



# Palmerston North Civic and Cultural Precinct Masterplan

## Councillor Workshop

31 August 2022

ARUP

  
pwc

BOSSLEY ARCHITECTS

WT

FOR DISCUSSION ONLY





# KARAKIA



# RANGITANE

FOR DISCUSSION ONLY

# INTRODUCTORY CONTEXT

- **May Workshop – not fully developed scenarios**
- **Role of a masterplan**
- **High level masterplan focus**
- **Post Workshop - 2 options with high level costings**
- **Test as part of the LTP**
- **Importance of commercial partners**

# AGENDA

- 1. Context**
- 2. Recap**
- 3. Vision and Objectives**
- 4. Framework and Scenario Options**
- 5. Next Steps**



# CONTEXT

FOR DISCUSSION ONLY

# CONTEXT

- **Code Compliance - \$100m for no change**
- **Timeline – 10 years**
- **Covid has accelerated changes in lifestyle**
- **Palmerston North Regional Centre**
- **Retain identity – who we are**
- **Be aspirational – growth**

# MASTERPLAN PRINCIPLES

**Framework allows:**

- **Integrated development**
- **Catalyst for investment**
- **Confidence of future**
- **Enables broad scope**
- **Staged delivery**
- **Flexible implementation**



# MASTERPLAN COMPONENTS

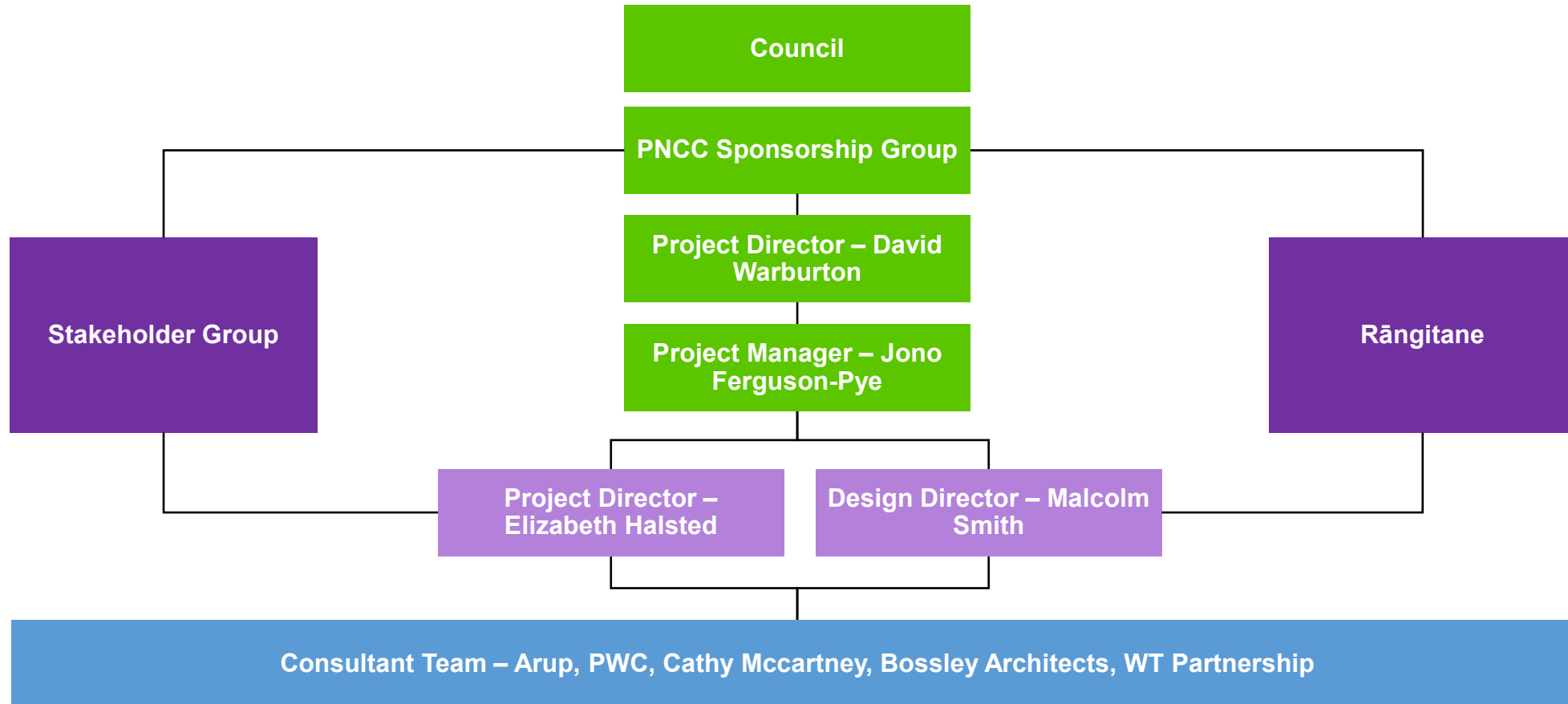
- **Live / Work / Play**
- **City wide integration**
- **Inclusive of all needs/capabilities**
  - **Cultural**
  - **Commercial**
  - **Recreational**
  - **Social**
  - **Spiritual**



