

## Notice of Meeting:

I hereby give notice that an ordinary Meeting of the Council will be held on:

**Date:** Thursday 28 July 2016  
**Time:** 1:30pm  
**Meeting Room:** Council Chamber  
**Venue:** Municipal Building, Garden Place, Hamilton

Richard Briggs  
Chief Executive

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## Council OPEN AGENDA

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### Membership

Chairperson	Her Worship the Mayor J Hardaker
Deputy Chairperson	Cr G Chesterman
Members	Cr M Forsyth
	Cr M Gallagher
	Cr K Green
	Cr A King
	Cr D Macpherson
	Cr G Mallett
	Cr A O'Leary
	Cr R Pascoe
	Cr L Tooman
	Cr E Wilson
	Cr P Yeung

**Quorum:** A majority of members (including vacancies)

**Meeting Frequency:** Monthly

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Mary Birch  
Democracy Manager (Acting)

**22 July 2016**

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## **Terms of Reference:**

- To carry out leadership functions including advocacy and facilitation on behalf of the community.
- To exercise all non-delegatable and non-delegated functions and powers of the Council.
- To make those decisions which are required by legislation to be made by resolution of the local authority.
- To consider any matters referred to it from any of the Standing or Special Committees.
- To authorise all expenditure not delegated to staff or other Committees.
- To receive the Council Risk Register and legal issues reports.
- To receive reports from the Audit & Risk Committee.
- To develop and approve the draft Long Term Plan (LTP) (including any amendments or variations) and Annual Plans (including the Budget and Funding and Financial policies); ensure their effective communication to the community; hear submissions and approve the final plan.
- To approve the Hamilton Plan and to retain overview of it through setting direction on key strategic projects and receiving regular reports on its overall achievement
- Make decisions in respect of District Plan matters.
- The authority to agree to settle and submit draft consent orders to the Environment Court relating to an appeal on a Proposed District Plan, Plan Change, Plan Variation or Notice of Requirement to designate land or for a heritage order, or a resource consent application.
- The authority to reject a private plan change request.

## **Financial:**

- To determine all financial matters not delegated.
- To receive reports of the exercise of financial delegated authority pursuant to the Public Bodies Contracts Act 1959.
- To approve Council's borrowing programme and treasury management strategy.
- To undertake the statutory audit processes and to consider and approve the external audit arrangements, to receive the Auditor's reports and to approve the audited annual report.

## **Procedural Matters:**

- Delegation of all Committee powers.
- Adoption of Standing Orders.
- Confirmation of all Standing and Special Committee minutes.
- Approval of Special Orders.
- Employment of Chief Executive, setting of the Chief Executive's performance targets and review of the Chief Executive's Performance and Remuneration (in accordance with the Employment Agreement).
- Other Delegations.

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**1 Apologies**

**2 Confirmation of Agenda**

The Council to confirm the agenda.

**3 Declaration of Interest**

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as an elected representative and any private or other external interest they might have.

**4 Public Forum**

As per Hamilton City Council's Standing Orders, a period of up to 30 minutes has been set aside for a public forum. Each speaker during the public forum section of this meeting may speak for three minutes or longer at the discretion of Her Worship the Mayor.

Please note that the public forum is to be confined to those items falling within the terms of the reference of this meeting.

Speakers will be put on a Public Forum speaking list on a first come first served basis in the Council Chamber prior to the start of the Meeting. A member of the Council Democracy Team will be available to co-ordinate this. As many speakers as possible will be heard within the allocated time.

If you have any questions regarding Public Forum please contact Democracy by telephoning 07 838 6772.

**Committee:** Council

**Date:** 28 July 2016

**Report Name:** Founders Theatre -  
Engagement Feedback and  
Recommended Option

**Author:** Sean Murray

<b>Report Status</b>	<i>Open</i>
<b>Strategy, Policy or Plan context</b>	<i>Hamilton Plan, 2015-2025 10-Year Plan</i>
<b>Financial status</b>	<i>The budget allocated for the engagement was \$72,000.</i>
<b>Assessment of significance</b>	<i>Having regard to the decision making provisions in the LGA 2002 and Councils Significance Policy, a decision in accordance with the recommendations is considered to have a high degree of significance</i>

## 1. Purpose of the Report

2. To provide feedback on the community views in regard to three options for the future of Founders Theatre.
3. To present an update on the Founders Theatre building condition.
4. To provide options for Council to consider.

## 5. Recommendations from Management

- a) That the report be received;
- b) **Refurbish Option:** That the Chief Executive reports back to council at its 29 September 2016 meeting with a full plan and business case to refurbish and bring the Founders Theatre building up to code of compliance (including seismic strength) and to current day requirements.

**OR**

- c) **Build New Option:** That the Chief Executive reports back to council at its February 2017 meeting a full plan and business case to build a new performing arts theatre to replace the Founders Theatre with an enhanced level of service and amenity which if approved requires Council to conduct an SCP (Special Consultative Procedure) consultation in order to amend the 2015-2025 10 Year Plan.

**OR**

- d) **Momentum Waikato Proposal:** That the Chief Executive enter into discussions with Momentum Waikato who propose to lead the development and new build of a replacement facility for Founders Theatre in Hamilton City (at a location yet to be determined) and report back to council at its February 2017 meeting noting that in order for council to enter into such an agreement, a SCP (Special Consultative Procedure) will be required as such an undertaking will break Council's current 2015-25 10 Year Plan and financial strategy.
- e) And that Council approves additional funding of \$100,000 for its contribution towards the initial concept design recommendation as proposed by Momentum Waikato.

## 6. Attachments

7. Attachment 1 - Engineers Report - Founders Theatre Detailed Seismic Assessment
8. Attachment 2 - Heritage Assessment Report- Founders Theatre
9. Attachment 3 - Founders Theatre Engagement Document
10. Attachment 4 - Independent Telephone Survey
11. Attachment 5 - Submission Summary Report
12. Attachment 6 - Momentum Waikato - Founders Theatre Proposal
13. Attachment 7 - The Univeristy of Waikato - Founders Theatre Submission
14. Attachment 8 - Arts Forum - Founders Theatre Recommendation
15. Attachment 9 - Legal advice on further SCP (Special Consultative Process) required

## 16. Background

17. On 1 March 2016, the Chief Executive temporarily closed Founders Theatre as a range of immediate safety concerns were identified as a result of expert investigations and their advice. At the time management were preparing a business case that was to propose advancing a refurbishment programme for the Founders Theatre that would commence in the 2016/17 financial year (originally programmed for 2021 in the 2015-2025 10 Year Plan).
18. The Council has received a number of reports relating to the condition and issues of Founders Theatre and they were provided in the agenda item to its meeting on 31 March 2016 and are [linked here](#).
19. On 31 March 2016 following the receipt of Future Options Report (linked above) , Council made the following resolution:

**Resolved:** *(Her Worship the Mayor Hardaker/Pascoe)*

*That:*

- a) *The report be received;*
- b) *Founders Theatre remain temporarily closed;*
- c) *Staff report back to the 28 April 2016 Council Meeting for approval of:*
  - *a discussion document to be used for public engagement that includes a summary of the issues and the future options, including estimated costs for each option;*

- *a timeline, process and cost for 4 weeks of public engagement on the options to commence on 1 May 2016, with that process to include;*
    - *a survey of Hamilton residents, and people living in the Waikato Region, conducted by an independent survey company,*
    - *engagement with the arts community and relevant organization's,*
    - *advice from the Arts Forum Advisory Panel; and*
  - d) *Staff report back to the Council Meeting no later than June 2016 with the detailed seismic assessment and a recommendation to address the Founders Theatre issues.*
20. On 28 April 2016 Council considered a paper outlining the timeline, process and cost for a four week public engagement process and reviewed a draft of the public engagement document to be used. Council made the following resolution:

**Resolved:** *Her Worship the Mayor Hardaker/Cr Chesterman*

*That:*

- a) *The report be received;*
  - b) *The Founders Theatre Engagement Document is further improved with the assistance of some Councillors (Macpherson, Chesterman, O'Leary), and reported back to the Strategy and Policy Committee on 3 May 2016;*
  - c) *The process for public engagement as set out in this report is approved;*
  - d) *The engagement period being from the date of the final approval of the engagement document until 30 June 2016, subject to the minimum 4 week consultation period being followed; and*
  - e) *Staff report to the 28 July 2016 Council meeting on the feedback received through the engagement process and provide recommendations for Council to consider on the options for Founders Theatre.*
21. The following reports have subsequently been received.
- Founders Theatre Detailed Seismic Assessment Report – Dunning Thornton (attachment 1)
  - Hamilton Memorial Founders Theatre Heritage Assessment Report – Richard Knott Limited (attachment 2)

## **22. Update on Founders Building Condition**

### **23. Safe use of building and operating fixtures**

24. As reported previously all use of the Theatre has been suspended primarily due to safety concerns over the operation of the stage house flying system; fire and other safety hazard protection.

### **25. Seismic Strength – Engineers report**

26. This detailed seismic assessment report has been received (see attachment 1) and advises that the Founders Theatre has a seismic strength rating of 15-25% National Building Standard (NBS).
27. This rating sees the building officially classified as 'earthquake prone' (less than 33% NBS) according to government legislation. As a benchmark, the Ministry of Education has a policy where buildings under 15% NBS are vacated.

28. Current Council policy requires the building (if it is to be retained) to be strengthened to an appropriate level by 2020. However new central government legislation proposed that is expected to be enacted in February 2017 will supersede this policy and require the work to be completed within 12 years of receipt of the engineers report taking the date to 2028.

29. Advice in this regard from our insurers is as follows;

- Should a seismic event occur our insurers will only provide replacement to a value assessed at its current state. In other words not recovery of full replacement value at today's compliance levels.
- Should we have any failure in the stage house (flying system/fire curtain etc.) we have no cover under our insurance policy.
- Should any event occur we have no public liability insurance cover and would be fully exposed to any claims.

30. It is worth re-stating that management concerns over the seismic strength of the building were not a driving factor in the closure of the Theatre and this discovery came as a part of investigations into a theatre refurbishment assessment. Accordingly, the building will remain closed to the public.

**31. Building Heritage value**

32. Council's Heritage Advisory Panel recommended that a Heritage Assessment report (see attachment 2) be prepared in order to provide some certainty over any heritage value placed on the building design and features.

33. The building is not currently classified as having any heritage value in the District Plan. As such there is no protection in place for the building. The assessment indicates that the building has heritage value at a low level and if it were to be included into the District Plan the recommendation would be a B ranking.

34. If the building were to be proposed to be notified within the District Plan Council (as owners) would have to go through a Plan Change process. Staff are not recommending this process or that the building be classified.

35. We note that many of the public submitters on the Founders Theatre were somewhat critical of the theatres design and functionality however many did reference a personal connection to the theatre.

**36. Hotere mural panels and Steinway pianos**

37. As per the Council resolution, investigations are currently underway for alternate display or storage of these items.

**38. Engagement**

39. The following public engagement was carried out as per the Council resolution:

- The engagement document was inserted in the City News and delivered directly to all households in Waipa, Waikato and Matamata District Councils. (Attachment 3)
- Three forms of feedback were used to capture the community views on the options:
  - Survey responses received through the online "have your say" link on the website or completing a paper submission. 2279 submissions were received ([link here](#)).
  - An independent telephone survey of 1600 residents, (1000 in Hamilton City and 600 spread across Waikato, Waipa and Matamata Piako Districts. The telephone survey asked the same questions as the "have your say" link. (Attachment 4)

- Focus groups held by Creative Waikato with users of the facility from the local creative sector. Creative Waikato ran 12 workshops with a total 126 participants and also held two public meetings.
40. Council held hearings on the 7 and 8 July 2016, ([link here](#)) to hear verbal submission in support of the submissions received. 11 groups and 25 individuals spoke to their submissions. The key submissions were from:
- Creative Waikato
  - Hamilton Civic Choir
  - Momentum Waikato (Leonard Gardner)
  - Stoke Foundation
  - Orchestras Central
  - Hamilton Operatic Society
  - The University of Waikato
  - Clarence Street Theatre
  - Toti Charitable Trust
  - Opus Orchestra
41. The staff's analysis of the public engagement is Attachment 5 (note it collates together submissions and the results from the independent telephone survey because the same questions were asked). A summary of the public engagement is:
- Overwhelming support for a performing arts theatre in Hamilton.
  - Very strong interest across the community. Submitters want certainty and a decision so as to avoid delay
  - If the Council's contribution is capped at \$30million, there is more support for Build New. Feedback favored the option to Refurbish (49%) with Build New selected by 34% of the respondents. A secondary question was asked of those that opted for Refurbish as to whether they would consider Build New with a fixed cap of \$30million on the Council's contribution. There was a significant shift in the response with 23% of the respondents changing from the Refurbish to the Build New option. Based a \$30m cap on Council spend, 58% of the community would prefer a new build theatre, compared to 26% who wish to retain and refurbish Founders.
  - A strong desire for any new build to drive activity in the central city area
  - A strong desire for any new build to deliver an iconic destination building
  - No one size fits all; the venue may be built in a 'lyric theatre' format but needs flexibility to cater to varying needs with superior acoustic treatment.
  - Strong support for a specific concert hall development from some sectors of the arts community
42. The top four reasons for the selection of the Build New option were:
- A new complex that will attract national and international performances to the City would be a benefit for the art sector and the city as a whole
  - A new complex could be designed to meet the needs of a wider range of performing arts sectors
  - The investment in a new complex that would provide the long term needs of the arts sector is seen as a more beneficial investment than refurbishing an existing asset.
  - A new complex could be located at a location that is connected to the city, the arts precinct and the river.
43. The top four reasons for the selection of the Refurbish option were:
- The Refurbish option is the most cost effective option.
  - Founders Theatre does meet the needs of the current facility users.

- That Founders Theatre is seen as an iconic building within Hamilton.
- The Refurbish option will result in minimal downtime for theatre users.

**44. Creative Waikato Submission and Recommendations**

45. Creative Waikato’s report and analysis of the feedback is [linked here](#). The recommendation from Creative Waikato is as follows;
- a) Build new. Progress investigation and feasibility for an aspirational, fit for purpose, future proofed theatre.
  - b) Consider general theatre and classical music needs independently.
  - c) Identify and implement an interim solution (now until opening), particularly for community groups. Preferably – get existing Founders Theatre back to a minimum operating standard (town hall model - without fly tower apparatus if necessary).
  - d) Note that with a new build recommendation, there is a strong preference that founders not be demolished, but remain and be repurposed to support the community.

**46. Momentum Waikato Submission and Proposal**

47. Momentum Waikato provided a verbal submission at the hearings on 7 July. A copy of the submission (Attachment 6) which sets out the proposal and a suggested process. In summary, Momentum Waikato supports a new build of an iconic world class theatre for an estimated cost of \$55million with a Council contribution of \$30million. Momentum Waikato would commit to raise the balance of \$25million, and oversee delivery of the new theatre in May 2020.
48. The Momentum Waikato proposal requests that the costs for preliminary planning (estimated at \$175K) are split between themselves and Council and they would report back to the Council in February 2017 with a final recommendation on the build (including location, project scope, funding, delivery timetable).

**49. The University of Waikato Submission**

50. The University of Waikato’s submission supported a new build, and was a proposal to build a new performing arts venue adjacent to the Gallagher Academy for the Performing Arts on the University campus. A copy of the submission is Attachment 7. In summary, the proposal includes the land and a \$5million contribution by the University towards the new build. Further investigation and discussion over the details of the proposal including the proposed facility, public access, a funding and operating model is required before a firm position on this proposal can be determined.
51. As noted earlier, in this paper however, public feedback and strong feedback from theatre users has been that a new theatre (if built) would be much better placed within the central city precinct.

**52. Arts Forum Advice**

53. The Arts Forum Advisory Panel has provided its advice as requested by Council resolution. A copy of the full advice is Attachment 8. In summary that advice is:
- Council develops a new performing arts venue located in the central city that considers the different acoustic requirements of amplified performance versus classical/choral music.
  - The Council seek funding partners for the project.
  - Council make a decision in this term, delay would have a detrimental effect on the arts sector

**54. Youth Advisory Panel Feedback**

55. Founders Theatre was discussed at both the 30 March and 8 June Meetings. Advice from the panel was:
- a) There was a preference from the panel to Refurbish Founders Theatre rather than Build New.
  - b) There was a need for a theatre with a capacity of 1,200 to 1,500 people in Hamilton;
  - c) It would be important to make Founders Theatre a place where people would want to go to;
  - d) There was currently no Museum or venue that allowed screening of audio-visual material in Hamilton and this could be taken in consideration when rebuilding or refurbishing Founders Theatre;
  - e) It would be advisable to optimise the potential of all the theatres in Hamilton and look at allocating different purposes for each one of them;
  - f) Founders Theatre had its own character and care should be taken to keep this, in case the rebuilding option was chosen;
  - g) The foyer could be used as exhibition space or even museum;
  - h) Founders Theatre could be turned into a performing arts centre and the performing arts community in Hamilton could be showcased on a yearly basis;
  - i) The different areas within the theatre could be sectioned off so that different events could take place at the same time;
  - j) The events usually scheduled at Founders Theatre were generally not aimed at young people; organising events that were more youth oriented might attract more young people to the venue; and
  - k) If the “Build new” option was chosen, it would be important to fundraise and work in partnership with others to reduce the burden on ratepayers.

**56. Older Persons Advisory Panel Feedback**

57. Founders Theatre was discussed at both the 15 April and 17 June meetings. Advice from the panel was:
- a) The panel agreed that a theatre complex was important to Hamilton, and therefore did not support the “demolish” option.
  - b) There was no preference between the Refurbish and Build New options. The panel noted that whatever decision is taken will need to strike a balance between meeting the needs of Hamilton’s population and building within identified budgets.
  - c) The panel encouraged council to investigate partnership and other funding possibilities to meet the costs, which could encourage greater usage and also result in a lower cost to council and ratepayers
  - d) Hamilton has an ageing population, and whatever decision is made, the theatre will need to be age friendly and be suitable for a growing number of older users. Access needs should be thoroughly investigated prior to any building.

## 58. Options

59. Feedback through the public engagement process has very clearly indicated that Hamilton and Waikato residents value the need for a performing arts theatre and see such a facility as vitally important community infrastructure. Three options for Council to consider are set out below. Staff have removed the “no theatre” option based on the lack of public support for this option.
60. Tables are included to show the financial impact for each option. These are indicative only and reflect the current 10-Year Plan baseline. Note that the maximum Council could commit financially without breaching the financial strategy is \$10m. Operating costs are also provided for each option.

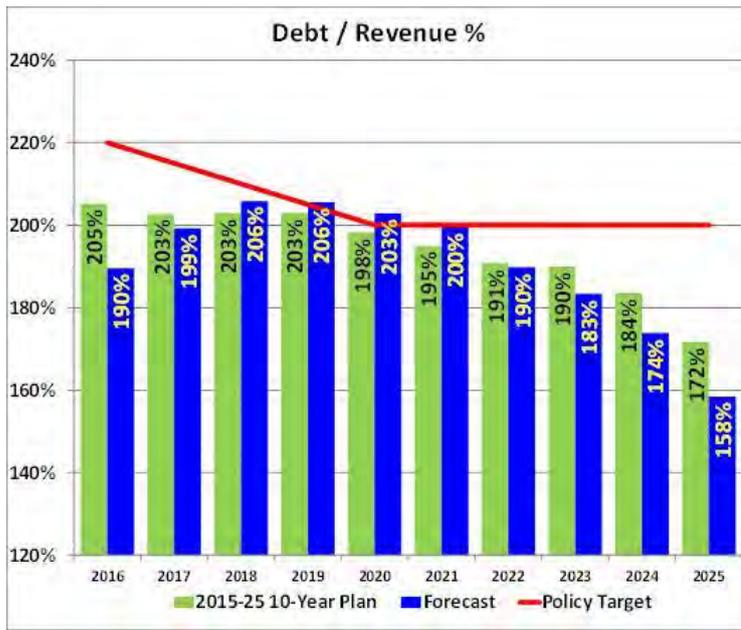
### 61. Option 1: Refurbishment of Founders Theatre at a capital cost of \$20.4m.

62. The full details of this option are recorded in the paper to Council at its 31 March 2016 meeting (Founders Theatre – Future Options Report - see page 54 -70 - Attachment 3 is the refurbishment business case) [linked here](#).
63. Under this option the existing Theatre building and infrastructure would be upgraded resulting in a safe multi-purpose proscenium arch<sup>1</sup> style theatre with the capacity to attract and host modern productions and full scale versions of productions that, in recent years, have been down-sized to fit within the limitations of Founders Theatre’s aging infrastructure.
64. The business case provides an indicative capital cost of \$20.4m for upgrading Founders Theatre. Council’s contribution has been proposed as \$14.96m with funding contributions from other sources to be sought to make up the total investment required.
65. The work could commence in the 2016/17 financial year and be completed in 2019, with the theatre remaining fully closed over this period.
- 2016/17 – complete detailed design, start the funding process, go through the consenting and tendering process (\$2.25m)
  - 2017/2018 – construction (\$8.4m)
  - 2018/19 – complete construction (\$9.75m)<sup>2</sup>
66. These costs are based on high level design developed by Shand Shelton.
67. The Council allocated \$13.8m in the 10-Year Plan in years 2021/22 and 2022/23. If Council accepts the business case, the impact on the financial strategy based on a Council contribution capped at \$14.96m spread over three financial years (2016/17 – 2018/19), is shown below. This scenario results in a breach of the Council’s financial strategy (debt to revenue ratio shown in blue).

<sup>1</sup> The proscenium is the area of a theatre surrounding the stage opening. A proscenium arch is the arch over this area.

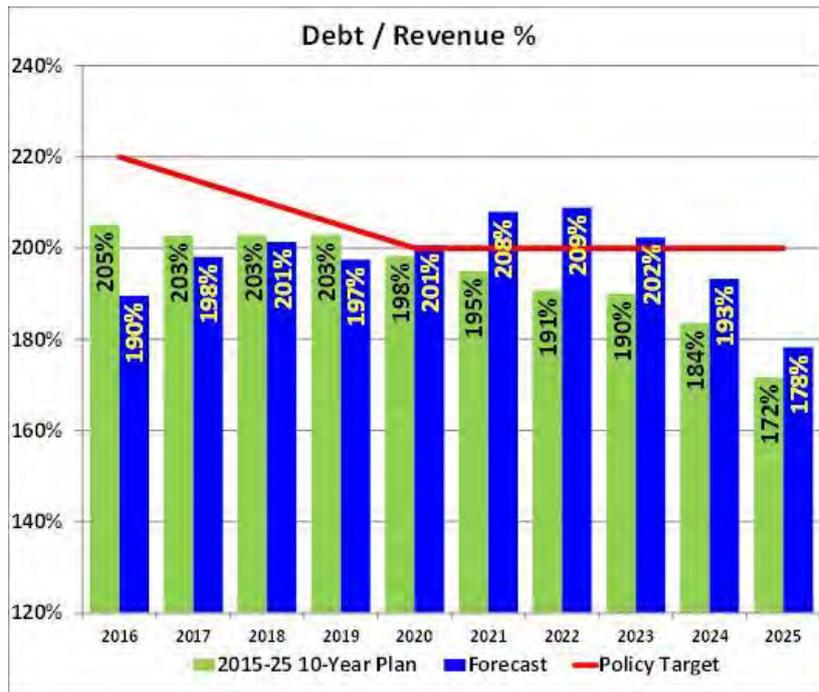
<sup>2</sup> If the construction work could be done sooner more costs from the 2018/2019 could move to the 2017/2018 financial year. That will be confirmed as part of the detailed design phase.

68. Figure 1. Refurbishment at \$20.4m cost



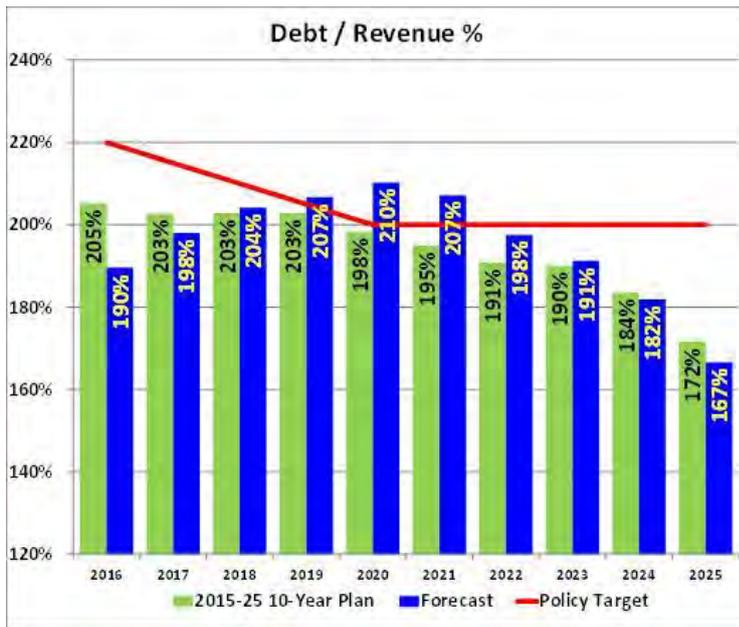
- 69. The maximum Council could commit financially without breaching the financial strategy is \$10m. Risks in this estimate relate to scope creep, increased construction costs and inability to raise the external funding required.
- 70. Staff are able to report back to council at its 29 September 2016 with a full plan and business case to refurbish and bring the Founders Theatre building code of compliance (including seismic strength) up to current day requirements.
- 71. **Option 2: Build a new Founders Theatre at a capital cost of \$50m est.**
- 72. Under this option Hamilton would design and build a new performing arts venue on the current or a new site providing an updated 'like-for-like' theatre. A new build would enable the development of a purpose-built performance venue to meet the city and region's performing arts needs now and into the future.
- 73. Staff have not assessed in any detail an option to build a new theatre. Indicative costs suggest this could require an investment of between \$48m - \$52m for a "like for like" with costs increasing considerably for a more aspirational design. No alternative sites for a new theatre have been identified at this stage.
- 74. In addition to a two to three year build time (based on general timeframes for construction of this nature), approximately 18 months is required for experts to prepare a suitable needs assessment, undertake appropriate public and community engagement, and develop a design brief. Overall this option is likely to take four to five years to complete

75. Figure 2 – New Build at \$52m cost



- 76. Staff are able to report back to council at its February 2017 meeting with a full plan and business case to build a new performing arts theatre to replace the Founders Theatre. This will include an assessment of location and design.
- 77. **Option 3: Build a new Founders Theatre at a cost of \$55m less \$25m contribution from Momentum Waikato (net \$30m cost)**
- 78. This option is to accept the proposal by Momentum Waikato and commit \$30million to a new build theatre.
- 79. Based on the process proposed by Momentum Waikato, an independent panel would be formed by Momentum Waikato, and that panel would appoint a group of experts (including management representatives from HCC) who would oversee the delivery of the project. The independent panel would report back to the funders and to Council in February 2017 with a final recommendation on the build including location (an assessment of various locations would be made, including the University), scope, design and delivery timeline.
- 80. The financial impact of this option is:

81. Figure 3 – New Build at net \$30m cost



82. Staff will enter into discussions with Momentum Waikato in line with the process proposed and report back to council at its February 2017 meeting.

**83. OPEX**

84. These final tables provide an indication of the annual operating cost impact under each of the three options proposed.

**85. Founders: Pre- Closure**

86. The box below shows the current (pre-closure) operating budget for Founders Theatre.

Founders (pre – closure)	Annual Operating Cost \$000s
Operating inc.	466
Operating exp.	1,256
<b>OPEX (DEFICIT)</b>	<b>790</b>
Less	
Finance cost	158
Depreciation	501
Council charge	376
<b>NET DEFICIT</b>	<b>1,825</b>
Plus CAPEX (10 year av.)	200

## 87. Refurbishment of Founders Theatre at a capital cost of \$20.4m.

Founders Theatre Est. Refurbishment at \$20.4m	Annual Operating Cost \$000s
Operating inc.	637
Operating exp.	1,086
<b>OPEX (DEFICIT)</b>	<b>449</b>
Less	
Finance cost	1,145
Depreciation	947
Council charge	376
<b>NET DEFICIT</b>	<b>2,917</b>
Plus CAPEX (10 year av.)	200

## 88. Build a new Founders Theatre at a capital cost of \$50m est.

Founders Theatre Est. New build at \$50m	Annual Operating Cost \$000s
Operating inc.	701
Operating exp.	1,108
<b>OPEX (DEFICIT)</b>	<b>407</b>
Less	
Finance cost	2,863
Depreciation	2,000
Council charge	376
<b>NET DEFICIT</b>	<b>5,647</b>
Plus CAPEX (10 year av.)	100

## 89. Momentum Waikato Proposition (\$55m less \$25m from Momentum – net to HCC \$30m)

Founders Theatre Est. New build at \$55m	Annual Operating Cost \$000s
Operating inc.	701
Operating exp.	1,108
<b>OPEX (DEFICIT)</b>	<b>407</b>
Less	
Finance cost (\$30m)	1,745
Depreciation	2,200
Council charge	376
<b>NET DEFICIT</b>	<b>4,728</b>
Plus CAPEX (10 year av.)	100

## 90. Interim Options for Founders Theatre

91. Staff have not assessed any alternative options, costs and likely demand for the use of Founders Theatre in the interim period or permanently, if the Council decides to build a new theatre at another location.
92. Some submitters suggested the theatre should be retained for community use. Some significant costs may have to be incurred in order to make good on other safe code of compliance concerns balanced against likely use/demand. Management can report back to Council at the 29 September 2016 meeting.

**93. Consultation**

- 94. Options 2 and 3 will require Council to conduct consultation using a special consultative procedure as each of these options will require an amendment to the 2015 – 2025 10 Year Plan. Staff will make recommendations on that process in the reporting back in February 2017. Legal advice is attached at attachment 9.

**Signatory**

Authoriser	Sean Murray, Executive Director H3 and Events
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# Founders Theatre – Seismic Assessment Report for Hamilton City Council



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Report Rev A 160706AGC – Initial report for issue to HCC

This report has been prepared for **Hamilton City Council** for seismic assessment purposes to communicate the likely seismic risks for the primary structure of the Founders Theater, Tristram Street, Hamilton. It shall not be used by others or for alternate purposes without the approval of Dunning Thornton Consultants Ltd.

Cover image: Google Earth (27/06/2016) base image by Digital Globe 2016; model by GESUMS.com

## EXECUTIVE SUMMARY

We have completed our Detailed Seismic Assessment of the Founders theatre and confirm our earlier advice that we believe the building is Earthquake Prone. Assessment has been in accordance with New Zealand Society of Earthquake Engineers (NZSEE) *Assessment and Improvement of the Structural Performance of Buildings in Earthquakes Guidelines 2006*, updates to these, including referencing the draft re-write of the guidelines that we are also providing consulting services to MBIE. We note that the building is considered Importance Level Three (IL3) due to the Auditorium capacity, and as such we must consider loads 30% greater than a "Normal" building.

The most critical areas of weakness are the roof structures of the auditorium and the stage house. These structures are important for bracing the tops of the heavy concrete perimeter walls.

In the auditorium there is no effective bracing in the ceiling and, as such, the walls rely on cantilevering out of the ground/stalls floor. We believe the auditorium therefore has a capacity of 15-25%NBS (IL3). At the lower end of this range there could be a life hazard from parts of the ceiling being dislodged during an earthquake causing large movements at the top of these side walls. At the upper end of the range the cantilever capacity of the side walls themselves may be exceeded causing the walls to become unstable.

In the stage house the roof bracing is integral with the trusses supporting the roof and, as such, failure induced in the connections of the truss by an earthquake is likely to cause collapse of the roof and the stage rigging that it supports. A conservative assessment of the capacity is important due to this consequence to align with the proposed requirements in the Draft *NZSEE Guidelines*. Therefore we have assessed the stage house to have a capacity of 20-30%NBS (IL3) based around uncertainties of the localised details and the structural mechanism that would cause complete fracture of the connections, and the contribution from the non-structural but significant roofing.

Even if the roof bracing were addressed as part of any upgrade of the existing flying system, we have calculated that the existing proscenium arch between the auditorium and the stage house also has a low seismic capacity, in a similar order to that of the roof bracing.

Our detailed assessment validates our preliminary advice regarding the re-usability of the existing structure and the scope of strengthening that is likely to be necessary. We understand that the current business case was based upon this initial advice and so see no reason to reappraise this based on this more detailed assessment. The re-development should in our opinion achieve a minimum improvement to 70%NBS considering IL3 loadings, and target 100% where practical, economic, or in areas of significant risk.

In summary, we believe that the building is Earthquake Prone, and if was still in use we would encourage its seismic retrofit to be progressed as soon as practical to minimise the risk. We do however point out that there would be no legal reason under the Earthquake Prone Building legislation to close the theatre immediately: instead it requires notice to strengthen within a timeframe based on the risk. This timeframe would be within 5 years under Wellington's policy, 10 years under HCC's current policy, and 12.5 years under the new legislation assuming the theatre is a priority building. However now that the facility has closed, any re-opening would have to consider the owners responsibilities under the Health and Safety legislation to take all reasonably practicable steps to prevent harm, considering our assessment.

**INTRODUCTION**

This report describes the seismic assessment of the Founders Theatre complex, located on the corner of Tristram Street and Norton Road, Hamilton.

The original theatre structure dates from 1960 and was designed by White, Leigh, DeLisle and Fraser. The building was completed in 1962.

The theatre building consists of a number of structurally connected portions to form the complete building. Principally the front of house (FoH), auditorium and stage house. These include the original building sections and a number of later additions. Refer to the figure 1 below for reference.

Significant additions to both the eastern and western wings of the stage house were undertaken circa 2000. These were designed by Opus International Consultants. We understand that as part of this work modification to the drainage and shape of the auditorium roof were also undertaken.

Additions and alterations have also been made to the café/bar space, the eastern auditorium emergency egress stairs and to the southern end of the main entrance foyer. We have not been able to locate any record drawings of these additions.

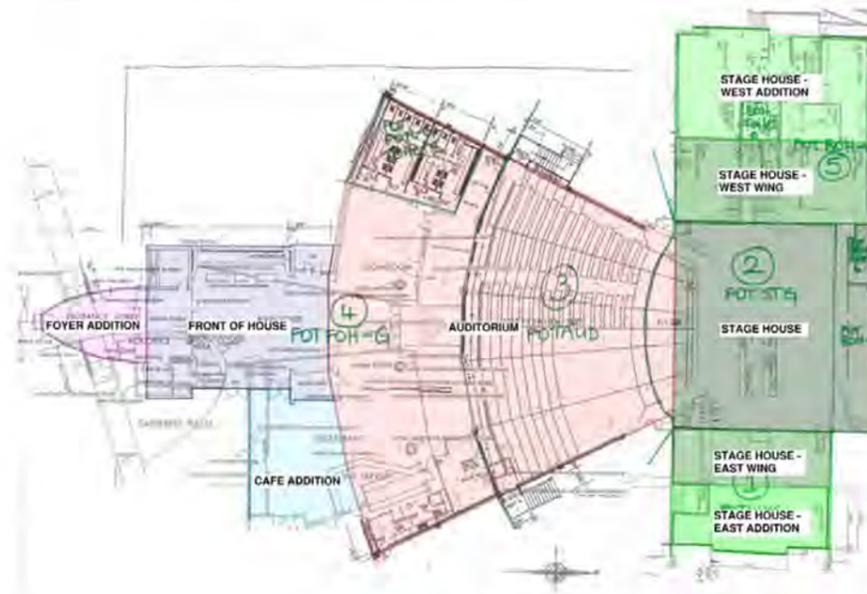


Figure 1 – Building Identification and site plan

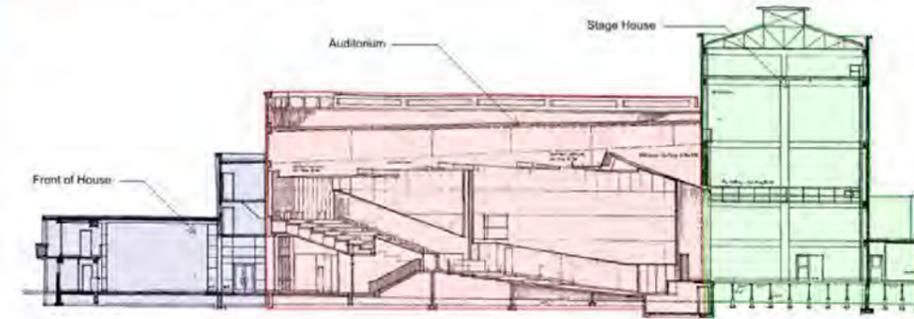


Figure 2 – Building original section

The buildings potential seismic performance was previously assessed using the NZSEE Initial Evaluation Procedure (IEP) in 2007 by G.A Hughes and Associates Ltd. This relatively course assessment method gave the building a score of 56%NBS(IL3), indicating it was not considered to be potentially Earthquake Prone as it was scored above the 33%NBS threshold.

The scope of this Dunning Thornton review was to undertake a detailed seismic assessment (DSA) of the structures against the current earthquake code demands of NZS1170.5:2004 with reference to the NZSEE Guidelines<sup>1</sup> for the assessment and improvement of structural performance of buildings in earthquakes. Assessment of wind loadings, building services, fire safety systems, glazing, cladding and envelope does not form part of the assessment.

**INFORMATION AVAILABLE**

Unfortunately the extent of record information (drawings, calculations and specifications) for the building is somewhat limited. We understand that a complete set of archive records for the building are no longer available from the Hamilton City Council (HCC) archive.

From HCC and other sources (Opus, G.A. Hughes) we have assembled a number of original drawings for the building structure (refer Appendix A). However they do not represent a complete set, and there are many drawings relating to structural steel elements and reinforcement arrangements for concrete elements that we do not have. We have not been able to locate any original calculations and/or specifications.

<sup>1</sup> New Zealand Society for Earthquake Engineering – Assessment and Improvement of the Structural performance of Buildings in Earthquakes; June 2006; ISBN 978-0-473-30073-9;

Opus have provide us with copies of the architectural and structural construction drawings for the western and eastern additions to the stage house wings.

We undertook a walk over site visit in November 2015. This site visit did not visit all areas of the building but was relatively extensive. No intrusive investigations have been undertaken as part of this assessment.

A geotechnical investigation for the site has not been undertaken as part of this assessment. We have consulted with local consultants and geotechnical specialists to confirm that our adoption of a seismic soil class C (shallow soil site) is appropriate considering the available knowledge of the general area.

Additionally we have been provided with the Founders Theatre Roof Assessment report by Opus dated August 2011 and the Founders Theatre Upgrade Report by Shand Shelton dated October 2014.

#### BUILDING STRUCTURE

The existing drawings indicate that the structure is founded on shallow foundations comprised of reinforced concrete strip footings under the structural walls. The available foundation drawings indicate that the foundations are arranged together to form an interconnected substructure.

The majority of floor slabs, structural walls, stair flights and roof slabs to the original FoH, auditorium and stage house are constructed from reinforced concrete. Ground floor areas to part of the stage house west wing, and the main stage itself are constructed as suspended timber floors on isolated shallow pile foundations.

The later stage house additions are constructed from reinforced concrete blockwork supporting precast pre-stressed composite flooring. The upper store to the western addition and the eastern addition are constructed from structural steel framing with lightweight roof and wall construction. The cladding to these lightweight sections is noted to be "Titan" board directly fixed to the wall framing. This form of construction is known to have weather tightness issues and there is potential for degradation of the wall structure in these areas from water ingress. This should be further considered in any refurbishment works.

The auditorium south, east and west walls have structural steel mullion and transom framing that is concrete encased and integrated into the reinforced concrete construction of the walls.

The tier seating to the main auditorium is constructed from insitu concrete slabs. The northern portion is indicated to be supported on grade while the southern portion is a suspended slab supported on raking reinforced concrete beams spanning to the reinforced concrete columns and foundation walls.

The roof of the auditorium is formed from long span structural steel trusses that span from the southern wall to the proscenium wall of the stage house. The trusses are arranged with primary trusses along ridge lines and intermediate trusses along valley lines to form a folded roof plate.

The stage house roof structure is constructed from structural steel trusses spanning north-south to the reinforced concrete walls and supporting the central lantern structure above. Directly below the roof a steel and timber framed stage rigging grid structure is supported by the stage house walls and roof trusses above.

#### MATERIAL PROPERTY ASSUMPTIONS

The following geotechnical and structural material properties have been used in the assessment:

Parameter	Assigned Value	Notes
Existing Concrete Compressive Strength	30 MPa	1.5 times assumed original lower bound value of 20MPa
Concrete Masonry Compressive strength	12 MPa	Assuming observation type B to NZS 4230
Existing Reinforcing Yield Strength	300 MPa	Probable strength for 1960's mild steel reinforcing
Existing Structural Steel Yield Strength	250 MPa	From Historical Structural Steel handbook, published by British Constructional Steelwork Association
Structural steel Yield Strength – year 2000 additions	300 MPa	
Bearing Capacity Foundation	300 kPa	Ultimate capacity – to be modified by geotechnical strength reduction factors.

Table 1 – Properties used in assessment

**SEISMIC LOADING**

The original building design undertaken in 1960 is likely to have been undertaken using the NZSS95:1955 Model Building Bylaw considering a uniform horizontal load of 0.08g (8% of gravity).

Since this time both the design codes and seismic design methodology have evolved significantly:

- The levels of seismic design forces have increased markedly, especially for building forms and systems that do not have explicit ductile elements designed to dissipate earthquake energy in a controlled manner.
- There is a greater focus on ensuring redundancy of structural systems.
- Engineering of symmetrical load paths, robust connections and structural configurations is given greater prominence.

This current assessment uses levels derived from NZS1170.5:2004. A summary of the design loading used for the assessment is given below:

Parameter	Assigned Value	Notes
Hazard factor (Z)	0.16	Hamilton CBD
Soil Class	C	Shallow soil site
Risk Factor (R)	1.3	Importance level 3 – crowd assembly spaces
Structural Ductility (typical)	1.25	Typically no reliable ductility – see note
Fundamental Period (T1)	<0.4 sec	Wall structure building – parts loading differs
Structural Performance (Sp)	0.9	A result of structural ductility assumed
<b>Basic Seismic Coefficient</b>	<b>0.39</b>	compare with original design of 0.08

Note: Assessment of some specific elements and parts has used different ductility design values as appropriate.

Table 2 – Assessment seismic load inputs (NZS1170.5:2004)

Based on the above it is evident that the seismic load likely to have been used in the original design is approximately 20% of that used for this assessment which is equivalent to that that would be used for a new building on this site.

Considering the difference in original and current design loading it would be expected that elements of the existing building structure may be assessed to have relatively low scores of %NBS.

**ASSESSMENT OF SEISMIC RISKS**

Risk has been separated into two factors, consequence and likelihood. For the purposes of this report consequence is defined as: the scale and impact on people/property if the element were to fail; and likelihood as: a factor associated with the elements potential for failure in a benchmark (set at 33%NBS) event.

Where applicable we have also assigned a score to the individual elements where future structural investigations / strengthening may be appropriate. We have estimated scores to these aligning with the relative cost, time or disruption these works may require.

Descriptor	None/N.A.	Low	Medium	High	Very High
<b>Consequence</b>	None	Hazard to individual life inside structure	Hazard to life outside structure/ localised collapse causing injury	Localised collapse affecting <300m2	Large Area Building collapse
<b>Approximate Likelihood of Poor Performance</b>	N/A	Significantly >34%NBS	Likely >34%NBS	Likely <33%NBS	Significantly <33%NBS
<b>Investigation time / cost / disruption</b>	N/A	Non invasive	Invasive exterior / Localised interior	Invasive localised interior / Invasive extensive exterior	Extensive invasive interior
<b>Improvement Time / Cost / Disruption</b>	N/A	Non invasive	Invasive exterior / Localised interior	Invasive localised interior / Invasive extensive exterior	Extensive invasive interior

Table 3 – Relative level of risk summary for important descriptors

**STAGE HOUSE**

The following outlines our assessment of the seismic risks associated with the stage house portion of the building.

We have undertaken structural calculations and structural modelling of individual elements to inform the likely capacities of critical building elements. We have not constructed a full 3 dimensional structural analysis model for the purposes of this assessment.

**ORIGINAL STRUCTURE**

The stage house section is formed from the main stage section 20m x 15m in plan, and 20m high, combined with projecting lower wings to the south, west and east.

The stage house proper is formed from 6' (152mm) singly reinforced concrete wall panels that span between reinforced concrete mullions and transoms.

The proscenium arch to the auditorium is formed from a reinforced concrete structure 21" (533mm) thick. The sides of the proscenium have substantial openings (allowing access between the stage and auditorium). These openings create a sub-frame at the sides of the proscenium opening. The sub-frames limit the overall capacity of the proscenium arch to resist lateral loads.

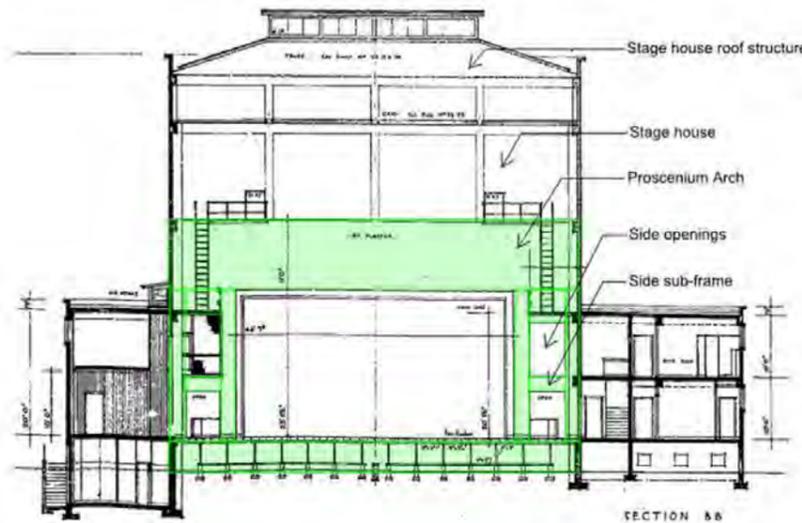


Figure 3 – Stage House Original Section (note later side additions not shown)

The roof structure of the stage house is constructed from structural steel trusses that form a hip roof with a central lantern section. The steel trusses span to the concrete walls and support timber purlins and corrugate metal roofing. The lack of diagonal bracing or a significant roof diaphragm limits the capacity of the roof structure to transfer lateral loads between the walls of the stage house.



Figure 4 – Stage house roof structure (a lack of diaphragm bracing is evident)

Below the steel roof structure is the steel and timber framed stage grid structure. The grid structure is supported by the north and south stage house walls and is supported centrally from the roof trusses with steel hangers.

The condition and adequacy of the stage grid and winch systems are the subject of previous reports by others.<sup>2</sup> It should be noted that the support of the stage grid system is reliant on the stability of the stage house walls and roof structure. Should these elements fail under seismic loading support to the stage grid will also be compromised.

**ADDITIONS AND ALTERATIONS**

The western and eastern wings of the original stage house were extended circa 2000 with the addition of a two storey addition to the west and a high stud single storey addition to the east, both with a significant subfloor.

The lower levels of the additions are constructed from reinforced concrete blockwork wall elements and precast pre-stressed composite flooring. The upper level walls and roof are generally constructed from structural steel main framing with light weight walls (typically timber framed) and roof structures.

<sup>2</sup> Founders Theatre Roof Structural Assessment; Opus (August 2011) and Founders Theatre Flying System Review; Shand Shelton (May 2014)

The available structural drawings indicate that the additions are structurally connected into the existing reinforced concrete walls and floors of the original stage house wings. On this basis our assessment has assumed that the original stage house and additions act as connected structures.

The construction of the later additions involved significant alterations to the reinforced concrete walls of the western and eastern elevations to provide new/enlarged openings.

