44, 48, 51, 55, 61, 66, 69, 73, 78, 83, 84, 100, 105, 111, 114, 116, 121, 124, 129, 131, 132	43	6, 11, 16, 24, 26, 27, 28, 35, 41, 49, 50, 52, 53, 54, 56, 58, 59, 61, 64, 68, 74, 82, 85, 86, 87, 91, 92, 99, 110, 112, 113, 115, 117, 119, 122, 127, 133	37	2, 4, 9, 12, 21, 30, 42, 43, 60, 67, 97, 98, 118, 123, 125, 128, 130	17
<i>Growing Up</i>	1, 2, 4, 6, 7, 8, 9, 10, 12, 15, 17, 20, 23, 25, 28, 33, 35, 37, 39, 42, 43, 48, 49, 53, 60, 61, 66, 69, 78, 83, 84, 100, 101, 105, 110, 111, 121, 124, 131, 132	40	14, 16, 22, 24, 26, 27, 29, 30, 32, 34, 41, 45, 50, 51, 52, 54, 55, 56, 59, 64, 67, 68, 70, 74, 82, 85, 86, 87, 91, 92, 97, 98, 99, 112, 113, 116, 117, 119, 213, 122, 127, 129, 133, 137	44	11, 19, 21, 31, 73, 114, 125, 128, 130	9
<i>Growing Out</i>	1, 2, 7, 8, 10, 13, 15, 17, 20, 23, 25, 26, 28, 31, 33, 34, 35, 37, 39, 41, 42, 43, 44, 45, 48, 49, 52, 56, 59, 60, 61, 64, 70, 74, 78, 83, 84, 91, 92, 99, 100, 107, 111, 112, 113, 116, 117, 119, 123, 124, 131, 132	52	5, 6, 9, 11, 12, 13, 14, 16, 24, 29, 32, 50, 51, 53, 54, 55, 68, 73, 85, 86, 87, 97, 101, 105, 110, 114, 118, 121, 122, 125, 127, 129, 136, 137	34	4, 19, 27, 30, 67, 98, 128, 130	8

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6a. Growing In

Submission themes and specific requests in response to the following questions:

- 4: *Do you agree or disagree with the extent we've shown for 'growing in'? Please explain why:*
- 5: *Do you have any other thoughts about 'growing in'?*
- 6: *Are there any other 'growing in' opportunities you think we've missed?*

Supportive submission points	Concerns about growing in
<ul style="list-style-type: none"> • Benefits patronage on buses and in the city centre (7) • More efficient use of land and infrastructure (1, 7, 10, 12, 17, 30, 32, 67, 73, 97, 99, 105, 121) • Opportunities for city centre lifestyle for international students, young people, and older people (6, 10) • Better housing choice and affordability (1, 29) • Better opportunities for live/work/play in the same location (31) • Modern lifestyles do not need the same amount 	<ul style="list-style-type: none"> • Preservation of and greater need for greenspaces (4, 7, 24, 32, 49, 50, 55, 56, 59, 64, 74, 82, 92, 97, 99, 100, 105, 111, 113, 115, 119, 124, 127) • Increased pressure on services (26, 27, 52, 56, 58, 59, 74, 85, 97, 99, 111, 113, 119, 133) • Natural hazard risk for locations close to the river (6, 27) • Infill subdivision is becoming increasingly harder to develop (28, 85) • Neighbours end up living too close to each other (26, 41, 56, 58, 64, 86, 97, 111, 115, 119) • The extent doesn't go far enough (29) • Noise effects (59, 61, 74, 111, 115, 119, 127, 133) • Pollution effects (59, 61, 111, 115, 127, 133) • Increased travel times by reducing business areas in local neighbourhoods (50, 105) • Sufficient capacity in the existing Residential Zone (50, 53) • Concern about poor urban design outcomes (50, 56, 58, 67, 117, 127) • Not supportive of medium/high density for growing in (8, 13, 70, 82, 91, 112, 113) • Impact of development on the urban heat island effect (30) • Concern about the redevelopment of the Hokowhitu Lagoon Residential Area (50) • Concern about increased antisocial behaviour/crime (50, 55, 56, 59, 61, 74, 91, 111, 115, 117, 127, 133) • Concern about infill subdivision diminishing the tradition of large sections (55, 85) • Concern about growing in being worse for climate change (56)

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<p>of space as previous generations (23)</p> <ul style="list-style-type: none"> • Minimises the need to use highly productive land (73) 	<ul style="list-style-type: none"> • Concern about the cost of upgrading services being more expensive than building new infrastructure in new areas (56) • Concern about whether growing in areas have sufficient access to community facilities, parks, and shops (56, 67, 111) • Concern about city centre living crowding out business growth needs (82, 105) • Concern about Roxburgh Crescent not aligning with proposed criteria for the medium density zone (82) • Concern about the effect of higher density in Roxburgh Crescent on the openness of the river park (82) • Concern about impact of areas not anticipated by the Palmerston North Integrated Transport Initiative (84) • Concern about reverse sensitivity effects if Massey land were to be repurposed for housing (94) • Concern about the effect on community identity (99) • Support for Albert Street Depot being repurposed for housing and green space (105, 132) • Disagrees with projected short term supply estimates for Mātangi and Kikiwhenua Residential Areas (80, 107)
<p>Specific requests</p>	
<ul style="list-style-type: none"> • Opportunities for terraced housing (7) • More student housing developments to free up existing rental housing supply (8) • Discourage landbanking (1, 12, 23, 68) • Invest in the Railway Land as a public space or repurpose it (19) • Prioritise development within the existing urban environments before expanding greenfield growth (1, 129) • More community housing (33) • More housing for larger families close to the city centre (35) • Opportunities for underutilised land and buildings in the city centre (5, 29, 30, 32, 56, 58, 64, 67, 69, 70, 74, 82, 85, 87, 91, 92, 105, 111, 117, 124, 132) • Supports redevelopment of the old post office site (13, 117) • Consider Iwi land for housing (34) • Consider the proposed Awapuni library site for housing (70) 	