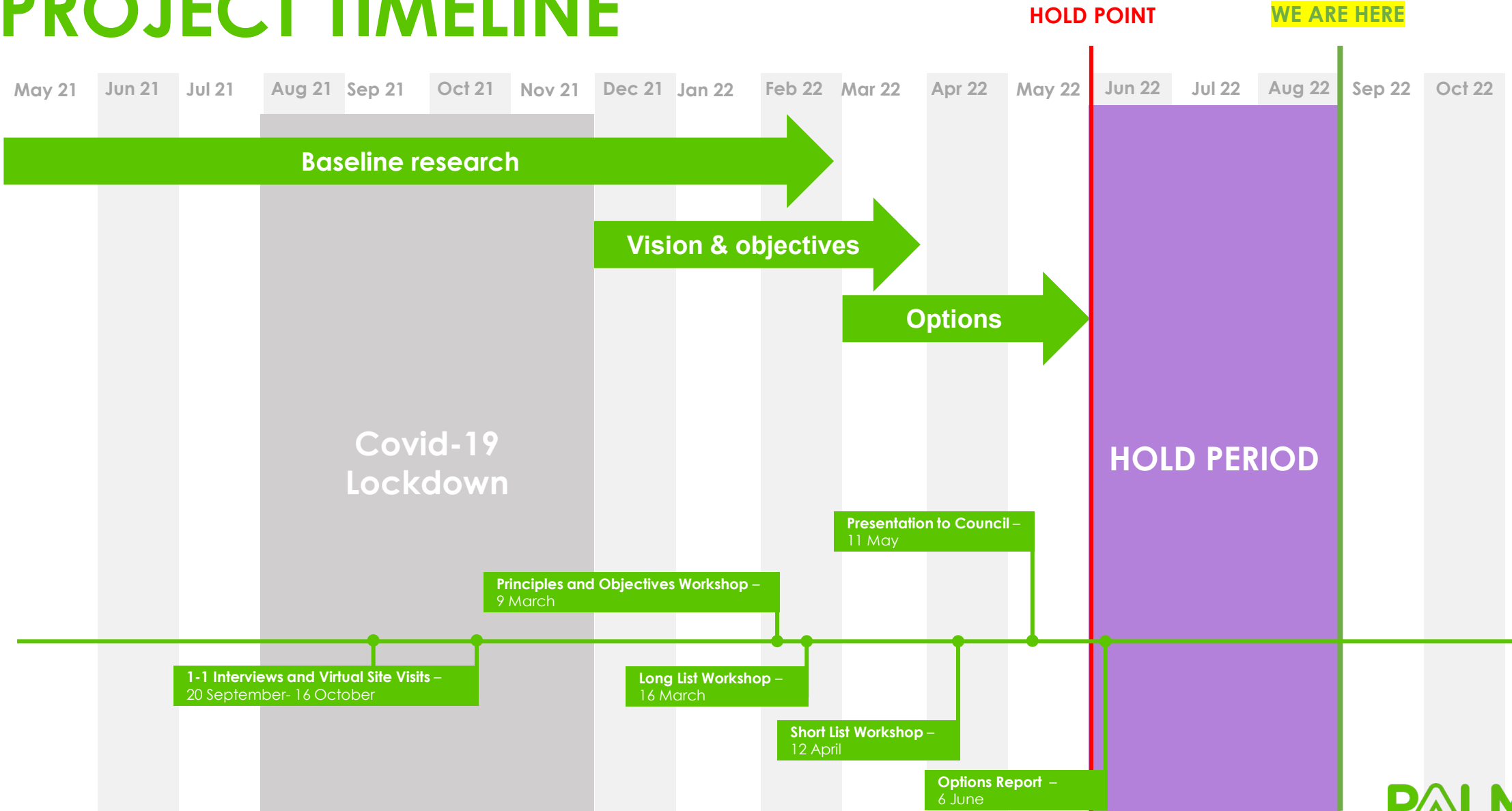
# RECAP

FOR DISCUSSION ONLY

# PROJECT GOVERNANCE AND ENGAGEMENT



# PROJECT TIMELINE



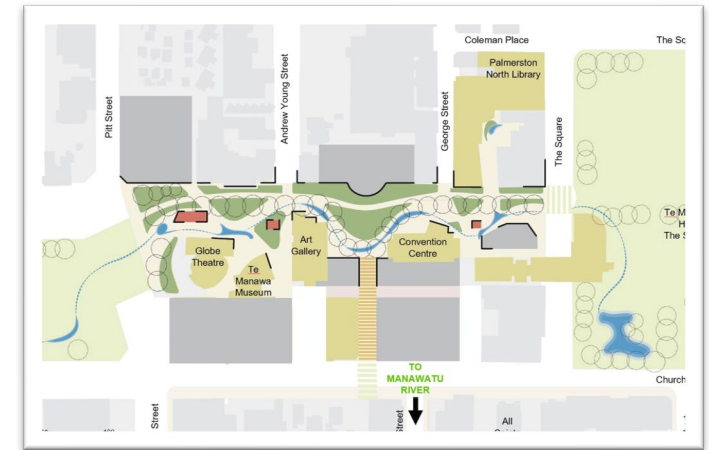
# WORK TO DATE



**1. Baseline Research :**  
**Complete: Learning from those involved**



**2. Vision and Objectives:**  
**Complete: Understanding local aspirations**



**3. Framework and Scenarios:**  
**Now: Developing new options**

# RANGITĀNE PARTNERSHIP

## 2 Marae Visits

## 4 Wānanga

Wananga 1: Vision and Objectives

Wananga 2: Principles

Wananga 3: Exploration of Options

Wananga 4: Emerging Framework and Development Scenarios

## 5 Working sessions

## 20+ Phone calls



# STAKEHOLDER GROUPS

## Working with PNCC:

- Palmerston North City Library
- Te Manawa Museum
- New Zealand Rugby Museum
- Globe Theatre
- Environmental Network Manawatu
- Venues and Events Palmerston North (Conference and Function Centre)



# ENGAGEMENT

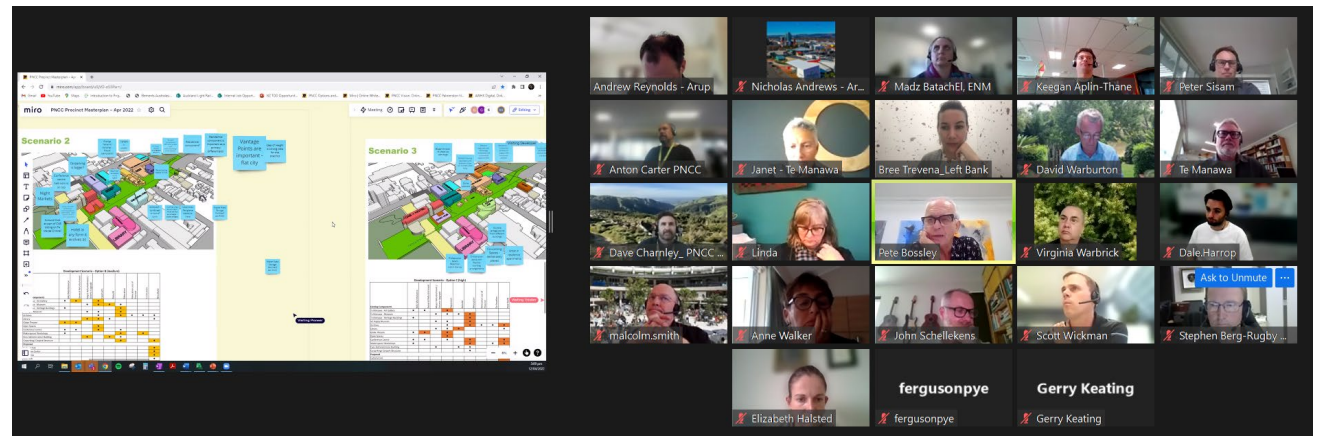
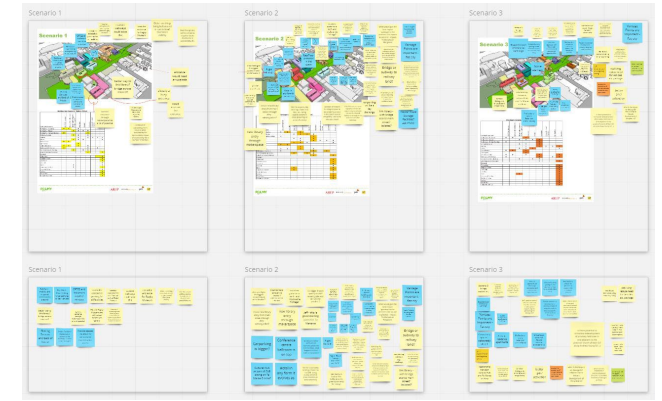
**50+** 1:1 stakeholder meeting

Including: Square Edge, Centrepoint Theatre, Creative Sounds Society, Grey Power, Senior Citizens Association, Disability Reference, Soundsphere, Council's Community Development, UCOL, IPU

**6** Facility Tours

**5** Site Visits

**3** Steering group workshops





# MAY WORKSHOP MESSAGES

## Key Direction

- **Pause to allow elected members time to digest and consider.**

## A range of comments were heard at the May Councillor Workshop

- **Do nothing is not an option.**
- **Explore more options of shared locations.**
- **Inclusion of residential positive.**
- **Stakeholder conversations broadened e.g property developers.**



# VISION AND OBJECTIVES

# VISION AND OBJECTIVES

A civic and cultural place that **welcomes, uplifts and nourishes** communities by **weaving together** past, present and future



Restore and regenerate



Spur exploration and  
discovery



Invite participation



Harness capabilities

# QUESTIONS

The background of the slide is a vibrant green color with a pattern of fern fronds. The fronds are detailed and layered, creating a sense of depth and texture. The overall tone is fresh and natural.

