

Massey University Turitea Historic Area

# Proposed Plan Change J

## Section 32 Report

29 October 2021



Aerial View 1978, before construction of the Business Centre buildings



# Contents

Part I – Plan Change .....	3
1 Description of the Proposed Plan Change .....	3
2 Proposed Amendments to the District Plan .....	3
Part II – Assessment Report .....	4
1 Introduction .....	4
1.1 Background to Proposed Plan Change J .....	4
2 Purpose of Proposed Plan Change J .....	5
3 Operative District Plan .....	5
4 Statutory and Legislative Framework for the Proposed Plan Change .....	5
4.1 Resource Management Act 1991 .....	5
5 Regulatory and Policy Context .....	8
5.1 Operative District Plan Structure and Planning Framework .....	8
6 Proposed Plan Change .....	13
6.1 Proposed Changes to Section 19 of the District Plan .....	13
6.2 Chronology .....	16
6.3 Heritage Assessment Report .....	17
6.4 Consultation .....	17
7 Evaluation of Alternatives and Preferred Option .....	20
8 Implementation of the Preferred Option: Objectives, Policies and Rules .....	23
8.1 Assessment of Proposed Objectives and Policies .....	24
8.2 Assessment of Proposed Rules – Section 19: Institutional Zone .....	26
9 Statutory Evaluation .....	29
9.1 Other Matters .....	31
10 Summary .....	32

## Part I – Plan Change

### 1 Description of the Proposed Plan Change

Massey University has been participating in the Crown’s asset transfer process for a number of years, which allows tertiary education institutions to apply for Crown-titled land to be transferred to the institute’s own name under the Public Works Act 1981. The process is guided by the Crown Asset Policy guidelines, which enables Heritage New Zealand Pouhere Taonga (HNZ) the opportunity to consider whether any proposed land transfer contains areas with heritage value requiring protection. A notable recommendation in HNZ’s April 2015 assessment was:

*The Oval and the buildings surrounding it, including the Sir Geoffrey Peren Building, The Refectory, McHardy Hall, Tiritea House and the Old Registry Building be nominated for recognition in the New Zealand Heritage List and for scheduling in the Palmerston North City Council District Plan.*

After further discussions Massey University agreed to seek a plan change to the Palmerston North City Council (PNCC) District Plan to identify the above as a heritage precinct and introduce provisions for recognising and protecting the historic value of it. The precinct will be known as the Turitea Historic Area. No buildings are proposed to be formally protected under the Proposed Plan Change.

The proposal intends to protect and maintain the heritage values, quality and character of the area without limiting the day to day use and maintenance of it. Recognition in the District Plan would ensure the protection and continuity of the Massey Oval, buildings, and landscape characteristics that have historic values from inappropriate use and development. The intent is to protect the space and how buildings front that space, rather than the individual buildings that make up the Turitea Historic Area.

### 2 Proposed Amendments to the District Plan

Proposed Plan Change J (PPC J) involves the following amendments to the Palmerston North City District Plan:

1. Including a new overlay in the District Plan recognising the Massey University Turitea Historic Area within the Institutional Zone.
2. Introducing provisions into Section 19 of the District Plan relating to the use and development within the Turitea Historic Area.
3. Amendments to the City Planning Maps to show the Turitea Historic Area overlay.

Please note that these provisions have legal effect once the Council publicly notifies decisions on submissions to PPC J, in accordance with Clause 20, Schedule 1, as set out in Section 86B(1) of the Resource Management Act 1991 (**the Act**).

## Part II – Assessment Report

### 1 Introduction

Massey University has prepared 'Proposed Plan Change J: Massey University Turitea Historic Area (PPC J)' to the Operative PNCC District Plan for notification under the provisions of the Resource Management Act 1991.

This report has been prepared in accordance with Section 32 of the Act and represents a summary of the evaluation of alternatives, and costs and benefit analysis undertaken in the development of this plan change.

Massey University's key objective with this plan change is to recognise and protect the historic values of the Turitea Historic Area. In assessing the options for protecting the Massey Oval and the buildings that surround it, consideration was given to other means. This Plan Change represents one aspect for recognising this area within the Massey University Turitea Campus. Other methods being considered included nomination to Heritage New Zealand Pouhere Taonga for entry on the New Zealand Heritage List as a heritage area, recording the history of the area, collecting old photos, and potentially establishing information boards which explain and document the history of the Oval area. The best way to protect the heritage values of the area is the Plan Change as proposed.

Individual buildings are not proposed to be listed in the District Plan as Buildings and Objects of Cultural Heritage Value. This is a result of the Heritage Assessment Report recommendations that the Oval and its immediate environs of surrounding buildings should be identified as a historic area, rather than protecting individual buildings.

#### 1.1 Background to Proposed Plan Change J

Massey University has been participating in the Crown's asset transfer process, which allows tertiary education institutions to apply for Crown-titled land to be transferred to the institute's own name under the Public Works Act 1981.

The process is guided by the Crown Asset Policy guidelines. Page 16 of the guidelines provides HNZ the opportunity to consider whether any proposed land transfer contains heritage value requiring protection. HNZ's April 2015 assessment provided four recommendations for heritage protection. The key recommendation for this Plan Change is:

*The Oval and the buildings surrounding it, including the Sir Geoffrey Peren Building, The Refectory, McHardy Hall, Tiritea House and the Old Registry Building be nominated for recognition in the New Zealand Heritage List and for scheduling in the Palmerston North City Council District Plan.*

Through further discussions with HNZ, it was agreed that further buildings within the Turitea Historic Area did not need to be protected in the District Plan by listing the heritage buildings in Section 17, and rather the intention to recognise the area in another manner within the District Plan would be appropriate. On that basis, this PPC J was developed.

Massey University engaged Cochran & Murray Conservation Architects to prepare a heritage assessment. An outline of that report is contained in section **Error! Reference source not found.** of this report, with the full report included in Appendix B.

Based on the Heritage Report recommendations, Massey University is now seeking to recognise the Turitea Historic Area, including the Massey Oval within the District Plan. The area has retained a high level of authenticity of the original design intention whereby the Oval and buildings facing it have been sustained overtime. Newer buildings such as the Business Studies buildings have been designed to recognise the historical approach of buildings facing the Oval and the centre of those buildings extending closer to the Oval. Despite the many uses of this area of campus over the years, the way the buildings face the open space of the Oval has not changed.

The area is currently managed through Institutional Zone provisions in the District Plan, but these do not recognise the historic value associated with it. Thus, a proposed plan change is sought under section 73 of the Act which enables the day to day activities within the area, but with certain use and development being carefully managed to retain the heritage values specific to this area of the Massey University campus.

## 2 Purpose of Proposed Plan Change J

The Turitea Historic Area covers many structures alongside natural features. These include the Refectory, McHardy Hall, Tiritea House, Old Registry Building, Sir Geoffrey Peren Building, Business Studies West and Business Studies East and the Oval itself. The area is shown in Appendix A.

The aim of this plan change is to introduce new location specific provisions protecting the Turitea Historic Area from inappropriate use and development and ensuring the historic, social, aesthetic, scientific, use and contextual values are recognised.

PPC J involves the following amendments to the PNCC District Plan:

1. Amendments to Section 19: Institutional Zone. This will include adding an objective, policies, rules and overlay map to Section 19, which relate to providing for heritage values in use and development of the Turitea Historic Area overlay. A copy of the new provisions for Section 19 are included in Appendix C
2. Amendments to Section 4: Definitions including adding new definition for Turitea Historic Area as follows:

*Turitea Historic Area: means the land containing the Massey Oval and surrounding buildings at Massey University's Manawātū Campus. See Map 19.1: Turitea Historic Area.*

3. Amendments to the District Planning Maps to show the spatial extent of the Turitea Historic Area overlay.

## 3 Operative District Plan

PNCC has recently completed the sectional District Plan review. At the time the Institutional section was reviewed, Massey University had not completed the work necessary to bring forward the concept of the Turitea Historic Area. Schedule 1, Section 21 of the Act allows any person to request a change to a district plan.

The operative District Plan has an Institutional Zone and Cultural and Natural Heritage section.

Chapter 19 Institutional Zone essentially enables the activities and development that occurs within Massey University campus and farm areas. The focus is on teaching and research activities, including the need for buildings, hostels and the like that support the future success of the University.

The reason for this plan change request is due to Massey University wanting to recognise the historic heritage associated with the Oval area. A key focus of the plan change request is ensuring that ongoing protection of the Turitea Historic Area is accounted for within the Operative District Plan and any future development within the area.

## 4 Statutory and Legislative Framework for the Proposed Plan Change

### 4.1 Resource Management Act 1991

PPC J has been prepared by Massey University following discussions with PNCC. It was agreed by the parties that Massey university would prepare the plan change and undertake initial consultation. PNCC would then accept the plan change and progress it through the RMA First Schedule process. Council has been engaged throughout the development of this Plan Change, including reviewing the draft provisions, noting the above intent.

Schedule 1, Section 21 of the Act states any person may request a change to a district plan. Section 21 is –

#### **Schedule 1, Section 21 of the Act –**

- (1) Any person may request a change to a district plan or a regional plan (including a regional coastal plan).
- (2) Any person may request the preparation of a regional plan, other than a regional coastal plan.

- (3) *Any Minister of the Crown or any territorial authority in the region may request a change to a policy statement.*
- (3A) *However, in relation to a policy statement or plan approved under Part 4 of this schedule, no request may be made to change the policy statement or plan earlier than 3 years after the date on which it becomes operative under clause 20 (as applied by section 80A(2)(a)).*
- (4) *Where a local authority proposes to prepare or change its policy statement or plan, the provisions of this Part shall not apply and the procedure set out in Part 1, 4, or 5 applies.*
- (5) *If a request for a plan change is made jointly with an application to exchange recreation reserve land (as permitted by section 65(4A) or 73(2A)), the application must be—*
  - (a) *processed, with the request for a plan change, in accordance with this Part, other than clauses 27 and 29(4) to (8); then*
  - (b) *decided under section 15AA of the Reserves Act 1977.*

With regards to clause (3A) above, more than 3 years has passed since the Institutional section was reviewed. Therefore, this Plan Change is able to be requested. Schedule 1, Section 25 sets out that the local authority is to consider the request.

Section 32 sets out the requirements for preparing and publishing evaluation reports under the Act.

#### **Section 32 of the RMA –**

- (1) *An evaluation report required under this Act must—*
  - (a) *examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and*
  - (b) *examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by—*
    - (i) *identifying other reasonably practicable options for achieving the objectives; and*
    - (ii) *assessing the efficiency and effectiveness of the provisions in achieving the objectives; and*
    - (iii) *summarising the reasons for deciding on the provisions; and*
  - (c) *contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.*
- (2) *An assessment under subsection (1)(b)(ii) must—*
  - (a) *identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—*
    - (i) *economic growth that are anticipated to be provided or reduced; and*
    - (ii) *employment that are anticipated to be provided or reduced; and*
  - (b) *if practicable, quantify the benefits and costs referred to in paragraph (a); and*
  - (c) *assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.*



- (3) *If the proposal (an amending proposal) will amend a standard, statement, national planning standard, regulation, plan, or change that is already proposed or that already exists (an existing proposal), the examination under subsection (1)(b) must relate to—*
- (a) *the provisions and objectives of the amending proposal; and*
  - (b) *the objectives of the existing proposal to the extent that those objectives—*
    - (i) *are relevant to the objectives of the amending proposal; and*
    - (ii) *would remain if the amending proposal were to take effect.*
- (4) *If the proposal will impose a greater or lesser prohibition or restriction on an activity to which a national environmental standard applies than the existing prohibitions or restrictions in that standard, the evaluation report must examine whether the prohibition or restriction is justified in the circumstances of each region or district in which the prohibition or restriction would have effect.*
- (4A) *If the proposal is a proposed policy statement, plan, or change prepared in accordance with any of the processes provided for in Schedule 1, the evaluation report must—*
- (a) *summarise all advice concerning the proposal received from iwi authorities under the relevant provisions of Schedule 1; and*
  - (b) *summarise the response to the advice, including any provisions of the proposal that are intended to give effect to the advice.*
- (5) *The person who must have particular regard to the evaluation report must make the report available for public inspection—*
- (a) *as soon as practicable after the proposal is made (in the case of a standard, regulation, national policy statement, or New Zealand coastal policy statement); or*
  - (b) *at the same time as the proposal is notified.*
- (6) *In this section,—*
- objectives** means,—
- (a) *for a proposal that contains or states objectives, those objectives:*
  - (b) *for all other proposals, the purpose of the proposal*
- proposal** means *a proposed standard, statement, national planning standard, regulation, plan, or change for which an evaluation report must be prepared under this Act*
- provisions** means,—
- (a) *for a proposed plan or change, the policies, rules, or other methods that implement, or give effect to, the objectives of the proposed plan or change:*
  - (b) *for all other proposals, the policies or provisions of the proposal that implement, or give effect to, the objectives of the proposal.*

Section 72 sets out the purpose of district plans.

#### **Section 72 of the RMA –**

*The purpose of the preparation, implementation, and administration of district plans is to assist territorial authorities to carry out their functions in order to achieve the purpose of this Act.*

## 5 Regulatory and Policy Context

### 5.1 Operative District Plan Structure and Planning Framework

The Operative Plan uses zones to manage land use and development throughout the Palmerston North District. There are eighteen zones within the district. Currently, the Institutional Zone objectives, policies and rules are applied to the wider Massey University site. However, the Zone provisions do not consider the historic values associated with the buildings, grounds, and vegetation within the campus. The built form within the Turitea Historic Area is the key factor, rather than the specific protection of heritage buildings for this plan change.

#### 5.1.1 Section 19: Institutional Zone

##### Existing Objectives and Policies

The following objectives and policies for the Institutional Zone are contained in Section 19.

OBJECTIVES	POLICIES
<p><b>OBJECTIVE 1</b></p> <p><i>To promote the efficient use of the physical resources of the Institutional Zone.</i></p>	<p>1.1 <i>To provide for institutional activities located within the Institutional Zone.</i></p> <p>1.2 <i>To enable future growth and development of institutional activities.</i></p> <p>1.3 <i>To enable the establishment of complementary activities within the Institutional Zone where these are ancillary to an institutional activity.</i></p> <p>1.4 <i>To avoid, remedy or mitigate the impacts of institutions on the roading network.</i></p> <p>1.5 <i>To encourage the development and use of Campus Development Plans for institutions, and the integrated development and management of their facilities.</i></p> <p>1.6 <i>To encourage modes of transport to and from institutional sites which minimise adverse effects on the environment.</i></p>
<p><b>OBJECTIVE 2</b></p> <p><i>To protect the amenity values of the Institutional Zone and neighbouring residential and rural areas.</i></p>	<p>2.1 <i>To avoid, remedy or mitigate the adverse effects of noise generated by activities located within the Institutional Zone.</i></p> <p>2.2 <i>To avoid, remedy or mitigate the adverse effects of building development or redevelopment which either fronts onto, or is adjacent to, an arterial road, residential area or rural area.</i></p> <p>2.3 <i>To avoid, remedy or mitigate the adverse environmental effects of institutional activities on neighbouring residential and rural areas, or on other activities within the Institutional Zone.</i></p> <p>2.4 <i>To manage the size and placement of signs where these adjoin a residential area or are located on a road frontage.</i></p>
<p><b>OBJECTIVE 3</b></p> <p><i>To avoid, remedy or mitigate the adverse effects of ancillary activities within the Institutional Zone on use of the City's infrastructure and physical resources.</i></p>	<p>3.1 <i>To clearly define the nature of the ancillary activities that may be established within the Institutional Zone.</i></p> <p>3.2 <i>To restrict the extent to which such ancillary activities are provided for within the Institutional Zone.</i></p>

As can be seen above the existing objectives and policies do not address protecting historic values within the zone. They enable current activities in the university and do not protect the open space or heritage values of the Turitea Historic Area.



### Existing Rules

There are several rules applying to activities within the institutional zone. These are listed in the table below.