**STRUCTURAL ASSESSMENT**

The seismic assessment of the stage house portion was undertaken on the basis of the seismic weight from the stage house itself along with contributing seismic load from the auditorium roof that is connected to the proscenium arch wall frame and from the lower wings of the stage house that are connected to the side (east and west) walls.

Seismic loads were apportioned to roof, fly gallery and stage levels on the basis of an equivalent static load distribution to NZS1170.5. It should be noted that due to the structural form of the stage house, it lacks fully effective diaphragm elements at these levels, with the majority of the seismic mass being contained directly within the surrounding wall elements.

The assessment of the stage house assumes a structural ductility of  $\mu=1.25$  (nominally ductile) and a fundamental period ( $T_1$ ) less than or equal to 0.4 seconds. The selection of ductility was influenced by the relatively long lengths of structural walls and their singularly reinforced nature. Additionally the assessment of the proscenium arch indicates that the critical member is likely to fail in a principally non-ductile manner.

**CENTRAL STAGE HOUSE**

The seismic capacity of the stage house is limited by the shear capacity of the horizontal linking beam that runs between the legs of the proscenium columns. It should be noted that we have no specific information on the reinforcing arrangement of these critical beams.

On this basis we have assessed the beams considering an upper and lower bound approach of likely reinforcement based on similar elements in the building for which we have information and knowledge of typical reinforcement arrangements. This gives a range of assessed capacity of 20%-30%NBS(IL3).

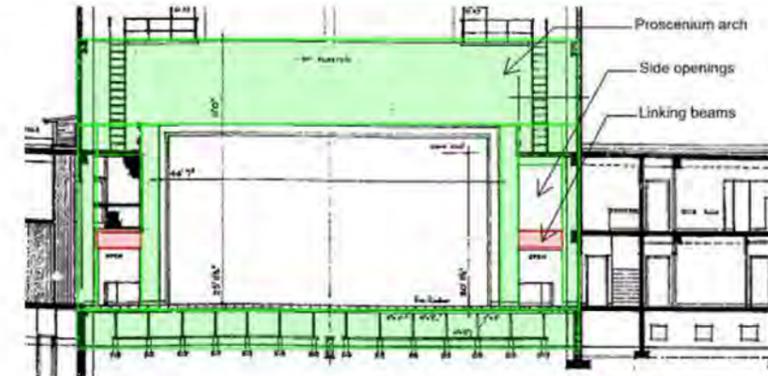


Figure 5 – Part section of proscenium arch frame (critical linking beams indicated)

Assessment of the roof structure to the central stage house indicates that it lacks an effective structural diaphragm to collect lateral loads from the walls in the north-south direction and deliver them to the resisting side walls. We lack details on the exact arrangement of the connections between the steel trusses. An assessment of the ability of the existing steel truss members to act as a diaphragm truss has been made assuming a possible tension capacity of 200kN. This results in an capacity of 20%-30%NBS(IL3). This range should be seen as approximate due to the lack of good information on the arrangements of the existing roof connections, however we note that failure of a single connection could result in collapse of both the roof and stage grid.

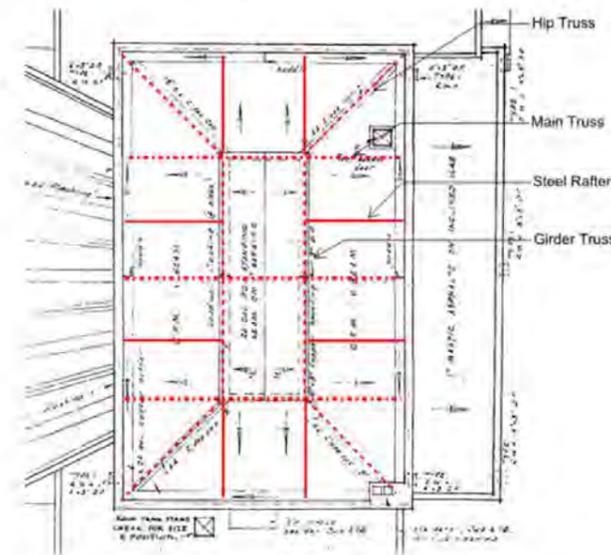


Figure 6 – Indicative arrangement of stage house roof steelwork

### STAGE HOUSE – EAST WING

The seismic capacity of the stage house eastern portion is limited by the capacity of the holding down (HD) bolts of the steel portal frame columns that are fixed to the steel flat cross bracing in the eastern elevation between ground (stage) level and roof level.

The eccentricity created by the attachment of the bracing flats to the exterior flange is required to be resisted by the force couple of the HD bolts combined with the tension demand. The material grade of the bolts is not clear, although it is common practice to use grade 4.6 material for HD bolts. The assessed capacity of the connection with grade 4.6 is approximately 10%NBS(IL3). If bolts with a higher capacity (e.g. grade 8.8) were used this would likely to improve this assessed value to approximately 20%NBS(IL3).

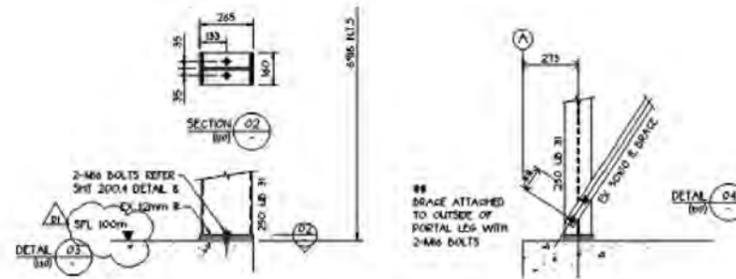


Figure 7 – Extract of east wing addition x-bracing detail (indicating eccentricity of connection).

There is likely to be some lateral load resistance provided by the lined and clad timber framed wall elements that contain the steel cross bracing. This is considered to provide some level of additional resilience to mitigate the risk of a gross collapse of this portion of the building. Assuming these walls are sufficiently connected to the roof structure, an approximate capacity of 25%NBS(IL3) could be expected.

This combined with the relatively low mass in this area and attachment to the original eastern wing portion would suggest that the lateral capacity of the eastern elevation bracing is not the critical structural weakness for the stage house.

### STAGE HOUSE – WEST WING

Similar to the east wing the capacity of the western wing is limited by the capacity of the single bay of structural steel cross bracing located in the western exterior wall between first floor and roof level. Exact details of the connections are limited.

Based on the available information we have assessed the capacity of this bracing to be in the 40-50%NBS(IL3) range.

This is similar to the values determined for the critical reinforced masonry structural walls between ground and first floor in this portion of the building.

### CRITICAL STRUCTURAL WEAKNESS (CSW)

The capacity of the stage house portion is limited by the capacity of the reinforced concrete linking beams (refer to figure 5) to the proscenium arch to resist forces seismic forces in the transverse (east-west) direction. This is assessed to have a capacity of 20-30%NBS(IL3) with the range based on upper and lower bounds of assumed reinforcement and is considered to be the Critical Structural Weakness (CSW) of this portion of the building.

The capacity of the central stage house roof structure to resist seismic forces in the longitudinal (north-south) direction is also assessed to be within this range and may also be considered to be a CSW for this portion of the building.

Refer to the table below for additional information and assessment.

### ADDITIONAL ELEMENTS CONSIDERED

In addition to the structural elements noted above other important structural elements were assessed and found to have capacities in excess of the 33% earthquake prone threshold.

The proscenium arch column elements were found to have a flexural capacity of approximately 35%NBS(IL3) and a shear capacity greater than this indicating that they should be able to deform in a ductile manner.

The reinforced concrete wall panels of the stage house were assessed to have a capacity greater than 100%NBS(IL3) under out of plane parts loading assuming a ductility of 2.0 and two way spanning action.

The side wall RC transom elements were assessed to have a limiting flexural capacity of 90%NBS(IL3).

The critical flexural capacity of the main stage house rear (north) wall RC mullions was found to be approximately 70%NBS(IL3).

The critical reinforced masonry walls of the western stage house were found to have a limiting shear capacity of 50%NBS(IL3).

The critical shear capacity of the RC pier and column elements to the modified wall between the original and modern addition of the eastern stage house wing was found to be approximately 90%NBS(IL3).

STAGE HOUSE – CRITICAL ELEMENTS

Element	Consequence	Approximate Likelihood of Poor Performance	On Site Investigation Effort	Improvement Effort
<b>Proscenium Frame Link Beam</b>	Very High	High	Medium	High
<i>Comments</i>	<p>The capacity of the sides of the proscenium frame is limited by the critical shear demands through the mid height linking beams. The capacity of the beams to resist shear forces is dependent upon the capacity of the concrete and the reinforcement arrangement in the beam. Due to not having access to the original reinforcement drawings for these elements we have made some assumptions on an lower and upper bound of reinforcement based on details from other areas of the building and engineering judgement. These bounds give the assessed capacity as between 20% and 30%NBS(IL3).</p> <p>Failure of these elements would lead to failure of the proscenium frame to effectively resist lateral loads and potential collapse and subsequent loss of support to the roof and ceiling structures of both the auditorium and stage house sections. Hence the very high consequence assessment.</p> <p>External non-invasive scanning and/or intrusive investigation could be considered to provide additional evidence of the existing reinforcing in these critical elements. However we see this as being unlikely to drastically alter the overall capacity of these elements.</p> <p>Structural improvement of these elements is likely to be possible with fibre reinforced polymer (FRP) technologies, however we understand that reconfiguration of the proscenium arch would be part of any refurbishment and strengthening project and as such these elements would likely be replaced with new structure.</p>			
<b>Stage House Roof Structure</b>	Very High	High	Low	Medium
<i>Comments</i>	<p>The stage house roof structure lacks diagonal bracing that would act as a diaphragm to transfer seismic loads from the front and rear walls to the supporting side walls. Considering this we have made an assessment of a potential horizontally spanning truss element with the roof structure available. Unfortunately we lack detailed information on the construction of the roof structure and connections so have evaluated the capacity considering an assumed connection capacity of 200kN based on an upper bound of likely capacity. This results in an assessed capacity of 20% to 30%NBS(IL3).</p> <p>As with the proscenium arch loss of diaphragm capacity at the stage house roof is likely to result in loss of support to the roof and stage grid structures and collapse of the rear wall of the stage house. This would have very high consequences to occupants of the stage house.</p> <p>Structural improvement by constructing an appropriately designed roof diaphragm would be required. Resizing of the stage house as part of any redevelopment is likely and a new roof structure including appropriate diaphragms would be part of this work.</p>			
<b>X-Bracing to Eastern Addition</b>	Low	High	Medium	Medium
<i>Comments</i>	<p>The eccentricity of the eastern elevation cross bracing generates high shear forces on the holding down bolts of the portal frame columns. Considering the likely capacity of G4.6 steel bolts the assessed capacity in the north-south direction is approximately 10%NBS(IL3). The lined timber framed walls along this elevation will have some lateral load resistance and are likely to provide additional redundancy against collapse of this section.</p> <p>Seismic improvement of these elements would require the improvement of the column baseplates with additional fixings to resist the eccentricity moments or the inclusion of additional cross bracing elements.</p>			
<b>Rear Wall Transoms Beams</b>	Medium	High	Medium	Medium
<i>Comments</i>	<p>These elements are included in the assessment as a possible alternative load path for north-south loads to the rear wall of the stage house should the existing stage house roof structure fail.</p> <p>The critical rear wall transom could be considered to span horizontally should the assumed mechanism of stage house roof structure acting to distribute loads to the side walls fail. These RC beams are only 450mm deep and required to span 20m, therefore the deflections of the beam would be expected to be significant. The ability for these transom elements to span horizontally to support the out of plane loads from the rear wall has been assessed to be in the range of 10-20%NBS(IL3) considering lower and upper assumptions on reinforcement.</p> <p>Structural improvement of the stage house roof diaphragm would be the preferred method of improving the assessed capacity of these elements.</p>			
Refer Table 3 for definitions				

## AUDITORIUM

The Auditorium is structurally connected to the stage house and the front of house sections of the building and together are considered to be one building. However the Auditorium portion differs in form and construction as it is a very large volume space, with high side walls and tier seating.

We have undertaken structural calculations and structural modelling of individual elements to inform the likely capacities of critical building elements. We have not constructed a full 3 dimensional structural analysis model for the purposes of this assessment.

### ORIGINAL STRUCTURE

The auditorium is in the shape of a sector of a circle truncated by the proscenium arch of the stage house. The auditorium is approximately 33m in length and 13.5m wide at the stage house and 41.5m wide at the southern wall. The roof height above the tiered seating ranges from approximately 13m at the stage house to 6.5m at the southern wall.

The tier seating slabs (assumed to be 5' (125mm) thick) are indicated to be cast as slabs on grade for the northern section, with the southern section constructed as suspended slabs supported by reinforced concrete beams and columns.

The auditorium side walls are formed from 12" (305mm) structural steel mullions and 9" (228mm) structural steel transoms that are encased in reinforced concrete and connected to the 6" (152mm) singly reinforced concrete wall panels. The side walls span vertically between the reinforced concrete foundation walls and the existing steel framed roof structure.

The rear (south) wall of the auditorium is formed from structural steel mullions and transoms that are arranged to support the roof trusses. This steel framing is encased in concrete and connected to the 6" (152mm) reinforced concrete wall panels that form the upper section. The upper section of the wall is supported on a substantial reinforced concrete beam spanning to the 6 reinforced concrete columns spanning between ground floor and the tier seating level. Some short reinforced concrete wall panels are located adjacent to the foyer in the line of the columns.

The existing auditorium roof is formed from long span structural steel roof trusses. There are 4 main trusses (comprised of mild steel channels sections) located on the ridge lines and 5 intermediate trusses (comprised of back to back mild steel angles) located on the valley lines. Transverse trusses and folded steel valley rafters span between the trusses.

The existing auditorium ceiling structure is formed from timber framing and is suspended from the auditorium roof structure via a series of steel hanger bars. This ceiling is broken into discrete elements at varying levels and as such is not able to act as a structural diaphragm to resist seismic loading.

An orchestra pit is located at the northern end of the auditorium. This has a floor section that can be mechanically raised and lowered.

### ADDITIONS AND ALTERATIONS

At some point post construction (possibly circa 2001) the eastern escape stair has been modified to be enclosed in a lightweight structure linking the stair to the front of house and stage house portions. This addition also encloses the retrofitted lift shaft that provides access between the ground floor and auditorium floor.



Figure 8 – Exterior view of east elevation indicating enclosed escape stair and lift structure (left of shot)

The original structural steel transverse roof trusses in line with the lighting bridge have been modified (presumably to improve access to manage lights). This arrangement has resulted in an eccentricity in the connection of the diagonal web members. This area is discussed in detail in the Opus report of 2011.



Figure 9 – Auditorium roof space showing modified transverse truss at lighting bridge

STRUCTURAL ASSESSMENT

AUDITORIUM – SIDE WALLS

The structural assessment of the auditorium was undertaken on the basis that the existing auditorium roof lacks an effective structural diaphragm to collect out of plane (face) loads on the tall side walls and distribute them to the resisting elements of the southern wall and the proscenium frame.

While there is horizontal steel bracing constructed against the eastern and western walls, the form and sizing of the steel members make it ineffectual. Consequently the mullions of the side walls are required to act as vertical cantilevers from the foundation base to support seismic loads in the east-west direction.

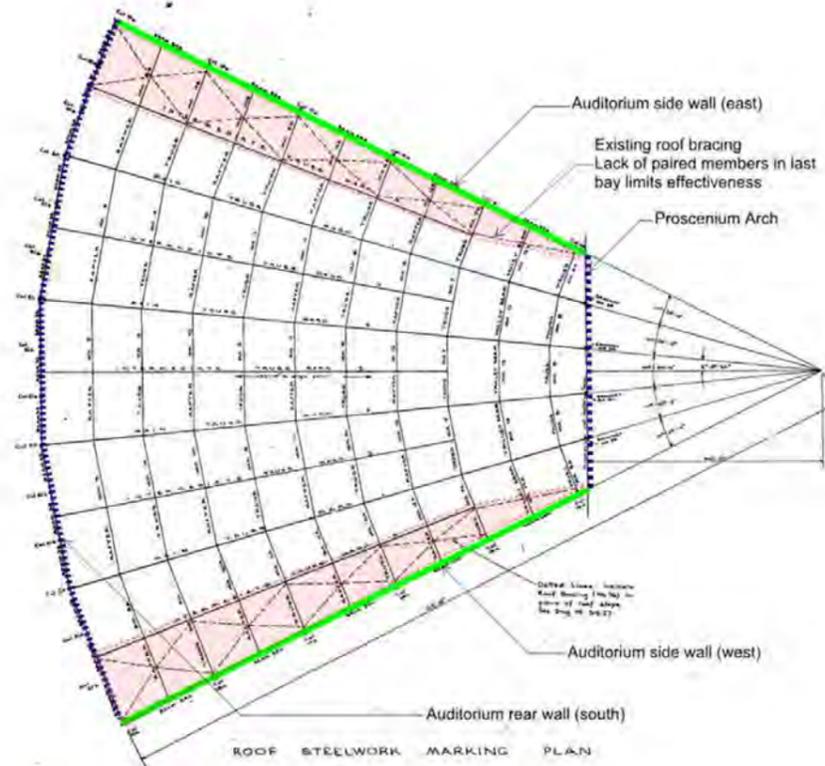


Figure 10 – Original auditorium steel framing plan indicating walls and bracing

A dynamic analysis model of the side walls has been used to estimate the fundamental period of the side walls in accordance with NZS1170.5:2004. This indicated the period of the walls is greater than 1.5 seconds. This assessment combined with an assumed ductility of  $\mu=1.25$  was used to derive the horizontal loading for the side walls.

The capacity of the wall mullions to cantilever is limited by their connection to the reinforced concrete base structure. At this point of maximum flexural demand the flanges of the steel sections are welded to 4-7/8" (22mm) diameter reinforcing bars. The assessed capacity flexural capacity is approximately 15%-25%NBS(IL3) with the shear capacity assessed as 75-100%NBS(IL3).

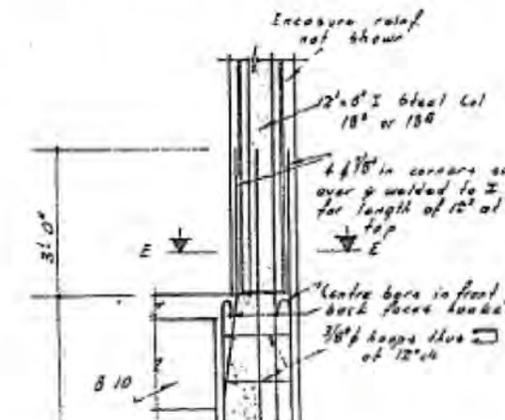


Figure 11 – Extract of original steel mullion to foundation detail (critical connection)

The inter-storey deflection limits of NZS1170.5:2004 for the mid-point of the side walls are exceeded at load levels of approximately 20%NBS(IL3).

There are possible supplementary load paths that may contribute to the seismic resistance of the auditorium side walls under face loading. These include partial diaphragm action of the roofing material and interconnected steel roof trusses and catenary (cable) action of the structural steel transoms in the walls. However both of these mechanisms are potentially unreliable and are not directly accounted for in our assessment.

AUDITORIUM – SOUTH WALL

The lateral load capacity of the south wall has been assessed considering that the stiffer existing short wall panels between ground and bleachers have their shear capacity exceeded under nominally ductile ( $\mu=1.25$ ) loading. Therefore the lateral capacity is based on the 6 number 24" (610mm) square reinforced concrete columns that support the south wall upper section.

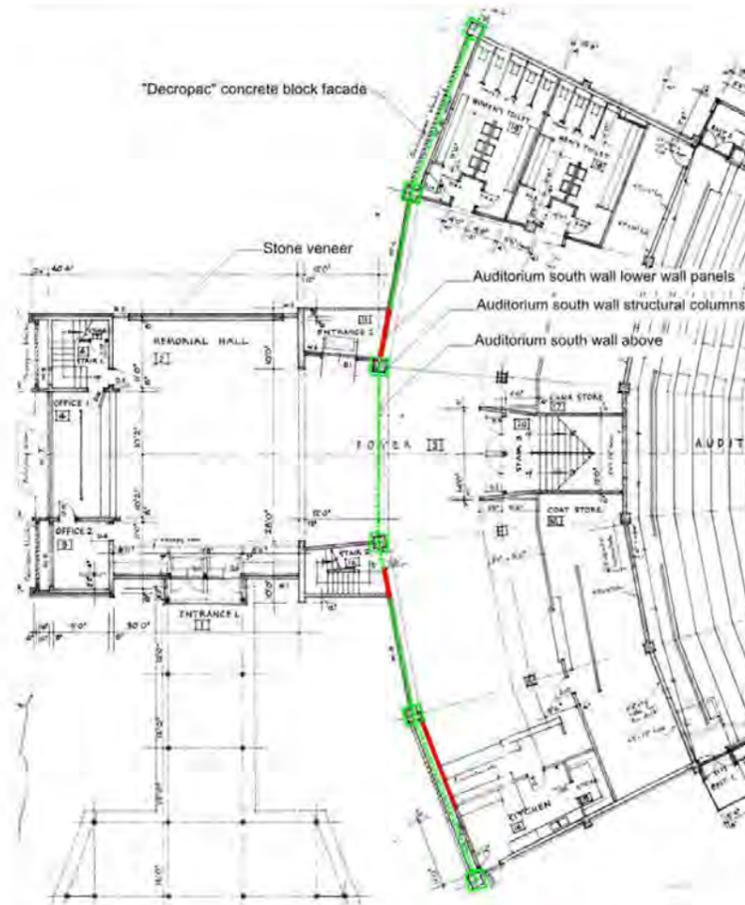


Figure 12 – Extract of original steel mullion to foundation structure connection (critical connection)

The critical columns have been assessed using lateral loads considering a structural ductility of  $\mu=2.0$  (limited ductile). The transverse reinforcing in the columns is drawn as anchored closed hoops typically spaced at approximately  $d/2$  and the spacing is less than the suggested 16 main bar diameters limit. The columns have been assessed to have sufficient shear, flexure and hinge rotation capacity to meet 100%NBS(IL3) demands.

Even though the supporting columns to the south wall are assessed as adequate, their structural form creates a less desirable yielding mechanism of column hinging. As part of any significant refurbishment and seismic improvement we would recommend that supplemental structural elements (eg steel bracing or RC walls between columns) be included to provide further robustness to this important wall element.

**CRITICAL STRUCTURAL WEAKNESS (CSW)**

The capacity of the auditorium portion is limited by the flexural capacity of the base connection of the side wall structural steel mullions to resist out-of-plane seismic forces in the transverse (east-west) direction. This is assessed to have a capacity of 15-25%NBS and is considered to be the Critical Structural Weakness (CSW) of this portion of the building.

The capacity of the auditorium roof and ceiling structure is related to the performance of the auditorium side walls. Both the roof and the ceiling suspended from it rely on the stability of the side walls, thus a failure of the side walls is likely to also result in a structural failure of the roof and ceiling.

Refer to the table below for additional information and assessment.

**ADDITIONAL ELEMENTS CONSIDERED**

In addition to the structural elements noted above other important structural elements were assessed and found to have capacities in excess of the 33% threshold.

The seismic capacity of the tiered bleacher slabs and their supporting beams and walls was assessed and not found to be critical. Although the reinforcing arrangements and content of the bleacher slabs is not known from the available drawings the cellular nature of the suspended sections indicates their ability to act as structural diaphragms should be structurally adequate.

The connection of the existing auditorium roof trusses to their supporting walls was reviewed. Typically these connections are formed from symmetrical steel to steel bearing connections with multiple bolts at both the top and bottom chord levels. Notwithstanding the comments above on the vulnerability of the roof to failure of the side walls the truss connections are considered structurally adequate.

The condition and capacity of the structural ties between the section of "Decropac" concrete blocks at the ground level to the southwest corner of the auditorium as not been fully assessed as access is limited and no details are available. This façade element may present a risk of collapse in a moderate earthquake and should be reviewed in more detail in any refurbishment and seismic improvement works.

AUDITORIUM – CRITICAL ELEMENTS

Element	Consequence	Approximate Likelihood of Poor Performance	On Site Investigation Effort	Improvement Effort
<b>Auditorium side walls</b>	Very High	Very High	None	Medium
Comments	<p>The capacity of the auditorium side walls is limited by the ability of the concrete encased steel mullions to act as vertical cantilevers to resist seismic out-of-plane loads in the transverse (east-west) direction. The critical component is the welded reinforcing connection at the base of the structural steel. This has an assessed capacity of 15% to 25%<i>NBS(IL3)</i>.</p> <p>Failure of the side wall elements would likely also lead to failure of the auditorium roof and ceiling elements and instability. The consequence of the walls and ceiling of the auditorium failing while the venue is occupied would endanger a great number of people.</p> <p>The inadequate capacity of the existing roof bracing has already been confirmed during our walk over inspection in the roof space and no additional investigations are proposed.</p> <p>Structural improvement of the side walls would most likely be achieved by constructing an appropriately strong and robust diaphragm at the existing roof level.</p>			
<b>Auditorium Ceiling Structure</b>	Very High	Very High	Low	High
Comments	<p>The existing auditorium ceiling structure is vulnerable to failure of the auditorium side walls. Additionally the existing bracing between the various ceiling levels and the main roof structure also has a low capacity to resist seismic loads.</p> <p>The lack of a reliable lateral load paths at the ceiling level makes the likely poor structural performance of this element in a moderate earthquake very high.</p> <p>We would assume that as part of any significant refurbishment and structural improvement works that the existing auditorium ceiling would likely be replaced or undergo significant retrofit works combined with establishing appropriate roof diaphragm structure noted above.</p>			
Refer Table 3 for definitions				

**FRONT OF HOUSE**

The following outlines our assessment of the seismic risks associated with the front of house (FoH) section of the building.

We have undertaken structural calculations and structural modelling of individual elements to inform the likely capacities of critical building elements. We have not constructed a full 3 dimensional structural analysis model for the purposes of this assessment.

**ORIGINAL STRUCTURE**

The original front of house section of the theatre is constructed from reinforced insitu concrete walls either 6" (152mm) or 8" (203mm) thick. These walls are located in the four corners of the front of house and support insitu concrete floor and roof slabs.

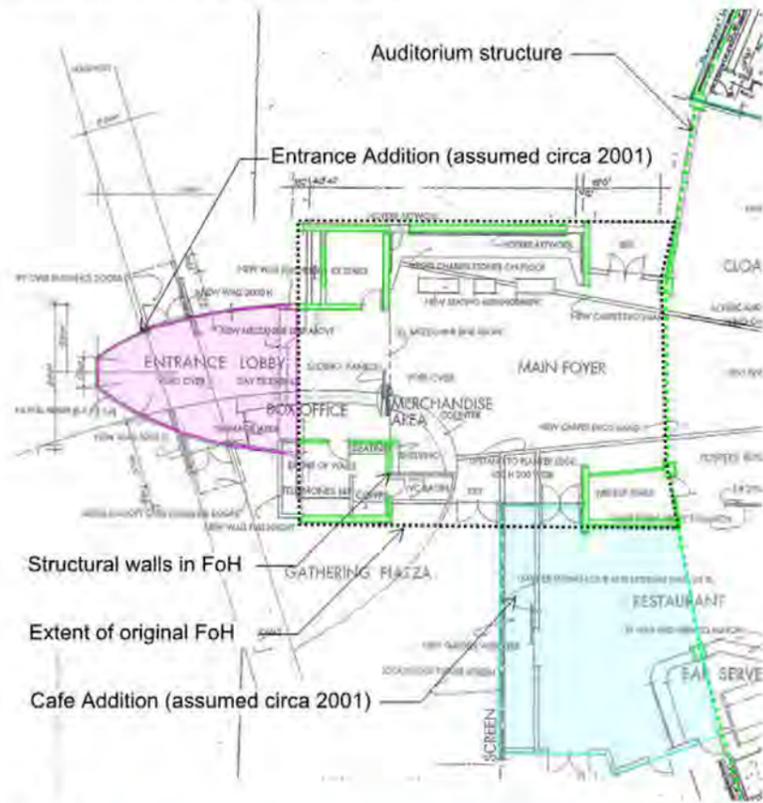


Figure 13 – Front of House area indicating wall arrangement and additions.

The southern and northern portions of the original front of house have intermediate floor levels structurally connected to the wall elements. The central entrance hall portion has a double height space spanned by an insitu concrete roof slab constructed compositely with pre-stressed concrete roof beams spanning north-south.

The western wall to the entrance hall is formed from an 8" (203mm) reinforced concrete wall with an external stone veneer. This wall spans between the ground floor and the roof slab and supports the major part of the significant Hotere artwork.

Access stairs are located in the southwest and north east corners of the front of house. These are of reinforced concrete construction and typically connected into the supporting walls on all sides.

**ADDITIONS AND ALTERATIONS**

The original front of house has been modified and extended. A light weight single storey addition has been constructed to the eastern side to extend the existing café space and link it with the main entrance foyer. A new double height curved entrance lobby with a glazed façade to the eastern elevation has been constructed as an extension to the south elevation.

**STRUCTURAL ASSESSMENT**

The structural assessment of the front of house section was undertaken assuming an approximately even distribution of seismic lateral loads to the reinforced concrete walls grouped around the corners of the main foyer.

Seismic forces have been derived assuming a structural ductility of  $\mu=1.25$  for this section considering the configuration and likely reinforcement detailing of the structural walls. An equivalent static load distribution was used.

The relatively symmetrical arrangement of the walls and significant number and length of walls supporting this section indicate that the walls have sufficient in plane shear capacity to resist 100%NBS(IL3) loading.

The lack of available record drawings for the café and entrance lobby additions have made making a quantitative assessment of these areas problematic. However their light weight construction and assumed connection to the primary structure of the front of house and auditorium sections indicates that they are unlikely to have a capacity below the earthquake prone threshold.

The insitu concrete stair structures would be expected to experience significant cracking in a moderate earthquake as they are rigidly connected between floor levels. Due to their robust construction and support via multiple walls we do not expect the stairs to become unusable in a moderate earthquake.

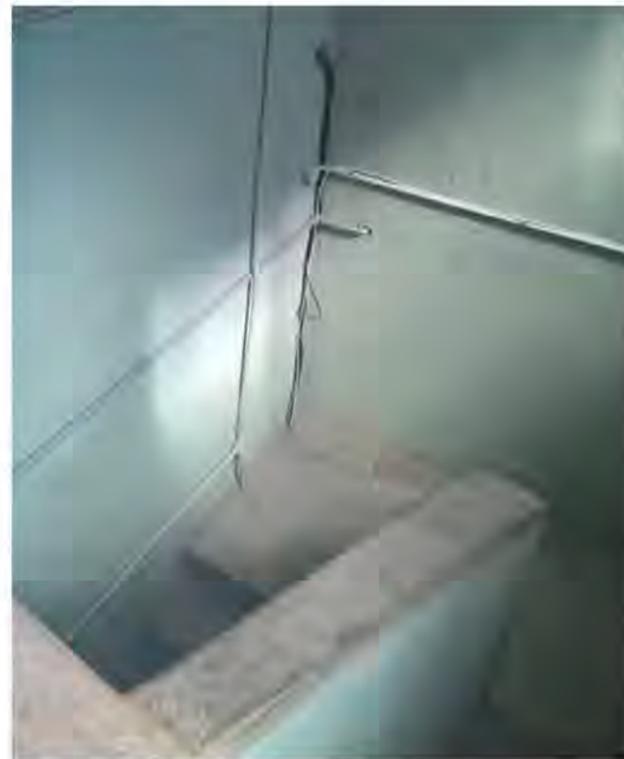


Figure 14 – Internal stair well to front of house section showing insitu construction

#### CRITICAL STRUCTURAL WEAKNESS (CSW)

The critical structural weakness for the front of house section was determined to be the flexural capacity of the structural walls around stair 1. This was found to be approximately 65%NBS(IL3). The shear capacity of the walls are generally in excess of the assumed flexural capacity indicating that the walls should have some degree of ductility should their capacity be exceeded.

The structural components of the front of house section are not considered to be below the 33%NBS threshold for being earthquake prone.

#### ADDITIONAL ELEMENTS CONSIDERED

Out of plane (face) loading to the 5m high reinforced concrete walls supporting the Hotere mural indicates that this wall has a capacity of approximately 100%NBS(IL3).

No specific details for the attachment of the remaining stone veneer to external walls in the front of house area was available. It is assumed that veneer ties connect this stone to the concrete wall. The capacity and condition of the assumed ties should be reviewed as part of any refurbishment and seismic improvement work.

### IMPLICATIONS ON REDEVELOPMENT

There are several critical elements of the Founders Theatre building that have been assessed with low scores thus making the building earthquake prone.

Significant seismic improvement work would be required to the roof and ceiling of the auditorium, and to the proscenium arch and roof structure of the stage house to raise the score of the building to above the earthquake prone threshold.

We understand that significant refurbishment work is being considered for the theatre. The stage house and auditorium roof/ceiling would be areas that we would expect to require significant upgrade and modification as part of refurbishment, and that seismic improvement work could be integrated into the upgrade of these areas at such time. For more information on redevelopment proposals refer to the Shand Shelton report date October 2014.

The front of house section of the building and the lower wings of the existing stage house are relatively robust and we would expect that substantial portions of these areas could be retained and refurbished with only modest seismic improvement to obtain the recommended level of 70%NBS(IL3).

### FURTHER INVESTIGATIONS

As identified above there are important structural elements (principally reinforced concrete members) for which we lack reinforcement arrangement drawings. A more accurate assessment of the capacity of critical concrete elements could be made if the actual reinforcing type, size and spacing was known.

External scanning combined with intrusive investigations (removing cover concrete to expose the reinforcing) could be contemplated in the stage house area. However our consideration of a lower and upper bound to likely capacities would indicate that confirmation of the exact reinforcing would be unlikely to significantly alter the assessed capacities.

Further we understand that the stage house and proscenium arch would need to undergo significant modification under any refurbishment and modernisation of the facility, and as such the existing concrete elements in this area would need to be rebuilt and their exact capacity would not be critical to seismic improvement works.

### SUMMARY AND CONCLUSIONS

The structural performance of the Founders Theatre under seismic loading defined by NZS1170.5:2004 is limited by three critical elements:

- The capacity of the side walls of the auditorium is limited to 15-25%NBS(IL3) due to the lack of an effective horizontal diaphragm at the roof level. This is considered to be the Critical Structural Weakness (CSW) that limits the overall score of the building. A failure of the side walls would also endanger the stability of the auditorium roof and ceiling. This creates additional life safety risk for any occupants of the auditorium.
- The capacity of the stage house front and rear walls is limited by the lack of an effective horizontal diaphragm at roof level to approximately 20-30%NBS.
- The capacity of the critical linking beams to the side frames of the proscenium arch is limited by their shear capacity to approximately 20-30%NBS.

The above scores indicate that the Founders Theatre would have its ultimate capacity exceeded in a moderate earthquake as the critical structural weakness is assessed at a capacity less than 33%NBS and would be considered to be Earthquake Prone under current legislation.

Under current HCC earthquake prone building policy (assuming the building would be classified as high risk) it would require seismic improvement or demolition within a 10 year time frame. We note that the new Building (Earthquake-prone Buildings) Amendment Act 2016 will supersede this policy when it come into force.

Should the theatre be classified as earthquake prone under this new legislation it would be likely to require seismic improvement or demolition within 12 ½ years (assuming it is given a priority classification), with Hamilton being in the "medium" seismic risk area.

Should it be determined to undertake seismic improvement and/or refurbishment of the building we would recommend that a minimum level of 70%NBS(IL3) be targeted due to the assembly space nature of the theatre and its civic importance. Higher levels of improvement would be preferably where practical, economic, or in areas of significant risk.

This report has been prepared for **Hamilton City Council** for seismic assessment purposes to communicate the likely seismic risks for the primary structure of the Founders Theatre, Tristram Street, Hamilton. It shall not be used by others or for alternate purposes without the approval of Dunning Thornton Consultants Ltd.

**Dunning Thornton Consultants Ltd**

**Consulting Structural Engineers**

**Project & Construction Consultants**

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Telephone (644) 385-0019, Fax (644) 385-0312

E-Mail: [dtcwgtn@dunningthornton.co.nz](mailto:dtcwgtn@dunningthornton.co.nz)

Report prepared by: **John Cuthbert**

Report reviewed by: **Alistair Cattanach**

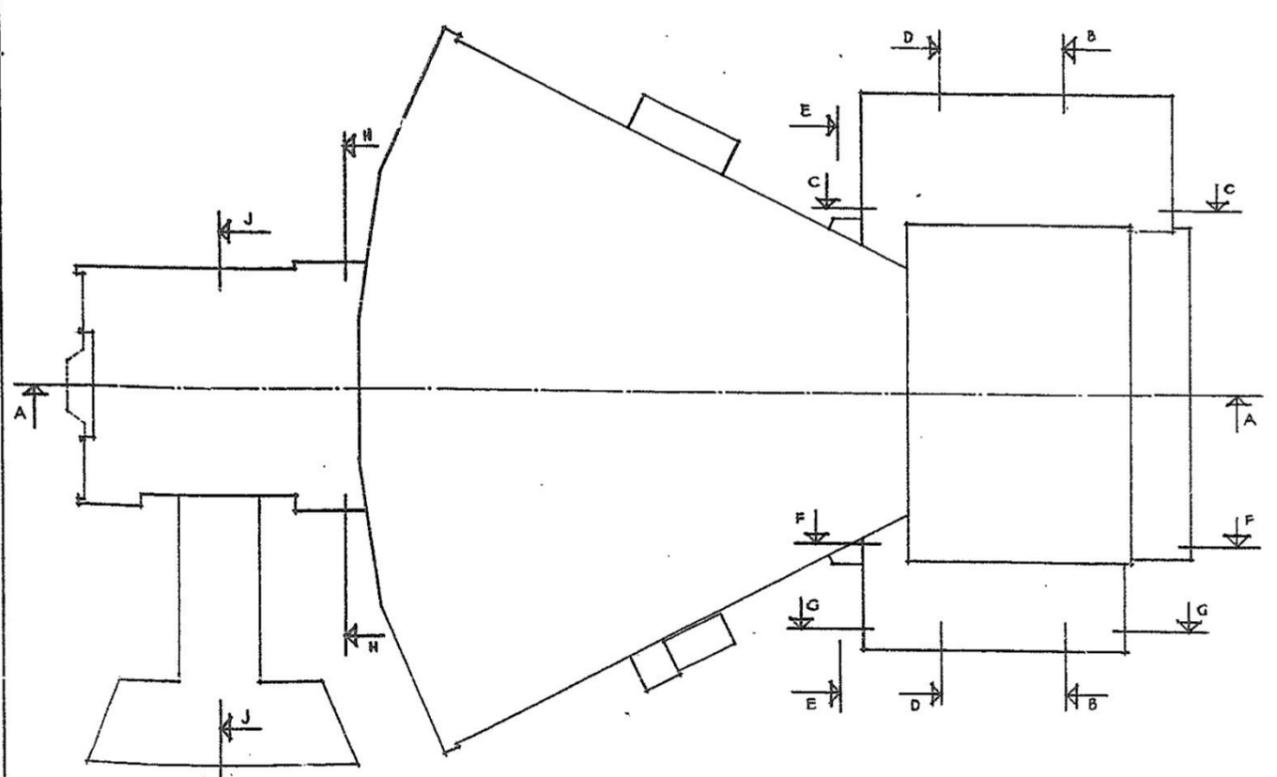




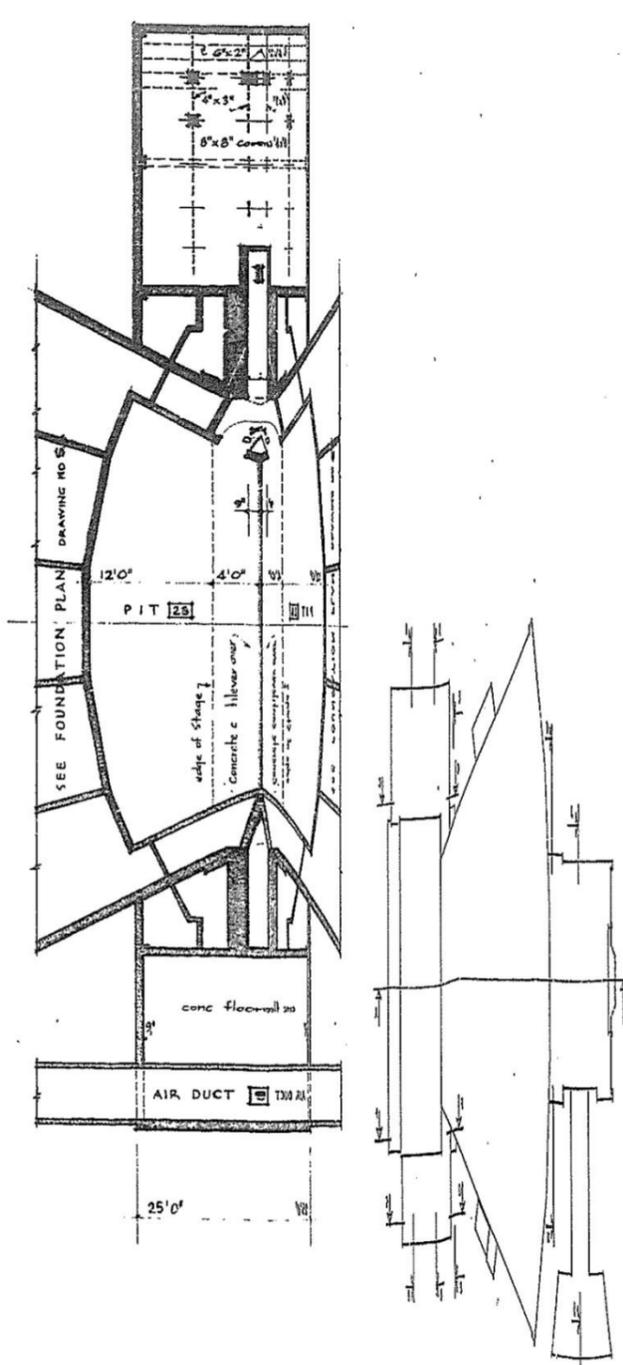
APPENDIX A – AVAILABLE EXISTING DRAWINGS

Issue - July 2016

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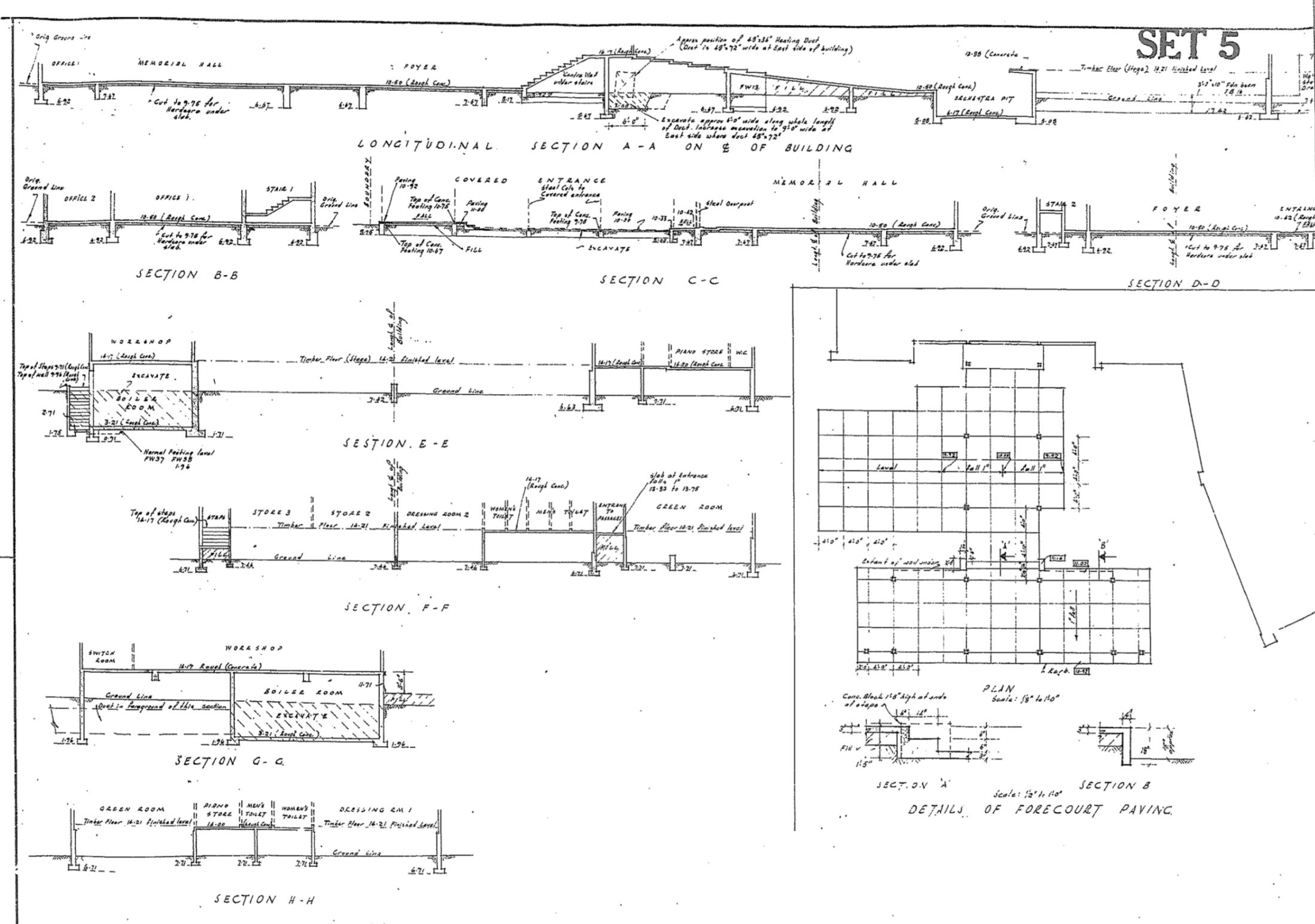


