

1210

From: [Manawatu Toy Library](#)
To: [Submission](#)
Subject: Manawatu Toy Library submission to draft LTP 2024-2034
Date: Thursday, 9 May 2024 3:46:45 PM
Attachments:

Kia ora

Please find our submission attached.
We would like to speak to our submission.

thanks
Emma

Emma Ochei
President | **MANAWATU TOY LIBRARY** | 200 Church St | Palmerston North

MANAWATU TOY LIBRARY

Manawatū Toy Library Submission to PNCC's Draft Long Term Plan 2024-2034

Introduction

The Manawatu Toy Library Association, Inc is a not-for-profit community organisation which has been operating our toy lending service in Palmerston North since 1976.

We are an environmentally friendly and money-saving community resource which offers tamariki access to a wide variety of toys, puzzles, games and early sports equipment at minimal cost.

About 550 children use our toy lending service every year. Most children borrowing toys are aged 0-10 years old, though there is no age limit. We are a safe and welcoming space for children, teenagers and adults with disabilities.

We are located in a leased premises at 200 Church St, and we are grateful to our supportive Landlord, the Central Baptist Church. We rely on a group of around 40 volunteers to support our service, along with one part-time staff member.

As a toy library our service is providing toys and resources for children's fun and development of skills, but we have equally important outcomes of community connection and reducing social isolation. We are a non-commercial and child-friendly space where young families can come for an outing, to interact with others, develop friendships and feel part of their local community.

We are grateful for the financial support of PNCC through which we receive about a quarter of our annual budget through our Strategic Priority Grant and Community Development Small Grant. Support through community funding means we are able to keep our membership fees as affordable as possible.

We benefit from advice and support from PNCC's Community Team, as well as other organisations supported by PNCC such as Volunteer Central and Te Pū Harakeke. We are also grateful to Menzhed volunteers who mend damaged toys for us every week!

These are quotes of recent feedback (in the last 6 weeks) to provide some context of how people use our toy library and what it means to them.

- 1) *"I have been a member since my daughter was six months old and have loved seeing her grow and develop with the different age-appropriate toys I can take home. Starting with the baby play section has really helped me as a mother understand the importance of play and given me the knowledge to help my daughter develop through play with sensory & musical toys. My daughter also learnt to walk confidently through one of the toy library volunteers suggesting a wooden trolley she could hold onto and push around the house. I am grateful for the support and community I have found joining the Toy Library".*
- 2) *"I love how joining the Toy Library has helped me save so much money, especially when the cost of living is so high. I have avoided having to buy so many toys for my kids because I know I can get toys out at the Toy Library at a fraction of the cost. I don't need to worry if a toy is not played with, as I can take it back at the next toy session. I'm happy to take home big indoor slides, play kitchens and ride on toy cars as I know I don't have to store them and can return them when I need the space again."*
- 3) *"We really like that the Toy Library is environmentally friendly with families in the community being able to share toys and play with different styles of toys that aren't plastic. The Toy Library has a great variety of wooden toys for children to play with, from baby to older children. I feel good using this service as I know I am looking after the environment by not buying more toys that will eventually go to landfill."*

A general comment : please consider children and young people in your decision-making

As you will understand with the focus of our service, we would ask you to consider the impact on children, young people and their whānau in making decisions.

We note that parents and carers of young families are often tired and time-poor and may not have the capacity at that stage of their lives to participate in Council consultation processes. Perhaps you will not be hearing as many voices from this part of the population in submissions as you will from people at other stages of life. However, please keep in mind the needs of children and families.

We see that children and their families are high users of community facilities – and not just playgrounds, but also e.g. Library services, Te Manawa and other community spaces. Parents and children also need to be able to access social services and we ask PNCC to continue to support social services relevant to tamariki and whānau.

(We also do love the many beautiful playgrounds and the focus on modernisation of these in recent years!)

We support the proposed “Community Support Plan”

We support funding of local for-purpose organisations. We know from our own work and from our relationships with other for-purpose organisations locally that, as a sector, we add life and vibrancy to our city, support social wellbeing and connect our community.

We agree with your proposed Community Support Plan of actions including funding and other in-kind support which are all important community-building initiatives.

Under the funding section: at the Manawatū Toy Library we are especially focussed on the Strategic Priority Grant and the Community Development Small Grants Fund which have been vital for our organisation over many years. We doubt we would be here today without that PNCC support over the years.

A note about the amount of \$ available for community funding: as PNCC has also experienced, the cost of inflation has rapidly increased the costs of providing all types of services. As community organisations we have also faced a rise in all our costs. We would ask that, as a minimum, community funding budget lines continue to rise with inflation, so that groups can keep doing their great work in our community..

Ideally, we would like to see the amounts of the community funding ‘pots’ increasing in real terms (not just with inflation) , so that more groups can access support and more activities and programmes can be undertaken to support our population, especially as it grows. Knowing the amount of volunteer work which goes on ‘behind the scenes’ in community organisations, we think PNCC gets great value for money by funding community organisations. Our social services and other community groups continue to provide a lot, typically on ‘shoe-string’ budgets.

Community centres and meeting spaces are important to us too. Although our service is located in our leased premises, we regularly participate in events in community halls and centres. In recent years we have had toy library stalls at various community events held in eg. the City Library, Te Manawa and the Barber Hall. We use stalls at community events to share our toy collection with the wider public, to promote our toy lending service and to talk about the importance of play. We consider it is important for Palmy to have modern, safe community spaces and facilities which can be used for expos, market days, and community gatherings. We do not have a comment about which community facilities to prioritise for upgrades or rebuilds, but we note it is important to us that Palmy has fit-for-purpose community assets into the future.

We support the “Recreation and Play Plan”

We are delighted to see that PNCC is proposing to continue the work of recent years in promoting play and making play opportunities accessible to all.

We of course are keen advocates of play and we know the benefits for adults and children include increased physical and mental health, resilience, learning and development of skills, brain development and of course - fun! Not to mention friendships and connections which are made through playing together with others.

We consider that the Manawatū Toy Library is well placed to support PNCC in providing play opportunities. We are pleased to see the draft Recreation and Play Plan includes the provision of funding to for-purpose organisations through the Strategic Priority Grant.

Support for Leasing a Multicultural Space/Centre

Every week at the Manawatū Toy Library we meet migrant families who have recently arrived in Palmy. They are delighted to discover the toy library (quite often recommended by new work colleagues) and we are often their first point of connection to community groups and services.

In our service we see how multi-cultural Palmy is and how much our City benefits from people from all over the world choosing to live and work here. We know the current facilities in the Manawatū Multicultural Centre (MMC) space in Hancock Community House are a hub for many services and connection groups, but we believe MMC (and other associated groups) could do more with a larger space. We see the proposal to lease a central, larger and fit-for-purpose space as very exciting for our multi-cultural communities.

A connected and safe community - our comment on this goal

We think this is a great goal for PNCC to have as one of its four goals. We are proud that our organisation contributes to this work, providing a point of connection and a safe and welcoming space for children and their families.

From our perspective community funding is very important for a safe and connected city. At the Manawatū Toy Library we know we are part of a strong and vibrant community sector which has developed over the decades with PNCC's support of the voluntary sector and social services organisations.

A sustainable and resilient city - our comment on this goal

We think this is another great goal for PNCC to have. Many of our members are motivated to use the Manawatū Toy Library because of their environmental values and the desire to tread as lightly as possible on our planet (and our city) as their children grow up.

We have heard more feedback in recent years (ie post Covid) from people worried about the environmental impact of toys (and packaging). Toy library users are happy to have an option for sharing in a community collection of toys rather than buying new for every stage of their child's development. We feel this viewpoint is more prevalent (and likely helped along by the increased cost of living) so feel there is rise in people taking active steps in their own lives to live more sustainably.

We are therefore supportive of environmental initiatives to make it easier for Palmy's citizens to live in an environmentally considerate way, including education programmes and new initiatives to help us all in making more sustainable choices.

Looking to the future in decision-making

With our Toy Library's focus on sustainable living, we ask again that you consider today's children in your decision-making, this time thinking of the future Palmy we are collectively creating for them.

With this in mind, we submit that we are generally supportive of PNCC building community facilities and other infrastructure to support the needs of a growing city. We believe it is important that our City stays up-to-date with facilities and infrastructure, not only to meet basic compliance, but also looks to the hopes and desires of our community .

We want our children to inherit a city which they will be proud to call home, where there will be an economy providing jobs, shops and services to provide for their needs and wants, as well as community facilities future generations can use for clubs, groups or accessing social services.

Thank you for your time in considering our feedback on the Long Term Plan.

We would like to speak to our submission at a hearing, please.

Emma Ochei, Michelle Platt and Carmen de Klerk on behalf of
The Manawatū Toy Library Executive Committee

1211



Tuesday, 30 April 2024

Palmerston North City Council
32 The Square
Palmerston North 4410

Email: submission@pncc.govt.nz

Dear Sir/Madam

PALMERSTON NORTH CITY COUNCIL – LONG TERM PLAN 2024-2034 CONSULTATION RESPONSE

Apollo Projects is a specialist Design and Build contractor that has delivered successful community, sports, recreation and aquatic projects for Local Government throughout New Zealand. We are making this submission in response to the consultation process for Palmerston North City Council's (PNCC) Long Term Plan 2024-2034 to share our knowledge and insights in relation to the delivery of Local Government infrastructure projects. For the purposes of this submission our focus is on providing feedback to Council regarding the successful delivery of projects to ensure they deliver long-lasting benefit to the community.

Review of draft LTP and consultation document

Apollo has reviewed the draft LTP and associated consultation document and have identified the following key matters that are related to community infrastructure that we wish to submit upon:

Five Facts

It's great to see Item 2 that confirms PNCC is committed to investing in community facilities.

Rates Options

Apollo supports option 2

Community Facilities Options

Apollo supports option 1

Seismic Strengthening Options

Apollo supports option 1

Further Feedback

From reviewing the LTP Consultation document and, in particular, the key consultation questions, it is apparent that significant capital expenditure and its associated cost is necessary for PNCC to consider.

Whilst some rate increases and other efficiency measures may be inevitable to fund this work it is vitally important that for the benefit of the community that these valuable proposed facilities can go ahead without excessive cost being incurred.

To support future project success Apollo believes that with a smart approach to procurement and delivery, through design and build engagement and effective project packaging, there would be opportunity to save costs on these projects and potentially deliver improved outcomes for the local community.

With reference to the projects referred to in the LTP Consultation document we believe that PNCC would be more likely to be successful if taking into consideration of the following points:

Combining projects into delivery programmes – PNCC’s proposed community facility projects present a great opportunity to leverage the benefits of combining multiple projects into a single delivery programme. There are many benefits that can be obtained from this approach which include cost savings in overheads and purchasing power, consistency in delivery, reduction in client-side management resource and optimisation in scheduling. The opportunity to create value by delivering faster, better and for less cost for the ratepayers of PNCC by following this approach is significant.

Developing and delivering to realistic capital budgets for projects – recognising that Councils typically need to apply conservatism and contingency when assessing project budgets, it is important that the budget does not become over-inflated to mitigate cost risk thus resulting in that project becoming unaffordable. The worst outcome for a community is either to lose projects to an inflated budget when costs could have been reduced, or, for the initial budget to be overrun during the construction phase. Whilst consultants are typically relied upon during the early phases of a project, Apollo’s experience is that this typically leads to conservatism and over-scoping that ultimately leads to setting a project budget that is higher than necessary. It is crucial to include, during the budget and scoping phase, advice from organisations with proven experience in all aspects of project delivery from design through to construction.

Design and Build should be leveraged – Apollo is seeing more Local Government and Central Government projects move to Design and Build due to:

- **Single Point of Responsibility:** With Design and Build, there is a single entity responsible for both design and construction. This can streamline communication, decision-making, and simplify accountability throughout the project lifecycle.
- **Faster Project Delivery:** Since the design and construction phases can overlap, Design and Build projects often have shorter timelines compared to traditional methods. This can result in faster project completion and earlier occupancy and utilisation.
- **Cost Certainty:** Design and Build contracts often include a fixed price or a guaranteed maximum price, providing more certainty regarding project costs. This can be appealing to clients who want to avoid cost overruns.
- **Innovation and Collaboration:** Design and Build encourages collaboration between designers and builders from the early stages of a project. This can lead to innovative solutions and value engineering, potentially resulting in better project outcomes.
- **Reduced Administrative Burden:** Since there's only one contract and one point of contact, the administrative burden on the client is reduced compared to managing separate contracts for

design and construction.

We recommend that Design and Build be considered as an engagement and contracting methodology for the construction of PNCC's proposed projects and encourage this method to be explored as much as possible. Design and Build is sometimes considered as an appropriate methodology for 'cheap and quick' project types. The reality is that Design and Build, with the right team on board, is suitable for virtually any project type - with the true benefit being the project is delivered to a fixed price with one point of accountability for design and construction that means variations and programme extensions that so often blight Council projects are negated.

Facility utilisation predictions should be optimistic – Apollo has seen first-hand how community assets are utilised to far greater levels than initially predicted during the planning phase. Sometimes demand estimates are based on the existing unfit for purpose facility. Innovative and best practice community facility design will cater for a far wider range and greater number of users if designed well. Apollo recommend to SDC that the projected utilisation of Community Assets, particularly those in highly engaged communities, be considered using predictions that are at the high end of probability.

Apollo Projects appreciates the opportunity to provide feedback to PNCC in relation to the draft Long Term Plan 2024-2034.

Should it be available, we would appreciate the opportunity to present in person during the LTP hearing process.

Yours Sincerely,



Simon Wall

General Manager – Strategy and Relationships

apolloprojects.co.nz



1212

From:
To: [Submission](#)
Subject: [#BTW201190] Submission on the Long-Term Plan 2024-34 - LT Projects Limited
Date: Thursday, 9 May 2024 3:20:28 PM
Attachments:

Kia ora,

[Submission on the Long-Term Plan 2024-34](#)

Please find attached submission made on behalf of LT Projects Limited.
It follows the structure of the submission form.

Look forward to any response,
Ngā mihi

DARELLE MARTIN Pou Whakamāhere Taiao | Senior Planner **MNZP 7(2)(a) Privacy**

BTW
COMPANY

Ngāmotu – New Plymouth
179-181 Courtenay Street, PO Box 551, New Plymouth 4340, +64 6 759 5040

Kirikiroa – Hamilton
517 Anglesea Street, PO Box 1229, Hamilton 3240, +64 7 595 0020

Taupō
12 Ashwood Avenue, Taupō 3330

info@btw.nz | www.btw.nz



CREATING A
BETTER FUTURE
SINCE 1973

Your Reference : Submission on Draft LTP

Our Reference : 201190

9th May 2024

Palmerston North City Council
submission@pncc.govt.nz

Dear Sir/Madam,

Submission on the Draft Long-Term Plan 2024-34

Name / Organisation: This submission is made by BTW Company Limited on behalf of LT Projects Limited, of which Chris Lowe and Michael Taylor are directors.

Address for Service: c/o Darelle Martin, BTW Company, PO Box 551, New Plymouth 4340

Email:

Phone: 06 759 5040

Wish to speak in support of submission at a hearing: Yes

INTRODUCTION

LT Projects was established in 2020 with the purpose of aiding the Kākātangiata area through land acquisition and residential development. Michael Taylor and Chris Lowe are the Directors, and are Managing Directors of other companies based in the Manawatu and Palmerston North area.

The submitters' interests align with supporting, employing and housing local families in the community through current and future works and working collaboratively with the community, council and consultants to provide a longer-term development strategy for the Kākātangiata development area.

Further detail on the submitters and their involvement in Kākātangiata to date are explained in their submission on the Future Development Strategy, provided in Appendix A for information.

SUBMISSION

- Headings of the submission form are in *underlined italics*
- Questions from the submission form are in *italics*
- Comments from the submitter are in plain text

Rates review questions

Community facilities questions

City centre transformation questions: seismic upgrades of landmark facilities

Development contributions questions

For the above four topics for queries as per the submission form, no comment is made.

Please tell us why you've selected these answers, and any other feedback you have about the proposed changes to our Development Contributions Policy.

See below (Table 1).

Table 1: Specific Submission Points

Point	Reference and Text	Oppose / Support and Reasoning	Relief Sought
1.	<i>[4.6] Growth in the District</i>	Oppose Parts of Kākātangiata in closer proximity, such as the submitters' property, have had substantial research and structure planning undertaken already by both council and developers, and could reasonably be developed within the next three years. It is proposed that Kākātangiata is added to the list of areas. The identification of Kākātangiata as a medium term place for residential growth is supported. This would align with the submitters' requests in their submission made on the Future Development Strategy, accordingly both documents would be consistent.	Add Kākātangiata to the list of areas for short term residential development, and facilitate funding of any required stormwater modelling to support it.
2.	<i>Option 1: Preferred Option</i> <i>To adopt the proposed amendments to the Policy and continue to use development contributions as a mechanism to pay for the growth-related costs of infrastructure provision.</i>	Support The submitters agree this is the more reasonable option	Adopt the DC policy with amendments as submitted earlier in this letter

General comment areas

Please share any feedback you have about our vision, goals and plans

No comment

Please share any feedback about our proposed transport projects

The submitters support the following statement from the website the submission form links to¹:

¹ <https://www.pncc.govt.nz/LTP/What-were-asking-you-about/Our-plans-for-transport>

- “\$32M – new roads in Kākātangiata”

Please share any feedback about our proposed plans for water and how we will fund Nature Calls

The submitters support the following statements from the website the submission form links to²:

- “\$27M Stormwater work to support growth at Kākātangiata”
- “\$10M Drinking water needs to support growth at Kākātangiata”

Please share any feedback about our proposed plans for housing

The submitters support rezoning of land in Kākātangiata for residential use, for a diverse range of housing types, and any development of the infrastructure required to support it. Council working with developers to make this happen is supported.

Please share any feedback about our proposed plans for growing our city

The submitters oppose any delaying of Kākātangiata rezoning and development. They support facilitation of development of Kākātangiata, and suggest further staging it could be utilised to break it into manageable pieces, with an overall structure / masterplan remaining in place. This is further detailed in the submitters’ submission on the FDS. The area of Kākātangiata in which the submitters own property would be a suitable area for a next stage following Kikiwhenua.

No other comments on the other features of the LTP that the submission form queries.

NEXT STEPS

The submitters are motivated to work with council to progress Kākātangiata, and look forward to any further communication with PNCC.

Yours sincerely,



Darelle Martin MNZPI
Senior Planner

(on behalf of LT Projects Limited)

APPENDICES

Appendix A Submission on FDS

² <https://www.pncc.govt.nz/LTP/What-were-asking-you-about/Our-plans-for-water>

APPENDIX A

SUBMISSION ON FDS

Your Reference : Submission on FDS

Our Reference : 201190

3rd May 2024

Palmerston North City Council and Horizons Regional Council
planchange@pncc.govt.nz
submission@pncc.govt.nz

Dear Sir/Madam,

Submission on the Draft Future Development Strategy 2024

Name / Organisation: This submission is made by BTW Company Limited on behalf of LT Projects Limited, of which Chris Lowe and Michael Taylor are directors.

Address for Service: c/o Darelle Martin, BTW Company, PO Box 551, New Plymouth 4340

Email:

Phone: 06 759 5040

Wish to speak in support of submission at an FDS hearing: Yes

INTRODUCTION

LT Projects was established in 2020 with the purpose of aiding the Kākātangiata area through land acquisition and development. LT Projects, through land purchases and a gathering of resources and skills, intend to take this project forward.

The vision is to create more affordable section sizes, lots mixed with a different view on modern living for more affordable housing, walkways, and natural parks and waterways alongside the Mangaone Stream that create opportunities for recreation walking and cycling.