PERMITTED ACTIVITIES
<p><b>19.4.1 INSTITUTIONAL AND ASSOCIATED ANCILLARY ACTIVITIES</b></p> <p><i>Institutional and Associated Ancillary Activities and Community and Leisure Facilities and Activities are a Permitted Activity provided that they comply with the following Performance Standards.</i></p> <p><b>Performance Standards</b></p> <p><b>(a) Gross Floor Area devoted to Institutional Zone Retail Activities (excluding areas provided primarily for the consumption of food and beverages).</b></p> <p><i>i. The total gross floor area of retail activities located on the Massey University Turitea campus shall not exceed 2000m<sup>2</sup>; and</i></p> <p><i>ii. The total gross floor area of retail activities located on all other institutional campuses shall not exceed 250m<sup>2</sup> per campus.</i></p> <p><b>(b) Signs</b></p> <p><i>Compliance with R6.1.5.</i></p> <p><b>(c) Hazardous Substances</b></p> <p><i>Compliance with the Rules in Section 14 Hazardous Substances.</i></p> <p><b>(d) Community and Leisure Activities</b></p> <p><i>(i) Lighting</i></p> <p><i>Compliance with R11.6.1.1(a).</i></p> <p><i>(ii) Hours of Operation</i></p> <p><i>Any activity must comply with the following hours of operation:</i></p> <p><i>Sunday to Thursday 7:00am to 10:30pm</i></p> <p><i>Friday and Saturday 7:00am to 12:00 midnight</i></p>
<p><b>19.4.2 THE CONSTRUCTION OF, OR ADDITION TO, BUILDINGS</b></p> <p><i>The construction of, or addition to, buildings is a Permitted Activity provided the following Performance Standards are complied with:</i></p> <p><b>Performance Standards</b></p> <p><b>(a) Maximum Building Height</b></p> <p><i>i. Any buildings or structures shall comply, in terms of maximum height, with R13.4.7.1.</i></p> <p><i>ii. The maximum permitted height of buildings at Massey University Turitea Campus, The Hokowhitu Campus, Fitzherbert Science Centres and the MidCentral Health Palmerston North Hospital is 27 metres.</i></p> <p><i>iii. The maximum permitted height of a building in all other Institutional Zone sites is 12 metres, except that roof-top services plant may extend a further 3 metres.</i></p> <p><i>iv. The maximum permitted height for siren poles and hose drying towers on sites occupied by a fire station is 15m.</i></p> <p><b>(b) Subject to (a) above, height of any building which adjoins a site in the residential zone.</b></p>

*i. Any building on a site adjoining a site in the Residential Zone must comply with R10.6.1.1(a) Height Recession Planes (i) to (v) and (b) Overlooking.*

**(c) Separation Distance**

*i. Any building must be set back at least 3 metres from the side and rear boundary of an adjoining Residential Zone property.*

**(d) Parking and Loading**

*Compliance with the following performance standards of R20.4.2:*

*20.4.2(b)(i) Parking for People with Disabilities;*

*20.4.2(b)(ii) Parking Provision Standards for all zones except for the Inner Business Zone;*

*20.4.2(c) Car Park Landscape Design;*

*20.4.2(d) Formation of Parking Spaces;*

*20.4.2(e) and (f) Loading Space Provision and Design;*

*20.4.2(g) Cycle Parking Provision and Design;*

*20.4.2(h) Cycle Parking End of Trip Facilities.*

**(e) Landscape Amenity**

*i. An amenity strip of not less than 3 metres in width shall be provided along the boundary of any site which adjoins a designated roadway or any Residential Zone land.*

*ii. The provision of amenity strips must comply with the performance standards in R11.9.1.2(i)*

**(f) Frontage Setback**

*i. Any building or structure shall be set back at least 8 metres from the public road frontage*

**(g) Outdoor Storage**

*Where an area is used for outdoor storage of goods, material and waste products it must comply with the following:*

*i. All activities must accommodate storage of goods, materials and waste products in a manner that does not conflict with vehicle access, manoeuvring and parking.*

*ii. No outdoor storage area may encroach onto the required parking, loading or planting areas.*

**(h) Fencing**

*i. Any fence facing the frontage of a public road must be located behind the landscaping strip.*

*ii. Solid fences at the frontage of a public road must not exceed a height of 1.2 metres.*

*iii. Fences higher than 1.2 metres at the frontage of a public road must be at least 75% transparent.*

*iv. All fences must be well maintained at all times.*

**19.4.3 MINOR AND EXTENDED TEMPORARY MILITARY TRAINING ACTIVITIES**

*Minor and Extended Temporary Military Training Activities are a Permitted Activity, provided the following Performance Standards are complied with:*

**Performance Standards**

**(a) Buildings and Structures**

*i. Any buildings and/or structures erected must be in compliance with performance standard (a) and (b) of R12.6.2; and*

*ii. Any buildings erected in association with the Military Training Activity must be removed at the conclusion of the activity unless they are in compliance with R12.6.2.*

**(b) Excavations and Alterations to Landform**

*Where the activity involves any excavations or alterations to landform, the ground shall be reinstated to a condition as close as practicable to its state prior to the disturbance.*

**(c) Hazardous Substances**

*Compliance with the requirements of Section 14 - Hazardous Substances of this District Plan.*

**CONTROLLED ACTIVITIES**

**19.5.1 SITE ACCESS**

*Site Access is a Controlled Activity with regard to:*

- *The Safe and Efficient Operation of the Rooding Networks.*

**19.5.2 MINOR AND EXTENDED TEMPORARY MILITARY TRAINING ACTIVITIES WHICH DO NOT COMPLY WITH THE PERFORMANCE CONDITIONS AND EXTENDED MILITARY TRAINING ACTIVITIES**

*Minor and Extended Temporary Military Training Activities which do not comply with the Performance Standards of R19.6.3 are Controlled Activities.*

**RESTRICTED DISCRETIONARY ACTIVITIES**

**19.6.1 THE CONSTRUCTION OF, OR ADDITION TO, BUILDINGS WHICH DO NOT COMPLY WITH THE PERMITTED ACTIVITY PERFORMANCE STANDARDS**

*The Construction of, or Addition to, Buildings which do not comply with the Permitted Activity Performance Standards in relation to:*

- a. Maximum Building Height of any building which adjoins a residential zone site and separation distance*
- b. Parking and Loading*
- c. Landscape Amenity*
- d. Frontage Setback*
- e. Outdoor Storage*
- f. Fencing*
- g. Community and Leisure Facilities and Associated Ancillary Activities*

*are a Restricted Discretionary Activity with regard to:*

- *External Design and Appearance*
- *Effects on Adjoining Residential Areas*
- *The Safe and Efficient Operation of the Rooding Network.*
- *The Provision of Car Parking*
- *Landscape Amenity.*

**R19.6.2 CREMATORIA**

*Crematoria are a Restricted Discretionary Activity with regard to:*

- *Effects on the cultural and social wellbeing of the proximate community*

- *Effects of noise, hours of operation and other environmental disturbance on amenity for the surrounding community*
- *Design and appearance of any buildings or structures in relation to the amenity for the surrounding community*
- *The effects of traffic on the safe and efficient operation of the roading network and the provision of efficient and effective parking and access.*

#### **R19.6.3 NON-ANCILLARY OFFICE ACTIVITIES AT THE HOKOWHITU CAMPUS**

*Office activities up to 5,000m<sup>2</sup> in gross floor area that are not Ancillary Institutional Zone Activities at the Hokowhitu Campus area are a Restricted Discretionary Activity with regard to:*

- *Effects on the City Centre*
- *The safe and efficient operation of the roading network.*

#### **DISCRETIONARY ACTIVITIES**

##### **19.7.1 INSTITUTIONAL ZONE RETAIL ACTIVITIES**

*Activities which do not comply with the Performance Standard for Permitted Activities (in R19.6.1(a)) in relation to:*

*a. Gross Floor Area devoted to Retail Activities (excluding areas provided primarily for the consumption of food and beverages), provided they do not in aggregate result in a gross floor area that exceeds the Permitted Performance Standard by more than 20%.*

#### **NON-COMPLYING ACTIVITIES**

##### **19.8.1 NON-COMPLYING ACTIVITIES**

*Any activity not provided for as a Permitted, Controlled, Restricted Discretionary or Discretionary Activity within the Institutional Zone shall be a Non-Complying Activity.*

#### **NOISE STANDARDS**

##### **19.9.1 NOISE**

*Sound emissions from any activity shall not exceed the following at any point within the Institutional Zone, other than the institution at which the activity takes place:*

<i>All Times</i>	<i>55 dB LAeq(15 mins), and</i>
<i>10:00 pm to 7:00 am</i>	<i>75 dBA LAmax</i>

*Noise from any activity shall not exceed the following at any point within the Residential or Rural Zones:*

<i>7:00 am to 7:00 pm</i>	<i>55 dB LAeq(15 mins)</i>
<i>7:00pm to 10:00 pm</i>	<i>50 dB LAeq(15 mins)</i>
<i>10:00pm to 7:00am</i>	<i>45 dB LAeq(15 mins)</i>
<i>Night-time L<sub>max</sub> 10:00pm to 7:00am</i>	<i>75 dB L<sub>max</sub></i>

*Sound emissions from any activity on Lot 3 DP 35156, known as the Palmerston North Fire Station, shall comply with R11.9.7.1(a)(i), (ii) and (iii).*

*Sound emissions from any activity on any other fire station site operated under the authority of the New Zealand Fire Service Commission shall not exceed the following at any point within the Residential or Rural Zones:*

<i>7:00 am to 7:00 pm</i>	<i>55 dB LAeq(15 mins)</i>
<i>10:00 pm to 7:00 am</i>	<i>75 dBA LAmax</i>

*Sound emissions from emergency sirens are exempt from these noise rules.*

As can be seen above, rules relate to managing activities, construction and addition to buildings, site access and noise on various institutional zoned sites. These rules do not address protecting the historic value associated with the Turitea Historic Area.

## 6 Proposed Plan Change

### 6.1 Proposed Changes to Section 19 of the District Plan

PPC J involves amending Section 19 of the District Plan to include objectives, policies and rules relating to the Turitea Historic Area. Furthermore, a map would be added to the section identifying the extent of the area that the new rules would apply. This would ensure the historic values are protected whilst still providing for everyday use and maintenance.

The following objectives and policies would be inserted into Section 19 of the District Plan.

#### **Objective 4:**

*To recognise and protect the historic values of the Turitea Historic Area at Massey University.*

#### **Policies:**

4.1 *To maintain and enhance the historic heritage values, quality and character within the Turitea Historic Area recognising the following values:*

- |                         |   |
|-------------------------|---|
| <i>Historic Value</i>   | <ul style="list-style-type: none"><li>• <i>Area was the heart of campus from outset and served many generations</i></li><li>• <i>Place for informal recreation</i></li></ul>  |
| <i>Social Value</i>     | <ul style="list-style-type: none"><li>• <i>Village green – social and cultural activities and natural gathering place</i></li><li>• <i>Open space addressed by buildings on perimeter with views of village green</i></li></ul>   |
| <i>Aesthetic Value</i>  | <ul style="list-style-type: none"><li>• <i>Wide generous open space on northern edge of built environment of the Manawatū Campus</i></li><li>• <i>Flat ground surrounded by low scale buildings and mature trees</i></li></ul>  |
| <i>Scientific Value</i> | <ul style="list-style-type: none"><li>• <i>Distinct botanical/scientific value of mature trees and valuable teaching resource</i></li></ul>   |
| <i>Use value</i>        | <ul style="list-style-type: none"><li>• <i>The Massey Oval has remained an open space used for a variety of recreational and social purposes</i></li><li>• <i>The area has an important historical and ongoing use value in the educational role that the botanical plantings have.</i></li></ul> |
| <i>Contextual Value</i> | <ul style="list-style-type: none"><li>• <i>Rare planned open space for informal yet functional use</i></li><li>• <i>High level of authenticity for the original design intention has been retained over time.</i></li></ul>   |

4.2 *To enable building maintenance and development within the Turitea Historic Area that does not detract from the historic character of surrounding buildings, mature trees, and the defined edges of the Massey Oval.*

4.3 *To retain the open space character of the Massey Oval*

- 4.4 *To recognise the contribution that buildings, structures, spaces and other features provide to the values of the Turitea Historic Area.*

The following rules, performance standards, and assessment criteria would be added to Section 19:

**19.4 Rules: Permitted Activities**

**19.4.4 PERMITTED ACTIVITIES IN THE TURITEA HISTORIC AREA**

*The following activities are Permitted Activities within the Turitea Historic Area provided they comply with the following performance standards below:*

1. *Landscaping and maintenance of vegetation*
2. *Maintenance and replacement of existing paths*
3. *Signage and Information Boards explaining the heritage of the Massey Oval*
4. *Maintenance and repair of existing buildings, including seismic strengthening except where this alters the elevations that front the Massey Oval*
5. *Maintenance and upgrade of existing in ground infrastructure*
6. *Lighting to highlight buildings and or trees*
7. *Temporary activities associated with the functioning of Massey University*
8. *Retention and upgrading of the existing cricket pitch within the Massey Oval*
9. *Trimming and replacement of existing trees, particularly where needed to protect human health and safety.*
10. *External alterations to buildings including seismic strengthening where these are not visible from the Massey Oval.*
11. *Internal alterations to buildings.*

**Performance standards:**

- (a) **No planting within the Massey Oval as shown on Map 19.1, except for regeneration planting within the existing woodland copse footprint to the east of the Massey Oval.**
- (b) **Maintenance and replacement of existing paths must be in the same location, except where a path is realigned to follow the outline of the existing Massey Oval area.**
- (c) **Contours within the Turitea Historic Area must be shaped by earth - worked forms not retaining walls.**
- (d) **In relation to the external maintenance and repair of existing buildings:**
  - i. *The materials used and the design of any replacement building components are the same or closely similar to those being repaired or replaced, or those that were in place originally, except that existing wooden windows can be modified for double glazing or replaced with new wooden double glazed sashes.*
  - ii. *Where a feature on an elevation is replaced, the replacement feature must appear exactly the same as the feature being replaced, when viewed from the Massey Oval.*
  - iii. *External maintenance and repair, including seismic strengthening, where the strengthening work does not result in any existing openings (doors or windows) being obstructed.*

<b>Guidance Note</b>
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*The provisions of the Heritage Chapter may also apply to those buildings identified within the District Plan.*

#### **19.6 Rules: Restricted Discretionary Activities**

##### **R19.6.4 ACTIVITIES IN THE TURITEA HISTORIC AREA**

*The following activities are Restricted Discretionary Activities provided that they comply with the performance standards listed below:*

1. *Construction of new built features, sculptures or buildings within the Turitea Historic Area.*
2. *External alterations, including seismic strengthening, to the Refectory, McHardy Hall, Tiritea House, Old Registry, Sir Geoffrey Peren, and Business Studies West and Business Studies East buildings where these are visible from the Massey Oval.*
3. *Demolition of buildings within the Turitea Historic Area.*
4. *Tree planting within the Massey Oval outside the existing woodland corpse.*
5. *Retaining structures within or immediately adjacent to the Massey Oval.*

#### **Matters of Discretion:**

*For the above activities the Council has restricted its discretion to:*

- *The impact of the proposed building or other work on the heritage values identified for the Turitea Historic Area.*

#### **Performance Standards**

- (a) ***Any new building must be aligned to face the Massey Oval.***
- (b) ***The central section of any new building must come forward of the main form of the building similar to the Refectory and McHardy Hall to create a sense of symmetry.***
- (c) ***No more than ¼ of the new building elevation can touch the defining edge of the Massey Oval. The balance of the building must be set back by at least 3m.***
- (d) ***If touching the defined edge of the Massey Oval or within 5 metres of it, new buildings must be no more than 2 storeys high.***
- (e) ***If set back by 5m from the edge of the Massey Oval, new buildings can be up to 3 storeys high, but no higher than the main form of Business Studies Central.***

#### **Assessment Criteria:**

- a. *Whether the alteration or addition has adverse effects on the historic values of the Turitea Historic Area as listed in Policy 1.*
- b. *Whether the new building or external alterations has been designed in keeping with or complementing the historic character of the Turitea Historic Area and is not a pastiche of building styles seen around the Massey Oval.*

#### **Non-Notification:**

*Applications made for restricted discretionary consent applications under **R19.6.4** must not be publicly or limited notified.*

#### **6.1.1 Proposed Changes to District Plan Maps**

The District Plan Maps would be updated to show:

1. The extent of the Turitea Historic Area overlay.

Changes to the District Plan maps shall be consistent with the current representation of heritage sites. These updates shall be made to both digital and physical copies.