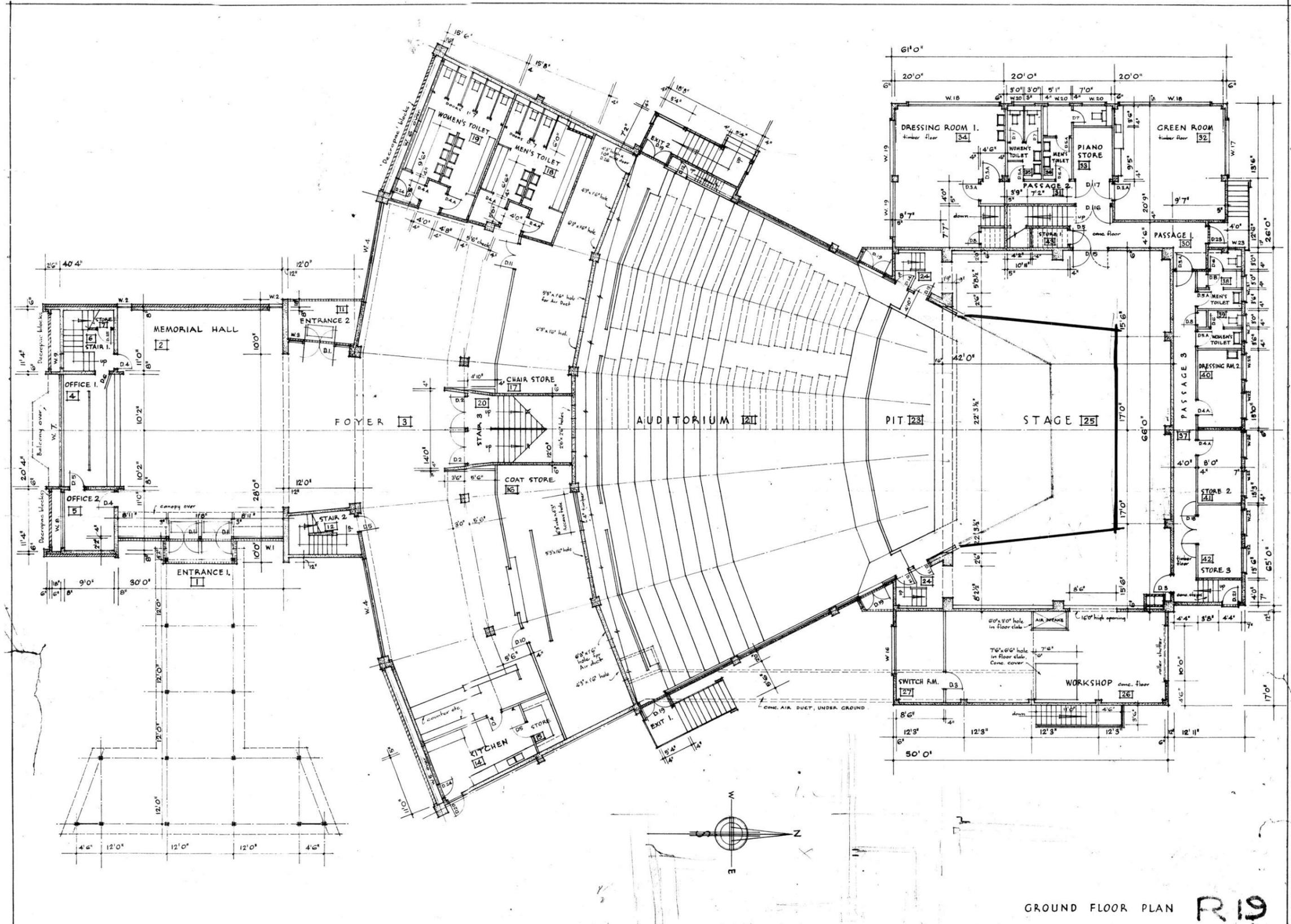
1/8" = 1'-0" KEY PLAN SHOWING SECTION LINES SEE DRAWINGS NO A.9 & A.10



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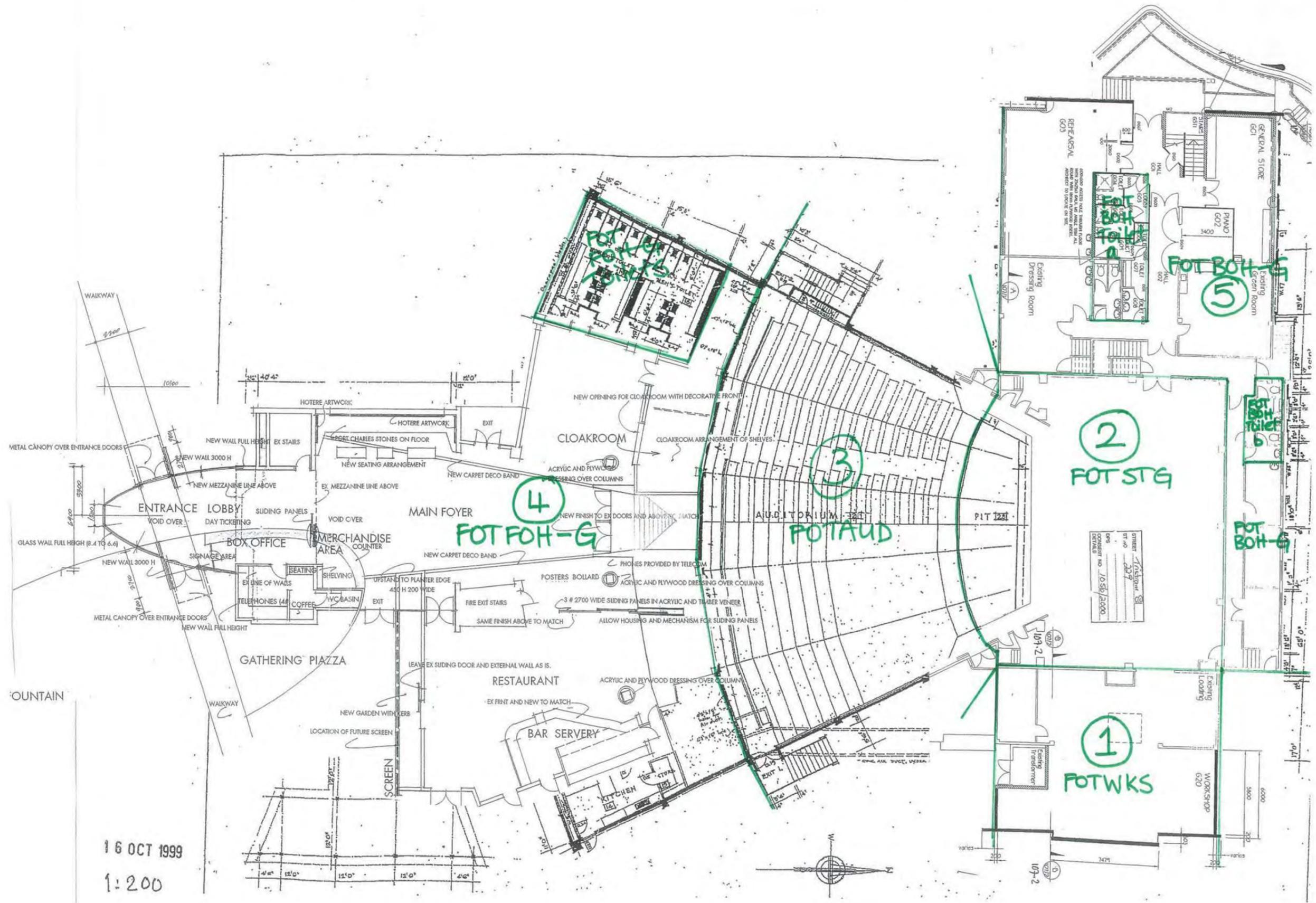
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HAMILTON FOUNDERS MEMORIAL HALL

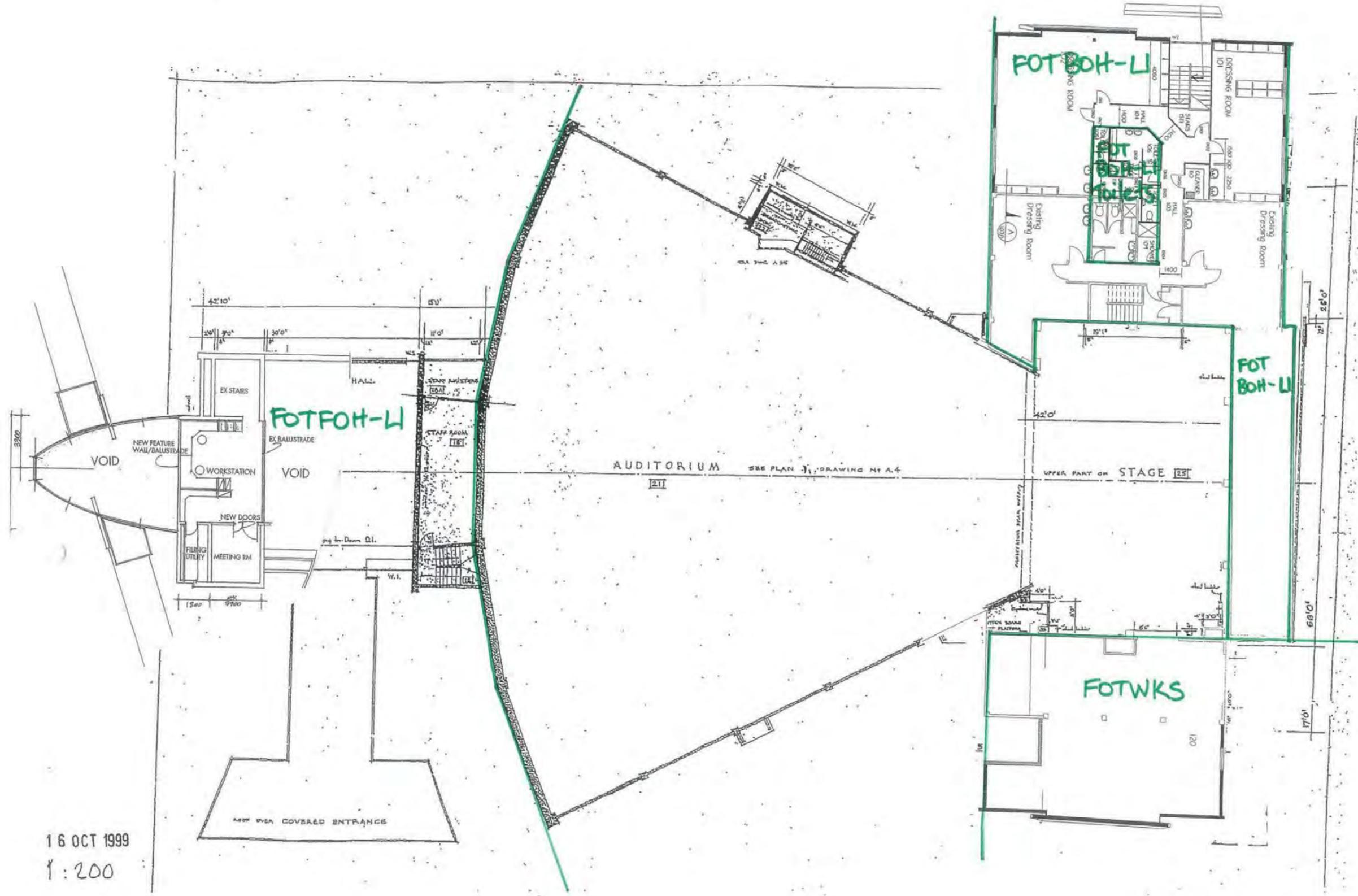
GROUND FLOOR PLAN R19

WHITE, LEIGH, de LISLE & FRASER,  
 Registered Architects & Registered Engineers,  
 South British Buildings  
 H A M I L T O N  
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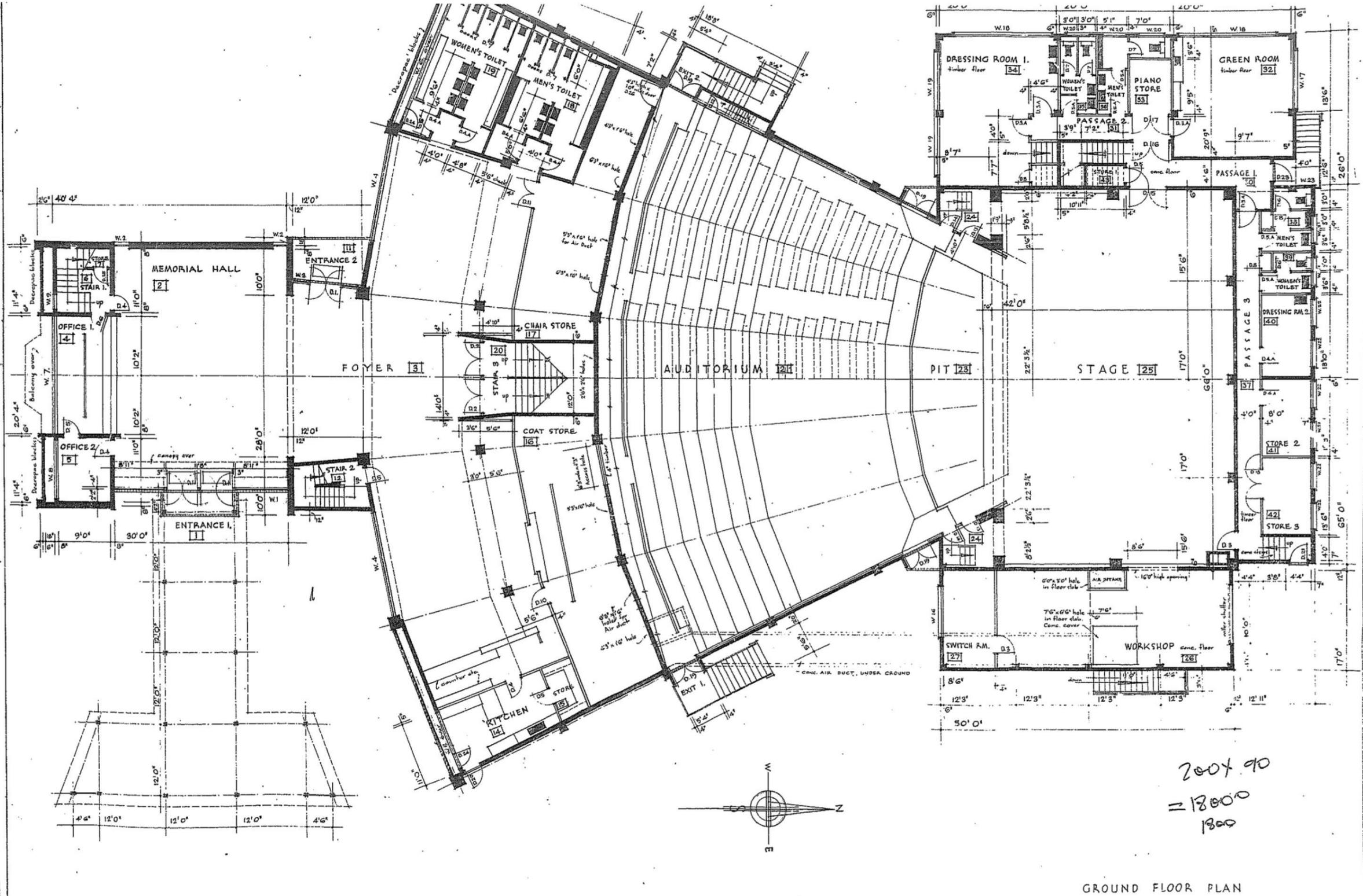


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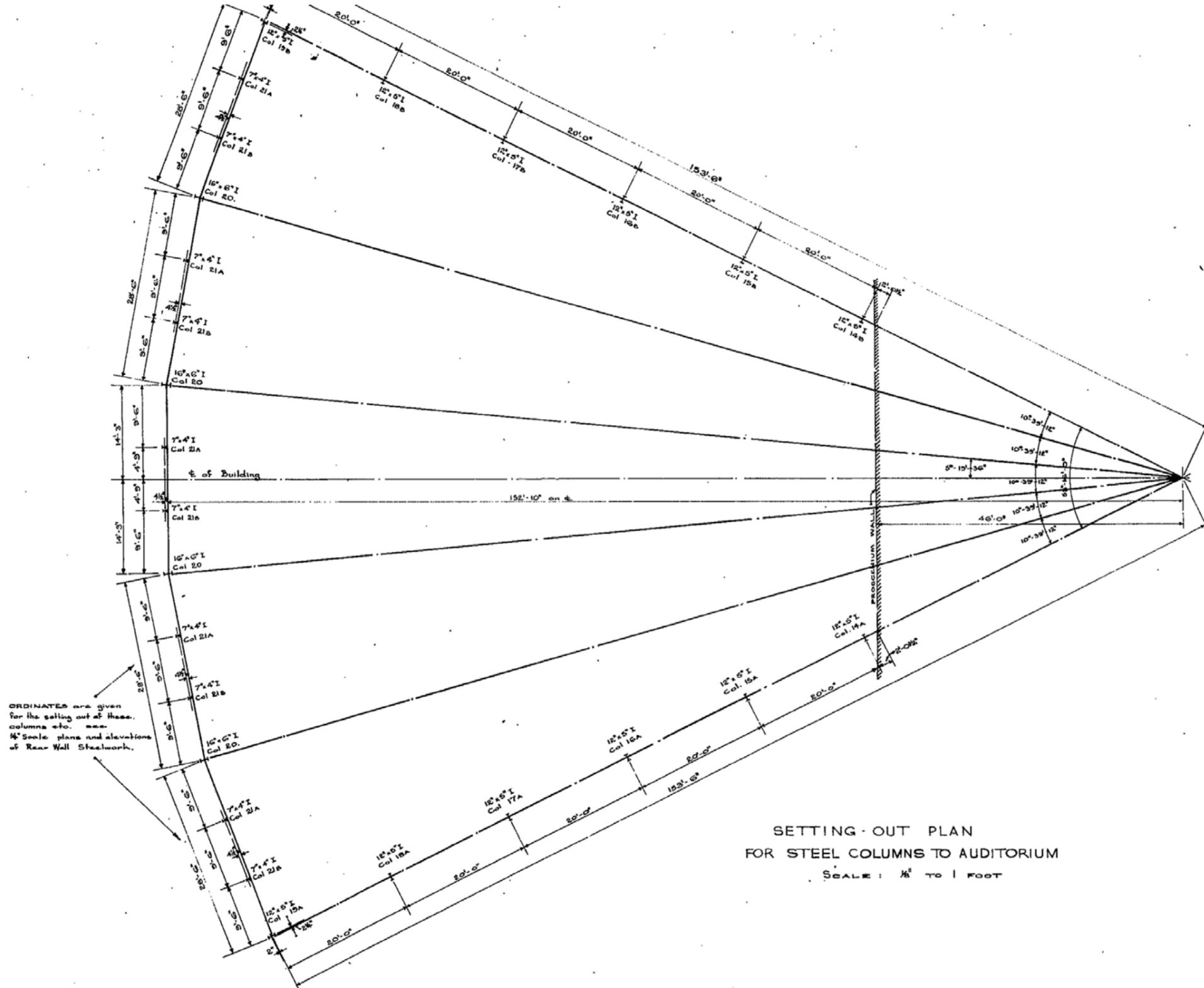
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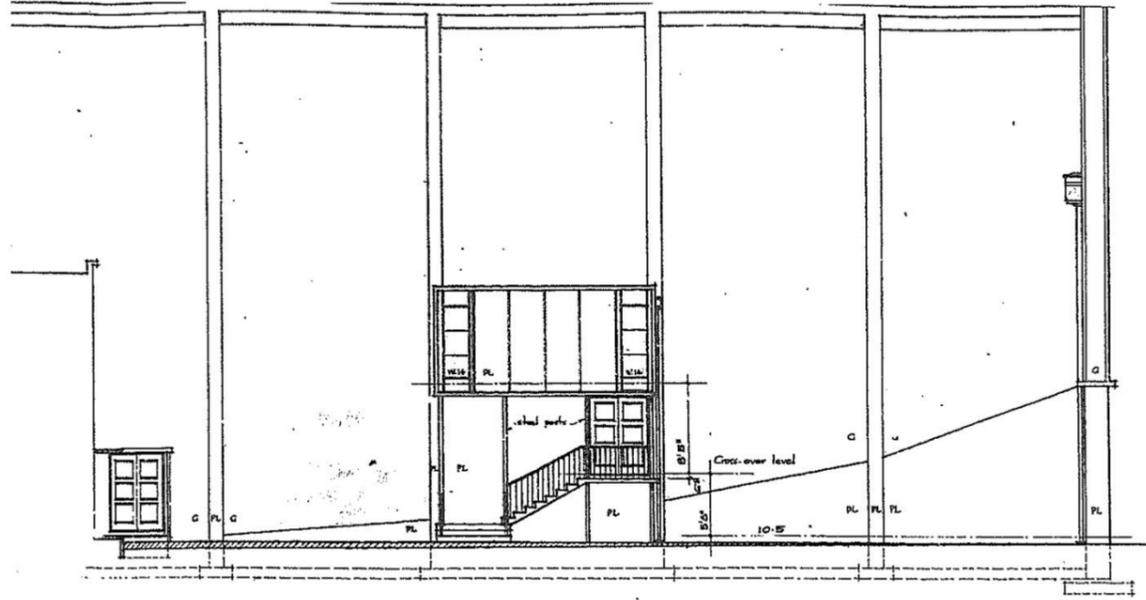
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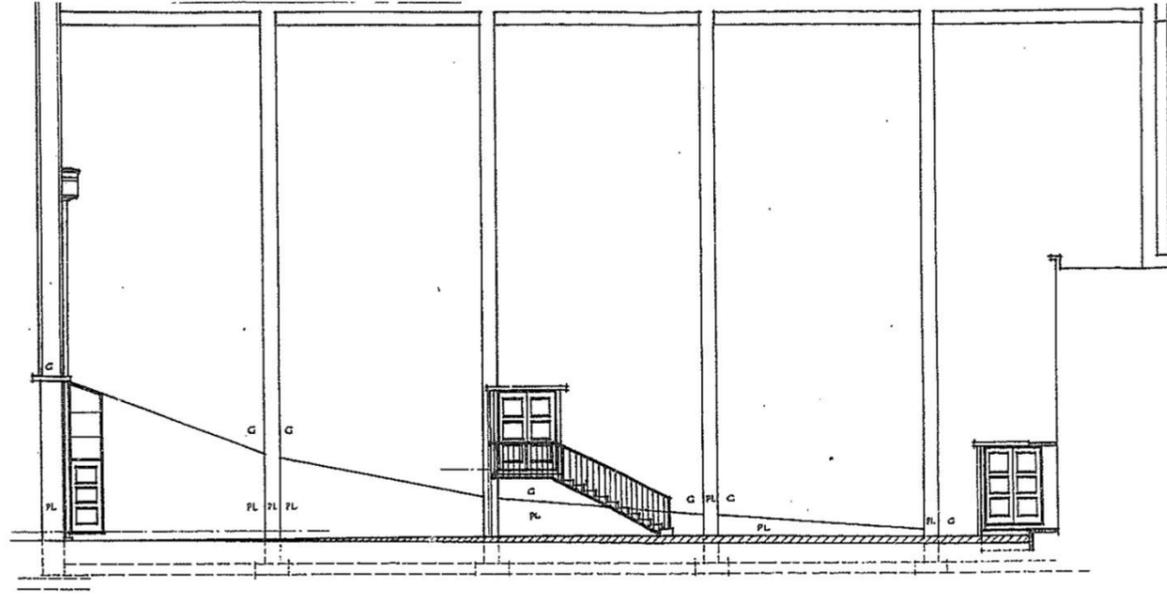
WHITE, LEIGH, de LISLE & FRASER  
Registered Architects & Registered Engineers  
South British Building  
DRAWING NO. A2



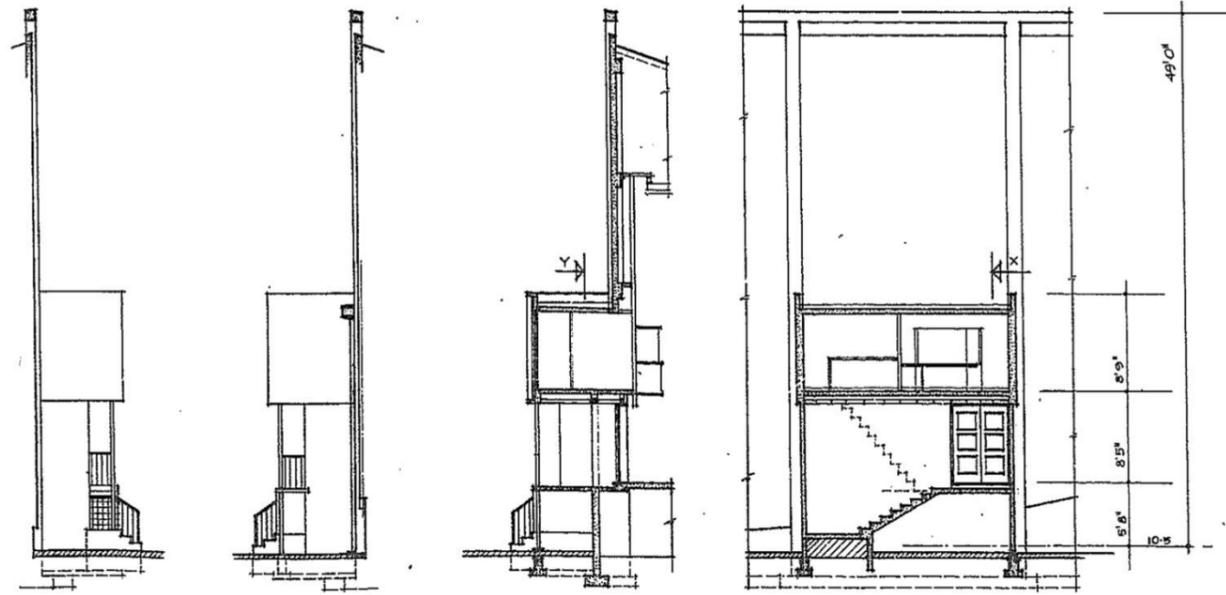




TRUE ELEVATION WEST WALL OF AUDITORIUM



TRUE ELEVATION EAST WALL OF AUDITORIUM



NORTH ELEVATION SOUTH ELEVATION SECTION 'X' SECTION 'Y'  
 1/8" = 1'0" ELEVATIONS AND SECTIONS OF BROADCASTING BOX

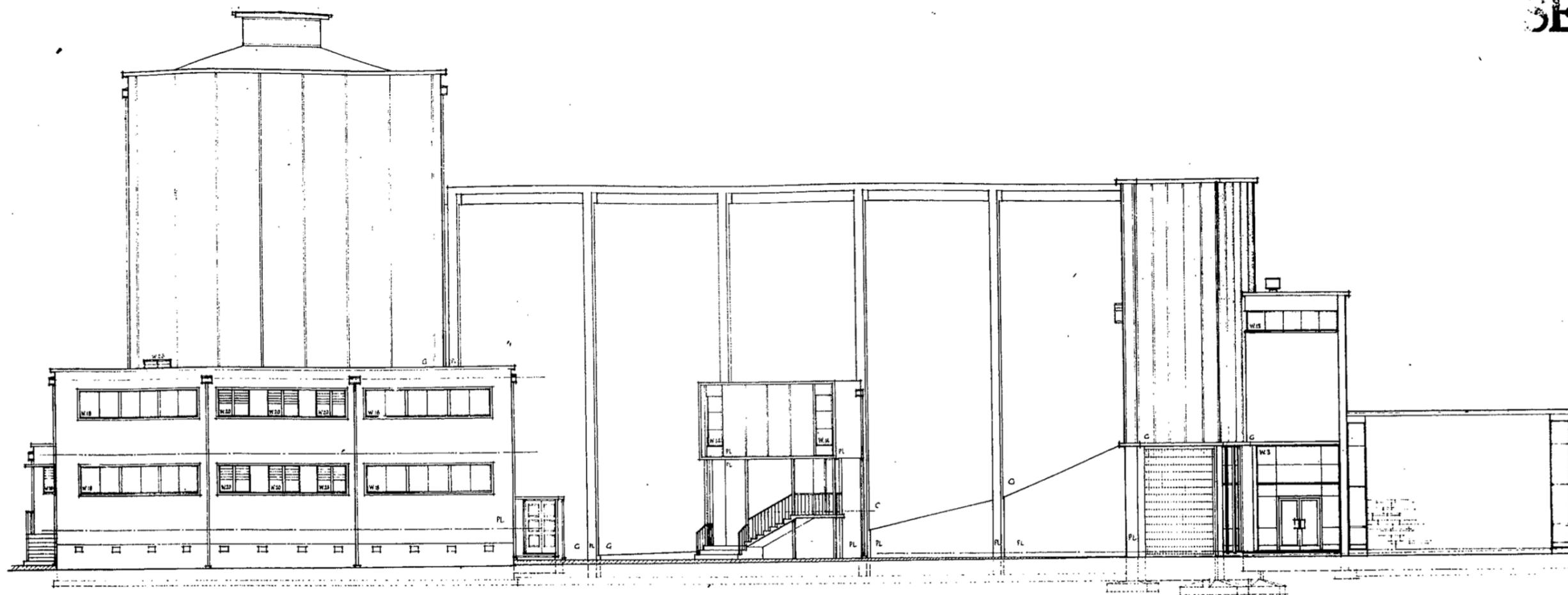
ES 1'0"	INDICATION CONCRETE
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HAMILTON FOUNDERS MEMORIAL HALL

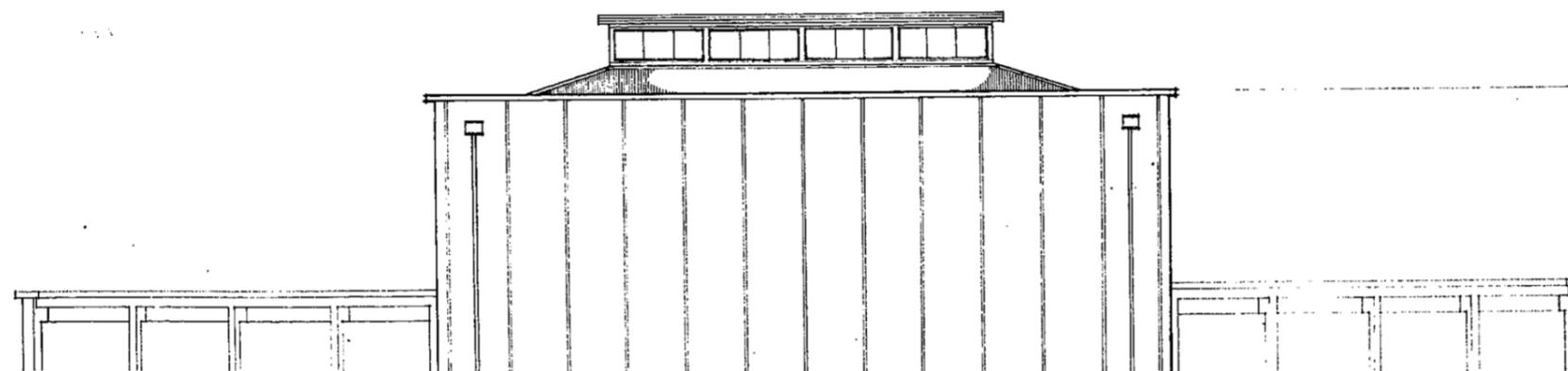
WHITE, LEIGH, DELISLE & FRASER  
 Reg Architects and Reg Engineer  
 SOUTH BRITISH BUILDING

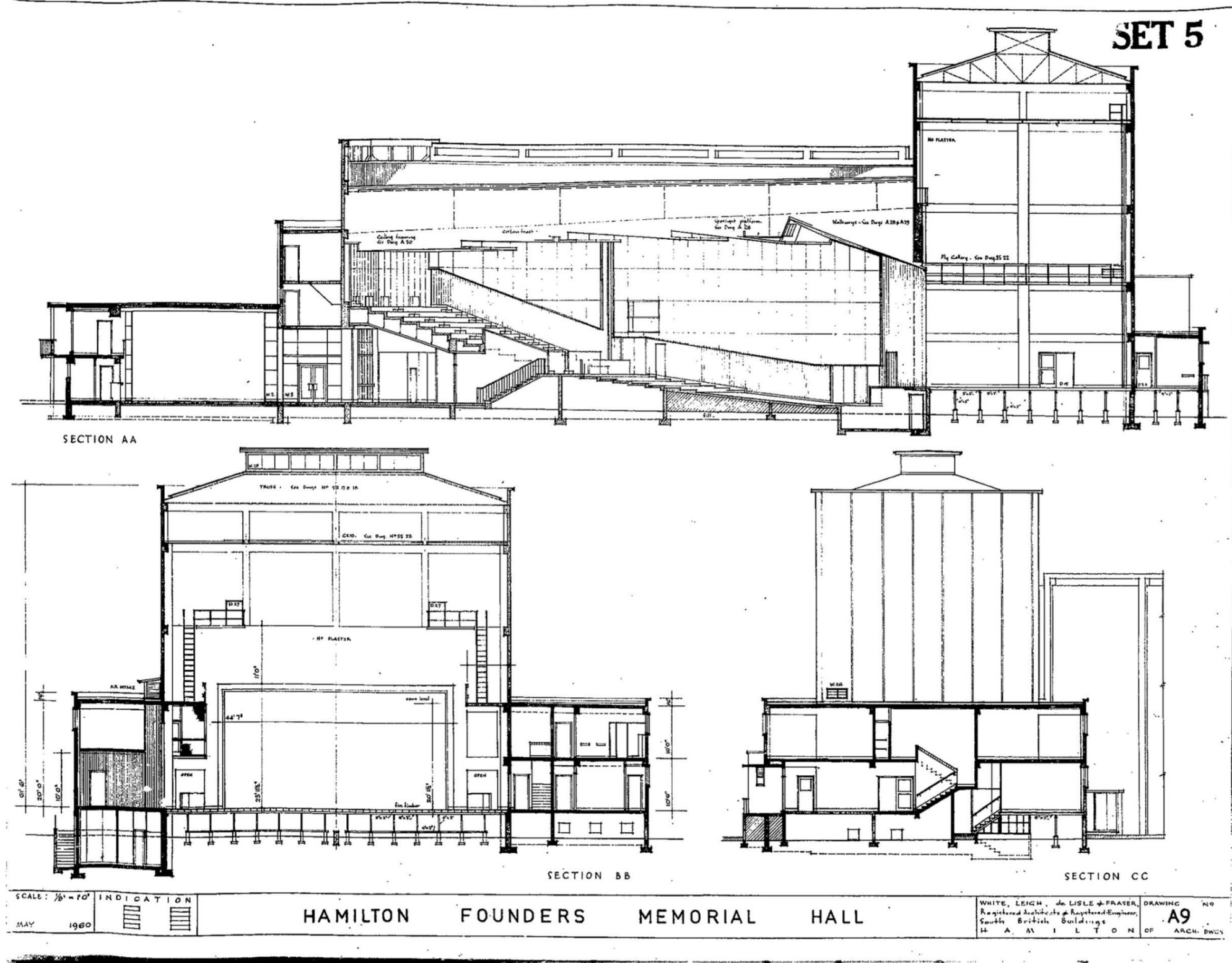
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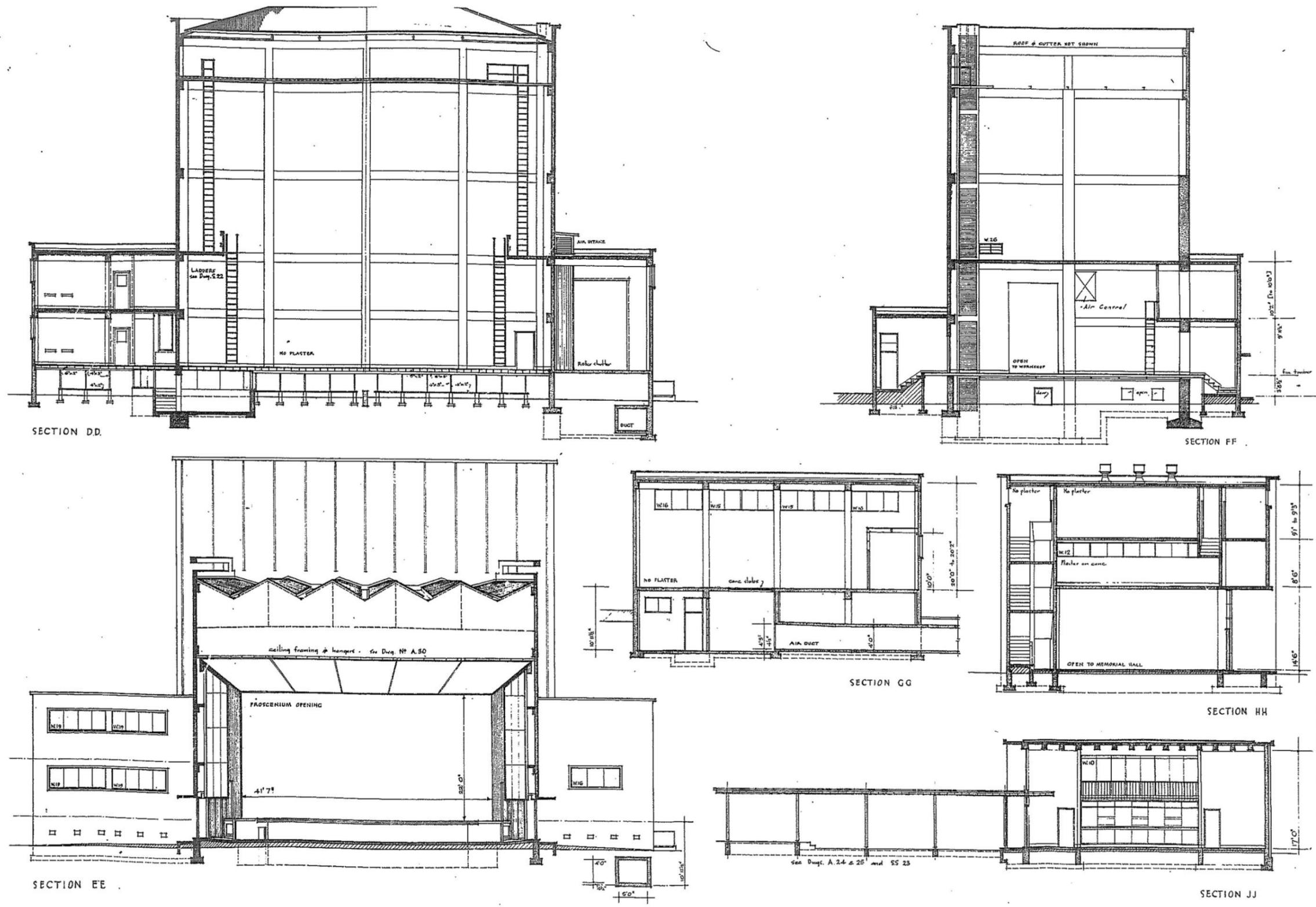
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WEST ELEVATION







SCALES  
1/8" = 1'-0"

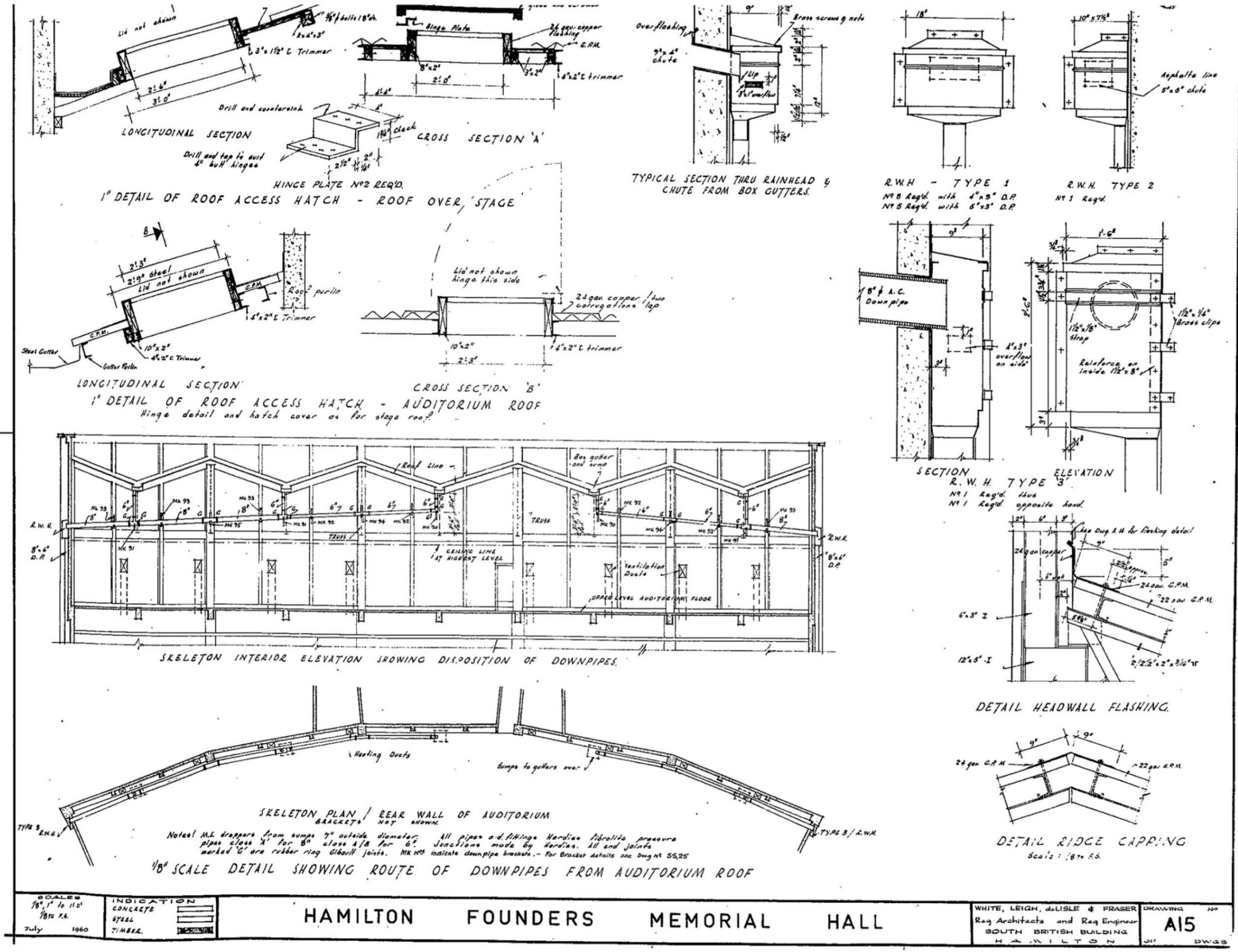
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CONCRETE  
TIMBER

HAMILTON FOUNDERS MEMORIAL HALL

WHITE, LEIGH, DELISLE & FRASER  
Reg. Architects and Reg. Engineers

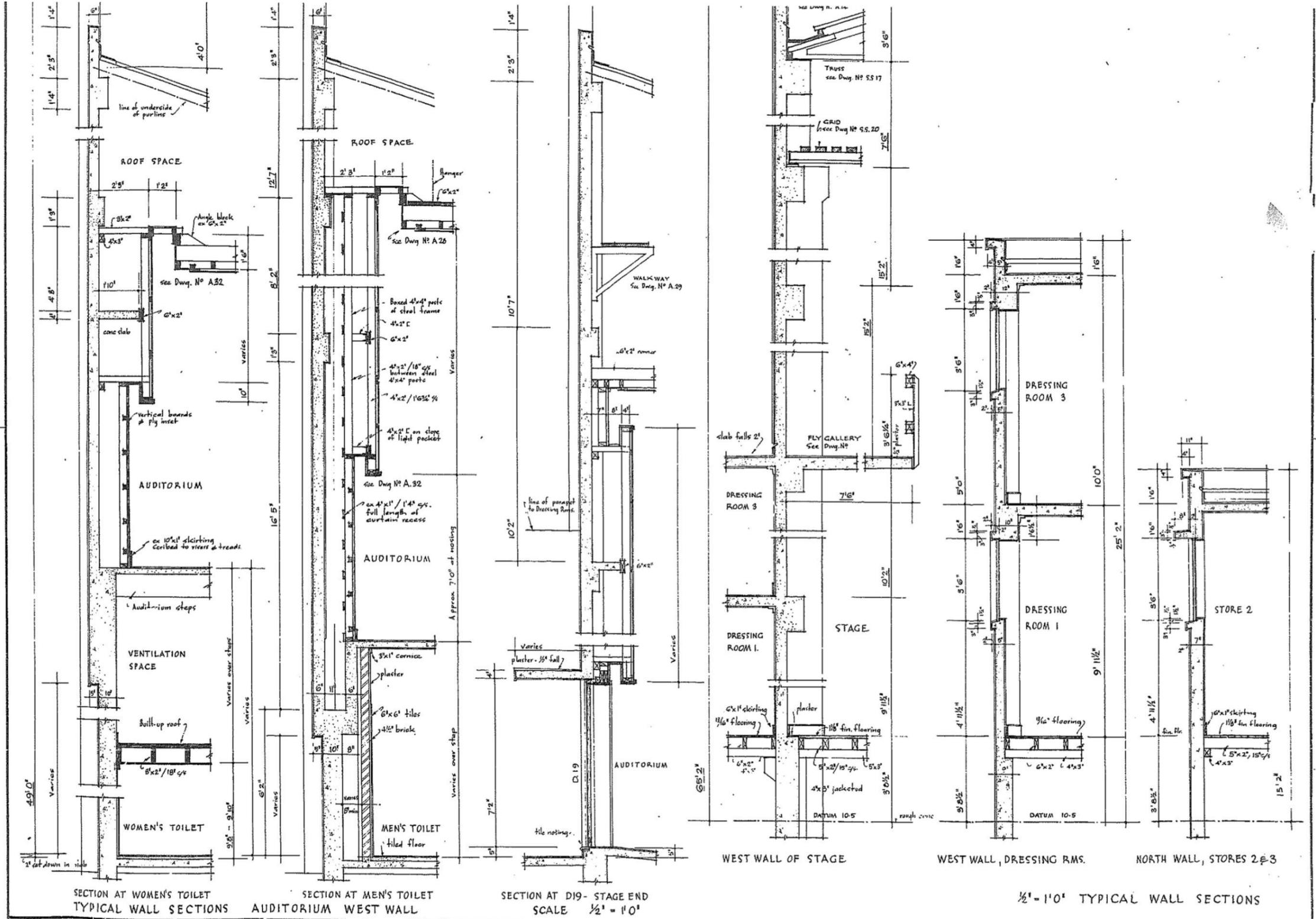
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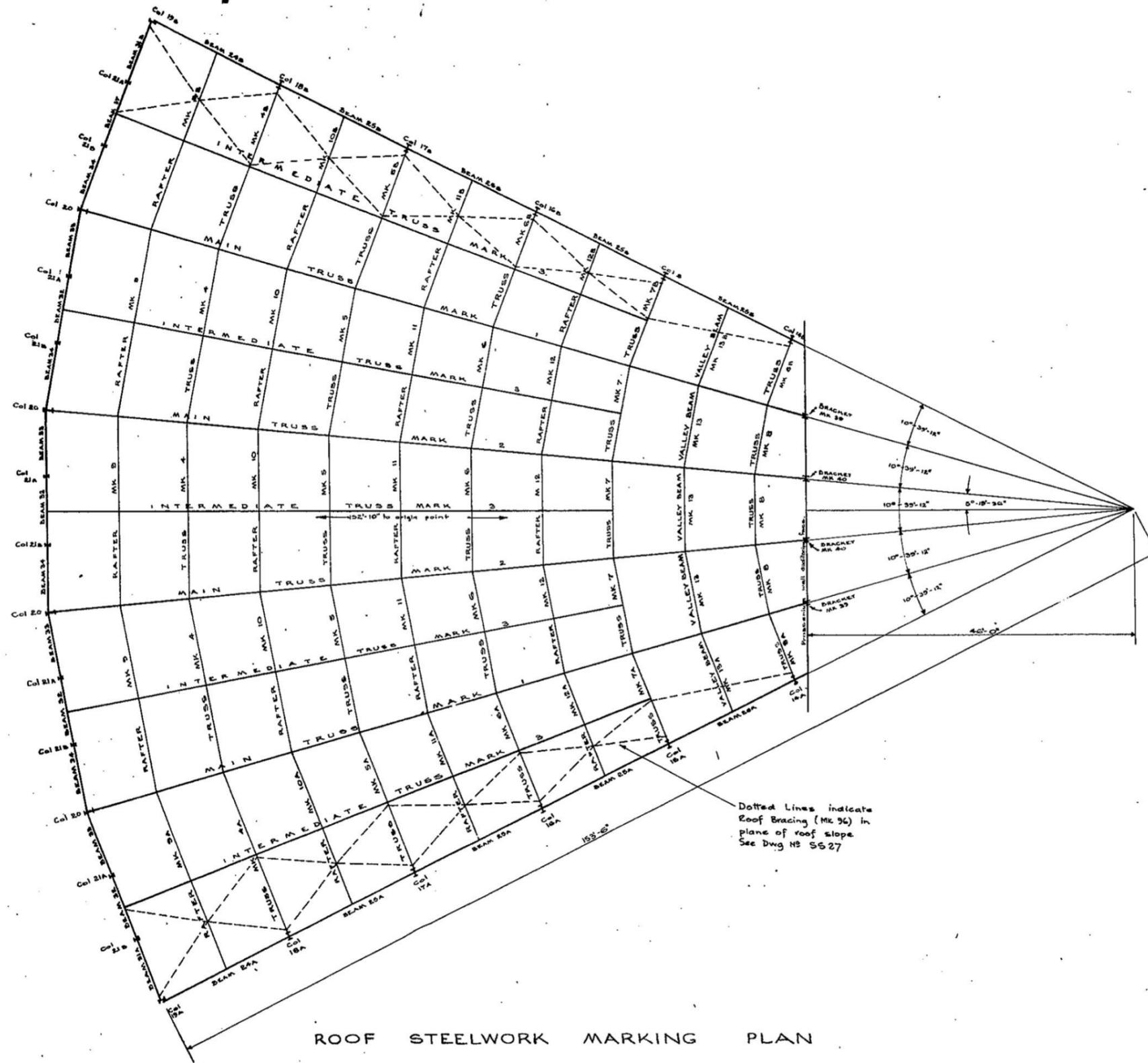