- Redevelop Coronation Park as a transit-oriented housing development (73)
- Requests that the Albert Street Depot is not repurposed (82)
- Social housing developed in stand alone areas or in the city centre (85)
- Requests redevelopment of vacant commercial areas (e.g. Rangitikei Street and Tremaine Avenue) (85, 86)
- Consider reducing some reserves in size to provide for housing e.g. Campbell Reserve and reserves in Milson (86)
- Amalgamate the Palmerston North Airport within Ohakea Airbase to free up land for housing (105)
- Repurpose large carparking areas for housing, such as Toyota and Foodstuffs on Roberts Line (105)
- Requests better integration of commuter and freight transport networks and anticipated growth areas (122)
- Supports the repurposing of the Tremaine Avenue railyards (128)
- Supports the repurposing of Roxburgh Crescent (129)
- Supports growing in on the former Carters site on Rangitikei Street (129)
- Remove the Ashhurst growth areas from the growing out extent (132)

Comments on growing in from social media and public events:

- Support for mixed use or multi-unit development in the Outer Business Zone
- Concern about repurposing land that could otherwise support stormwater detention
- Support for investigating Council-owned land that could be repurposed for housing
- Support for growing in subject to infrastructure capacity
- Concern about the preservation of green space
- Support for mixed use in the city centre

6b. Growing Up

Submission themes and specific requests in response to the following questions:

- 7: Do you agree or disagree with the extent we've shown for 'growing up'? Please explain why:
- 8: Do you have any other thoughts about 'growing up'?
- 9: Are there any other 'growing up' opportunities you think we've missed?

Supportive submission points	Concerns about growing up
<ul style="list-style-type: none"> • Areas are close to public transport and business centres (6, 66, 116) • Promotes more connected neighbourhoods (12) • Modern lifestyles do not need the same amount of space as previous generations (23, 78) • Growing up to 3 stories will give residents a better view of the ranges and make them more appealing (33) • Makes infill subdivision more economic to develop (33, 53, 78) • Provides better housing options for public, private, and Māori housing (3, 45, 48, 62, 79, 101, 114) • Recent greenfield developments signal potential demand for 	<ul style="list-style-type: none"> • Height-related effects such as sunlight and privacy for neighbours (17, 24, 30, 45, 50, 51, 58, 59, 68, 69, 70, 74, 86, 87, 92, 98, 115, 117, 119, 123, 133, 136, 137) • Neighbours living too close to each other (24, 26, 55, 56, 58, 59, 87, 92, 97, 99, 115, 119, 127) • Natural hazard risk for taller buildings (27, 52, 133) • The extent and height limits don't go far enough (29, 105) • Increased fire risk (34, 112, 133) • Higher density is not suitable for meeting everyone's needs (34, 87, 92, 97, 129) • Impacts on emergency service response times (32) • Impact on existing character and heritage (8, 51, 56, 98, 115, 123) • Concern about quality of life, social and mental health effects (52, 67, 78, 92, 97, 105, 111, 112, 114, 115, 117, 127) • Reduced private outdoor space (56, 64, 78, 87, 91, 92, 98, 99, 112, 116, 119, 133) • Noise effects (64, 87, 111, 115, 127) • Pollution effects (64, 111, 115, 127) • Concern about network infrastructure capacity (2, 26, 52, 56, 64, 73, 74, 78, 87, 91, 92, 105, 112, 115, 116, 119) • Concern about the quality of development (4, 30, 86, 122) • Pressure on carparking (19, 24, 74, 111, 115, 117)

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<p>smaller sections and greater density (105)</p> <ul style="list-style-type: none"> • More efficient use of land and infrastructure (105) • 	<ul style="list-style-type: none"> • Concern about this option increasing car dependency (49) • Concern about the cost of construction (50) • Concern about whether growing up areas have sufficient access to community facilities, schools, parks, and shops (56, 105, 115, 129) • Concern about reverse sensitivity effects around Works Road Longburn (75) • Risk of clusters of small homes becoming exclusive spaces for rentals or social housing (78, 100) • Concern about impact of areas not anticipated by the Palmerston North Integrated Transport Initiative (84) • 800m distance to a shopping centre considered too far for a return trip (86, 87) • The risk of private market alternatives (private plan changes) is overstated and can be managed by Council (101) • Concern that the absence of a stormwater strategy discounts the growing up option too prematurely (101) •
<p>Specific requests</p>	
<ul style="list-style-type: none"> • Prioritise increased density over standard infill subdivision and greenfield growth (12) • Supports Highbury and Roslyn being included in growing up (34, 91) • Requests priority toward enabling growth in the Highbury/Takaro/Awapuni area (132) • Supports development of land within the Airport Zone for business (55, 106) • Requests medium density development around the railway station (73) • Requests clarity on why some parts of the existing urban environment have been excluded (79, 122) • Requests clarity on what parts of growing up are expected to be enabled for medium density (79, 82) • Requests clarity on which parts of growing up may be prioritised for growth in the short, medium, and long term (79) • Supports inclusion of Rangitikei Street and Tremaine Avenue for further development (85) • Confine medium density to the city centre or greenfield growth areas (85, 86, 113) • Identify key areas within the existing urban environment to be prioritised for housing delivery (79) • Supports enabling growing up in the Schnell Drive area (105) • Requests a stepped approach to residential height limits depending on proximity to the city centre (105) 	

- Remove Kelvin Grove and Milson from the growing up extent due to increasing demands for cellphone towers creating risk to the airport (111, 127)
- Remove/reduce development contributions if eco-friendly elements are built into housing developments (111)
- Cap the number of units per infill development to 12 (111)
- Supports growing up at Longburn (122, 129)
- Requests the mandatory planting of street trees in new developments (9, 129, 132)

Comments on growing up from social media and public events:

- Support for multi-unit development at the fringe of the city centre
- Support for Iwi involvement in how medium density can be provided in Palmerston North
- Support for growing up subject to infrastructure capacity
- Concern about the poor precedent set from Australian cities
- Support for growing up to make space for more green space
- Concern about the quality of medium density development
- Concern about the effect that medium density will have on the character of some neighbourhoods

6c. Growing Out

Submission themes and specific requests in response to the following questions:

- 10: *Do you agree or disagree with the extent we've shown for 'growing out'? Please explain why:*
- 11: *Do you have any other thoughts about 'growing out'?*