**6.1.2 Proposed Change to Section 4 of the District Plan**

Section 4 of the Plan would also be amended to include a definition of *Turitea Historic Area* to avoid any doubt for what the area covers, as follows:

<b>Turitea Historic Area:</b>	Means the land containing the Massey Oval and surrounding buildings at Massey University's Manawatū Campus. See Map 19.1: Turitea Historic Area.
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**6.2 Chronology**

The following outlines the key milestones in preparing the Proposed Plan Change to date:

Date	Activity
October 2009	<ul style="list-style-type: none"> <li>Crown asset transfer and disposal policy was agreed to in principle by New Zealand's Cabinet. The policy allows Tertiary Education Institutions to obtain legal ownership of Crown assets provided they are core to their educational purpose.</li> </ul>
2013-2015	<ul style="list-style-type: none"> <li>Heritage New Zealand complete their heritage assessment of crown land transfer sites at Massey University's Manawatū Campus and recommend buildings and sites for further heritage protection</li> </ul>
February 2018	<ul style="list-style-type: none"> <li>Massey University and Heritage New Zealand sign a partnership agreement to facilitate the appropriate management of the identified heritage sites on the Manawatū Campus</li> </ul>
February 2018	<ul style="list-style-type: none"> <li>Massey University commission Cochran and Murray - Conservation Architects, Michael Kelly - Heritage Consultant, and Sarah Poff – Landscape Architect to prepare a Protection and Enhancement Report on the Oval, Massey University, Palmerston North Campus.</li> </ul>
August 2018	<ul style="list-style-type: none"> <li><i>The Oval, Massey University, Palmerston North Campus</i> initial report prepared by Cochran &amp; Murray Conservation Architects is provided to Massey University.</li> </ul>
September 2018	<ul style="list-style-type: none"> <li>Massey University commission WSP to prepare a Proposed Plan Change to the Operative Palmerston North City Council District Plan.</li> </ul>
March 2019	<ul style="list-style-type: none"> <li><i>The Oval, Massey University, Palmerston North Campus</i> final report prepared by Cochran &amp; Murray Conservation Architects is provided to Massey University.</li> </ul>
March – September 2019	<ul style="list-style-type: none"> <li>Provisions for the Oval Plan Change are drafted in discussion with Massey University internal stakeholders.</li> </ul>
November 2019	<ul style="list-style-type: none"> <li>Section 32 Report drafting begins</li> </ul>
January 2020	<ul style="list-style-type: none"> <li>Meeting with Massey University to finalise provisions.</li> </ul>
May 2020	<ul style="list-style-type: none"> <li>Draft provisions provided to Massey University for comments and initial feedback.</li> </ul>
November 2020	<ul style="list-style-type: none"> <li>Meeting with policy planners at Palmerston North City Council to discuss intent of plan change, draft provisions and parties to be consulted with.</li> </ul>

	<ul style="list-style-type: none"> <li>• Draft provisions circulated to Palmerston North City Council policy planners for feedback.</li> </ul>
April – June 2021	<ul style="list-style-type: none"> <li>• Emails sent to Rangitāne o Manawatū, Palmerston North Defence Heritage Advisory Group, Heritage New Zealand Pouhere Taonga, Historic Places Manawatū outlining heritage report, explaining Massey University wish to undertake a plan change to protect the Oval area. The email included the proposed provisions for their consideration and feedback.</li> <li>• Feedback received from all parties, and meetings held with some to further understand comments made (refer to section below on consultation).</li> </ul>
July 2021	<ul style="list-style-type: none"> <li>• Draft provisions updated based on feedback from parties consulted with.</li> </ul>
September – October 2021	<ul style="list-style-type: none"> <li>• Final draft provisions sent to Massey University internal stakeholders for final comment.</li> <li>• Section 32 finalised.</li> </ul>

### 6.3 Heritage Assessment Report

As mentioned previously a Heritage Assessment Report was prepared by Cochran & Murray Conservation Architects for Massey University (see Appendix B for a copy of this Report). The Report outlines the history of the Oval, describes the Turitea Historic Area and the heritage values and recommends how the heritage values should be protected. The Report recommended the extent of the Turitea Historic Area to be protected; the heritage elements that require management; and recommended 'rules' for discussion with the Palmerston North City Council for incorporation into the District Plan to protect and enhance these special qualities.

The overall recommendation of the Report was that the spatial qualities, including the landform, the surrounding buildings, the trees and grass, views in and out, and the general ambience of the space, of the area should be protected and enhanced. To achieve the protection of the qualities, it was recommended that the extent of the area (also identified in the Report) be included in the Palmerston North City District Plan along with site specific rules similar to those for the Savage Crescent Conservation Area and North West Square Heritage Area. The report also specified building controls for existing buildings, new buildings, and landscaping that would protect and enhance the qualities of the area.

The Report concluded that if the spirit of recommendations contained in the report are adhered to, then the essential defining elements of the Oval will be protected, and indeed enhanced. The Report recommendations have been integral to the drafting of the plan change provisions as proposed.

### 6.4 Consultation

Clause 3 of the First Schedule of the Act specifies the people who must be consulted in the preparation of a plan, including plan changes.

#### Clause 3 of Schedule 1 of the Act –

- (1) *During the preparation of a proposed policy statement or plan, the local authority concerned shall consult—*
- (a) *the Minister for the Environment; and*
  - (b) *those other Ministers of the Crown who may be affected by the policy statement or plan; and*
  - (c) *local authorities who may be so affected; and*
  - (d) *the tangata whenua of the area who may be so affected, through iwi authorities; and*
  - (e) *any customary marine title group in the area.*

- (2) *A local authority may consult anyone else during the preparation of a proposed policy statement or plan.*
- (3) *Without limiting subclauses (1) and (2), a regional council which is preparing a regional coastal plan shall consult—*
  - (a) *the Minister of Conservation generally as to the content of the plan, and with particular respect to those activities to be described as restricted coastal activities in the proposed plan; and*
  - (b) *the Minister of Transport in relation to matters to do with navigation and the Minister's functions under Parts 18 to 27 of the Maritime Transport Act 1994; and*
  - (c) *the Minister of Fisheries in relation to fisheries management, and the management of aquaculture activities.*
- (4) *In consulting persons for the purposes of subclause (2), a local authority must undertake the consultation in accordance with section 82 of the Local Government Act 2002.*

To achieve the requirements of the Act, a range of consultation has been carried out since Massey University's decision to protect the Turitea Historic Area.

Several meetings have been held specifically about this Plan Change with the following key stakeholders at different times during the development of the proposed provisions:

- Massey University
- PNCC
- Rangitāne o Manawatū
- HNZ
- Horizons Regional Council
- Palmerston North Defence Heritage Advisory Group
- Historic Places Manawatū

The consultation undertaken and feedback received from each party is set out below.

#### **6.4.1 Massey University**

Engagement with the Massey University's Facilities Management team occurred throughout the development of the Plan Change provisions. Specific feedback was sought to ensure that the day to day maintenance activities for the campus would be provided for without the need for unnecessary consents, recognising the relative permissive nature of the current Institutional Zone provisions. For example, ensuring that vegetation can be maintained, in ground infrastructure (such as lighting) can be upgraded or that new lighting to highlight buildings or trees could be enabled. These are activities that are typically undertaken around campus as of right and there would be little impact on the historic values of the Turitea Historic Area.

The Facilities Management team support the proposed Plan Change provisions and acknowledge the requirements of the Plan Change for any new future buildings within the Turitea Historic Area.

#### **6.4.2 Palmerston North City Council**

PNCC have been engaged throughout the process in developing this Plan Change. Draft provisions were circulated to Council staff and no specific comments were received. Council staff supported Massey University to completed Clause 3 engagement and were interested to hear the results of the discussions that have taken place to date.

#### 6.4.3 Rangitāne o Manawatū

An email was sent to a Rangitāne o Manawatū representative on the 7<sup>th</sup> April 2021 outlining the heritage report and explaining Massey University's wish to undertake a plan change to protect the Oval area. The email included the draft provisions of the plan change and invited Rangitāne o Manawatū to comment on whether the site has any significance for the iwi, whether they had a view on an appropriate name for the area and whether Ngāti Raukawa should be engaged with given Ngāti Raukawa defer to Rangitāne o Manawatū in some instances.

A response was received with the following key feedback points:

- The campus contains Rangitāne o Manawatū wāhi tapu so would prefer the spelling to be correct i.e. Turitea not Tiritea.
- Requested a cultural rule around Massey University working with Rangitāne o Manawatū to name any new buildings or paths that arise from the plan change.
- Would like places for Rangitāne o Manawatū pepeha to be included and displayed along with any other historical information display boards in the area.

As a result of this feedback the following changes were made to the draft provisions:

- References to the 'Tiritea Historic Area' were changed to 'Turitea Historic Area'
- Signage and information boards have been added as a permitted activity.

Regarding the rule requested around naming, this was considered to be outside the scope of the Plan Change and has been passed onto members on the Massey University working group with Rangitāne o Manawatū.

#### 6.4.4 Heritage New Zealand Pouhere Taonga

An email was sent to HNZ representative Karen Astwood on the 7<sup>th</sup> April 2021 outlining the heritage report and explaining Massey University's wish to undertake a plan change to protect the Oval area. The email included the draft provisions of the plan change and invited feedback on the provisions from a HNZ perspective. Written feedback was received and a meeting was held with Dean Raymond and Alison Dangerfield on 6<sup>th</sup> May 2021 to discuss this. Key feedback from this meeting was:

- A number of changes to wording and text in the proposed provisions including some changes in emphasis was required from their point of view.
- Further emphasis on cumulative effects of alterations should be in provisions.
- Maintenance and alteration activities should be separated out from one another.
- Wanted views into the Oval considered and the associated landscape.

As a result of this feedback and discussion the following changes were made to the draft provisions:

- Amendment of the contextual value statement to emphasise the authenticity first.
- Changing the order of maintenance and development in Policy 2.
- Recognising maintenance of vegetation in the permitted activity rules.
- Enabling information boards to be erected as a permitted activity.

#### 6.4.5 Palmerston North Defence Heritage Advisory Group

An email was sent to a Palmerston North Defence Heritage Advisory Group representative on the 7<sup>th</sup> April 2021 outlining the heritage report and explaining Massey University's wish to undertake a plan change to protect the Oval area. The email included the draft provisions of the plan change and invited feedback on the provisions from an Army Heritage perspective. A meeting was requested to discuss their feedback which was held on 14<sup>th</sup> April 2021. Key feedback from this meeting was:

- There has been strong defence presence over time at Massey University and in particular the Massey Oval area (as outlined in the Heritage Report). The Peren Building is named after Mr Peren who, in addition to being the founding principal of Massey Agricultural College, was a territorial brigadier.

- There are a number of stories that should be recorded for this area. There is opportunity for Massey University to collate these outside the Plan Change process.
- Requested that signage and wayfinding for heritage and historic purposes to be added to the permitted activities list. There are other examples of digital tools being used to share historical information and the history of this site could be shared more widely.

As a result of this feedback the following changes were made to the draft provisions:

- Signage and Information Boards have been added as a permitted activity.

#### 6.4.6 Historic Places Manawatū

An email sent to Historic Places Manawatū Horowhenua Branch's representative on the 7<sup>th</sup> April 2021. The email contained information on the heritage report and explained Massey University wish to undertake a plan change to protect the Oval area. The email included the draft provisions of the plan change and invited feedback on the provisions from a local Heritage perspective. A meeting was held on 17<sup>th</sup> June 2021 to discuss the written feedback received. Key feedback from this meeting was:

- The local branch strongly supports inclusion of the Oval area as heritage area in the District Plan.
- That architectural values of buildings should be included in the Policy 1 values list.
- The restricted discretionary activity status of demolition of buildings and notification clause of rule could result in loss of buildings perceived as lesser architectural merit such as old Registry Building without public discussion.
- Whether style of new buildings, structures and planting should be in the same period style as the Oval buildings.
- Whether any significant views from the Oval or into the Oval should be preserved.
- Raised the heritage character that the existing vegetation present contributes and recommended 1) identifying the notable trees, 2) identifying the general types of trees in the area and 3) considering a masterplan for future planting

The intent of the Plan Change is to recognise the building footprint and retention of the open space that forms the Massey Oval. It is not intended to protect individual buildings or to require any future buildings to be made of the same material as those existing. The architectural values of the buildings have not been assessed or protected through the plan change. The Plan Change does not seek to protect the buildings themselves but the sense of place they provide to the overall Massey Oval area. In addition, it is not intended that the views to and from the Oval are protected as that is not the intent of the plan change. It is noted that some of the buildings within the area are heritage listed thus dealt with in the heritage chapter provisions of the District Plan.

There is no intention to protect the trees around the Oval in the District Plan. These need to be maintained recognising their age and risk to human health and safety. However, reference to maintenance of vegetation has been more clearly provided for in the permitted activity rule.

With respect to the listed restricted discretionary activities this activity status was seen as appropriate given the necessity to remove buildings if they are unsafe. Regarding stipulation of the style of buildings, vegetation, and sculptures styles. The Heritage Assessment which forms the basis of PPC J did not recommend the architectural style of the existing buildings to be maintained, Rather the recommendations are that any future buildings are positioned around the Massey Oval in the same way as currently occurs.

No specific changes were made to the Plan Change as a result of this feedback.

## 7 Evaluation of Alternatives and Preferred Option

A key matter referred to in section 32(3)(a) of the Act is that a proposed plan change must be assessed in terms of whether the objectives are the most appropriate way to achieve the purpose of the Act. Appropriateness means the suitability of any alternative (i.e. regulation or other methods) in achieving the purpose of the Act.



To assist in determining whether the alternative is appropriate, the effectiveness and efficiency of the alternative should be considered. The assessment must contain a level of detail that corresponds to the scale and significance of the anticipated effects.

The costs and benefits of the environmental, economic, social and cultural effects anticipated should also be identified and assessed. Where practicable, these should be quantified. Any opportunities for economic growth and employment (and whether these are anticipated to be provided or reduced by the change) must also be assessed. In considering the alternative methods, it is necessary to consider different planning methods to achieve the purpose of the Act, including retaining the status quo, non-regulatory methods, and the plan change as proposed.

This section considers alternatives to the proposed option of introducing new objectives, policies and rules relating to the Turitea Historic Area. The alternatives evaluated were:

- Option One – Retain the status quo
- Option Two – Nominate the area for entry to the New Zealand Heritage List/Rārangī Kōrero and register a heritage covenant on the land's record of title; or
- Option Three – the plan change as proposed

Each of these options are considered below.

#### 7.1.1 *Alternative One: Retain the status quo*

RETAIN THE STATUS QUO	
Retain the status quo; that is Massey University continues to maintain the Turitea Historic Area and use and development remains managed only by the Institution section provisions.	
Benefits	Costs
<ul style="list-style-type: none"> <li>• Provides a continuation of the existing District Plan approach which has a level of familiarity for Plan users.</li> <li>• Avoids the costs associated with preparing and implementing new District Plan provisions.</li> </ul>	<ul style="list-style-type: none"> <li>• Council has a duty under the Act to recognise and provide for the protection of historic heritage from inappropriate subdivision, use and development.</li> <li>• Council must have regard to maintaining and enhancing amenity values and the quality of the environment.</li> <li>• The area's historic heritage value may be lost if use and development is not managed.</li> <li>• Information and advice from technical experts and HNZ would be ignored.</li> </ul>
<b>Efficiency:</b> The costs outweigh the benefits associated with this option. This option does not meet obligations under the Act and does not respond to new information about the area. Further, it could result in the loss of the historic heritage value associated with the area.	
<b>Effectiveness:</b> The operative Institutional Zone provisions do not specifically recognise the heritage values that have been identified since the Chapter was reviewed during the District Plan review process. The new provisions would be more effective in protecting the heritage values that are now understood to exist.	
<b>Opportunities for Economic Growth and Employment:</b> There are no opportunities for economic growth and employment associated with this option.	

<p><b>Risk of acting or not acting if there is uncertain or insufficient information:</b></p> <p>There is sufficient information to act. The work completed by Massey University and HNZ during the Crown Transfer process and the Heritage Report have both identified that the Turitea Heritage Area is unique within the campus and as such should be protected. There is a risk of not acting with the new information which would see the area not protected in the future.</p>
<p><b>Appropriateness:</b></p> <p>This option is not considered appropriate. The area has been identified as having historic heritage value. As it stands there are no objectives, policies or rules that relate to maintaining and protecting this value. Retaining the status quo could lead to inappropriate use and development, which could ultimately result in the loss of the area or degradation of its value. Massey University, through developing this Plan Change, consider retaining the status quo is not appropriate.</p>

### 7.1.2 *Alternative Three: Plan Change as Proposed*

PLAN CHANGE AS PROPOSED	
Define the extent of the Turitea Historic Area overlay and introduce specific provisions for the area into Section 19: Institutional zone of the District Plan.	
Benefits	Costs
<ul style="list-style-type: none"> <li>Meets Council's obligations to protect historic heritage from inappropriate use and development.</li> <li>Maintains and enhances the amenity values and quality of the environment associated with the area.</li> <li>Provides certainty to plan users.</li> <li>Responds to new information relating to the historic heritage of this area within the Manawātū Campus.</li> <li>Protects the area for future generations.</li> </ul>	<ul style="list-style-type: none"> <li>The costs of rezoning and preparing a plan change.</li> <li>Costs associated with meeting the requirements (preparing and obtaining resource consent) for activities occurring in the area.</li> </ul>
<p><b>Efficiency:</b></p> <p>The benefits associated with this option outweigh the costs and therefore the plan change, as proposed, is the preferred option. PPC J is considered to be an appropriate amendment to protect the area's historic value from inappropriate use and development while providing greater certainty to plan users and meeting various obligations under the Act.</p>	
<p><b>Effectiveness:</b></p> <p>The provisions of PPC J are considered to be effective in enabling the protection of the area's historic heritage, which is set out as a matter of national importance in the Act. Specific threats to the area are recognised and site-specific objectives, policies and rules reflect the significant characteristics and values associated with it. This is consistent with the Heritage Assessment Report received by Massey University on the area. The proposed provisions while protecting the historic heritage of the Turitea Historic Area, also enable the day to day activities of the University and most importantly, the ongoing Campus maintenance and management activities.</p> <p>Overall PPC J is considered to be the most effective way to manage the Turitea Historic Area for the future.</p>	

<p><b>Opportunities for Economic Growth and Employment:</b></p> <p>There are no opportunities for economic growth and employment associated with this option.</p>
<p><b>Risk of acting or not acting if there is uncertain or insufficient information:</b></p> <p>The risk of not acting is that statutory requirements of the Act would not be met based on the information that Council now has. Further, the area could be used and developed in an inappropriate manner and the values associated with the area adversely affected. This would likely result in the destruction of the characteristics and values that contribute to the area's value.</p> <p>Massey University has information in the form of a comprehensive Heritage Assessment Report, that spatially defined and identifies the characteristics and values of the Turitea Historic Area. The report identifies how the areas could be threatened by effects of various activities if not managed. This Report has been shared with Council meaning that there is sufficient information to act.</p> <p>Overall, it is considered that there is sufficient information to support this change.</p>
<p><b>Appropriateness:</b></p> <p>The identification of the area and corresponding provisions are the most appropriate way to achieve the purpose of the Act and to fulfil Council's statutory obligation to ensure that a District Plan sustainably manages the natural and physical resources of the District.</p>

## 8 Implementation of the Preferred Option: Objectives, Policies and Rules

Section 32(1)(a) of the RMA requires an assessment of the extent to which each objective is the most appropriate to achieve the purpose of the Act. The purpose of the Act is to promote the sustainable management of both natural and physical resources. The intention of this plan change is to ensure the District Plan is consistent with the purpose of the Act. Avoiding adverse effects on the Turitea Historic Area environment is considered consistent with the purpose of the Act.