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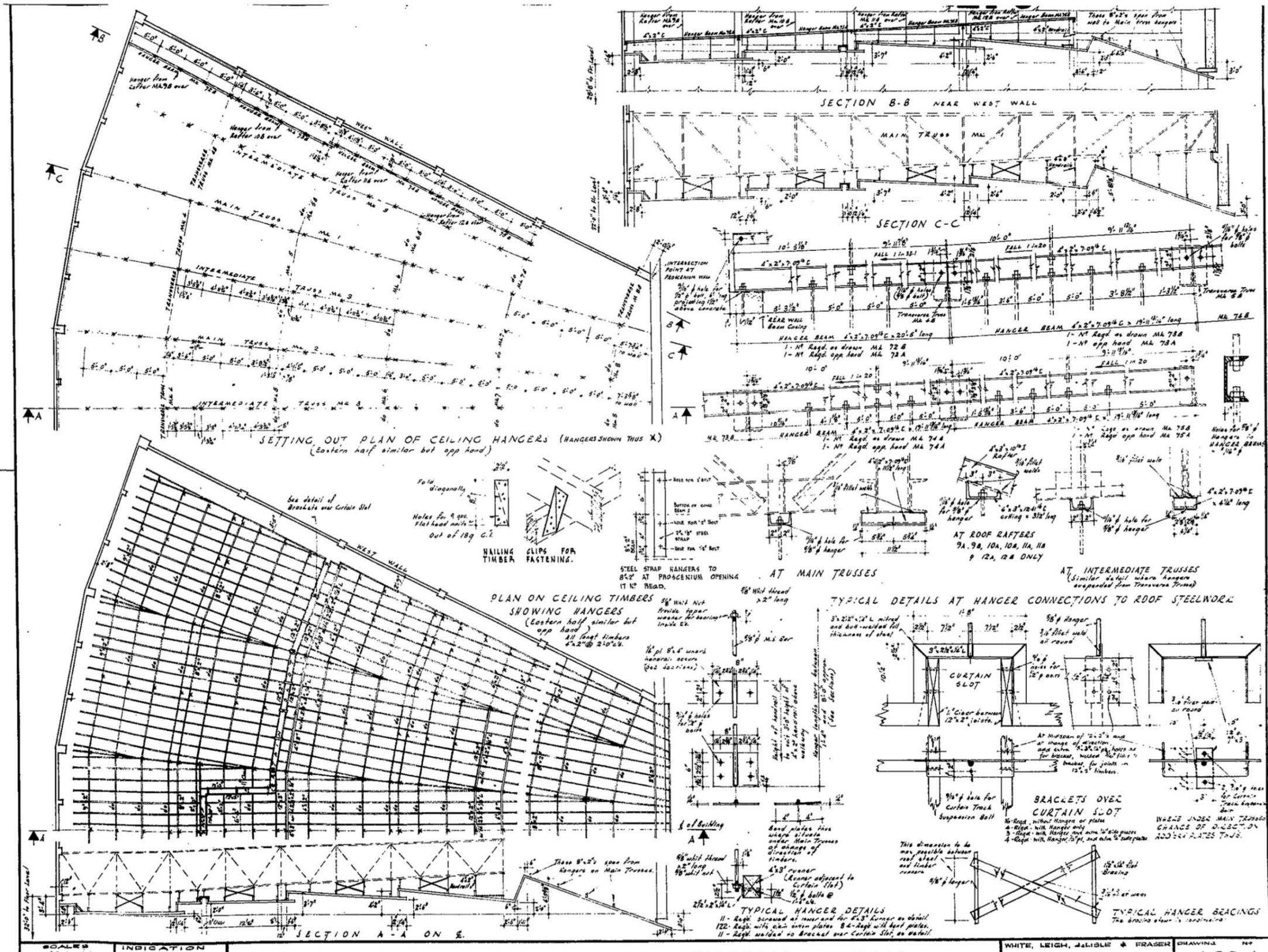
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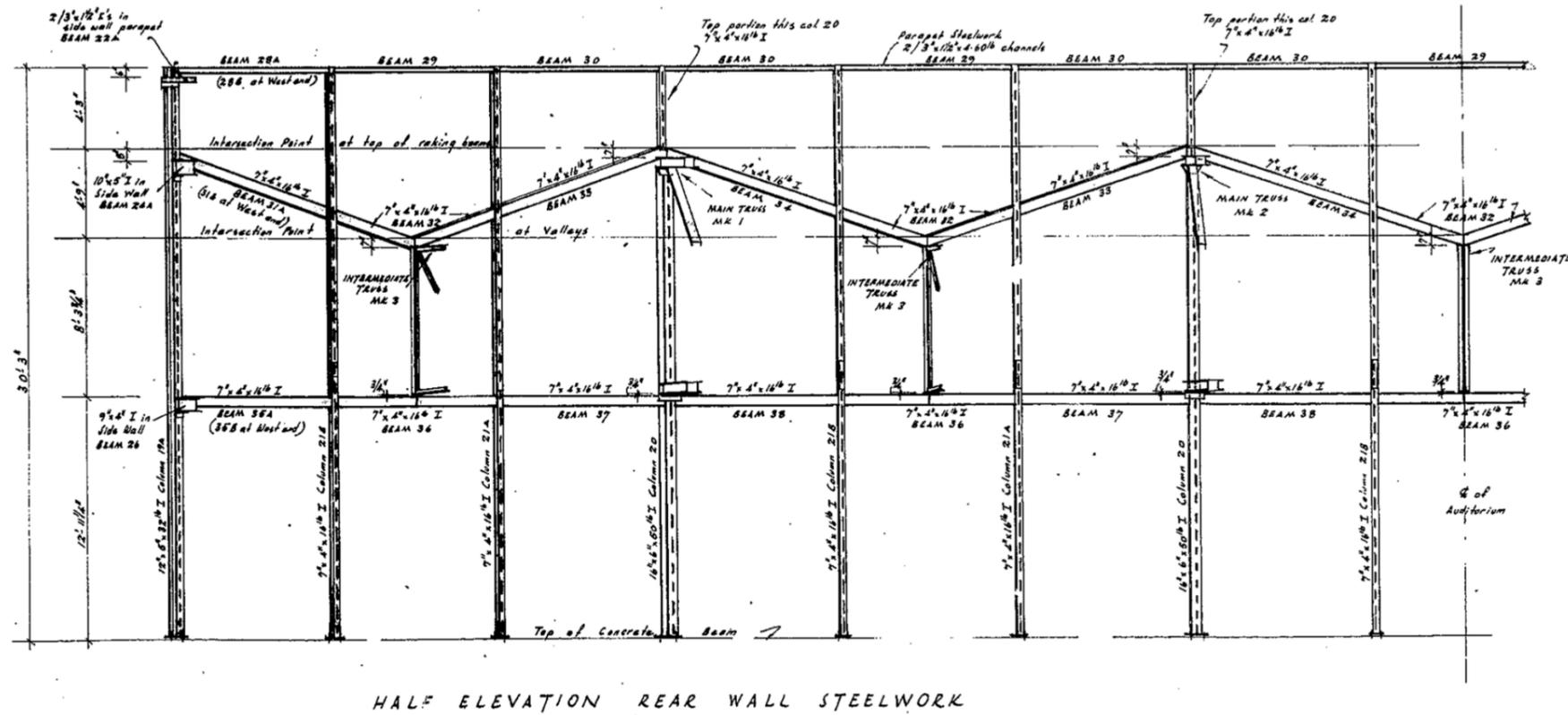
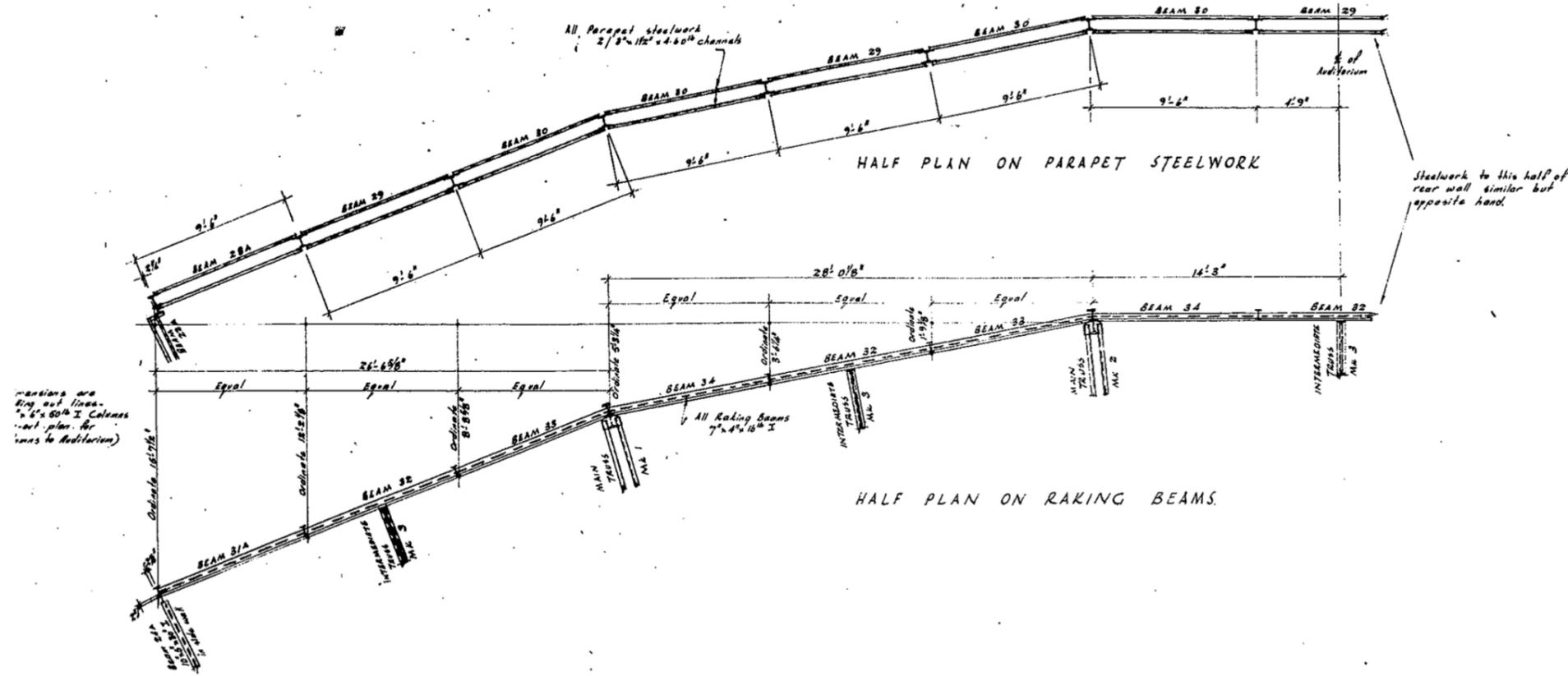
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 Reg. Architects and Reg. Engineer  
 SOUTH BRITISH BUILDING  
 DRAWING NO. A17

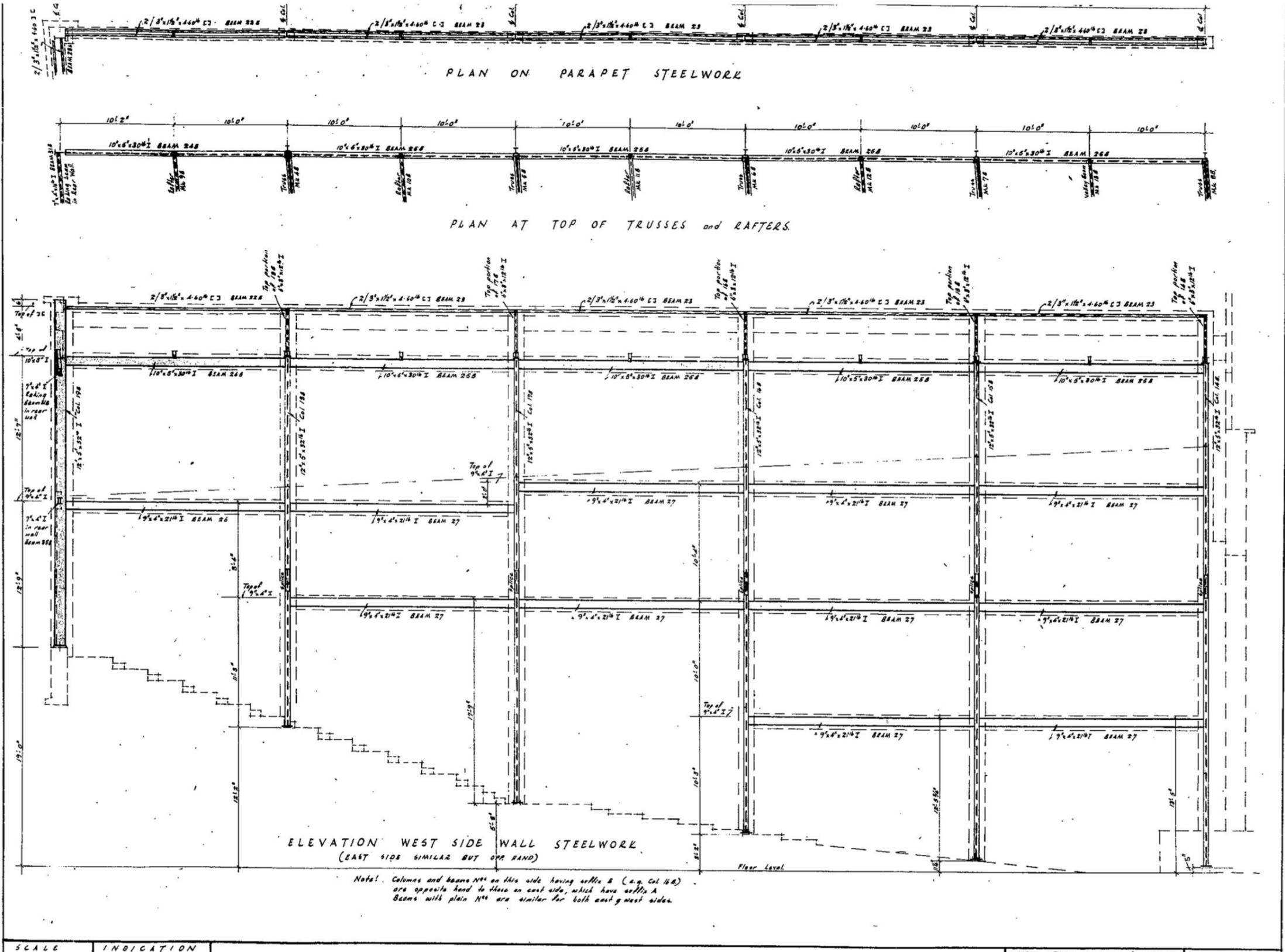


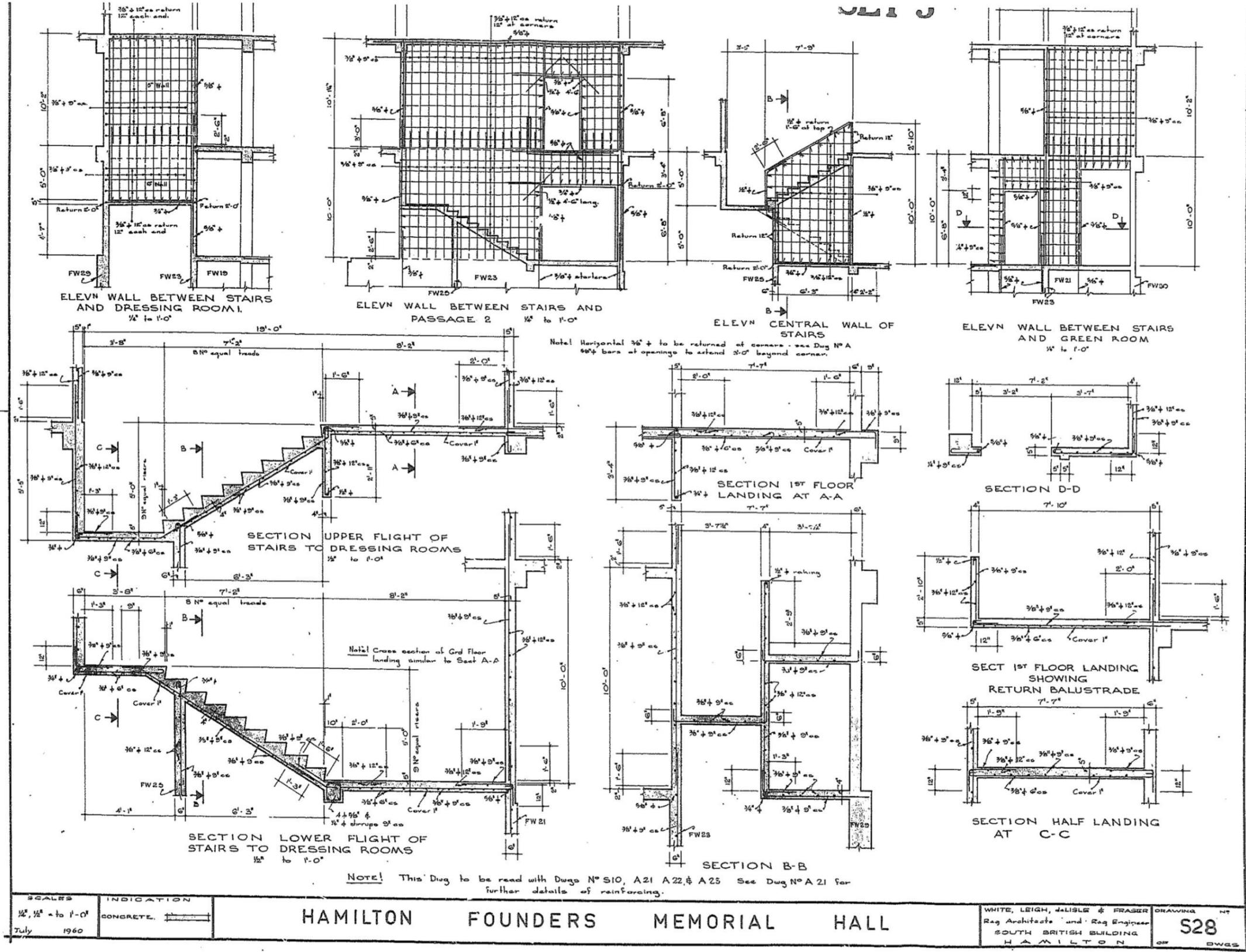
ROOF STEELWORK MARKING PLAN



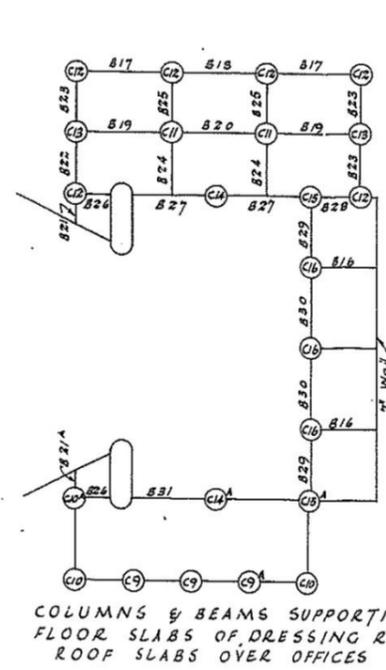
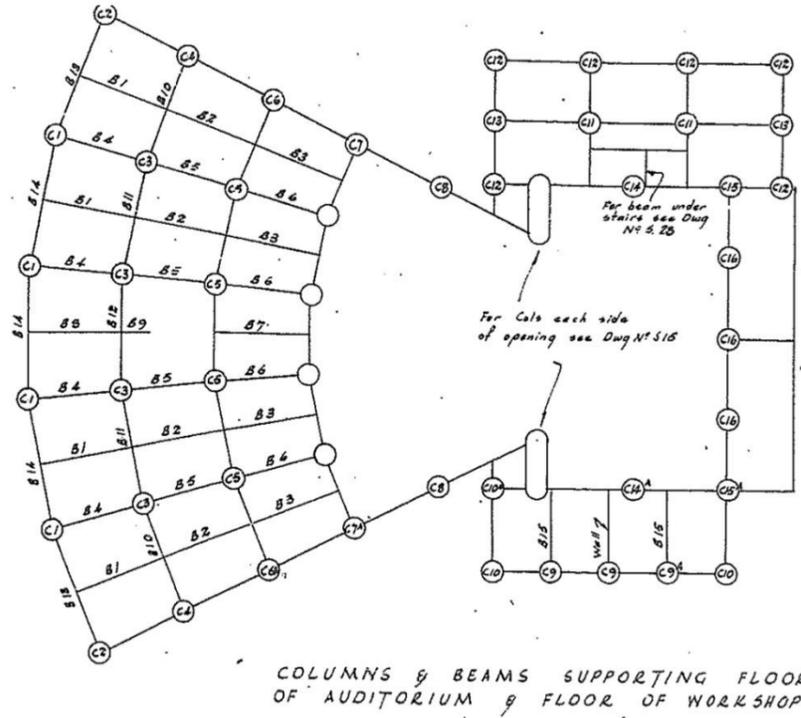
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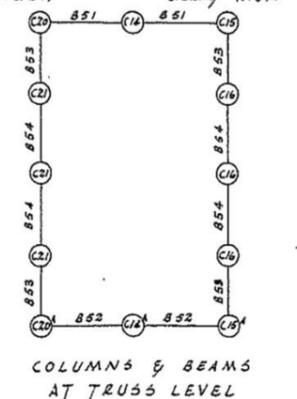
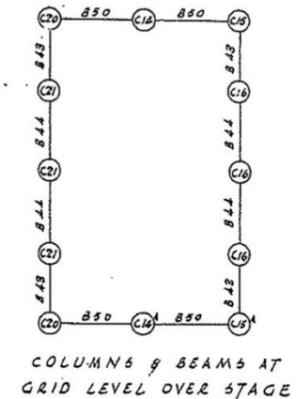
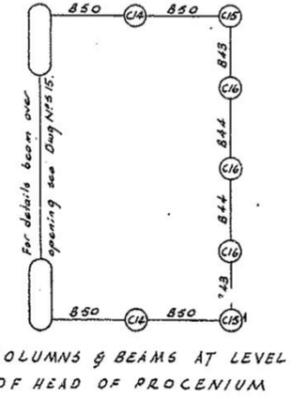
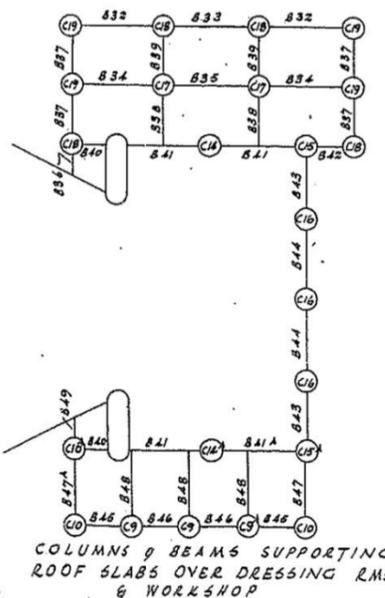


SEE 5

KEY PLANS TO COLUMNS & BEAMS

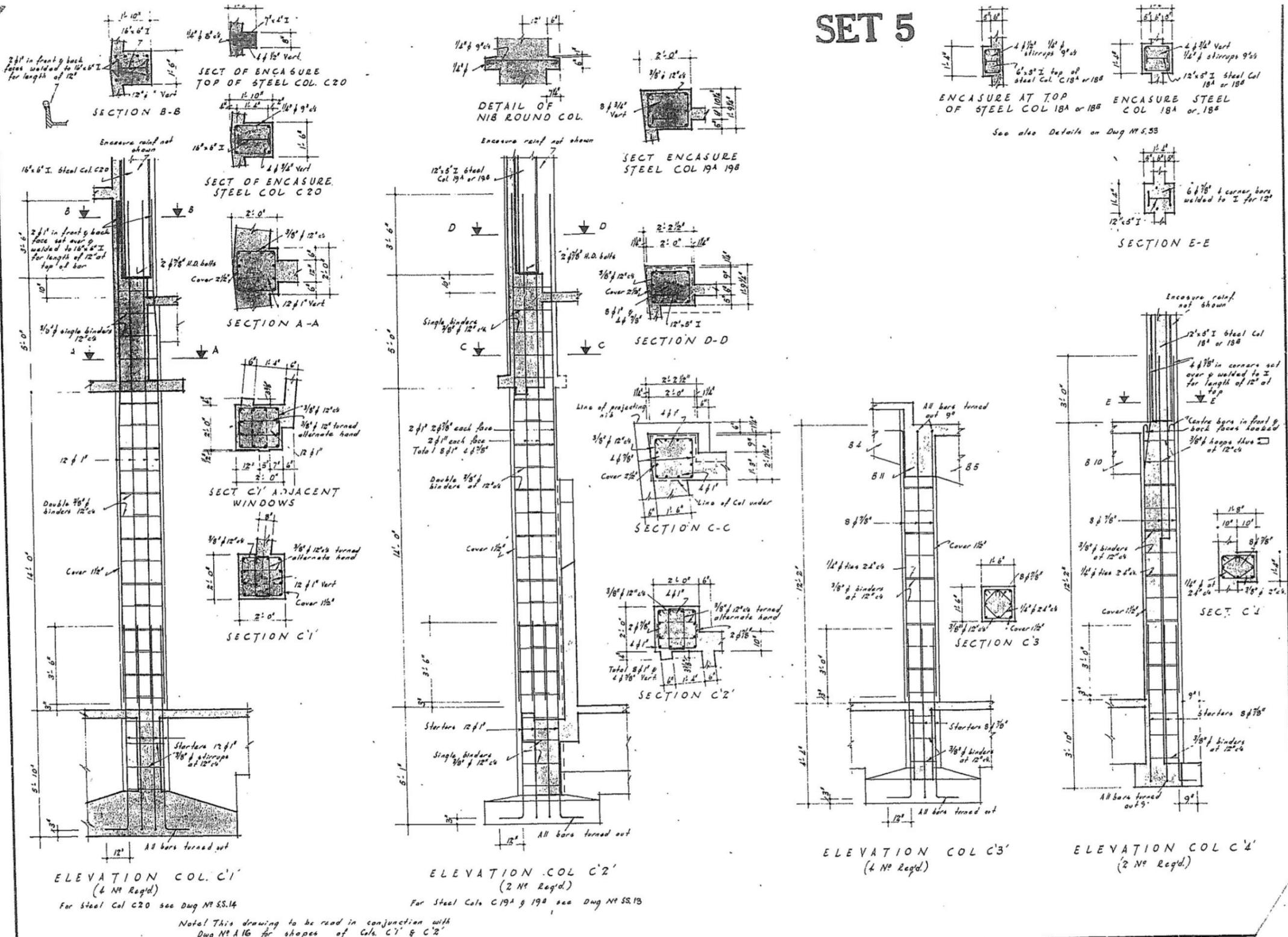
INDEX TO DETAIL DRAWINGS COLUMNS & BEAMS

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Cols. C5, C6, C6A, C7, C7A, C8	Drawing No. S33
Cols. C9, C9A, C10, C10A, C11, C12, C13	Drawing No. S34
C17, C18, C19	Drawing No. S35
Cols. C14, C14A, C15, C15A, C16	Drawing No. S36
Cols. C20, C20A, C21	Drawing No. S37
Beams B1, B2, B4, B5	Drawing No. S38
Beams B3, B6, B7	Drawing No. S39
Beams B8, B9, B10, B11, B12	Drawing No. S40
Beams B13, B14	Drawing No. S41
Beams B15, B16, B17, B18, B19, B20, B21	Drawing No. S42
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B39, B40	Drawing No. S46
Beams B41, B42, B43, B44, B45, B46, B47	Drawing No. S47
B47A, B48, B49	Drawing No. S48
Beams B50, B51, B52	Drawing No. S49
B3, B54	Drawing No. S50



SCALE 5	INDICATION	HAMILTON FOUNDERS MEMORIAL HALL			WHITE, LEIGH, de LISLE and FRASER Reg. Architects and Reg. Engineer SOUTH SAITHS BUILDING HAMILTON	DRAWING NO. S31 OF DRAWINGS
AUGUST 1960						

# SET 5



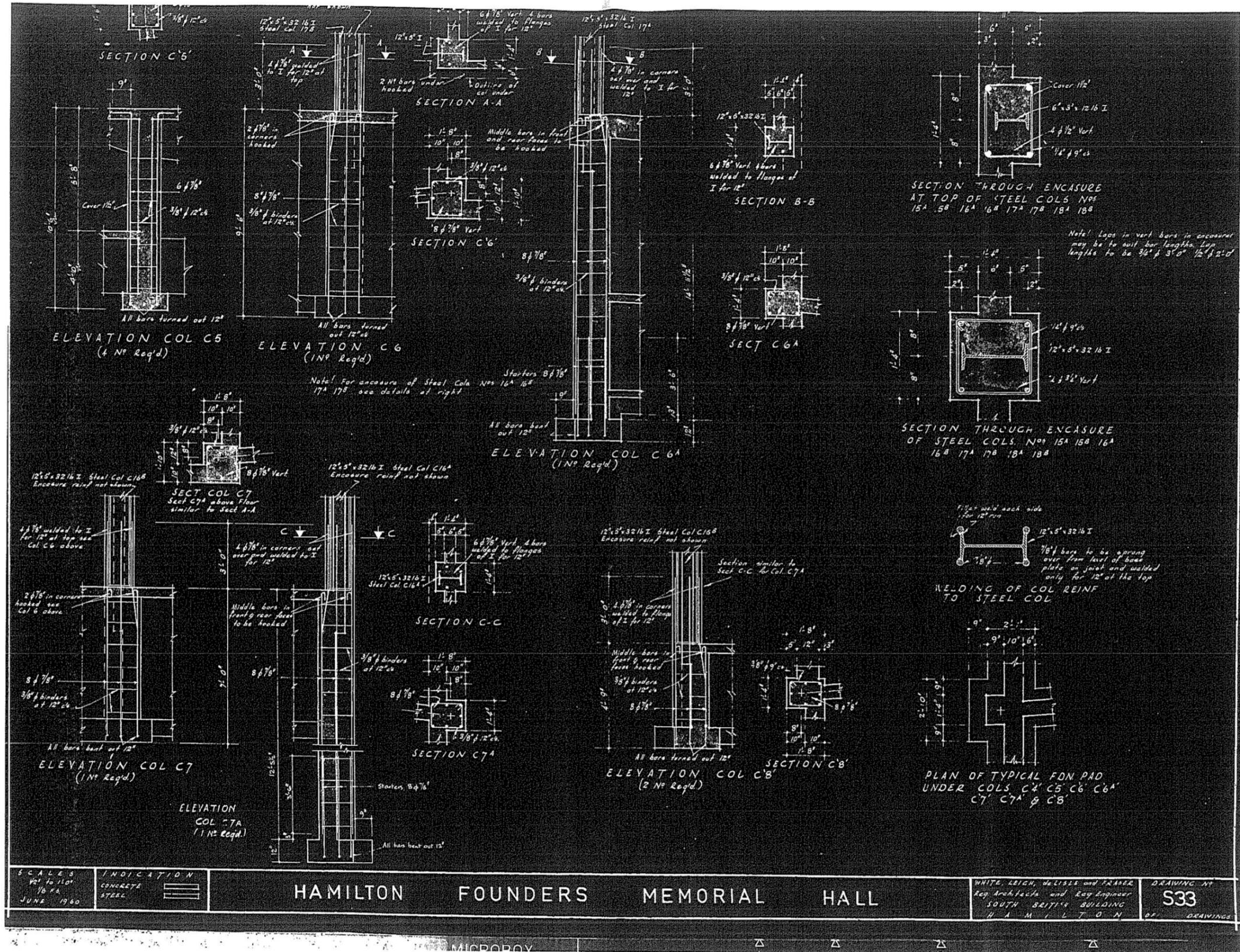
SCALES  
1/2" = 1'-0"

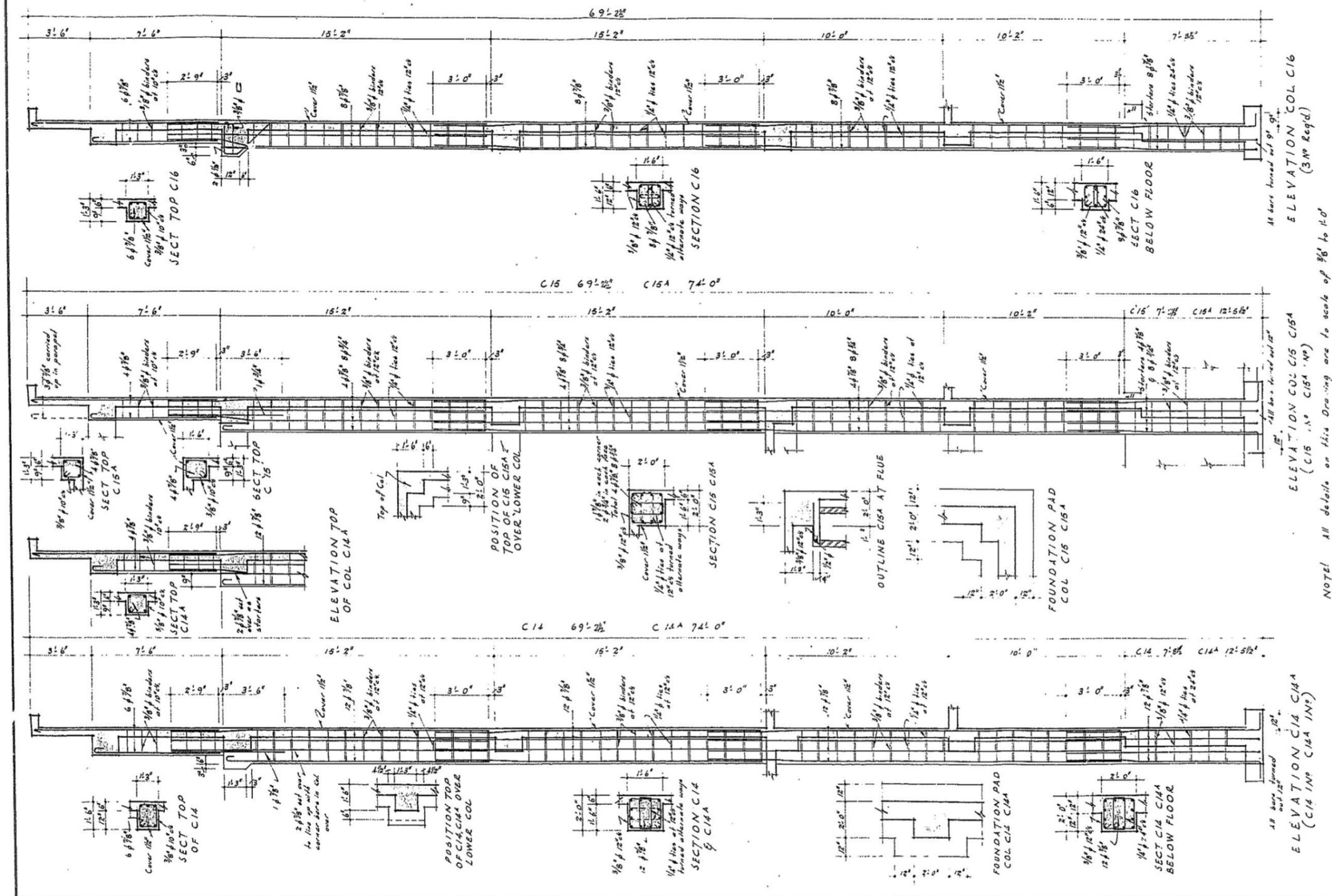
INDICATION  
CONCRETE  
57112

## HAMILTON FOUNDERS MEMORIAL HALL

WHITE, LEIGH, DELISLE and FRASER  
Reg. Architects and Reg. Engineer  
SOUTH BRITISH BUILDING  
HAMILTON ON

DRAWING  
S3





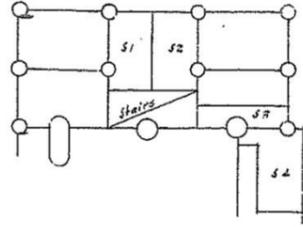
SCALE 3/8" to 1'-0"  
JUNE 1960

INDICATION  
CONCRETE

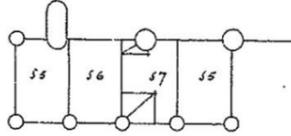
HAMILTON FOUNDERS MEMORIAL HALL

WHITE, LEIGH, GOLLIS and FRASER  
Eng. Architects and Reg. Engineer  
SOUTH BRITISH BUILDING  
H A M I L T O N

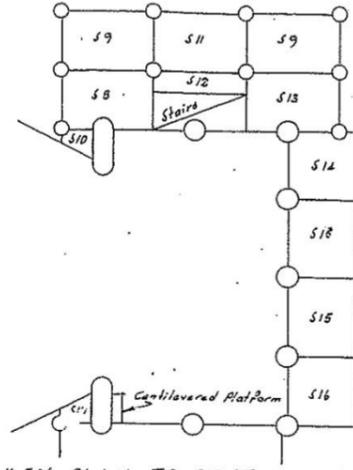
DRAWING NO. S35  
DRAWING



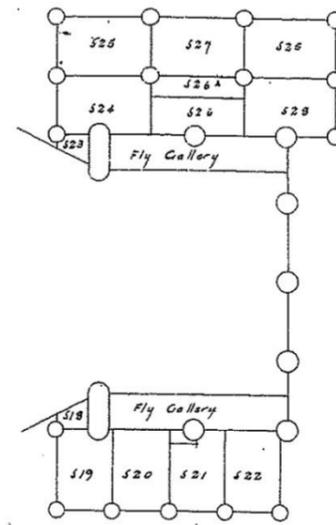
KEY PLAN TO SLABS OF GROUND FLOOR TOILETS & PIANO STORE



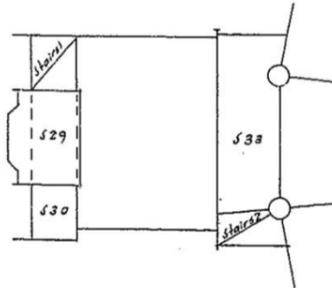
KEY PLAN TO FLOOR SLABS OF WORKSHOP



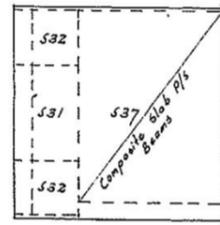
KEY PLAN TO FIRST FLOOR SLABS OF DRESSING ROOMS & ROOF SLABS OF TOILET & STORES.



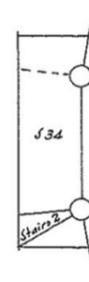
KEY PLAN ROOF SLABS OVER DRESSING ROOMS & WORKSHOPS.



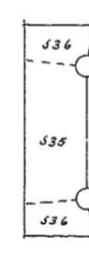
KEY PLAN FLOOR SLABS BALCONIES 1 & 2, MAYOR'S ROOM & STAFF ROOM



KEY PLAN ROOF SLABS MAYOR'S RM, BALCONIES 1 & 2, STAIRS 1 & MEMORIAL HALL



KEY PLAN FLOOR SLAB OVER PROJECTION RM. & STORE



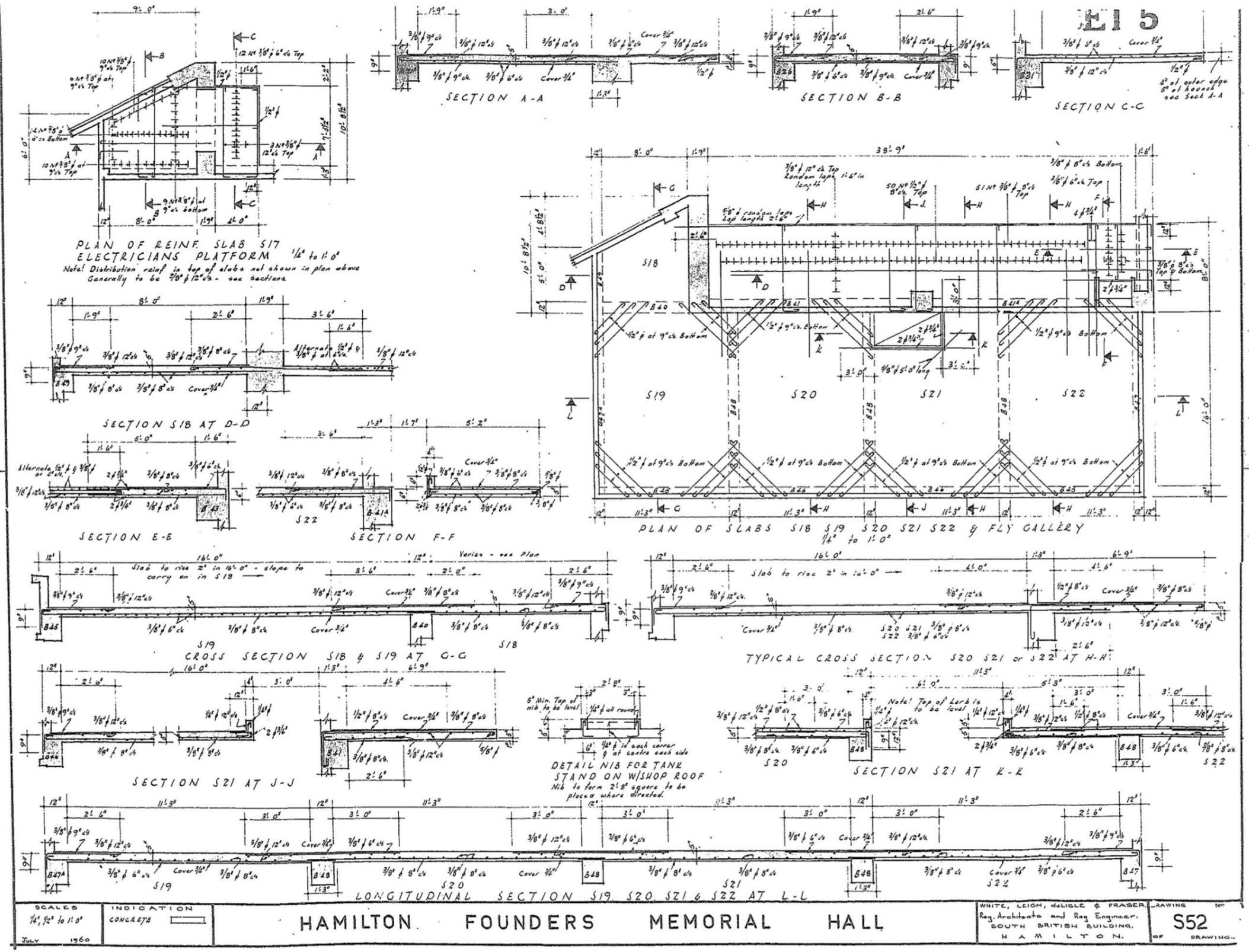
KEY PLAN ROOF SLABS OVER PROJECTION RM STORE & STAIRS 2

INDEX TO DETAIL DWGS. OF SLABS

Slabs 51, 52, 53.	Drawing No 547
Slab 54, & Steps to Passage 1.	Drawing No 548
Slabs 55, 56, 57.	Drawing No 549
Slabs 58, 59, 510, 511, 512.	Drawing No 550
Slabs 513, 514, 515, 516.	Drawing No 551
Slabs 517, 518, 519, 520, 521, 522, & Fly Gallery	Drawing No 552
Slabs 523, 524, 525, 526, 527, 528, & Fly Gallery	Drawing No 553
Slabs 529, 530, 531, 532.	Drawing No 554
Slabs 533, 534.	Drawing No 555
Slabs 535, 536, 537.	Drawing No 556

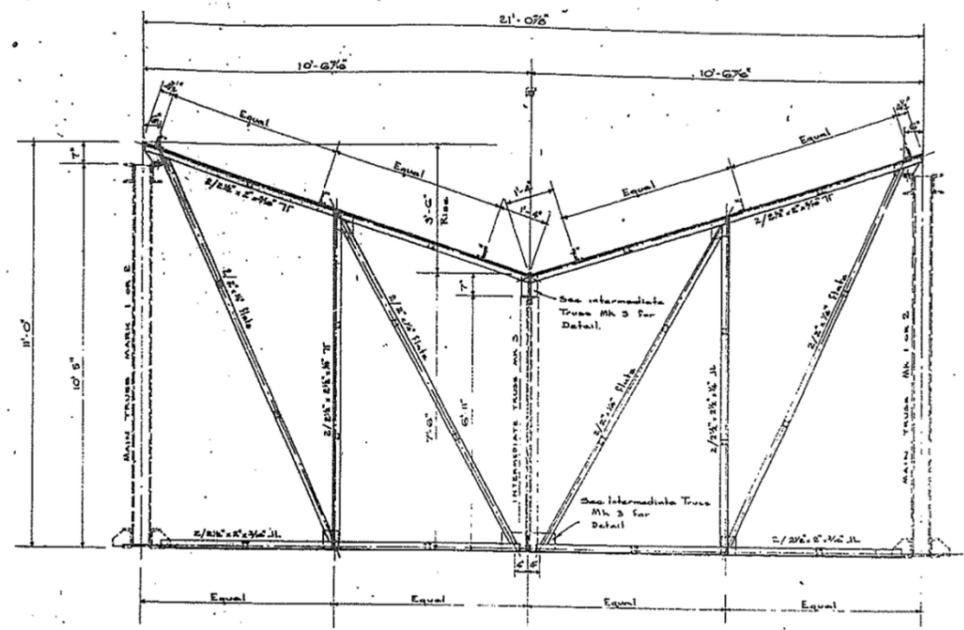
Note! Details of suspended slabs in Auditorium are on Dwg No 557 & 558. Details of floor & roof slabs of Broadcasting Box are on Dwg No 563.

LE	INDICATION	HAMILTON FOUNDERS MEMORIAL HALL			WHITE, LEIGH, DO LITTLE & PEASEE Registered Architects & Registered Engineers South British Building H A M I L T O N	DRAWING NO S 46 OF DRAWINGS
1960						

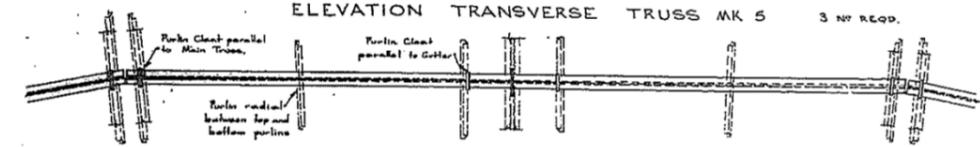




SET 5

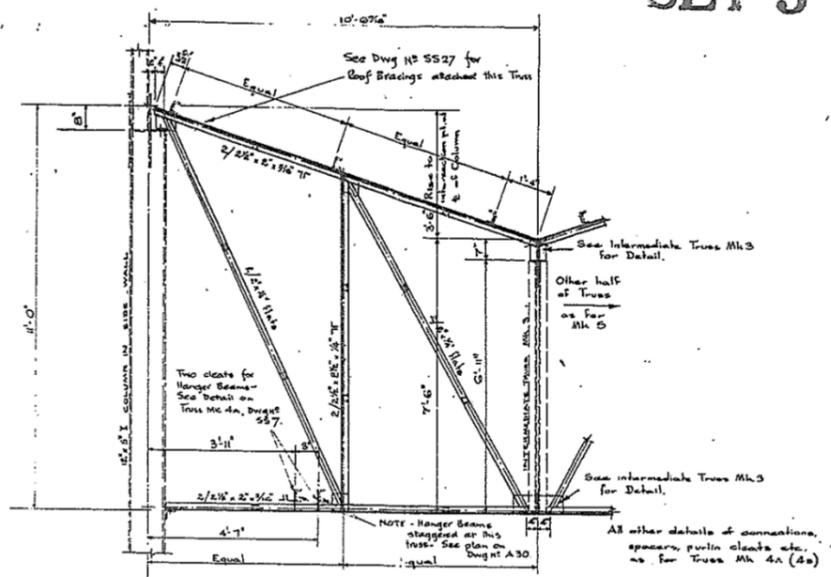


ELEVATION TRANSVERSE TRUSS MK 5 3 NO REOD.