Michael Taylor is Managing Director of JJ Niven Engineering Ltd, a mechanical engineering company based in Palmerston North since 1903, employing 33 staff. Chris Lowe is Managing Director of Avantgarde Interiors Ltd based in Palmerston North since 1998, employing 4 staff.

Both have lived in Manawatu / Palmerston North area for their entire lives, with children and grandchildren also in the local area. They have business interests in Palmerston North and the surrounding area, living and working locally in the community along with family and friends.

The submitters' interests align with supporting, employing and housing local families in the community through current and future works and working collaboratively with the community,

council and consultants to provide a longer-term development strategy for the Kākātangiata development area.

The submitter's landholding with substantial involvement in the FDS is that at 231 Pioneer Highway, located adjoining the western city boundary and Harness Racing Club grounds. Refer to Figure 1 and Figure 2 for images. The site is undeveloped, of flat topography, divided into paddocks with fencing and some small stands of trees. At its northeast extent, the site adjoins the Mangaone Stream and is separated from it by its stopbank which is in a riparian reserve.

With regard to the District Plan (Figure 2) the site is in the Rural Zone. It has no overlays, though the Mangaone Flood Protection Zone and its Designation (ID 85, flood control / stopbank purposes for Horizons Regional Council) are present on the adjacent Mangaone Stream to the east.

As a greenfield site of some 14.77 Ha (refer to Lot 1 in Figure 1), the property offers significant potential to support holistic structure planning for residential urban development in the future. The submitters are therefore key stakeholders in future Council and public processes that involve this area.

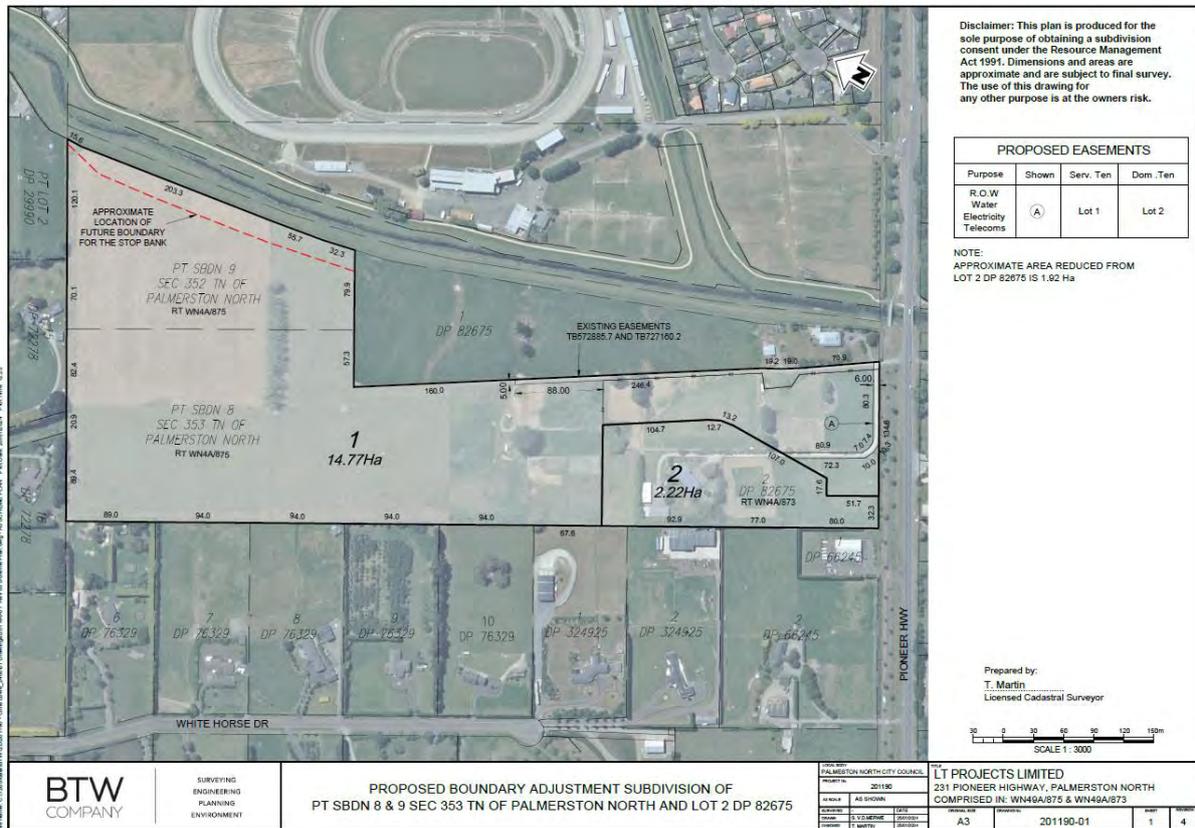


Figure 1: **Submitters' site** is Lot 1 of the scheme plan approved by subdivision consent SUB 12.2024.235.1



Figure 2: Extract from district plan maps, submitters' site is within the area outlined

The submitter's high-level aspirations for urban growth are:

- To provide sufficient land for/and a variety of housing types;
- To be involved in the processes as a key stakeholder, utilising some expert reporting already resourced by the submitter;
- For this and consenting process that result in future years, to be driven efficiently and collaboratively by council, to include the other stakeholders and interested parties such as iwi and hapū, finding solutions to challenges.

SUBMISSION POINTS

Point	Reference and Text	Oppose / Support and Reasoning	Relief Sought
<p>Well-functioning urban environments</p> <p><i>The draft future development strategy sets out our plans for creating and enhancing well-functioning urban environments.</i></p> <p><i>You can find this in section C of the draft strategy.</i></p> <p><i>Is there anything else you think should be part of our urban areas to make them well-functioning?</i></p>			
1.	No comment		
<p>Opportunities</p> <p><i>We've identified opportunities that could provide for housing, business and industrial growth. For example, vacant space in business zone buildings could be used for housing. Or more efficient transport links between Wellington and Palmerston North could allow us to provide for some of Wellington's industrial growth here.</i></p> <p><i>You can find this in section B of the draft strategy.</i></p> <p><i>Are there any opportunities we've missed?</i></p>			
2.	No comment		
<p>Constraints</p> <p><i>As part of our Future Development Strategy, we need to identify constraints to our district's growth. Affordability will always be one of the main challenges we face, as providing infrastructure to service growth comes with significant costs.</i></p> <p><i>Other constraints we've considered are:</i></p> <ul style="list-style-type: none"> • <i>stormwater ponding</i> • <i>flood-prone areas</i> • <i>flood protection structures</i> • <i>liquefaction and seismic faults</i> • <i>erosion and unstable land</i> • <i>productive rural land</i> • <i>the state highway network</i> • <i>the railway network</i> • <i>the national power grid</i> • <i>local power and gas networks</i> • <i>the telecommunications network</i> • <i>Airport noise and take-off zones</i> <p><i>You can find more information and a map of each of these constraints in appendix 1 of the draft strategy.</i></p> <p><i>Are there any constraints we've missed?</i></p>			
3.	No comment		
<p>Growing Up and Growing In</p>			

Point	Reference and Text	Oppose / Support and Reasoning	Relief Sought
4.	Scenario 1 as a concept	<p>Oppose</p> <p>The proposal containing only brownfield and higher density development is not considered to adequately provide for residential needs over the next thirty years.</p>	<p>Do not adopt this option. Alternatively, adopt an option that includes greenfield development, particularly including Kākātangiata, to provide a balance of both.</p>
<p>Growing out</p> <p><i>We're proposing 'growing out' through greenfield expansion (development of currently undeveloped land) to enable new housing at Aokautere (1,000 homes) and Kākātangiata on the western edge of the city (7,200 homes). For industrial growth, we're proposing 'growing out' through greenfield expansion at Te Utanganui, to the northeast of the city along Railway Road (288 hectares).</i></p> <p><i>Do you agree or disagree with the extent we've shown for 'growing out'?</i></p>			
5.	<p>Agree. Growing Out is a scenario that is supported by the submitter (noting the Balanced Growth approach is assessed later)</p>		
<p>Please explain why, along with any other thoughts you have about 'growing out'.</p>			
6.	<p>Greenfield development provides for a range and flexibility in housing types and affordability. For example, some residents e.g. families with children or multi-generational families in one house, still require larger lot areas with yards for their use and wellbeing, which brownfields / vertical development is generally unable to provide.</p>		

Point	Reference and Text	Oppose / Support and Reasoning	Relief Sought
7.	<p><i>Map 3: Where housing growth will occur over the next 30 years</i></p> <p>Kākātangiata Urban Growth Area</p> <p>7,200 homes</p> <p>Medium, long term and beyond</p> <p>(Page 26)</p>	<p>Support, with a requested change.</p> <p>Bringing this forward to the short and medium term is supported. The stages (after Stage 1 Kikiwhenua) of Kākātangiata are proposed to occur from 2030 onwards, bringing this earlier as capacity allows would be supported to make more land for housing available sooner.</p> <p>In the short term Council should support breaking the larger Kākātangiata area into further smaller stages, with areas most feasible for development placed sooner rather than later, would reduce the scale and costs of providing new infrastructure into manageable pieces.</p> <p>The submitters' land and those other properties nearby are considered a rational place for earlier staging. They are closer to the city and therefore existing infrastructure, than those areas further west. Planning for, and developing these sites abutting the existing urban border will 'unlock' future stages later allowing a streamlined process to align with demand as it occurs</p>	<p>Stage the remainder of Kākātangiata.</p> <p>Place the submitters' land and those surrounding it, in one of the first prioritised stages for development.</p>
8.	<p><i>Map 4: Short term housing growth (within the next 3 years)</i></p> <p>(Page 27)</p>	<p>Parts of Kākātangiata could be added to this map as explained above</p>	<p>As above</p>
9.	<p><i>Affordability and funding of growth</i></p> <p>...Growth infrastructure to support growth at Kākātangiata, and Ashhurst is proposed to be funded off balance sheet.</p> <p>(Page 14)</p>	<p>Oppose</p> <p>Council should allocate some of their LTP funding to the first stages (e.g. 25%) of Kākātangiata, with the fall-back option being developer led and paid (Private Developer Agreement – PDA).</p> <p>Stages should be split into priorities, with the first stages including some council funding.</p> <p>Councils need to invest in wider infrastructure strategy and design, which should be council-funded, however PDA models could be considered for infrastructure builds.</p>	<p>The submitter would support a split option as suggested.</p> <p>The submitter also supports Council completing and funding the existing strategy and design that has already occurred in the Kākātangiata catchment.</p>

Point	Reference and Text	Oppose / Support and Reasoning	Relief Sought
10.	<p><i>Disadvantages</i></p> <ul style="list-style-type: none"> • Timing between rezoning and development unlikely to meet demand as development needs to wait for services to be extended to their site <p>(Page 123)</p>	<p>Disagree</p> <p>There are no foreseeable downfalls to rezoning Kākātangiata without it yet having access to servicing. Rezoning the area and then development progressing across it and expanding servicing networks is the typical progression of development. It does not occur in the alternative because urban-designed networks do not progress across rural land, with rezoning and residential subdivision and development occurring afterwards.</p>	<p>Do not delay rezoning Kākātangiata on the basis that services are not yet widespread in the area</p>
11.	<p><i>Disadvantages</i></p> <ul style="list-style-type: none"> • Increased cost to service infrastructure as there would be a larger number of roads and pipes to maintain over time <p>(Page 123)</p>	<p>Disagree</p> <p>Increased residential development will provide for the Development Contributions, and thereafter rates, required to service the infrastructure</p>	<p>Avoid this factor having significant weight on a decision to rezone greenfield area for urban development</p>
12.	<p><i>Disadvantages</i></p> <p><i>Increased need for additional infrastructure – such as flood protection schemes, stormwater treatment, public transport schemes, and parks</i></p> <p>(Page 123)</p>	<p>Disagree</p> <p>These features are seen as part and parcel of urban development, and are not disadvantages. They are paid for by Development Contributions and thereafter rates</p>	<p>As above</p>
13.	<p><i>Disadvantages</i></p> <p><i>Would put pressure on highly productive land</i></p> <p>(Page 123)</p>	<p>Disagree</p> <p>The reporting has already been undertaken to identify and earmark Kākātangiata for urban development for over a decade. The definition of Highly Productive Land therefore does not apply to it. The fact that it would otherwise be considered HPL is therefore irrelevant. Effects on any HPL nearby or adjacent it, are able to be controlled via typical District Plan measures such as setbacks from intensive farming.</p>	<p>Disregard HPL as a disadvantaging factor</p>

Point	Reference and Text	Oppose / Support and Reasoning	Relief Sought
14.	<p><i>Disadvantages</i></p> <p><i>Higher development costs in areas growing to the east, west, and parts of the north and south of the district due to liquefaction risk</i></p> <p><i>(Page 123)</i></p>	<p>Neutral</p> <p>Engineering solutions to ground conditions are improving every year. Arguably, liquefaction is lower on the risk scale for health and safety of people than other natural hazards such as flooding. The submitters' land within Kākātangiata (and much of the structure plan) is not identified in the draft FDS Appendix 1 as particularly at risk of flooding or stormwater inundation, which is considered to be a benefit offsetting the liquefaction risk. Therefore, it is not considered that Kākātangiata should have disproportionately higher development costs than other areas affected by other natural hazards. In the area of Palmerston North city, finding the perfect site for residential development is highly unlikely. Developers are ready to react to the features or challenges, and the opportunities, that their different properties present.</p>	<p>Avoid this factor having significant weight on a decision to rezone greenfield area for urban development</p>
15.	<p><i>Disadvantages</i></p> <ul style="list-style-type: none"> • Increased urban sprawl: Potential for increase in vehicle kilometres travelled with growth areas at the edges of our existing urban environment • Higher carbon emissions due to increased travel distances (to core business, citywide reserves, schools, entertainment facilities) and consuming more materials through all new infrastructure and development <p><i>(Page 123)</i></p>	<p>Disagree</p> <p>PNCC has a substantial record of successful public transport systems which are wide-reaching and affordable. This can be applied to new urban areas to reduce private vehicle use.</p>	<p>Avoid this factor having significant weight on a decision to rezone greenfield area for urban development</p>

Point	Reference and Text	Oppose / Support and Reasoning	Relief Sought
16.	<p><i>Table 9: Assessment of the Growing Out scenario as an appropriate growth strategy for Palmerston North</i></p> <p><i>Our urban spaces have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces...</i></p> <p><i>Based on the above, this scenario is expected to contribute little to this objective.</i></p> <p><i>(Page 125)</i></p>	<p>Disagree</p> <p>The assessment provided disregards the holistic structure planning nature of Kākātangiata to provide the features mentioned such as housing, jobs, community services, open spaces and natural spaces. For example, Kākātangiata itself has four mixed-use local centres (i.e. space for commercial and business uses, and social services), and substantial parks and reserves. Accordingly, people's needs will be serviced by these smaller centres, including for job opportunities, without them necessarily needing to travel into the city centre.</p>	<p>Proceed with Kākātangiata in the knowledge that it does provide appropriate accessibility for people between the facilities they need for their wellbeing.</p> <p>Increase the score for this objective from 1 to 2.</p>
17.	<p><i>Table 9: Assessment of the Growing Out scenario as an appropriate growth strategy for Palmerston North</i></p> <p><i>We work with, not against, the natural characteristics of our location to promote community and environmental wellbeing...</i></p> <p><i>Based on the above, this scenario is expected to contribute little to this scenario as most greenfield areas would require new protection measures.</i></p> <p><i>(Page 126)</i></p>	<p>Disagree</p> <p>Much of the city and surrounds were historically river plains and/or wetlands. The baseline is therefore an area with flood/inundation and erosion prone land. The way the assessment is worded suggests that most greenfield areas are unsuitable or unreasonable to develop. This is not considered to be the case and smart engineering and development controls can usually be used to address potential natural hazard risks, and the local skills and experience in the region can facilitate this. Significant assessment over several decades has already been undertaken on the greenfield areas and should the natural hazard risk in the areas have been too high to overcome, they would not have made it this far in the FDS and district planning processes. It is noted that Kākātangiata also is a substantial greenfield area not unduly affected by erosion or inundation risk, only liquefaction.</p>	<p>Proceed with the greenfield areas with lesser flood and erosion risk first, in particular Kākātangiata.</p> <p>Increase the score to 2.</p>

Point	Reference and Text	Oppose / Support and Reasoning	Relief Sought
18.	<p><i>Table 9: Assessment of the Growing Out scenario as an appropriate growth strategy for Palmerston North</i></p> <p><i>The impact of urban growth on highly productive land is minimised...</i></p> <p><i>Based on the above, this scenario is not expected to contribute to this objective.</i></p> <p><i>(Page 126)</i></p>	<p>Disagree</p> <p>This assessment disregards the specific direction set by the National Policy Statement for Highly Productive Land, which is that land which is identified for future urban development in the next 10 years in strategic planning and/or FDS documents is excluded from the definition of Highly Productive Land (HPL). The baseline is therefore that some of the land identified for potential greenfield development is therefore already not considered to be HPL, and cannot and should not be reviewed afresh as purely rural land. This will otherwise disregard over a decade's work and planning processes preceding the NPS-HPL, and the direction of the NPS-HPL itself.</p> <p>Kākātangiata in particular has been identified for future urban development since 2009.</p> <p>Scoring this development proposal a 0 is accordingly misleading.</p>	<p>Amend the assessment to correctly narrow down which specific greenfield areas are identified for potential future urban development in this draft FDS, that did not meet the definition of 'identified for urban development' in the NPS-HPL prior to this draft being released.</p> <p>Increase the score, recognising that the majority (if not all) of the greenfield areas in the draft FDS are not required to be protected for rural productive uses under the NPS-HPL.</p>
<p>Anything else?</p> <p>What other information could be useful for considering the next 30 years of growth for the district?</p>			
19.	<p><i>Figure 2: Growth capacity and locations over the short, medium, and long term</i></p> <p><i>(Page 24)</i></p>	<p>Oppose</p> <p>This graph differs to that in the Statement of Proposal (SOP) document. It shows the remainder of Kākātangiata (after Kikiwhenua) due to start about 2032 instead of 2030 as it is in the SOP.</p>	<p>Stage the remainder Kākātangiata.</p> <p>Place the submitters' land and those surrounding it, in one of the first prioritised stages for development.</p>

Point	Reference and Text	Oppose / Support and Reasoning	Relief Sought
20.	<p><i>State Highway Network Improvements</i></p> <p>Speed changes along Pioneer Highway from the current 50 km/h speed sign to Longburn, per Map 20 and Map 21</p> <p><i>(Pages 59 and 60)</i></p>	<p>Support</p> <p>Speed changes to reduce the speed in this are supported. They will provide for safer access into the Kākātangiata areas such that urban development can be facilitated.</p> <p>This should be brought forward to a short term change to provide for the area being developed in the short to medium term. This also could be split in accordance with staging as suggested, such that the eastern part of the highway becomes 50 km/h sooner than the western part closer to Longburn.</p>	<p>Maintain as proposed or split to align with staging of Kākātangiata as suggested by the submitter</p>
21.	<p><i>Telecommunications network</i></p> <p><i>Major growth projects currently being undertaken by Chorus to support growth are:...</i></p> <p><i>Palmerston North, West End, Pioneer Highway, bulk fibre feeder capacity upgrades</i></p> <p><i>(Page 68)</i></p>	<p>Support</p> <p>Extensions to network utilities required to provide for urban expansion for high quality residential living are supported by the submitter</p>	<p>Continue to facilitate Chorus growth projects</p>
22.	<p><i>Electricity and gas networks</i></p> <p><i>(General information on page 69)</i></p>	<p>Support</p> <p>Extensions to network utilities required to provide for urban expansion for high quality residential living are supported by the submitter</p>	<p>Continue to facilitate Powerco electricity and gas projects</p>