Under Section 32(1)(b) of the RMA, Council must examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by:

- (i) *identifying other reasonably practicable options for achieving the objectives; and*
- (ii) *assessing the efficiency and effectiveness of the provisions in achieving the objectives; and*
- (iii) *summarising the reasons for deciding on the provisions*

Under Section 32(1)(b) of the RMA the Council must examine whether, having regard to their efficiency and effectiveness, the policies, rules or other methods are the most appropriate to achieve the objectives of the plan change.

The level of detailed analysis undertaken for the evaluation of the proposed objectives and provisions has been determined by an assessment of the scale and significance of the proposed changes. In making this assessment regard has been had to the following:

- Whether the provisions are a significant variance from the existing baseline.
- Effects on matters of national importance.
- Adverse effects on those in the District with specific interest.
- Involved effects that have been considered implicitly or explicitly by higher order documents.

- Increased costs or restrictions on individuals, communities or businesses.

The following section undertakes this assessment.

## 8.1 Assessment of Proposed Objectives and Policies

PPC J seeks to introduce one objective and four policies into Section 19 of the Palmerston North District Plan to specifically address the historic values associated with the Turitea Historic Area and ensure that they are recognised and protected from inappropriate use and development.

Collectively the objective and policies provide an effective and efficient platform for protection, maintenance and enhancement of the Turitea Historic Area. They contribute to achieving sections 6 and 7 of the Act and the overall purpose of the Act being sustainable management of historic heritage in the district.

<b>Objective 4: To recognise and protect the historic heritage values of the Turitea Historic Area at Massey University.</b>	
<b>Policy 4.1:</b>	To maintain and enhance the historic heritage values, quality and character within the Turitea Historic Area recognising the following values:
Historic Value	<ul style="list-style-type: none"> <li>• Area was the heart of campus from outset and served many generations</li> <li>• Place for informal recreation</li> </ul>
Social Value	<ul style="list-style-type: none"> <li>• Village green – social and cultural activities and natural gathering place</li> <li>• Open space addressed by buildings on perimeter with views of village green</li> </ul>
Aesthetic Value	<ul style="list-style-type: none"> <li>• Wide generous open space on northern edge of built environment of Manawatu Campus</li> <li>• Flat ground surrounded by low scale buildings and mature trees</li> </ul>
Scientific Value	<ul style="list-style-type: none"> <li>• Distinct botanical/ scientific value of mature trees and valuable teaching resource</li> </ul>
Use value	<ul style="list-style-type: none"> <li>• The Massey Oval has remained an open space used for a variety of recreational and social purposes</li> <li>• The area has an important historical and ongoing use value in the educational role that the botanical plantings have.</li> </ul>
Contextual Value	<ul style="list-style-type: none"> <li>• Rare planned open space for informal yet functional use</li> <li>• High level of authenticity for the original design intention has been retained over time.</li> </ul>
<b>Policy 4.2:</b>	To enable building maintenance and development within the Turitea Historic Area that does not detract from the historic character of surrounding buildings, mature trees, and the defined edges of the Massey Oval.
<b>Policy 4.3:</b>	To retain the open space character of the Massey Oval.
<b>Policy 4.4:</b>	To recognise the contribution that buildings, structures, spaces and other features provide to the values of the Turitea Historic Area.
<b>Evaluation of Efficiency and Effectiveness Taking Account of Benefits, Costs and Risk</b>	

### **Efficiency and Effectiveness**

The above policies all seek to achieve the proposed objective. Collectively they are considered to be efficient and effective to meet Objective 4 as they seek to recognise, maintain and enhance the values associated with the area. The information contained in the Heritage Assessment Report clearly demonstrates the historic heritage importance of this area, not only to Massey University but the wider City development overtime such as the area being the home of the defence force. This Plan Change represents an efficient and effective way to recognise this history as required by Part 2 of the Act.

Policy 4.1 seeks to maintain and enhance the values, quality and character within the area and recognise historic, social, aesthetic, scientific, use and contextual values associated with it. It also defines the values. This provides certainty to those who would use and develop the area around what values are to be maintained and enhanced.

Policy 4.2 relates to enabling building maintenance and development provided it does not detract from the historic character of the area. This ensures that the maintenance and development activity requirements of Massey University are accounted for, but ensures any new building is appropriate and does not compromise the area. This policy reflects the careful balance between enabling use and development while protecting historic heritage recognising scale of activities and therefore potential effects.

Policy 4.3 seeks to retain the open space character of the Massey Oval. This policy is necessary to maintain one of the key features that contributes to the character of the area. The Oval has been retained throughout the life of this area and the policy seeks to ensure this continues, recognising that short term activities such as marques are erected for university activities at times.

Policy 4.4 relates to recognising the contribution that the features provide to the values of Turitea Historic Area. This is to ensure all features are provided with some level of protection. Importantly, it is the collective of buildings and features that provide the heritage value, not individual buildings. This policy seeks to acknowledge that.

### **Benefits & Costs**

The benefit of these policies is that they establish a policy framework for managing use and development in the Turitea Historic Area where there has not been one before. These policies will ensure the protection, maintenance and enhancement of the area into the future through recognition of appropriate and inappropriate use and development within them.

The costs associated with these policies relate to reducing Massey University and other users' ability to use and develop the area as a right. Other than minor activities, resource consent would be required and therefore assessed under these policies. For those wishing to use or develop the area, they will need to prove their proposal will not adversely affect the values of the area. This will inevitably reduce the amount of use and development able to occur within it but is considered appropriate given the finite nature of it and its significance to Massey University and the wider Palmerston North District.

It is noted that the area has been protected and managed by Massey University. As the landowner and most likely to use and develop it, the costs of these policies are considered to be minor.

### **Risk**

Sufficient information exists to make the proposed changes and ensure that appropriate policy guidance is included for managing the use and development of the Turitea Historic Area. The themes contained in these policies reflect the Heritage Assessment report's identification of the threats to the area. Overall, it is considered that Council has sufficient information to implement these changes.

### **Alignment with Objective**

The proposed policies are consistent with proposed Objective 4, and therefore Part 2 of the Act.

## 8.2 Assessment of Proposed Rules – Section 19: Institutional Zone

PPC J proposes to introduce two rules relating to the Turitea Historic Area. The rules will reflect appropriate and inappropriate uses and developments through definition of permitted activities and restricted discretionary activities.

ACTIVITY STATUS	RULE PROVISIONS
<b>Permitted Activities</b>	<p><b>19.4.4 PERMITTED ACTIVITIES IN THE TURITEA HISTORIC AREA</b></p> <p>The following activities are Permitted Activities within the Turitea Historic Area provided they comply with the following performance standards below:</p> <ol style="list-style-type: none"> <li>1. Landscaping and maintenance of vegetation</li> <li>2. Maintenance and replacement of existing paths</li> <li>3. Signage and Information Boards explaining the heritage of the Massey Oval</li> <li>4. Maintenance and repair of existing buildings, including seismic strengthening except where this alters the elevations that front the Massey Oval</li> <li>5. Maintenance and upgrade of existing in ground infrastructure</li> <li>6. Lighting to highlight buildings and or trees</li> <li>7. Temporary activities associated with the functioning of Massey University</li> <li>8. Retention and upgrading of the existing cricket pitch within the Massey Oval</li> <li>9. Trimming and replacement of existing trees, particularly where needed to protect human health and safety.</li> <li>10. External alterations to buildings including seismic strengthening where these are not visible from the Massey Oval.</li> <li>11. Internal alterations to buildings.</li> </ol> <p><b>Performance standards:</b></p> <ol style="list-style-type: none"> <li>(a) No planting within the Massey Oval as shown on Map 19.1, except for regeneration planting within the existing woodland copse footprint to the east of the Massey Oval.</li> <li>(b) Maintenance and replacement of existing paths must be in the same location, except where a path is realigned to follow the outline of the existing Massey Oval area.</li> <li>(c) Contours within the Turitea Historic Area must be shaped by earth - worked forms not retaining walls.</li> <li>(d) In relation to the external maintenance and repair of existing buildings: <ol style="list-style-type: none"> <li>i. The materials used and the design of any replacement building components are the same or closely similar to those being repaired or replaced, or those that were in place originally, except that existing wooden windows can be modified for double glazing or replaced with new wooden double glazed sashes.</li> </ol> </li> </ol>



	<p>ii. Where a feature on an elevation is replaced, the replacement feature must appear exactly the same as the feature being replaced, when viewed from the Massey Oval.</p> <p>iii. External maintenance and repair, including seismic strengthening, where the strengthening work does not result in any existing openings (doors or windows) being obstructed.</p> <div data-bbox="491 383 1331 510"> <p><b>Guidance Note</b></p> <p>The provisions of Section 17: Cultural and natural heritage may also apply to those buildings identified within the District Plan.</p> </div>
<b>Alignment with Objectives</b>	
<p><b>Purpose:</b> The permitted activities rule identified above enables those activities that are considered to have a less than minor effect on the characteristics and values of the area. They also recognise the activities Massey University undertakes in the area for the ongoing function and maintenance of the campus and enable those that have a less than minor effect.</p> <p><b>Benefits and Costs:</b></p> <p>The introduction of permitted activity rules for those activities with less than minor effect on the historic heritage values identified for the Turitea Historic Area is considered to be appropriate and means that Massey University are not required to obtain resource consent for these minor activities. The area is a part of the Manawatū campus facilities and as such maintenance and repair are inevitably required. These rules enable that to happen without additional and unnecessary consenting costs.</p> <p>The benefits are considered to outweigh the costs.</p> <p><b>Risks:</b> The changes proposed recognises the site-specific characteristics of the identified area. The activities listed are of a scale that will not significantly impact on the historic heritage values identified for the Turitea Historic Area and will allow ongoing activities that occur on Campus to continue. There is sufficient information to make the proposed changes.</p> <p><b>Efficiency and Effectiveness:</b> The proposed changes will enable the efficient management of the area. Enabling activities with a less than minor effect and those associated with maintenance and repair is appropriate as this is necessary for the ongoing operation of the campus. The permitted activities, when compared to the other rules to apply to this area, are an appropriate balance between protecting the historic values and enabling use. The activities are also currently permitted by virtue of the existing rules in the Institutional Zone. The plan change provisions are therefore considered to be both an efficient and effective approach to managing this specific area within the Manawatū Campus.</p> <p><b>Reasonably Practicable Alternatives:</b> The main alternative options considered include:</p> <ul style="list-style-type: none"> <li>Not proceeding with the Plan Change. Noting that these activities are already permitted under the relatively permissive rules of the Institutional Zone already.</li> </ul> <p><b>Alignment with Objective:</b> The purpose of Objective 4 is to recognise and protect the historic heritage values of the Turitea Historic Area. The permitted activities rule is considered to align with the above objective. It is also noted that the activities are already permitted under the Institutional Zone provisions as they form part of the ongoing operation of the Campus.</p>	

ACTIVITY STATUS	RULE PROVISIONS
<p><b>Restricted Discretionary Activities Rule</b></p>	<p><b>R19.6.4 ACTIVITIES IN THE TURITEA HISTORIC AREA</b></p> <p>The following activities are Restricted Discretionary Activities provided that they comply with the performance standards listed below:</p> <ol style="list-style-type: none"> <li>Construction of new built features, sculptures or buildings within the Turitea Historic Area.</li> </ol>

	<ol style="list-style-type: none"> <li>2. External alterations, including seismic strengthening, to the Refectory, McHardy Hall, Tiritea House, Old Registry, Sir Geoffrey Peren, and Business Studies West and Business Studies East buildings where these are visible from the Massey Oval.</li> <li>3. Demolition of buildings within the Turitea Historic Area.</li> <li>4. Tree planting within the Massey Oval outside the existing woodland corpse.</li> <li>5. Retaining structures within or immediately adjacent to the Massey Oval.</li> </ol> <p><b>Matters of Discretion:</b></p> <p>For the above activities the Council has restricted its discretion to:</p> <ul style="list-style-type: none"> <li>• The impact of the proposed building or other work on the heritage values identified for the Turitea Historic Area.</li> </ul> <p><b>Performance Standards</b></p> <ol style="list-style-type: none"> <li>(a) Any new building must be aligned to face the Massey Oval.</li> <li>(b) The central section of any new building must come forward of the main form of the building similar to the Refectory and McHardy Hall to create a sense of symmetry.</li> <li>(c) No more than ¼ of the new building elevation can touch the defining edge of the Massey Oval. The balance of the building must be set back by at least 3m.</li> <li>(d) If touching the defined edge of the Massey Oval or within 5 metres of it, new buildings must be no more than 2 storeys high.</li> <li>(e) If set back by 5m from the edge of the Massey Oval, new buildings can be up to 3 storeys high, but no higher than the main form of Business Studies Central.</li> </ol> <p><b>Assessment Criteria</b></p> <ol style="list-style-type: none"> <li>a. Whether the alteration or addition has adverse effects on the historic values of the Turitea Historic Area as listed in Policy 1.</li> <li>b. Whether the new building or external alterations has been designed in keeping with or complementing the historic character of the Turitea Historic Area and is not a pastiche of building styles seen around the Massey Oval.</li> </ol> <p><b>Non-Notification:</b></p> <p>Applications made for restricted discretionary consent applications under <b>R19.6.4</b> must not be publicly or limited notified.</p>
<b>Alignment with Objectives</b>	
<p><b>Purpose:</b> The Restricted Discretionary rule identified above controls those activities that are considered to potentially have an adverse effect on the area's value. They recognise that construction, alteration, demolition and landscaping will affect the historic values of the area and as such require a resource consent application to be submitted. Performance standards are applied to highlight the most important development requirements for future use and activities within the Turitea Historic Area.</p> <p><b>Benefits and Costs:</b></p> <p>The existing landscape and buildings of the Turitea Historic Area define the current historic heritage value. The introduction of Restricted Discretionary activity classification for construction, alteration, demolition</p>	

and landscaping is appropriate to ensure the area's historic heritage characteristics and values are not adversely affected by these activities. The activities listed are those activities where impacts on the historic heritage values could be compromised. It is therefore appropriate that a consent is required.

The benefits are considered to outweigh the costs, recognising that Massey University, as landowner, is promoting this Plan Change.

**Risks:** The changes proposed recognises the site-specific characteristics of the Turitea Historic Area. Massey University, in developing this plan change, is aware of the need to obtain consent, where many of these activities would otherwise be permitted under the Institutional Zone. There is sufficient information to make the proposed changes.

**Efficiency and Effectiveness:** Including this new rule in the District Plan seeks to manage development within the area where it could detract from the historic heritage value of the area. The matter of discretion is limited to the impact on the characteristics and values of the area as they relate to the heritage values listed in Policy 4.1. While these activities are largely permitted under the existing Institutional Zone provisions, Massey University in promoting this Plan Change, seeks to recognise the historic heritage and ensure future development maintains the characteristics that exist for this area of campus. This is an efficient and effective approach recognising that the activities may detract from the historic heritage value of the area and therefore should be managed.

**Reasonably Practicable Alternatives:** The main alternative options considered include:

- Not proceeding with the Plan Change. Noting that these activities are already largely provided for under the relatively permissive rules of the Institutional Zone.
- Making these activities discretionary or non-complying activities. This is considered unnecessary as there are no other matters beyond maintaining and enhancing the historic heritage values identified in Policy 1.4 that Council needs to consider when deciding on a resource consent application. It is noted that Restricted Discretionary activity status still allows for the consent application to be declined.

**Alignment with Objectives:** The purpose of Objective 4 is to recognise and protect the historic values of the Turitea Historic Area. This rule reflects that particular landscaping, development, and building demolition and additions will detract from these values. The rule is therefore considered consistent with achieving this objective.

### 8.2.1 Areas Proposed for Inclusion in District Plan Maps

PPC J proposes inclusion of an approximately 33,924m<sup>2</sup> overlay to be annotated as the Turitea Historic Area held within land legally described as Lot 2 Deposited Plan 8981 (Record of Title WN40D/260) and Lot 1 Deposited Plan 53195 (Record of Title WN38B/495) into the planning maps. This area is shown in Appendix A.

## 9 Statutory Evaluation

### Section 5: Purpose of the Act

The purpose of the Act (Section 5(1)) is to promote the sustainable management of natural and physical resources. Sustainable management means:

*managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—*

- sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

Meeting the reasonably foreseeable needs of future generations requires consideration of how resources, inclusive of historic heritage areas, are to be used and to what extent they are to be used. These are primarily issues of allocation and scale and therefore, by inference, of efficiency.

The objective, policies and rules of PPC J are established on a statutory obligation to manage the use and development of physical resources in a way that sustains the potential of physical resources to meet the reasonably foreseeable needs of future generations while managing environmental effects. The proposed changes to the Plan are necessary to reflect the intended protection of the area from inappropriate use and development whilst still providing for day to day use and maintenance of the area by Massey University.