# FRAMEWORK AND SCENARIO OPTIONS

# WORKSHOPS

16 – March - 2022

Sketches

### Explorations

This section contains several hand-drawn sketches and maps. At the top left, there are three small diagrams labeled '1. Squares', '2. Squares', and '3. Squares'. Below these are larger maps showing different urban configurations with colored overlays representing various elements like green spaces, pedestrian paths, and building footprints. The sketches are arranged in a grid-like fashion, showing different exploratory ideas for the urban layout.

Option 1 - Consolidated

### Option 1: Gathering together

**Concept**

- importance of sense of place
- active participation
- a place for play
- spaces for the repairer (the independent business worker)
- flexibly responded by climate and beautiful detail

**Key moves**

- From the most practical region
- importance of sense of arrival
- Defining a sense of arrival

**Open Space**

- more room for people to physically do stuff

**Movement**

- more room for people to physically do stuff
- more room for people to physically do stuff
- more room for people to physically do stuff

**A cultural landmark for the region**

This consolidated plan for Option 1 shows a central square area with surrounding streets and building footprints. It includes callouts for 'Open Space', 'Movement', and 'A cultural landmark for the region'. The plan is detailed with various colored zones and specific building footprints. At the bottom, there are logos for ARUP, BOSSLEY ARCHITECTS, and pwc.

Option 3 - Consolidated

### Option 3: Weaving places

**Concept**

- Option 1-2 are transformative
- Option 3 seems least innovative in terms of grid structure
- Concern there is not a change to existing structures
- Weaving places should be happening anyway

**Key moves**

- A network of surprising and delightful, relational spaces - red, open and contained spaces
- Anchor things in the back of former houses and car parks - high buildings what is the shape for the residential possibilities looking about
- George Street and through to the Square

**Open Space**

- Truly a park - high correct top on CBD from car street
- theatre and cultural spaces

**Movement**

- theatre and cultural spaces
- theatre and cultural spaces

**A cultural landmark for the region**

This consolidated plan for Option 3 shows a central square area with surrounding streets and building footprints. It includes callouts for 'Open Space', 'Movement', and 'A cultural landmark for the region'. The plan is detailed with various colored zones and specific building footprints. At the bottom, there are logos for ARUP, BOSSLEY ARCHITECTS, and pwc.

Option 2 - Consolidated

### Option 2: Walking together

**Concept**

- belly button of the city - connects to DNA of ancestors - all of those who have come to want a better life
- Pilo - the umbilical cord that sustains you
- Pilo - the umbilical cord that connects you to the city
- the belly button of the city
- Whenua
- the life of our community
- Connecting Arts, F&B, people, place

**Key moves**

- Story telling and history
- Link to DeLattin Hall
- Link to DeLattin Hall
- Link to DeLattin Hall

**Open Space**

- Link to DeLattin Hall
- Link to DeLattin Hall

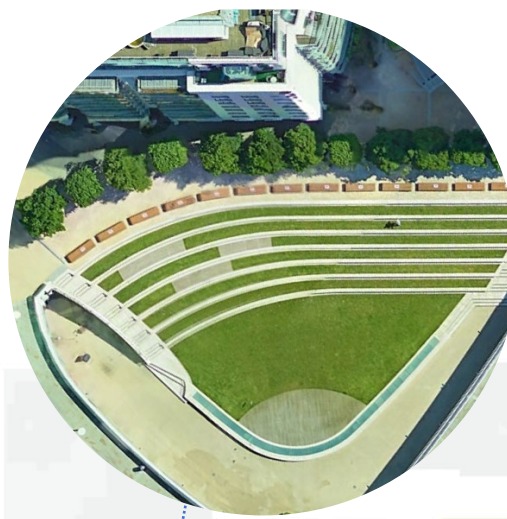
**Movement**

- Link to DeLattin Hall
- Link to DeLattin Hall

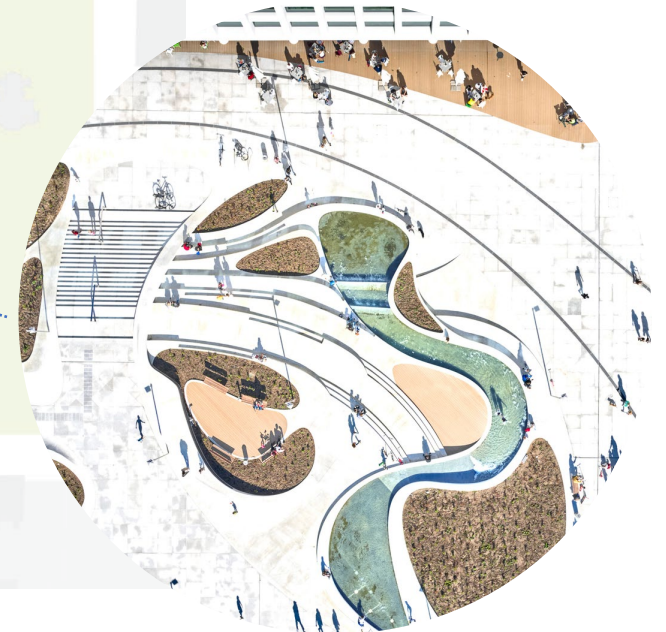
**A cultural landmark for the region**

This consolidated plan for Option 2 shows a central square area with surrounding streets and building footprints. It includes callouts for 'Open Space', 'Movement', and 'A cultural landmark for the region'. The plan is detailed with various colored zones and specific building footprints. At the bottom, there are logos for ARUP, BOSSLEY ARCHITECTS, and pwc.

# MANY PLACES



Te Marae o Hine  
The Square



# OPEN SPACE



Cuba Street

Pitt Street

Main Street

Railway Land Reserve

Church Street



**Key**

- Great Park
- Courtyard
- Wintergarden
- Public Realm Upgrade
- Existing Open Space