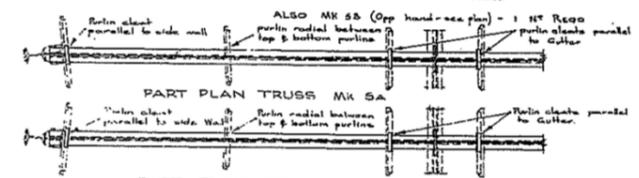


PLAN ON TRUSS MK 5

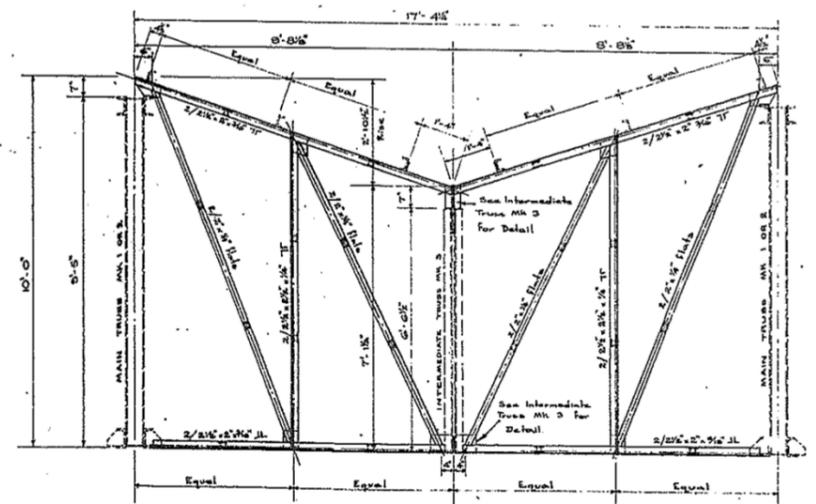
All other details of Connections, Spacers, purlin cleats, etc. as for Transverse Truss Mk 4



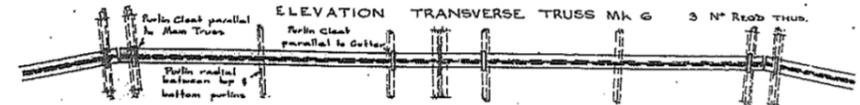
PART ELEVATION TRANSVERSE TRUSS MK 5A - 1 NO REOD



PART PLAN TRUSS MK 5A  
PART PLAN TRUSS MK 5B

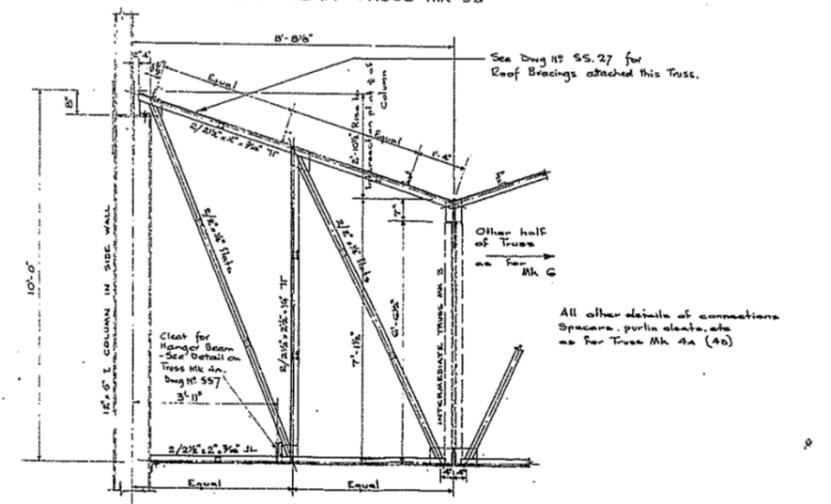


ELEVATION TRANSVERSE TRUSS MK 6 3 NO REOD TRUD.

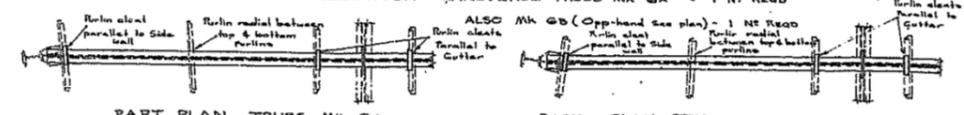


PLAN ON TRUSS MK 6

All details of Connections, spacers, purlin cleats, etc as for Transverse Truss, Mk 4



PART ELEVATION TRANSVERSE TRUSS MK 6A - 1 NO REOD

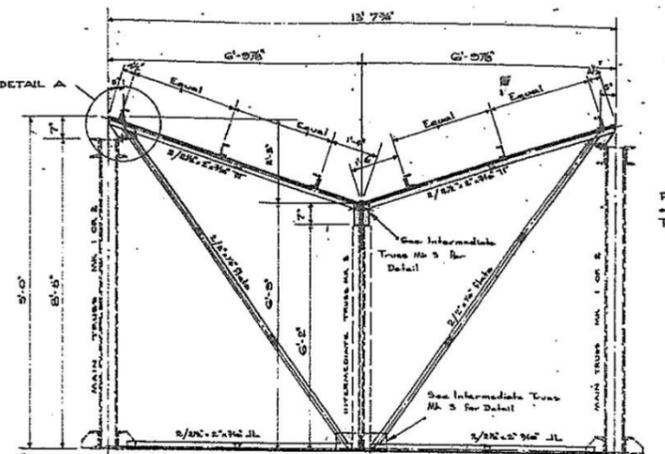


PART PLAN TRUSS MK 6A

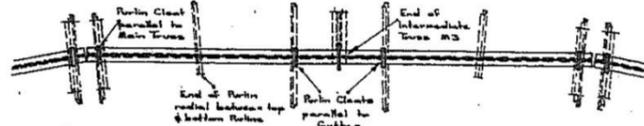
PART PLAN TRUSS MK 6B

<p>SCALES 1/2" TO 1 FOOT SEPT 1960</p>	<p>INDICATION STEELWORK</p>	<p>HAMILTON FOUNDERS MEMORIAL HALL</p>	<p>WHITE, LEIGH, DALISLE &amp; FRASER Reg Architects and Reg Engineer SOUTH BRITISH BUILDING HAMILTON</p>	<p>DRAWING NO SS8 OF DRAWINGS</p>
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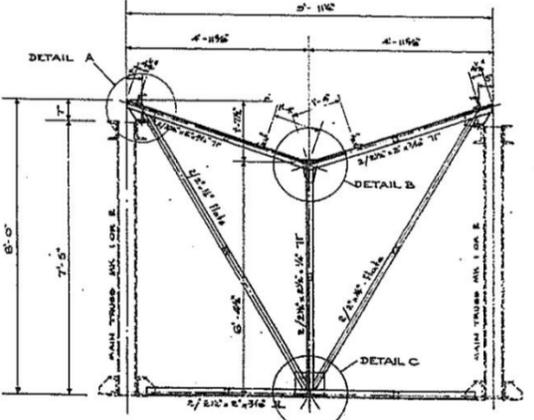
SET 5



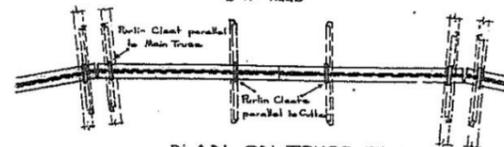
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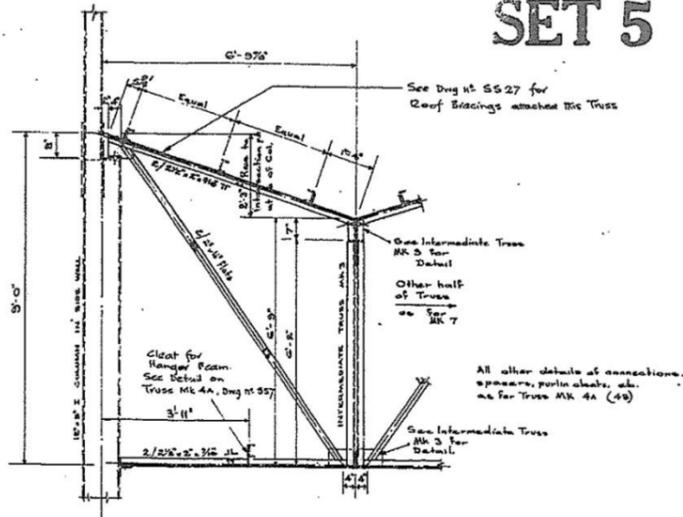
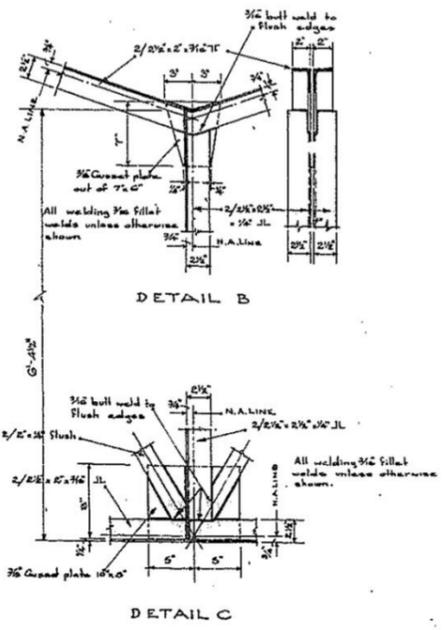
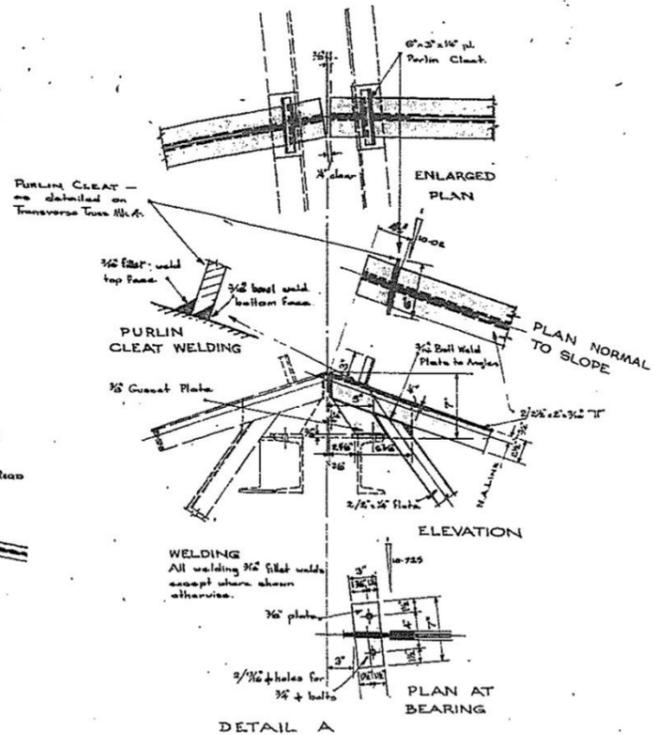
PLAN ON TRUSS MK 7 All other details of connections, spacers, purlin cleats, etc. as for Truss MK 4.



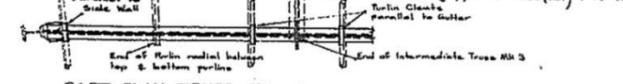
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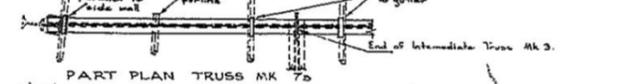
PLAN ON TRUSS MK 8 All other details of connections, spacers, purlin cleats, etc. as for Truss MK 4.



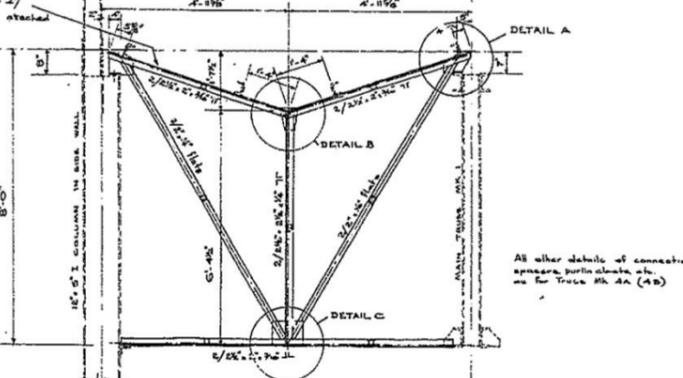
PART ELEVATION TRANSVERSE TRUSS MK 7A - 1 NO REAR



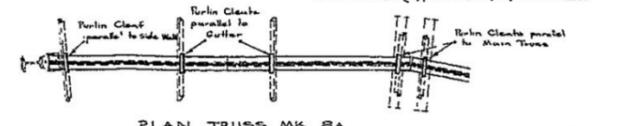
PART PLAN TRUSS MK 7A ALSO MK 7B (Opp. hand - See plan) 1 NO REAR



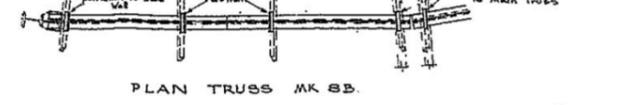
PART PLAN TRUSS MK 7B



ELEVATION TRANSVERSE TRUSS MK 8A 1 NO REAR

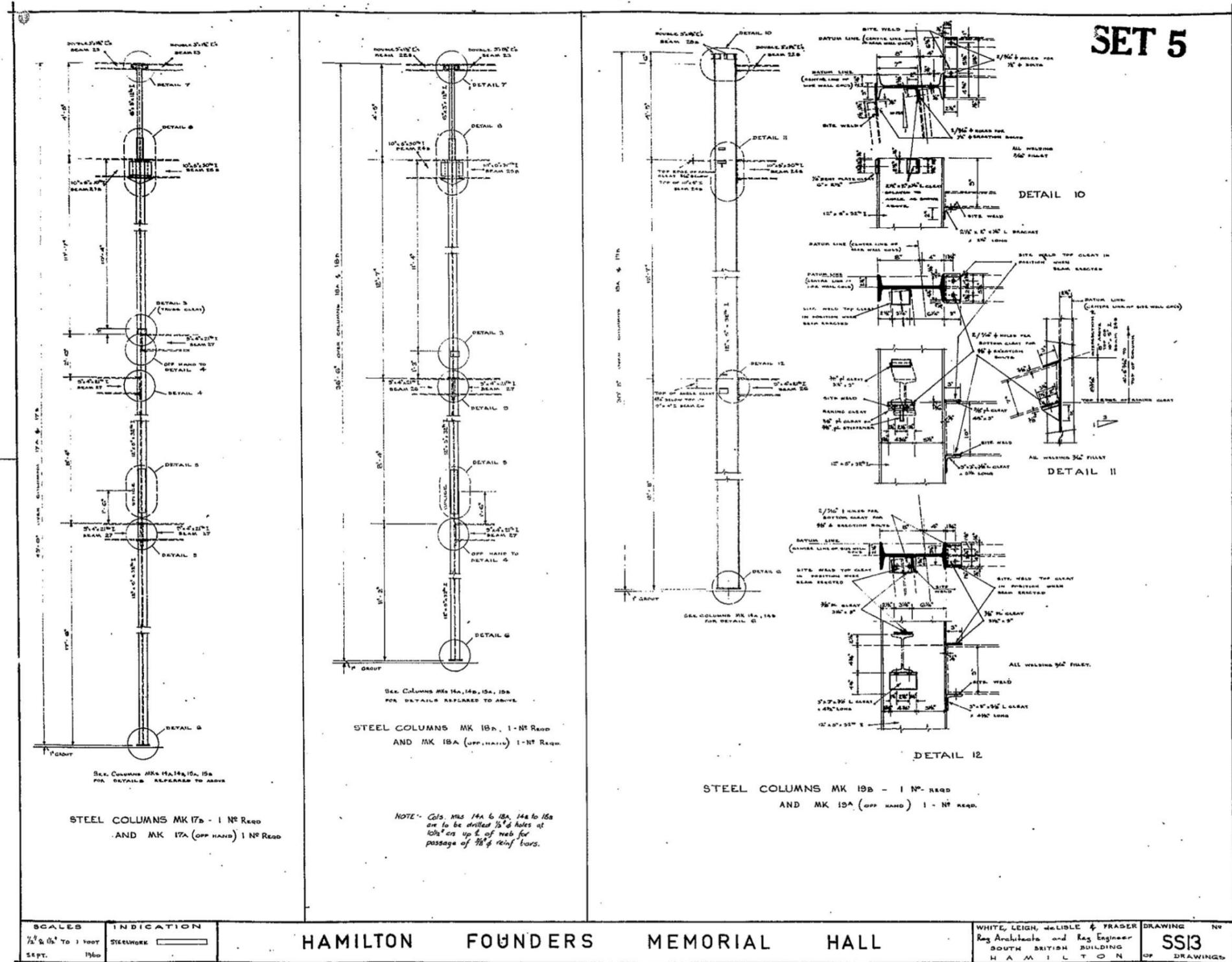


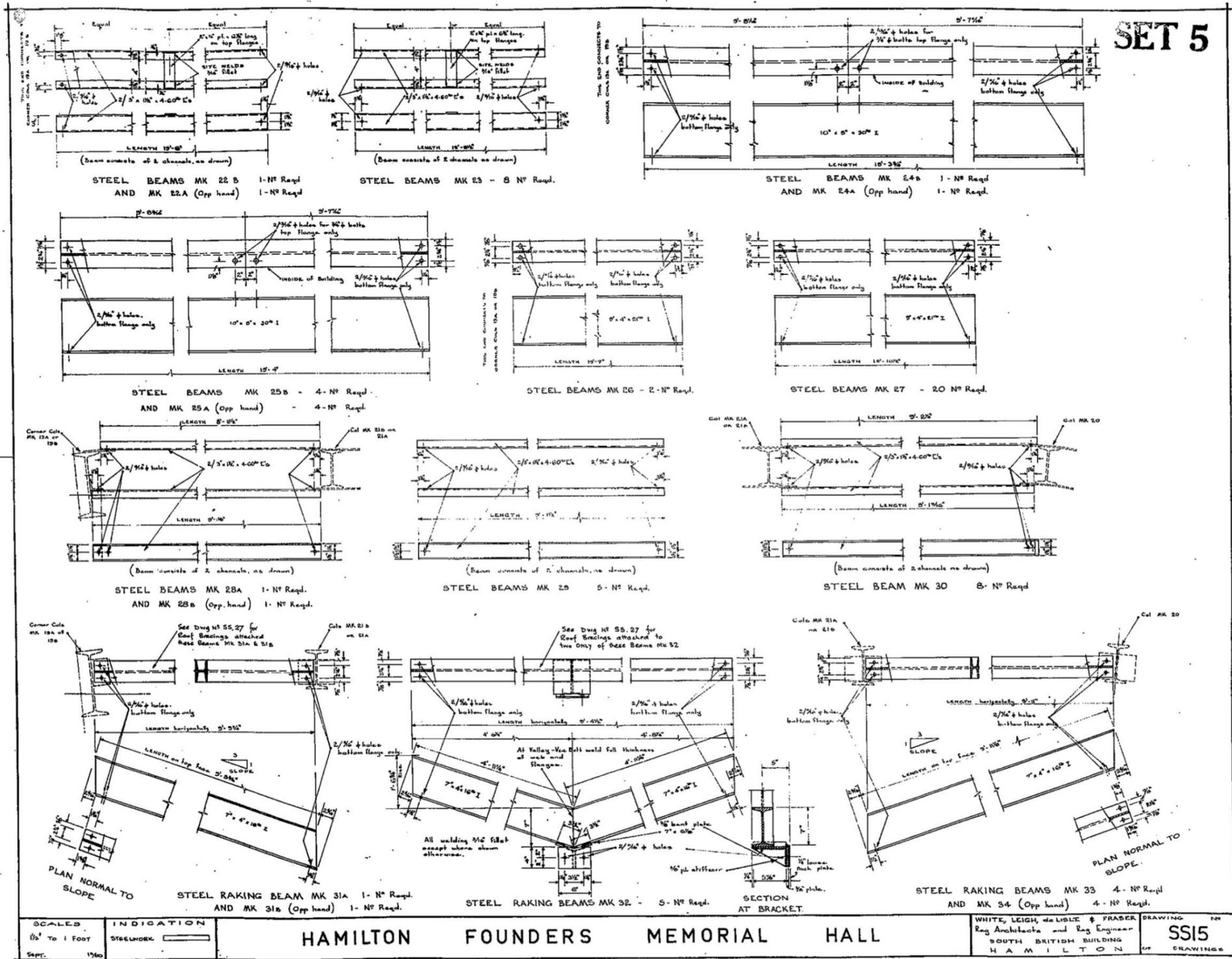
PLAN TRUSS MK 8A



PLAN TRUSS MK 8B

<p>SCALES</p> <p>1/2" = 1' TO 1 FOOT</p> <p>SEPT. 1960</p>	<p>INDICATION</p> <p>STEELWORK</p>	<p>HAMILTON FOUNDERS MEMORIAL HALL</p>			<p>WHITE, LEIGH, DELIBLE &amp; FRASER</p> <p>Reg Architects and Reg Engineer</p> <p>SOUTH BRITISH BUILDING</p> <p>HAMILTON</p>	<p>DRAWING NO</p> <p>SS9</p> <p>OF DRAWINGS</p>
--	------------------------------------	--	--	--	--	---





## SET 5

**DETAIL TRIMMERS FOR 18" ROBERTSON ROOF VENTILATORS**  
 4 sets reqd complete on origin (including plate cleats welded to rafter ML 9) ML 83

**LADDER TO ELECTRICIAN'S PLATFORM**  
 Steel risings and treads on cast ladder shown on Drawg No 13 22  
 1 NY Regd. ML 80

**HANDRAILING TO WALL AT BOILER ROOM STEPS**  
 1 NY Regd. - ML 88

D.R. Running to East corner:-			
Position	Dist. Me.	Dimension X	Comments
Draper on E	90	2'-5 1/2"	2 1/2" x 4" bolts to 4" wall
Bkt on Col 21A	92	2'-1"	2 1/2" x 4" bolts 4 1/2" long
Bkt on Col 21C	94	2'-0 1/2"	2 1/2" x 4" bolts 4 1/2" long
Bkt on Col 21A	92	2'-2 1/2"	2 1/2" x 4" bolts 4 1/2" long
Draper Bkt on wall 91	24-3 1/2"	2 1/2" x 4" bolts to 4" wall	
Bkt on Col 21B	93	2'-0 1/2"	2 1/2" x 4" bolts 4 1/2" long
Bkt on Col 21C	95	1'-11"	2 1/2" x 4" bolts 3 1/2" long
Bkt on Col 21A	93	1'-10"	2 1/2" x 4" bolts 4 1/2" long
Draper Bkt on wall 91	0 1/2"	2 1/2" x 4" bolts to 4" wall	
Bkt on Col 21A	93	2'-2"	2 1/2" x 4" bolts 4 1/2" long

D.R. Running to West rear corner			
Position	Dist. Me.	Dimension X	Comments
Draper on interior walling West of E	90	41-9 1/2"	2 1/2" x 4" bolts to 4" wall
Bkt on Col 21A	92	41-3 1/2"	2 1/2" x 4" bolts 4 1/2" long
Bkt on Col 21C	94	41-2 1/2"	2 1/2" x 4" bolts 4 1/2" long
Bkt on Col 21A	92	21-1 1/2"	2 1/2" x 4" bolts 4 1/2" long
Draper Bkt on wall 91	11-7 1/2"	2 1/2" x 4" bolts to 4" wall	
Bkt on Col 21A	93	11-6 1/2"	2 1/2" x 4" bolts 4 1/2" long

**GUTTER SUPPORTS**  
 1 per bay at midspan between rafters and trusses with one extra at 3 central gutters, between Truss MA 8 and wall  
 53 NY Regd. ML 87

**SUPPORT L'S FOR PURLIN ENDS & GUTTER STOP ENDS ON PROSCENIUM WALL**  
 1 Set Regd comprising 8 lengths of 2 1/2" x 2 1/2" x 1/4" L's (length vary 4'5" to 4'10")  
 MA 89

**DR BRACKET ME 90** 2 NY Regd  
**DR BRACKET ME 91** 3 NY Regd  
**DR BRACKET ME 92** 4 NY Regd  
**DR BRACKET ME 93** 4 NY Regd

TYPICAL FASTENING OF BRACKETS TO STEEL COLS

SCALES  
 1/4" = 1'-0"  
 1/8" = 1'-0"

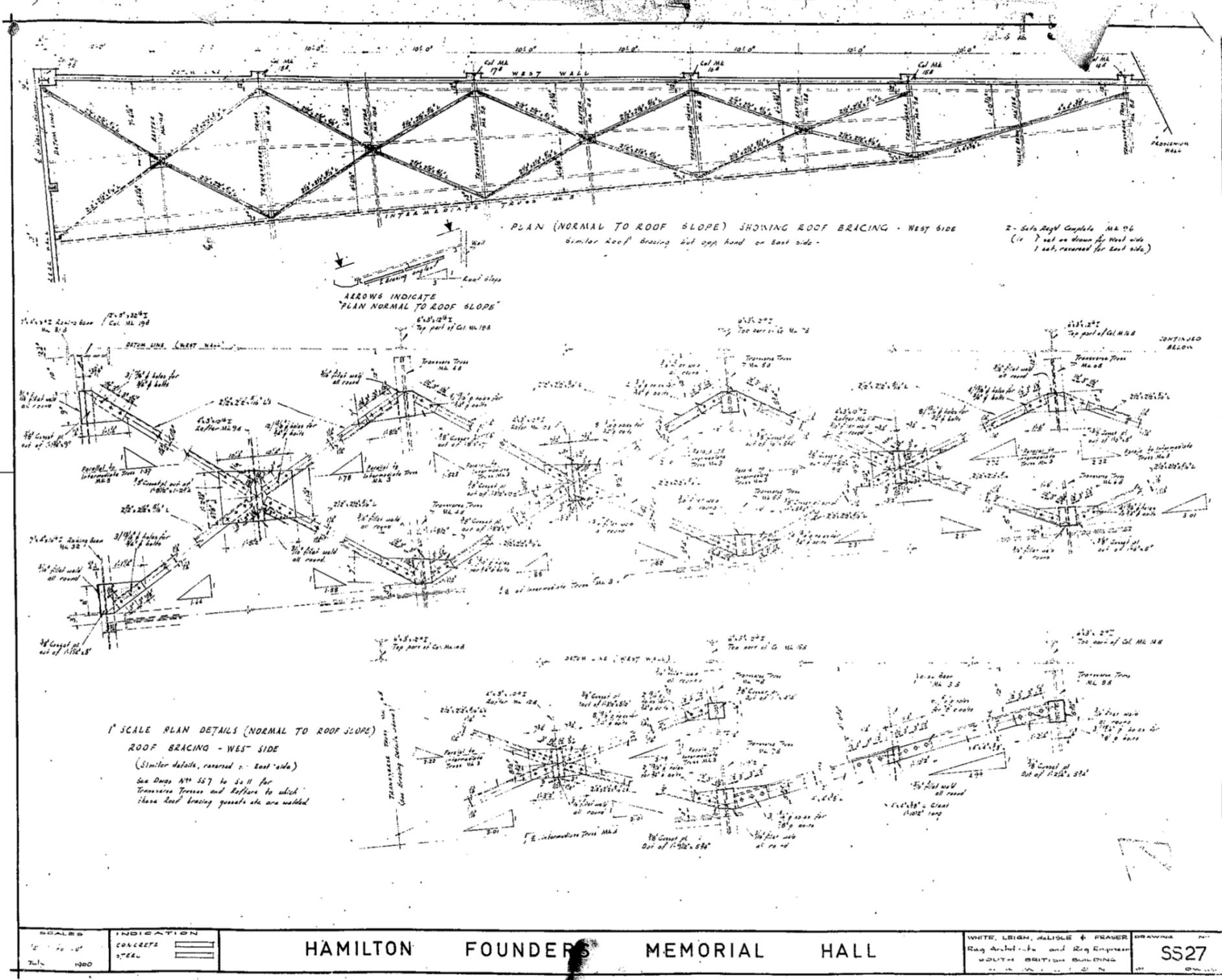
INDICATION  
 CONCRETE  
 17866

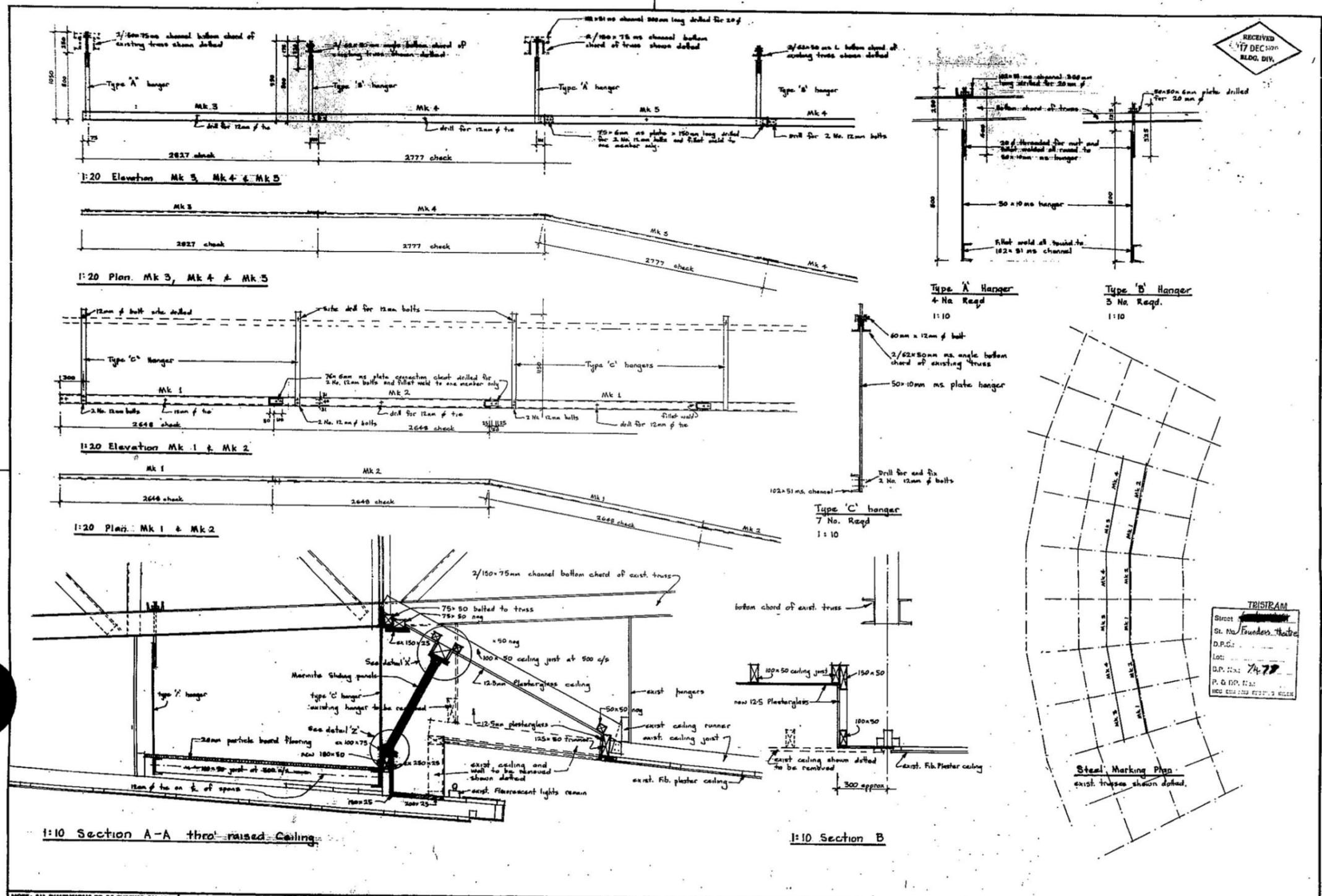
### HAMILTON FOUNDERS MEMORIAL HALL

WHITE, LEIGH, DELISE & FRASER  
 Reg. Architects and Reg. Engineer.  
 SOUTH BRITISH BUILDING  
 HAMILTON.

DRAWING NO  
**SS25**  
 OF DRAWINGS







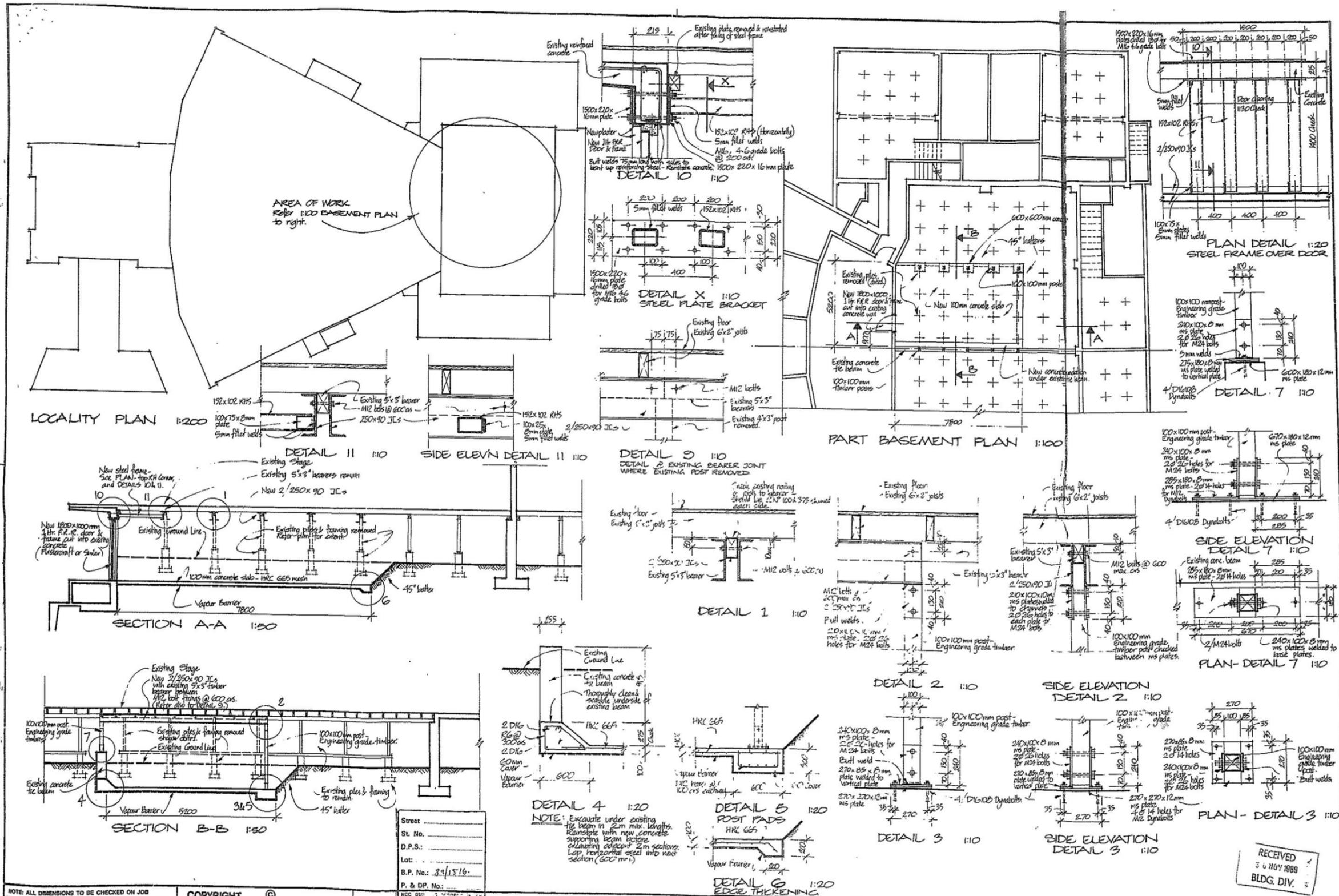
RECEIVED  
17 DEC 1979  
BLDG. DIV.

TRISTRAM  
Street  
St. No. Founders Theatre  
D.P.S.  
Loc.  
D.P. No. 74.77  
P. & R.P. No.  
REG. REG. REG. REG. REG.

NOTE: ALL DIMENSIONS TO BE CHECKED ON JOB  
AMENDMENTS:  
17/12/79 Sliding panels changed.

PROPOSED CEILING ALTERATIONS TO FOUNDERS THEATRE

LEIGH deLISLE FRASER & SMITH  
Registered Architects & Registered Engineer  
Cnr Rathvow & Triton Streets, Hamilton  
Drawn: A.T.S.  
Traced: A.T.S.  
Checked:  
Date: Dec. 79  
REF. 113  
SCALE: 1:10 = 2.0  
DWG. No. JA2  
OF 2 DWGS



NOTE: ALL DIMENSIONS TO BE CHECKED ON JOB

AMENDMENTS:

COPYRIGHT ©

THESE DRAWINGS ARE COPYRIGHT AND MUST NOT BE USED WITHOUT THE WRITTEN PERMISSION OF SMITH PICKERING WEALLEANS

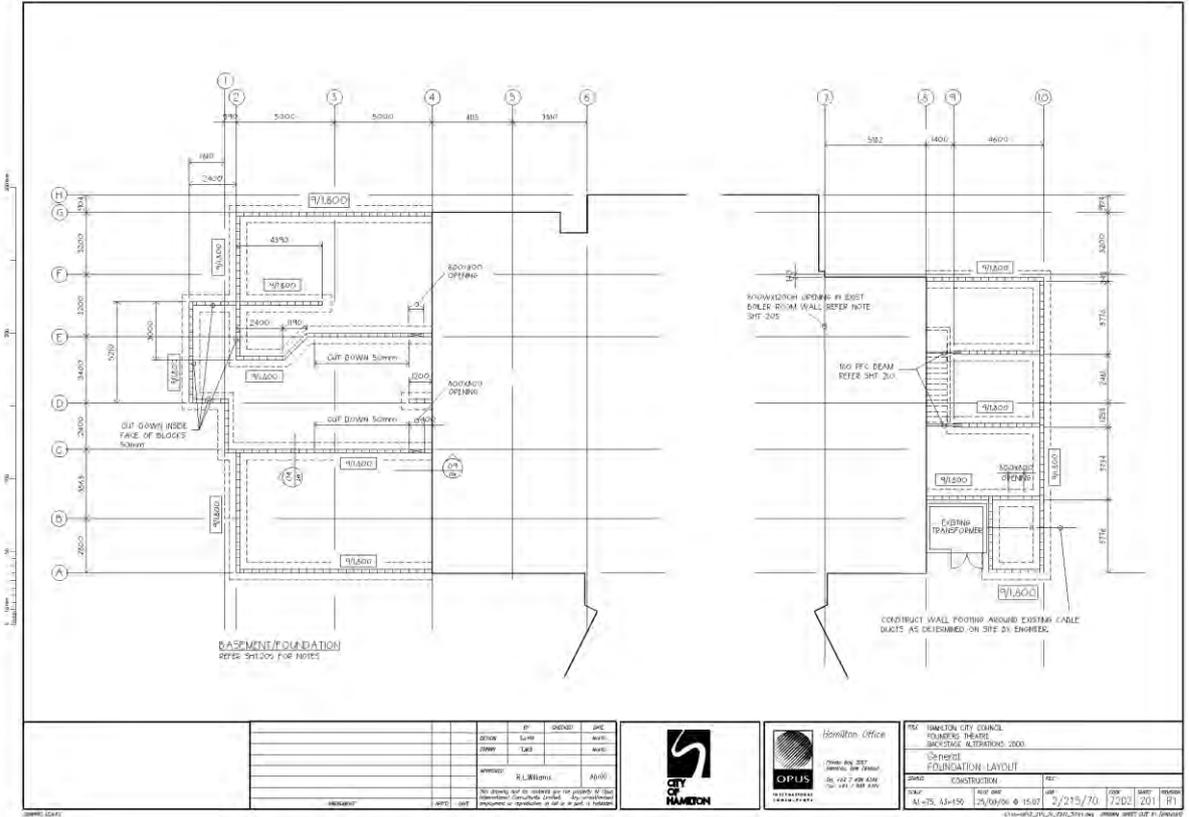
Street \_\_\_\_\_  
 St. No. \_\_\_\_\_  
 D.P.S.: \_\_\_\_\_  
 Lot: \_\_\_\_\_  
 B.P. No.: 29/15/16  
 P. & D.P. No.: \_\_\_\_\_  
 REC 501

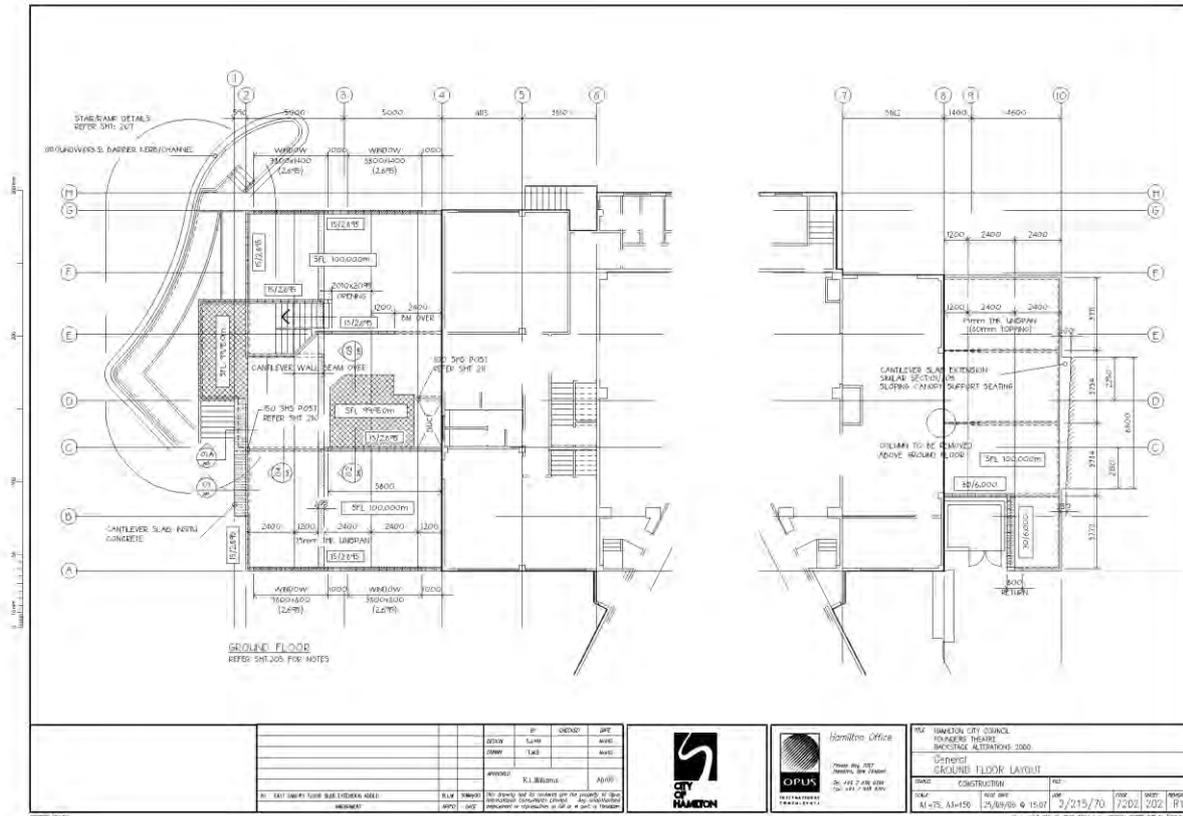
**FOUNDERS THEATRE UNDERSTAGE STORAGE AREA**

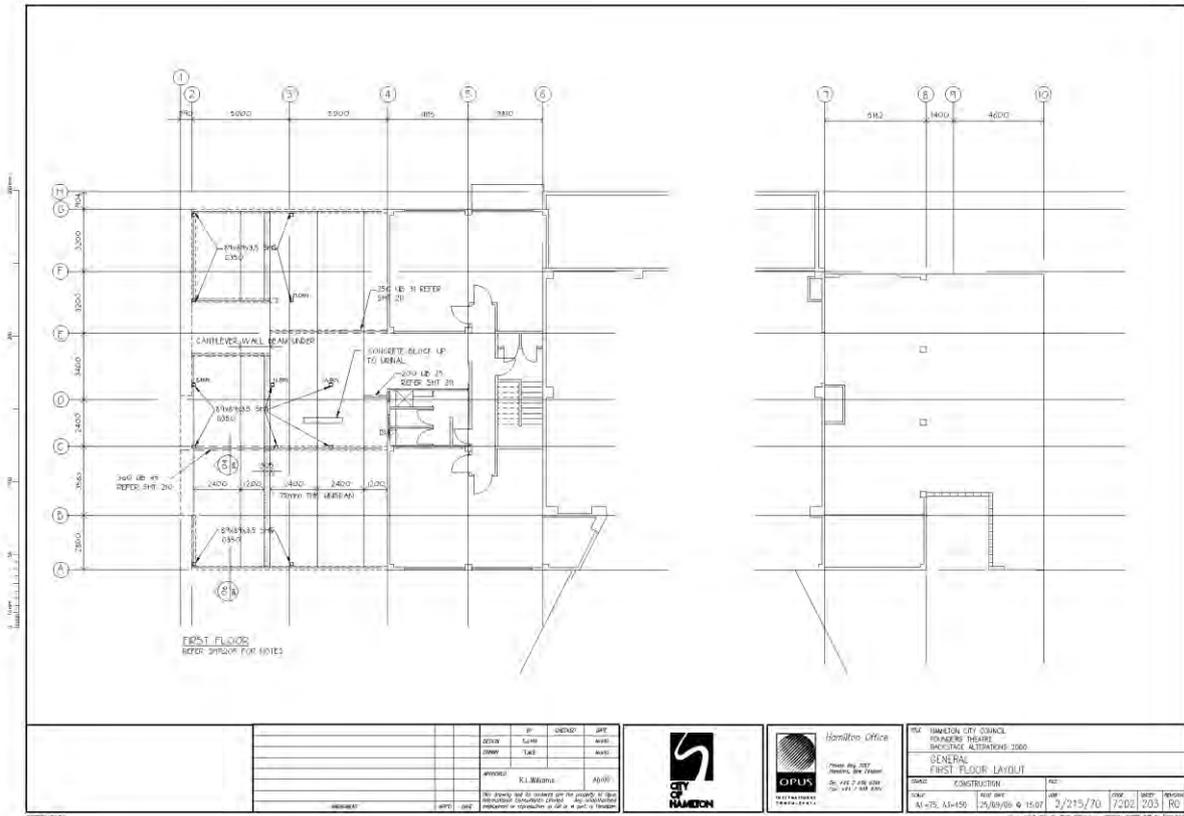
**SPW SMITH PICKERING WEALLEANS ARCHITECTS AND ENGINEERS**

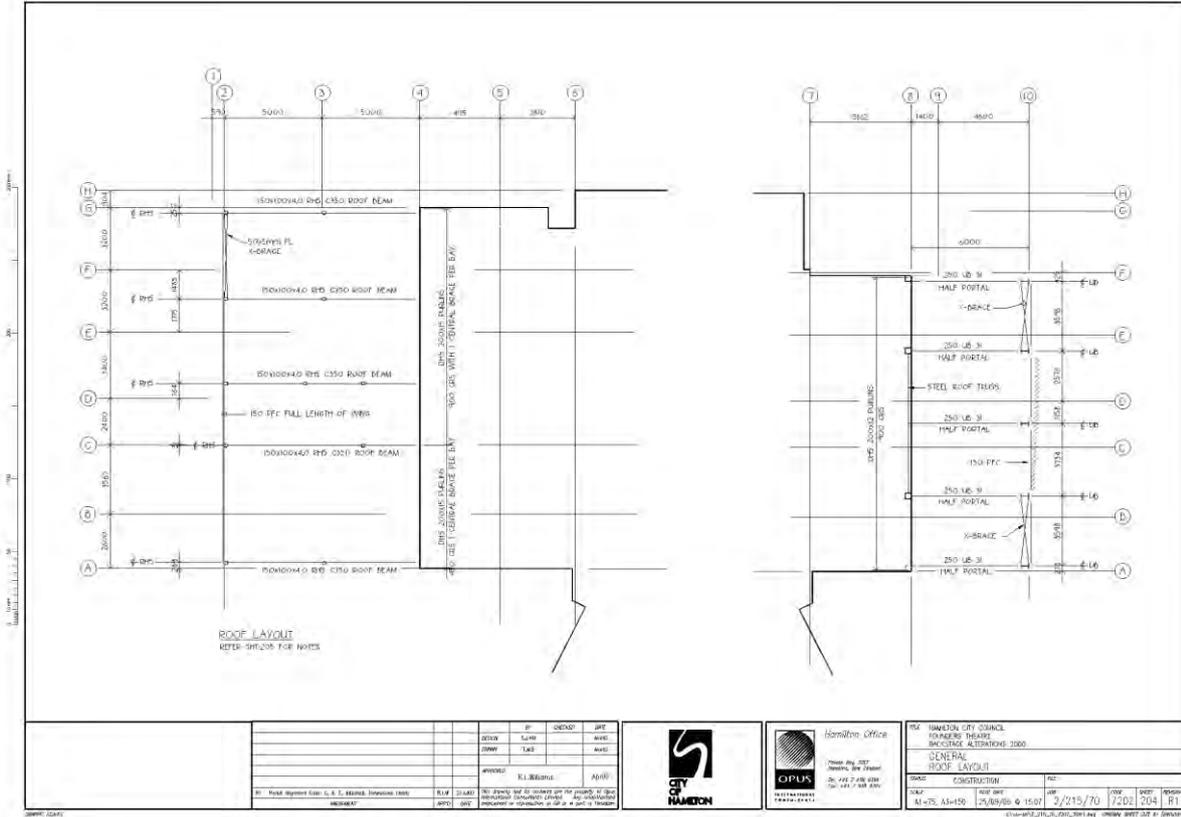
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 Issued: MAC  
 Checked: \_\_\_\_\_  
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 Date: 11/2/16

RECEIVED 3 JULY 1989 BLDG. DIV.