On the evidence above, PPC J is considered to be consistent with upholding the purpose of the Act.

## **Section 6: Matters of National Importance**

Section 6 of the Act identifies matters of national importance that all persons exercising functions and powers under the Act must recognise and provide for. Of relevance to PPC J are the following matters:

- (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:*
- (f) the protection of historic heritage from inappropriate subdivision, use, and development:*
- (h) the management of significant risks from natural hazards.*

PPC J recognises the relationship of Maori with their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga through incorporating their feedback received through consultation into the plan change provisions. With regard to their feedback around naming of buildings, this has been forwarded onto Massey University's working group with Rangitāne o Manawātū and is being incorporated into the university's ongoing partnership protocols with Rangitāne o Manawātū. This is seen as a matter outside of the scope of the plan change process and District Plan provisions.

Regarding (f), the purpose of the plan change is to introduce provisions that identify the Turitea Historic Area and recognise and protect its historic heritage from inappropriate use and development.

With respect to (h), historic buildings can often need seismic strengthening to ensure they remain fit for purpose. Therefore seismic strengthening has been provided for as a permitted activity. Any external alterations to the existing buildings that front the Oval will require resource consent so that the effects of the alterations can be assessed against the heritage values of the area, as outlined in Proposed Policy 4.1.

Based on the above it is considered that the matters of national importance identified above have been recognised and provided for under PPC J.

## **Section 7: Other Matters**

Section 7 sets out other matters that must be given particular regard to. The matters relevant to PPC J are:

- (aa) the ethic of stewardship:*
- (b) the efficient use and development of natural and physical resources:*
- (c) the maintenance and enhancement of amenity values:*
- (f) maintenance and enhancement of the quality of the environment:*
- (g) any finite characteristics of natural and physical resources:*

In regard to (aa), the plan change as proposed will ensure the Council and Massey University continue to be stewards for historic heritage in the City and specifically this area within the Massey University Manawātū Campus.

Concerning (b), the proposed provisions will limit development and use of land within the Turitea Historic Area where those activities are of a specific scale and intensity. The everyday use and maintenance of the site has been provided for, where this has a less than minor effect on the area's historic values as identified in Proposed Policy 4.1. This recognises the land is part of Massey University's Manawātū Campus and an important part of its ongoing operations.

In terms of (c) and (f), the amenity value and quality of the environment is a result of the area's historic buildings and landscaping. By imposing the suite of rules as proposed, use and development of the site can be undertaken whereby the amenity and quality of the environment will be maintained.

Regarding (g), historic heritage is finite in nature; that is if its modified or destroyed the value is lost. The plan change introduces provisions to protect the area from use and development that will detract from or result in the loss of the area's historic value. The content of the Plan Change has been informed by the Heritage Assessment Report and is therefore considered appropriate.

Based on the above, it is considered the plan change as proposed is consistent with the matters set out in section 7 of the Act.

## **Section 8: Treaty of Waitangi**

Section 8 requires the principles of the Treaty of Waitangi to be taken into account. The relevant principles have been taken into account and Rangitāne o Manawatū were invited to comment on the plan change as proposed and were integral to it's the plan change provisions as proposed. This includes the naming of the Turitea Historic Area.

### **Other Matters to be considered**

The Act requires consideration to also be given to other statutory documents where these are relevant. Those documents relevant to this plan change are identified and discussed in the following section.

## **9.1 Other Matters**

### **9.1.1 National Policy Statements**

There are no National Policy Statements that are considered relevant to PPC J.

### **9.1.2 National Environmental Standards**

There are no National Environmental Standards that are considered relevant to PPC J.

### **9.1.3 National Planning Standards**

The National Planning Standards were published on November 2019. They provide national consistency for the structure, form, definitions and electronic accessibility of plans and policy statements under the Act.

PPC J has been developed to be consistent with the existing District Plan structure, noting the Council has not yet embarked on reformatting the District Plan to be consistent with the National Planning Standards for District Plans.

### **9.1.4 Regional Policy Statements**

Section 75(3)(c) of the Act requires that all District Plans give effect to any regional policy statement. The Regional Policy Statement is the main vehicle for interpreting and applying the sustainable management requirements of the Act in a local context, and in this regard, guides the development of lower tier plans, including the Palmerston North City District Plan.

The following objectives and policies from the Regional Policy Statement are considered relevant to PPC J:

#### **Objective 6-3: Historic heritage**

*Protect historic heritage from activities that would significantly reduce heritage qualities.*

#### **Policy 6-11: Historic heritage**

*The Regional Coastal Plan and district plans must, without limiting the responsibilities of local authorities to address historic heritage under the RMA, include provisions to protect from inappropriate subdivision, use and development historic heritage of national significance, which may include places of special or outstanding heritage value registered as Category 1 historic places, wāhi tapu, and wāhi tapu areas under the Historic Places Act 1993 and give due consideration to the implementation of a management framework for other places of historic heritage.*

#### **Policy 6-12: Historic heritage identification**

- a. *Territorial Authorities must develop and maintain a schedule of known historic heritage for their district to be included in their district plan.*
- b. *The Regional Council must develop and maintain a schedule of known historic heritage for the coastal marine area to be included in the Regional Coastal Plan.*
- c. *Historic heritage schedules must include a statement of the qualities that contribute to each site.*

The Plan Change as proposed seeks to recognise and protect the historic values of the Turitea Historic Area based on the Heritage Assessment Report. That Report was commissioned by Massey University and identified the area as containing historic heritage and recommended the area be protected through the District Plan. This plan change responds to this and incorporates provisions for doing so. Using the schedule in section 17 of the District Plan was not considered appropriate given it is the overall area that is historically significant rather than individual items. The approach of identifying a historic area is also consistent with the approaches used in the District Plan for the Savage Crescent Conservation Area in the Residential Zone and the North West Square Heritage Area in the Inner Business Zone.

Given the above it is considered that PPC J is consistent with the above objective and policies in the Regional Policy Statement.

#### 9.1.5 Regional Plan

Section 75(4)(b) of the Act requires that a District Plan not be inconsistent with any Regional Plan. There are no objectives or policies within the Regional Plan considered relevant to this plan change.

## 10 Summary

Based on the above assessment, and with reference to other discussion and assessment in this Report, the proposed changes presented in PPC J are consistent with Council's statutory obligations under the Act.

This plan change will enable the community to provide for their social, economic and cultural wellbeing while recognising the potential environmental effects on the Turitea Historic Area.

This evaluation has been undertaken in accordance with Section 32 of the Act to identify the need, benefits and costs arising from PPC J and the appropriateness of the proposed approach having regard to its effectiveness and efficiency relative to other means of achieving the purpose of the Act. The evaluation demonstrates that the proposed plan change meets the requirements of Section 32 of the Act.



# Appendix A

## The Turitea Historic Area



## Turitea Historic Area



**Red line** – Massey Oval

**Pink line** – Extent of Turitea Historic Area

# Appendix B

## Heritage Assessment Report





# The Oval

MASSEY UNIVERSITY  
PALMERSTON NORTH CAMPUS

*Protection & Enhancement*





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# The Oval

MASSEY UNIVERSITY  
PALMERSTON NORTH CAMPUS

## *Protection & Enhancement*

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Revised 15 March 2019



**Lippincott's plan for the 'New Zealand College of Agriculture',  
21 March 1927.**

Elements of the plan survive in the siting of the Peren Building (the dark square on the main axis, upper left). The Oval today is where the quadrangle of buildings shows to the left of Peren, and the idea for it shows in the open space labelled 'Campus'.  
(Ref. B3-1-3-1 box 3, MUA)



## CONTENTS

<b>1.0</b>	<b>INTRODUCTION</b>	<b>3</b>
1.1	Background	3
1.2	Brief	4
1.3	Acknowledgements	4
<b>2.0</b>	<b>HISTORY</b>	<b>5</b>
2.1	Outline History of The Oval	5
2.2	Sources	18
<b>3.0</b>	<b>DESCRIPTION</b>	<b>22</b>
3.1	The Campus Setting	22
3.2	The Oval Space	22
3.2	The Buildings	23
3.3	Landscape Elements	28
<b>4.0</b>	<b>HERITAGE VALUES</b>	<b>30</b>
4.1	Criteria	30
4.2	Heritage Values of The Oval	30
<b>5.0</b>	<b>PROTECTION OF HERITAGE VALUES</b>	<b>33</b>
5.1	Heritage New Zealand Pouhere Taonga Act	33
5.2	Resource Management Act and the District Plan	34
5.3	Protection of the Oval	35
5.4	Recommendation	37
	Marked Up Aerial Photo	38

*Front cover image: The Refectory, 2018*

*Back cover image: Informal path in the copse of trees, Q4, 2018*



**Looking north-east across the Oval, 1929**  
The construction of the Refectory is underway,  
and the Oval awaits levelling and sowing.  
(*Ref. L1-1-3-1-10 MUA*)

## **1.0 INTRODUCTION**

### **1.1 Background**

Massey University is currently participating in the Crown's asset transfer process. This is a prescribed process whereby tertiary institutes are able to apply for Crown-titled land to be transferred into the institute's own name under the Public Works Act.<sup>1</sup>

The process is guided by the Crown Asset Policy guidelines. In particular, on page 16 of the guidelines, Heritage New Zealand (HNZ) has the opportunity to consider whether any land to be transferred holds any heritage value that requires protection. HNZ carried out an assessment of the Crown-titled land on Massey's Manawatu campus during 2015, and as a result, they made four recommendations for further heritage protection. This means that the University and HNZ must now agree on the extent to which these recommendations will be adopted, before the Crown asset transfer can be finalised.

One of the recommendations from HNZ's assessment was that:

The Oval and the buildings surrounding it, including the Sir Geoffrey Peren Building, The Refectory, McHardy Hall, Tiritea and the Old Registry Building be nominated for recognition in the New Zealand Heritage List and for scheduling in the Palmerston North City Council District Plan.

This recommendation, if adopted, places obligations on the University to protect and enhance the heritage values of The Oval.

(Note that it has been confirmed by Heritage New Zealand that it was not intended that the five buildings mentioned should be individually listed. In any event, two of them already are listed.)

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<sup>1</sup> More information is available at:  
<http://www.tec.govt.nz/teo/working-with-teos/tei/asset-management-teis/crown-asset-transfer-disposal/>

## **1.2 Brief**

The brief for this report called for

Recommendations as to the extent of the area to be protected; the heritage elements that require management, and draft 'rules' for discussion with the Palmerston North City Council for incorporation into the District Plan to protect and enhance these special qualities. This might include such things as possible new building locations and size; control of existing and new planting (removal of planting may be considered) and existing and new paved surfaces.  
(Chris Cochran to Caroline Hilderink, 12 March 18.)

Matthew MacKay, PNCC Heritage Planner, had advised the University (in December 17) that 'decisions need to be made about the spatial extent of the area, and what the heritage elements are that require management, eg ground level and landscape, trees, new buildings'.

The report makes recommendations towards this end. It is authored jointly by all consultants, except where specific credit is given in the text, and has been reviewed in draft form by the University.

## **1.3 Acknowledgements**

Special thanks to:

Brian Goldfinch, Project Manager Capital Projects, for advice on the Refectory Earthquake Strengthening and Restoration Project.

Geoffrey Pearce, Architectural Designer Facilities Management, for his extensive knowledge of the construction history of the buildings surrounding the Oval.

Dave Bentley, Massey University, Grounds Supervisor, for advice on the history and management of the plantings around the Oval.

Louis Changuion, University Archivist, and Dr Catherine Woeber, Assistant Archivist, for making accessible the considerable resources of the University's Archive.

Dr Jennifer Tait, Senior Lecturer in Plant Systematics, Institute of Fundamental Sciences, for advice on the teaching value of the plantings of the Oval.

## 2.0 HISTORY

### 2.1 Outline History of The Oval

The Oval was an integral part of Massey University almost from the outset. The story of the founding of the university has been well told in many different publications, so this report won't repeat that history in detail. However, a summary is offered here by way of an introduction.

The founding of Massey University was a response to the lack of a post-secondary agricultural college in the North Island (well-established Lincoln University was founded in 1878). By the early 1900s, there was a significant and growing support for such an institution in a country that was largely dependent on agriculture for its economic well-being. Prime Minister William Massey announced the formation of such an institution in 1912 but it was not until Victoria University (in 1923) and Auckland University (in 1924) appointed professors as chairs of agriculture (for schools that had not yet been formed) that progress began to be made. In 1926, under the New Zealand Agricultural College Act, both universities relinquished their aspirations in favour of a new college. Both chairs, Professor Geoffrey Peren (Victoria) and Professor William Riddet (Auckland), assumed responsibility for establishing Massey Agricultural College (as it became known), with Peren appointed principal and Riddet the first chair of agriculture.

The location of the new college, which was also intended to be a research facility, was carefully considered. It had to have land suitable for both cropping and pastoral farming, with access to water and electricity. It had to be centrally located and accessible to both Auckland and Wellington. It had to be near a town of some size so that students had somewhere to go away from their place of study. In February 1926, Peren and Riddet shortlisted Feilding, Marton, or Palmerston North.<sup>2</sup> Peren favoured the farm near Palmerston North, known as the Batchelar property, as it met all his expectations. Palmerston North had the biggest population of the three and the wider area was home to a number of agricultural processing factories.<sup>3</sup> The land was also elevated, so there were fine views of the city and environs to be had from certain locations.

Initially the government rejected the Batchelar property because of the high cost per acre. So, local MPs and members of the Agricultural and Pastoral Association approached the owner and negotiated a lower price. Then, in July 1926, the Palmerston North Borough Council offered to purchase the adjacent

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<sup>2</sup>22 February 1926 "Agricultural College Deputation to the Prime Minister (Rt. Hon. J.G. Coates) at Wellington," and n.d. "Notes on meeting of Cabinet Committee set up in connection with selection of a site etc., for the proposed Agricultural College." E3 1930/2a, Main Building, Massey University, 1927-30, Archives New Zealand (ANZ)

<sup>3</sup> Brooking, Tom, 1979, *Massey its early years: A history of the development of Massey Agricultural College to 1943*, Massey Alumni Association, Palmerston North, p.37



**Looking south-west across the Oval, 1929**

The Oval and bank are largely formed, the construction of the Refectory is just underway, and Tiritea has been re-located far left.

*(Ref. L1-1-2-1-1.10 MUA)*

(and available) McHardy property, on the understanding that the government would purchase the Batchelar property and use both properties to establish an agricultural college.<sup>4</sup> The Government accepted the offer on 21 July 1926.<sup>5</sup>

Massey College Council was formed under the 1926 legislation. Its first chairman was Sir George Fowlds, businessman, former Liberal politician and educational administrator. Fowlds, president of Auckland University College, was instrumental in the establishment of Massey University. He vigorously supported the appointment of American-born architect Roy Lippincott as the designer of the new college. Fowlds was very familiar with Lippincott through his design of Auckland University's Arts Building (1923-26). Lippincott styled himself as a town planner as well as an architect, a reflection of the extensive work he had done assisting his brother-in-law Walter Burley Griffin design the new Australian capital of Canberra. His work on that project was an important prelude to planning Massey University's layout.

Fowlds reported that Lippincott, acting on the assumption he would be the school's architect, visited Canada and America in 1926 for 'a three month intensive study of similar colleges, noting the types of groupings of buildings most suitable for New Zealand conditions, the most modern and economic methods of construction of such buildings and altogether collected a great mass of material and information which will be of greatest possible value to the college affecting every phase of building.'<sup>6</sup>

The council took possession of the site at its first meeting in 1927. To have the place ready for its first intake of students the following year required using the farms' respective homesteads for accommodation, teaching and administration. The McHardy farm was to be the site of the first tranche of buildings. The McHardy homestead, Tiritea, was shifted, then divided into two parts, with the larger and more formal part set aside for the Principal's residence, and the other part converted for use as a temporary teaching facility. Tiritea became the temporary home of the college's administration as well as providing teaching and laboratory space. These changes were supervised by Lippincott, who was in the process of designing the permanent buildings. The university opened in March 1928, with 85 students arriving for the first year of teaching.

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<sup>4</sup> Brooking p.38

<sup>5</sup> Ibid.

<sup>6</sup> George Fowlds, Massey Agricultural College, to D.J. Hawken, Minister of Agriculture, 10 October 1927, E3 1930/2a, Main Building, Massey University, ANZ





**The Refectory under construction, 1930**  
 The uncut grass of the newly sown Oval in the foreground.  
*(Ref. L1-1-3-1-10 MAU)*



**The Refectory completed, late 1930**  
 The Oval now mown and a gravel drive laid.  
*(Ref. L1-1-3-1-10 MAU)*

## Forming an Oval

Lippincott prepared layout plans for three stages of the development of the campus on the old McHardy property in March 1927.<sup>7</sup> The first and very basic plan consisted of the principal building (the Science Building, later Peren) and some associated buildings to the immediate east linked by roads. The second incorporated the first extension to the university. This envisaged a wider and more formal arrangement, including a rectangular space surrounded by buildings on the site where the Oval is today located. This arrangement also featured in the third plan, intended to show how a broader expansion could be managed. This plan had, opposite the aforementioned rectangle, a large open space (named 'Campus') framed by buildings. This looks like the arrangement intended for the Oval but on the opposite side of the main axis of Lippincott's plan.<sup>8</sup>

Lippincott's plan was, at best, only loosely adhered to, partly because of the arrival of the Depression and the severe economic constraints that followed. He alluded to the need to use 'present drives and roads...until circumstances permit a more formal and suitable entrance and approach'.<sup>9</sup> As a result, the Oval attained its organic shape, although Lippincott's intention to use it as a frame for college buildings survived intact. Overall, Lippincott's vision for the layout of Massey University was never really fulfilled.

