



# Heritage Management Plan

Palmerston North

SMALL CITY BENEFITS, BIG CITY AMBITION

2018/21

Te Kaunihera o Papaioea  
Palmerston North City Council





To fulfil the vision of small city benefits, big city ambition the Council has adopted five goals. The City Development Strategy was developed to achieve **Goal 1: An innovative and growing city**, and this plan shows how the Council will contribute to achieving this goal.

The city centre needs to be seen as an attractive place to invest to provide an incentive to strengthen and retain important heritage buildings. The risks and costs of strengthening the privately owned earthquake-prone heritage buildings concentrated in the city centre is a major heritage issue. Because Palmerston North is in the high-risk earthquake zone, it has the tightest timeframes for earthquake-prone buildings to be strengthened or demolished. Unlike other buildings, heritage buildings cannot be demolished if a landowner considers the cost of strengthening is not economically viable.

Council will support brownfield development opportunities and carefully consider support packages to encourage the retention and strengthening of heritage buildings. Done well, earthquake strengthening work offers a unique opportunity to modernise and repurpose

heritage buildings and help revitalise the city centre. However, Council is aware that the strengthening requirements may be financially difficult for some landowners. Many of these buildings are located in secondary retail areas but could provide a unique form of city-centre apartment living.

Council has made good progress with identifying and protecting the city centre's built heritage, including the new North West Square Heritage Area. It needs to prioritise further collaboration on heritage projects like the Hoffman Kiln. Council also needs to undertake more work to understand and retain the city's unique residential character areas and the city's many notable trees.



**The purpose of the Heritage Management Plan is to *create and enable opportunities for employment and growth* (Priority 1, City Development Strategy), and is supported by the Culture and Heritage Plan (Creative and Liveable City Strategy).**



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## Where we are now:



- The District Plan contains scheduled heritage features including: Sites of Significance to Rangitāne o Manawatū, Heritage Buildings and Objects, Notable Trees, and some Heritage Areas.
- The number of scheduled heritage features is low compared to equivalent sized cities.
- Heritage features are held in both private and public ownership (including direct Council control and via CCOs).
- Many heritage buildings are also classified as earthquake-prone (in whole or part) and require structural upgrade in the next 10 years. Few heritage buildings have been completely upgraded, and the cost of upgrading buildings remains a significant challenge.
- Council led the redevelopment of Heritage Buildings, including conservation of the Regent Theatre, and the adaptive re-use and modification of the DIC building as the Central Library.
- Since 2001 Council has supported third party heritage projects via the Natural and Cultural Heritage Incentive Fund.

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## Where we want to be:



- Lead a whole-of-Council approach to support investment in the retention of earthquake-prone heritage buildings and collaborate with those others who want to invest in these buildings.
  - Building upgrades on earthquake-prone heritage buildings do not impact on heritage values.
  - Council has a better understanding of heritage values of scheduled heritage features.
  - A more complete understanding of culture and heritage results in an expanded list of scheduled and non-scheduled heritage, including:
    - Sites of significance to Rangitāne o Manawatū
    - Increasing native tree specimen representation
    - Investigating Tier 2 Notable Tree status
    - Residential character and heritage areas.
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## How we're going to get there

### Day to day / ongoing actions to achieve the purpose

- The District Plan contains scheduled heritage features including: Sites of Significance to Rangitāne o Manawatū, Heritage Buildings and Objects, Notable Trees, and some Heritage Areas.
- Work with Rangitāne o Manawatū to actively protect sites of cultural and natural significance
- Review District Plan Schedule and processes, particularly:
  - Update of heritage value statements
  - The approach to notable tree protection
  - Investigate and identify character or heritage areas
- Support third party owners of scheduled heritage features via provision of the Natural and Cultural Heritage Incentive fund for maintenance and conservation of heritage buildings and sites, and notable tree works.

### New ongoing actions to achieve the purpose

- Proactively work with owners and investors of earthquake-prone buildings through the upgrade process.
- Invest in updated heritage, design, and structural investigations on strategic heritage buildings.
- Promote the success stories where heritage buildings have been upgraded, and share information about building upgrades.
- Develop a centralised portal for information about heritage sites, linked with Manawatū Heritage.
- Raise general awareness of archaeological authority requirements.

### Specific programmes to achieve the purpose (with timeframe)

- Develop a dedicated earthquake-prone heritage building support plan, including the provision of a fund to support seismic strengthening of heritage buildings, and character building facades and parapets in the central city (beginning 2018/2019).



## Actions contributing to Council's strategic themes

### a) Smart city practices

- Front-foot redevelopment of earthquake-prone heritage buildings by reviewing and updating heritage and structural information.
- Investigate smarter ways to provide support to caretakers of heritage.
- Investigate opportunities for sharing information and best practice guidelines.
- Improve access to relevant heritage information through a digital interface.

### b) Sustainable practices

- The retention of heritage buildings is an efficient use of existing resources.
- Encourage re-use of materials where possible for buildings that are partially demolished.
- Enable the adaption of heritage buildings for new uses.



### c) Iwi partnerships

- Continue to work with Rangitāne o Manawatū to actively identify, protect, and where appropriate profile sites of cultural and natural significance.

### d) Strategic partnerships

- Investigate whether strategic partners wish to invest in City Centre via re-use of heritage buildings.

## Measures of success

- Increase in the number of scheduled heritage features contained in the District Plan
- Increase in investment of earthquake-prone heritage buildings
- Reducing vacancy rates in earthquake-prone heritage buildings

## Related policies



- District Plan
- City Centre Streetscape Plan
- City Centre Framework
- Citywide Vegetation Framework
- Naming rights for Council-Owned recreational facilities policy
- Reserve and walkway naming policy

## Long-term Plan levels of service

Council protects and enhances places of Māori heritage to incorporate Rangitāne o Manawatū history and aspirations in modern day Palmerston North.

Council takes a whole of Council approach to proactively work with owners of heritage buildings and features to preserve the City's heritage.

## Long-term Plan KPIs

Sites of significance to Rangitāne o Manawatū identified, protected or acknowledged.

Increase in the number of scheduled heritage features contained in the District Plan.

Increase in investment of earthquake-prone heritage buildings.



**Palmerston North City Council**

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