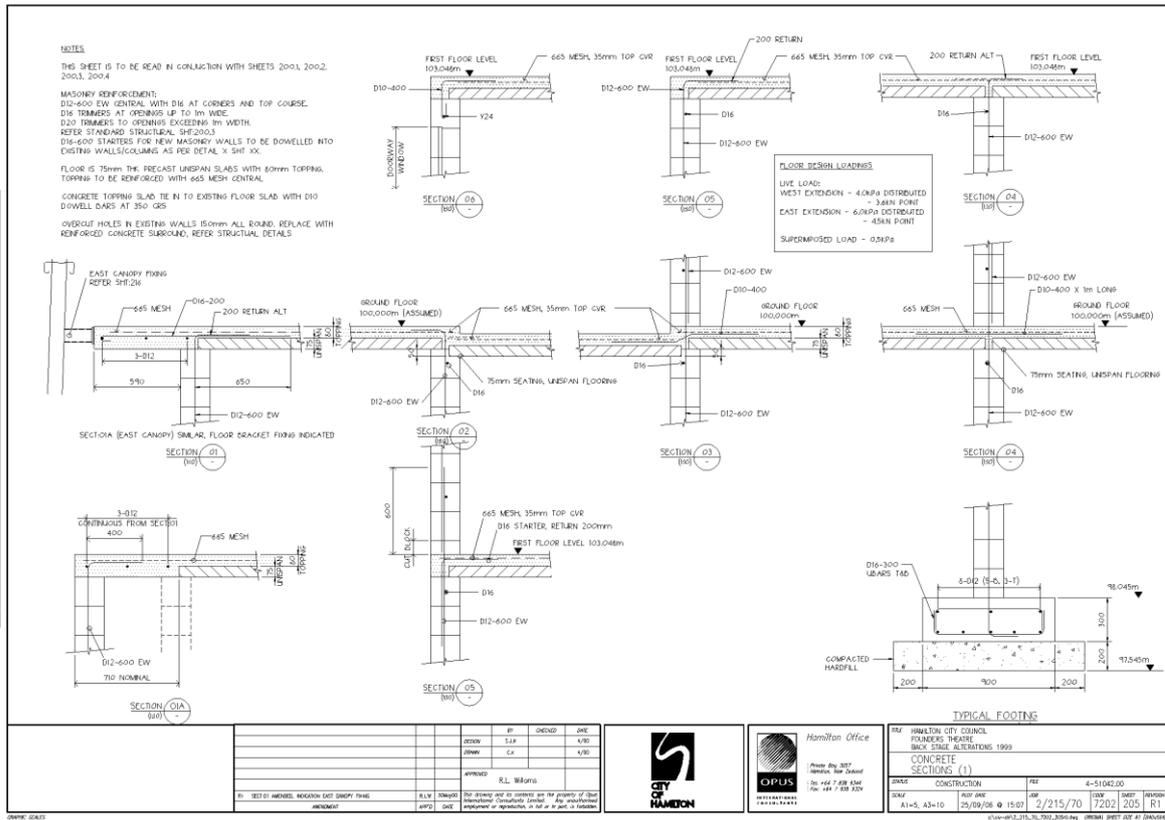


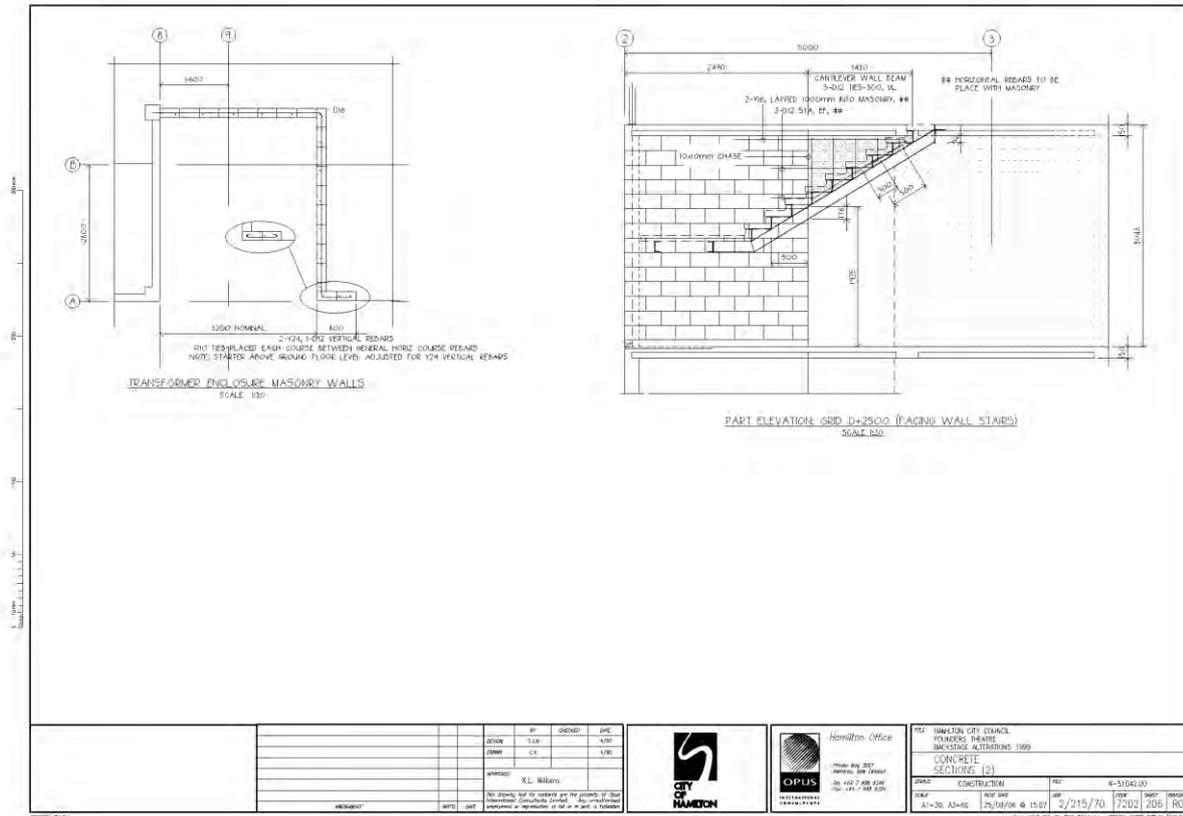
ROOF LAYOUT  
NOTES: SHEET 204 FIVE NOTES

NO.	DESCRIPTION	DATE	BY	CHKD.



THE HAMILTON CITY COUNCIL STRATEGIC THEME INFRASTRUCTURE ALTERNATIVE 2000			
GENERAL ROOF LAYOUT			
DATE	CONSTRUCTION	REV.	
M-75, A3-155	25/05/06 @ 15:07	2/215/70	1/202 204   R1





NO.	REV.	DESCRIPTION	DATE

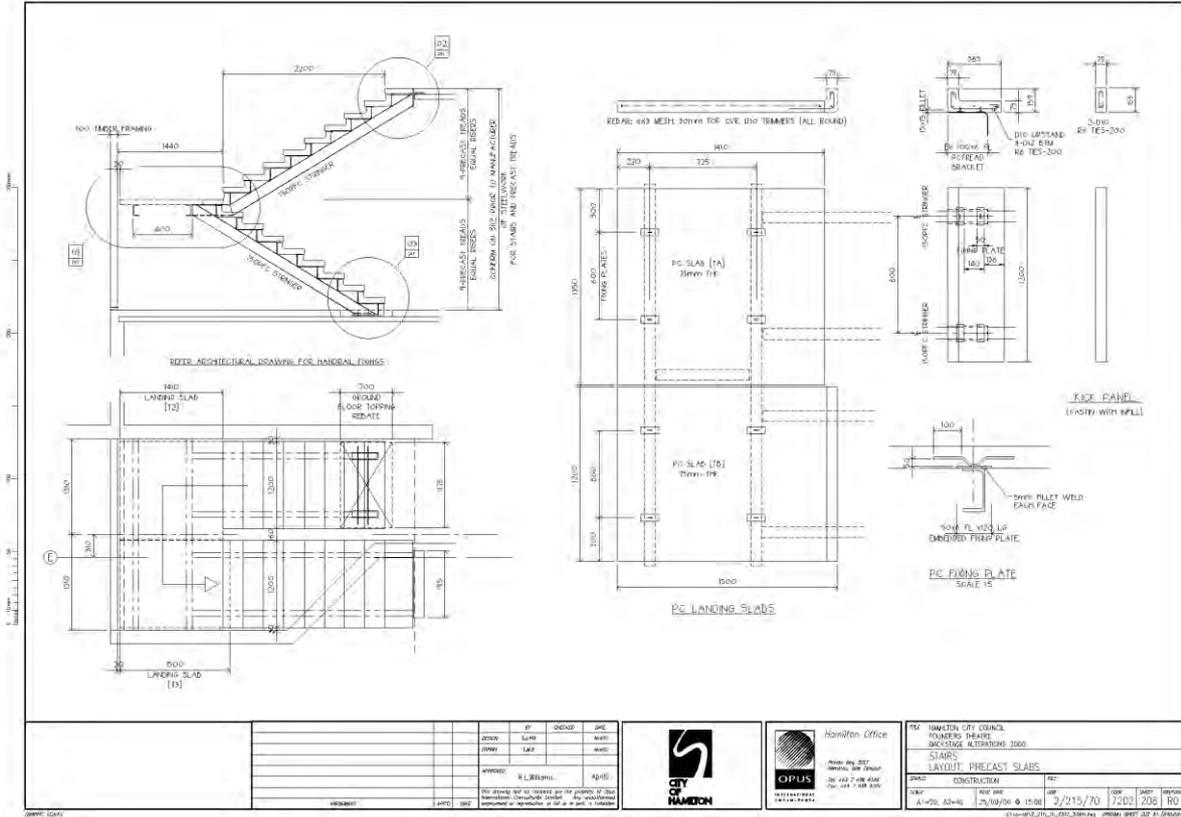


PROJECT: TRANSFORMER CITY COUNCIL FINANCING: REARSE INDUSTRY: ALTERNATING 1999			
CONCRETE SECTION: (2)			
DRAWN: A1-38, A3-46	CHECKED: 25/03/08 @ 15:07	DATE: 2/215/70	REV: 17202 206   R0

Item 5

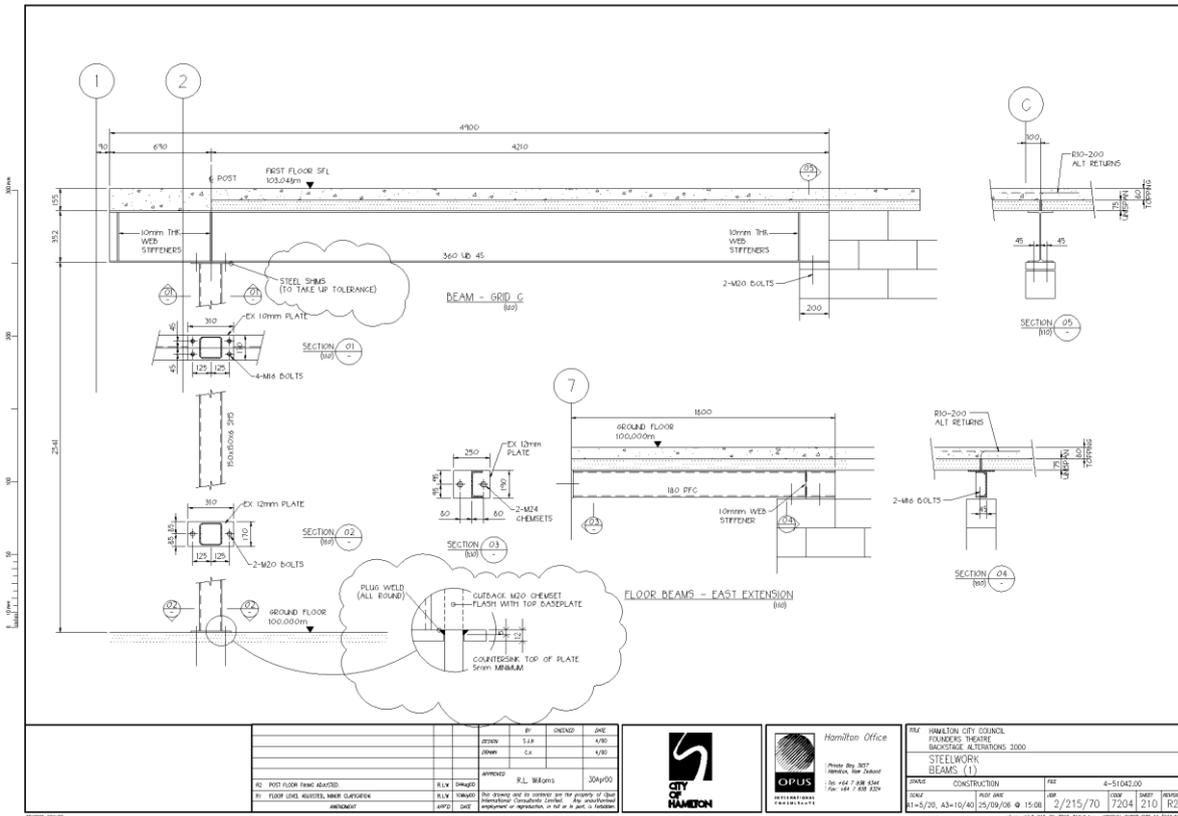
Attachment 1

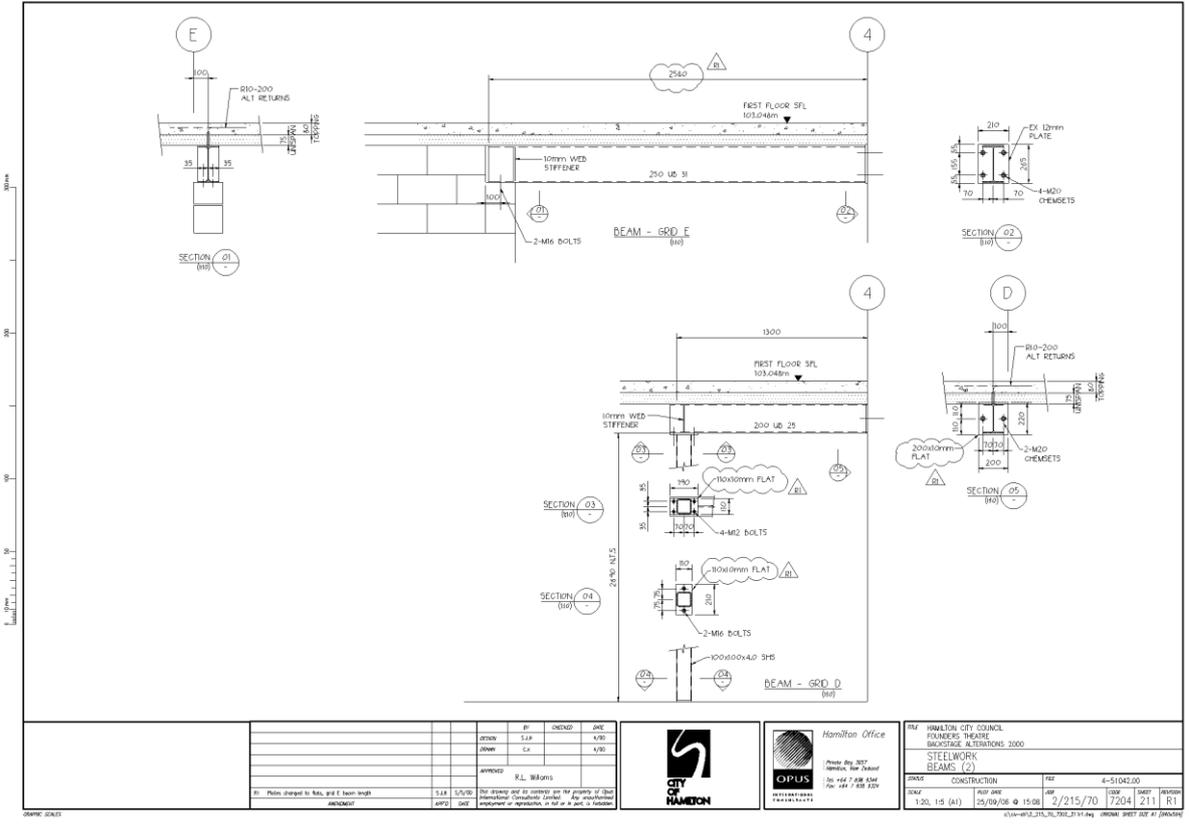




<table border="1"> <tr> <td>NO.</td> <td>REV.</td> <td>DATE</td> <td>BY</td> <td>CHKD.</td> <td>APP.</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>		NO.	REV.	DATE	BY	CHKD.	APP.									PROJECT: HAMILTON CITY COUNCIL STAIRS HEADS INCREASE ALTIMETERS 2000 STAIRS LAYOUT, PRECAST SLABS	
NO.	REV.	DATE	BY	CHKD.	APP.												
DRAWN: S.L. BISHOP CHECKED: M. HILL		DATE: 2/21/70	SCALE: 1/8" = 1'-0"	SHEET: 208	TOTAL: 10												



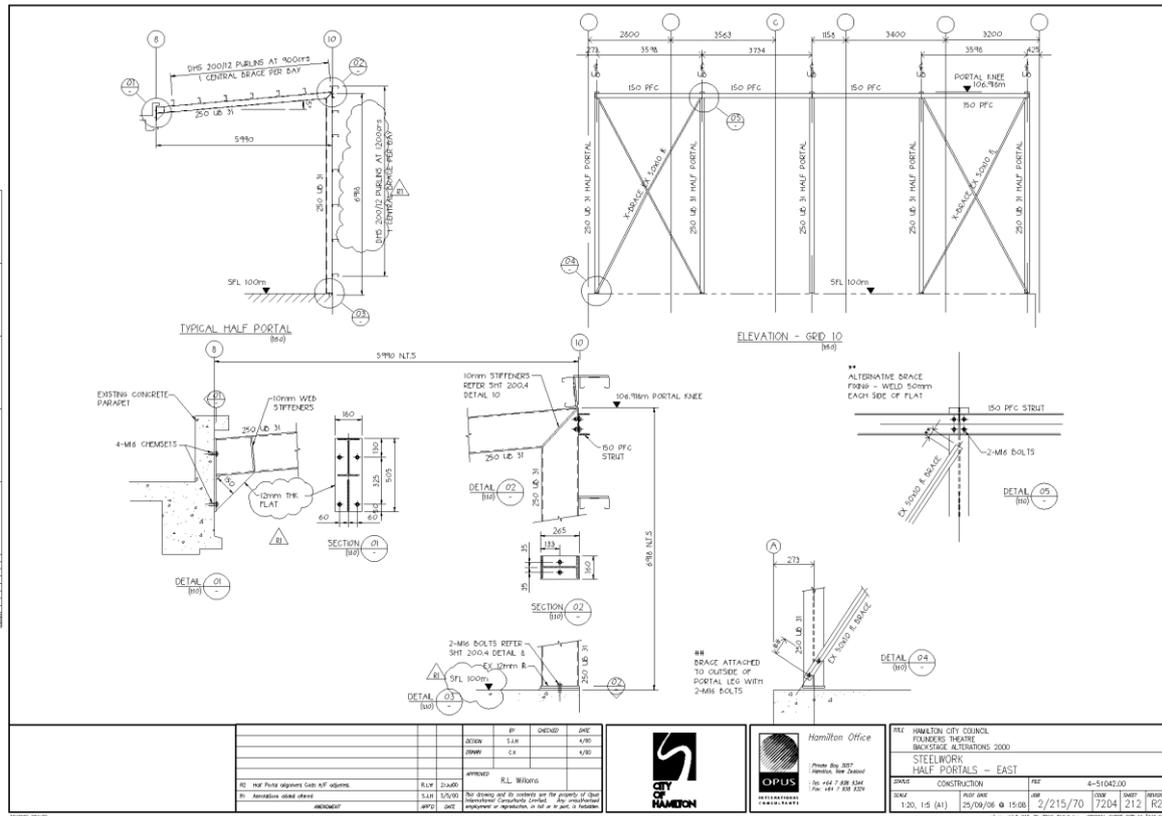




REV	DESCRIPTION	DATE
01	ISSUED FOR PERMIT	1/10/15
02	ISSUED FOR CONSTRUCTION	2/21/15
03	ISSUED FOR CONSTRUCTION	2/21/15
04	ISSUED FOR CONSTRUCTION	2/21/15



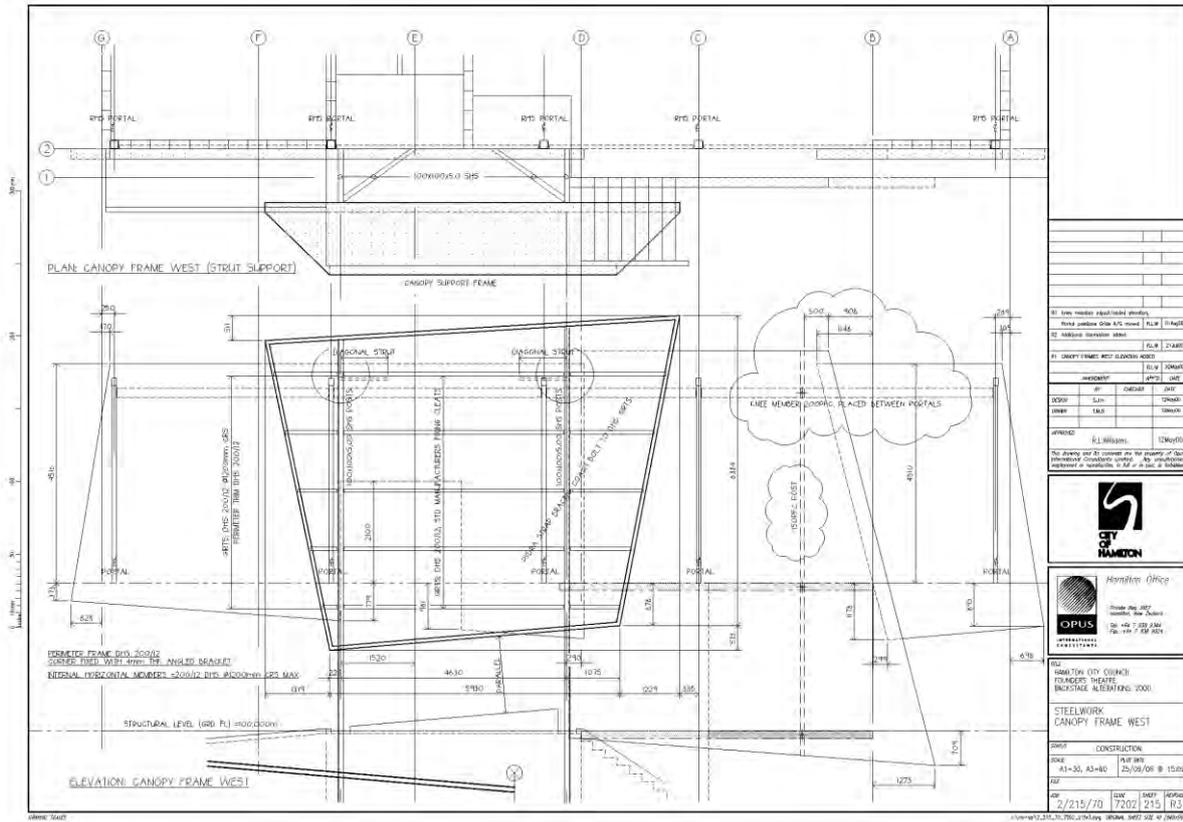
HAMILTON CITY COUNCIL PULMONES THEATRE BACKSTAGE & STAIRWAYS 2000	
STEELWORK BEAMS (2)	
DRAWN: [Name] CHECKED: [Name]	DATE: 2/21/15
PROJECT: CONSTRUCTION	SHEET: 211



Item 5

Attachment 1



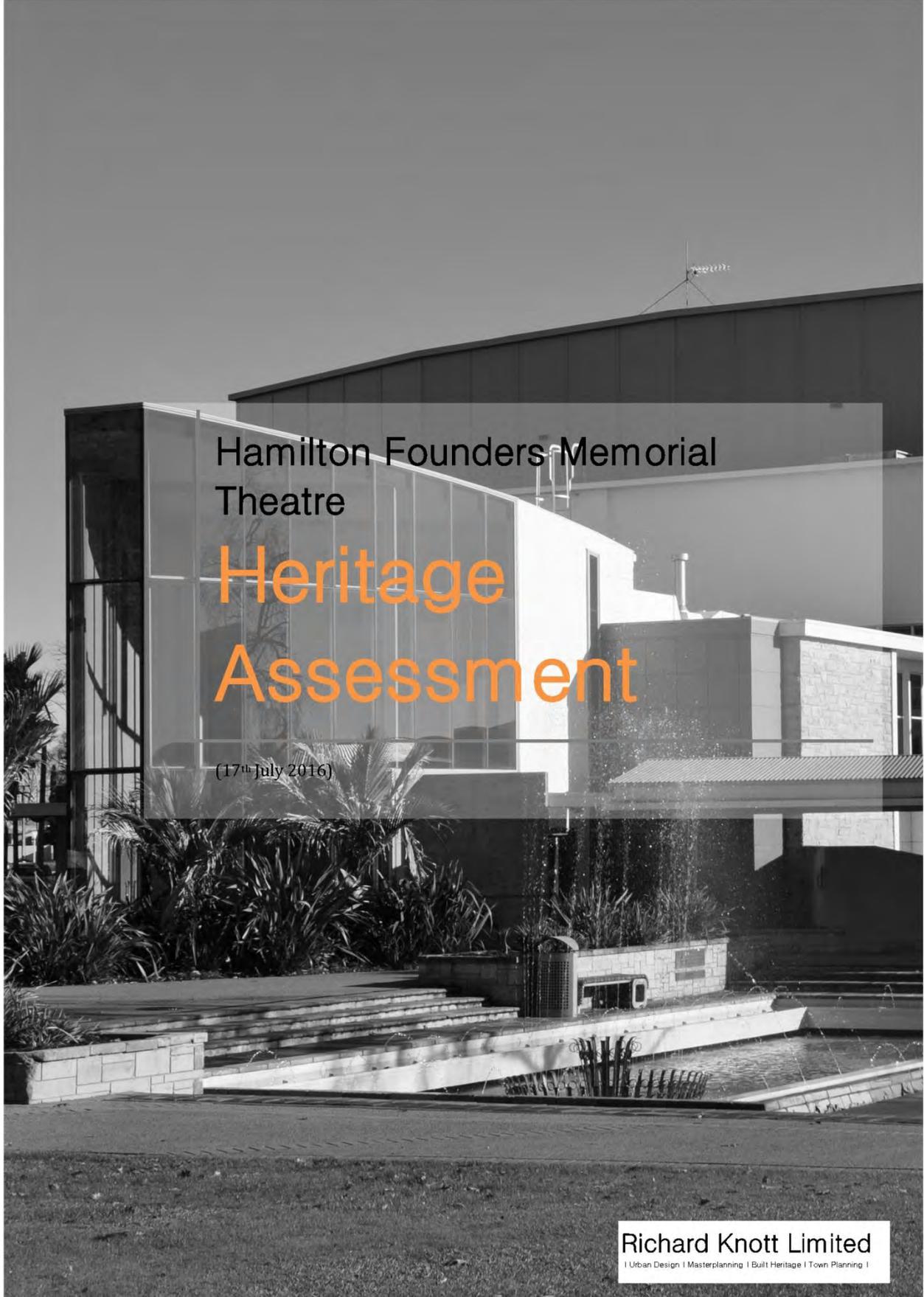


Item 5

Attachment 1







Hamilton Founders Memorial  
Theatre

Heritage  
Assessment

(17<sup>th</sup> July 2016)

Richard Knott Limited

| Urban Design | Masterplanning | Built Heritage | Town Planning |

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## 1. Introduction

The Hamilton Founder' Memorial Theatre first opened in November 1962 and had operated continuously since that date. However, in March 2016 the decision was taken to temporarily close the Theatre due to health and safety concerns.

Since the closure of the building various studies have been commissioned which will together allow the Council to consider the future of the building.

This report considers whether the Theatre meets the criteria to be recognised as a heritage building in the Proposed Hamilton District Plan. The report provides:

- A short History of the Building
- Description of the building and its features
- An assessment of the building against the Proposed District Plan heritage assessment criteria

### Production of the Report

The report has been produced by Richard Knott. Richard is a heritage, urban design and planning specialist and has worked in these area for over 26 years, in both New Zealand and the UK.

He has experience of identifying buildings for inclusion on local and national lists in both the UK and New Zealand. In 2014 he assessed a number of buildings for Auckland Council and has sat as Commissioner on a number of hearings where the assessment of buildings has been a key matter. He recently assisted Queenstown Lakes District Council in relation to submissions made regarding new heritage items within their Proposed District Plan and is also assisting Hamilton City Council with their thematic review of their heritage schedule.

#### Richard Knott Qualifications:

- Post Graduate Diploma Building Conservation (2002), Bournemouth University, UK
- Master of Arts Urban Design (1995), University of the West of England, UK
- Bachelor of Planning (post graduate) (1989), University of Manchester, UK
- Bachelor of Arts (Hons.) Town and Country Planning (1988), University of Manchester, UK
- Making Good Decisions Certificate Holder (2013)

#### Richard Knott Professional Memberships:

- Member Institute of Historic Building Conservation, UK
- Chartered Member Royal Town Planning Institute, UK
- Member Institute of Highway Engineers, UK

## 2. Site Visit and Research

A site visit was undertaken on the 1<sup>st</sup> July 2016. Access was made available to both the land and to the interior of the building.

Research has been undertaken in relation to the Theatre, including:

- Accessing information at Hamilton Libraries, including their records from the Waikato Times
- Researching the National Library of New Zealand collections
- Extensive website searches

# Hamilton Founders' Memorial Hall To Be Built For £242,586

Tenders were accepted at a special meeting of the Hamilton City Council last night for the erection of the Hamilton Founders' Memorial Hall, to be built at Boyes Park.

The total estimated cost of erecting the building, installing fittings and furniture and providing for incidental expenditure is £242,586. The hall will have a seating capacity of 1250.

**Details Of Tenders**  
The tender of F. T. Hawkins, Ltd, Hamilton, of £175,898 for the erection of the Hamilton Founders' Memorial Hall was accepted by the Hamilton City Council at a special meeting last night.

The work is expected to be completed in 18 months and is to be carried out on a fixed price basis.

Three tenders were received and that of F. T. Hawkins, Ltd, was the lowest.

Two tenders were received for the heating and ventilation of the building, and that of Wilkins and Davis, Ltd, Auckland, of £8660, the lower of the two, was accepted. The tender of Gooder Electrical, Ltd, Auckland, of £12,022, the lowest of the three received, was accepted for the electrical installation.

**Imposing Structure**  
Fronted by a forecourt and open area in which the Dame Hilda Ross memorial fountain will be built, the hall will face the apex of Norton Road and Hinemoa Street, and will have a most imposing appearance, as is indicated by the accompanying line drawing supplied by the architects, Messrs White, Leigh, De Lisle and Fraser.

In a statement to the council, Mr A. J. Denz, chairman of the council's special building committee, said the tenders for the building ranged from £171,898 to £191,546, on the basis of adjustments on either rise or fall clause

proximately 200 to a capacity house of 1250.

The auditorium is fan-shaped and is of the "stadium" (single sloping floor) type, providing a maximum of 1250 seats. The theatre shape and the stepped seating ensures good vision from all positions.

To accommodate varying audience size, the seating area can be divided by the use of heavy curtains to provide seating for 360, or for approximately 850.

**Acoustic Properties**  
The acoustic design for such a hall in which both stage use and audience size can be expected to be widely variable, is complex, and this specialised section of the design has been studied by the acoustic consultants, Messrs Graham Bell, and Associates.

An entrance stair from the foyer into the auditorium brings patrons into a central position, giving ready access to all seating aisles, while generous exit points allow for crowd dispersal in the minimum time.

The stage is approximately 63 feet wide by 43 feet deep and provides for the maximum flexibility of use possible, the proscenium, which is 22 feet high, can be varied in width from a maximum of 42 feet to a normal 30 feet.

**Draped Stage**  
A completely draped stage is provided, allowing for use with either the large or smaller pro-

scenium, a coat check counter and coffee bar with a kitchen adjoining.

The memorial aspect of the building is emphasised by the memorial entrance hall wherein the Founders' Memorial Mural, it is hoped, will occupy the 22ft. long x 18ft. high wall immediately opposite the main entrance.

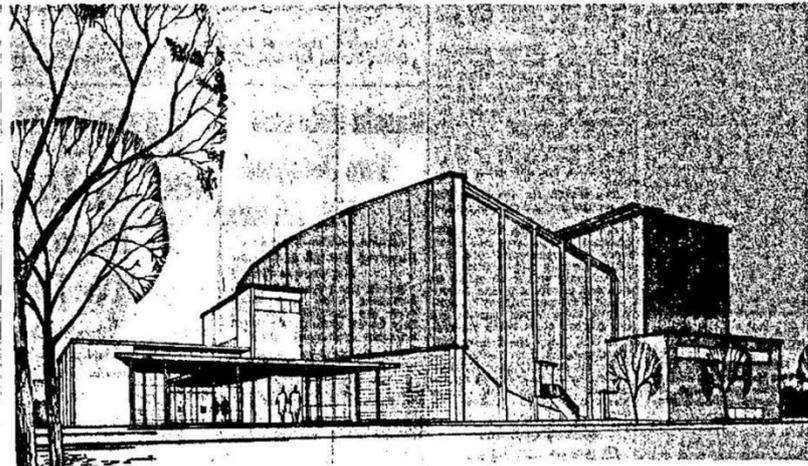
This hall and the foyer space, while providing promenade area for theatre use, may also be used for council receptions.

A balcony overlooks the memorial hall and can be used as a platform at receptions and as a dais opening onto the Boyes Park area for larger outdoor meetings.

**Heating Services**  
The heating services provide, in the auditorium and foyer space, a system of filtered warm air in winter and filtered cool air in summer. Dressing rooms are served by hot water radiators.

The building is to be constructed in permanent materials, the structure elements being in either reinforced concrete or structural steel frame.

Messrs White, Leigh, de Lisle and Fraser, registered architects and registered engineer, of Hamilton, designed the building, and Heating and Electrical Services were designed by Messrs Graham Bell and Associates. Messrs James A Stewart and Partners are the quantity surveyors.



Above: Waikato Times; 26<sup>th</sup> January 1961

Heritage Assessment, Hamilton Founders Memorial Theatre

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### 3. History of the Founders Theatre

In 1953 Harold Innes became chairman and organiser of the Founders of Hamilton Association which set out to raise money for a new city theatre. Local Architect Aubrey de Lisle, of Leigh, de Lisle and Fraser, Registered Architects and Engineers of Hamilton, drew an initial drawing to help people visualise what a new theatre might look like and to assist with the fundraising.

After two years the Founders of Hamilton Association had raised £25,000 towards the project, which at the time was more than raised by any other appeal in Hamilton. The Committee then approached the City Council and received their backing and additional finance.

The final design for the Theatre, as built, was like the original concept designed by Aubrey de Lisle for White. The foundation stone laid on the 4<sup>th</sup> March 1961 by Governor General Viscount Charles Cobham.

#### Memorial Pool Tenders To Be Called Shortly

Tenders will be called within the next few weeks for the construction of the Dame Hilda Ross memorial fountain at the Founders Memorial Theatre in Hamilton.

The fountain will be to the left of the covered main entrance way, said Mr A. F. de Lisle, of Leigh, de Lisle and Fraser, the architects and engineers designing the project.

Although commonly known as a fountain, the correct term for the project was "reflecting pool," said Mr de Lisle.

The 48ft by 24ft pool would be constructed on two levels, said Mr de Lisle, with jets of water playing from the top to the bottom level. At the London Street end there would be a cluster of jets, and at the theatre end, three bowls filled with water which would spill down from one to the next.

The pool would be surrounded by a sunken walk-way, with steps leading down from a covered walk from the theatre. Hinners stone flower boxes would be built at three corners of the pool.

White lights would illuminate the pool from below each change of level and from below the cluster of bowls, Mr de Lisle said.

The building was constructed from 1961 to 1963 by local firm Hawkins Construction Ltd, which had been established in Hamilton by Fred Hawkins in 1946 as FT Hawkins Ltd. Hawkins Construction and its sister companies now operate very successfully across New Zealand.<sup>2</sup>

Much of the original building was constructed from reinforced concrete; this includes the majority of the floor slabs, the structural walls, stairs and roof slabs to the original front of house, auditorium and stage house. Other parts of the building including the ground floor areas to part of the stage house west wing and the main stage, are constructed as suspended timber floors on isolated shallow pile foundations.<sup>3</sup>

The building was officially opened on the 17 November 1962 by Mayor Dr D Rogers. The Theatre was opened debt-free and was hailed as the most modern in the country and the first theatre for live performance built in NZ for 50 years.

A 'reflecting pool' (pool and fountain), also designed by Aubrey de Lisle were commissioned to be constructed outside of the front entrance of the building in 1962. This was erected in the memory of Dame Hilda Ross, acknowledging her service to the city and was opened by the Prime Minister K J Holyoake on the 19<sup>th</sup> November 1963.

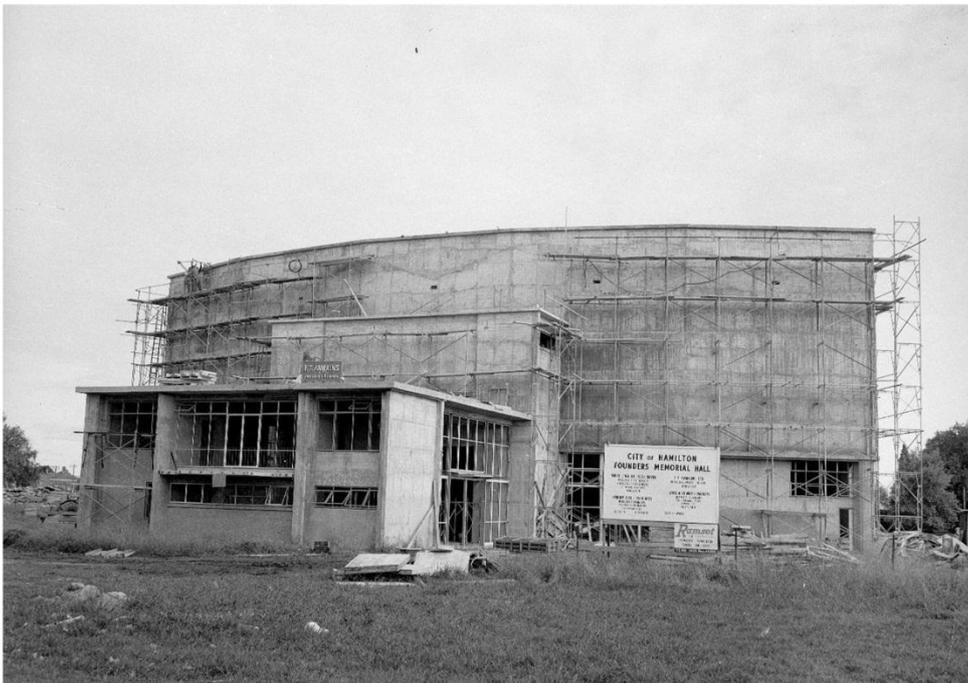
The building received the New Zealand Institute of Architects Award of Merit in 1964 and was subject of a six-page feature in the NZIA Journal August 25<sup>th</sup> 1965 (Vol 32 no.7). This article is attached as Appendix A.

Left: Waikato Times, 20th November 1962

<sup>1</sup> Informed by 'Founders Theatre History' provided by H3 Group.

<sup>2</sup> From <http://www.hawkins.co.nz/our-history>, accessed on 14/07/16

<sup>3</sup> Informed by Founders Theatre – Seismic Assessment Report, Dunning Thornton Consultants, 2016



Above: The Founders Theatre during construction; provided by H3 Group

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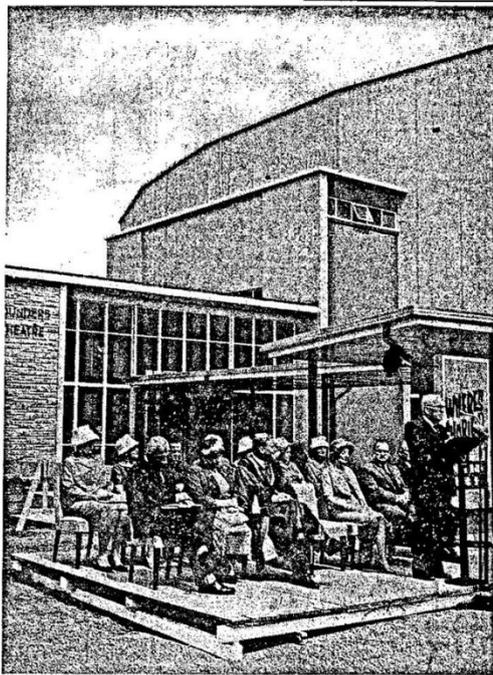
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Above: The auditorium and stage during construction; provided by H3 Group.



Above: The foyer area on opening night; provided by H3 Group; note original entrance to left



MR A. J. DENZ, who presided at the opening of the Hamilton Founders Memorial Theatre today, addresses the gathering before the Mayor, Dr Denis Rogers, officially opened the building. Seated in the front row are (from right) Mr H. H. Innes, Mrs Denz, Dr Rogers, Mrs Rogers and Mr L. Adams-Schneider. (Times Photo)

**£250,000 Theatre Opened**

**'Real Expression Of Faith In Community'**

Hamilton's £250,000 Founders Memorial Theatre was officially opened by the Mayor, Dr Denis Rogers, today.

At a short but impressive ceremony Dr Rogers said the theatre was the result of big thinking by a small city.

"In my belief it is a real expression of our faith in this community," he said. "The theatre is a proud memorial to our forbears."

The theatre surrounds would soon be unsurpassed in beauty, said the Mayor.

Founders Theatre committee chairman, Mr A. J. Denz, who presided at the opening, said the financing of the building by the people was a "wonderful achievement."

"If we had had to borrow money to finance the project it would have cost us an additional £1 million over the next 20 years," he said.

**MUST WATCH FINANCES**

"We will have to watch finances to make sure the building does not become a white elephant," he added.

Mr Denz thanked the Founders of Hamilton Association for raising the initial £25,000.

He also paid tribute to the architects. "This is undoubtedly a great day for Hamilton. For many years its people have looked forward to the day when an amenity such as a town hall or a theatre

would be a reality," said the Member of Parliament for Hamilton, Mr L. B. Adams-Schneider.

The building was fittingly named "Founders Theatre," he said. "The rich heritage we have entered into in this city and province is ours because of the vision, endurance and sound citizenship of the early pioneers."

**MEMORIAL FOUNTAIN**

Mr Adams-Schneider said he was pleased the name of his predecessor, the late Dame Hilda Ross, would permanently be associated with the building in the form of a memorial fountain.

"This magnificent theatre ranking with the best in the world is a fitting symbol to a growing city and a grand province," he said.

"May the facilities it affords give pleasure, relaxation and genuine satisfaction to the people of town and country alike," he concluded.

Among the many letters of congratulations read by Dr Rogers was one from the former Governor-General, Viscount Cobham, and Lady Cobham.

Viscount Cobham laid the foundation stone for the theatre last year.

**COMMEMORATIVE VOLUME**

Mr H. H. Innes, chairman of the Founders of Hamilton Association, presented Dr Rogers with a commemorative volume.

Unveiling the plaque, Dr Rogers said, "It is with the greatest of pride that I formally declare this Hamilton Founders Memorial Theatre officially opened."

**Stock Losses Cause Concern On East Coast**

Above: Waikato Times 17th November 1962



RALPH HOTERE hanging the Founders' Theatre mural.

## Dunedin artist

## Saturday opening for art exhibition

Dunedin artist Ralph Hotere came to Hamilton this week and left a lasting impression.

His \$3000 mural hangs in the Founders Theatre — a sheet of shiny black, shot with fine lines of colour and an exhibition of his recent work will open in the Waikato Art Gallery next Saturday.

Hotere was born in Mitihi, near Hokitika. He was educated at St Peter's College and Auckland Teachers' College and trained at King Edward Technical College in Dunedin.

In 1952 he had his first one-man exhibition at the Dunedin Public Art Gallery. He worked as a school art specialist in Northland for nine years and then lived in Auckland for two years.

In 1961 he was awarded the Association of New Zealand Art Societies' Fellowship and studied at the Central School of Art in London. From there he went to paint in Venice, South of France and Rome on a Karolyi International Fellowship.

He returned to New Zealand in 1965 to resume his post as art and crafts advisor to the Education Department. In 1969 he became a Francis Hodgkins Fellow at Otago University and in 1970 he won the New Zealand Arts Council award.

Hotere's paintings, since his return to New Zealand have centered on his "black" series. He is interested in painting objects for visual meditation and in his recent paintings explores the possibilities and depths of dark tone.