The Oval took shape in 1929. It seems that what made the area suitable for building ('well drained, shingly soil', as Lippincott put it<sup>10</sup>) was a drawback to the Oval's formation.<sup>11</sup> It required significant labour to create both the flat area, which is larger than the Oval itself because it included the future building sites on its perimeter, as well as the sloped bank on its western side. There was more shaping of the land on the terrace on the south-east side of the Oval and plantings on its slope. It is not known who built the Oval, although it may have been Fletcher Construction, who erected the college's first purpose-built structures. On 13 November 1929 the *Evening Post* made reference, in relation to the building of the Refectory, to 'a fine football field [that had] been levelled ready for sowing'.<sup>12</sup>

The easy establishment of the college in its environment was helped to a certain degree by the maturity of the existing vegetation, surviving native vegetation or trees planted by the McHardy family. There was a row of trees behind the eastern side of the Oval and there was a copse of trees (mainly pines) on the bank on the western corner of the Oval that, from certain vistas, provided a backdrop to the ground and the Peren Building, when it was

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<sup>7</sup> 'New Zealand College of Agriculture, Palmerston North – Plan of Site Development for Buildings and Land', VC:Architect – Lippincott R.A. 1922-1965, B-3-1-3-1 Box 3, MUA

<sup>8</sup> Ibid.

<sup>9</sup> Ibid.

<sup>10</sup> Ibid.

<sup>11</sup> Pers. comm. Dave Bentley, Grounds Supervisor, to Sarah Poff, 9 April 2018.

<sup>12</sup> *Evening Post*, 13 November 1929, p.12.

completed in 1930.<sup>13</sup> (There were some old farm sheds in front of the trees, but they were gone by 1933, replaced by one single open shed. This in turn was gone within a few years).<sup>14</sup> The Science Building was predated by a few months by The Refectory, which was sited on the north-eastern side of the Oval, the first of a number of substantial buildings that would be built around the Oval. The larger portion of the Tiritea homestead was located on the south-western corner of the Oval and there were single-storey hostels erected on the north-eastern corner of the Oval in the early 1930s.

Images showing stages in the construction of the Refectory reveal that the Oval was a muddy paddock at the time work began, covered in unkempt grass early in 1930 and, by the time the building was finished, in May 1930, it was cut and neatly manicured.<sup>15</sup> It formed an attractive extension and border to the new buildings around it. A deep, gravelled driveway was formed between the Oval and its perimeter on three sides (bar the western side, where the drive was diverted behind the pine trees). This driveway is much shallower today and ends before the grove of trees on the north side.

The other new building was the College Hostel, later known as Old Hostel, which opened in 1930 or 1931 on the north side of the Refectory. It was the first hall of residence for students at Massey Agricultural College. The building has been described as 'a conglomeration of some of the outbuildings of the Batchelar homestead and new, matching additions'.<sup>16</sup>

By 1935, the plantings on the south-west corner, in front of Tiritea, were developing well and the entire Oval had already taken on a settled and refined appearance. This refinement was strongly encouraged by Professor Peren who, from the beginning, sought to beautify the campus through careful attention to plantings and landscaping. Some of this early work was undone in February 1936, when a hugely destructive ex-tropical cyclone cut a swathe through the North Island and upper South Island. In Palmerston North, houses and buildings lost roofs, power and telegraph poles were broken, numerous trees uprooted and shop windows blown in. At Massey College, the ex-cyclone destroyed many of the college's trees.<sup>17</sup> The copse between the Science Building and the Oval was particularly badly hit. The college had no alternative but to remove most of the trees and shredded stumps and start again. It formed a series of paths and planted a variety of trees that have matured to form a significant feature 80 years later.

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<sup>13</sup> This was the main building or Science Building. For the sake of consistency, it is called the Peren Building, the name it was given in 2010.

<sup>14</sup> See images L-1-1-1-1-2.1 Massey Agricultural College - Nov 1930 & L-1-1-1-1-2.9 Massey Agricultural College - 1933, MUA.

<sup>15</sup> See images L-1-1-3-1-10 Refectory under construction - 1930, L-1-1-3-1-10 Refectory under construction - 1930 & no. ref. Refectory, 1930, MUA

<sup>16</sup> 'Old Hostel', <http://tamiro.massey.ac.nz/nodes/view/1416> [retrieved 2 May 2018]

<sup>17</sup> See image L-8-2.1(78) Storm damage - possibly Feb 1936, MUA

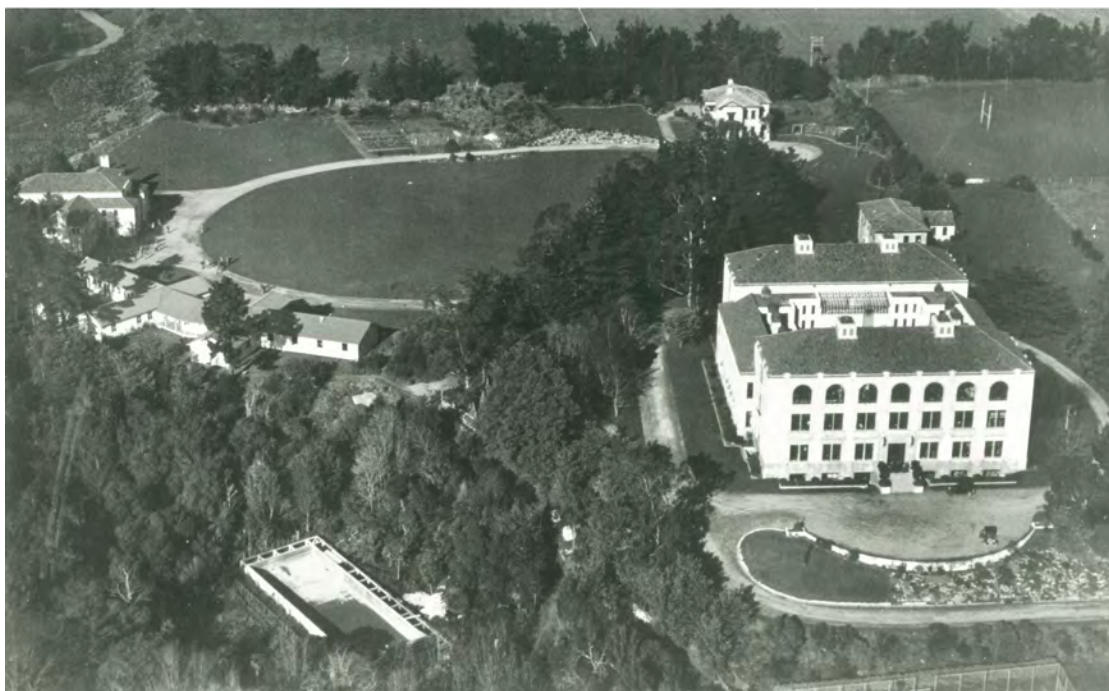




**Aerial view from the north-west, November 1930**

The Peren Building is newly finished. Note the old farm sheds underneath the pines between Peren and the Oval.

*(Ref. L1-1-1-2.1 MAU)*



**Aerial view from the west, 1934**

The Oval and surrounding buildings are well established in their setting.

*(Ref. L1-1-1-2.5 MAU)*

By 1938, on the opposite (south-eastern) side of the Oval, what appears to have been a nursery or garden was formed on the outside of the driveway.<sup>18</sup> By 1940, this had been replaced by a cottage,<sup>19</sup> which did not last long either because it was replaced by more accommodation during World War II. This was McHardy Hall or the Pink Hostel (referring to its original colour), but it was initially an officers' mess.

During World War II the Army gradually took over much of the university for a staff college. This occupation began during the 1941-42 summer break; the Army Staff College was opened by Prime Minister Peter Fraser on 3 November 1941. It was anticipated that the Army would then find accommodation off campus, but this never eventuated. Declining student numbers and the cost of alternatives saw the Army stay at Massey. The Army took over the Refectory, providing student and academic staff meals at a charge.<sup>20</sup> In 1943, an officers' mess was built by the Army, apparently on the orders of Fraser, who could see that Massey would need a hostel after the war ended.<sup>21</sup> This wasn't the only change, with an addition made to the Refectory and huts erected on the Oval in front of the Refectory and old hostel.<sup>22</sup> Peren even suggested that a temporary cookhouse and dining room for 50 men be provided on the Oval.<sup>23</sup> There were still huts on site long after the Army ended its use of the campus in March 1944;<sup>24</sup> they were there in November 1945 and may have survived even longer. McHardy Hall was handed over to Massey Agricultural College in March 1944 when the Army Staff College closed. The Agricultural College then used it as a residence for students.

In the wake of World War II, the Oval remained little changed for a lengthy period. The only alterations were on the periphery, where early plantings began to achieve prominence. By the 1950s, trees were encroaching on the Oval itself and beginning to obscure the elevations of buildings that fronted on to the Oval. This process continued over the next two decades, although shrubs and trees were periodically removed from in front of some of the buildings.

By the late 1970s, an artificial cricket pitch was installed. It was instigated by Associate Warwick Slinn, Associate Professor of English, Vern Chettleburgh, Massey staff member, Palmerston North city councillor and cricket administrator, and others. A semi-regular series of inter-departmental and students versus staff matches ensued. This took place during Alan Stewart's

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<sup>18</sup> See image L-1-1-1-2.8 Massey Agricultural College - 1938, MUA

<sup>19</sup> See image L-1-1-1-3.1 Massey Agricultural College - 1940, MUA

<sup>20</sup> AD 1 Box 1439 203/254 Vol 1., Staff College, Massey University, ANZ

<sup>21</sup> 'McHardy Hall', <http://tamiro.massey.ac.nz/nodes/view/1430> [retrieved 2 May 2018]

<sup>22</sup> See image L-1-1-1-3.5 Massey Agricultural College - 1943, MUA. This shows the foundations for McHardy Hall, the additions to the Refectory and the army huts on the oval.

<sup>23</sup> Peren to Army HQ, 22 March 1943, VC files : Army Staff College, 1941-44 B-3-1-3-1 Box 3, MUA

<sup>24</sup> AD 1 Box 1439 203/254 vol.3, ANZ



**Aerial view from the north-east with Army huts on the Oval, 31 May 1943**  
 The extension to the Refectory is partly built and the foundations are laid for McHardy Hall.  
*(Ref. L1-1-1-3 MAU)*

tenure as vice-chancellor and he decreed that all players should wear whites. This was later relaxed and less formal attire allowed. In the 1980s and 1990s the History and English Departments challenged each other to a match on the Oval. By the 1990s they were competing for 'Bruce's Ball', a cricket ball attached to a shield.<sup>25</sup>

In a development perhaps not unrelated to the increasing use of the Oval for cricket, in the early 1980s the grassed area of the Oval was significantly increased (and the driveway correspondingly reduced in size), particularly in front of the Refectory and McHardy Hall.<sup>26</sup> It retains these dimensions to this day.

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<sup>25</sup> Pers. comm. Emeritus Professor Margaret Tennant, 4 May 2018. 'Generally, the winning department was the one who could find a fit young cricketing postgrad. History did particularly well when Greg Loveridge, later a member of the New Zealand team, was working on his thesis.'

<sup>26</sup> The first image showing the change in dimensions was taken in 1982. See L-1-1-1-7.11 Massey University – 1982, MUA

In the mid-1980s, notable changes took place on the northern segment of the Oval, with the first of two new buildings. Business Studies West was constructed to the east of the Peren Building and alongside, almost within, the grove of trees planted in the late 1930s. For reasons unknown, access to the site was provided via a temporary road across the north side of the Oval. Part of the adjacent Old Hostel was removed and a second building, Business Studies Central), was completed in 1988; this has access from the Oval but also on the opposite side where it steps down the nearby bank. Although these buildings were taller than others adjacent to the Oval, they took over some formal elements from the Refectory and were painted and clad with a similar palette of colours.

By 1991, trees had been planted on the edge of the Oval in front of McHardy Hall, Refectory, Old Hostel and Business Studies (central).<sup>27</sup> These remain today and are now gaining some prominence. In 2009, the remaining portion of the Old Hostel was removed. Other alterations of note in the period since have been periodic changes in plantings in front of buildings and the general maturing of the vegetation around the Oval. David Bull, who retired in 2007 after 36 years service, had been responsible for campus landscaping, including the new plantings around the Oval.

In 2014, to mark 50 years since becoming a university, sculptures were unveiled at Massey's three campuses. At the Manawatū campus, the sculpture was entitled *Binary*, created by Italian-born artist Chiara Corbelletto. The location chosen was outside the Student Centre at the top of the slope on the Oval's south-west side. It was designed 'to represent the fundamental and biological science disciplines promoted and cultivated at the campus'.<sup>28</sup>

Over its history, the university has been subject to many plans and schemes, some of which have come to fruition, and others that did not. All of them respected the Oval's enduring role in the campus landscape and have never been seen to encroach on the space or undermine it through development.

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<sup>27</sup> Now known as College of Business.

<sup>28</sup> 'Heritage sculptures mark Massey's golden jubilee', [http://www.massey.ac.nz/massey/about-massey/news/article.cfm?mnarticle\\_uuid=5858A652-D5B4-6F68-0801-EA0C4D207575](http://www.massey.ac.nz/massey/about-massey/news/article.cfm?mnarticle_uuid=5858A652-D5B4-6F68-0801-EA0C4D207575) [retrieved 3 May 2018]





**A detail from an aerial view of 1978.**

With newly laid cricket pitch, and before the construction of the Business Centre buildings.

(Ref. L1-1-1-6.36 MAU)

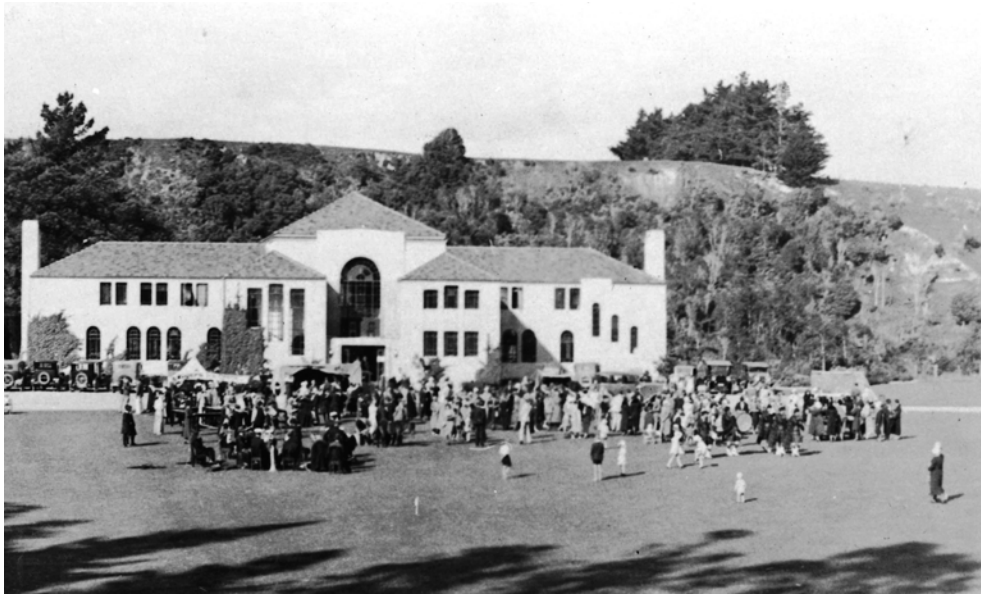
**Uses**

The Oval has had a singular role, as an attractive open space in the heart of the university. Naturally, this has led to a lot of ancillary and occasional uses.

There are many ways the university has chosen to use the Oval's central location and proximity to some of its most significant and well-used buildings. The siting of the refectory and hostels on the edge of the Oval has given generations of students an open space as a backdrop and a place of recreation. This is reinforced by the proximity of the Student Centre to the west, at least part of which has been in place since the late 1960s. It should be noted that McHardy Hall was used for a period as offices (1990-2001) and during that time, student presence on the Oval was less obvious.<sup>29</sup>

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<sup>29</sup> Pers. comm. Emeritus Professor Margaret Tennant



**A garden party in front of the Refectory, 1934**



**Lowland games on the Oval, 1980s**



### **Sociology Department cricket match on the Oval, 1982**

The Oval has been used for garden parties, orientation week events, impromptu games, picnics and concerts (e.g. the Wellington band Phoenix Foundation played there in 2012; a Summer Social concert in 2018; and during the Army's occupation in World War II, it held a Christmas party on the Oval in December 1943).<sup>30</sup>

The only sport played with any regularity on the Oval has been cricket, which has enjoyed a sustained use of the Oval, particularly during the 1980s and 90s. The inter-departmental matches have added their own particular flavour to the social life of Massey University.