Supportive submission points	Concerns about growing out
<ul style="list-style-type: none"> • Greenfield growth will provide for economic development opportunities (23, 31) • New growth areas in Ashhurst will benefit from the new bus services (44) • Easier to provide a large enough land supply to keep the market competitive (28, 48, 56, 59, 74) • Reduces pressure on existing network infrastructure (56, 74, 91, 119) • Provides greater housing choice (58, 59, 83, 91) • Less constraints for growth (58) • Increased appeal (64, 74) • Brownfield and intensification alone will not adequately provide for residential demand over the next 30 years (83) • Greater scope for providing for multi-generational families (83) • Disagrees with the increased cost of servicing given the increase in development contributions and rates to offset this (83) 	<ul style="list-style-type: none"> • Places pressure on existing network and community infrastructure (6, 12, 68, 117) • Retention of highly productive land (6, 32, 55, 62, 67, 70, 73, 78, 82, 86, 101, 111, 113, 129, 136) • New developments are less attractive (9, 49) • Too much focus on standalone dwellings and not enough on townhouses and apartments (29) • Supports growing out if the public transport network is reliable (8) • Concern around natural hazard risk such as flood prone areas, land stability and liquefaction (16, 27, 34, 54, 55, 82, 115, 118, 125, 133) • Supports growing out if it includes protecting green spaces and enhances public transport, schools and local shopping centres (17, 50, 56, 73, 91, 99, 133) • Concern about East-West sprawl and it being a series of suburbs rather than a well-connected city (19) • Concern about the amount of infrastructure required for Kākātangiata north of the rail line (19) • Transport issues relation to car-dependency, carparking needs, and unresolved pre-existing transport issues (26, 49, 78, 97, 101 105, 112) • Reduces the practicality of active transport use (105) • Concern about the cost burden and viability of providing growth infrastructure (13, 50, 99, 101, 105, 117)

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<ul style="list-style-type: none"> • These areas have been identified for over a decade (83) • Engineering solutions have lowered the risk of liquefaction (83) • Recent improvements to the public transport system offset the increased distance to town (83, 92) • Less noise effects with lower density (91) • Better opportunities to provide coordinated infrastructure (113) 	<ul style="list-style-type: none"> • Concern about protecting national grid assets that exist within the Kākātangiata, Aokautere, and Braeburn Industrial Areas (65) • Concern that no schools are being projected for future growing out areas will increase commute times, stretch existing teaching resources and lead to poorer community outcomes (82) • Concern that the scenario assessment for growing out doesn't acknowledge the variability in natural hazard risk across sites (83) • Concern about the limitations of noise setbacks on development (83) • Risk of devaluing neighbouring properties (32) • Risks of deforestation (32) • Concern about greenfield growth increasing carbon emissions (101, 105) • Concern about the growth of retirement villages that aren't in proximity to community facilities such as on Napier Road (129)
<p>Specific requests</p>	
<ul style="list-style-type: none"> • Prioritise development within existing urban environments before growing out (1, 6, 7, 73, 105, 129) • Business land closer to the edges of the city as an alternative to the centres-based approach to our business zones (2) • Requests that a second bridge across the river is developed before expanding the city further (11) • Consideration of higher density in greenfield growth areas (30, 68, 99, 113) • Central government support for financing growth infrastructure (50) • Protect the Manderson Bush block in the Kākātangiata growth area (51) • Preference toward growth at Kākātangiata (52, 83, 107, 132) • Preference toward growth at Bunnythorpe as an alternative to Aokautere due to planned job growth at Te Utanganui (53) • Consideration of growth east of SH57 between Linton and Forest Hill Road (66) • Prioritise greenfield growth toward Turitea/Aokautere area (67) • Requests that greenfield areas are released slowly to control servicing costs (69) • Supports inclusion of the Braeburn Industrial Area in our growing out extent (75) • Supports the inclusion of the existing Race Training Zone in the growing out extent (76) • Request for 160 Napier Road to be included in the extent of growing out (80, 103, 104, 129, 132) • Requests greater clarity on the spatial location of medium and long term growth stages within Kākātangiata and Aokautere (81) 	

- Increase the scoring of the growing out scenario for accessibility to jobs, community spaces etc to acknowledge the holistic planning that structure plans provide to this objective (83)
- Requests acknowledgement of the growth areas that were already identified prior to the National Policy Statement for Highly Productive Land being in effect (83)
- Land adjacent to the city should be reserved for parks rather than urban sprawl (101)
- Re-evaluate the proportion of greenfield development provided for in light of the climate crisis, National Policy Statement on Urban Development, and development costs (101)
- Retain a single side of streams and rivers to provide for floodways to protect existing residents (118, 125)
- Suggests greater consideration of industrial growth at Longburn alternatively to residential (122)
- Suggests greater consideration of growth on Ashhurst Road (122)
- Requests to bring the timing forward for the Ashhurst growth areas into the short term (135)
- Supports housing growth at Bunnythorpe and Ashhurst to make local business more viable (133)

Comments on growing out from social media and public events:

- Some interest in rural-residential subdivision toward the west of Bunnythorpe
- Interest in how the regional freight ring road will restrict residential growth on the western portion of Kākātangiata
- Concern about the road connection in the Aokautere Structure Plan between the potential retirement village and Silicon Way
- Request to provide for more rural-residential subdivision
- Concern about the retention of highly productive land

7. Te Utanganui Central New Zealand Distribution Hub Masterplan

Sentiment from submissions in response to question 14: *What are your thoughts on the opportunities or challenges that Te Utanganui presents for Bunnythorpe, the city, and the economy?*

In support	Total	Opposed	Total
1, 7, 9, 11, 12, 13, 19, 23, 25, 28, 29, 30, 34, 37, 41, 48, 49, 52, 53, 55, 56, 57, 60, 66, 67, 69, 74, 82, 89, 91, 97, 109, 111, 117, 119, 121, 131	37	40, 47, 54, 85, 86, 87, 90, 108, 110, 115, 122, 136, 137, 138	14

Submission themes and specific requests in response to the following questions:

- 14: *What are your thoughts on the opportunities or challenges that Te Utanganui presents for Bunnythorpe, the city, and the economy?*
- 15: *What are the implications for your property in this masterplan?*
- 16: *What additional local knowledge or other information are you aware of that could help us refine our masterplan?*
- 17: *What further information could we investigate or provide to better inform future stages?*

Supporting submission points	Concerns about the masterplan
<ul style="list-style-type: none"> • More efficient freight movements, e.g. away from residential areas and closer to strategy transport assets (1, 	<ul style="list-style-type: none"> • Risk of environmental degradation such as vegetation clearance, soil erosion, and air and waterway/groundwater contamination (32, 40, 47, 67, 73, 102, 108, 110) • Noise effects (32, 54, 68, 73, 74, 82, 97, 108, 122) • Effects on crime rates and antisocial behaviour (32, 102)

<p>30, 49, 50, 57, 67, 69, 74, 82, 89)</p> <ul style="list-style-type: none"> • Economic benefits such as job growth and agglomeration (1, 31, 59, 73, 74, 109, 119) • The district’s central location is an advantage for the masterplan (22, 31) • Belief that the soil classification is overstated for Areas C and E (37, 71) • Opportunities for supporting housing growth in Bunnythorpe (62, 117) • Incentivises the development of the Feilding to Palmerston North shared pathway (77) 	<ul style="list-style-type: none"> • Retention of highly productive land (40, 55, 67, 68, 71, 85, 87, 92, 108, 110, 121, 122, 128, 136, 137, 138) • Challenging topography in Area C (40, 102, 110, 120, 126) • Social and economic impact on local residents and neighbours (23, 31, 37, 40, 46, 55, 56, 59, 61, 68, 71, 72, 82, 85, 91, 97, 98, 102, 108, 111, 115, 119, 120, 121, 126, 121, 122, 128, 131) • Transport effects (40, 54, 73, 82, 89, 90, 97, 99, 102, 108, 117, 122, 128, 133, 135) • Fragmented urban form indicated in the masterplan (40, 102, 107) • Light pollution (54) • Concern about whether it’s feasible (11, 87, 102, 112, 113, 122) • Whether we are acting quickly enough to take advantage of the economic opportunities (7) • Increased stormwater risk north of Area B (23) • Concern about the maintenance of infrastructure (26, 128) • Concern about consultation with the community, neighbours, farming representatives and local Iwi (34, 71, 72, 83, 99, 102, 108, 115, 122, 128) • Concern about the coping capacity of the natural landscape (49) • Concern about land acquisition for any growth infrastructure (50, 63, 74, 90, 102, 115, 121) • Concern about how Te Utanganui will make the city more attractive to live in for future residents (12, 73) • Concern about how Te Utanganui and similar developments can attract necessary talent to the city e.g. doctors, teachers, academics (73) • Cross boundary effects on the commuter and freight network to Feilding and rural amenity of Manawatū District (89, 107) • Concern about inconsistency with the design and delivery of the Kiwirail Notice of Requirement and Palmerston North Integrated Transport Initiative (90, 102) • Concern about flood and liquefaction risk (99, 108, 122, 128, 135, 136, 138) • Clarity about what the road typologies in the masterplan mean in reality (102) • Concern about effects on the airport and air navigation aids (95, 102) • Concern about limitations posed from high voltage powerlines within the masterplan area (102) • Lack of existing network services (102, 136)
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	<ul style="list-style-type: none"> • Concern about increased carbon emissions (102) • Concern about the lack of options presented (108) • Concern about lack of information about future residential growth at Bunnythorpe (108) • Concern about the heritage value of existing farms and commercial buildings (129)
Specific requests	
<ul style="list-style-type: none"> • 813 Roberts Line to be included in the scope of Area B (23) • 815 Roberts Line to be included in the scope of Area B (57) • 129 Richardsons Line to be included in the scope of Area A (60) • 109 and 125 Kairanga Bunnythorpe Road be included in the masterplan as a long-term growth area (31, 88) • Requests that roading upgrades along Roberts Line are scheduled earlier to cope with existing effects (23) • Consider a long term regional roading infrastructure plan similar to Accessing Central New Zealand (31) • Requests that Stages 2 and 3 (Areas C, D, E) of the Te Utanganui Masterplan are progressed at the same time as Stage 1 (Areas A and B) (37, 108, 131) • Purchase properties affected by Areas C, D, and E to remove the risk of uncertainty (108, 131) • Requests that Area D is proposed as an alternative industrial growth area to Area C in the medium term (40) • Requests that Area E is proposed as an alternative industrial growth area to Area D (71, 72) • Remove Area C from Te Utanganui masterplan (110) • Remove Area D from Te Utanganui masterplan (108, 121, 136) • Remove Areas E from Te Utanganui masterplan (108, 136) • Remove 159 and 161 Kelvin Grove Road from Area C (120, 126) • Exclude Bunnythorpe Village from future housing growth (121) • Consider relocating all houses in Bunnythorpe to provide a new village location (121) • Requests that the land between Kairanga Bunnythorpe Road, Area A and B, and Roberts Line west is proposed as an alternative industrial growth area to Area C (102) • Requests intensifying existing industrial areas rather than growing more (54, 85, 102, 128) • Consolidate terminal facilities for passenger services across road/rail/air (55) • Requests that Te Utanganui be sited further away from Bunnythorpe (56, 68) • Relocate the Kiwirail Hub to Marton (105) • Remove the proposed grade separation at Railway Road and Roberts Line (90) 	

- Remove the proposed road link between Richardsons Line and Aldersons Drive (90)
- Remove the stormwater area indicated on 703 Roberts Line (90)
- The upgrade to the intersection of Richardsons and Roberts Lines be undertaken without requiring land from 703 Roberts Line (90)
- Further investigation to ensure that Airways' navigation infrastructure is not affected by Area C (95)
- Maintain the speed limit along Railway Road to 100kph (98)
- Requests that the extension of the Palmerston Airport runway is coordinated with improvements under the Palmerston North Integrated Transport Initiative (89)
- Divert the railway onto No 1 Line to Flyers and Richardsons Lines to free up land and provide flood protection opportunities (105)
- Requests a tunnel under the airport runway extension (117)
- Coordinate timing of Te Utanganui with Fielding's Kawakawa Industrial Precinct and Braeburn Industrial Area (122)
- Consider rural-residential development on smaller rural blocks within the Te Utanganui Masterplan area (135)
- Consider utilising flood prone areas for stormwater management and biodiversity (135, 138)