Te Marae o Hine  
The Square

The Square

Pitt Street

Linton Street



# LAND USE

## Land use

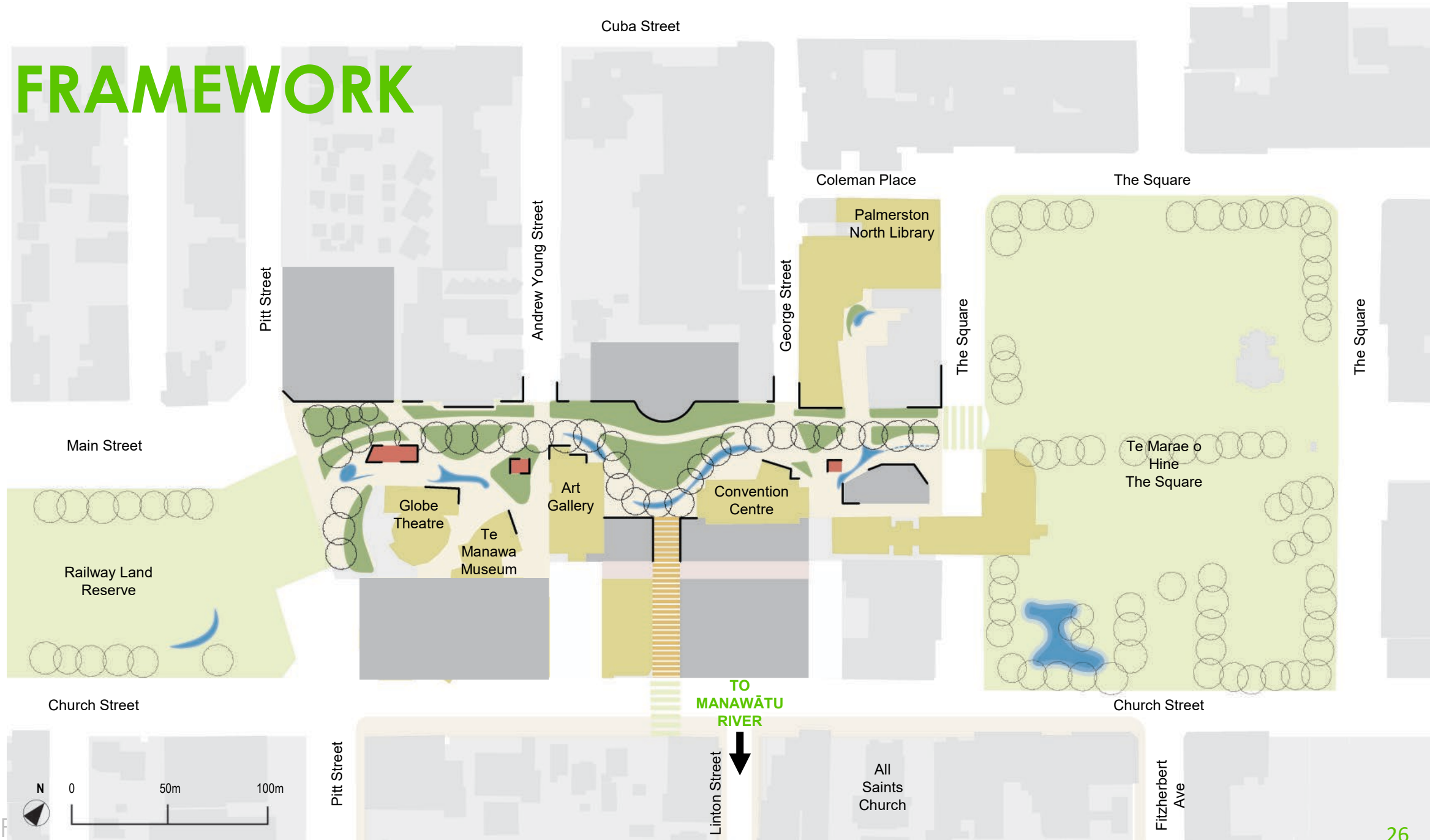


### Key

- Existing Facilities Expanded / Retained
- Existing Facilities Possibly Repurposed
- Existing Facilities Possibly Redeveloped
- Development Opportunities
- New Pavilions



# FRAMEWORK



Cuba Street

Coleman Place

The Square

Pitt Street

Andrew Young Street

George Street

The Square

The Square

Main Street

Globe Theatre

Te Manawa Museum

Art Gallery

Convention Centre

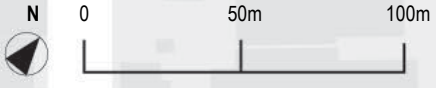
Te Marae o Hine  
The Square

Railway Land Reserve

Church Street

TO  
MANAWĀTU  
RIVER

Church Street



Pitt Street

Linton Street

All Saints Church

Fitzherbert Ave

# SCENARIO 1



FOR DISCUSSION ONLY

	BAU Maintenance	General Refurbishment	Major Refurbishment	Expansion	Rebuild	Relocation	Relocation Out of Precinct	Co- location	New Build
<b>Existing Components</b>									
Te Manawa- Art Gallery	Green	Green							
Te Manawa - Museum			Green						
Te Manawa- Heritage Building	Green					Green			
NZ Rugby Museum			Green						
Archives			Green						
Library			Green						
Globe theatre	Green	Green							
Open Spaces				Green					
Convention Centre	Green	Green		Green					
Makerspace, workshops	Green								
Civic Administration Building			Green						
Carparking , Carpark Structure						Green			Green
<b>Proposed</b>									
Cultural Hub/Rangitāne Centre									Black
Enviro Hub									Black
Hotel									Black
Commercial Facilities									Black
Residential Living									Black
Pavilions									Black
Virtual Place									Black
Temporary Land Use									Black