Point	Reference and Text	Oppose / Support and Reasoning	Relief Sought
23.	<p><i>Affordability and funding of growth</i></p> <p>For Kākātangiata and Ashhurst, all growth programmes sit in the medium and long term. Funding is proposed to be provided through an external funding mechanism (such as an Infrastructure Funding and Financing Levy or developer agreement).</p> <p><i>Funding of infrastructure in growth areas through Infrastructure Financing and Funding levies is still subject to an application to Crown Infrastructure Partners. If the application was to be unsuccessful this may impact the shape of our growth strategy. In addition, these changes do not prevent developers lodging private plan change applications enabling development sooner than we have scheduled the funding to support growth. If private plan change applications were received this may also impact the shape of our growth strategy.</i></p> <p>(page 71)</p>	<p>Oppose</p> <p>It is not considered that all of Kākātangiata needs to be delayed to a medium to long term plan. As explained earlier, further staging to open up areas most suitable for development is a potential solution.</p> <p>Commentary in this section of the report suggests that subdivision and development need to be delayed until the outcomes of an Infrastructure Funding and Financing Levy application is known. This is not the case, as some developers have the resource and drive to work with council immediately and in the short term.</p> <p>This does not mean urban development proceeds unchecked; it still requires all typical master/structure planning processes. It is understood that council hold significant information on Kākātangiata already, therefore development sooner rather than later is feasible.</p>	<p>Stage Kākātangiata, prioritising land closest to the city including the submitters' property, and provide for those first stages to commence in the short to medium term.</p> <p>By undertaking this, an initial stage will 'unlock' further development by addressing key infrastructure crossing the Mangaone Stream meaning that as demand seeks development this structure plan area is ready to facilitate it.</p>

Point	Reference and Text	Oppose / Support and Reasoning	Relief Sought
24.	<p><i>Stormwater in our greenfield growth areas, Aokautere, Kākātangiata, Te Utanganui and Ashhurst will need to be carefully managed to enable growth, but these areas present the greatest opportunity to have best practice, nature-based stormwater systems including detention ponds and stormwater corridors. The 200 year model (Map 28) shows the depths that affect our growth areas. Map 13 shows the stormwater infrastructure requirements for these areas (excluding Ashhurst, which are still subject to investigation). As part of addressing this constraint, we will need to prepare a Stormwater Management Strategy for the City and are likely to need to change our District Plan to introduce permeable surface controls, stormwater management overlays, and other stormwater related performance standards for development in the city. Ultimately, investigations undertaken as part of the Stormwater Strategy may result in the extent of the existing urban environment that could grow up being affected. We will complete a Stormwater Strategy then revisit what this constraint means for our Strategy.</i></p> <p>(page 73)</p>	<p>Support</p> <p>A Stormwater Management Strategy to inform subdivision and development at Kākātangiata is supported.</p>	<p>Action the Stormwater Management Strategy reporting immediately, such that it can go on to inform structure planning at Kākātangiata and facilitate its transition to residential use</p>
25.	<p><i>State Highway Network</i></p> <p><i>The restricted access roads traverse Kākātangiata and adjoin the already zoned Kikiwhenua, Whakarongo and Napier Road Extension residential areas. For the already zoned land the restricted access constraint has been worked into the areas' structure plans and performance standards in the District Plan. For Kākātangiata we will work through the restricted access road constraint as part of preparing the structure plan and plan change for the area.</i></p> <p>(page 88)</p>	<p>Support</p> <p>Addressing the restricted access constraint for Kākātangiata is supported.</p> <p>This could be done in stages as suggested earlier, with focus on the eastern portion of Pioneer Highway first.</p> <p>The recent boundary adjustment subdivision undertaken by the applicant at their site, was design with regard to the current available plans for Kākātangiata which include a roundabout intersection almost immediately west of the site. This demonstrates the submitters' intentions to support the structure plan area developing.</p>	<p>Stage revising the restricted access provisions with NZTA, with focus on the eastern portion of Pioneer Highway first.</p>

Point	Reference and Text	Oppose / Support and Reasoning	Relief Sought
26.	<p><i>Map 34: State Highway Network</i> <i>NZTA Recommended Noise Setback</i> <i>(Page 89)</i></p>	<p>Oppose</p> <p>At the time of any plan changes, this setback requires careful consideration. A Noise Setback is illustrated substantially into the sites adjacent Pioneer Highway and out to Longburn. Should this be an area where development is prevented, this is opposed as this can unduly reduce land available for urban development without proportional benefits, noting that modern construction includes noise insulation design. Should the Noise Setback relate to requirements for noise insulation of habitable rooms (or similar), this needs to be a fair standard which is not overly onerous on increasing the price of housing. It should be consistent across the city.</p>	<p>Involve the submitter and others with land adjacent proposed Noise Setback overlays in future processes in order to consider their, and future residents, interests.</p>
27.	<p><i>Summary – Our constraints</i> <i>Highly productive land</i> <i>Our identified growth areas have long been signalled in Palmerston North City Council's strategic documents and are considered suitable for commencing development in the next 10 years. This is not a relevant constraint to our growth plan unless growth areas' development does not commence in the next 10 years. We will keep an eye on this as our alternative funding mechanisms are explored or as amendments to the National Policy Statement for Highly Productive Land come into force.</i> <i>(Page 102)</i></p>	<p>Support</p> <p>The development of Kākātangiata in the next ten years is supported and would be an efficient use of resources including all reporting already undertaken by council. Delaying development, resulting in any situation where the highly productive land in Kākātangiata becomes unavailable for urban development, should be avoided.</p>	<p>Maintain Kākātangiata for urban development for the long-term</p>

Point	Reference and Text	Oppose / Support and Reasoning	Relief Sought
28.	<p><i>Housing Capacity</i></p> <p><i>Based on our previous residential growth planning, plan changes are being prepared for the following greenfield areas for development in the medium to long term:...</i></p> <p><i>The Kākātangiata Urban Growth Area – capacity for 7,200 dwellings with some in the medium term, long term and beyond.</i></p> <p><i>These areas will need development and additional infrastructure to support their development. The draft 2024 Long Term Plan has programmes for this. As mentioned previously, these have shifted the timing of development infrastructure for Ashhurst and Kākātangiata beyond what was understood at the time of writing the Assessment.</i></p> <p><i>(Page 108)</i></p>	<p>Oppose</p> <p>Shifting the timeframe for Kākātangiata being available for urban development out past what was previously proposed is opposed.</p> <p>The submitters support the area being rezoned sooner than 10 years for the reasons previously explained, and further staging is proposed as a method to enable this.</p> <p>The Long Term Plan commentary in the FDS suggests it is a barrier to development. The submitters propose that council work with developers who anticipate and are resourced to provide for funding of services needed to make their developments happen.</p>	<p>Make Kākātangiata available for development as soon as possible, working with developers and landowners to facilitate this</p>
29.	<p><i>Table 5: Summary of Palmerston North housing demand and capacity</i></p> <p><i>(Page 109)</i></p>	<p>The submitter supports undertaking the actions needed to enable development as they apply to Kākātangiata but submits that these are achievable, for at least some stages of Kākātangiata (additional to Kikiwhenua) in the short term, sooner than 3-10 years.</p>	<p>As above</p>
Scenario 4 – Balanced Growth			
30.	<p>Scenario 4 as a concept</p> <p>(Page 133)</p>	<p>Support</p> <p>Greenfield development into Kākātangiata is supported</p>	<p>Maintain Kākātangiata as one of the first greenfield areas to be developed</p> <p><u>And</u></p> <p>Implement submission points made earlier for Scenario 2 Growing Out</p>

Point	Reference and Text	Oppose / Support and Reasoning	Relief Sought
31.	<p><i>Disadvantages</i></p> <p><i>Growth would be reliant on private plan change requests if supply not maintained across all development types</i></p> <p><i>(Page 133)</i></p>	<p>Oppose</p> <p>Growth need not be reliant on private plan change requests, as council are able to drive rezoning plan changes themselves.</p> <p>However, private plan change requests in themselves can be positive; developers identify gaps in the market and take action in order to increase supply to meet demand.</p> <p>There is good potential for council to continue working with motivated developers to facilitate plan changes where the need is identified. Resources and information can be pooled and this has efficiencies for the process and the affordability of the end products (residential lots for housing).</p>	<p>Be open to appropriate plan change processed and engage with motivated developers, such as the submitter and for Kākātangiata.</p>
32.	<p><i>Map 44: Scenario 4 – Balanced growth</i></p> <p><i>(Page 134)</i></p>	<p>Support</p> <p>Identification of Kākātangiata for urban growth is supported</p>	<p>Maintain as proposed</p>
33.	<p><i>Table 11: Assessment of the Balanced Growth scenario as an appropriate growth strategy for Palmerston North</i></p> <p><i>(Page 135 through 138)</i></p>	<p>Support</p> <p>The scoring and reasoning of the assessments is supported</p>	<p>Maintain as proposed</p>
34.	<p><i>Scenario Assessment – Summary of all scenarios</i></p> <p><i>(Page 139)</i></p>	<p>Support</p> <p>Balanced growth scenario having the highest score is supported.</p>	<p>Proceed with Balanced Growth scenario provided it maintains Kākātangiata as a growth area</p>
35.	<p><i>Appendix 5: Palmerston North Growth Area Plans</i></p> <p><i>Figure 22: Draft Kākātangiata Residential Area Structure Plan</i></p> <p><i>(Page 161)</i></p>	<p>Support</p> <p>The inclusion of this draft plan is supported. The submitter is motivated to continue to work with council on proceeding with Kākātangiata.</p>	<p>Maintain Kākātangiata in the growth strategy and work with landowners and developers to further refine and facilitate its progress to becoming a residential area.</p>
Do you have any other comments you'd like to make on the future development of Palmerston North?			
36.	No comment		

ADDITIONAL POINTS

The submitters are motivated to work with council to progress Kākātangiata, as demonstrated by:

- The recent land acquisition via the boundary adjustment subdivision already explained that aligns with Council's current structure plan works,
- Ongoing consultation and engagement with Council and local Iwi whether within consultation processes or independently and;
- Having already commenced background structure planning exercises, with draft designs provided for interest in Appendix A.

Acknowledging that a significant amount of work and resources go into a plan change process (whether council- or developer-led), the submitters have commenced some draft designs guided by research already undertaken by PNCC, in order to understand their site and surrounds, the potential for urban development, and to be able to supply this to council for use when the time arrives. The plans demonstrate how the submitters are already considering the following features (for example):

- A range of development densities
- Land uses including residential and mixed use / smaller town centres
- Lot sizes
- Dwelling typologies
- Bulk and location design standards
- Spaces for recreation and servicing
- Roading, and connections with the State Highway
- Interaction with Mangaone Stream

NEXT STEPS

The submitters and representatives will welcome discussion and queries at the hearing and/or beforehand as desired.

Yours sincerely,



Darelle Martin MNZPI
Senior Planner

(on behalf of LT Projects Limited)

ATTACHMENTS

Appendix A Draft Structure Planning of Submitters' Area of Kākātangiata

APPENDIX A

**DRAFT STRUCTURE PLANNING OF
SUBMITTERS' AREA OF
KĀKĀTANGIATA**

BOON

231 Pioneer Highway - Land Development

Palmerston North

6639 Issued For: **Information**
May 2024

BOON Limited

A / 131 Courtenay Street, New Plymouth, 4310

P / 06 757 3200 E / office@boon.co.nz W / www.boon.co.nz

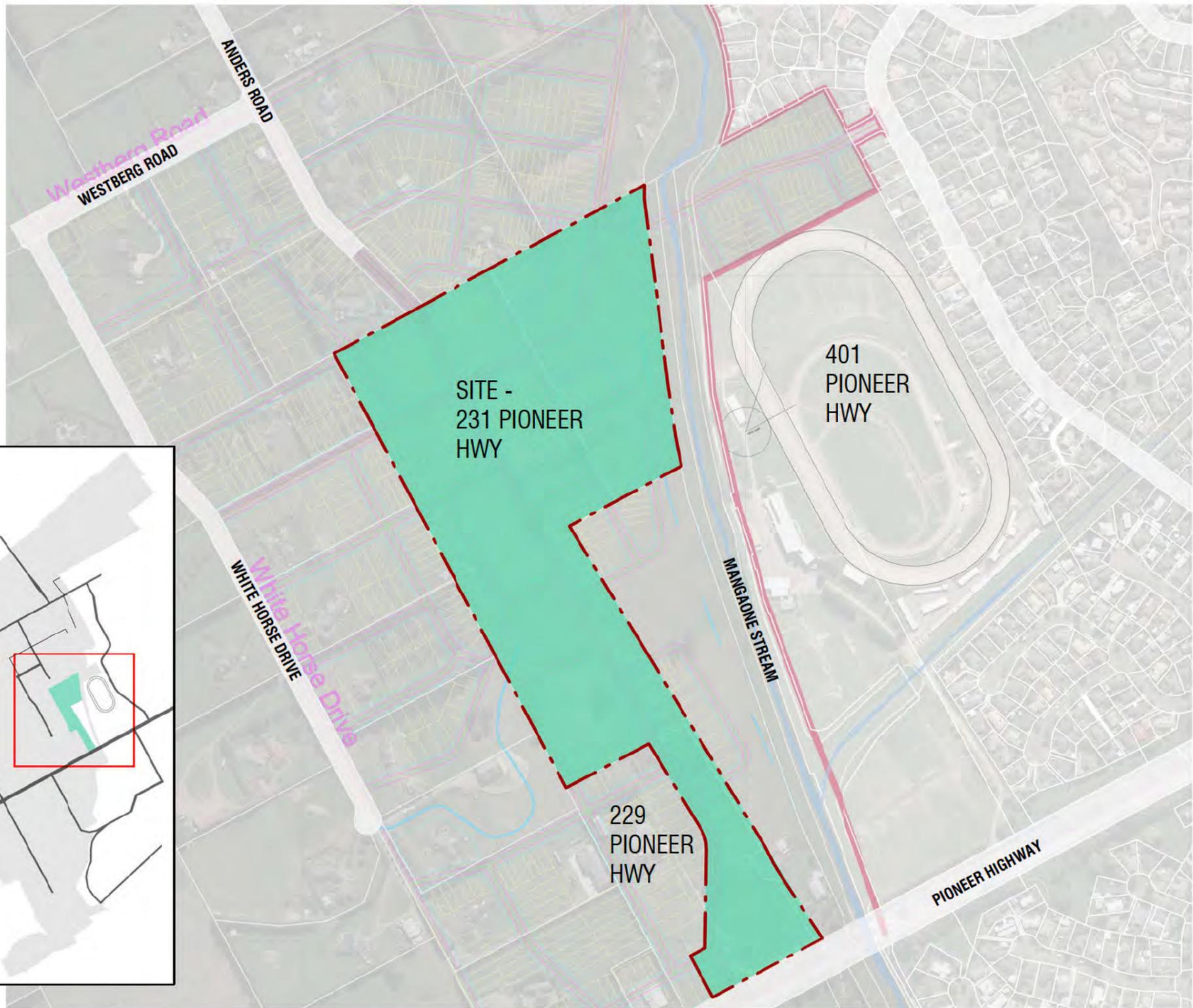
DRAFT ONLY

ALL CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE JOB BEFORE COMMENCING ANY WORK. DO NOT SCALE. © COPYRIGHT ON THIS DRAWING IS RESERVED.



PALMERSTON NORTH AREA

- KĀKĀTANGIATA FUTURE GROWTH AREA
- PALMERSTON NORTH CITY EXTENT
- SITE - 231 PIONEER HWY
- MANAWATŪ RIVER
- AIRPORT
- MASSEY UNIVERSITY
- TE HŌTU MANAWA O RANGITĀNE O MANAWATŪ MARAE



Existing Site Plan
Scale 1 : 5000 (A3)

231 PIONEER HWY CURRENT LOT BOUNDARY

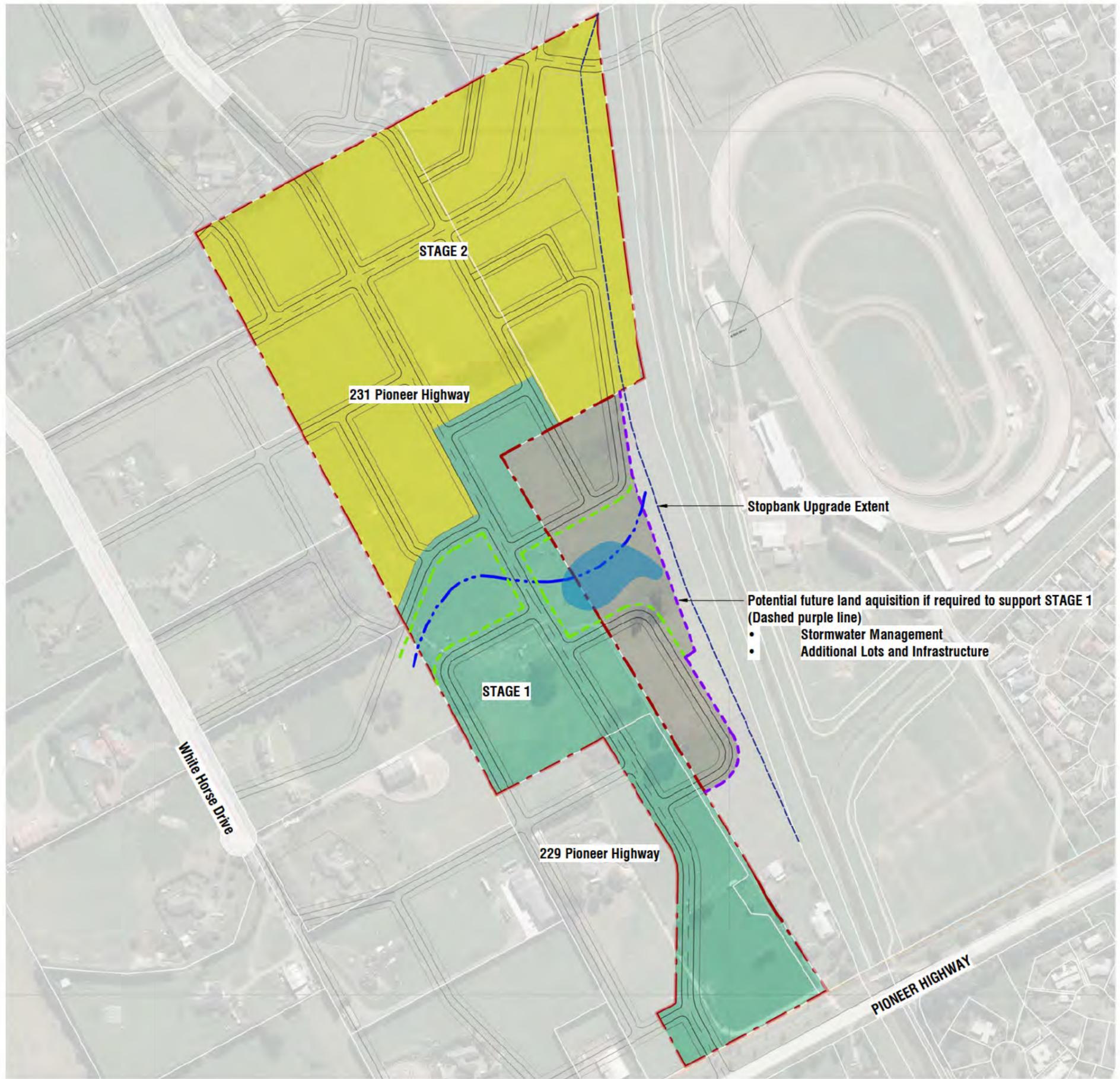
Existing Site Plan | **BOON**
design thinkers

231 Pioneer Highway - Land Development					
Job No.	Scale [A3]	Drawing No.	Rev	Address	
6639	As indicated	SK1.00		Palmerston North	

Status:
Information
Print Date
3/05/2024 1:36:06 pm

A/131 Courtenay St, New Plymouth
4310, New Zealand
P/06 757 3200
E/office@boon.co.nz
W/boon.co.nz

ALL CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE JOB BEFORE COMMENCING ANY WORK. DO NOT SCALE. © COPYRIGHT ON THIS DRAWING IS RESERVED.