Comments on Te Utanganui from social media, public events, and related Long Term Plan submissions:

- Support for shifting the Tremaine Avenue railyards to the Kiwirail Regional Freight Hub
- Support for continued Iwi involvement in the Te Utanganui Masterplan
- Requests the application of the Whānau Ora Framework to the development of the Te Utanganui Masterplan
- Concern about how the Regional Freight Ring Road will affect Bunnythorpe Village
- Concern about the timing of the Kiwirail Hub
- Concern about existing transport issues on Cleverly Line and 'Kung-fu Corner'
- Concern about effects on property values for properties north of Newbury Line and west of Roberts Line
- Concern about the fragmented areas indicated in the masterplan
- Concern about future transport effects on Roberts Line
- Suggestion to consider land between Kairanga Bunnythorpe Road and Roberts Line West
- Concern about highly productive land
- Concern about flood risk constraints to further residential growth at Bunnythorpe

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8. Long Term Plan Themes

8a. Palmerston North City Council Long Term Plan

Submission themes related to Palmerston North City Council Long Term Plan matters:

Submission theme	Future Development Strategy submitter numbers	Total
<i>Transport</i>		
Requests dedicated bus lanes for public transport priority routes	1	1
Supports the Regional Freight Ring Road	7, 9, 90, 116, 124	5
Has concerns about the Regional Freight Ring Road	7, 122, 128	3
Requests that Ashhurst's Cambridge Ave is upgraded.	9	1
Supports the Ashhurst to Palmy shared path	9, 45	2
Requests that the development of a second bridge across the river is brought forward	11, 82	2
Requests support for alternative transport modes. For instance: shuttle services and subsidies for Uber Green	17	1
Requests to repair the potholes on the road	20, 41, 115, 117	4
Does not support the investment in bus stops and cycleways	21, 24, 32, 34, 41, 46, 56, 58, 59, 61, 64, 91, 97, 99, 113, 117, 119, 123, 133	19
Requests more investment in active and public transport networks in Aokautere and similar greenfield growth areas	49	1
Supports changes to carparking	30	1

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Requests better use of road space for cars, e.g. reduce the areas for charging for street parking, more carparking spaces on street	21, 24, 41, 56, 58, 59, 86, 92, 97, 99	10
Requests more dog waste bins on footpaths	32	1
Requests bus shelters in Aokautere due to how windy that suburb is	42, 43	2
Requests shorter distances between bus stops to accommodate people with limited mobility	45	1
Requests higher levels of service for street sweeping in residential areas	68	1
Requests that Council fund mowing berms	68	1
Requests that Council consider cycleways along the edges of some parks	69	1
Does not support the Featherston Street safety trials	45, 56, 58, 59, 61, 64, 91, 97, 111, 115, 117, 119, 123, 127, 136	15
Requests that roading upgrades along Roberts Line Palmerston North are scheduled earlier to cope with existing effects	23	1
Requests additional rest-stop facilities at regular intervals along footpaths and walking trails	67	1
Requests additional outdoor gyms in parks in the short to medium term	67	1
Supports improvements that reduce traffic volume and speeds	50	1
Supports maintaining footpaths, walkways, and cycleways	70	1
Requests reattributing on street carparking space for increased green space	73	1
Requests more emphasis on discouraging cars from the city centre to make the city more attractive to live in	73	1
Prioritise shared paths over cycleways	74, 97	1
Revise speed limits	85, 86, 87	3
Opposes allowing e-scooters providers in the city	86, 115	1
Does not support reducing speed limits in some areas to 50kph	98	1
Request for additional warning signage to take care in locations where more children are expected to be near the street	98	1
Support for trialing transport changes with cheaper materials first before investing in a final design	111	1
Opposes traffic calming measures	58, 112, 116	3
Upgrade Tremaine Avenue and Napier Road (up to Whakarongo) to four lanes	117	1
Requests more parking buildings in the city	133	1
<i>Recreation and Play</i>		

Requests that the placemaking delivered to connect the river and nearby neighbourhoods is replicated across the city	7	1
Requests more drawcards to the river, e.g. cafes and restaurants	30	1
Requests green space and play facilities in the Ashhurst Growth Areas, particularly North Street.	9	1
Requests an expansion to our ecological network similar to the success from Green Corridors	17	1
Requests more playgrounds in the city	20	1
Does not support investment in new open spaces	33	1
Requests better pedestrian access to parks e.g. pedestrian access to Wallace Park from Fitzherbert Avenue	69	
<i>Climate Change and Sustainability</i>		
Requests that the costs associated with reducing our greenhouse gas emissions should be proportional to the global contribution to climate change	55	1
<i>Water and Waste</i>		
Prioritise funding for three waters infrastructure	24, 69	2
Use the lowest cost option for the wastewater treatment plant	55	1
Encourage the use of rainwater tanks	116	1
Develop biogas facilities to power public infrastructure	116	1
<i>Community Support, Safety and Health</i>		
Does not support investment into community groups	33	1
Requests that Council build a civic facility similar to the Crystal Palace in London	38	1
Does not support investment into libraries or cultural hubs	41	1
Requests development of one larger community hub rather than multiple separate ones proposed	133	1
Requests a liaison officer responsible for street racers	68	1
Requests funding for Neighbourhood Support	68	1
Requests funding for Land Search and Rescue	68	1
<i>Housing and Future Development</i>		
Requests funding a student housing development to free up existing rental supply	8	1
Requests support for funding repairs to vacant buildings in the city	8	1
Requests greater discouragement of landbanking in the city centre	1, 12, 23	3
Support for investment in social housing	33	1