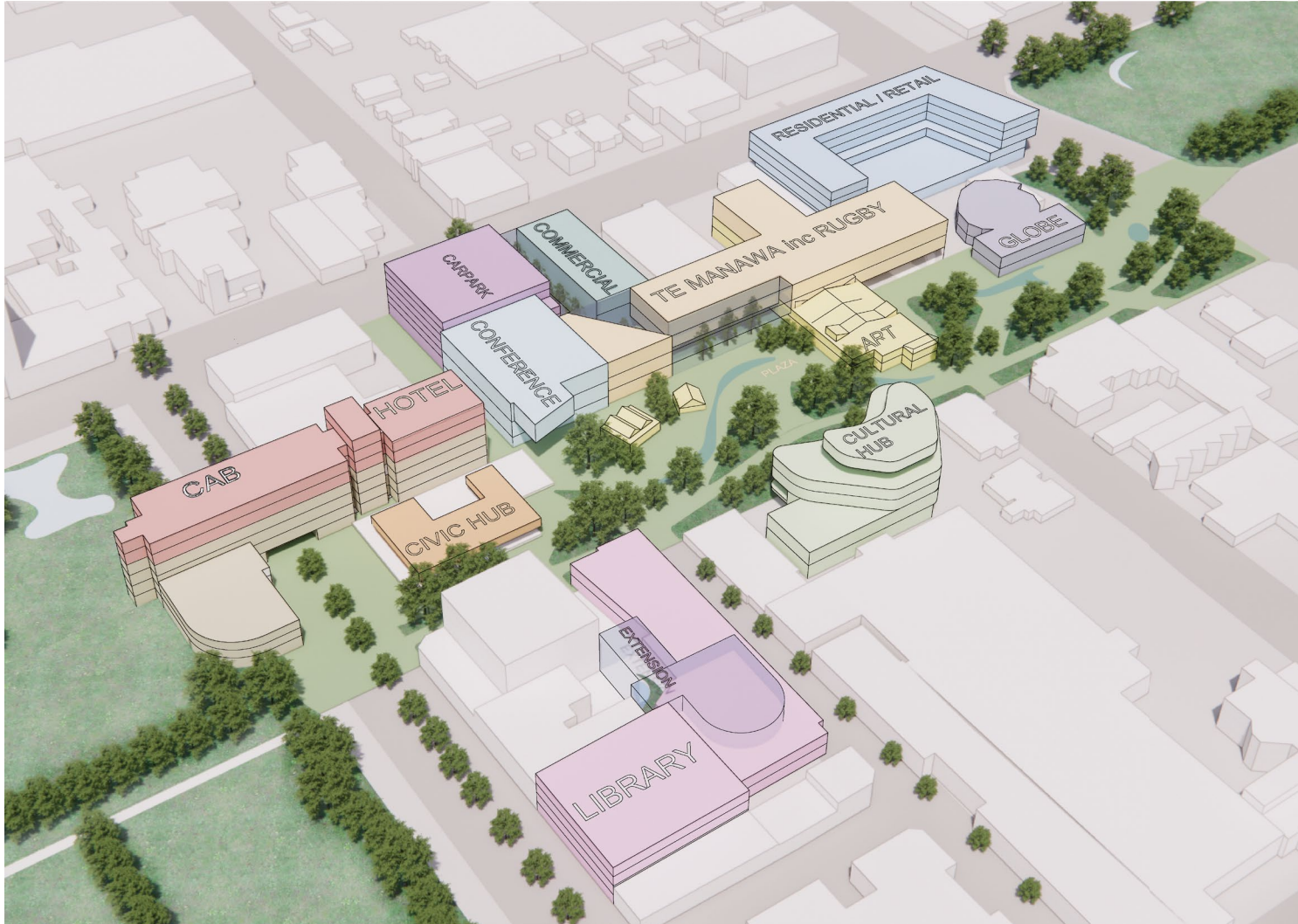
# SCENARIO 2



FOR DISCUSSION ONLY

	BAU Maintenance	General Refurbishment	Major Refurbishment	Expansion	Rebuild	Relocation	Relocation Out of Precinct	Co- location	New Build
<b>Existing Components</b>									
Te Manawa- Art Gallery		■		■					
Te Manawa - Museum			■	■	■				
Te Manawa- Heritage Building						■			
NZ Rugby Museum							■		
Archives									
Library			■	■					
Globe theatre	■	■							
Open Spaces				■					
Convention Centre									
Makerspace, workshops						■		■	
Civic Administration Building			■		■				
Carparking , Carpark Structure						■			■
<b>Proposed</b>									
Cultural Hub/Rangitāne Centre									■
Enviro Hub									■
Hotel			■						
Commercial Facilities			■						■
Residential Living									
Pavilions									■
Virtual Place									
Temporary Land Use									■