- Key**
- Green Open Space
 - Storm water retention
 - Proposed Roads
 - - - Site Boundary
 - - - Historic Mangaone Stream to be represented through the following mechanisms:
 - SW retention
 - Openspace path network
 - surface treatments to paving
 - swales & plantings
 - play & sculpture

Zoning Table

STAGE	Zone	Min. Lot size	Building typology	Min. Front setback	Max. height	Number of lots (approx)*
	Medium density residential (A)	150m ²	3 storey fully attached terrace houses	3m	11m TBC	114
	Medium density residential (B)	200m ²	2-3 storey semi-detached houses	3m	11m TBC	63
	Low density residential or transition	350m ²	2 storey semi-detached houses (or detached allowed for transitional lots)	6m	9m TBC	70
	Medium density mixed use	150m ²	3 storey fully attached terrace houses with ground floor mixed-use permitted activity	1.5m	12m TBC	30

Proposed Staging Plan
Not to Scale

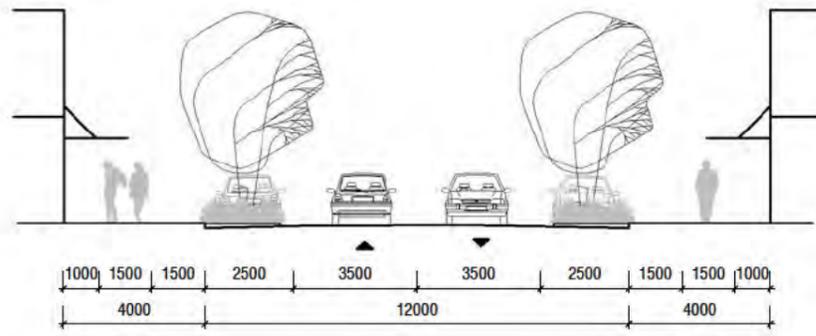
Proposed Development Plan | **BOON**
design thinkers

231 Pioneer Highway - Land Development
 Job No. 6639 Scale [A3] Drawing No. SK1.01 Rev As indicated
 Address Palmerston North

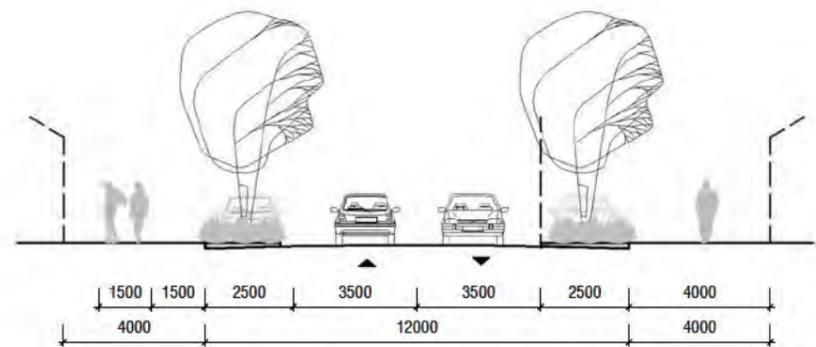
Status: Information
 Print Date: 3/05/2024 1:36:08 pm

A/131 Courtenay St, New Plymouth 4310, New Zealand
 P/06 757 3200
 E/office@boon.co.nz
 W/boon.co.nz

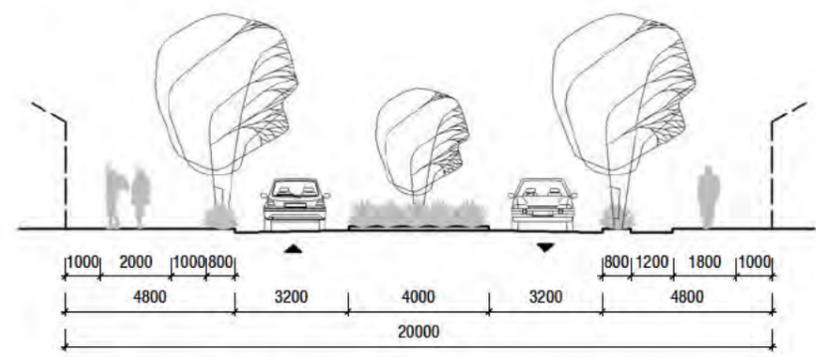
ALL CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE JOB BEFORE COMMENCING ANY WORK. DO NOT SCALE. © COPYRIGHT ON THIS DRAWING IS RESERVED.



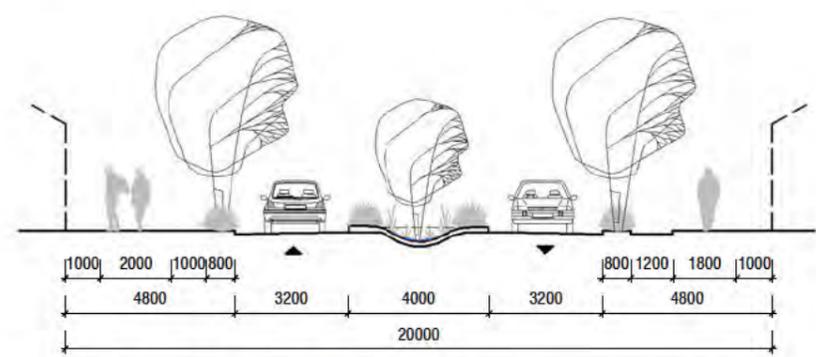
ST1



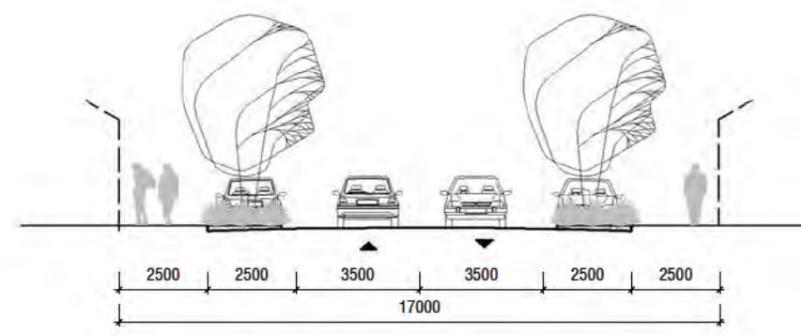
ST2



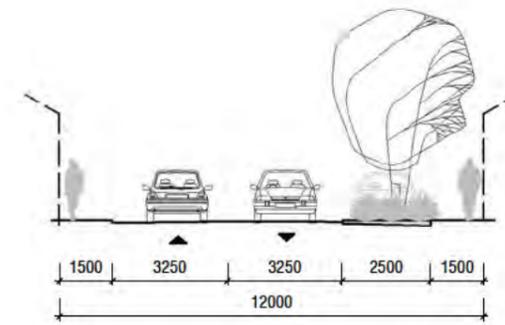
ST3 - Typical Planting



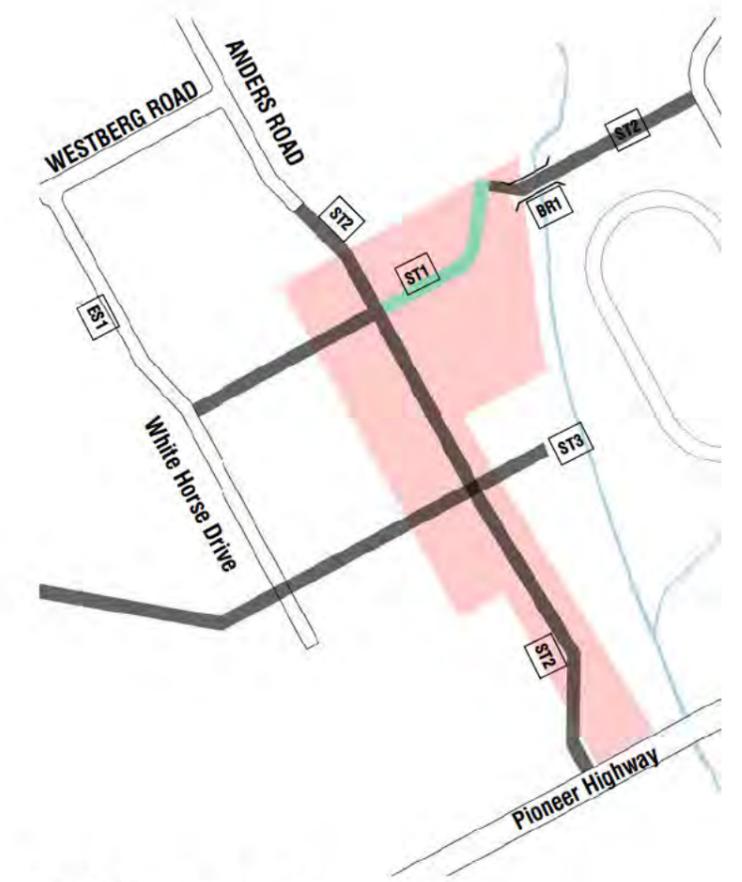
ST3 - Swale Planting scenario



ST4



ST5



Roads Diagram Revised
Scale 1 : 10000 (A3)

Streets & Roads Typologies (TBC)

Road type	Road Reserve Width	Road Width	Carpark	Cyclelane	Walkway & Verge area
ST1	20m	7m	(yes) both sides	-	4m
ST2	20m	7m	(yes) both sides	-	4m
ST3	20m	6.4m	no	1.2	1.8m/2m
ST4	17m	7m	(yes) one side	-	2.5m
ST5	12m	6.5m	(yes) one side	-	1.5m
ES1	EXISTING - confirm on site	cos	cos	cos	cos

Typical Streets Typology



Homes for People Trust – PNCC LTP Submission

Homes for People is a social enterprise, established in July 2016, that exists to alleviate poverty by providing affordable housing to low income persons and families. Homes for People is a response to the barriers many people find to entering the housing market, both the home ownership and rental housing markets. We have a skilled and passionate team with a wide range of valuable skills and have successfully constructed 29 homes in the Manawatu and Horowhenua regions, eight practically complete awaiting titles, with another 30 plus homes in various stages of the development pipeline.

Homes for People have successfully delivered a variety of assisted homeowner outcomes. Two of our programmes are accredited through the governments Progressive Home Ownership programme. Homes for People are also a government accredited Transitional Housing provider, serving up to 67 households within the Palmerston North Community.

Provincial New Zealand has growing housing needs. In Whanganui, the recent acquisition of 7 Gilmore Street, Gonville, Whanganui is our first development site achieved under a newly established entity; Community Impact investment. This property sits between two similar sized parcels of land owned by Whanganui District Council. (WDC). This location ideally suits housing for first homeowners, people looking to downsize and potential for additional community housing outcomes. We are engaging with the WDC to explore how we could work together on this project, and on other housing opportunities.

We applaud PNCC for the recent decision to consider setting up a trust or council-controlled organisation (CCO) to manage the council's social housing portfolio, including Summerhays Street. We support moving in this direction. We would like to explore how we might work with Palmerston North City Council to assist with developing this model and transition for the betterment of our community.

We would like to speak in support of our submission.

Ngā mihi



Vaughan Dennison
In conjunction with Darren Birch (Co- Founder & CEO)
Homes for People Trust. |. E: |. M:

1214

From: [Palmerston North City Council](#)
To: [Submission](#)
Subject: Fwd: PNCC LTP Submission from Wellington Fish and Game
Date: Thursday, 9 May 2024 7:52:15 PM
Attachments:

From: 7(2)(a) Privacy

Sent: Thursday, May 9, 2024 4:37 PM

To: info@pncc.govt.nz

Subject: PNCC LTP Submission from Wellington Fish and Game

Good afternoon

Please find attached the submission from Wellington Fish and Game Council on Palmerston North City Council's LTP. We appreciate the opportunity to discuss this plan.

Thanks and regards

Ami Coughlan MSc | Resource Officer

Wellington Fish & Game Council

292 Featherston Street, Palmerston North | PO Box 1325 Palmerston North 4440

7(2)(a) Privacy

E 7(2)(a) Privacy | W <https://fishandgame.org.nz/wellington/>



Submission on the Palmerston North City Council 2024-34 Long Term Plan

from Wellington Fish and Game Council

Fish and Game

Fish and Game is a statutory entity established by Parliament under the Conservation Act 1987 to manage, maintain, and enhance sports fish and game birds and their habitats throughout the country. This model is unique in the world as it requires Fish and Game to manage a public resource and the habitats in which they reside for the benefit of all New Zealanders.

Sports fish and game birds are not the only species that Fish & Game protects with its dedicated environmental work. Its defence and restoration of rivers, lakes and wetlands, and the habitat they provide, ensures protection for endangered indigenous species like bittern, fernbirds, marsh and spotless crane, mudfish, eels and galaxiids to name just a few.

Wellington Fish and Game Council (WFGC) is the statutory manager of sports fish and gamebird resources in the Greater Wellington region and has statutory functions to maintain, manage, and enhance habitats for these species regionally.

WFGC have a strong focus on environmental advocacy and habitat protection. The legislative responsibility to maintain, manage and enhance the sports fish and game bird resource and their habitat encapsulates protections for all other species in this environment. Support in this multi-decade endeavour is sincerely welcomed. Ultimately, the environment supports us, and all other species. Ensuring and increasing ecosystem health will allow for everyone, everywhere, to enjoy all those species both native and introduced which we value so highly.

WFGC represents the interests of over 8000 license holders (sports fish anglers and game bird hunters) in the region. These recreational pursuits are part of New Zealand's cultural heritage and are woven into the fabric of our society and ethos. These New Zealanders regularly connect with nature through their angling and hunting pursuits and recognise the value of freshwater and wild habitats. They are heavily involved in bird surveys, predator control, wetland restoration and outdoor education and are, in many cases, better informed on biodiversity issues than most outdoor recreationists. Anglers and hunters have a genuine respect for the environment learned through experience.

Many of these license holders are also rate payers and WFGC expects that their interests and the interests of all ratepayers in the region are fairly represented in the Long-Term Plan and into the future.

WFGC welcomes the opportunity to provide feedback on the Palmerston North City Council's 2024-34 Long Term Plan. This submission focuses on the issues which have a potential impact on freshwater, as drinking water, storm water, wastewater, flood protections and development all impact freshwater ecosystems.

Climate resilience

The consultation document gives several targets under Goal 4 including:

- Reducing emissions and preparing for impacts of climate change on community: managing flood water, planting more trees, and supporting emissions reductions. WFGC supports these concepts, and strongly recommends implementing a “room for the river” approach to flood protection works. We urge councils to stop designing stop banks and river engineering structures that will eventually fail, potentially catastrophically, and start the process of allowing the river back into its natural flow path which creates space for floods to occur without loss to people and property.
- Reducing the impact of large rainfall events: installing larger underground pipes, creating wetland type environments, and maintaining our streams. WFGC support upgrading to larger underground pipes, and strongly support the creation of wetland type environments, both in the wider landscape and along floodplains. WFGC would also support maintaining streams but would like to see these restored and maintained as streams, rather than channelised and allowed to remain degraded as little more than drains which speed water out of the area.
- Healthy, thriving ecosystems, including native biodiversity and food security. WFGC strongly support any meaningful movement towards maintaining and restoring healthy ecosystems.
- Manawatu River and waterways restored to a healthy, respected, and connected state. WFGC strongly supports this ambition.
- Safe, affordable, sustainable, and resilient water supply. WFGC supports this, and requests that the fixing of leaking pipes and other infrastructure is a priority over finding new sources of water.
- Effective, low-carbon, wastewater collection and treatment. WFGC supports this.
- Appropriate infrastructure and development to avoid and minimise the effects of flood events. As previously stated, WFGC are supportive of this ambition. A focus on repairing leaks and infiltration should be recommended, as well as upgrading infrastructure where required.

Nature Calls wastewater consent lodged

The consultation document states there is a potential for PPP (public-private partnership) to finance, build, and operation the infrastructure for the upgraded wastewater treatment plant. Any such partnership would need to be able to be held accountable to all consent conditions and potential breaches.

Industrial land

The long-term plan speaks to rezoning land to industrial land. It will be important to ensure infrastructure can prevent pollutants from industrial zones from impacting soil or water. Changes in soil permeability may also impact stormwater needs, and these should be factored into the design process, with allowances for increased amount of rainfall and numbers of rainfall events.

Government direction change

While the change in government direction may make it easier to consent new infrastructure, it will remain important for councils to ensure communication remains open, particularly with stakeholders and those with statutory responsibilities such as Fish and Game.

We look forward to working with you in the future.

We note that councils have a mammoth task in front of them which will involve changes of direction for decision making and planning, aging infrastructure and increasing needs, and the requirement for rates to remain affordable for ratepayers. We want to work with you to create the best plans possible.

1215

From: James Rose <>
Sent: Thursday, 9 May 2024 9:22 am
To: Submission
Cc:
Subject: PNCC Submission from CCS: On behalf of the Middle School Council
Attachments: CCS Scoping Document Student Request for a New Swimming Pool in Kelvin Grove PN.pptx

Mōrena,

Please find attached a submission I am making on behalf of the Middle School Student Council.

Let me know if there is any further information we can provide you for the purposes of submission.

Nga mihi nui ki a koe mo nga mahi katoa me to koha ki to tatou kura.

James Rose
Deputy Principal

Cornerstone Christian School
119 Mihaere Drive
Kelvin Grove
Palmerston North 4414
New Zealand

Ph: (06) 356 7326
Email: 7(2)(a) Privacy
Website: www.cornerstone.ac.nz



Scoping Document to PNCC

“Can we have a swimming pool at school?”

Motion tabled by: The Middle School Student Council, Term 1, 2024

Scoping Document by:

James Rose, DP

On behalf of the student council





Disclaimer

This document outlines ideas, discussions, and inquiries solely for the purposes of supporting student voice. It does not represent a proposal or commitments in any form.

Feedback will be provided to the Middle School Council, Senior Leadership, BOT, and Proprietors Board for consideration.

No formal commitments are made by either of these groups in this document.

The “Big” Idea

We explore what a joint initiative would look like between:

- PNCC
- Cornerstone Christian School
- Interested community funding entities
- Commercial learn to swim organisations
- Manawatu Sport
- Manawatu Canoe Polo Club

to build an indoor swimming pool and Canoe Polo facility in Kelvin Grove.





The “Vision”

To meet the aquatic needs of the growing Kelvin Grove community, we envision a 50m x 25m covered swimming pool and canoe polo complex at the city end of CCS land.

The complex would include **seating capacity for 750** spectators. This complex would be expected to support dual community use and extend canoe polo endeavors, and possibly water polo endeavors, for the school and throughout the city.