Requests funding for Pasifika social service providers to engage Pasifika in information sharing regarding housing outcomes	35	1
Requests harsher penalties for PNCC tenants who do not maintain the property they rent	45	1
Repurpose Coronation Park as housing and use the profit to build a multi-purpose sport facility	73	1
Requests that Council bring forward funding for growth infrastructure to provide for earlier stages of Kākātangiata, with the fall-back option developer agreements enabling the funding and delivery of this infrastructure	83	1
Requests that Council work with developers to fund growth services earlier than provided for in the LTP	83	1
Work with developers to pool resources to facilitate rezoning Kākātangiata	83	
Does not support funding public art due to the cost of living crisis	8, 21, 41	3
Supports the focus on arts and creativity, particularly Blueprint	30	1
Supports the amount of events hosted in the city	30	1
Prioritise earthquake proofing for the Central Library and heritage buildings	69	1
Remove/reduce development contributions if eco-friendly elements are built into housing developments	111	1
Support for the Bunnythorpe Village Planning exercise to assist with strengthening relationships with residents	128	1
<i>Rating System, Financial Strategy, and Governance</i>		
Support for the Capital Value Rating option	22	2
Reduce debt	24, 55, 82, 98, 111, 114, 115, 119	8
Concern about the average rates increase	26, 33, 34, 39, 46, 53, 55, 82, 86, 114	10
Prioritise spending on core services	32, 41, 99	3
Support for considering alternative funding streams for upgrades to civic buildings	32	1
Cap rates increases to the rate of inflation	55	1
Avoid any non-essential expenditure	55	1
Prefers investment in water, wastewater, transport and shopping centres more important than upgrades or new community facilities in the western suburbs	67, 70	2
Supports the land value rating system	68	1

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Supports the hybrid capital and land value rating system	69	1
Amalgamate Palmerston North City Council and Manawatū District Council	108	1
Discourages the use of Sustainable Development Goals	112	1
Rates rebates for start-up companies to promote job growth	116	1
Does not support the use of the IFF	117	1

Comments related to the Palmerston North City Council Long Term Plan from Future Development Strategy social media posts and public events:

- Request to bring stage 2 of Te Utanganui forward to provide certainty about land acquisition for public works
- High interest from the Greater Bunnythorpe Community Committee to be involved in the process for the Regional Freight Ring Road business case process early
- Request to rename the Bunnythorpe Village Plan programme to the Bunnythorpe Community Plan
- Requests certainty about how the Regional Freight Ring Road will affect Bunnythorpe

8b. Horizons Regional Council Long Term Plan

Submission themes related to Horizons Regional Council Long Term Plan matters:

Submission theme	Future Development Strategy submitter numbers	Total
<i>Transport</i>		
Requests better promotion of public transport to increase patronage	2	1
Requests support for alternative transport modes in Palmerston North. For instance: shuttle services and subsidies for Uber Green	17	1
Supports increased frequencies for Palmerston North urban bus services	30, 32, 98	3
Does not support increased frequencies for Palmerston North urban bus services	46	1
Requests that Palmerston North urban bus services are extended to the Aokautere growth area in the short term	42, 43, 49	3
New development in Ashhurst will benefit from the new bus service that passes Wynham Street	44	1
Does not support full sized buses to service off-peak times in Palmerston North	45, 115	2
Requests more frequent bus services to the railway station	73	1
Supports the Feilding to Palmerston North shared pathway	77	1
Does not support electric buses	99	1
Requests more bus service options in and out of Bunnythorpe to cater for future growth	128, 129	1
<i>Highly Productive Land</i>		
Highly productive land is an important constraint	7, 67, 108, 118, 121, 125, 130	7
Believes the soil class for Area C of the Te Utanganui Masterplan is not as productive as the Strategy has indicated	37	1
Believes the soil class for Area E of the Te Utanganui Masterplan is not as productive as the Strategy has indicated	71	1
Believes the soil class for 160 Napier Road is not as productive as the Strategy has indicated	80, 103, 104	3
<i>Flood Risk and Protection</i>		
Retain a single side of streams and rivers to provide for floodways to protect existing residents	118, 125	2

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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

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.**
-

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	

Procedure Sheet

13 May 2024, Hearing of Submissions on Future Development Strategy

Presenting your Submission	<p>You have indicated a wish to present your submission before the Future Development Strategy Joint Steering Group. You can do this either in-person or online via MS Teams. You can present your submission yourself or, arrange for another person or persons to present this on your behalf.</p> <p>Presenting your submissions before the group usually means you will speak (and may include further information) to what you have already submitted. We recommend that you emphasise the main points of your submission and then answer any questions from the steering group. It's not necessary to read your original submission as the steering group have a copy and will have already read it.</p> <p>Questions will be from the steering group to submitters and are only for clarifying matters raised in your submission.</p>
Time Allocation	<p>10 minutes (including question time) will be allocated for the hearing of each submission. If you have more than one person speak to your submission, the time will be shared between them.</p>
Who will be there?	<p>The Future Development Strategy Joint Steering Group will hear and consider submissions. This Group comprises of elected members from Palmerston North City Council (Mayor Grant Smith, Councillors Lorna Johnson and Leonie Hapeta) and Horizons Regional Council (Chair Rachel Keedwell, Councillors Fiona Gordon and Te Kenehi Teira).</p> <p>There will also be other people attending who are presenting their submission. The Hearing will be open to the media and the public.</p>
Meeting will be recorded	<p>The meeting will be recorded and livestreamed on Palmerston North City Council's public YouTube channel. Elected Members and the public can watch them live or view them at a later date.</p>
Agenda	<p>An agenda for this meeting will be publicly available at least two working days prior to the meeting. It will be published on Palmerston North City Council's website under 'Upcoming meetings and agendas'. This will also be available to view at the Palmerston North City Council Customer Service Centre.</p> <p>The agenda will contain all submissions received and a report summarising all submissions received.</p>