**NUCLEUS**

He sees painting as the starting point, which, upon contemplation, "may become a nucleus revealing several scores of new possibilities. No object and certainly no painting is seen in the same way by everybody, yet most people want an unmistakable meaning which is accessible to all in a work of art."

"It is the spectator who provokes the change and the meaning in these works," he says.

Hotere said the Founders Theatre mural was the first he had completed on such a large scale. He had enjoyed it and was pleased with the way it had gone up in the Founders. The 24ft x 14ft mural was glued and nailed onto a wooden framework. Two side panels accompany the centre mural.

Layer upon layer of black lacquer paint buffed up give the painting a marbled effect.

Included in the Waikato Art Gallery exhibition opening next week are Hotere's Sao Paulo Panels, which were selected as one of the three New Zealand entries for the 11th Sao Paulo Biennial in Brazil in 1971.

One of New Zealand's foremost poets, Hone Tuwhare, will open the exhibition with a selection of poetry readings at 8 p.m.

Ralph Hotere and Tuwhare have worked together on a number of publications. The artist has illustrated Tuwhare's collections of poems and Hotere used the poet's poems as the basis of the Te Whitu drawings, which were exhibited in Hamilton earlier this year.

A mural by modernist painter Ralph Hotere was installed in the foyer in 1973. Ralph has had a significant role in New Zealand Art and his work is represented in every major public and private collection in New Zealand and in art museums throughout the world. He received one of the ten inaugural Icon Awards from the Arts Foundation in 2003 and in 2006 he was awarded Te Taumata Award by Te Waka Toi recognising outstanding leadership and service to Māori arts. He was awarded New Zealand's highest honour, the membership of the Order of New Zealand, in the New Year Honours 2012.<sup>4</sup>

Since its original construction a number of extensions have been added to the building, including:

- 1994: Restaurant and bar space added to the foyer
- 2000/2001: Dressing rooms and scenery dock extended (designed by Opus International Consultants)
- 2001/2002: Foyer renovated and box office extended (designed by Chow Hill and inspired by Ralph Hotere's mural).

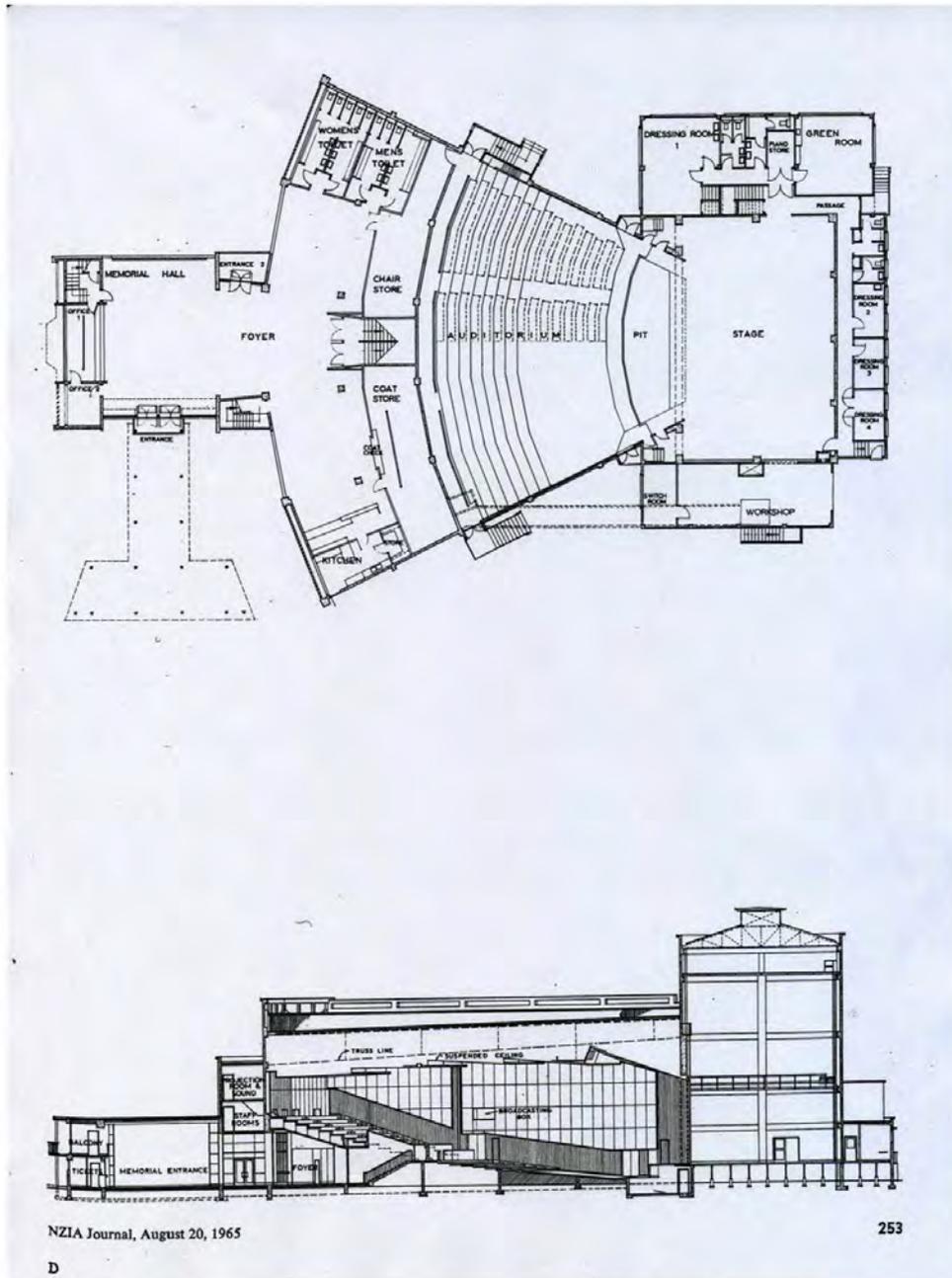
Above: Waikato Times, 13th August 1973

<sup>4</sup> <http://www.thearts.co.nz/artists/ralph-hotere>

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Above: Original Ground Floor Layout and Cross Section through Theatre from NZIA Journal, August 20<sup>th</sup> 1965

Aerial Photographs Taken by Whites Aviation 6<sup>th</sup> December 1972

Above: Founders Theatre, 1972, viewed from the south. Note relationship of Theatre to city centre area to the right and spacious park setting. The area overall has become more urbanised since that date, but the relationship of the Theatre to the town centre and the location of the parks remains as shown.

Hamilton, with sportsground (foreground), Founders Theatre (centre) and Hinemoa Park. Whites Aviation Ltd :Photographs. Ref: WA-70915-F. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/23239069>



Above: Founders Theatre from the north, 1972. As above, note relationship of Theatre to city centre area to the left and spacious park setting. The area overall has become more urbanised since that date, but the relationship of the Theatre to the town centre and the location of the parks remains as shown.

Central Hamilton, with Hinemoa Park, Founders Theatre, Seddon Park and Lake Rotorua on right. Whites Aviation Ltd :Photographs. Ref: WA-70911-F. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/23183029>

#### 4. Aubrey de Lisle; 1919 – 2004.<sup>5</sup>

Aubrey Frank de Lisle was born in 1919, the son of a clergyman. He initially worked in the Public Trust Office to save money to attend the School of Architecture. After initially working for Christchurch architect Colin Lamb, including work on the Ovaltine factor, he moved to Hamilton to work for Edgumbe, White and Leigh, which later became Leigh, de Lisle and Fraser.

He worked on a large number of projects in Hamilton including the AMP building, Winter Show Association, Waikato Motors, Hamilton Airport, University of Waikato buildings, the Founders Theatre and residential projects (including with his architect wife, Mary). Clients for his projects included the Bank of New Zealand and Hamilton City Council.

He was a member of the judging panel for the Christchurch Town Hall.

It is known that as preparation for the job of designing the Founders Theatre, he travelled to the UK and New York in 1958 to study modern theatre design, accompanied by his wife, Mary. The de Lisle's paid particular attention to the Belgrade Theatre in Coventry, which had opened in March 1958. The Belgrade was the first civic theatre built in Britain after WWII and de Lisle felt that 'it was the same sort of size that we wanted ... and it had all sorts of features that we were able to import'.

Both Aubrey and Mary were accomplished artists with exhibitions of their work with the Waikato Society of Arts and the New Zealand Academy. He was a winner of the Caltex Art Award. A number of his paintings record Hamilton's heritage buildings.



Above: Aubrey de Lisle with an original 1961 sketch for the Founders Theatre from <http://www.stuff.co.nz/waikato-times/news/77762586/Stage-challenged-Founders-founding-a-test-for-Hamilton>

<sup>5</sup> From

<http://natlib.govt.nz/records/35845868?search%5B%5D%5Bsubject%5D=de+Lisle%2C+Fraser%2C+Smith+and+Pickering+%28Firm%29&search%5Bpath%5D=items>

## 5. Shows and Events

Representative Artists and Events include:

### Artists

- Bic Runga
- The Wiggles
- Flight of the Conchords
- Hamilton County Blue Grass Band
- John Rowles
- Malvina Major
- Black & White Minstrels
- New Zealand Ballet
- NZBC National Orchestra
- Harry Secombe
- Basil Brush
- Alf Garnett
- Andy Stewart
- Roger Woodward
- Roger Whitaker
- Uri Geller
- Cilla Black
- Kris Kristofferson
- Fairport Convention
- Split Enz
- Billy Connolly
- Village People
- Glen Campbell
- Little River Band
- Joe Cocker
- Barrymore
- Donny & Marie Osmond
- Alexander Brothers & Jimmy Shand
- Irish Rovers
- Acker Bilk

- The Seekers
- Charley Pride
- Foster & Allen
- Vienna Boys Choir
- Band of the Irish Guards
- Glen Miller
- Stephane Grappelli
- Victor Borge
- Bruce Forsyth
- Rowan Atkinson

### Unusual events

- Stud Cattle sale
- The NZ Honda Squash Open finals (complete with glass court)
- Puppetry of the Penis
- New car launches by Toyota & BMW
- Kick boxing tournaments

### Annual Events

- School, Wintec & University graduations
- Bride of the Year
- Waikato Hospital Board Revue
- Fashion parades
- Dance school end of year recitals
- Indian Diwali Festivals
- Stage Challenge
- Rockquest
- Opera Season

## 6. Site Visit

A site visit to the building was made on the 1<sup>st</sup> July 2016. Observations from this are set out below:

### External

Externally, whilst extended and altered it is still possible to read the original form of the building.

- Whilst successfully integrated with the original box office/foyer area, the box office extension can be read as an individual element on the building.
- Viewing from the north it is possible to easily identify the original sections of the building and the extensions.
- Whilst the function/role of the original covered walkway from Tristram Street has altered and the construction of the restaurant/bar area has closed in part of the space that was originally around this, it remains in its original form and still includes the poster display boards.
- The pond and fountain also remain in good condition and in their original form although new paving has been laid around these.
- Both the western and eastern elevations of the building have altered significantly from as originally constructed as a result of the extension to the dock and to provide a new internal link from front of house to back of house (eastern side) and the extension to the dressing rooms (western side).
- The eastern extensions have taken the rear section of the building far closer to Tristram Street than as originally constructed.

### Foyer Area

A number of alterations have been made to the foyer area including the construction of the restaurant and bar area and the extension of the box office. Various other cosmetic alteration have also been made within this part of the building, including the covering of some panelling with gib board.

Both the Women's and Men's toilets retain most of their original fitting including mirrors and tiles.

However, despite the alterations it is still possible to clearly understand the original form and layout of this part of the Theatre.

### Auditorium

The auditorium remains broadly in its original form, although the seating has been replaced (with a limited area of the floor raised immediately adjacent to the Orchestra Pit) and various changes made to accommodate modern air handling and lighting requirements.

The broadcasting box remains.

Overall, it is still possible to easily read the original form of this area.

### Stage/Dock/Orchestra Pit

Whilst some updates have been made to equipment within the stage area, it remains broadly as built. However, some of the structure below the stage has been altered, with the introduction of steel beams under part of the stage allowing the creation of a store room accessed from the Orchestra Pit. This change is not readily apparent from above and it possible to still appreciate the original form of this area.

Apart from minor alterations, including provision for additional safety railings, the orchestra pit remains broadly unaltered.

The dock was extended in 2000/2001 to approximately double its original size. The overall design of this is such that it is possible to 'read' the original size and form of the dock area both internally and externally.

#### **Dressing Rooms and Green Room**

The original dressing rooms, behind the stage area and to the western side of this, and the Green Room remain reasonably original, with a number of the larger dressing rooms retaining their original mirrors etc. A number of these rooms retain their original radiators, windows etc.

The construction of the extension on the western side of the Green Room has required one of the original Green Room windows to be blocked.

Overall, it is easy to distinguish the original and new elements of this part of the building and so possible to understand the original form of the building.

## 7. Current Photographs of the Theatre



Above: View of the Theatre from the south, showing box office extension, pool and fountain and restaurant bar extension behind covered walkway (1/7/16)



Above: Theatre viewed from the north, showing dressing room extensions on right hand of photo and dock extension of left hand side of photo. Not sloping roofs over new sections of the building (1/7/16)

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Above: View from Tristram Street showing loading dock, dock extension, rear of stage area and dressing rooms and dressing room extensions (1/7/16)



Above: Tristram Street (east) elevation of building, illustrating external view of front of house/back of house link and extension to side of loading dock (1/7/16)



Above: View of building from the south, showing covered walkway added to the west side of the elevation of foyer towards car park



Above: South-western section of the auditorium. Note broadcasting box projecting from side of the auditorium



Above: Various views of the box office extension and the eastern elevation of the building (1/7/16)

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Above: Various views of western section of building, including (bottom row) side elevation of foyer area and also view of booking office extension (1/7/16)

## 8. Proposed Hamilton District Plan

Section 8-1.2 of the Proposed Hamilton District Plan includes a number of criteria for the assessment of historic buildings and structures.

These criteria address:

- a. Historic Qualities
- b. Physical/Aesthetic/Architectural Qualities
- c. Context or Group Qualities
- d. Technological Qualities
- e. Archaeological Qualities
- f. Cultural Qualities
- g. Scientific Qualities

A positive overall assessment against these criteria confirms that the building or structure meets the standards to be added to Schedule 8A of the PDP.

In addition, once the heritage values of the building or structure are understood, the building or structure is assigned a Plan Ranking which reflects its overall significance. The rankings for historic buildings and structures listed in Schedule 8A are:

**Plan Ranking A:**

Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to one or more of the criteria and are considered to be of outstanding or high heritage value locally, regionally or nationally.

**Plan Ranking B:**

Historic places of significant heritage value include those assessed as being of high or moderate value in relation to one or more of the heritage criteria and are considered to be of value locally or regionally.

Adding a building to the Schedule would require a Plan Change.

The Council recognise that the existing Schedule is not exhaustive and there may be buildings in the City which could meet the assessment criteria but have not yet been assessed.

This report assesses the Founders Theatre against the assessment criteria.

## 9. Assessment of the Hamilton Founders' Memorial Theatre

The Theatre is considered against each assessment criteria below:

### 8-1.2 Heritage Assessment Criteria

Criteria	Comment
<b>a. Historic Qualities</b>	<b>Moderate Significance</b>
<p>i. Associative value: The historic place has a direct association with or relationship to, a person, group, institution, event or activity that is of historical significance to Hamilton, the Waikato or New Zealand.</p>	<p>Outstanding: A person, group, institution, event or activity that is of great historical significance regionally or nationally is closely associated with the place</p> <p>High: A person, group, institution, event or activity that is of great historical significance locally, regionally or nationally is closely associated with the place</p> <p>Moderate: A person, group, institution, event or activity that is of historical significance to the local area, or region is associated with the place</p> <p>The theatre has a number of links to notable people within Hamilton/New Zealand, including Dr D Rogers, the Mayor who officially opened the theatre, Dame Hilda Ross in whose memory the pool and fountain were constructed and Prime Minister K J Holyoake who opened the pool and fountain.</p> <p>However, most notable is that it was designed by Aubrey de Lisle, who was a notable local architect who designed a number of other significant buildings in Hamilton and who was also a noteworthy artist who recorded many of Hamilton's heritage buildings.</p> <p>Moderate Significance.</p>
<p>ii. Historical pattern: The historic place is associated with important patterns of local, regional or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</p>	<p>High: Historic themes or patterns of national, regional or local importance are strongly represented by the place</p> <p>Moderate: Historic themes or patterns important to the local area or region are represented by the place</p> <p>The construction of the theatre was very significant, as it was the first theatre to be constructed in New Zealand for 50 years and at the time of opening was considered the be the most modern in New Zealand.</p> <p>The construction of the Theatre was representative of Hamilton's 'coming of age', being built in a decade when the population of the city grew from 42,000 to nearly 75,000 (from 1961 to 1971), a rate of</p>

		<p>growth not seen since that time.<sup>6</sup></p> <p>Moderate Significance</p>
<p><b>b. Physical /Aesthetic/Architectural Qualities</b></p>		<p><b>Moderate Significance</b></p>
<p>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>High: Notable local, regional or national example in terms of its aesthetic and architectural qualities, or rare or important surviving local, regional or national example of a building type associated with a significant activity</p> <p>Moderate: Good representative example locally or regionally in terms of its aesthetic and architectural qualities</p>	<p>The Theatre received an NZIA Award of Merit in 1964.</p> <p>The design/style of the theatre and its form of construction is representative of its period of construction; in particular the use of poured concrete.</p> <p>The placement of the building, as a pavilion in a park, allows the internal functions to be clearly read from the outside. Whilst the overall form of the building has altered by the addition of extensions, it remains a very easy to read building. Each of the front of house, auditorium, stage/dock and back of house/dressing room areas can still be read as a distinctive element in the building and the changes to each can be simply identified.</p> <p>Internally, many original fittings and features remain in the original sections of the building, although notably the seating has been replaced in the auditorium.</p> <p>Moderate Significance</p>
<p>ii. Designer or Builder: The architect, designer, engineer or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation,</p>	<p>High: Designer or builder whose achievements are of great importance to the history of the community, region or nation</p> <p>Moderate: Designer or builder whose achievements are of</p>	<p>The architect, Aubrey de Lisle, has played a significant role in the history of Hamilton and designed a number of important buildings.</p> <p>The builders, Hawkins Construction, have grown to</p>

<sup>6</sup> From [https://en.wikipedia.org/wiki/Hamilton,\\_New\\_Zealand](https://en.wikipedia.org/wiki/Hamilton,_New_Zealand), accessed 16/7/16

and the place enlarges understanding of their work.	considerable importance to the history of the community, region or nation	become a very significant player in the NZ market and have projects countrywide. Moderate Significance
iii. Rarity: The place or elements of it are unique, uncommon or rare at a local, regional or national level, or in relation to particular historic themes. (Research information explains why the place or elements of it are unique, uncommon or rare.)		The building remains the only theatre of this size in Hamilton and is also significant in that when built it was the first Theatre in New Zealand to have been built for live performances for 50 years. It therefore has national as well as local significance. High Significance
iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.	High: The place retains significant features from the time of its construction with limited change, or changes made are associated with significant phases in the history of the place  Moderate: The place retains significant features from the time of its construction, and modifications and alterations made are not associated with significant phases in the history of the place	Whilst alterations have been made to the building and extensions added, these have each only been added for a functional reason which has at each stage enabled the building to better provide for the needs of performers, other clients and the public.  Alteration of the building has therefore been kept to a minimum and as a result the building retains many of its original features and fittings. For instance, the Women's and Men's toilets remain virtually unaltered, some of the dressing rooms remain in almost their original form and items such as windows and doors have not been unnecessarily replaced and in some cases have been reused in the extensions. Moderate Significance
<b>c. Context or Group Qualities</b>		<b>Some Significance</b>
i. Setting: The physical and visual character of the site or setting is of importance to the	High/Moderate: The place remains on its original site, the physical and visual character of the setting reinforce an	As set out above, whilst the location of the theatre in a park setting enables visitors to read the function of each part

<p>value of the place and extends its significance.</p>	<p>understanding of the heritage values and historic development of the place, and built or natural features within the setting are original or relate to significant periods in the historic development of the place</p> <p>Low: The place has been relocated, but its new setting is compatible with heritage values</p>	<p>of the building, it also means that parts of the building which would normally not be visible do have a direct relationship with the surrounding park and streets.</p> <p>The extensions to the dock and dressing room areas have attempted to create attractive elevations, however notwithstanding this much of the building fails to have a positive relationship with its surroundings. In particular, the west, north and east elevations of the back of house areas (including dressing rooms and dock) and the auditorium do not present interesting elevations and contribute very little to the area surrounding them.</p> <p>No Significance</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>High: The historic place is a conspicuous, recognisable and memorable landmark in the city</p> <p>Moderate: The historic place is a conspicuous, familiar and recognisable landmark in the context of the streetscape or neighbourhood</p>	<p>By reason of its overall size and location within a park area, which is in turn surrounded by roads, the theatre is an important visual landmark.</p> <p>Moderate Significance</p>
<p>iii. Continuity</p>	<p>High: The historic place makes a notable contribution to the continuity or character of the street, neighbourhood, area or landscape</p> <p>Moderate: The historic place makes a moderate contribution to the continuity or character of the street, neighbourhood, area or landscape</p>	<p>As the theatre sits as a pavilion in a park and presents an almost blank elevation for much of its Tristram Street frontage, it does not contribute to the continuity of the street, neighbourhood, area or landscape.</p> <p>No Significance.</p>

<p>iv. The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>High: The historic place makes a very important contribution to the collective values of a group or collection of places</p> <p>Moderate: The historic places contribute to the collective values of a group</p>	<p>Due to its location as a pavilion in a park, the theatre does not form a group with other buildings.</p> <p>As indicated above, due to its design it also does not relate well to the surrounding park, and as a result does not form a cohesive place with that either.</p> <p>No Significance</p>
<p><b>d. Technological Qualities</b></p>		<p><b>No Significance</b></p>
<p>i. The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</p>	<p>High: Regionally or nationally important example</p> <p>Moderate/Considerable: Locally important example</p>	<p>The building is typical of its period and does not demonstrate technological innovation.</p> <p>No Significance</p>
<p><b>e. Archaeological Qualities</b></p>		<p><b>No Significance</b></p>
<p>i. The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</p>		<p>The building was not constructed until 1962. It would therefore not in itself contribute to the knowledge of earlier human occupation etc.</p> <p>No Significance</p>
<p>ii. The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</p>		<p>The building is not on the Heritage New Zealand list or an archaeological site.</p> <p>No Significance.</p>
<p><b>f. Cultural Qualities</b></p>		<p><b>High Significance</b></p>

<p>i. The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</p> <p>(Research information explains how the place is a focus for cultural sentiment, is held in public esteem, contributes to identity or continuity, has symbolic or commemorative value or has interpretive potential.)</p>	<p>The theatre has been at the heart of cultural activities in Hamilton for over 50 years. It is somewhere which a significant number of residents would have visited and would have fond memories of.</p> <p>It has provided for civic activities and events. A significant number of New Zealand and overseas performers and shows have been accommodated by the theatre.</p> <p>Articles from the Waikato Times, included above and in Appendix B and C illustrate the high esteem that the Theatre is held in.</p> <p>The Theatre, and research associated with its design, adaption and use can provide significant evidence to increase understanding of past lifestyles or events.</p> <p>High Significance</p>
<p><b>g. Scientific Qualities</b></p>	<p><b>No Significance</b></p>
<p>i. The potential for the historic place to contribute information about a historic figure, event, phase or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality or representativeness of the data involved.</p> <p>The potential for the place to contribute further information that may provide knowledge of New Zealand history.</p>	<p>No Significance</p>

## 10. Historic Heritage Assessment Summary and Recommendation

It is not necessary for a building or structure to exhibit significance under all assessment criteria to be considered to have such overall significance that it meets the criteria to be scheduled in the PDP. In this case, whilst it has been established that the Founders Theatre has no context/group, technological, archaeological or scientific significance, it is clear from the evaluation that it is an important building which has historic, physical/aesthetic/architectural and cultural significance.

When viewed as a whole it is clear that the building does have heritage significance and is worthy of Plan Ranking B.

Criteria	Significance
Historic Qualities	Moderate Significance
Physical/Aesthetic/Architectural Qualities	Moderate Significance
Context or Group Qualities	Some Significance
Technological Qualities	No Significance
Archaeological Qualities	No Significance
Cultural Qualities	High Significance
Scientific Qualities	No Significance
<b>Overall Significance</b>	<b>Moderate Significance</b> <b>Worthy of Plan Ranking B</b>

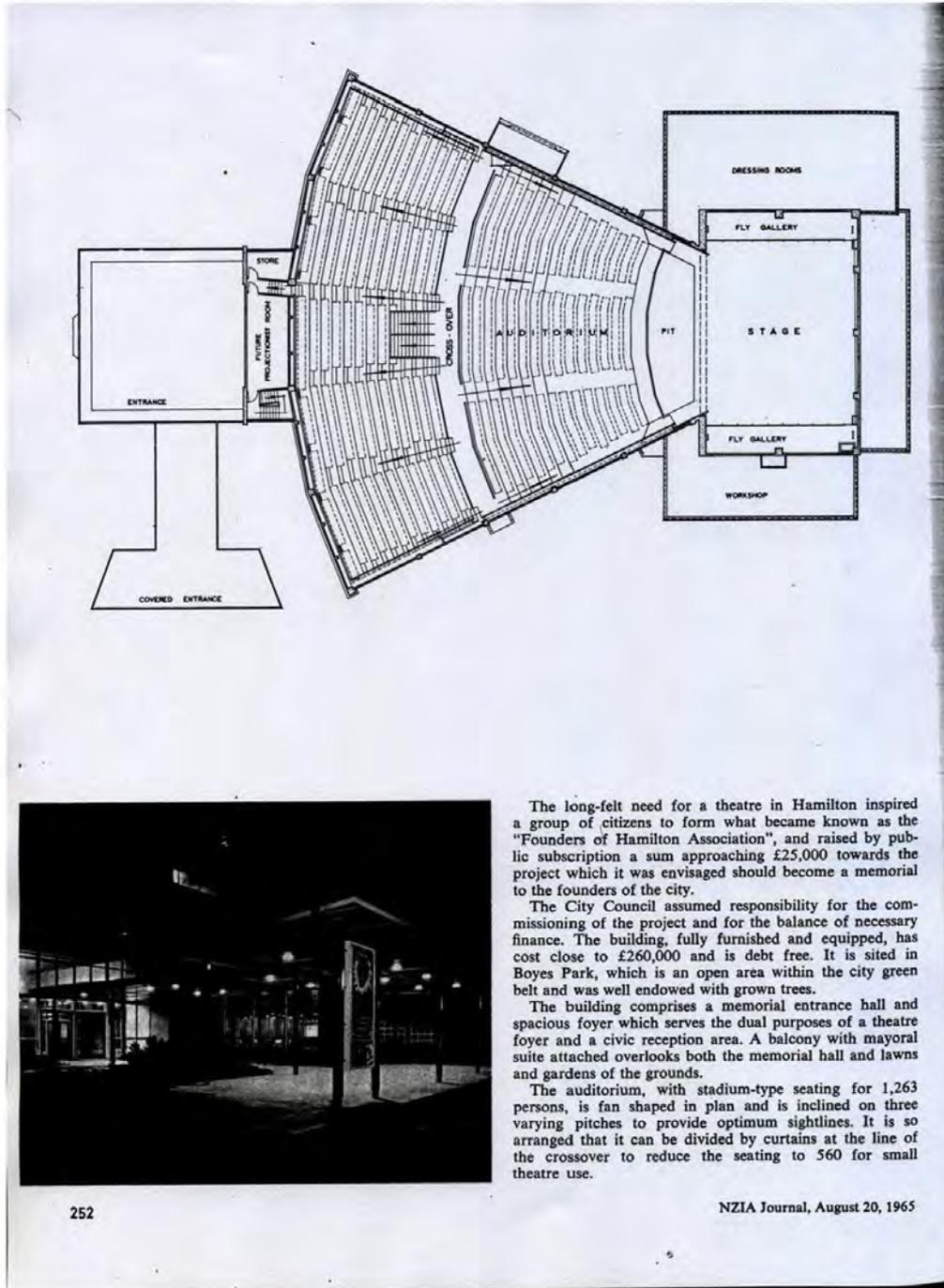
## 11. Overall Conclusion and Recommendations

Following a site visit to the Founders Theatre and having undertaken research into the building, it is concluded that overall the Theatre, including the pool and fountain, have heritage significance and is worthy of Plan Ranking B.



Richard Knott MRTPI IHBC IHE  
 Director, Richard Knott Limited  
 17<sup>th</sup> July 2016





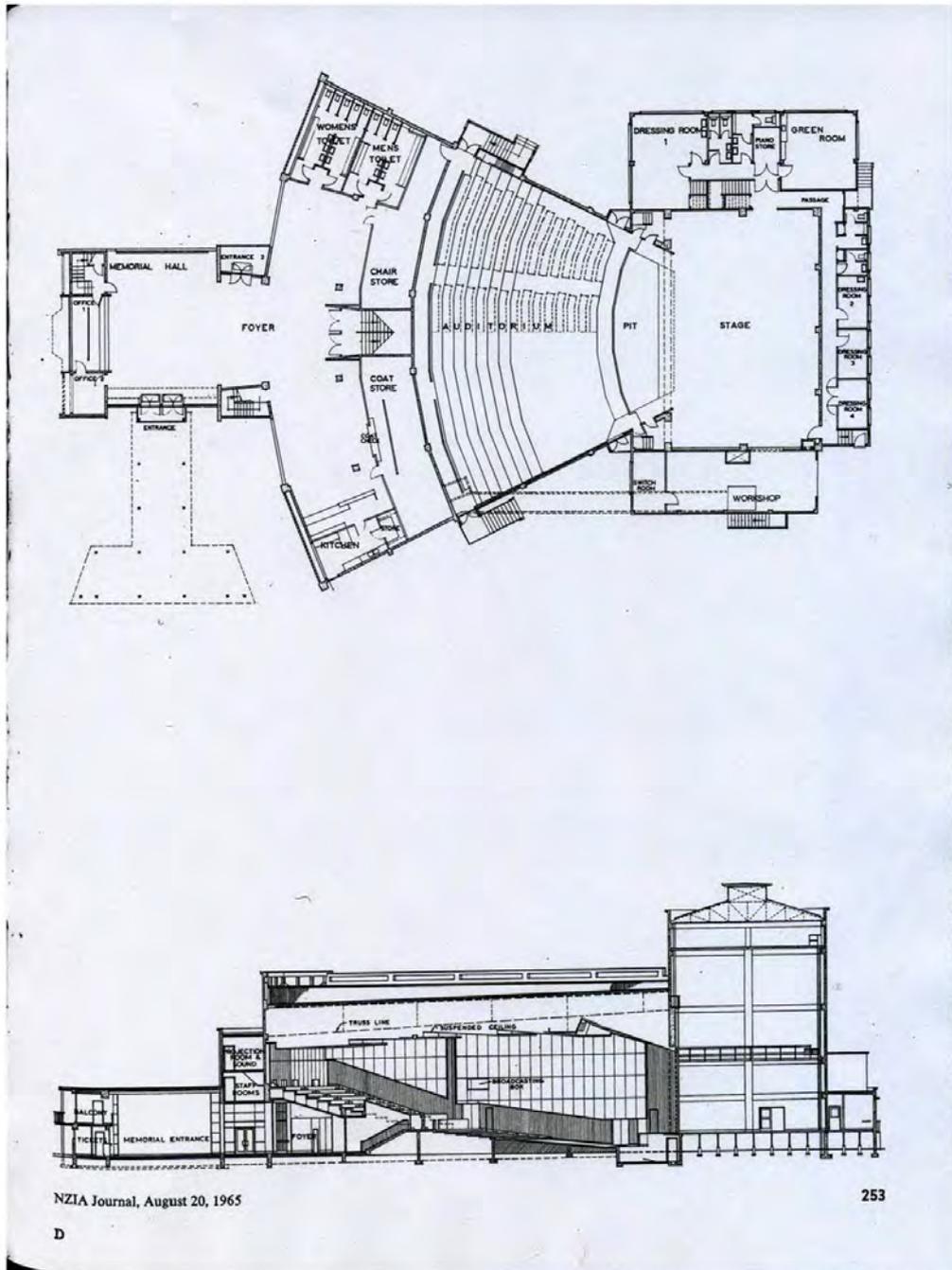
The long-felt need for a theatre in Hamilton inspired a group of citizens to form what became known as the "Founders of Hamilton Association", and raised by public subscription a sum approaching £25,000 towards the project which it was envisaged should become a memorial to the founders of the city.

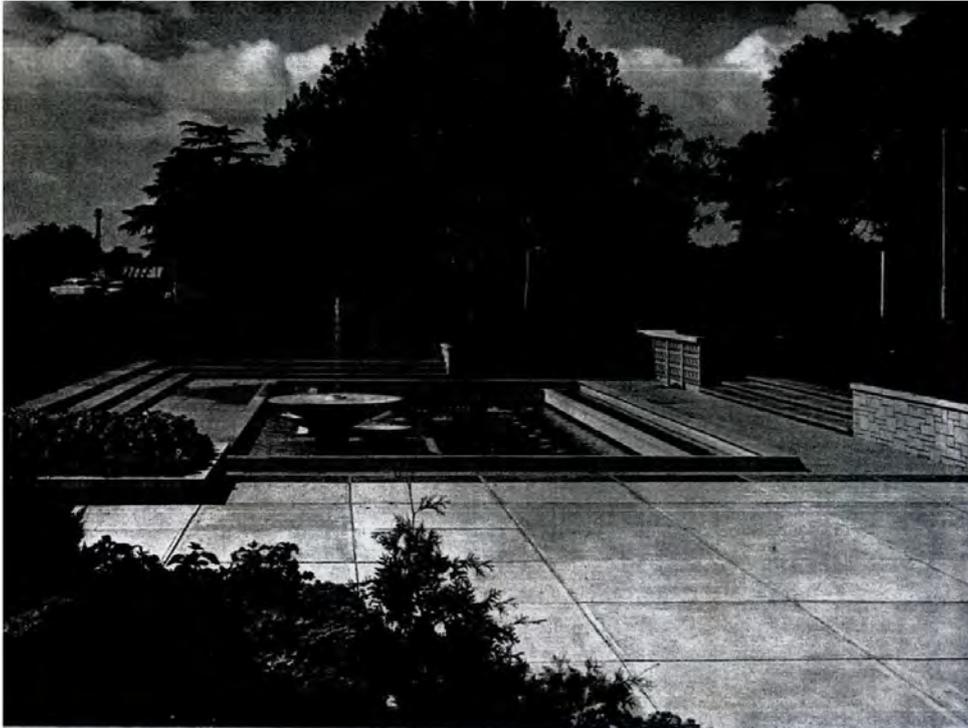
The City Council assumed responsibility for the commissioning of the project and for the balance of necessary finance. The building, fully furnished and equipped, has cost close to £260,000 and is debt free. It is sited in Boyes Park, which is an open area within the city green belt and was well endowed with grown trees.

The building comprises a memorial entrance hall and spacious foyer which serves the dual purposes of a theatre foyer and a civic reception area. A balcony with mayoral suite attached overlooks both the memorial hall and lawns and gardens of the grounds.

The auditorium, with stadium-type seating for 1,263 persons, is fan shaped in plan and is inclined on three varying pitches to provide optimum sightlines. It is so arranged that it can be divided by curtains at the line of the crossover to reduce the seating to 560 for small theatre use.

NZIA Journal, August 20, 1965





*Dame Hilda Ross Memorial Fountain. View from the covered entrance to the Founders Theatre.*

Close to and to the left of the covered entrance to the theatre is a sunken fountain and pool. This was not part of the theatre project but was commissioned as a memorial to the late Dame Hilda Ross.

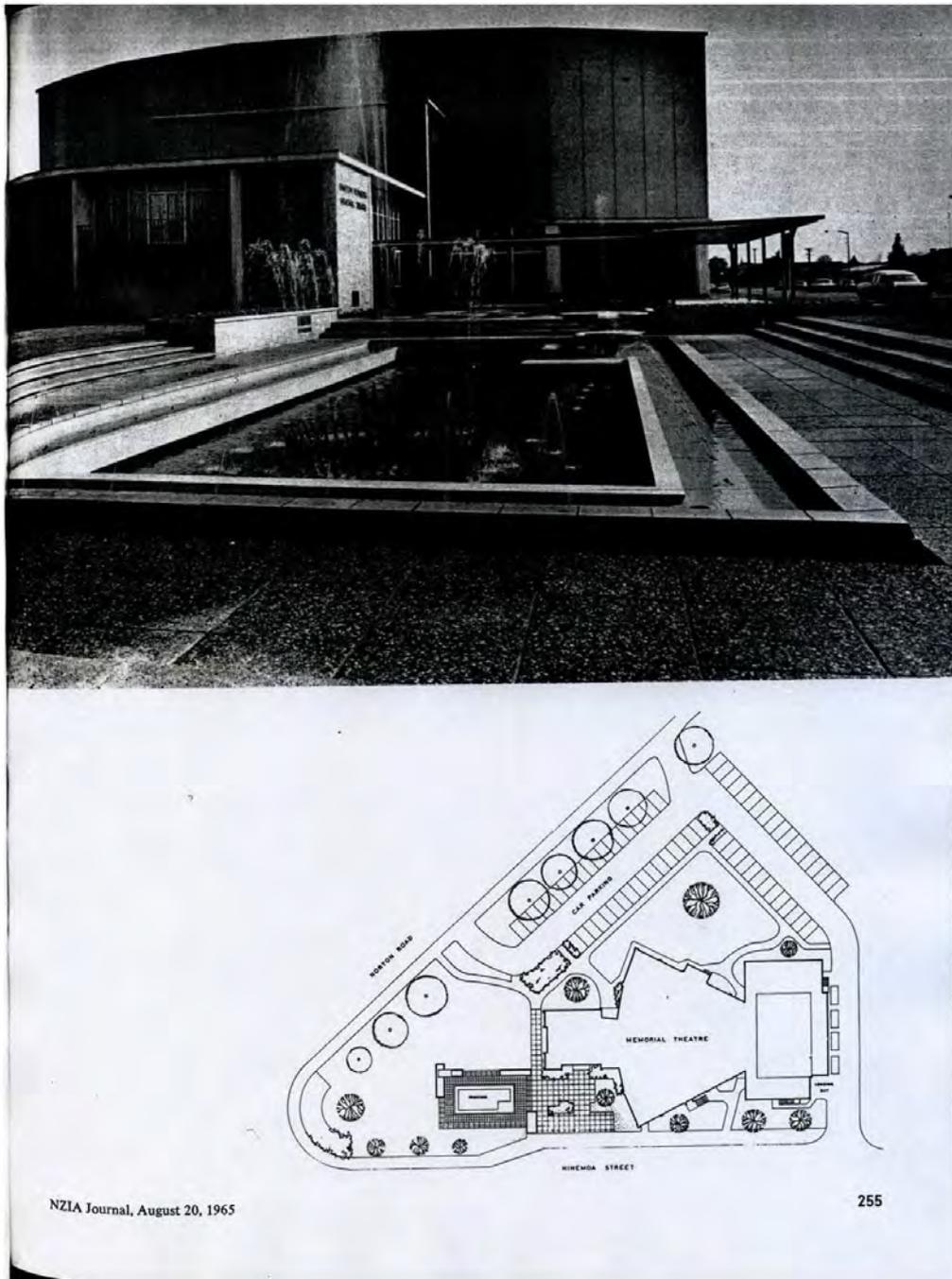
The fountain has a static pattern of jets, the centre piece forming a cluster of vertical fall over a wrought iron basket form—remote from this centrepiece and in one corner of the main pool are a group of cascade saucers of varying size.

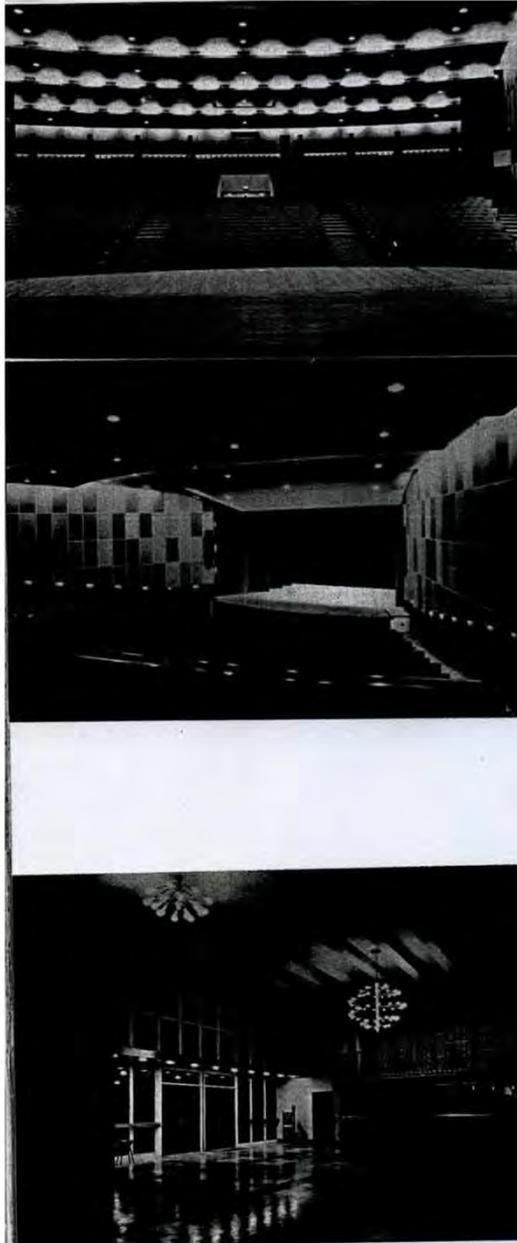
The floor of the two-level pool is tiled with blue tiles, the steps and paving are of exposed aggregate slabs and curbs, and flower boxes are of wrought and rough hewn Hinuera stone.

The memorial tablet was unveiled in November 1963.

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NZIA Journal, August 20, 1965





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The workshop and scenery dock opens directly to the stage and service driveway, the floor being at lorry deck height.

The foyer and auditorium are served with filtered air heated in cold periods—dressing rooms are heated with conventional hot water radiators.

A heat and humidity controlled piano store with close access to the stage houses the grand and upright pianos.

Construction is generally of reinforced concrete with structural steel roof framing sheathed with G.P.M. over the auditorium and stage and precast prestressed beam units over the memorial entrance.

The exterior finish is plaster finished with "Gunac"—white and two shades of green harmonising with the park background.

The interior of the memorial entrance and foyer has plastered walls, some textured, some painted, and in the foyer, under the auditorium, finished with a mahogany board and fillet dado. The ceilings are sprayed acoustic asbestos.

Acoustics have been successfully designed to be almost identical in character under either condition.

The stage has a proscenium 42 feet wide by 22 feet high at curtain line, in front of which is a mechanically operated stage apron almost full width of the proscenium and some 12 feet wide. This apron has a rise of eight feet from orchestra pit level to stage and can be held at any desired level between. The orchestra pit was designed to accommodate an orchestra of 40 players and in fact a larger number has played in it without discomfort.

The stage is 65 feet wide, 43 feet deep and has a height of 51 feet from the level stage floor to the scenery grid. It is fully equipped with a scenery suspension system operated from fly galleries 20 feet above stage level.

A 58-circuit saturable reactor type lighting system controls stage lighting, and the console for this and the remote controlled front of house spot bank is controlled from a platform immediately above the prompt desk.

Facilities for performers and artists include a green room, three large dressing rooms which can be divided by curtains into six smaller self contained units, three principals' dressing rooms and toilet facilities, including hot showers.

The auditorium has side walls covered to a height of seven feet with a mahogany board and fillet dado, and above and overhanging the dado with fibrous plaster and acoustic ply panels painted in varying tones of one colour. The ceiling, which is stepped to give the necessary acoustic reflection and to provide concealed lighting, is a plain fibrous plaster painted.

The theatre is equipped with an intercommunication system controlled from the prompt desk and connected to all dressing rooms and all services control points.

It is also provided with an extensive public address system with multiple microphone outlets, a hard of hearing induction loop, record players and tape recording and playback machine, the whole coupled for full stereophonic reproduction from the two main speaker columns sited either side of the proscenium.

The N.Z. Broadcasting Corporation have installed their own recording and broadcasting installation, and this is controlled from a broadcasting box situated on one side of the auditorium and reserved exclusively for their use.

Construction of the building commenced in March 1961, and the theatre was officially opened in November 1963.

NZIA Journal, August 20, 1965

Appendix B: Additional Articles from the Waikato Times

# Work On Founders' Memorial Hall Has Commenced

The construction of Hamilton's £242,568 Founders' Memorial Hall at Boyes Park was commenced this week. It is expected the undertaking will be completed and ready for use in approximately 18 months' time.

With a seating capacity of 1250, the building will be one of the finest and most modern of its kind in New Zealand. The handsome construction, when completed, will be one of the city's most valuable assets.

Heavy machines levelled the site for the hall early this week and preparations are being made to allow work on the foundations to be started.

Material which will be used in the hall is in the process of being transported to the area and already stacks of timber are rising on the site. Work this week has mainly been confined to setting up equipment and sheds for the builders.

An electricity supply was connected today and when all preliminary work is completed it is expected the hall will rise rapidly.

### Ideally Situated

Conditions favour speedy work. The hall is ideally situated on a near-perfect site which requires little preparation before the major work is commenced.

Weather conditions, too, have favoured workmen. However, even if wet and adverse weather is encountered during the course of the building's erection, it is not anticipated that any delays will be met.

Scores of children have been greatly impressed with the work, and today many were to be seen scrambling over large mounds of earth heaped on the site.

The hall will face the apex of Norton Road and Hinemoa Street and will have a most imposing appearance.

### CENTRE OF CITY

Situated geographically in the centre of the city, the hall will also be favoured with attractive park-like surroundings.

In every way the hall will be of the most modern design.

When completed the hall will see the end of many years' endeavour to provide the city with a civic centre, an asset lacking for some considerable time.

endeavour to provide the city with a civic centre, an asset lacking for some considerable time.

In 1954 and early 1955 considerable discussion took place between the executive of the Founders of Hamilton Association and the Hamilton City Council with regard to a founders' hall.

Arising from these discussions and a decision of the council, the city architects were instructed to prepare plans for a suitable building.

The executive of the Founders' Hall Association undertook to raise by public subscription some £25,000 towards the cost of erecting a hall at Boyes Park.

### INCREASED CAPACITY

During the course of investigation into the scheme it was decided to increase the seating of the hall from an original 850 to 1250. This naturally involved considerably more expense.

A loan for the extra cost involved was sanctioned in 1958 and since that time, to the present day, every endeavour to complete the adventurous project has been made.

Above: Waikato Times, 18<sup>th</sup> February 1961

Heritage Assessment, Hamilton Founders Memorial Theatre

Richard Knott Limited

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☆ OF STAGE, SCREEN, ART AND MUSIC ☆

### Major Cultural Groups Will Present Opening Concert At Founders Memorial Theatre

The first concert to be presented in the Founders Memorial Theatre, Hamilton, is to be held as a grand commemoration concert on Saturday, November 17. This is the day on which the theatre will be officially opened.

More than 300 artists representing all the major cultural groups in the city will participate in the varied programme.

The artists and associates are giving their services free and the net proceeds will be handed to the City Council for additional amenities.

As no provision can be made to accommodate the artists in the theatre they will be transported by bus from central assembly points. Following their appearance, they are to be taken to the Royal Hotel, Hamilton, East where they will be entertained.

Seats for the concert are being allocated on a strict system of priorities. No complimentary seats will be allocated and those entitled to seats will pay £1 in each for them.

**Souvenir Programmes**

Souvenir programmes photographed by His Worship the Mayor, Dr Denis Rogers, will be presented to each member of the audience.

About 2500 residents, centred on the Founders Association, all of whom are now entitled to make application for seats on a stipulated basis of two for each family or organisation. If all applied it would mean that there would be nearly 5000 requests for the 1250 seats in the new theatre.