Rationale

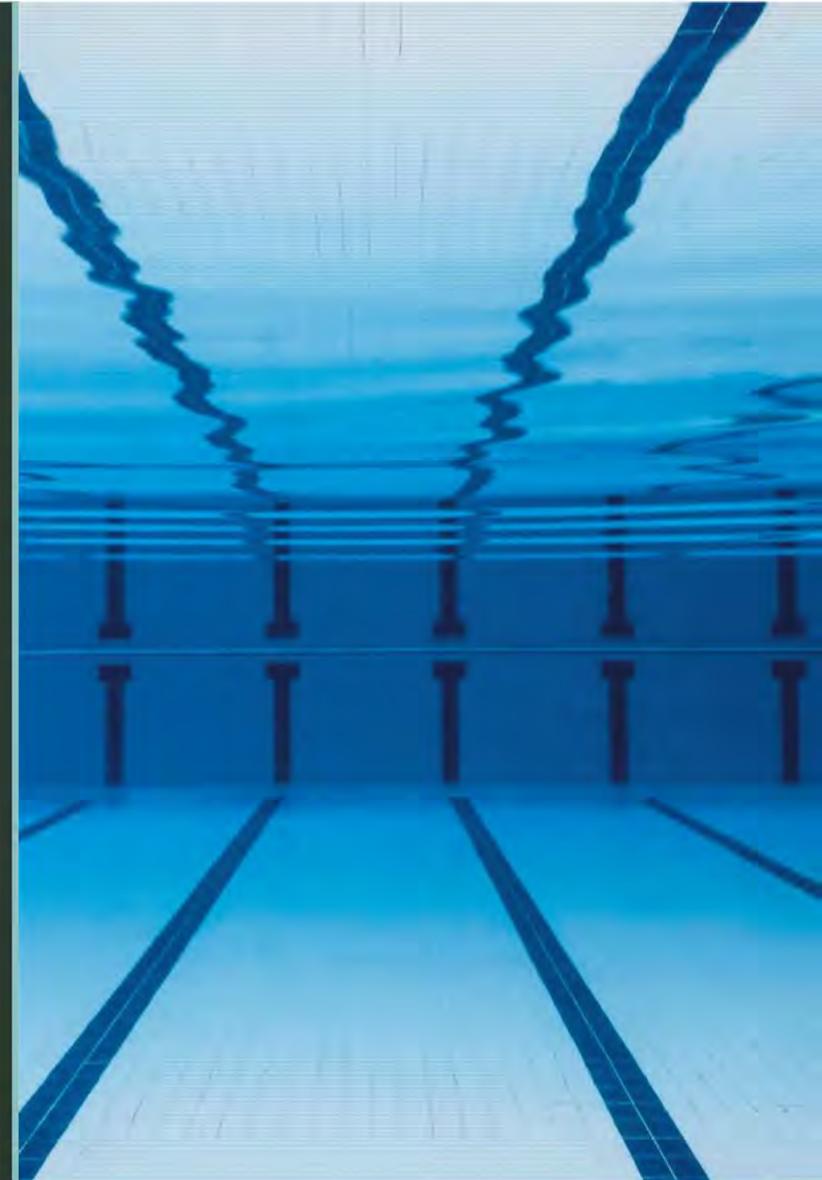
In the past, there have been suggestions the PNCC would like to develop a new swimming pool facility in PN. This could be ideal for CCS and Kelvin Grove for a number of reasons:

- ① It is currently difficult/impossible for our school to secure canoe polo practice slots at available pools due to current demand.
- ② It is costly to transport our children to available venues to try and engage them in learn to swim programmes.
- ③ There are many children and young people in the Kelvin Grove area that would also benefit from coordinated community use of the pool for learn to swim programmes and water safe programmes.
- ④ PN City economic gains from hosting more sporting events and tournaments in the city.



Envisioned Swimming Pool Complex

- ⑩ 50 m x 25 m covered pool
- ⑩ Depth range suitable for hosting swimming and canoe polo events - could be deeper so water polo events could also be held and supported in the city
- ⑩ 10 lanes
- ⑩ 750 seating capacity
- ⑩ Changing rooms appropriate for the complex
- ⑩ Storage facility – For housing community use canoe polo kayaks and other aquatic related equipment
- ⑩ 600 square meter car park – approx. 40 cars
- ⑩ Further street parking available on Mihaere Drive
- ⑩ Possible Placement – City end of the CCS site



Conclusion

On behalf of the CCS Middle School Council, the CCS Senior Leadership Team would like to support their desire to express their community voice. Any feedback you can give us on this vision will be greatly received and passed on to the students.



1216

From:
To: [Submission](#)
Subject: Submission to the council
Date: Thursday, 9 May 2024 3:58:59 PM
Attachments:

Kia Ora!

Hope your day is going well.

Here is a video submission from PNGHS, about what we as palmy youth would love to see more of!

Palmerston North City Council Draft Long Term Plan

Introduction

Thank you for the opportunity to provide input into the Draft Long-Term Plan 2024 – 2034 for Palmerston North City Council.

Sport NZ acknowledges Palmerston North City Council as the major provider of play, active recreation and sport facilities and services in Palmerston North. We greatly appreciate the positive outcomes Council investment provides for a wide range of sports codes, demographics, cultures, ages, and abilities. Council investment into the play, active recreation, and sport sector makes an enormous contribution to the overall health and wellbeing of people in your city.

We also acknowledge the challenge Council faces with balancing the various competing demands such as growth, transport, climate change, and water infrastructure in the context of the current fiscal environment.

Sport New Zealand Overview

Sport New Zealand (Sport NZ) is the crown agency responsible for contributing to the wellbeing of everybody in Aotearoa New Zealand by leading an enriching and inspiring play, active recreation, and sport system.

Sport NZ's vision is simple - to get **Every Body Active** in Aotearoa New Zealand.

Our role as a kaitiaki of the system focusses on lifting the physical activity levels of all those living within Aotearoa and having the greatest possible impact on wellbeing. We achieve our outcomes by aligning our investment through partnerships, funds, and programmes to our strategic priorities set out in our four-year strategic plan and through the strong relationship we have with our regional partner, Sport Manawatū.

The Place of Council in Play, Active Recreation, and Sport

Local government is a significant contributor to the play, active recreation, and sport system. From the provision of vital community infrastructure that are part of the fabric of our communities to grants and opportunities that support local communities to participate in physical activity.

Evidence shows that by prioritising resources and investment into the play, active recreation, and sport system the wellbeing of communities can be enhanced, and a broad range of local government priorities and outcomes can be achieved.

The provision of play, active recreation, and sport facilities, infrastructure, resources, and opportunities are important to a large proportion of the population.

Data from the 2022 Active New Zealand Survey shows that:

- 73% of the adult population and 92% of young people (aged 5-17yrs) participated each week in play, active recreation, and sport.
- 79% of adults and 63% of young people would like to be doing more play, active recreation, and sport.
- high deprivation, Asian, and Pasifika population groups are significantly less likely to participate in play, active recreation, and sport.

Investment in play, active recreation, and sport is a cost-effective contributor towards local government wellbeing outcomes.

International and domestic evidence clearly demonstrates that play, active recreation, and sport generate significant value for society across multiple wellbeing domains and outcomes, many of which are specifically relevant to the outcomes sought by local government:

- Council has already seen the recently published Social Return on Investment research⁽¹⁾ from Sport NZ which found that for every \$1 spent on play, active recreation, and sport there is a social return of \$2.12 to New Zealand; more than double the investment. This is a conservative figure and the actual return, especially for those currently missing out on opportunities to be active in communities where the barriers to physical activity can be greater, is likely to be higher.
- In 2019 participation in play, active recreation, and sport generated \$3.32 billion return in subjective wellbeing (life satisfaction and happiness) within New Zealand⁽¹⁾.
- Overall the social return on investment research focused on recreational physical activity and measured the values of the outcomes generated through sport and recreational activity and the net costs, or inputs of providing opportunities for engagement. The estimated value of social returns based on empirical evidence was \$16.81 billion for New Zealand.

Sport New Zealand has developed a resource for local government that further illustrates the significant value that local government investment in the play, active recreation, and sport system delivers particularly with respect to social, economic, environmental, and cultural wellbeing outcomes. The resource can be accessed here:

<https://sportnz.org.nz/media/u41hdovx/the-value-of-play-active-recreation-and-sport-for-local-government.pdf>.

Sport New Zealand's Feedback on the Draft Long-Term Plan

We have chosen to direct our feedback to the Long-Term Plan activities that we believe will have the greatest impact on physical activity and indirectly on community wellbeing. As such we make the following comments:

Palmerston North City Council has long been a forerunner in understanding the wellbeing benefit of physical activity (economic, social, environment, and cultural), of utilising evidence to make decisions around resourcing spaces and places provision, and in incorporating play-thinking into your core business.

In terms of this Long Term Plan, Sport NZ acknowledges and supports Council's continued investment into the provision, improvement, maintenance and renewals of spaces and places for play, active recreation, and Sport. We specifically support the allocation of resources for the upgrade and future proofing of CET Arena, subject to the appropriate level of due diligence.

Sport NZ also supports Council's partnership approach to the provision of a multi-use artificial turf at Massey University. We acknowledge Council's ongoing commitment to the development of a safe, connected active transport network and commend you on this.

We also look forward to the continuation of your play advocacy work across the various Council portfolios.

We encourage Council to ensure that further decisions about increasing community facility provision follows, and is determined by, the completion of appropriate investigations (ie Indoor Courts Study, Gymsports Feasibility Study, National Aquatic Facilities Strategy), to ensure the right solutions are developed in response to clearly identified community needs. Your continued advocacy for and application of the Horizons Region Spaces and Places Plan for Sport and Recreation **He Rā Ki Tua** as a decision-making framework is important.

Given the current fiscal climate and the environmental context we would also advocate for the following before expanding or building additional facilities:

- Increasing access to what you already have (this might include policy changes).
- Consideration of the wider facility network and creating further partnerships to utilise existing assets owned by others (e.g schools, neighbouring Councils).
- Advocating for new approaches to sport and recreation delivery models that are responsive to participation trends and user needs (i.e small-sided games in smaller areas, utilising the facility network rather than one venue etc.).
- Activating and improving existing assets so they are more accessible and inclusive (in terms of location, design, and operation), connected, financially and environmentally sustainable, flexible and multi-use.

- Exploring opportunities to apply the principles of 'active design' in planning for growth, housing developments, civil infrastructure projects, town centre upgrades, and other projects to optimise opportunities for physical activity.
- Exploring opportunities to consolidate aged assets to create more sustainable hubs of activity and quality amenity (i.e. toilets, shade/shelter, social spaces, safe active transport connections, drinking fountains, storage) to enable physical activity.
- Consideration of opportunities to co-design solutions with other prioritised user groups (i.e. mana whenua, young people) to optimise community outcomes.
- Consideration of whole of life financial and environmental costs of provision.

More generally we would like to encourage your Council to consider:

- Continuing to grow your relationship with our regional partner, Sport Manawatū who are focused on fostering a collaborative approach to enable our communities to be more active, specifically the facilitation of cross-boundary relationships, information sharing, and planning.
- Physical activity can also be enabled through the provision of active environments not just facilities for formal sport and recreation. There are opportunities to leverage play, active recreation, and sport outcomes through the application of active design principles (Sport England's Active Design Guide 2023 [Active Design | Sport England](#)) to other Council priorities, plans, and policies including:
 - district planning and other growth strategies
 - housing developments
 - town centre rejuvenation projects
 - civil infrastructure projects
 - environmental sustainability responses
 - procurement processes
 - community funding grants
- We appreciate that Palmerston North City Council has provided significant investment into community infrastructure for play, active recreation, and Sport, particularly in the past 20years. It is important that the community wellbeing benefits that these assets provided are valued and supported in an ongoing manner as the cost of operating, maintaining, and improving these facilities are only increasing. The benefits of quality and equitable provision are closely aligned to Council aspirations of a liveable city and community wellbeing.

In Summary

Sport NZ acknowledges that this is a really challenging time for Palmerston North City Council and your community. Thank you again for the opportunity to provide feedback and thank you for your Council's ongoing commitment to the wellbeing of your community, noting that active communities are not only healthier they are:

- are more environmentally friendly
- have lower carbon emissions
- have better air quality
- are more socially inclusive
- and are more economically productive.

Sport NZ and our regional partner, Sport Manawatū have a range of experts who can provide more information and advice about many aspects of the play, active recreation, and sport system – including the planning and provision of active environments or insights about participation trends to support informed decision-making and would welcome your enquiry.

We do not require an opportunity to speak to our submission but stand ready for any follow-up discussions, alongside Sport Manawatū, that our submission may generate. We are here to help.

Colin Stone
Regional Partnerships Manager-Central
Sport New Zealand
7th May 2024

9 May 2024

Tēnā koe Grant, Tēnā koe Waid

Thank you for the opportunity to make a submission on Palmerston North City Council's *Long-Term Plan* (LTP). I am proud that Massey University and PNCC have such a long-standing relationship with the university's Manawatū campus identity intrinsically linked to the city and broader region.

We value the opportunity to review the documents contained within the comprehensive LTP and broadly support the direction of the LTP. We understand your operating context and the trade-offs and decisions that you need to make for the benefit of ratepayers and the wider community.

Your vision of *He iti rā, he iti pounamu* "Small city benefits, big city ambition" resonates with us and as a strategic partner we are committed to engaging with you as you further develop your plans.

We support your goals and believe they are aligned with our own vision for Massey University Turitea Campus. As we deliver on our plan to grow student numbers on the Turitea Campus we also need:

- an innovative and growing city
- a creative and exciting city
- a connected and safe community; and
- a sustainable and resilient city

We note your reference to Massey University as being a "city wide partner". We also note in your *Governance and Active Citizenship Plan* your desired outcome of providing clear and accessible information and opportunities for community input to Council decisions. Further, under specific actions, you intend to host an annual face to face hui between elected representatives and strategic partners.

While we value our annual meetings with you and our Senior Leadership Team, we see great value in working in a wider grouping with you and your "strategic partners" to jointly discuss the issues that are relevant to us all. We note your commitment to ongoing partnership with Rangitāne o Manawatū and this is also our enduring commitment. By all "strategic partners" working closer together on the issues and challenges that affect the city and region, we can develop the right solutions that can benefit us all.

We also support your desire to incorporate co-design methods into planning and delivery of selected major projects. It would be good to hear more detail about these "major projects". We will of course include you in our thinking as we commence the project to re-imagine the Turitea campus.

Similarly, we would like to work with you to hear in more detail your engagement plans and discuss our ideas that relate to your *Economic Development Plan*. We need strong alignment

Massey University

Office of the Vice-Chancellor

Massey University, Private Bag 11 222, Palmerston North, 4442, New Zealand

massey.ac.nz

in the areas you have stated as specific actions: Promoting and profiling the city and region, marketing the city to visitors, residents and investors and promoting and supporting key sectors and regional strengths. We would like to work in stronger partnership with you as you explore these areas with urgency, and we seek to work with you on joint ideas for potential tourism activity or destination activity that will enable you to achieve your four goals.

Ensuring that Massey is a destination for school leavers and Palmerston North is a vibrant city to attract and retain this demographic is a challenge that we both share. However, while your draft LTP does not specifically mention the student population, we would like to see reference to this demographic so that your four goals, and numerous specific actions, achieve population growth for school leavers and the 20-24 age group. By increasing student numbers both domestically and internationally Massey also contributes to the projected population growth and diversity within the region.

As we have previously advised, Massey University is commencing a Campus re-imagining journey, culminating in an activation plan that will place Massey University Turitea Campus as the pre-eminent physical campus experience in New Zealand. This work will focus on the campus directly, but also look at the surrounding land uses within a vision to create a vibrant, activated campus with other uses and activities collocated on campus alongside the university.

The geographic separation between the urban boundary of the city and the campus has been discussed at length over the years. In conjunction with the campus re-imagining project, we will investigate how the university's land holdings surrounding the campus could be developed to bring the university campus within the urban periphery of the city and a tangible connection between the two.

We note your specific action in the draft *Urban Design Plan* to provide support for private development on high profile and strategic sites, and in this regard we formally request that PNCC incorporate a future growth zone around Massey University in the *Urban Design Plan* and *City Strategy* so that we can work in partnership to investigate development opportunities in the interest of the university, the city and the broader region. There are many advantages to this approach including the presence of existing infrastructure and development presence that may serve to accelerate the planning and delivery of housing, commercial and industrial land and activities, and through the embellishment of sport and recreation offerings at Massey further amenities and facilities for the community.

The specific actions contained in the draft *Housing Plan* to enable the construction of 400 new dwellings year on year mean that you will need to think creatively about housing supply and more diverse forms of housing. We would like to progress discussions about higher density housing with in a significant green amenity within campus grounds.

The draft *Recreation and Play Plan* outlines specific actions that align well with our vision for sports facilities within Massey University Turitea Campus. While we note the inclusion of the development (in partnership with Central Football and Massey University) of an artificial turf at Massey with a PNCC contribution of \$850k, we recognise this proposal requires considerable additional funding to bring the idea to life. We would also like to discuss this and other ideas for amenities and facilities at Massey that potentially have dual purposes/usage.

Thank you again for the opportunity to offer feedback on your LTP. We look forward to engaging with you as you continue to develop plans to achieve your four goals for the benefit of Papaioea Palmerston North and the Manawatū region. *He iti rā, he iti pounamu!*

Nāku noa, nā

A handwritten signature in black ink that reads "Jan Thomas". The signature is written in a cursive style with a large initial 'J' and 'T'.

Professor Jan Thomas
Vice-Chancellor
Massey University

**Submission to the Palmerston North City Council
Long Term Plan 2024-2034**

Contact Details

First name: Dan

Last name: Mateer

**Organisation: Awapuni Park Community and Recreation
Centre**

Email: 7(2)(a) Privacy

Phone: 7(2)(a) Privacy

I am over 18years of age.

I live in my own home in the Palmerston North area.

I would like feedback in person

I would like to speak to my submission

I would prefer an afternoon or evening time

I am flexible about the day

AWAPUNI PARK COMMUNITY AND RECREATION CENTRE (INC)

**General Submission to Palmerston North City Council
Long Term Plan 2024 – 2034**

Awapuni Community Library Hub

The Management Committee of the Awapuni Community and Recreation Centre support the development and provision of the Awapuni Library Hub.

1. Structure and Management.

The committee is a representative group of hobbyists, participants and members of a diverse mix of, at the time of preparing this submission, nineteen clubs and organisations.

These groups are managed by a Volunteer Management Committee representing the community interests of all the users of the Halls, the centrepiece of the Awapuni Park Community and Recreation Centre.

The park caters for the community needs of local residents of all ages from infant to the elderly. For some of the elderly their social interactions at the Centre are a vital part of their life. There is a strong connection between the facility and families of the Awapuni suburb. There are also users from outside this area who use it to their advantage. It fits many purposes.

The Awapuni Park Community and Recreation Centre serves a wide community and other services, Everyone is welcome to use the Centre. It is the contributions from user groups that pay for most of the ongoing costs of running the Centre. Most of our users are permanent groups and augmented by a large number of 'one off' or casual users.

A strong bond exists between everyone who uses the facility and they take pride in its appearance, potential and contribution to their lives. The attached children's playground is a magnet to families and it is gratifying to see the use they make of it. The children's enjoyment, their enthusiastic, robust and creative play is wonderful to observe. At the opposite end of the age spectrum a large number of

both permanent and casual users are able to enjoy their retirement years in a venue that is designed and maintained to maximize the needs of their 'senior' years.

Management

The Awapuni Park Community and Recreation Centre is co managed by The Palmerston North City Council and the Management Committee of the Awapuni Park Community Centre, based on a lease agreement last renewed in December 2022.

The Palmerston North City Council exercise general oversight of the complex and are responsible for all the buildings and material care of the Centre.

The Awapuni Park Community and Recreation Centre Management Committee have oversight of the activities that take place in the two halls. The Centre recognizes the contribution of its Booking Officer and Administrator. The Booking Officer is the front person and establishes the relationship with users as they conduct familiarisation and meeting needs. The Management Committee also acknowledge this support received from the Kingston Community Church.