Venue	The meeting will be held in the Palmerston North City Council Chamber, First Floor, Civic Administration Building (entrance through customer service centre next to The Verdict Café), Te Marae o Hine, 32 The Square, Palmerston North.
Parking	Paid parking is available close to the venue. Free parking is available approximately 10min walking distance down Main Street or Church Street near Railway Land Reserve.
Tikanga Māori	You may speak to your submission in Māori. If you intend to do so, please notify us by 5pm Monday 6 May 2024 . This is to enable arrangements to be made for a certified interpreter to attend the meeting. You may bring your own interpreter if you wish.
Supporting Documentation	<p>If you have any supporting documentation or presentations such as a PowerPoint to present during your speaking time, please ensure the documentation is provided no later than 4pm Thursday 9 May 2024 either in person at Palmerston North City Council, Customer Service Centre or emailed to sina.lome@pncc.govt.nz – reference any additional documentation with ‘FDS additional documents’ and your full name.</p> <p>On the day of the hearing you may use your own device with HDMI input to present your presentation. However, we must receive a copy of your presentation by the date above.</p> <p>If you would like each person on the steering group to have a hard copy you must provide at least 10 copies on the day as there will not be any printing service available.</p>
Order of Proceedings	<p><u>Introduction:</u> The Chair of the Steering Group will open the meeting and introduce each member. The formal ‘housekeeping’ notices will be undertaken before the hearing commences.</p> <p><u>Hearing:</u> Each submitter wishing to speak will be called up by the Chair to speak to their submission for a maximum of 10min. During this time the Steering Group may ask questions to submitters if time allows.</p> <p>When you are called up by the Chair please move from the public seating area to the allocated place on the table with the steering group. When you are finished you will move back to the public seating or you may leave. This is a public meeting so you may leave and return at any time.</p> <p><u>Closing:</u> After all submitters are heard the meeting will close, the meeting minutes will be completed within a few days and then made available to the public on Palmerston North City Council’s website.</p>

**Final
Consideration of
Submissions**

The Steering Group will meet on **Monday, 20 May 2024** to deliberate and make its final consideration on the matter. The outcome (final recommendation) from this meeting will be referred to each of the Councils to resolve (finalise).

Palmerston North City Council intends to resolve at its Council meeting on **Wednesday, 26 June 2024**.

Horizons Regional Council intends to resolve this at its Regional Council meeting on **Tuesday, 25 June 2024**.

The media and public can attend all these meetings, but it will not be possible for submitters to speak again after the hearing.

**Changes to this
Procedure**

The steering group may, in its sole discretion, vary the procedure set out above if circumstances indicate that some other procedure would be more appropriate.

**Further
Information**

If you have any questions about the procedure outlined above please contact Sina Lome, Democracy & Governance Administrator, phone 06 356-8199 or email sina.lome@pncc.govt.nz.

Submitters for 2024 Future Development Strategy In Numerical Order		
Submission number	Name	Contact Name
1	Matt Bayliss	
2	John Young	
3	Tanima Hossain	
4	Jack Bradley	
5	Kevin King	
6	Leearna Amos	
7	Kayne Dunlop	
8	Alicia Papworth	
9	Sue Pegrume	
10	Joshua Thompson	
11	Chris Robertson	
12	Graeme Fenemor	
13	Rhonda Fraser	
14	Ria Horua-Riddell	
15	Jason Prior	
16	Michael Mccavana	
17	Jess Goodman	
18	Horizons Regional Council	Jon Roygard
19	Rachel Potter	
20	Melissa Wilde	
21	Sheridan Healey	
22	Arne Evans	
23	SOCO Limited	David Odering
24	Karen Adrian	
25	Jordi Hoult	
26	John Mullinger	

27	Bill Hedley	
28	Walter Davis	
29	Luke Hiscox	
30	Sonya Holm	
31	Central Economic Development Agency	Jerry Shearman
32	Aidan	
33	Fraser Kitt	
34	Bernadette Kupenga	
35	Analena Siu	
36	Dale O'Reilly	
37	Paul & Rosie Linklater	
38	Antonee Quinn Goldingham	
39	John Dykman	
40	Jay Kuhlze	
41	Amanda Aldridge	
42	Debashree Roy	
43	Upal Roy	
44	Ron and Kaye Farrugia	
45	Beryl Brown	
46	Rachelle Crocker	
47	Cynthia & Creighton Chesnutt	
48	Norman Cooper	
49	Steve Trewick	
50	Marilyn & Bruce Bulloch	
51	Mike Dixon	
52	Fraser Abernethy	
53	Martin Bartholomew	
54	Mary Hurley	
55	Tim Parkinson	

56	Tracey Jourdain	
57	Clair Reeves	
58	Elaine Mobberley	
59	Alfred Edgecombe	
60	Peter & Emily Locke	
61	Dawn Bell	
62	John van Lienen	
63	Warren & Vicki Bradley	Richard Small, Partner
64	Nola Baxter	
65	Transpower New Zealand Limited	Sarah Shand, Environmental Planner
66	Paul Hewitt	
67	Judie Campbell	
68	Rhona Mary Anne Johnson	
69	Alan Baldwin	
70	Jenifer Mark	
71	Alan & Jennifer Margaret Adams, Jacob & Teresa Lawson	
72	Jacob & Teresa Lawson	
73	Steve Stannard	
74	Nigel Jourdain	
75	Fonterra Limited	Laura Jeffries, Environmental Policy Manager / Kaiwhakahaere Kaupapahere Taiao
76	Neil Wright & West Te Wanaka Road Group	Neil Wright
77	Annette Nixon	
78	Manawatū Tenants' Union	Daniel Ryland
79	Kāinga Ora – Homes and Communities	Brendon Liggett, Manager-Development Planning
80	Whakarongo Holding Company Ltd	Paul Thomas

81	Te Tāhuhu o te Mātauranga Ministry of Education	Blair Firmston, Manager Spatial Planning, Clive Huggins, Director - Land Investment & Planning
82	Rosemary Watson & Doug Kidd	
83	LT Projects Ltd	Darelle Martin
84	NZ Transport Agency Waka Kotahi	Tony Horton, Principal Planning Advisor, Spatial System Planning
85	Joanne Wood	
86	Margaret Wood	
87	John Wood	
88	Liam Dickson	
89	Mayor Helen Worboys	
90	Foodstuffs North Island Limited	Matt Norwell/Simone Williams
91	Denise Gray	
92	D Stevenson	
93	Jon Heslop	
94	AgResearch Limited	Graeme Mathieson, Senior Consultant
95	Airways Corporation of New Zealand	Richard House, In-House Legal Counsel
96	Aggregate and Quarry Association (AQA)	Wayne Scott, Chief Executive Officer
97	Fliss Jackson	
98	Peter W French	
99	Grant Stevenson	
100	Callum Wilson	
101	Robert McLachlan	
102	Jeff Twigge	
103	Chris Harrison	
104	Matt Currie	
105	Chris Teo-Sherrell	