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<sup>30</sup> Memo to Principal, Massey College from Commandant, Staff College, 13 December 1943, VC files : Army Staff College, 1941-44 B-3-1-3-1 Box 3, MUA

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'Massey University Palmerston North – Campus Development plan', Works  
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L-13-2, Lippincott Site Plan  
L-13-2-1 Massey University campus - March 1985  
L-13-2-1.4 Massey College proposed layout plan - circa 1940s  
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L-13-2-1.17 Massey Agricultural College layout - Nov 1937  
L-13-2-1.45 Massey College proposed layout - 1962  
L-13-2-1.47 MU proposed site layout - Nov 1966  
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L-1-1-1-3.5 Massey Agricultural College - 1943  
L-1-1-1-7.11 Massey University - 1982  
Note: Many other images were furnished to the authors by MUA for  
information purposes

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Pers. comm. David Bentley with Sarah Poff, 9 April 2018

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**Storm damage to the copse below Peren, possibly February 1936**  
(Ref. L8-2.1 MAU)



**An aerial view of 1982, on the axis of the Refectory.**  
The value of the hostel buildings in defining the northern segment of the Oval  
is clear in this view.  
(Ref. L1-1-1-7.15 MAU)



**An aerial view of c.2006 / 2007**

Apart from the removal of the old hostel to the right of the Refectory, this is the arrangement of the buildings today.

*(Ref. L1-1-1-9 MAU)*



## 3.0 DESCRIPTION

### 3.1 The Campus Setting

The Massey University Campus sits on an elevated river terrace above the Manawatu River, on the true left bank of the Turitea Stream. The Oval is below the main campus, on a smaller modified river terrace; it is tucked into the contours, facing north-east and relatively sheltered from the predominant westerly and cold southerly winds. To the north-east on the true right bank of the Turitea Stream, Atawhai terrace and escarpment (which is considerably higher) provides a visually strong vegetated backdrop to the Campus and in particular to the Oval. Lippincott observed these qualities early on in the site selection process.

It is high with commanding views, with minimum exposure to the prevailing winds. The immediate prospect of Bush and Stream lend great intimate charm for residential purposes.<sup>31</sup>

### 3.2 The Oval Space

The Oval occupies a small north-east facing river terrace; it is a large open space, flat and grassed. Its shape is defined by three principal elements: land form, buildings and vegetation.

**Land form** is very significant in defining the southern portion of the Oval, Q3<sup>32</sup>, with ground levels starting to rise in the south-east of the embankment around to the western edge.

**Buildings** are most important in defining the eastern edge of the Oval, Q2, with the Refectory being the main built focus; this is sited on the north-eastern perimeter of the space, with McHardy Hall following the curving edge of the space around to the south-east. Other nearby buildings (Tiritea, Student Centre, Old Registry, Sir Geoffrey Peren, Business Studies West and Central), play minor roles in defining the space.

**Vegetation** around the Oval connects to the broader landscape plantings of the Campus. These plantings typically provide the more distant backdrop to the space. The vegetation of the Oval is relatively mature with the most recent addition (apart from individual replacements) being the Cooper Beech trees added approximately 35 years ago.

The Copper Beech trees on this eastern side form a regular semi-circular edge to the space, standing in front of the buildings mentioned above, while there are dense mature clumps of trees on the embankment to the south (where Tiritea is sited, Q3, and to the west (obscuring views of the Sir Geoffrey Peren

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<sup>31</sup> Lippincott

<sup>32</sup> The Oval can be usefully divided into four quadrants; see the aerial photo at the end of the report.

Building, Q4). Along this edge in particular, trees and the grass embankment rather than buildings define the space.

While there are no defining buildings to the south and south-west, Q3 and Q4, the embankment takes over the role of trees and buildings and provides an immediate edge to the Oval; the 'Binary' sculpture on the crest of the bank and the built form of the Student Centre both play a part in providing enclosure too.

There is just one significant 'opening' in this defining ring, to the north between Business Studies Central and the Refectory, Q1, and even here the backdrop of trees provides some sense of enclosure; at a more distant landscape level, the sense of enclosure is enhanced by the vegetated backdrop of the Atawhai terrace escarpment to the north.

The role of the land form, buildings and the vegetation is looked at in more detail in the following sections. Generally, descriptions go clockwise, starting with the Refectory.

### 3.3 The Buildings

The buildings surrounding the Oval contribute to greater or lesser extent in defining its shape, character and the degree of enclosure. Two buildings contribute strongly to these attributes and are crucially important to the Oval, others less so.

#### Strongly Contributing Buildings

Refectory C1010	1931	Category 1
McHardy Hall C1039	1943	Not listed

#### Contributing Buildings

Tiritea C1008	1902	Not listed
Student Centre C1132	1967/2006	Not listed
Old Registry C1007	1905	Not listed
Sir Geoffrey Peren Building C1009	1931	Category 1
Business Studies West C1343	1986	Not listed
Business Studies Central C1374	1986	Not listed



### **The Refectory**

*Architect R A Lippincott, 1931, two storeys, Spanish Mission style,*

The strong near-symmetrical form and prominent entrance of the Refectory sets the geometric layout of the Oval, its axis reaching across the centre of the space to align (closely, not precisely) with the Student Centre on the far side. It more than any other is the defining building, seen clearly from the more populated part of the campus around the Student Centre and from all parts of the Oval itself.



### **McHardy Hall**

*Architect R A Paterson, Government Architect, 1943, two storeys, stripped moderne style.*

Around to the south-east from the Refectory, Q2, the McHardy Hall plays an important role too, as it stands up to the edge of the Oval, almost embracing it with long symmetrical arms that follow the curve of the space. Both these buildings are two storeys high, setting a comfortably modest scale for the built setting of the place, neither dominant or retiring.

### **Tiritea**

*Architect C T Natusch (?), 1902, built by the McHardy family, two storeys; 1929 the building split into two parts and each shifted and modified for new uses, architect for this work R A Lippincott; late Victorian interior, plain plastered exterior.*

This building is on the axis of the Peren Building and does not address the Oval in any formal sense; it is also discreetly sited amongst mature trees. However, its presence on the south side (Q3) adds to the ring of buildings and it plays a modest part therefore in defining the space. It is the oldest building on the campus, and it fulfils an important historical role in reflecting the early pastoral farming history of the area.





### **The Student Centre**

*Architects Warren and Mahoney, 1967, major additions Opus, 2006, post-modern brutalist style.*

The most modern building associated with the Oval, the Student Centre, is set well back from the perimeter of the space and is elevated above it; it forms the backdrop to the edge of the area, playing only a very minor role in defining it. The edge here is loosely defined by the sloping bank, the 'Binary' sculpture and the road.

### **Old Registry**

*Architects and age as for Tiritea above.*

The same can be said for Old Registry as for Tiritea: it does not address the Oval in any formal sense, it is discreetly sited amongst mature trees, yet its presence adds to the ring of buildings. As a part of the original Tiritea homestead, it provides an important historical link back to the days when the land was farmed.

### **Sir Geoffrey Peren Building**

*Architect R A Lippincott, 1931, five storeys, Spanish Mission style,*

The Peren Building, the historical teaching heart of the University, stands as an invisible anchor to the Oval. It is set well back, is hidden by a copse of mature trees in Q4, and it faces south-west at a tangent to the open space, so that it contributes very little in a visual sense. Its presence nearby however, is important, since it is the first major building of the university, and is contemporary with the Refectory and the Oval itself.

### **Business Studies West**

*Architects Structon Group, 1986, three storeys plus tower, modern with direct references to the Spanish Mission style of the Refectory.*

This building is oriented obliquely to both its neighbours (Peren and Business Studies Central) and is well hidden by trees. It nevertheless keeps outside the edge of the Oval, does not intrude and has a quiet presence behind the greenery.



### **Business Studies Central**

*Architects Structon Group, 1986, three storeys plus tower, modern with direct references to the Spanish Mission style of the Refectory.*

This is the most prominent of the Contributing Buildings. It is set back from the northern edge but being of a greater height than the older buildings (three stories plus tower rather than two) and facing directly on to the Oval, it makes a clear definition of the northern edge, Q1.

## **3.4 Landscape Elements (land form and land cover)**

Generally the descriptions follow a timeline of land development and plantings.

### **Land form**

The grass embankment is the most significant landscape feature in anchoring the Oval into its landscape setting. The spatial separation of the two terraces helps to define the Oval, providing a strong sense of enclosure to the south-eastern, southern and western edges, Q3 and Q4.

Inside the Oval driveway, the modified slope of the river terrace starts to rise in the south-eastern corner (with a small timber edge) at the southern end of McHardy Hall, and also in the west, outside Business Studies Central. This sculptured land form curves around, increasing gently in height (to approximately 3.5 metres with an approximate slope of 1:5 or 20%) to link with the upper terrace of the campus where the Student Centre sits.

### **Embankment Plantings**

There are two groves of well-established trees on the embankment inside the driveway. These plantings further support the landscape setting of the Oval as they link to the wider established plantings of the campus.

The south-western embankment planting in Q4 (sometimes called the copse, established after the removal of the pines in 1933) covers a considerable area. It consists of a mix of mature native and exotic trees with an understorey of well-established shrubs, ferns, grasses and ground covers. This area forms part of the original botanical plantings (which were established for educational purposes) within the college grounds. A network of steps and paths pass through these plantings, linking adjoining buildings and terraces. This large-scale planting connects to the mature escarpment plantings that wrap around the northern extent of the campus, below the Peren building.

The planted areas around the Oval, and in particular the copse plantings, are used by the University in a number of ecology and plant science programmes, both for teaching and research purposes. This is because of their diverse mix of natives [for example, tree ferns (*Cyathea*, *Dicksonia*), tree *Fuchsia*, and podocarps (rimu, matai, miro)] and specialty plants (for example, *Ginkgo biloba* from China, *Dombeya burgessiae* from Africa, and *Cedrus atlantica* from Morocco). These plants allow students to see and study plants from around the world, as well as develop an appreciation for our significant local native species.

The planting on the south-eastern side (present in 1935) of the embankment in Q3 is much smaller in area. The shape and plantings have changed considerably over time. This area consists of two gardens with a predominant mix of exotic Conifer species, of varying size, form and colour. It is understood the density of the planting has been altered for pedestrian safety purposes, as the driveway is the direct link between the Halls of Residence and the Student Centre Cafe.

These two clumps of vegetation connect to the established plantings in the vicinity of Tiritea, providing additional vegetation to the backdrop of the Oval, and providing corridors for native birds in the area; in particular they link the nearby Turitea Stream and Bledisloe Park reserve to the rest of the University. A large Lilly Pilly (*Syzygium smithii*) formerly known as *Acmena smithii* (a recognised pest plant in New Zealand, of the Myrtle family) anchors the south-eastern end of the planting.

### **Specimen Tree Planting**

The Copper Beech (*Fagus Sylvatica* "Riversii") trees sit in front of the Refectory and the McHardy Hall, in a semi-circle along the north-eastern perimeter of the driveway. The trees are relatively evenly spaced and in close proximity to the buildings. Their current (slightly lopsided) form reflects a pruning regime where the branches closest to the buildings have been removed, allowing access for service vehicle around the driveway.

The Copper Beech trees are more than likely to have been selected as the perimeter plantings to the Oval, as two semi-mature specimens were present within the space. One was situated on the terrace in front of the Student Centre (photographed 2006-07 since declined and removed) and the other is on the western edge of the large planting on the embankment.

### **Gardens Adjacent to Buildings**

The planting adjacent to the Refectory building consists of two mature Strawberry Dogwoods (*Cornus capitata*), now a recognised pest plant in New Zealand. One is the original planting and the second a seedling. There are a number of Hydrangea species at the base of the building. Adjacent to the northern end of the building two mature Cedars of Lebanon (*Cedrus libani*) anchor the building and the open space to the north.

(Note, the two Strawberry Dogwoods and one of the Cedars of Lebanon were being removed as this report was in preparation.)

A narrow garden bed runs along the front of McHardy Hall with a mix of low and medium growing shrubs against the building. Within the outdoor terrace in front of the large windows, two small gardens are planted with mature *Buxus sempervirens*.

The Business Studies Central building is sited further back from the driveway, and this space has provided the opportunity to plant a number of exotic trees between the driveway and the building. These trees occupy a grassed area where the contour starts to rise toward the embankment. A mix of low and medium growing shrubs appear at the base of the building.

On the western side of the Peren building, there is a carpark defined by a semi-circular concrete wall; below it is a rock garden and the channelling that formed the eastern edge of the original driveway up to the Peren building. This shows clearly in the lower photo on page 11. The driveway today is reduced to about half its original width and is now a pathway up from Human Resources buildings. Although this area is some way away from the Oval, it is an important heritage element in the landscape, tied closely in history and function to the Peren building and the beginnings of the University.



## **4.0 HERITAGE VALUES**

### **4.1 Criteria**

There are several sources from which one could draw criteria for the assessment of the heritage values of the Oval. These include those in the Heritage New Zealand Pouhere Taonga Act, the Resource Management Act, and the Palmerston North District Plan. Since the intention is that the place 'be nominated for recognition in the New Zealand Heritage List and for scheduling in the Palmerston North City Council District Plan', both these sets of criteria are addressed below.

Criteria in the Heritage New Zealand Pouhere Taonga Act include 'aesthetic, archaeological, architectural, cultural, historical, scientific, social, spiritual, technological, or traditional significance or value' (section 23). Here they are grouped under the four headings of historic, social, aesthetic and scientific value as recommended in *Guidelines for Preparing Conservation Plan*, (NZHPT, 2000).

Criteria in the District Plan are grouped under three headings: (1) cultural values (emotional, historical, design, technological); (2) use values, and (3) contextual values (measure of value, level of authenticity). The cultural values listed are covered by those from the Heritage New Zealand Act; use and contextual values have been added to the assessment below.

### **4.2 Heritage Values of The Oval**

The Oval is a very special public space, the landform with mature trees and handsome buildings framing an open space that is a focal point of the campus and a great functional and aesthetic asset to the University. It is of such value that its protection and enhancement should be seen as high priority, and a heritage area listing is appropriate to achieve this purpose.

#### **Historic Value**

*Values associated with particular events or uses that happened at the place, and which have importance for their impact on the community.*

The Oval is historically important as one of the first purpose-built facilities at Massey University and for its continuous use since that time. Formed in 1929, the open space owes its origins to the highly accomplished, American-born architect Roy Lippincott, who left an indelible mark on the campus through his buildings and the design of its original layout. Successive administrators, beginning with Sir Geoffrey Peren, have maintained and enhanced the Oval's appearance and role in university life.

The Oval was a key element at the heart of the campus from the outset and has served generations of staff and students. Although it has been used as a cricket ground most summers since the late 1970s, its primary roles have been

as a visually attractive complement to campus buildings and as a place for informal recreation. The Oval has maintained its status through the 90 years of institutional history, its role never threatened by upgrades, expansion or changes in academic programmes.

### **Social Value**

*Values associated with the use of the place; what it means to people, and the spiritual, artistic, traditional or political values that the place may embody.*

The Oval is a place highly valued within the university. It has always been respected and its essential qualities have never been seriously threatened. As a development report in 1992 put it:

The Oval is an attractive space. It can be likened to a village green. It has always been a focus for social and cultural activities and over recent years has become a natural gathering space. It is the Campus' historic heart.<sup>33</sup>

This role has never diminished. This high social value is enhanced by the way that the open space is addressed by the buildings on its perimeter, most of which open on to the Oval and / or have views over it. There are many ways in which the university has used the Oval, organised or informal, over its history; these include social and recreational events, traditional or one-off orientation events and everyday use by staff and students.

### **Aesthetic Value**

*Values associated with the formal qualities of the fabric of the place and its setting; with style, form, scale, colour and texture, and with ones emotional response to the aesthetic qualities.*

The aesthetic values of the Oval are very high, since it is a wide, generous and open space on the northern edge of the built environment of the campus. It is formed of flat ground, gently rising around the perimeter in some parts, and framed by handsome, generally low-scale buildings and mature trees.

It is reasonably sheltered; there are views across the space to the defining buildings, landscape features and vegetation, and in some places to features beyond the campus; it has an atmosphere of quiet and solitude when empty and of a buzz of excitement when there is action in the space. It is a valuable aesthetic focus for the University.

### **Scientific Value**

*Values associated with building materials and technology, with structure and services, and with evidence of past use, especially as may be revealed using archaeological techniques.*

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<sup>33</sup> 'Massey University Palmerston North – Campus Development plan', Works Consultancy, June 1994, MUA

Scientific values of the space derive from those associated with the buildings (not strictly part of the Oval, but helping to define it), and the planting. There is a distinct botanical / scientific value in the variety of species, their age, form and size, and these attributes make a valuable teaching resource for the University.

Of particular note in this context are the:

Copper Beech (*Fagus Sylvatica* “*Riversii*”)  
New Zealand Red Beech (*Fuscospora fusca*) formerly *Nothofagus fusca*  
Grove of Karaka *Corynocarpus laevigatus*  
Holm Oak *Quercus ilex*  
Magnolia species

Cedar (No 2) by the Refectory  
Blue Cedar *Cedrus atlantica*

### **Use Value**

The use value of the Oval is very high, since it is able to be used for a wide variety of recreational and social purposes. This is despite the fact that for much of the time the space is either empty or has just small groups of people sitting in the sun or the shade or walking across the space. There is a ‘use’ in an empty and beautiful space, as well as in an actively used one.