The relationship between Council and Committee is strong. The Awapuni Park Community and Recreation Centre users are capable custodians and do everything to enhance relationships within the Council and community.

The Awapuni Park Community and Recreation Centre Committee has noted a potential change in management structure in the Long Term Planning guiding document. While there is no proposition for this, yet the Awapuni Park Community and Recreation Centre Committee would like the Palmerston North City Council to maintain the current management structure. To coin an adage 'the structure isn't broken, and there is at present no need to fix it'. It is unlikely this committee would support losing its identity and engagement with the community it serves.

Recent Combined Activity

In March and April of this year 2024 The Awapuni Park Community and Recreation Centre Management Committee worked in tandem with the Palmerston North City Council who undertook major renovations at the Centre. We have been given back a

facility that is modernized and fitted out to an exception standard. We are sure it will be valued for a long time into the future. The Committee would like to acknowledge and thank the professionalism and support give by key Council staff during this project. They did a splendid job. The Awapuni Park Community and Recreation Centre are looking forward to seeing how this facility will be used and exploited. The Committee are also keen to see how it sustains our current family connections.

The Centre is a focal point of community activity and there is always something happening in its environs.

Enhancing the Awapuni Park Community and Recreation Centre.

There is always opportunity for the development and improvement in the Centre.

The Awapuni Park Community and Recreation Centre would like the Palmerston North City Council augment the outside environment with the provision of:

- (1) more shade cloth to protect users of the playground and park and make it more comfortable and safe in the hot weather..
- (2) more appropriate seating, with back support and side arms for the elderly and physically disabled. At present there is not enough of these spread around the park.
- (3) replacement and new recycling bins. There is a need to be conscious of and provide for the separation of glass and plastics from general rubbish. There were originally but one was removed.

Wifi and Technology

In 2023 two significant projects were undertaken and financed by Awapuni Park Community and Recreation Centre Committee.

The first was the installation of Wi-Fi. This has been embraced by users and allows for a wide range of interests. The use of the Wi-Fi is in demand. The Committee have also accepted the responsibility for paying the ongoing costs the Wi-Fi involves. This will be a major ongoing cost in the future.

The second piece of technology, funded by the Committee was the provision of external security monitoring cameras. The 'dummy cameras' tried first proved unsatisfactory and were replaced by two fully operative cameras. These cameras are paired with an application for use with mobile phones and give 24 hour coverage. They track close, traceable activity around the building. This aim is to provide peace of mind and protection. Unfortunately, during the recent renovations the power to the cameras was turned off by the contractors.

Unattended, the building became a target for vandals. They destroyed both the cameras, sprayed graffiti on most exposed surfaces including the contractors container. They also scored on windowpanes leaving deep gouges. A wall was kicked in and a lot of litter was strewn about.

The importance of the security cameras at this point become more important. As the cameras were not functioning the monitoring of the app couldn't happen and consequently there was no way to identify the perpetrators. Unfortunately, as realists, we know that this kind of behaviour will be repeated but with the cameras it can be mitigated and we will be prepared.

The Awapuni Park Community and Recreation Centre having no recourse to any type of insurance have accepted the fact that they will have to pay for replacement cameras and enhance their protection, at a cost exceeding \$1000. The Committee feels this is an unfair burden on its limited finances.

The Awapuni Park Community and Recreation Centre requests the Palmerston North City Council to acknowledge their responsibility towards protecting their asset, the Centre, and make a substantial contribution, as a share, to the ongoing costs of the security system. The cameras as part of this system have justified the need in the light of the events described above.

The Awapuni Community Library Hub

The Awapuni Park Community and Recreation Centre Committee supports the development of this hub. It will meet future needs of our community by providing

Page6

diverse and flexible amenities. The demand for meeting space at the Newbury St Centre can't serve all the requests made and is often not the most appropriate. At present there are no alternatives.

The Hub will be an expression of the consultation that has been ongoing i2012.

It includes

- meeting the needs of disadvantage, disabled people with changing places fixtures appropriate for these peoples needs.
- The small meeting places it provides promotes appropriate space for tutoring and conducting small gatherings. It will meet the need for current space for social interaction.
- The Awapuni Park Community and Recreation Centre would endorse the philosophy of multipurpose provision of community assets and agree that it will have the capacity to grow and meet the needs of this community for many years to come. It promises sustainability.

The Hub will be of sufficient size to support the changing needs of the city in other areas and it is important to morale and function for our Civil Defence to have a proper base.

Similarly, as this growing suburb is not in the city's wealthiest deciles it will be a morale booster for the community.

It will be a first for the city and an acquisition that will maintain Palmerston North's position at the apex of library provision across the country.

Finally, the council has the land. It would serve no purpose to delay this project when in these times of escalating costs, any delay would result in such large cost increases that it may become unaffordable.

Dan Mateer

Chairperson

Awapuni Park Community and Recreation Centre

7(2)(a) Privacy

PH (2)(a) Privacy

1220

From: 7(2)(a) Privacy
To: [Submission](#)
Subject: PNCC Draft 10 year Plan 2024-34
Date: Thursday, 9 May 2024 2:37:29 PM
Attachments:

Kia ora,

A submission from the Property Committee of Pathways Presbyterian Church is attached.

Nga mihi nui

Roy Tankersley

Submission to PNCC Draft 10 Year Plan 2024-34

From: The Property Committee of Pathways Presbyterian Church, Palmerston North

Roy Tankersley

7(2)(a) Privacy

7(2)(a) Privacy

We are delighted that the Palmerston North City Council has purchased our property at 117 College Street, Awapuni. For many years, the church, the adjacent hall and the detached building in the grounds have been regularly used by the Awapuni community for local activities. When the decision was made to sell the site, the parish favoured the site retaining community use. We commend the Palmerston North City Council having the insight to realize the use of the site for community purposes and benefit.

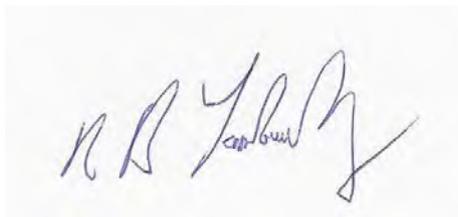
The Parish appreciates that existing tenants-the Hope Vinyard Korimako Church group and the refugee family inhabiting the Manse (which was formerly the residence for the parish minister) - are able to stay until the land is required for development.

On behalf of the Pathways Church, this Property Committee supports the development of a comprehensive Western Community Hub as a response to previous local submissions requesting these facilities be primarily used for community activities. This is a continuation of the hopes and dreams of the church.

We look forward to seeing the site used to meet current and future needs of the growing population on this 4412 side of the city.

I am willing to speak to this submission.

Ngā mihi nui.

A handwritten signature in blue ink, appearing to read 'Roy Tankersley', is written over a light blue grid background.

Roy Tankersley,

Convenor of the Pathways Presbyterian Church Property Committee

PETITION to Palmerston North City Council DRAFT 10 YEAR PLAN 2024 – 2034

We the undersigned include customers, donors and supporters of the OP SHOP currently operating at the St Mark's site at 117 College Street, Awapuni.

We ask PNCC to include an OP SHOP in the proposed re-development plan for this site in Awapuni to ensure this valued community resource is available to provide essential community resilience services, waste minimisation and community donation support in the city.

A total of 46 petitioners signed this petition.



77 King Street
 Palmerston North
 Phone: 06 357 7435
 Email: info@mtu.org.nz
www.mtu.org.nz

Date: 9/05/2024

To: Palmerston North City Council

From: Manawatū Tenants' Union

Subject: Submission on PNCC Long Term Plan 2024

Dr Daniel Ryland
admin@mtu.org.nz
 06 3577435

Cameron Jenkins will speak to the submission.

Introduction

The Manawatū Tenants' Union is a tenant advocacy organisation operating as an Incorporated Society since 1983. Our core goal is to ensure stable housing as a human right. For Palmerston North, the last three Censuses indicate that approximately 50% of the population is renting but living in a third of the houses and dominated by the private rental sector. These are the households living here, engaging in facilities, and paying rates, not the property owners living in other regions. Thus, renter voices are necessary in discussions of Palmerston North's development and their betterment means a more equitable and richer city.

There has been an ongoing housing crisis in Aotearoa, and Palmerston North has not escaped its impact. The problem has been ongoing and will likely continue for many years to come, with the impact of housing decisions made now not being seen for another decade or longer. The perception of the current crisis has been centred on housing affordability. Our recent survey confirms this, with 83% of respondents paying unaffordable rent (and 30% paying more than half their income). Rental affordability is thus fundamental to improve the lives of numerous residents and make for more liveable and connected communities. However, the crisis is neither novel nor new, being the most recent manifestation of a string of crises, for which reliance on the private market to build more has been the core solution. The problems remain however, indicating that a generic increase in housing stock is not sufficient for improving housing. It is unlikely that the current housing crisis will have a solution in the medium-term but needs to have a long-term focus to act upon it and prevent future crises, which needs PNCC as an active contributor.

Summary

- Community and housing development needs to be a core focus for development,
- Climate change cannot be ignored, nor its intertwining with affordable housing,
- Social housing provision needs to be maintained and increased,
- Housing First is valuable and cost-effective,
- We recommend greater investment in housing initiatives by PNCC,
- We favour a slow implementation of a CV,
- We accept the options for Community Facilities and Earthquake Prone buildings,
- The community sector needs an increase in reliable funding.

Housing is a basic human right.

1.1. **Goals**

Each of the goals suggested are valuable, capturing a diverse array of intentions. For each goal, housing, in terms of affordability, access, and tenure options, forms an important component. Households will come to the city and contribute to communities only if they can afford to do so, this means people intentionally keeping communities safe, clean, beautiful, and active. Tenants unable to afford rents and with little security of tenure will only undermine these goals. Housing and communities thus need to be a core focus to be maintained and developed over the next 10 years.

1.2 **Housing**

We agree with and support the principle that everyone has a place they can call home. \$17 million is a relatively small cost for the potential social benefit of housing developments.

An extra 400 homes being built per year for 4,000 homes is a reasonable goal, distributed over building inward, upward, and outward as per the Future Development Strategy. We do note that this is less than half of the 9,000-population expected increase however, even assuming children and couples. This leaves very little to ease the current housing register of 627 (MSD Housing Register, December 2023), or provide any substantial increase or buffer to reduce rents. The additional 38 new social housing units are to be commended as acting on this, yet more are needed. In the short term, the likelihood of the Central Government through Kāinga Ora providing sufficient homes is relatively low.

We note that there seems to be a continued reliance on market-led development and homeownership. However, the market has failed to reliably deliver affordable outcomes. Intentional guiding of the homes with a range of tenures, designs, and space included for social housing growth is necessary to make those living in Palmerston North better off. Research from The Treasury (2023) reflects international research indicating that rents are only loosely determined by costs involved in renting homes, instead rents are determined by incomes and people per dwelling. A problem for renting is that rents are sticky downwards and in recent years has been operating at a significant apparent shortfall of houses. New homes are mainly built for owner-occupation first, with older homes trickling down into the rental sector (Howden-Chapman, 2015). These features mean that change is slow in rental housing, yet it could have some of the highest impacts for the most people. Thus, scope and intention must be built in for other tenures, including renting and multi-generational designs – these were referenced in the Future Development Strategy. We recognise that building enough housing to reduce rents is largely beyond the current capability of PNCC, but there still needs to be viable competitive options to the private rental market in the form of social and community housing providers to keep rents down and move toward equality (as discussed by authors such as Kemeny, 1981; Christophers, 2021). Just as importantly, if we do not maintain momentum in this direction, we will never get to the point where the benefits can be reaped in the future (Davidson, 1999).

We recommend that the development of Council land and homes for housing should remain under PNCC ownership. Primarily as once the land and dwellings are sold, it is not easy to get back again and the more social housing able to be built the better for supporting vulnerable households. Noteworthy is that PNCC is one of the best landlords in the city, consistently representing less than

Housing is a basic human right.



77 King Street
Palmerston North
Phone: 06 357 7435
Email: info@mtu.org.nz
www.mtu.org.nz

1% of all tenancy issues coming through our doors and we can often reach favourable outcomes quickly in these few issues that arise. We value this relationship and prefer for it to continue with PNCC retaining greater control over how its assets are used into the future. We oppose transferring Council housing into a Trust or other mechanism. Our experience with movement to a trust elsewhere has been that the loss of control by their council has limited their ability for housing investment and intervention, while putting property managers in without oversight over vulnerable tenants. Thus, there has been a greater tendency of tenant exploitation. We note that social housing needs to continue as this tenure is one focused on guaranteeing affordability of housing and security of tenure. Rents set at 25% of income meet international affordability standards and should be kept within this range to minimise rent burdens, especially for those on fixed pensioner incomes that Council housing has traditionally served.

Outreach for the homeless population is valuable, however a fundamental problem is affordability – if rents are not tackled and social housing not substantially increased, housing support independent of those is largely irrelevant. We feel that the Housing First approach would be more cost-effective.

We commend PNCC for adopting a Housing First approach as this has significantly improved household welfare with 75-95% higher rates of housing stability and community engagement compared to non-Housing First programmes (for example veteran housing in the US (Oliver, 2022), comparisons of Australia, Canada, Europe, and the US (Padgett et al., 2015)). In Aotearoa, there are successful programmes enacted by other Councils (Ombler, 2017). It is noteworthy that most research indicates that Housing First programmes are cost-effective, especially compared to homelessness (Basu et al., 2012; Blood et al., 2017; Bretherton & Pleace, 2015; Chalmers McLaughlin, 2011; Goering et al., 2014; Latimer et al., 2019; Lemoine et al., 2019; Martinez & Burt, 2006; Mason & Grimbeek, 2013; Perlman & Parvensky, 2006; Srebniak et al., 2013). Of note is that higher Housing First investment can contribute to greater relative benefits (Martínez-Cantos & Martín-Fernández, 2023). Maintaining Housing First as a human rights approach to housing does necessitate active and long-term engagement – similarly it is not going to be a perfect fix for all problems. Thus, we recommend that this is implemented with a high budget assigned to it to maximise benefits for the city alongside maintaining and growing PNCC-owned housing.

A Flexi-fund is also valuable to prevent easily avoidable termination of tenancies, and thus further avert costs and housing insecurity. It is likely that this is going to be a long-term project where a need may not become apparent for some years after its implementation.

We recommend that housing remains an important focus for PNCC with additional funds and investment.

Housing is a basic human right.

1.3 Climate Change and Sustainability

Climate sustainability is an important feature of Palmerston North's growth and keeping homes safe and secure into the future. We commend PNCC for adopting these considerations.

It is important to minimise the impact of extreme weather events. Reducing upgrades to account for growth due to rising debts does seem shortsighted, however. There is always the risk of creating infrastructure that is insufficient and needing upgrading before it is completed with each delay. Putting it off only increases the risk.

We value that PNCC has already investigated alternative funding of the Nature Calls project. This is necessary for the sustainability of Palmerston North and needs to be a high priority.

1.4 Transport

The diversion of freight trucks outside of the city is valuable for maintaining local roads and ensuring safety of more road users. We commend the intention to develop road networks to better support non-car transport modes and recommend that this continues to be a focus.

We note is that some new Kāinga Ora developments are being built without off-street parking. This has the potential to reduce household costs and reduce the carbon footprint of the home. A part of this is an assumption of not needing to have personal cars, which is only achievable with a walkable and accessible city. The more that can be achieved the better – particularly for also meeting sustainability goals.

1.5 Rates and Debt

We remind PNCC that renters are also rate payers. We are already hearing of rent increase notices justified by anticipation of rates increases.

From our view, an increase in debt limit from 200% to 250% is acceptable as this has the potential to contribute significantly to the wellbeing of Palmerston North. In the short term, it is more important to continue providing the services and investments to keep the city growing and developing, as stopping that investment means larger costs in the future with the same problems and uncertainties. We also note that the higher debt is estimated to be temporary and not a permanent feature.

We feel that rates as a tax should be determined by ability to pay and must be ensured to not be regressive, a full CV slowly implemented appears to have potential for this. However, we recognise that it is difficult to disentangle rate burdens on tenants whose contribution is determined in rent, which is not restricted from increases, thus allowing property owners to pass on significant costs. Solutions involve rent controls, which is beyond local government scope at this time, or substantial growth of the housing stock to force these costs to be absorbed by property owners rather than passed on.

Increasing costs of user-pays is acceptable, however we note that the impact of these is greater on low-income and renting households, who are already paying a larger proportion of their income on rates through rent.

Housing is a basic human right.

1.6 Community Facilities and Earthquake Proofing

We are inclined to option 1 to continue as planned for earthquake prone buildings and community facilities as supporting communities is one of the most valuable things PNCC can do. The costs of not engaging are significant on the local communities and will undermine housing investment. Allowing higher density works best when it is supported with diverse and flourishing public amenities (Kemeny, 1981).

We further note that any cuts in housing and community facilities is a relatively small amount of the total expected spending and thus unlikely to have a significant impact on the overall budget.

1.7 Other Community Funding

We support the application of Te Pū Harakeke for an increase in the Community funding budgets (i.e. SPG funding). In the current funding climate, community organisations are facing reduced government funding, while also experiencing cost increases. For example, at MTU, we have had one of our Central Government contracts confirmed as reducing by 10%, yet overall, these contribute 20% of our income. These are not funding costs that can be easily borne while remaining a free service and this is not uncommon across the community sector. An increase would be a relatively small investment for a much larger community benefit.

References

- Basu, A., Kee, R., Buchanan, D., & Sadowski, L. S. (2012). Comparative cost analysis of housing and case management program for chronically ill homeless adults compared to usual care. *Health Services Research, 47*(1), 523–543.
- Blood, I., Copeman, I., Goldup, M., Pleace, N., Bretherton, J., & Dulson, S. (2017). *Housing First Feasibility Study for the Liverpool City Region*. Final Report.
- Bretherton, J., & Pleace, N. (2015). *Housing First in England: An evaluation of nine services*. Centre for Housing Policy.
- Chalmers McLaughlin, T. (2011). Using common themes: Cost-effectiveness of permanent supported housing for people with mental illness. *Research on Social Work Practice, 21*(4), 404–411.
- Christophers, B. (2021). A tale of two inequalities: Housing-wealth inequality and tenure inequality. *Environment and Planning A, 53*(3), 573-594.
- Davidson, A. (1999). Alternative models of social housing: Tenure patterns and cost-renting in New Zealand and Sweden. *Housing Studies, 14*(4), 453-472.
- Goering, P., Veldhuizen, S., Watson, A., Aldair, C., Kopp, B., Latimer, E., Nelson, G., MacNaughton, E., Streiner, D., & Aubry, T. (2014). *National At Home/Chez Soi final report*. Mental Health Commission of Canada.
- Howden-Chapman, P. (2015). *Home Truths: Confronting New Zealand's housing crisis*. Bridget Williams Books Limited.

Housing is a basic human right.