106	Palmerston North Airport Limited	Mark Lash, Chief Commercial Officer
107	Heritage Estates (2000) Ltd	J R Farquhar
108	Peter & Heather Davies	
109	KiwiRail	Pam Butler, Senior RMA Advisor
110	Lynley Annand, LJ Futures Trust	
111	Josphine Gawth	
112	Craig Davis	
113	Ruth Marshall	
114	Astarte	
115	Jackie Wheeler	
116	Christine Staples	
117	Ian Staples	
118	Robert Gibb	
119	Derek Forrester	
120	Phillip Ward	
121	Arthur Renquist	
122	Aaron Fox	
123	Gordon Doull	
124	Ezra Auta	
125	Beth Lew	
126	Eileen Tither	
127	Carolina S	
128	Mandy Shaw	
129	Graeme Siddle	
130	Jean Hera	
131	Stephen James	
132	Rangitāne o Manawatū	Danielle Harris
133	Marilyn May	
134	Lee Jenkins	

135	Ben and Pip Baxendine	
136	Moirra Devine	
137	Fran Harvey	
138	Jo Heslop	

Submitters for 2024 Future Development Strategy in Alphabetical Order		
52	Fraser	Abernethy
71	Alan & Jennifer Margaret	Adams
24	Karen	Adrian
96	Wayne Scott	Aggregate and Quarry Association
94	Graeme Mathieson	AgResearch Limited
95	Richard House	Airways Corporation of New Zealand
41	Amanda	Aldridge
6	Leearna	Amos
124	Ezra	Auta
69	Alan	Baldwin
53	Martin	Bartholomew
135	Ben & Pip	Baxendine
64	Nola	Baxter
1	Matt	Bayliss
61	Dawn	Bell
4	Jack	Bradley
63	Warren & Vicki	Bradley
45	Beryl	Brown
50	Marilyn & Bruce	Bulloch
67	Judie	Campbell
31	Jerry Shearman	Central Economic Development Agency
47	Cynthia & Creighton	Chesnutt
48	Norman	Cooper
46	Rachelle	Crocker
104	Matt	Currie
108	Peter & Heather	Davies
28	Walter	Davis
112	Craig	Davis
136	Moir	Devine
88	Liam	Dickson
51	Mike	Dixon
123	Gordon	Doull
7	Kayne	Dunlop
39	John	Dykman
59	Alfred	Edgecombe
22	Arne	Evans
44	Ron & Kaye	Farrugia

12	Graeme	Fenemor
75	Laura Jeffries	Fonterra Limited
90	Matt Norwell & Simone Williams	Foodstuffs North Island Limited
119	Derek	Forrester
122	Aaron	Fox
13	Rhonda	Fraser
98	Peter W	French
111	Josphine	Gawth
118	Robert	Gibb
38	Antonee Quinn	Goldingham
17	Jess	Goodman
91	Denise	Gray
103	Chris	Harrison
137	Fran	Harvey
21	Sheridan	Healey
27	Bill	Hedley
130	Jean	Hera
107	J R Farquhar	Heritage Estates (2000) Ltd
93	Jon	Heslop
138	Jo	Heslop
66	Paul	Hewitt
29	Luke	Hiscox
30	Sonya	Holm
18	Jon Roygard	Horizons Regional Council
14	Ria	Horua-Riddell
3	Tanima	Hossain
25	Jordi	Hoult
54	Mary	Hurley
97	Fliss	Jackson
131	Stephen	James
134	Lee	Jenkins
68	Rhona Mary Anne	Johnson
56	Tracey	Jourdain
74	Nigel	Jourdain
79	Brendon Liggett	Kāinga Ora - Homes and Communities
5	Kevin	King
33	Fraser	Kitt
109	Pam Butler	KiwiRail
40	Jay	Kuhtze

34	Bernadette	Kupenga
72	Jacob & Teresa	Lawson
125	Beth	Lew
37	Paul & Rosie	Linklater
110	Lynley Annand	LJ Futures Trust
60	Peter & Emily	Locke
83	Darelle Martin	LT Projects Ltd
78	Daniel Ryland	Manawatū Tenants' Union
70	Jenifer	Mark
113	Ruth	Marshall
133	Marilyn	May
16	Michael	Mccavana
101	Robert	McLachlan
58	Elaine	Mobberley
26	John	Mullinger
76	Neil Wright	Neil Wright & West Te Wanaka Road Group
77	Annette	Nixon
84	Tony Horton	NZ Transport Agency Waka Kotahi
36	Dale	O'Reilly
106	Mark Lash	Palmerston North Airport Limited
8	Alicia	Papworth
55	Tim	Parkinson
9	Sue	Pegrume
19	Rachel	Potter
15	Jason	Prior
132	Danielle Harris	Rangitāne o Manawatū
57	Clair	Reeves
121	Arthur	Renquist
11	Chris	Robertson
42	Debashree	Roy
43	Upal	Roy
127	Carolina	S
128	Mandy	Shaw
129	Graeme	Siddle
35	Analena	Siu
23	David Odering	SOCO Limited
73	Steve	Stannard
116	Christine	Staples
117	Ian	Staples
92	D	Stevenson

99	Grant	Stevenson
81	Blair Firmston & Clive Huggins	Te Tāhuhu o te Mātauranga Ministry of Education
105	Chris	Teo-Sherrell
10	Joshua	Thompson
126	Eileen	Tither
65	Sarah Shand	Transpower New Zealand Limited
49	Steve	Trewick
102	Jeff	Twigge
62	John	van Lienen
120	Phillip	Ward
82	Rosemary & Doug Kidd	Watson
80	Paul Thomas	Whakarongo Holding Company Ltd
115	Jackie	Wheeler
20	Melissa	Wilde
100	Callum	Wilson
85	Joanne	Wood
86	Margaret	Wood
87	John	Wood
89	Mayor Helen	Worboys
2	John	Young
32	Aidan	
114	Astarte	