# SCENARIO 3

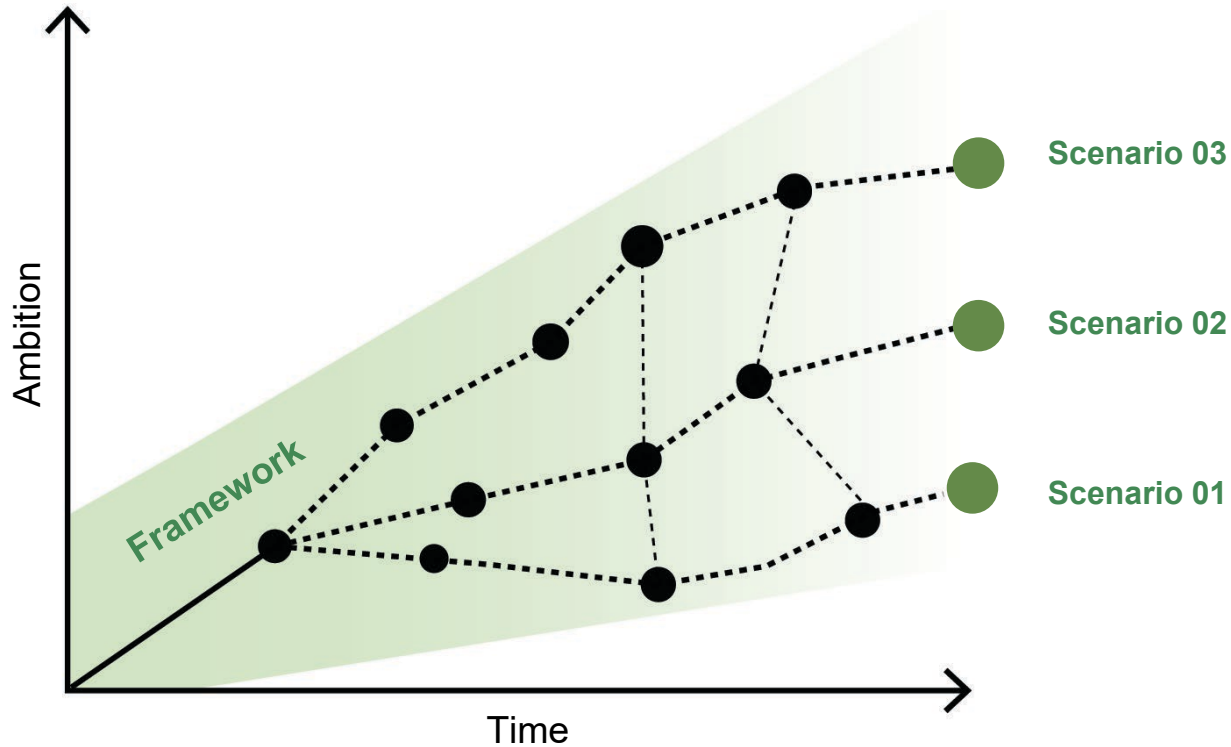


FOR DISCUSSION ONLY

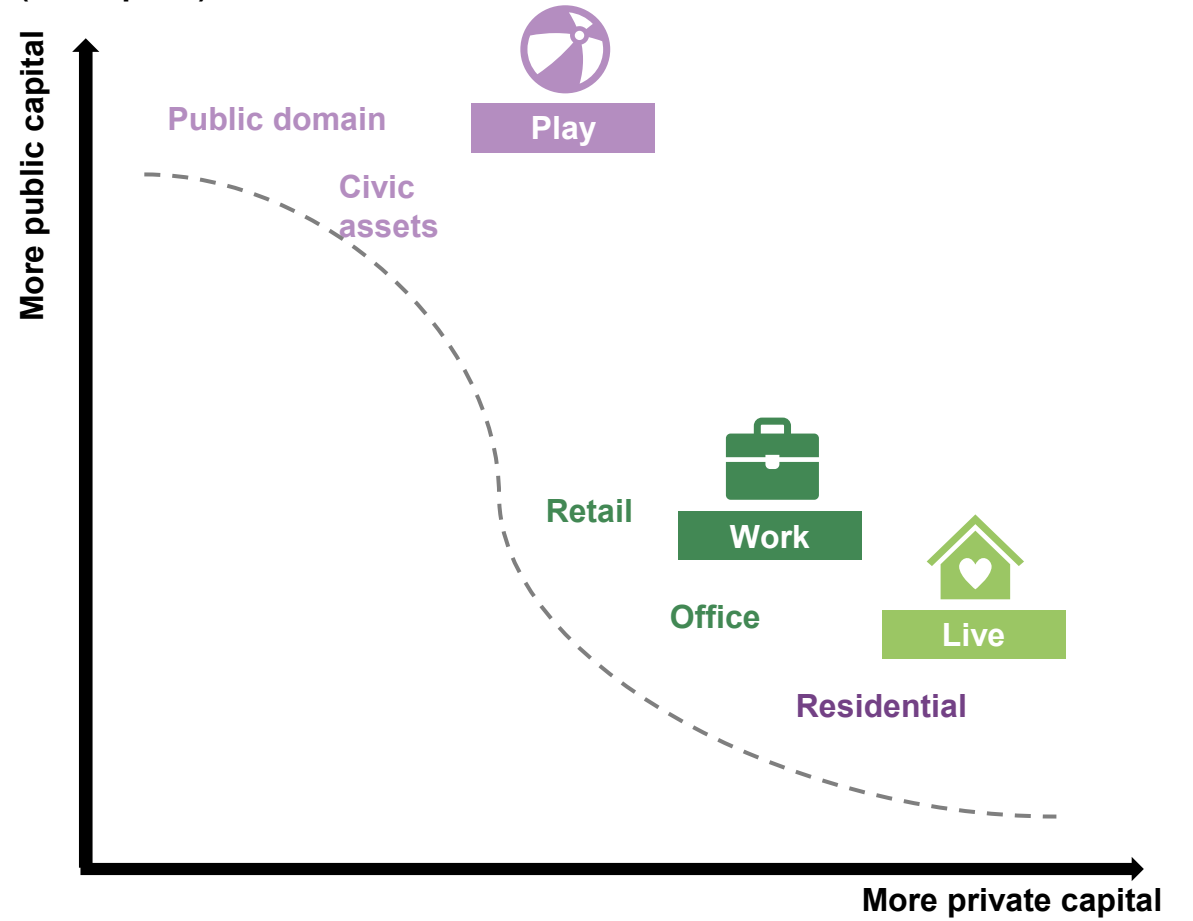
	BAU Maintenance	General Refurbishment	Major Refurbishment	Expansion	Rebuild	Relocation	Relocation Out of Precinct	Co- location	New Build
<b>Existing Components</b>									
Te Manawa- Art Gallery				█					
Te Manawa - Museum						█			
Te Manawa- Heritage Building						█			
NZ Rugby Museum									█
Archives						█			
Library					█				
Globe theatre		█		█					
Open Spaces									
Convention Centre						█			
Makerspace, workshops						█			█
Civic Administration Building									
Carparking , Carpark Structure									█
<b>Proposed</b>									
Cultural Hub/Rangitāne Centre									█
Enviro Hub									█
Hotel									█
Commercial Facilities									█
Residential Living									█
Pavilions									█
Virtual Place									█
Temporary Land Use									█

# FUNDING AND FINANCE - CAPITAL SOURCES

Masterplan framework and scenarios



Likely sources of capital (public vs private) for various uses (conceptual)



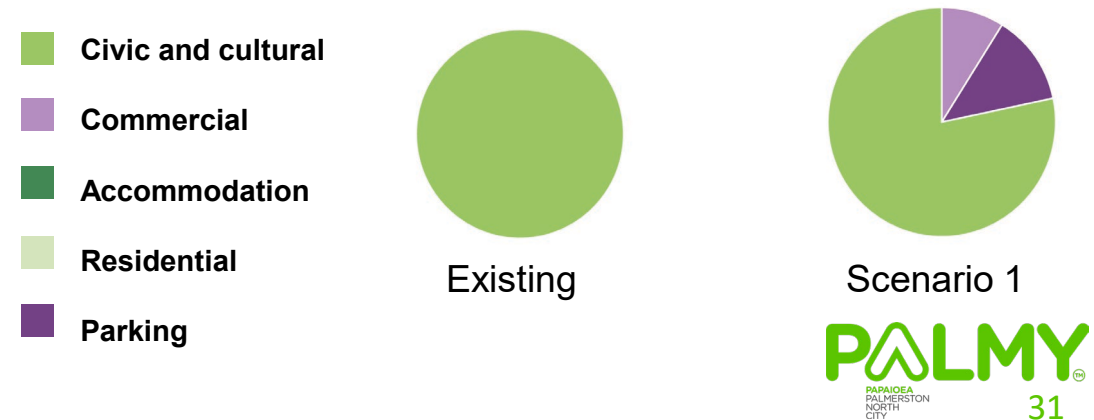
# SCENARIO 1 CONTEXT

## Key moves

- New Cultural Hub
- New 550-600 seat banquet hall
- New three level commercial building
- New six level, 330 space car parking building
- Major refurbishment of Te Manawa
- Seismic upgrade to the library



## Split between civic and commercial uses



# SCENARIO 1 OBSERVATIONS

## Strengths / Opportunities

- **Lowest scale of intervention, complexity and capital**
- **New banquet hall, ability to attract a greater range of conferences**
- **Car parking consolidated to a single building**
- **Development sites available fronting Main Street**
- **Opportunities for:**
  - **Flexible / multi-purpose office space**
  - **New retail concept**
  - **Design of a car park that allows for adaptive reuse**

## Weaknesses / Threats

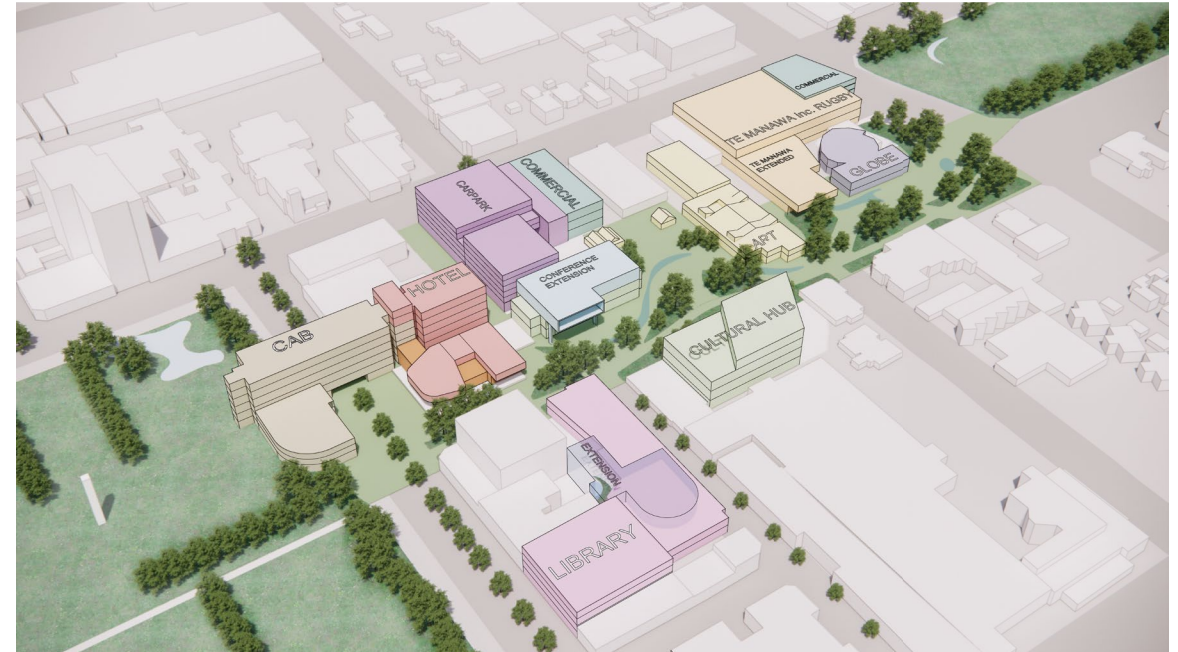
- **No visitor accommodation**
- **A commercial (office/retail) building is likely to require an anchor tenant**
- **Economic rents typically higher than market rents**