- Kemeny, J. (1981). *The Myth of Home Ownership: Private versus public choices in housing tenure*. Routledge & Kegan Paul.
- Latimer, E. A., Rabouin, D., Cao, Z., Ly, A., Powell, G., Adair, C. E., Sareen, J., Somers, J. M., Stergiopoulos, V., Pinto, A. D., Moodie, E. E. M., Veldhuizen, S. R., & At Home/Chez Soi Investigators. (2019). Cost-effectiveness of housing first intervention with intensive case management compared with treatment as usual for homeless adults with mental illness: Secondary analysis of a randomized clinical trial. *JAMA Network Open*, 2(8).
- Lemoine, C., Loubière, S., Boucekine, M., Girard, V., Tinland, A., & Auquier, P. (2021). Cost-effectiveness analysis of housing first intervention with an independent housing and team support for homeless people with severe mental illness: A Markov model informed by a randomized controlled trial. *Social Science & Medicine*, 272.
- Manawatū Tenants' Union (2024). Rental Reality Survey Summary. Unpublished.
- Martinez, T., & Burt, M. (2006). Impact of permanent supportive housing on the use of acute care health services by homeless adults. *Psychiatric Services*, 57(7), 992–999.
- Martínez-Cantos, J-L., Martín-Fernández, J-A. (2023). Cost-effectiveness of a 'Housing First' programme implemented in Spain: An evaluation based on a randomised controlled trial. *International Journal of Social Welfare*, 33(1), 106-122.
- Mason, C., & Grimbeek, P. (2013). *A Housing First Approach to Homelessness in Brisbane: Sustaining tenancies and the cost effectiveness of support services*. The Ian Potter Foundation.
- MSD. (2023). Housing Register. Ministry of Social Development.
- NZStats (2018) Census. Author.
- Oliver, J. (2022). Homelessness: Last Week Tonight [YouTube]. HBO.
- Ombler, J. (2017). Ending homelessness in New Zealand: Housing first. He Kāinga Oranga.
- Padgett, D., Henwood, F., & Tsemberis, S. (2015). *Housing First: Ending homelessness, transforming systems, and changing lives*. Oxford Academic.
- Perlman, J., & Parvensky, J. (2006). *Denver Housing First Collaborative: Cost-benefit analysis and program outcomes report*. Colorado coalition for the homeless.
- Srebnik, D., Connor, T., & Sylla, L. (2013). A pilot study of the impact of housing first-supported housing for intensive users of medical hospitalization and sobering services. *American Journal of Public Health*, 103(2), 316–321.

Housing is a basic human right.

Long Term Plan Submission for the Arts Square Edge Community Arts

Who we are..

arts – together - transformation

Square Edge Community Arts are a not-for-profit community arts organisation with over 40 years of experience working with and within our community. Square Edge are governed by a community board with council representation and have a dedicated team of four staff all working part-time hours to manage our arts centre building, galleries, tenancies, venue hire and a wide array of programmes. We house, host, and offer self-representation and the opportunity to build sustainable incomes to our vibrant, colourful and hugely diverse community.

What we do..

Square Edge embraces a broad spectrum of artistic endeavors within our stunning three-story art deco building. Here, we provide a haven for artists and creatives spanning various genres including drama and language schools, singing, picture framing, cabaret performer, restored bikes, painters, art classes, Māori health practitioners, pottery studio, artists, weavers, a creative space for people with disabilities, sustainable bookstore, café and much more.

Our venues host a stream of creatives running and attending workshops, yoga classes, music, theatre, comedy, and dance rehearsals, classes, and performances. As a sector-lead organisation Square Edge offers guidance and ongoing practical assistance to numerous organizations, groups, and individuals. Through collaborative efforts, we develop new programmes and initiatives, positioning ourselves as the go-to hub for creative endeavours. Our reputation for innovation and support has made us a trusted source of advice for arts organisations.

Every month Square Edge hosts artists' exhibitions in our four beautiful gallery spaces and display cabinets. We are increasing the visibility of indigenous art by developing a relationship with the Rangitāne Artist Collective, our Toi Māori gallery, Toi Māori workshops and Waitangi and Puanga events, with the goal of greater participation in our initiatives. Once a year we manage and deliver the massive Art Trail Manawatū event showcasing over 160 artists in studios and venues across our region, bringing in many thousands of visitors.

The Square Edge galleries provide a venue for the robust voices of creatives to express narratives that approach social, cultural, justice, environmental, and political issues visually, offering a unique way into these for the over 200,000 visitors that come through our building each year. Agitation, activation, advocacy, and education happen in a different way through the arts, but they build awareness effectively. Many of our exhibitions challenge entrenched perspectives, offer self-representation to marginalised and 'unseen' groups, and shake up the status quo. They also inspire and exemplify technical and aesthetic excellence, honour community and cultural narratives, bring in people who may never normally engage with art, and create conversation around difficult discourses.

Our strategic vision & reflections...

As an organisation Square Edge strongly aligns and supports PNCC's strategic goals for our city:-

- **Priority 1** - Create a city that has great places for all people.
- **Priority 2** - Celebrate the city's history and diversity and build on the strength of being a city of many cultures and languages.
- **Priority 3** - Be a creative city that nurtures and celebrates the arts.
- **Priority 4** - Develop a national reputation as an exciting city with plenty to do at night and on weekends.

With the instigation of our new strategic plan in 2020, our organisation has rapidly evolved to offer innovative approaches to meet the needs of constantly fluctuating environments and community needs.

Our organisation is a public space that offers refuge and connection to many people who sit at the margins in this city. People wander through the galleries, sit quietly in our courtyard gardens, play our piano, meet each other in our café, and engage with our warm community of tenants. At Square Edge we embrace difference and that makes our space safe. Our aspirations build around our values and strategic goals.

We aspire to:-

- still be here doing this mahi in another 40 years
- respond to the communities needs and aspirations through consultation, collaborative development and artist run programmes
- help artists and arts organisations sustaining themselves financially
- contribute to a broader landscape
- reach into and offer space to our whole community

Why does it matter...

We need to be here!

Square Edge supports many individuals, community & cultural groups that wouldn't exist without our support.

We have a reputation for catering to a broad range of community groups and individuals, to the point that it becomes difficult to highlight all that we do, from providing spaces and experiences for people of all ages – emerging and established artists, retirees who down size their lives then realise they need active engagement, to teenagers who are struggling to overcome severe hardships and need a creative outlet and personal support, to those in our wider community who, due to impairment, struggle to find a place outside their homes where they are truly valued and connected. We continue to provide for the wider community, while striving to do even better.

What can you do...

PNCC should persist in backing the arts and cultural community, recognising the significant role the arts can play across various facets of our city's operations. Allocating funds towards this endeavour is crucial as the arts contribute significantly to community wellbeing.

Submission Lodged by

Square Edge Team

Jane Humphrey | Business Manager

Charlotte Beck | Events & Communications

Square Edge Board Member

Karen Carter | Board Member



Submission to: Elected Councillors of Palmerston North

From: Melissa O'Hagan
Palmerston North rate payer and resident

Date: 08 May 2024

Please accept my submission on the topics of:

- Council's long term plan 2024-2034
- New rating options
- Featherston Street and other roading work

As a general statement, it appears the council has things around the wrong way. Instead of having a fair budget for crucial infrastructure and amenities then billing ratepayers accordingly, it seems you've decided somewhere along the way that you'll dream big with grandiose plans then whack rates up to cover these projects, with absolutely no regard for how this will financially affect us – both in our annual rates and the ballooning debt our city has.

I suspect that's because the general public feel severely disenfranchised with local politics due to not being listened to for a very long time and this lack of engagement (as seen in the low voter turnout at election time, and through low interest or submissions) has been deemed as consent for you to do what you please. That needs to stop now.

Palmerston North residents and ratepayers have had enough and it is time you started remembering that councillors are our elected representatives and we ratepayers should not be fighting tooth and nail to *halt* projects that we never wanted in the first place. Instead, council should be prudently making decisions about fundamental amenities and the public come forward for the extras they collectively *do* want so these big ticket items can be discussed and voted on. There is not enough grass-roots communication with everyday people on this.

Funding of large projects

On page 34 of your glossy brochure, it says "our goal is to have a connected community" then it goes on to list the massive projects you want us to fund to the tune of over \$90 million. Our community can get by without this offensive amount of spending and it's not council's job to fund every community groups' wishes either.

I strongly oppose any spending on the following projects:

- **Multicultural Centre**
- **Pasifika Centre**
- **Highbury library**
- **Awapuni library**
- **Anzac Park marae**
- **Central Energy Trust Arena**

Rates

It is clear from what I've read, and heard from a couple of councillors who appear to subscribe to the politics of envy, that the council is trying to squeeze ratepayers to the limit, particularly those deemed to be wealthy, or, as one particular councillor put it, "have fancy houses".

It's confusing to understand how the council conflates one's house value with their "ability to pay" the rates. You're not privy to people's individual circumstances therefore it's not necessarily the case that someone whose house might be worth more than their neighbour's, has a higher income.

For instance, a sole occupant with a modest single income might have a home worth a bit more than the neighbours. The neighbours might have four or five people living there, thus using five times the water for showers and flushing toilets; producing more recycling and rubbish; etc. How would it be fair for the single person who utilises less resources to pay more rates just because their house might be worth a bit more? The valuation of property is mostly outside the owners' hands and when the property market is booming, valuations can surge dramatically. That doesn't affect how many times residents use the toilet or recycling bin. A house's value often does not reflect people's ability to pay and it's not the council's job to judge that based on such value.

Could we not investigate a rating system that has standard fixed charges, plus a component based on how many individuals live at a residence? Surely that is a fairer way to tax users of resources, than an economically-driven house value.

I favour the current rating option.

Featherston Street and other roading work

As you will no doubt be aware, many residents have found it astonishing that the supposed 'upgrades' on Featherston Street went ahead. It is noted that there are some councillors who are opposed to this work.

However, the money has been spent and any remedial work to fix this mess or reinstate the old design will cost millions more.

To those who voted for this, I'd like to know when are the cyclists going to arrive, and, what is to become of the small businesses who are suffering due to customers now avoiding the area? Being a resident living on Featherston Street, why should I be inconvenienced, along with the tens of thousands of other drivers who utilise the road each week, for the sake of non-existent cyclists, and empty buses parking in the middle of the road? Have any of you sat down near the Rangitikei corner and watched the carnage? Or crept along for fifteen minutes to only travel three blocks? Surely the emissions expelled by cars stuck in traffic and the dangerous chaos is completely counter to what you claim you're trying to achieve.

But then, we all know what's really going on here - the push to get people out of cars is glaringly obvious. Your climate change/anti car agenda is crystal clear despite disguising it as 'safety upgrades' or 'streets for people'.

The mangling of what were perfectly good roadways; the removal of hundreds of inner-city car parks; the reconfiguration of CBD streets causing congestion; buses blocking crucial thoroughfares; conducting parking patrol further into residential areas; and of course the cycle lanes to accommodate the almost non-existent cyclists are all well thought out moves to inconvenience people enough in the hope they'll leave their cars at home.

This is not going to happen for many reasons. Who wants to ride a bike in the Palmerston North wind? How do you get your groceries home on a bike or bus? We're too small a city for a bustling public transport system; and even though these words might make some of you shudder, we are a car-loving culture and if we want to drive, we will, despite the ideology of a vocal minority. This city used to be so easy to get around with clear streets and few obstacles. We cannot say the same now.

It seems that there are some councillors and city planners who are letting their personal agenda push for things that we don't want, or in fact need. Cycle lanes and all the disruption and confusion that comes with them, is a perfect example. There is too much emphasis on what these particular people want, at the expense of the rest of us. Stop interfering in how we live and move around the city.

I strongly oppose all future work on the following:

- **CBD and residential streets to install cycle lanes**
- **The removal of more car parks and any potential restrictions of residential parking**
- **The reconfiguring of city streets to cause more congestion**

I would like to see the following:

- **Featherston Street returned to its former state**
- **More easy-to-understand and accessible engagement for future street upgrade projects**
- **More councillors standing up against climate change ideology of colleagues**

Conclusion

We were told to be specific in our submissions. This is difficult when there are so many issues on the table right now. And, many of us don't have the time to study all the reading material on each subject.

You may be wondering where the uproar over Featherston Street came from. It's from a place of growing frustration and anger from us everyday residents who feel like the decisions some of you make are crippling not only the city – financially and physically – but us as individuals.

How much further do you think you can push us? We don't have a choice whether or not to pay the rates you impose on us. It's getting hard to keep coming up with more money for projects we don't want or need. But it appears to be extremely easy for you to spend our precious contributions.

Councillors, you are meant to keep our city ticking over with the basics, then, if and when we *need* other projects, you work within a budget we can all afford, with good consultation. Also, some kind of major project voting system needs to be adopted.

It's upsetting to see these huge projects in the pipeline (many of which lots of people won't even use) when I haven't had street lights outside my house for two years; or the critical waste water system is compromised.

Pull back from this outrageous and often ideologically-driven spending – we simply can't afford it. Seriously, we just don't have the money! Your time of spending with impunity is over.

Get back to basics.

09 May 2024

Dear Palmerston North City Council:

We are the homeowners and residents of the following addresses:

Mario and Rebecca Garcia - 7(2)(a) Privacy
Ferdinand and Leticia Salvador - 7(2)(a) Privacy
Perry and Ann Rosales - 7(2)(a) Privacy
7(2)(a) Privacy

Please find below our concerns and feedbacks regarding the Council's Long Term Plan.



Feedback from Mario and Rebecca Garcia

Necessary needs vs. Wants

The long-term plan should be about focusing on the needs, not the wants. Currently there are infrastructure projects that the public deems that are a waste of money. Many Palmerston North residents commented negatively on the PNCC FaceBook page on the Featherston Street road works that gave way to cyclist with the detriment on the motorists.

Putting the bus stops on live road on Featherston Street and Pioneer Highway is very poor planning which is a waste of ratepayers money. As a cyclist who uses the cycling lanes on Featherston Street and Pioneer Highway, I find the old cycling lane were fine as it was.

Rates increase and changes to the Rating system

This is a major issue for ratepayers especially for superannuants considering that the cost of living is increasing faster than the ratepayers source of income making cost of living increasingly not affordable.

The Council has to include the human factor in determining rates increase as this will significantly affect households in balancing their budgets wherein, they need to prioritise first their food, rents or mortgage payments.

From the three options planned for future rating system in Palmerston North, i.e., land value base, capital value base, and the hybrid base – the best rating system that has a human factor is the land value base system. For 2024-2025, all of the three options will increase the rates ratepayers will pay. However,

it is the land value-based system that will soften the blow for ratepayers considering the current rises in the cost of living.

In view of this, we support the Land Value based rating system for the good of ratepayers.

Tightening the belt

The central government have asked the different government agencies to cut spending which these government agencies are currently implementing. We propose that PNCC do the same by reviewing its human resource requirements and make necessary cuts.

Feedback from Rosales and Salvador family

Below are our feedback based on the LTP Submission Form

Feedback on PNCC Visions, Goals, Plans

We hope the council will get a grip of reality on what current ratepayers are going through during these economic times. The grand plan of the council to make Palmerston North a safe and better place to live in is an outstanding vision. However, with the expense of steep rate increase affecting the **mental health** of ratepayers, what's the use of a grand design city when ratepayer's are not happy?

We would agree to a rate increase that will reflect the need of the Palmerston North residents not the wants of the council.

As this rates review affects every ratepayer within the council, I am interested to see the data for each option voted by ratepayers. Suggest that this will be made transparent and available to the public.

General feedback on the Growth areas.

\$20M on stormwater work for growth in Aokautere

\$27M on stormwater work to support growth at Kakatangiata

\$32M on new roads in Kakatangiata

\$28M on improving roads in Aokautere to support growth

\$23M for new roads to support industrial growth in the northeast of the city (Te Utanganui)

\$47M on stormwater and \$83M on new roads for growth areas. These costs can be passed on to the developers/new homeowners particularly the stormwater infrastructure; a percentage of the new roads cost must be passed on to the developers as part of their rates for the next 10 years.

This can be a separate line in the rates section for each land developed on these growth areas as a means for PNCC to recover the initial capital outlay in developing the growth areas instead of passing on

the whole amount of stormwater projects to current rate payers, which in hindsight will not benefit from these projects.

General feedback on the \$13M a year in various road maintenance contract.

Suggest doing a tender on road maintenance. The current contractor does not care whether the roads and drainage are maintained to standard once budget is depleted. This is especially visible during Autumn season when leaves block our drainage. Their only concern is to make sure leaves lying around the roads are gone and using a blower will not solve the issue but rather a band-aid solution. There have been instances where blowers were used to relieve the roads with fallen leaves only to find these leaves inside the owner's boundary.

General feedback on transport projects.

\$21M for new bus hub to replace the Main Street terminal. The Main Street bus terminal is in good working condition. Replacing the bus hub is too expensive. It is much better option to improve on the current bus hub on what is needed.

\$31M on cycleways in the city. No need to spend over the top dollars in creating a safe cycleway. What is needed rather than wanted approach is sensible.

\$69M on improvements for key streets in the city. This is a very vague project of the council. Should not go ahead if there's no proper consultation and investigation is done.

\$88M on low-cost measure to meet government direction. What is the project all about? It does not provide specific details and will cost ratepayers to pay for not knowing what the project entails.

RATES

Which option do you prefer: **Land Value – current system**

Q: Please tell us why you prefer this option

A: Land value reflects the true value of the use of land as determined by the location irrespective of the current market value.

Q: Please tell us what you don't like about the other options:

A: The uniform annual general charge, fixed annual charges is a user pays approach which is fair enough. Doing a hybrid option will penalise the ratepayer to the improvements made on the property, which may have been unfairly decided based on the current market situation and not the true value of the use of

land itself. The hybrid option as well indirectly double calculates rate for a parcel of land thus significantly increasing the \$ amount to be paid by homeowner.

COMMUNITY FACILITIES

Q: Are you submitting on behalf of an organization which regularly uses, or proposes to use, one of these facilities?

A: No. But we are submitting on behalf of a wider family, residents in Palmerston North.

Feedback regarding the projects:

By voting Do Not Support to 5 of the 6 projects proposed by the council, the council can shed off \$54.45M from its cost, which the ratepayers will be happy with.

Multicultural Centre

A: Do not Support

Q: Please tell us why you've selected this option, and any feedback you'd like to provide about the Multicultural Centre project.

A: Do the people of Palmerston North need the centre? This project is a want. It will not alter the life of everyone if there will be a specific building leased. Palmerston North have current community centres which are available for different culturally related organisations to use.

Pasifika Centre – expand and refurbish existing building

A: Do not support

Q: Please tell us why you've selected this option, and any feedback you'd like to provide about the Pasifika Centre project.

A: This is a question of, does the people of Palmerston North need the centre? This project is a want. PNCC will save ratepayer \$3.9M "If it's not broken, then don't fix" approach is taken.

Te Patikitiki Library

A: Do not support

Why:

A: Ratepayers will save \$3.6M if there's no need to expand and refurbish the building. It won't be a worthwhile investment of \$3.6M if it will only benefit 2% of the whole Palmerston North.

Awapuni Community Library

A: Do not Support

Why:

A: Ratepayers will save \$27.1M from the new build. We have the main City library. While it's important to have community library hub, the cost outweighs the benefit. This is not a viable project which can be enjoyed by majority of people living in Palmerston North.

Te Motu o Poutoa Anzac Park

A: Do Not Support

Why:

A: Ratepayers will save \$19.1M from the new build. We have the other available existing community centres. If the Rangitane are so keen to build a culturally significant site, then this should not be shouldered by the ratepayers but by the specific organization involved in wanting to create a marae representing their culture.

Central Energy Trust Arena

A: Support with changes/comments

Why:

A: I support the project but suggest that cost-effective approach is used. Whilst this project will support the wider community, \$36M is a steep price to pay. Suggest having a Cost Benefit analysis approach on decision making.

CITY CENTRE TRANSFORMATION

Which option do you prefer?

A: Only do the required seismic upgrades of these facilities in their current locations and still seek 90% external funding.

Why:

A: It is a need to upgrade buildings to be earthquake ready. This is a safety requirement and will affect everyone.

DEVELOPMENT CONTRIBUTIONS

Q: We're proposing to increase the contributions for residential development and decrease the non-residential fee to more equitably distribute the cost of growth. Do you agree with this change?