There is also an important use value in the educational role that the botanical plantings have.

### **Contextual Value**

(*Measure of Value, Level of Authenticity*)

The space is **rare** in New Zealand as a planned open space of some size, informal yet functional. There are other planned open spaces in campuses around the country, but they are generally smaller, defined by buildings, and are hard-paved for serviceability rather than grassed for many different uses. Thus the Oval has a high measure of value.

When considering the level of authenticity, it is important to acknowledge that there has been gradual change to the Oval over some 90 years, with buildings being built (and demolished), trees being planted (and sometimes blown down), paths being laid, widened and narrowed ... yet the original design intention of the place (as hinted at by the Lippincott drawings) remains. The space can therefore be judged to be **authentic** within these parameters of change

**In summary**, it can be stated that the Oval clearly meets the criteria for listing as an historic area under the Heritage New Zealand Pouhere Taonga Act and for listing on the Palmerston North District Plan.

## **5.0 PROTECTION OF HERITAGE VALUES**

### **5.1 Heritage New Zealand Pouhere Taonga Act**

The purpose of the Heritage New Zealand Pouhere Taonga Act 2014 is 'to promote the identification, protection, preservation, and conservation of the historical and cultural heritage of New Zealand' (section 3). Heritage New Zealand maintains a Heritage List of historic places, and acts in a variety of ways to ensure the preservation of heritage.

#### **Heritage Listing**

Part 4 of the Heritage New Zealand Act, 'Recognition of places of historical, cultural, and ancestral significance' makes provision for a New Zealand Heritage List / Rarangi Korero.

The purpose of the Heritage List is to 'inform members of the public about historic places ..., to inform the owners of historic places ... as needed for the purposes of this Act, and to be a source of information about historic places ... for the purposes of the Resource Management Act 1991' (Section 65.)

Any place may be entered on the list provided that Heritage New Zealand 'is satisfied that the place or area has aesthetic, archaeological, architectural, cultural, historical, scientific, social, spiritual, technological, or traditional significance or value. (Section 66; part 3 of this section.) Clearly the Oval meets the criteria for listing, and it should therefore be entered on the Heritage List.

### **5.2 Resource Management Act and the District Plan**

The Palmerston North City District Plan includes a list of heritage places that are protected, with rules controlling exterior change. Included in the plan are two historic areas, the Savage Crescent Conservation Area and the North West Square Heritage Area. Although buildings are the focus for the recognition of these areas, they provide something of a precedent for considering appropriate controls to protect the Oval.

The **Savage Crescent Conservation Area** is identified in Section 10 Residential Zone of the District Plan, where Rule 10.7.4.1 states that 'the partial or total demolition or removal of any dwelling constructed prior to 1945 in the Savage Crescent Conservation Area', or the 'construction of an additional dwelling' within the area, are Discretionary Activities (Unrestricted). In determining whether to grant consent, the Council will 'assess the need for the full or partial demolition of the building and the impact of that demolition on the historic values of the Savage Crescent Conservation Area' and will 'ensure that any additional dwelling is designed and built in such a manner that it is in keeping with or complements the historic character' of the area.

The **North West Square Heritage Area** is identified in Section 11 Business Zones, where Rule 11.6.2.5 states that ‘The construction of any new building, external alteration or addition to non-scheduled buildings ... is a Restricted Discretionary Activity with regard to design, height, scale and form of buildings, and effect on heritage values of the area.’ Assessment criteria are ‘The extent to which the height; location (including any setback); orientation; scale; proportions; modulation and materials of any new building, external alteration or addition are compatible with the predominant, original architectural style of the heritage area.’ Rule 11.6.2.6 states that ‘the demolition or relocation of street character buildings in the North West Square Heritage Area is a Restricted Discretionary Activity with regard to effects on the heritage values of the area.’

These two examples provide a guide to the type of rules that might be applied to the Oval.

### 5.3 Protection of the Oval

Several planning mechanisms for the protection of the heritage values of the Oval have been considered. It is recommended that the Oval and its immediate environs of surrounding buildings and trees should be **identified as an historic area** under the Heritage New Zealand Pouhere Taonga Act, and also on the Palmerston North City District Plan, the extent of the area recommended is shown on the aerial photo attached.

‘Tiritea Historic Area’ would be an appropriate name given the role of the homestead ‘Tiritea’ as the historical anchor of the area, indeed of the campus as a whole.

The listing of an historic area on the District Plan is site-specific, and rules can be tailored specifically for the protection of a particular area. The following sections look at the listing of individual buildings within the proposed historic area; building controls that would be implemented through district plan rules, and management matters that are independent of the district plan.

#### 5.3.1 Heritage Listing of Individual Buildings

The status of the existing buildings is as follows:

##### **Strongly Contributing Buildings**

Refectory C1010	1931	Category 2
McHardy Hall C1039	1943	Not listed

##### **Contributing Buildings**

Tiritea C1008	1902	Not listed
Student Centre C1132	1967/2006	Not listed
Old Registry C1007	1905	Not listed

Sir Geoffrey Peren Building C1009	1931	Category 1
Business Studies West C1343	1986	Not listed
Business Studies Central C1374	1986	Not listed

Since Heritage New Zealand has no requirement for listing further buildings in the proposed historic area, this report makes no further listing recommendations. The importance of (the unlisted) McHardy Hall to the Oval is acknowledged in controls recommended in the section below.

### 5.3.2 District Plan Building Controls

The following building controls for the protection of the heritage values of the Tiritea Historic Area, and in particular of the Oval, are suggested for incorporation in the Palmerston North District Plan.

#### Existing Buildings

(1) External alterations or additions to **strongly contributing buildings** to be assessed for their impact on the heritage values of the Oval. No significant alteration to the relationship of the building to the Oval to be allowed, including no alteration to form or height visible from the Oval.

(2) External alterations or additions to **contributing buildings** to be assessed for their impact on the heritage values of the Oval. Alteration to the relationship of the building to the Oval to be allowed, provided the impact on the values of the Oval is of little significance.

#### New Buildings

(1) No new buildings or structures to be allowed within the perimeter of the Oval itself, as defined by the line on the aerial photo.

(2) New buildings within the historic area to be aligned to face the Oval, following the precedent of the existing buildings, and arranged to strengthen its edge.

(3) The form of new buildings should follow the pattern established by the Refectory and McHardy Hall, that is with a central section coming forward of the main form. No more than one quarter of their main elevation should touch the line that defines the edge of the Oval; the balance should be set back.

(4) The height of new buildings to be no more than two storeys if touching the defined edge of the Oval, and no more than three storeys for parts that are set back. (These heights are relative to the ground level of the Oval; there is no restriction on the number of stories below the level of the Oval.)

(5) The style of any new building to be of its time; it should not be a pastiche of any of the building styles seen around the Oval.

- (6) The design of new buildings to be assessed for their impact on heritage values of the Oval.

Any departure from these parameters to be a Restricted Discretionary Activity with regard to design, height, scale and style, and the effect on the heritage values of the area as defined in this report.

(A Restricted Discretionary Activity is one where the Council 'can exercise discretion as to whether or not to grant consent, and to impose conditions, but only in respect of those matters over which it has restricted its discretion in the plan'. In this case, discretion would be restricted to design, height, scale and style of a new building, and its effect on the heritage values of the area and the Oval.)

### **Land Forms and Contours**

- (1) No retaining structures to be allowed within or immediately adjacent to the Oval. Contours are to be shaped by earth-worked forms, not by retaining walls.

### **5.3.3 Management Matters**

These are internal matters for incorporation in the management plan for the Campus.

### **Existing and New Planting**

- (1) A vegetation Management Plan to be prepared to include (but not be limited to) the following matters.
- Arborist to document and assess the trees;
  - Pest plant species, including Strawberry Dogwoods (*Cornus capitata*), to be identified and removed (because of close proximity to Turitea Stream restoration project).
  - Accepted guidelines be established (for vegetation heights and clear sight lines, especially to strongly contributing buildings); and
  - Enhancement and succession planning for supporting areas associated with the Oval.

### **Driveway and Paths**

- (1) Driveway and paths to be confined to their present general location, behind the trees and in front of the buildings. Those close to the Oval, especially in Q1, can be realigned to follow the outline of the Oval, as shown on the aerial photo, to strengthen its edge.
- (2) Driveways and paths to be maintained as a consistent asphaltic or similar paving surface.



- (3) The character of the copse to be maintained as a secluded woodland, as a distinctly different segment of the Oval; existing paths, steps and seats to be likewise maintained.

#### **Furniture (Tables, Seats, Rubbish Bins and Service Markers)**

- (1) No built features or sculptures to impinge on the Oval.
- (2) No service markers to visually impinge on the Oval. (Some current markers are intrusive, and should be altered or removed over time.)
- (3) Seats are allowable in appropriate areas within (but on the perimeter) of the Oval.

#### **Grass**

- (1) The surface of the Oval to be maintained as mown grass. If driveways and paths are realigned (as above), the edge of the grass can be brought up to the new alignments.

### **5.4 Recommendation**

The aim of an area listing is not to protect individual buildings but to protect and enhance the spatial qualities of an area. The special qualities of the Oval, which are determined by the land form, the surrounding buildings, the trees and grass, views in and out, and the general ambience of the space, make it a special place, of great cultural value to the University.

To achieve the protection of the unique qualities of the Oval, it is **recommended that a 'Tiritea Historic Area'** be listed under the Heritage New Zealand Pouhere Taonga Act, and on the Palmerston North City District Plan.

The extent of the area should be as shown on the aerial photo. District Plan rules covering the building matters outlined in the preceding section should be agreed between the University, the Palmerston North District Council and Heritage New Zealand Pouhere Taonga, also that internal management regimes be put in place as described.

If the spirit of these recommendations is adhered to, then the essential defining elements of the Oval will be protected, and indeed enhanced.

## Key to Aerial Photo

The proposed Tiritea Historic Area is shown as a thick dashed red line.

The nominal boundary of the Oval is shown as a thin red line. The main geometrical axes of the space are shown with white hairlines.

Q1, Q2, Q3 and Q4 are the four quadrants of the Oval, delineated to make descriptions of it easier.

- T1     Copper Beech (*Fagus sylvatica* “*Riversii*”)
- T2     New Zealand Red Beech (*Fuscospora fusca* – formerly *Nothofagus fusca*)
- T3     Grove of Karaka (*Corynocarpus laevigatus*)
- T4     Holm Oak (*Quercus ilex*)
- T5     Blue Cedar (*Cedrus atlantica*)
- T6     Cedar
- T6(a) Cedar, now removed
- T7     Strawberry Dogwood (*Cornus capitata*), now removed

END



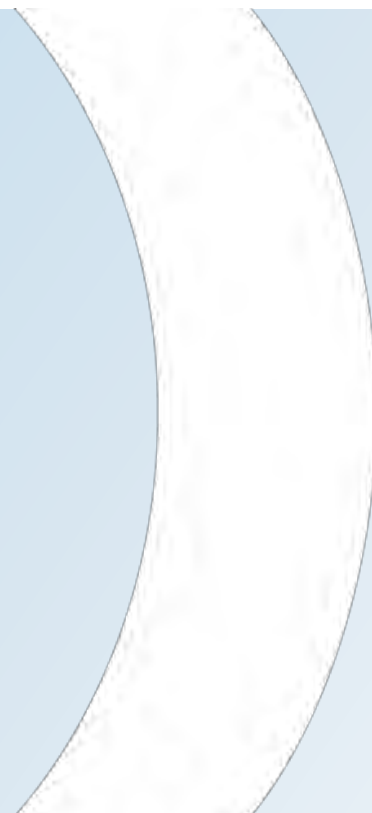






# Appendix C

## Proposed Provisions





#### OBJECTIVE 4

To recognise and protect the historic heritage values of the Turitea Historic Area at Massey University.

#### POLICIES

- 4.1 To maintain and enhance the historic heritage values, quality and character within the Turitea Historic Area recognising the following values:
- |                  |   |
|------------------|---|
| Historic Value   | <ul style="list-style-type: none"><li>• Area was the heart of campus from outset and served many generations</li><li>• Place for informal recreation</li></ul>  |
| Social Value     | <ul style="list-style-type: none"><li>• Village green – social and cultural activities and natural gathering place</li><li>• Open space addressed by buildings on perimeter with views of village green</li></ul>   |
| Aesthetic Value  | <ul style="list-style-type: none"><li>• Wide generous open space on northern edge of built environment of the Manawatu Campus</li><li>• Flat ground surrounded by low scale buildings and mature trees</li></ul>  |
| Scientific Value | <ul style="list-style-type: none"><li>• Distinct botanical/ scientific value of mature trees and valuable teaching resource</li></ul>   |
| Use value        | <ul style="list-style-type: none"><li>• The Massey Oval has remained an open space used for a variety of recreational and social purposes</li><li>• The area has an important historical and ongoing use value in the educational role that the botanical plantings have.</li></ul> |
| Contextual Value | <ul style="list-style-type: none"><li>• Rare planned open space for informal yet functional use</li><li>• High level of authenticity for the original design intention has been retained over time.</li></ul>   |
- 4.2 To enable building maintenance and development within the Turitea Historic Area that does not detract from the historic character of surrounding buildings, mature trees, and the defined edges of the Massey Oval.
- 4.3 To retain the open space character of the Massey Oval.
- 4.4 To recognise the contribution that buildings, structures, spaces and other features provide to the values of the Turitea Historic Area.

#### 19.4 Rules: Permitted Activities

##### 19.4.4 PERMITTED ACTIVITIES IN THE TURITEA HISTORIC AREA

The following activities are Permitted Activities within the Turitea Historic Area provided they comply with the following performance standards below:

12. Landscaping and maintenance of vegetation
13. Maintenance and replacement of existing paths
14. Signage and Information Boards explaining the heritage of the Massey Oval
15. Maintenance and repair of existing buildings, including seismic strengthening except where this alters the elevations that front the Massey Oval
16. Maintenance and upgrade of existing in ground infrastructure
17. Lighting to highlight buildings and or trees

18. Temporary activities associated with the functioning of Massey University
19. Retention and upgrading of the existing cricket pitch within the Massey Oval
20. Trimming and replacement of existing trees, particularly where needed to protect human health and safety.
21. External alterations to buildings including seismic strengthening where these are not visible from the Massey Oval.
22. Internal alterations to buildings.

Performance standards:

- (e) No planting within the Massey Oval as shown on Map 19.1, except for regeneration planting within the existing woodland copse footprint to the east of the Massey Oval.
- (f) Maintenance and replacement of existing paths must be in the same location, except where a path is realigned to follow the outline of the existing Massey Oval area.
- (g) Contours within the Turitea Historic Area must be shaped by earth - worked forms not retaining walls.
- (h) In relation to the external maintenance and repair of existing buildings:
  - iv. The materials used and the design of any replacement building components are the same or closely similar to those being repaired or replaced, or those that were in place originally, except that existing wooden windows can be modified for double glazing or replaced with new wooden double glazed sashes.
  - v. Where a feature on an elevation is replaced, the replacement feature must appear exactly the same as the feature being replaced, when viewed from the Massey Oval.
  - vi. External maintenance and repair, including seismic strengthening, where the strengthening work does not result in any existing openings (doors or windows) being obstructed.

Guidance Note

The provisions of Section 17: Cultural and natural heritage may also apply to those buildings identified within the District Plan.

## 19.6 Rules: Restricted Discretionary Activities

### R19.6.4 ACTIVITIES IN THE TURITEA HISTORIC AREA

The following activities are Restricted Discretionary Activities provided that they comply with the performance standards listed below:

1. Construction of new built features, sculptures or buildings within the Turitea Historic Area.
2. External alterations, including seismic strengthening, to the Refectory, McHardy Hall, Turitea building, old Registry, Sir Geoffrey Peren, and Business Studies West and Business Studies East buildings where these are visible from the Massey Oval.
3. Demolition of buildings within the Turitea Historic Area.
4. Tree planting within the Massey Oval outside the existing woodland copse.
5. Retaining structures within or immediately adjacent to the Massey Oval.

Matters of Discretion:

For the above activities the Council has restricted its discretion to:

- The impact of the proposed building or other work on the heritage values identified for the Turitea Historic Area.

Performance Standards

- (f) Any new building must be aligned to face the Massey Oval.
- (g) The central section of any new building must come forward of the main form of the building similar to the Refectory and McHardy Hall to create a sense of symmetry.
- (h) No more than  $\frac{1}{4}$  of the new building elevation can touch the defining edge of the Massey Oval. The balance of the building must be set back by at least 3m.

- (i) If touching the defined edge of the Massey Oval or within 5 metres of it, new buildings must be no more than 2 storeys high.
- (j) If set back by 5m from the edge of the Massey Oval, new buildings can be up to 3 storeys high, but no higher than the main form of Business Studies Central.

#### Assessment Criteria

- c. Whether the alteration or addition has adverse effects on the historic values of the Turitea Historic Area as listed in Policy 1.
- d. Whether the new building or external alterations has been designed in keeping with or complementing the historic character of the Turitea Historic Area and is not a pastiche of building styles seen around the Massey Oval.

#### Non-Notification:

Applications made for restricted discretionary consent applications under R19.6.4 must not be publicly or limited notified.

Map 19.1: Turitea Historic Area



Red line – Massey Oval

Pink line – Extent of Turitea Historic Area



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