# SCENARIO 2 CONTEXT

## Key moves

- 40 room, 4.5 star hotel
- New Cultural Hub – four level building on Main Street with 60 basement car parks
- Rebuild of Te Manawa
- 550-600 seat banquet hall
- Additional three level commercial building
- Car park building expanded to 385 spaces
- Seismic upgrade to library, plus 'library of the future' expansion



## Split between civic and commercial uses

- Civic and cultural
- Commercial
- Accommodation
- Residential
- Parking



Existing



Scenario 2

# SCENARIO 2 OBSERVATIONS

## Strengths / Opportunities

- Significant reconfiguration / expansion of existing civic assets
- Visitor accommodation within the precinct, ability to attract/support larger conferences
- Additional development sites created through redevelopment of existing assets – opportunity to monetise these
- Increase in car park size (to 385 spaces) and parking under the Cultural Hub
- Opportunity for PNCC to review/rationalise its long term 'footprint requirements'
- Sites identified for commercial use could equally be used for residential or other uses depending on demand

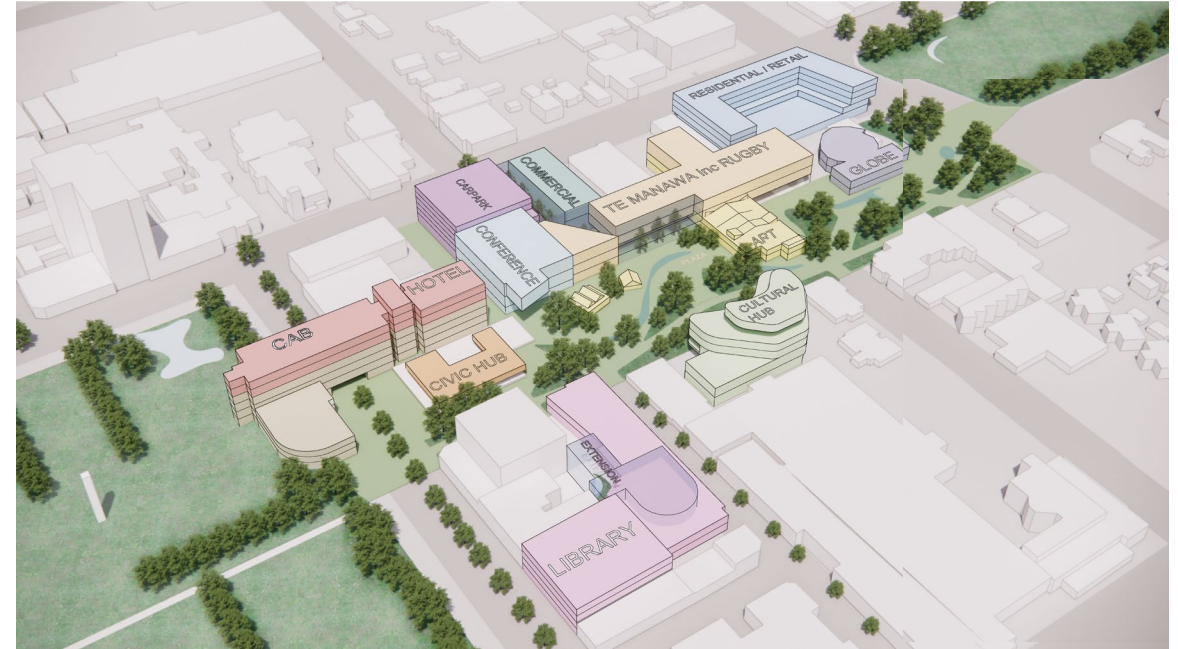
## Weaknesses / Threats

- Significant 'step up' in ambition, complexity and capital requirement
- Feasibility of a hotel conversion may be challenging (albeit accommodation is key for the conference centre)
- Hotel conversion requires PNCC to consolidate its office footprint (or lease / develop space elsewhere)
- Non-civic uses subject to significant private sector investment and occupier demand

# SCENARIO 3 CONTEXT

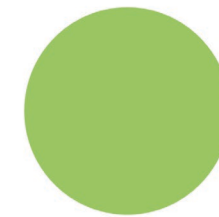
## Key moves

- 50 room, 4.5 star hotel
- New Cultural Hub – five levels with 60 basement car parks
- New four level library, heritage façade retained
- New conference centre
- New civic hub in front of the CAB
- New Makerspace building
- Rebuild of Te Manawa
- Inclusion of residential

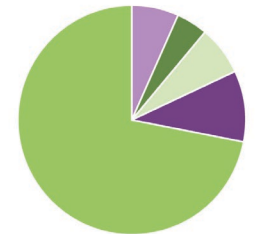


## Split between civic and commercial uses

- Civic and cultural
- Commercial
- Accommodation
- Residential
- Parking



Existing



Scenario 2

# SCENARIO 3 OBSERVATIONS

## Strengths / Opportunities

- **Similar in scale to Scenario 2, but greater emphasis on civic asset redevelopment / rebuild**
- **Hotel across the top two floors of the CAB, economics may be challenging**
- **Introduction of a residential component**
- **Opportunity for PNCC to catalyse the city centre residential market and lead on higher density typologies**
- **Opportunity for PNCC to partner with housing providers to drive social / affordable outcomes**