A: Yes

Q: We're proposing to add the cost of interest from borrowing that funds infrastructure growth into the calculation of development contribution fees. Most other councils around NZ already do this. Do you agree with this change?

A: Yes

Q: Do you agree that we shouldn't charge a fee for non-residential development that has no connection to the water or wastewater network?

A: No opinion

Q: Please tell us why you've selected these answers, and any other feedback you have about the proposed changes to our Development Contributions Policy.

A: Developers are creating additional housing to the overall footprint of the city. This entails additional infrastructure in every new development. The developers should contribute towards the infrastructure development such as stormwater and new roads. These shouldn't be shouldered by the current ratepayers.

1225

From: [7(2)(a) Privacy]
To: [Submission](#); [7(2)(a) Privacy]
Subject: Pasifika Centre extensions
Date: Thursday, 9 May 2024 11:51:16 AM
Attachments:

Dear Palmerston North City Councillors

Thank you for the work that you do for our small communities, and the opportunity for this submission.

The attached list of supporters' names and signatories serve as the Tokelau Manawatu community's very strong support for the PNCC's proposed plan to extend the Pasifika Centre in Havelock Ave, Palmerston North.

Our Tokelau community occasionally uses the Centre for meetings, social events, fellowship, and Tokelau Language Week celebrations. However, due to the growth in our community, the Pasifika Centre no longer consistently provides the space and comfort that we once enjoyed. For example, the large number of people in the small space has and does raise safety concerns. In our view, the proposed extension would allay, if not minimise this concern.

We pray for your favourable response to the extension submissions, and we look forward to the Pasifika Centre extension plan turning into a reality.

Yours sincerely

Rotoiti Lopa Skinner (for the Tokelau Manawatu Community)

A total of 72 petitioners signed this petition.

1226

From: (b)(7)(a) Privacy
To: [Submission](#)
Subject: Submission
Date: Thursday, 9 May 2024 3:29:07 PM
Attachments:

Please find attached my submission on the PNCC Draft 10-year Plan.

Kind regards
Judy Seccombe

Submission – PNCC Draft 10 Year Plan 2024-34

Date: 9 May 2024
FROM: Judy Seccombe
Pathways Presbyterian Church Parish Clerk
CONTACT DETAILS: Phone: 7(2)(a) Privacy
Email: 7(2)(a) Privacy

Our Parish Privacy 7(2)(i) in the City Council approached us to buy the St Mark's Property on College Street as we had been discussing future possibilities for the site. St Mark's Church has a long-standing association with the Awapuni community as a Presbyterian Church in that area for 66 years.

For the last 10 or more years, efforts from many representatives in the immediate community (including our parish) were focused on providing a suitable large community facility for the area. In our recent negotiations with PNCC, we expressed our desire for the continuation of community care and support that the church has long provided.

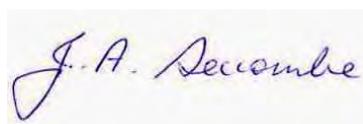
We are grateful that this proposed project now has the potential to become a place where the outreach and support that the church was noted for, can be continued in a purpose-built and modern building. Bringing community groups together at the one site can only be beneficial in unifying the people in the area and meeting their needs.

It is also noted with appreciation that the existing tenants of the church building and Manse will be able to remain for at least a year and until any development starts. This will facilitate their ability to locate suitable alternative accommodation.

As the city population in this area continues to grow and diversify, the provision of a Western Community Hub for this community can only be of the greatest benefit to them. Access to a variety of services at the one site and providing a lovely recreation area for young people can only encourage regular community use. It will also be a central gathering place for large events for this community, and in crisis or emergency situations.

Thank you for the opportunity to comment on your draft plan.

I am willing to speak to this submission.



Parish Clerk

Pathways Presbyterian Church

1227

From: 7(2)(a) Privacy
To: [Submission](#)
Cc: 7(2)(a) Privacy
Subject: PN Long Term Plan submission from Kelvin Grove Community Association
Date: Thursday, 9 May 2024 3:16:15 PM
Attachments:

Good afternoon

Please find attached our submission on the PN Long Term Plan from Kelvin Grove Community Association.

We would like to make a presentation to the Council on this submission.

Regards
John Charlton
Treasurer,
Kelvin Grove Community Association
7(2)(a) Privacy
PO Box 5314, Terrace End
Palmerston North 4441
New Zealand

8 May 2024

Palmerston North City Council

Submission: PN District Plan 2024

Kelvin Grove Community Association, on behalf of the Kelvin Grove community, seeks to highlight the continued under-investment in our suburb by Palmerston North City Council.

For example:

1. Kelvin Grove is one of the fastest-growing suburbs in the city, with new housing developments planned or underway in James Line, Stoney Creek Road, Napier Road, Freedom Drive, and Royal Oak Drive, yet it has few if any community facilities.
2. There are minimal shopping and eating facilities in Kelvin Grove; one supermarket, two mini-markets, and two small shopping precincts, neither of which have a restaurant, café or other space to socialise. This necessitates going to the main part of the city for any entertainment, shopping other than groceries, and other services.
3. We are isolated from the rest of the city by the rail line to Napier. There are only two roads connecting us to the remainder of the city: Napier Road and Tremaine Avenue. While Mihaere Drive does cross the railway line, it connects to Kieth Street, which only has small residential roads connecting it to Vogel Street.
4. Our community centre is a fifty-year-old hand-me-down temporary structure originally build as the Pavilion for the City Centennial in 1970-71. No multi-million dollar building for us.
5. The nearest library is on the other side of the railway line, in Roslyn.
6. We have a major industrial area in the heart of the suburb, housing the milk treatment station, several logistics hubs, and at least two engineering works. Almost every route out of that area goes past a school or a community centre. Trucks run past these at all hours.
7. Access to SH3 Napier Road from Roberts Line is so dangerous traffic lights have been approved for the intersection, but no date fixed for their installation. James Line is just as bad.
8. Improvements for roads such as Kelvin Grove Road, Roberts Line, Stoney Creek Road and other access routes are continuously promised and deferred. Kelvin Grove Road east of Stoney Creek Road is exactly the same as it was fifty years ago, when Kelvin Grove was the Toyota warehouse surrounded by farms.

In short, Kelvin Grove is Palmerston North's Cinderella suburb, cut off from the rest of the city, forgotten and ignored.

We submit it is long overdue that the City Council devotes the time, attention and resources to it that it deserves.

On behalf of Kelvin Grove Community Association



Treasurer.

1228

From: 7(2)(a) Privacy
To: [Submission](#)
Subject: LTP submission
Date: Thursday, 9 May 2024 12:15:30 PM
Attachments:

Good Afternoon,

Please find attached my LTP submission along with an alternative proposed balanced budget.

I wish to speak to this submission. Preferably as early as possible.

Kind Regards,

Walter Davis

Sales Director

7(2)(a) Privacy
7(2)(a) Privacy

Kormax

[kormax.com](https://www.kormax.com) +1 708 433 4160

Office: 550 Albion Ave, Ste #230 Schaumburg, IL 60193

Enabling
Engineering
Victories



This email is confidential and may contain legally privileged information. If you are not the intended recipient, you must not disclose or use the information in it. If you have received this email in error, please notify us immediately by return email and delete the document.

Submission to Keep PN Affordable

The first 3 words of our vision is “Small city benefits”. But what does this mean? To the regular ratepayer, homeowner, employee, and parent this means affordable, quick, and convenient. We pay little each day in time crossing the city or in traffic congestion, we have had affordable housing and our rates have been reasonable.

While this 10 Year Plan restates “Small city benefits” as the vision, there seems lack of focus defending these first 3 words of our vision statement. Currently Palmerston North has high House Price inflation which coupled with higher interest rates is causing significant financial stress. House prices in PN are inflating at faster than the national average with the median price in PN inflating 46% over the past 5 years compared to the national average of 33% (based on QV.co.nz stats). Now with the proposed LTP draft our Rates & Levies would also escalate another major living cost. The proposed increases the next 3 years lift the average home rates cost to \$3940 per year plus then the Sewerage levy will be on top of this. Tauranga is currently the worst taxed regional city with the average household paying \$4076 for Rates plus Water. Unfortunately based on current draft numbers our average rates amount of \$3940 plus the sewerage levy will put us above per capita what Tauranga pays currently.

As citizens we are already under financial pressure with high interest rates on higher house prices so we need to look hard for ways to avoid adding to this. In looking at the financial situation of PNCC it is clear we face major financial hurdles with Operating cost increases including the \$420m of Capital renewals. After reconstructing the council budget using available financial data, I submit to you an alternative approach to balance the books.

The alternative approach is to

- Increase Rates by 7% the next 2 years and 4% thereafter.
- Make no reduction to Operating Costs or the Replacement Capital expenditure.
- Make \$250M reductions from New Capital and Growth Capital over the next 10 years.

The Financial effect of this will means our Operating Surplus does disappear the next 4 years due to Service costs increasing and with the large Replacement Capital expenses needed. Even with no Operating Surplus though we can still stay within financial limits by reducing our New Capital program by \$250M, or \$25M per year. The result of this approach long term is a 10% reduction in rates, while our debt would stay at an almost identical ratio to income. Full detail showing how this approach still results in balanced financials can be seen in the attached worksheet.

This submission asks for the following New Capex reductions:

- Save \$250M of Capital expenditure with suggested savings as follows:
 - Reduce the \$88m on low-cost measures by 50% and instruct officers to find lower cost ways of complying. (Net saving \$22M as 50% cofounded by Waka Kotahi)
 - Reduce the \$69M on city street improvements by 50%
 - Canceling or substantially cutting the \$55m budgeted on the shared pathways to Fielding and to Ashurst River Pathway

- Cycling makes up 1.6% of total time travelled in NZ so reduce the \$31M cycleway budget to \$4.3M (1.6% of roading budget).
- Cancel the \$22M on City Center transformation.
- Cancel or defer to year 9-10 the \$5m on Cuba Street
- Cancel the Awapuni Community Library Hub
- The above reduce Capex by \$192M leaving only a further \$60M to be reduced.

Cost of Housing

The Cost of Housing is another key matter I think the Council should direct focus to in this LTP. Housing costs are by far the largest expense most households face. The average renting family in NZ spends \$427 per week on rent and the average mortgaged homeowner spends \$605.60 per week. Compared to PN rates which average \$66.58 per week the cost of renting and mortgage repayments is 6.4 or 9 times rates cost respectively. This means small impacts on House inflation translate to a 6-9 times greater magnitude impact on discretionary income.

Palmerston North has unfortunately had high house price inflation the past 5 years of 46% over 5 years, 13% more than the national average. In a free market the most sustainable way to reduce extraordinary inflation is simply to promote increased supply. I therefore propose the council introduce an Incentive Scheme to make additional Housing supply growth an all-of-council focus.

Proposal:

- Introduce a Remuneration Bonus for every Council employee, that is their Annual Salary multiplied by the percentage growth of Housing units – up to a maximum 4%.

Advantages of this:

- A single incentivized goal will create clarity of purpose across the entire organization.
- If growth remains at only 0.5% then the total Bonus cost would only cost \$300,000 per year. Above this the bonus will self-fund itself as the additional rates the following year from new housing will be more than double the previous year's bonus paid amount
- Incentives add motivation to staff and help create a high-performing culture.
- Increased housing supply will mitigate inflation.
- More households for the cost of Nature Calls levies to be spread across
- A larger population will justify more private investment in recreation facilities.
- Increased number of households will reduce the per-capita debt burden.

While I understand there are costs with promoting faster housing or new section growth, however I would request you instead consider the economic impact of not promoting enough housing supply. The impact on renters and first-home buyers of housing inflation caused by a development shortage impacts the community a lot more than the additional costs incurred to fund faster housing growth.

Yours Sincerely – From a concerned Ratepayer, Employer and passionate Palmy local.

Walter Davis



PNCC Draft Budget Summary (Reverse calculated using available info)	YE 24	YE 25	YE 26	YE 27	YE 28	YE 29	YE 30	YE 31	YE 32	YE 33	YE 34	TOTAL
Rating Increases		11.3%	10%	9%	4%	4%	4%	4%	4%	4%	4%	
Rates Income	\$ 124,246,000	\$ 139,530,370	\$ 154,864,758	\$ 170,321,809	\$ 178,728,894	\$ 187,550,952	\$ 196,808,467	\$ 206,522,933	\$ 216,716,905	\$ 227,414,051	\$ 238,639,209	\$ 1,917,098,349
Other Income (excl Capital Grants)	\$ 44,434,000	\$ 43,169,630	\$ 42,835,242	\$ 44,078,191	\$ 51,471,106	\$ 57,349,048	\$ 61,691,533	\$ 65,677,067	\$ 66,983,095	\$ 65,085,949	\$ 63,860,791	\$ 562,201,651
TOTAL INCOME	\$ 168,680,000	\$ 182,700,000	\$ 197,700,000	\$ 214,400,000	\$ 230,200,000	\$ 244,900,000	\$ 258,500,000	\$ 272,200,000	\$ 283,700,000	\$ 292,500,000	\$ 302,500,000	\$ 2,479,300,000
Total OPEX (incl Capital Renewals)	\$ 136,731,000	\$ 175,000,000	\$ 188,000,000	\$ 202,000,000	\$ 210,000,000	\$ 218,000,000	\$ 228,000,000	\$ 233,000,000	\$ 234,000,000	\$ 239,000,000	\$ 243,000,000	\$ 2,170,000,000
Operating Surplus	\$ 31,949,000	\$ 7,700,000	\$ 9,700,000	\$ 12,400,000	\$ 20,200,000	\$ 26,900,000	\$ 30,500,000	\$ 39,200,000	\$ 49,700,000	\$ 53,500,000	\$ 59,500,000	\$ 309,300,000
Capex New & Capex Growth												
Net Cost (i.e less Subsidies/Grants/SPV)	\$ 68,140,000	\$ 57,900,000	\$ 100,600,000	\$ 107,600,000	\$ 81,800,000	\$ 67,200,000	\$ 57,500,000	\$ 37,300,000	\$ 48,700,000	\$ 57,800,000	\$ 56,200,000	\$ 672,600,000
Net Increase in Debt	\$ 36,191,000	\$ 50,200,000	\$ 90,900,000	\$ 95,200,000	\$ 61,600,000	\$ 40,300,000	\$ 27,000,000	-\$ 1,900,000	-\$ 1,000,000	\$ 4,300,000	-\$ 3,300,000	\$ 363,300,000
Total Debt Level	\$ 260,000,000	\$ 310,200,000	\$ 401,100,000	\$ 496,300,000	\$ 557,900,000	\$ 598,200,000	\$ 625,200,000	\$ 623,300,000	\$ 622,300,000	\$ 626,600,000	\$ 623,300,000	
Income to Debt Ratio	1.54	1.70	2.03	2.31	2.42	2.44	2.42	2.29	2.19	2.14	2.06	

Proposed Alternative Budget	YE 24	YE 25	YE 26	YE 27	YE 28	YE 29	YE 30	YE 31	YE 32	YE 33	YE 34	TOTAL
Rating Increases		7.0%	7.0%	4.0%	4%	4%	4%	4%	4%	4%	4%	
Rates Income	\$ 124,246,000	\$ 134,139,709	\$ 144,821,254	\$ 151,969,631	\$ 159,470,852	\$ 167,342,333	\$ 175,602,351	\$ 184,270,083	\$ 193,365,654	\$ 202,910,183	\$ 212,925,830	\$ 1,726,817,880
Other (Subsidies/Grants/Other Revenue)	\$ 44,434,000	\$ 43,169,630	\$ 42,835,242	\$ 44,078,191	\$ 51,471,106	\$ 57,349,048	\$ 61,691,533	\$ 65,677,067	\$ 66,983,095	\$ 65,085,949	\$ 63,860,791	\$ 562,201,651
TOTAL INCOME	\$ 168,680,000	\$ 177,309,339	\$ 187,656,496	\$ 196,047,822	\$ 210,941,958	\$ 224,691,381	\$ 237,293,884	\$ 249,947,150	\$ 260,348,749	\$ 267,996,132	\$ 276,786,621	\$ 2,289,019,532
Total OPEX (incl Capital Renewals)	\$ 136,731,000	\$ 175,000,000	\$ 188,000,000	\$ 202,000,000	\$ 210,000,000	\$ 218,000,000	\$ 228,000,000	\$ 233,000,000	\$ 234,000,000	\$ 239,000,000	\$ 243,000,000	\$ 2,170,000,000
Operating Surplus	\$ 31,949,000	\$ 2,309,339	-\$ 343,504	-\$ 5,952,178	\$ 941,958	\$ 6,691,381	\$ 9,293,884	\$ 16,947,150	\$ 26,348,749	\$ 28,996,132	\$ 33,786,621	\$ 119,019,532
Capex reduction from Draft Plan		-\$ 25,000,000										
REVISED Capex New & Capex Growth												
Net Cost (i.e less Subsidies/Grants/SPV)	\$ 68,140,000	\$ 32,900,000	\$ 75,600,000	\$ 82,600,000	\$ 56,800,000	\$ 42,200,000	\$ 32,500,000	\$ 12,300,000	\$ 23,700,000	\$ 32,800,000	\$ 31,200,000	\$ 422,600,000
Net Increase in Debt	\$ 36,191,000	\$ 30,590,661	\$ 75,943,504	\$ 88,552,178	\$ 55,858,042	\$ 35,508,619	\$ 23,206,116	-\$ 4,647,150	-\$ 2,648,749	\$ 3,803,868	-\$ 2,586,621	\$ 303,580,468
Total Debt Level	\$ 260,000,000	\$ 290,590,661	\$ 366,534,165	\$ 455,086,343	\$ 510,944,385	\$ 546,453,004	\$ 569,659,120	\$ 565,011,970	\$ 562,363,221	\$ 566,167,089	\$ 563,580,468	
Income to Debt Ratio	1.54	1.64	1.95	2.32	2.42	2.43	2.40	2.26	2.16	2.11	2.04	

1229

Submission :

Draft Long-Term Plan 2024-34

Submission.

To :- Palmerston North City Council

By :- John Bent

Address :- 7(2)(a) Privacy

I wish to speak to my submission



John Bent
9 April 2024.

My submission is as follows.

1. "We're also proposing spending \$230,000 per year, for three years, on three pilot initiatives to respond to homelessness."¹
2. The explanation given at three public meetings was this to fulfil the city's "social" obligations under the Act.
3. **social 1** of or relating to society or its organisation. ²
4. The word 'social' occurs only three times in the Act :
s5 strategic asset (b), and
s14 (1) (h) (i), and
s59 (1) (c)
5. To the best of my recollection, when I began paying attention to the activities and decision making processes of the council the above obligations were within the terms of reference of the "Community Development Committee" and the "Recreation, Leisure and Culture Committee". Notable assets included the Theatre, Museum and Art Gallery.
6. **social services** services provided by the state for the community, esp. education, health and housing. ³
7. Who are the 'homeless' ? This sub-population is characterised by the prevalence of those who have 'any substance use disorder, antisocial personality disorder, major depressive disorder, schizophrenia and bipolar disorder'. ⁴
8. This is not a housing issue but a health issue which is a responsibility of the state not this council.

¹ Consultation Document, p24

² Concise Oxford Dictionary

³ ibid

⁴ Rebecca Barry, et al. Prevalence of mental Health disorders Among Individuals Experiencing Homelessness : A Systematic Review and Meta-Analysis, JAMA Psychiatry Published online April 17, 2024

9. Just because something looks good and sounds good it does not mean that it is good.
10. In the council chamber I have had a sense that the mind of the chamber is afflicted by bi-polar disorder, alternating between mania and deep depression,