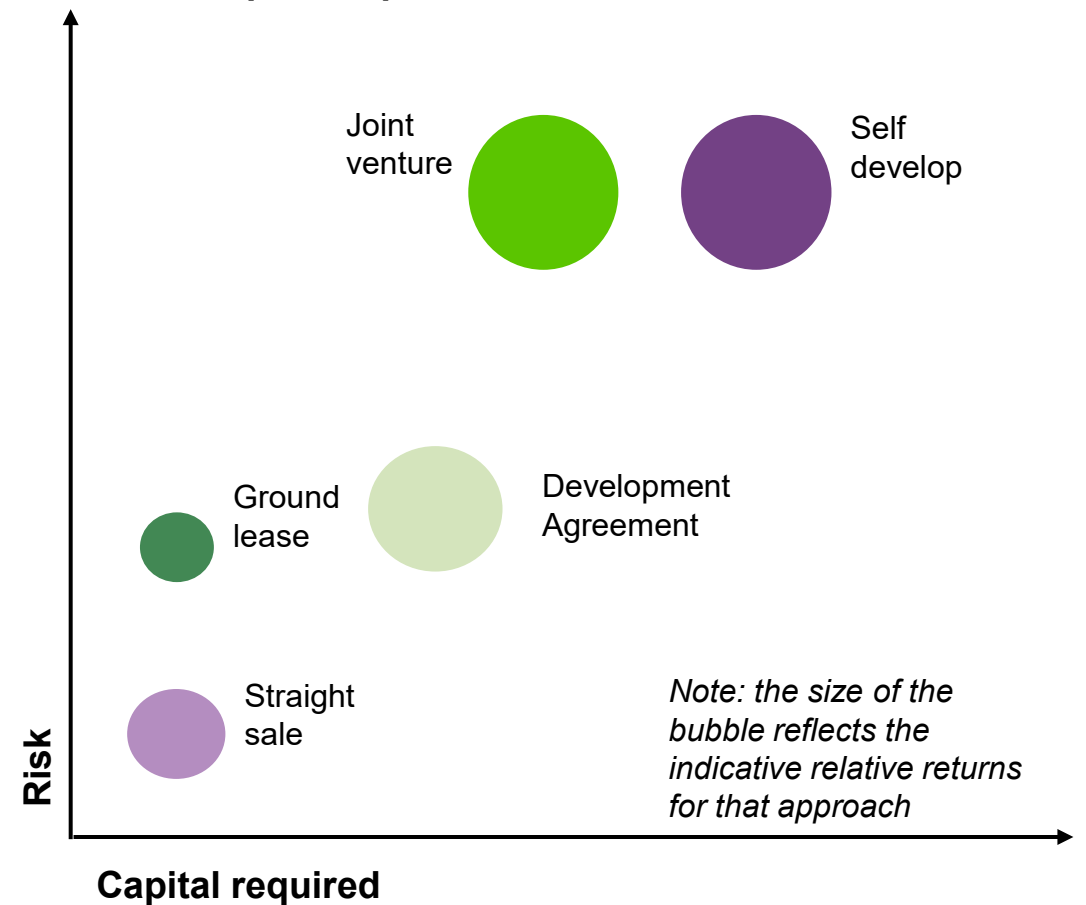
## Weaknesses / Threats

- **Highest level of intervention and risk (cost, complexity, deliverability)**

# SUMMARY CONSIDERATIONS

- PNCC's view on ownership of the potential development sites? There are a range of options available (sell, develop, lease)
- Office
  - Is ownership of PNCC's office space a key requirement, could this space be leased?
  - A key piece of work is rationalising and then optimising PNCC's long term office space requirement
- Housing
  - To what extent is public and/or affordable housing a priority?
  - Opportunity for partnership with other housing providers and for PNCC to play a catalytic role in CBD housing
  - Extent of mixed use?

Chart: Ownership options - risk, reward and capital requirement



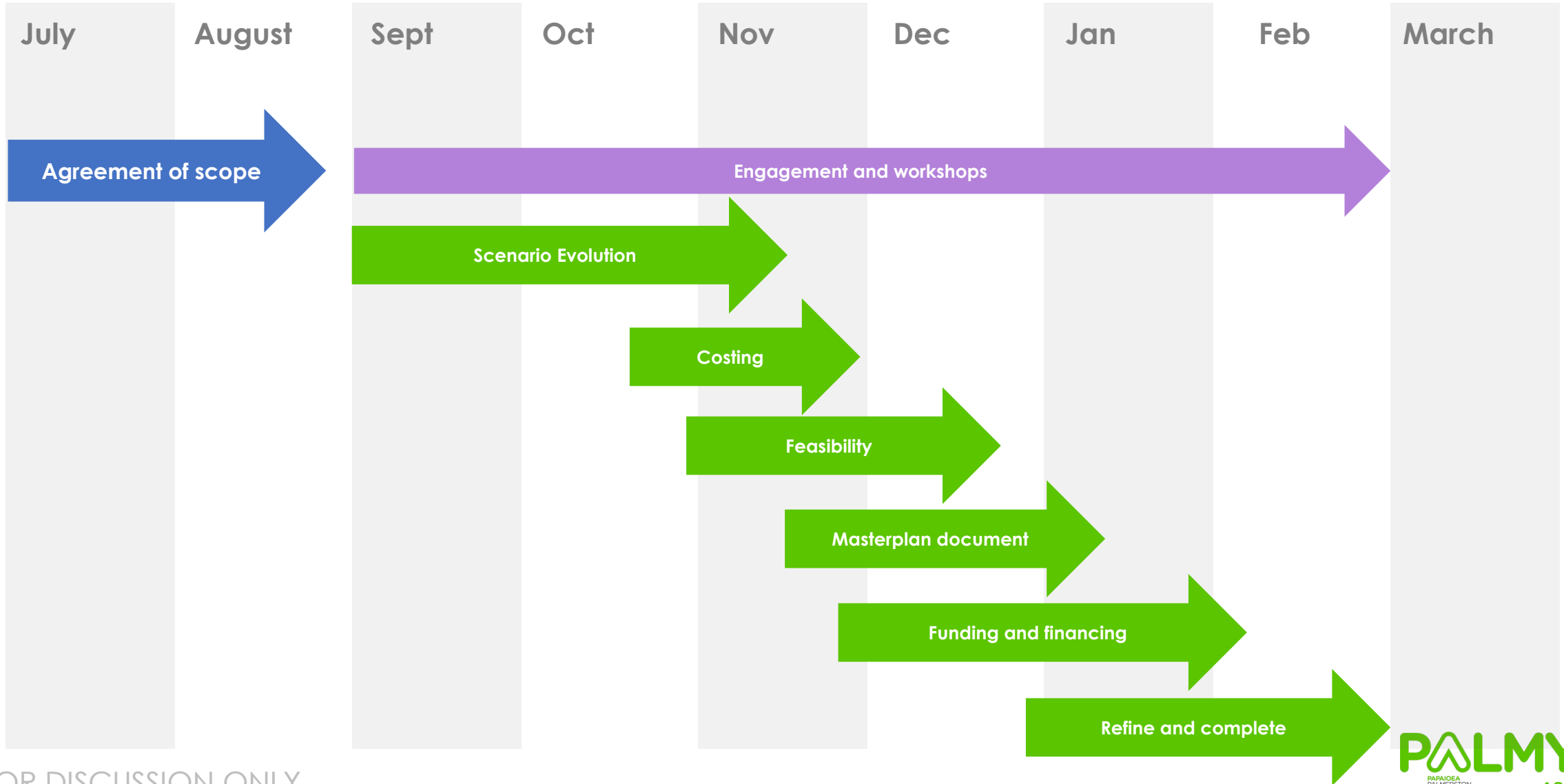
# QUESTIONS



# NEXT STEPS

FOR DISCUSSION ONLY

# PROPOSED DRAFT PROGRAMME



FOR DISCUSSION ONLY



# NEXT STEPS

## Post workshop approach proposal

### OPTIONS DEVELOPMENT

- **Design evolution of 2 preferred scenarios**
  - Scenarios including an option to collocate assets
  - Inclusion of residential in scenarios
  - Consideration of stakeholder and elected member feedback.
- **High level costing of 2 Scenarios**
- **Feasibility modeling of 2 scenarios including SWOT analysis**
- **Hui/Wananga**
- **Stakeholder and elected member engagement/workshop**

# NEXT STEPS

- **MASTERPLAN DOCUMENT**

- **Draft masterplan document – including:**
  - **Optimized information from Baseline Report and Options Report**
  - **Plans and visualisations for 2 Scenarios**
  - **Costing and feasibility reporting**
  - **Hui/Wananga**
- **Deliver draft to PNCC for feedback.**

- **REFINE**

- **Finalise Masterplan – incorporating PNCC feedback**
- **Presentation: Masterplan**

# QUESTIONS

FOR DISCUSSION ONLY



# KARAKIA



FOR DISCUSSION ONLY