It is felt by the association's executive that this problem will not arise as many of the contri-

butors are now dead or are residing in other districts.

Recognition for back and front stage organisation for the concert has been undertaken by the Waikato Public Relations Foundation.

**Coffee At Interval**

Coffee will be available at the interval and it is felt that the function will provide not only a gala concert and social occasion but also an historical event in the cultural life of the city.

The theatre is the most modern and efficient to be built in the Southern Hemisphere during the past 25 years. It has already been praised by visiting overseas artists who have inspected its facilities.

Members of the executive committee of the Founders of Hamilton Association who have been responsible for the arrangements for the concert are Mr. H. Innes (chairman), Mrs. Ian Stuart, Mrs. Clive Henry, Canon Paul Serget, Mr. R. B. Seacroft, Mr. A. Gordon, Mr. A. E. McCracken and Mr. J. C. Pellock.



INSPECTING THE PROGRAMME for the commemoration concert at Founders Hall. Left to right, Mr A. E. Cope (stage manager), Mr Haswell Paine (programme organiser), Mr J. R. Day (Hamilton's Public Relations Officer and organiser of back and front stage services) and Mr H. H. Innes (chairman of the executive committee of the Founders of Hamilton association). (Times Photo)

Above: Waikato Times, 2<sup>nd</sup> November 1962

## Founders Hall Gala Concert

**OPENING FANFARE:** Trumpeters of the Hamilton Citizens' Band.

**NATIONAL ANTHEM:** Civic Choir and Civic Orchestra.

**HAMILTON CIVIC ORCHESTRA:** Conductor: P. de Rose  
Acting-Leader: F. E. Le Vaillant  
Overture: Wagner's Cavalleria Rusticana  
Concerto: A major, K. 415, Mozart. Soloist: Jennifer Pearce, L.R.S.M.

**HAMILTON CITIZENS' BAND:** Conductor: A. D. Bissett  
March: 'Punchinello' - Rimmer  
Prelude, 1st Act 'La Traviata' - Verdi  
Polonaise, Opus 40 No. 1 - Chopin

**HAMILTON CIVIC CHOIR:** Conductor: H. E. Schofield  
Leader of the orchestra: Gordon Kerby.  
Soloist: Mrs. Colleen Potter.  
(a) Oratorio 'Jesuona', composed by Moussorgsky.  
(b) 'Committed with the Orpheus Chorus'.  
Recitative: In splendour bright.  
Chorus: The Heavens are Telling from Haydn's 'Creation'.

INTERVAL

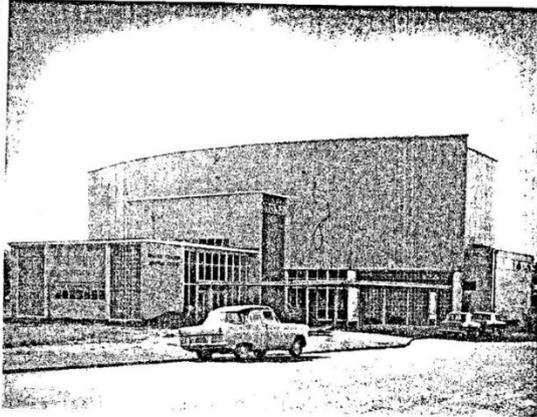
**HAMILTON STRING PLAYERS:** Conductor: Richard Lawson  
Leader: Gordon Kerby  
Simple Symphony, Benjamin Britten (1913).  
In four movements. Bustiana Bruttore: Playful  
Pizzicato: Sentimental Saraband; Frolicsome Finale.

**TE RAU AROHA CONCERT PARTY:** Presented by Rev. Canon W. T. Huata.  
MAORI CEREMONIAL WELCOME.  
(a) Powhiri  
(b) Taaha Display  
(c) Maori Chant and Games  
(d) Poi  
(e) Action Song  
(f) Haka

**WAIKATO SCOTTISH COUNTRY DANCE ASSN.:** Present:  
(a) Montgomerie's Rant—reel  
(b) Robertson's Rant—strathspey  
(c) Nairn's Wedding—reel  
(d) New Scotland—strathspey

**HAMILTON OPERATIC SOCIETY:** Selections from Musical Comedies.  
'Music In The Air' - Kerns & Hammerstein  
'Oklahoma' - Rogers & Hammerstein  
Conductor: Mr. G. Orange  
Pianist: Mrs. W. Roberts

## A JOB WELL DONE



THE FOUNDERS MEMORIAL THEATRE rises impressively from its Bayes Park site. The park, formerly a sportsground, will in future be Hamilton's cultural centre.

### Only One Complaint

The Founders Theatre appeared "very satisfactory" and would undoubtedly attract large companies from overseas, according to Mr H. E. Schofield, the Hamilton Civic Choir conductor.

Mr Schofield was a member of the commission appointed to site evidence on the desirability of a town hall or a theatre.

"I think those who gave evidence will find the theatre very satisfactory," said Mr Schofield.

#### Suitable

He said the general fittings and conveniences were very suitable. Mr Schofield also praised the layout of the theatre.

"It provides adequate visibility and adequate hearing. The conductor had one complaint.

"It is a bit disappointed no provision was made for a rostrum platform for choral work. I hope this will be included in the next stage," he said.



### Did You Know?

The Founders Theatre incorporates many interesting statistics. Did you know that—

The theatre's total area is 26,380 square feet.

The auditorium takes up 9800 sq ft; the stage block 8260 sq ft; the foyer and entrance hall 5980.

The total seating is 1763.

Specially-designed curtains can divide the auditorium into an intimate 300-seat theatre or a 670-seat theatre.

The stage is 82ft wide and 43ft deep.

The proscenium can be varied in width from the normal 20ft to 42ft.

The orchestra pit below the auditorium floor can accommodate 48 players.

The orchestra pit can be raised the stage.

to stage level to give an extra 12ft in stage depth.

This rising floor can be locked at auditorium floor level providing seating for an additional 700 persons.

The modern stage lighting includes a remote control board capable of controlling 48 circuits.

The size of the stage compares favourably with the majority of 50 London theatres.

The total weight of the building is 4000 tons.

A total of 2150 yards of concrete was used in its construction.

There are 120 tons of steel in the walls and floor, 40 tons in the structural steel trusses over the auditorium and 140 tons in the trusses and grid floor over the stage.

### Mayor's Message

Commenting on the Founders Memorial Theatre project, the Mayor of Hamilton, Dr Denis Rogers, said:

"In one of his fine speeches on the Arts, Lord Cobham quoted as follows from Daniel Burnham, an American architect.

"Make no little plans. They have no magic to stir men's blood and probably themselves will not be realized. Make big plans; aim high in hope and work remembering that a noble, logical diagnosis once recorded will never die but long after we are gone will be a living thing asserting itself with ever-growing insistency.

"Remember that our sons and grandsons are going to do things that would stagger us. Let your watchword be order and your beacon be beauty."

"This truly wonderful and beautiful Founders Memorial Theatre is to me an expression of our faith in the city of Hamilton, of our faith in those cultural aspects of life which have stood the test of time, and of faith in ourselves by showing this very real sense of community purpose," said Dr Rogers.

"The whole concept of this theatre is ideal big thinking for a small city and I am sure that it will not only serve the community well for generations to come but that it will give great momentum for a cultural and spiritual advance into the new world which lies ahead of us all," he concluded.

Above: Waikato Times, 16<sup>th</sup> November 1962

Heritage Assessment, Hamilton Founders Memorial Theatre

Richard Knott Limited

| Urban Design | Masterplanning | Built Heritage | Town Planning |

## Founders Theatre Dream Realised

Realisation of a dream of many years, the Hamilton Founders Theatre will be opened tomorrow. It will be a fitting memorial to the founders of the city of Hamilton who, while primarily occupied with the establishment of the necessities for the development of a new community life, yet aspired to the creation of the facilities for cultural progress which they knew would follow.

That they owed a debt of gratitude to the founders of the city was promptly recognised by large numbers of citizens when the vision of a home for cultural activities was placed before them. The consequence was that a large sum of money was subscribed. This was supplemented by funds from the realisation of civic assets, with the result that the magnificent building, fully equipped, can be presented to the city free of debt.

Not only is this feat probably unique in New Zealand, but it is claimed that the building of the Founders Theatre is the most significant development of its kind in the southern hemisphere in recent years. Wide investigations were made to ensure that in design and equipment the theatre would offer the best available in acoustics and audience comfort and the best possible equipment for the presentation of theatrical performances.

Over many years the arts of the theatre have been studied and practised by enthusiastic groups in Hamilton. Always they have laboured under some degree of diffi-

culty in finding suitable accommodation for the presentation of their efforts. The same handicap has been experienced by visiting and travelling companies requiring extensive stage room. It is believed that a happy solution now has been found.

Some years ago when the building of a "founders hall" became practicable, the question was whether it should be of small, medium or large proportions. Almost it was agreed that the memorial should be a small "intimate" theatre accommodating say 600 people. Fortunately, wiser counsels prevailed. The theatre therefore will provide 1250 seats and a large stage which will accommodate any kind of performance.

But if small groups wish to present less ambitious performances, the auditorium can be divided according to requirements, giving the "intimate" effect originally envisaged. Therefore, the advocates of the small, the medium and the larger theatre all will have cause for satisfaction, although of course the cost has been greater.

While serving as a memorial to the people largely responsible for the founding and development of the city of Hamilton, the theatre undoubtedly will give a great fillip to the development of the theatrical arts in the province. It will also serve as a dignified meeting place for the reception of notable visitors and for other civic occasions. Hamilton people owe thanks to those who persevered with the onerous task of bringing this great civic asset into being.

Above: Waikato Times, 16<sup>th</sup> November 1962

# Founders' Theatre An Example Of Teamwork

Occasionally one reads of a group of civic-minded people combining to do a job for the good of their community. These acts are both rewarding and satisfying to all connected with the project.

The Hamilton Founders' Memorial Theatre which will be officially opened tomorrow, is the result of such a display of community spirit. It is a £250,000 monument to the foresight, enthusiasm and generosity of the Waikato people.

In future years users of the theatre will look back to 1962 as a time when a nine-year civic plan successfully reached fruition.

The huge building rising majestically from its Boyes Park site will remain a fitting tribute to the splendid effort of a community-minded city.

The first step towards the theatre was taken in 1953 with the formation of the Founders' Memorial Association.

The association realised that a town hall or a theatre was a necessity in a city the size of Hamilton.

After extensive inquiries an alternative committee decided that a theatre would be more than a town hall.

For two years the association conducted a far-reaching campaign. The campaign was so successful that the appeal raised all records for money coming in the city.

The £25,000 total was four times greater than any previous attempt in the history of Hamilton.

Backed by such a spontaneous outpouring of interest in things of the city, the Founders' Association approached the city council with £25,000 in one hand and a plan for a community theatre in the other.

Generosity The council not only fell in with the scheme, it decided to raise the additional finance.

The council generously made the project possible.

To the £25,000 public donation was added money privately held from the sale of the old Town Hall from the Civic Theatre.

The rearrangement of council properties and the utilisation of reserve funds enabled the hall to be completed.

No Government assistance was required.

## In The Beginning . . .

### An Ambitious Plan Launched Nine Years Ago

The Founders' Theatre will open tomorrow completely free of debt. Every item will have been paid for and the whole project financed solely by firms trading in Hamilton, and the citizens of the Waikato in general by either direct or indirect contribution.

The Founders' Association to set up the theatre project, Mr. Jones said a committee of inquiry was set up in 1953.

The committee, headed by Mr. Jones, was first formed by an association formed in 1953.

The association, supported by the Founders' Memorial Association, received strong support from the Waikato people.

Mr. Jones became chairman and organiser of the project in 1953. He has since been the driving force behind the plan through to fruition.

For the next two years the association campaigned for public subscription.

The city council was able to find all the additional money by the rearrangement of properties and by money previously held in the City Theatre.

The final cost of the theatre would be about £250,000, said Mr. Jones.

To ensure such a large sum of money was spent wisely, the city council set up a special committee to the United States and the United Kingdom for a detailed study of modern theatre construction.

The theatre here has been well thought out in the most modern and efficient in the Southern Hemisphere, said Mr. Jones.

At the end of the two-year campaign the association had secured £25,000 solely from the city of Hamilton.

The total was four times greater than any other public appeal in the history of Hamilton.

We first approached the city council, which approved the proposal. It was agreed that all funds be paid to the council and would remain uncommitted.

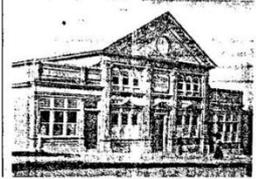
During the campaign it was obvious to everyone that to be made a reality the city required a town hall or a theatre, said Mr. Jones.

The council requested the



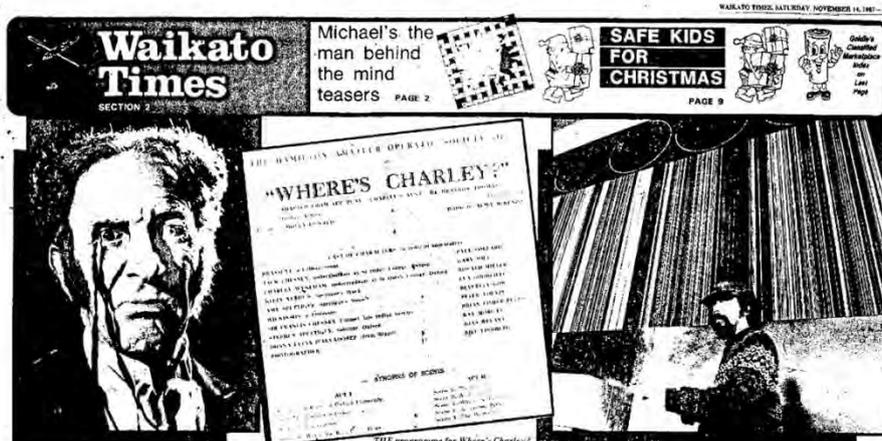
Mr. H. H. JONES

THIS IS HAMILTON'S original town hall. Now the Civic Theatre, Victoria Street, the building was obtained by the late Prime Minister, the Rt. Hon. E. M. Schreyer, in 1965. Finance from the sale of the old town hall aided the fund for the Founders' Theatre. The photograph was sent in by A. S. Midgwich, of 17 Iron Street, Hamilton, who attended the opening.



Above: Waikato Times, 16th November 1962

Appendix C: 25<sup>th</sup> Anniversary Feature from the Waikato Times



RAY MORGAN played an Oxford solicitor in *Where's Charley?* the premiere production in Hamilton's Founders Theatre. ARTIST Ralph Hore with the controversial Founders Theatre mural he completed for the Hamilton City Council in 1973.

Today Hamilton theatregoers take the Founders Theatre for granted, but in 1962 it was new and innovative and exciting. The theatre celebrates its 25th birthday next Tuesday with a gala variety concert and party. Reporter SHENAGH GLEESON looks at the theatre's colourful history.

# FOUNDERS A STAGE OF HISTORY



HAMILTON architect Aubrey de Lisle with the 1961 sketch outlining the Founders Theatre, which was completed a year later.

**I**N 1962, when it opened, the theatre was a bold and innovative venture. It was the first of its kind in the city, and it was a bold and innovative venture. It was the first of its kind in the city, and it was a bold and innovative venture.

There were many challenges. The building was a bold and innovative venture. It was the first of its kind in the city, and it was a bold and innovative venture. It was the first of its kind in the city, and it was a bold and innovative venture.

The building was a bold and innovative venture. It was the first of its kind in the city, and it was a bold and innovative venture. It was the first of its kind in the city, and it was a bold and innovative venture.

There was a great deal of controversy. The building was a bold and innovative venture. It was the first of its kind in the city, and it was a bold and innovative venture. It was the first of its kind in the city, and it was a bold and innovative venture.

## ... and the band plays on

The band plays on. The building was a bold and innovative venture. It was the first of its kind in the city, and it was a bold and innovative venture. It was the first of its kind in the city, and it was a bold and innovative venture.

The band plays on. The building was a bold and innovative venture. It was the first of its kind in the city, and it was a bold and innovative venture. It was the first of its kind in the city, and it was a bold and innovative venture.

The band plays on. The building was a bold and innovative venture. It was the first of its kind in the city, and it was a bold and innovative venture. It was the first of its kind in the city, and it was a bold and innovative venture.

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Urban Design – Masterplanning – Built Heritage – Town Planning

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Heritage Assessment, Hamilton Founders Memorial Theatre

Richard Knott Limited  
| Urban Design | Masterplanning | Built Heritage | Town Planning |

# HOW YOU CAN HAVE YOUR SAY ON THE FUTURE OF FOUNDERS THEATRE



**You can give us feedback on the future of Founders Theatre from 6 May to 30 June. Here's how...**

**Short survey**

Have your say by completing a short survey. Access the survey using the QR code below or visit [hamilton.govt.nz/founders](http://hamilton.govt.nz/founders)

Hard copies can also be completed at the Council's Municipal Building in Garden Place.

**Submission form**

If you want to give us more feedback on your preference, you can also complete a submission form. You can do this online at [hamilton.govt.nz/founders](http://hamilton.govt.nz/founders) or complete a hard copy at the Council's Municipal Building in Garden Place.

**Verbal submission at the hearings**

You are also welcome to make a verbal submission at a hearings day on 7 July.

To register to make a verbal submission contact the Council on 07 838 6699 or register at [hamilton.govt.nz/founders](http://hamilton.govt.nz/founders)

**You may be called by an independent research company**

You could be one of 1600 people who get a phone call from our independent research company to ask for your feedback directly.

**Where you can find more information**

Founders Theatre developments will be updated over coming months on the Council's website at [hamilton.govt.nz/founders](http://hamilton.govt.nz/founders)

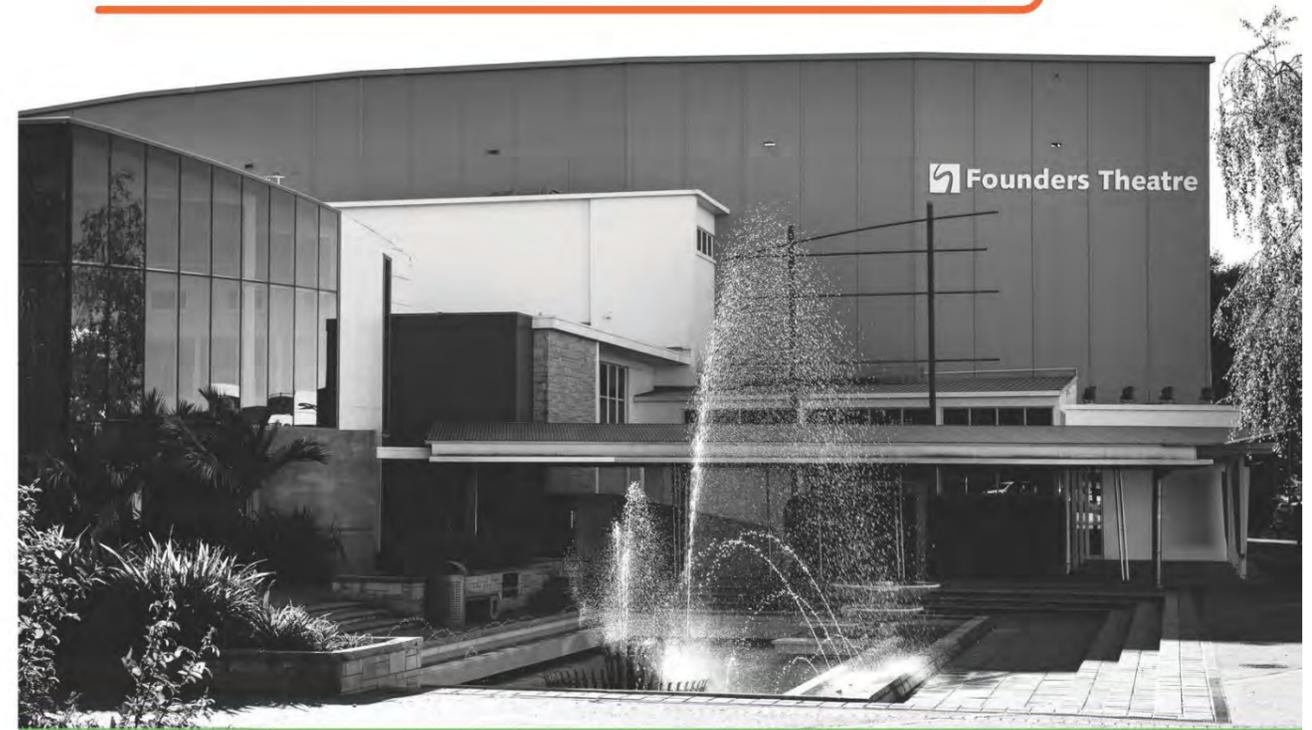


 [hamilton.govt.nz/founders](http://hamilton.govt.nz/founders)  
07 838 6699 | [info@hcc.govt.nz](mailto:info@hcc.govt.nz)

# FOUNDERS THEATRE WHAT SHOULD WE DO?



Statement of Proposal



 [hamilton.govt.nz/founders](http://hamilton.govt.nz/founders)  
07 838 6699 | [info@hcc.govt.nz](mailto:info@hcc.govt.nz)

 **Hamilton City Council**  
Te kaunihera o Kirikiriroa

Founders Theatre was closed in February 2016 after independent reports revealed health and safety concerns with its flying system and seismic strength (earthquake resistance).

The theatre is owned and operated by Hamilton City Council but attracts visitors from across the Waikato region.

Although the theatre has always been well-maintained, the flying system is old and wooden and at the end of its useful life. No amount of investment would extend its life further. As with any ageing building, when significant refurbishment is required, it is appropriate to consider other options for the theatre.

The theatre needs to be brought up to a standard that is expected by patrons and production companies and meets health and safety requirements.

This document explains the issues with Founders Theatre and the options available to the Council to address these. You can use this information to provide feedback to the Council.

Your feedback will be presented to the Council in July and will help the Mayor and Councillors make a decision on the future of Founders Theatre.

### THE ISSUES

#### The flying system

The original flying system - which hoists the fire curtain, lights and backdrops - is based on obsolete technology including hand-lines, wooden battens and hand-operated winches. It can no longer carry heavy loads for productions, which means stage sets and props cannot be used. It does not have an independent engineering certificate for load bearing weight because the load capacity limits are not known.

#### Seismic strength of the building

The current seismic strength is not certain, but it is likely to be less than the 33% required. A detailed seismic assessment of the theatre will be complete by July and will be considered by the Council.

#### The fire curtain

The flying system hoists and lowers the fire curtain. While the current fire curtain is certified, its link to the issues with the flying system means it is not a safe system to operate in its current form. It does not have independent engineering certification for load bearing weight and because the load capacity limits are not known, it is unlikely to receive certification.

- More than four million people have attended performances at Founders Theatre over its 54-year history
- Over the past 10 years, the number of people attending events has decreased by 4% each year
- Founders Theatre caters for specific events that the Claudelands Events Centre is not designed to accommodate
- Council's 10-Year plan has \$13.8 million set aside for the refurbishment of the Founders Theatre. This money is tagged to be spent between 2021 and 2023

\$20m

## OPTION ONE REFURBISH

\$13.8m was set aside in the 2021-23 budget to refurbish Founders Theatre. This cost is now estimated to be \$20m which includes earthquake strengthening. Plans include work to bring the theatre up to a modern standard and allow a greater variety of shows to be performed.

#### What would the refurbishment include?

- A new larger stage and back-of-house production facilities including a new flying system to fit the stage size, changes to the dressings rooms, green room, storage and loading docks
- Seismic strengthening, if it is required
- Refurbishment of the auditorium, including new seats and hospitality in the front-of-house area
- Improved acoustics in the theatre
- A better entrance and larger foyer with a bar
- Building code and compliance items brought up to current standards

#### What would this mean for our community?

- The ability to accommodate large and more complex shows which currently bypass Hamilton, such as those by the Royal New Zealand Ballet
- Improved facilities and comfort

#### What is the timeframe?

- To refurbish the theatre would take two to three years. The theatre would be closed during this time

#### What will it cost and how will it be funded?

- To refurbish the theatre would cost approximately \$20m
- This includes \$6m for earthquake strengthening, if it is required
- It is expected this would be funded mostly by Council borrowing, however we would also explore other options to help fund the project

#### If the Council funded the entire cost of \$20m through borrowing:

- On average, \$28 of the rates you pay each year would go towards repaying the debt for the next 20 years
- We would not increase your rates to fund this, but Council would not meet its debt/revenue target of 200% until 2022, rather than in 2020 as currently planned

\$50m

## OPTION TWO BUILD NEW

Estimated costs are based on building a new theatre of a similar size to Founders Theatre either on the existing site or a new site.

#### What would this mean for our community?

- A new theatre capable of hosting major touring productions
- A new theatre would include all of the features of the refurbished theatre outlined in option one
- A new theatre would not be limited by a pre-existing floor plan and wall structures - this means there is more flexibility to build a new flying system with a greater load bearing capacity
- A new theatre could sit on the existing Founders Theatre site or an alternative location
- If a new theatre is built on an alternative site, the existing Founders Theatre would be demolished

#### What is the timeframe?

- A new build is expected to take five or six years including planning, consenting and potential funding requirements

#### What will it cost and how will it be funded?

- To build a new theatre would cost approximately \$50m
- This includes the cost of the building itself and not any other costs, such as additional parking
- It is expected this would be funded mostly by Council borrowing, however we would also explore other options to help fund the project

#### If the Council funded the entire cost of \$50m through borrowing:

- On average, \$69 of the rates you pay each year would go towards repaying the debt for the next 20 years
- We would not increase your rates to fund this, but Council would not meet its debt/revenue target of 200% until 2024, rather than in 2020 as currently planned

\$300k

## OPTION THREE CLOSE AND DEMOLISH

Founders Theatre would be demolished and the land returned to public space. It is possible the fountains, main entrance and car parking would stay.

#### What would this mean for our community?

- Although some events could be held elsewhere in the city, there is no comparable venue
- More local and touring shows may bypass Hamilton because there is no suitable venue
- People in the city or region wanting to attend large touring shows would travel to other centres such as Auckland or Rotorua
- There may be an economic impact on the city as events move to other cities
- Over time this may impact on the arts community as it would limit opportunities for performers to develop their talents
- The building is not a heritage listed building but is significant to many Hamiltonians

#### What will it cost and how will it be funded?

- To demolish the theatre and reinstate the site would cost approximately \$300,000 - this would be funded from Council's existing budget
- We would not increase your rates to fund this and the Council would meet its debt/revenue target of 200% in 2019



**HAMILTON CITY COUNCIL FOUNDERS  
THEATRE RESEARCH 2016**

**JUNE 2016**

**VERSUS RESEARCH**

## SUMMARY OF FINDINGS

---

Hamilton City Council engaged Versus Research in May 2016 to gather options regarding the future of Founders Theatre, after it was temporarily closed due to health and safety risks identified in early 2016. A 5 minute, quantitative survey of n=1600 residents from Hamilton City, Waikato District, Waipā District and Matamata Piako District was conducted. A summary of the results are outlined below.

Just over a quarter of residents (27%) indicate they have used Founders Theatre in the past 12 months. Not surprisingly Hamilton City residents are more likely to have used Founders Theatre in the past 12 months (30% cf. total, 27%), while Matamata Piako residents are less likely (13% cf. total, 27%). The majority of residents are aware of the temporary closure of Founders Theatre (84%). Hamilton City residents are more likely to be aware of the closure (90% cf. total, 84%), while Waikato District residents (72% cf. total, 84%) and Waipā District residents (77% cf. total, 84%) are less likely to be aware of the closure.

In terms of the preferred option for the future of Founders Theatre, 55% of residents indicate they want to refurbish the current theatre at a cost of \$20 million. Reasons for choosing this option include it being the cheapest option (43%), the historical significance of Founders Theatre (31%) and that there needs to be a theatre in Hamilton (20%).

Residents who indicate they preferred to refurbish the current theatre were also asked if they would prefer to build a new theatre, and have Council funding capped at \$30 million with additional funding sourced from elsewhere. Of these residents, 54% indicate they would support building a new theatre if Council's contribution was capped at \$30 million.

Twenty five per cent of residents indicate they would prefer to build a new theatre of a similar size and scale for \$50 million. Reasons for choosing this option include the current theatre being too old (32%), the repairs required being too great to refurbish (21%) and that Hamilton will have a better quality theatre if it is rebuilt (21%).

Fourteen per cent of residents indicate they would prefer to close and demolish the theatre at a cost of \$300,000. Reasons for choosing this option include residents mentioning there is Claudelands and other facilities in Hamilton and the Waikato (56%), this is the cheapest option (23%) and it will minimise cost to ratepayers (13%).

The remaining 7% of residents don't know which option to choose, don't care what happens to the theatre, or don't want any of these options. Reasons for choosing these options include needing more information before making a decision (23%) and that they don't know which option to pick (22%).

Forty per cent of Hamilton City residents had read the insert on Founders Theatre in the City News publication.

## BACKGROUND AND OBJECTIVES

In early 2016 Founders Theatre was closed due to health and safety risks identified by Hamilton City Council (Council). Council wanted to gather feedback from residents in Hamilton City, Waikato District, Waipā District and Matamata Piako District.

Council was specifically interested in residents preferred choice for the future of Founders Theatre with options including refurbishing, rebuilding or permanently closing the theatre. Residents were also asked the reason for their preferred option, this was asked verbatim and post-coded by theme.

In May 2016 Council engaged Versus Research to carry out a five minute quantitative survey of n=1600 residents within the specified areas. This was conducted using Computer Aided Telephone Interviewing (CATI). Telephone numbers for this project were supplied by Inivio, a privacy compliant telephone number supplier.

The final questionnaire was designed in conjunction with Council.

### Sample Size and Margin of Error

Margin of error (MOE) is a statistic used to express the amount of random sampling error present in a survey's results. The MOE is particularly relevant when analysing a subset of the data as smaller sample sizes incur a greater MOE. The final sample size for this study is n=1600, this gives a maximum margin of error of +/- 2.45% at the 95% confidence interval. This means that if the observed result on the total sample of n=1600 residents is 50% (point of maximum margin of error), then there is a 95% probability that the true answer falls between 47.55% and 52.45%. The table below outlines the MOE for each local council area.

	Number of interviews	MOE
Hamilton City	n=1000	+/- 3.1%
Waikato District, Waipā District and Matamata Piako District	n=600	+/- 4.0%

### Statistical Testing

Results within this report are shown at the total level, as well as by the four local council areas and statistical testing has been applied to the results in this report. This analysis has been performed between the total sample and the four local council areas. This testing shows the differences between the proportions (also known as a Z test) and compares the results for the each area sub-group with all other residents who are not in that sub-group. Orange shading indicates the result for that area is significantly higher than the total result. Green shading indicates the result for that area is significantly lower than the total result.

## SAMPLE PROFILE

The below table outlines the achieved sample for this project.

	Number of interviews	Percent of total sample
Hamilton City	n=1000	63%
Waikato District	n=265	17%
Waipā District	n=200	13%
Matamata Piako District	n=135	8%
<b>Age</b>		
18-39 years old	n=168	11%
40-55 years old	n=478	30%
65-64 years old	n=323	20%
65+ years old	n=631	39%
<b>Gender</b>		
Male	587	37%
Female	1013	63%
<b>Ratepayer Status</b>		
Ratepayer	n=1348	84%
Non ratepayer	n=252	16%

### Quotas on Area

Area quotas were applied to the sample to ensure that the number of interviews completed with non-Hamilton residents were proportionate to the districts that were included, i.e., the greatest number of interviews were achieved in the district with the largest population.

### Demographic Composition

Quotas were not applied to the demographic variables in this survey. Instead, randomization of respondent selection was employed by asking to speak to the person in the household with the next birthday thus allowing the demographic profile of the sample to fall out naturally.

Traditionally, survey data is weighted to account for any skews in the final demographic profile; weights are statistical adjustments that ensure the demographic composition is represented in the sample as it would be in the population. However, weights have not been applied to this particular dataset as the weight factors (sample adjustments) are considered too high, meaning that respondents would be excessively over or under-representing their population's demographic.

Page 4

**Item 5**

**Attachment 4**

## DETAILED RESULTS

## USE OF FOUNDERS THEATRE

### TOTAL RESULT



Just over a quarter of residents (27%) have attended a performance at Founders Theatre in the past 12 months.

### AREA DIFFERENCES

Hamilton City residents are more likely to have attended a performance at Founders Theatre in the past 12 months (30% cf. total, 27%), while Matamata Piako residents are less likely to have attended a performance (13% cf. total, 27%).

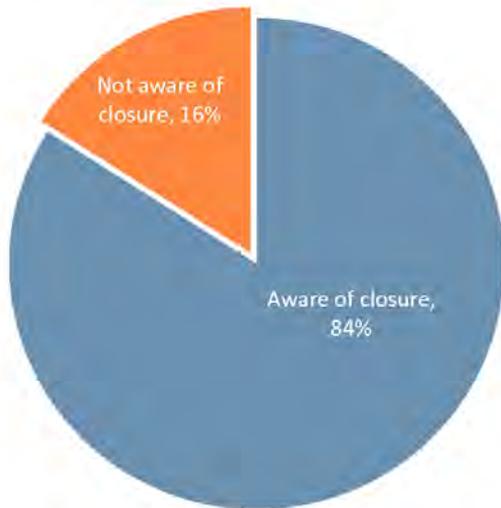
	Hamilton City	Waikato District	Waipā District	Matamata Piako District
Base	1000	265	200	135
Have attended a performance in past 12 months	30%	26%	23%	13%
Have not attended a performance in past 12 months	70%	74%	78%	87%

Q. Have you attended a performance at Founders Theatre in the last 12 months? Base: n=1600

Page 6

## AWARENESS OF THEATRE TEMPORARY CLOSURE

### TOTAL RESULT



When asked, the majority of residents (84%) were aware that Founders Theatre had been temporarily closed due to safety issues.

### AREA DIFFERENCES

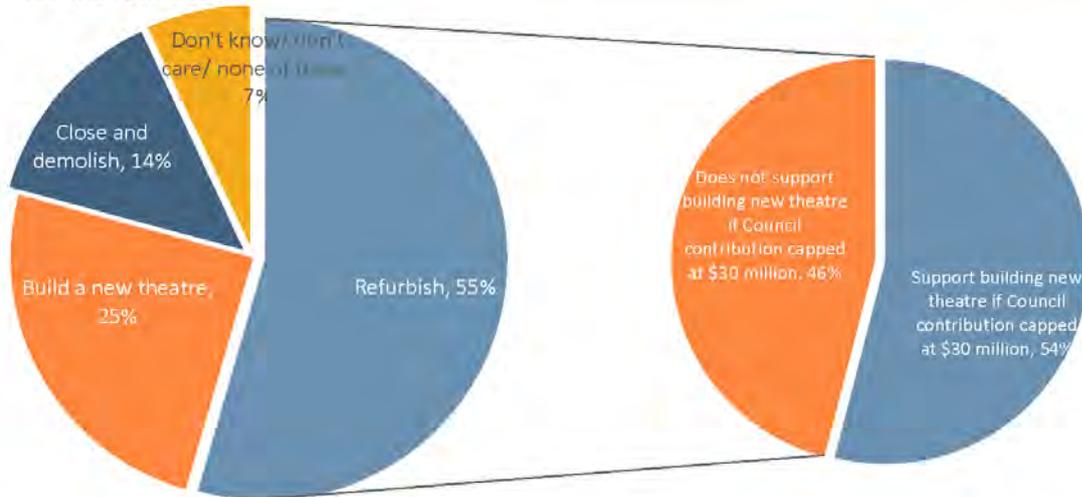
Hamilton City residents are more likely to be aware of the temporary closure (90% cf. total, 84%), while Waikato residents (72% cf. total, 84%) and Waipā residents (77% cf. total, 84%) are less likely to be aware of the temporary closure.

	Hamilton City	Waikato District	Waipā District	Matamata Piako District
Base	1000	265	200	135
Aware of closure	90%	72%	77%	79%
Not aware of closure	10%	28%	24%	21%

Q. Before this phone call were you aware that Founders Theatre had been temporarily closed due to safety issues? Base: n=1600

## PREFERRED OPTION FOR THE FUTURE OF THEATRE

### TOTAL RESULT



As shown in the first chart, just over half (55%) of residents indicate they would prefer Council to refurbish the current theatre and refurbish it at a cost of \$20 million. A further quarter (25%) of residents indicate they would prefer Council to build a new theatre of a similar size and scale for \$50 million, while 14% of residents indicate they would prefer close and demolish the theatre for a cost of \$300,000. Seven per cent of residents indicate they either don't know which option to select (4%), don't care what happens to the theatre (1%), or do not prefer any of these options (2%).

Residents who indicated they preferred to refurbish the current theatre were also asked if they would prefer to build a new theatre, if Council funding was capped at \$30 million and additional funding was sourced from elsewhere, these results are shown in the second chart. Fifty four per cent of these residents indicate they would support building a new theatre if Council contribution was capped at \$30 million.

*Q. Thinking about the future of Founders Theatre, which of the following alternatives is your most preferred option...? Base: n=1600. Q. Would you prefer to build a new theatre if Hamilton City Council's contribution towards the cost of this build was capped at \$30 million dollars and any additional funding was provided from other sources such as central government or charitable donations? Base: n=885.*

## PREFERRED OPTION FOR THE FUTURE OF THEATRE

### AREA DIFFERENCES

Minimal differences are observed across the local council areas. Although not statistically significant, a higher proportion of Matamata Piako residents indicate they want to retain the current theatre (64%), and a higher proportion of Waipā residents indicate they would prefer for the theatre to be permanently closed (17%).

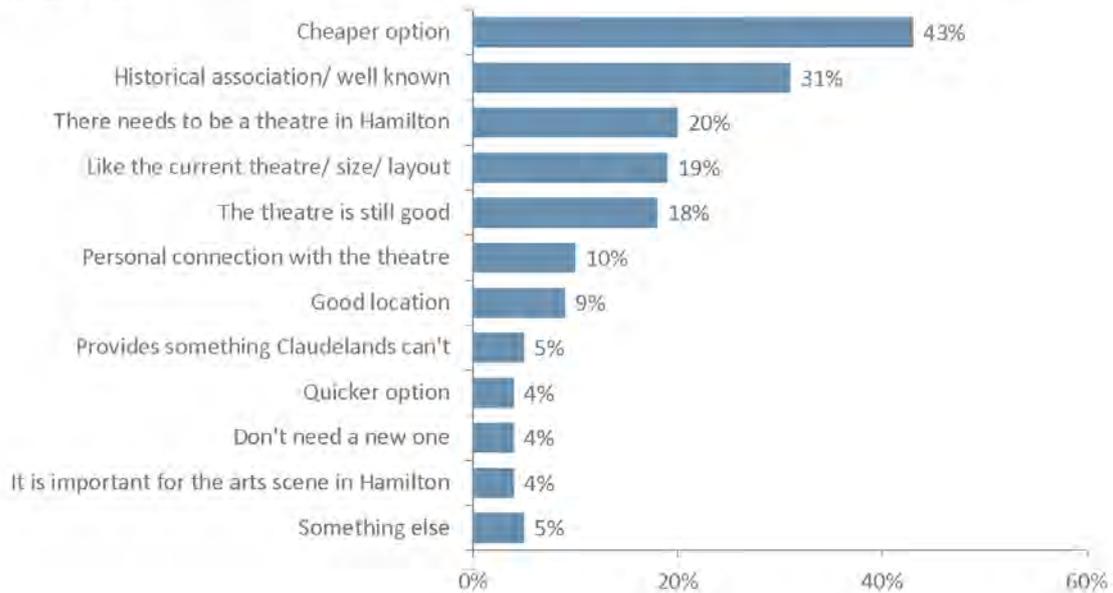
	Hamilton City	Waikato District	Waipā District	Matamata Piako District
Base	1000	265	200	135
Refurbish	54%	58%	54%	64%
Support building a new theatre, if Council contribution capped at \$30 million	52%	63%	56%	50%
Does not support building a new theatre, if Council contribution capped at \$30 million	48%	37%	44%	50%
Build a new theatre	26%	23%	25%	23%
Close and demolish	14%	11%	17%	9%
Don't know/ don't care/ none of these	7%	9%	6%	5%

*Q. Thinking about the future of Founders Theatre, which of the following alternatives is your most preferred option...? Base: n=1600. Q. Would you prefer to build a new theatre if Hamilton City Council's contribution towards the cost of this build was capped at \$30 million dollars and any additional funding was provided from other sources such as central government or charitable donations? Base: n=885.*

## PREFERRED OPTION: REFURBISH

### TOTAL RESULT

When asked why residents wanted to refurbish the current theatre, 43% mention that it is the cheaper option. Following this, residents mention the historical association (31%), that there needs to be a theatre in Hamilton (20%), that they like the current theatre (19%) and that Founders is still a good theatre (18%). At a lower level, residents mention they have a personal connection with the theatre (10%) and that it's in a good location (9%).



Q. Why is this your preferred option? Base: n=885

## PREFERRED OPTION: REFURBISH

### AREA DIFFERENCES

Area differences show that Hamilton City residents are more likely to state that Hamilton needs a theatre, that they like the current theatre layout or size, that they have a personal connection with the theatre and that the theatre is in a good location. Waikato residents are more likely to state that there is a historical association with the theatre and that it is well known.

	Hamilton City	Waikato District	Waipā District	Matamata Piako District
Base	537	155	107	86
Cheaper option	43%	42%	40%	51%
Historical association/ well known	31%	41%	22%	26%
There needs to be a theatre in Hamilton	31%	11%	17%	17%
Like the current theatre/ size/ layout	21%	15%	16%	14%
The theatre is still good	17%	18%	22%	21%
Personal connection with the theatre	12%	6%	6%	8%
Good location	11%	2%	9%	8%
Provides something Claudelands can't	5%	6%	6%	1%
It is important for the arts scene in Hamilton	4%	5%	1%	5%
Don't need a new one	4%	4%	3%	4%
Quicker option	4%	4%	4%	4%
Something else	5%	6%	4%	3%

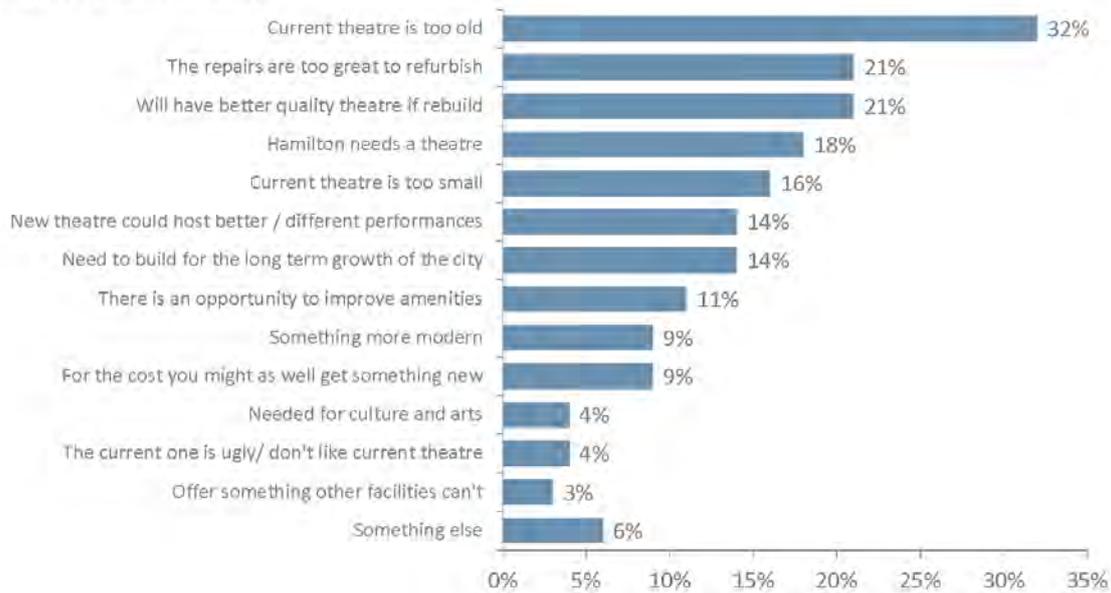
Q. Why is this your preferred option?

Page 11

## PREFERRED OPTION: BUILD A NEW THEATRE

### TOTAL RESULT

When asked why residents wanted to build a new theatre, 32% mention that the current theatre is too old. Following this residents mention the repairs required are too great to refurbish (21%), there will be a better quality theatre (21%), that Hamilton needs a theatre (18%) and that the current theatre is too small (16%). Following this, residents mention a new theatre could host different or better performances (14%), that a new theatre should be built for the long term growth of the city (14%) and that this is a good opportunity to improve amenities (11%).



Q. Why is this your preferred option? Base: n=398

## PREFERRED OPTION: BUILD A NEW THEATRE

### AREA DIFFERENCES

Area differences show that Hamilton residents are more likely to state that the current theatre is too small and that there is now an opportunity to improve the theatre's amenities.

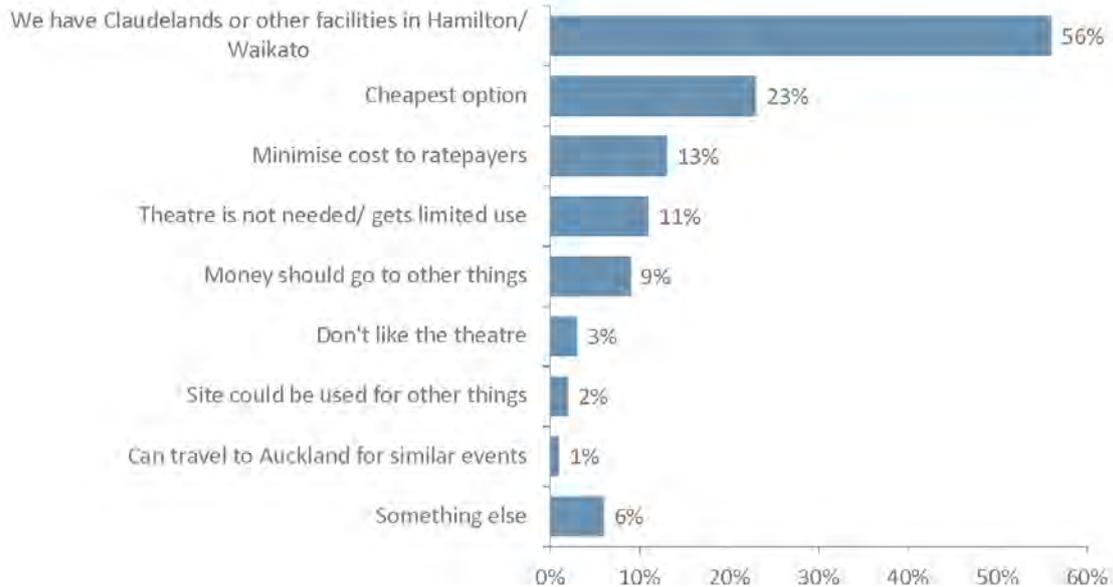
	Hamilton City	Waikato District	Waipā District	Matamata Piako District
Base	257	61	49	31
Current theatre is too old	33%	33%	29%	32%
Will have better quality theatre if rebuild	19%	26%	24%	16%
The repairs are too great to refurbish	23%	18%	8%	23%
Hamilton needs a theatre	17%	20%	22%	10%
Current theatre is too small	19%	16%	2%	6%
Need to build for the long term growth of the city	17%	11%	6%	13%
New theatre could host better / different performances	14%	20%	10%	6%
There is an opportunity to improve amenities	13%	7%	6%	3%
For the cost you might as well get something new	8%	11%	12%	10%
Something more modern	7%	8%	14%	13%
The current one is ugly/ don't like current theatre	3%	7%	4%	3%
Needed for culture and arts	4%	3%	2%	3%
Offer something other facilities can't	4%	0%	2%	3%
Something else	4%	8%	12%	0%

Q. Why is this your preferred option?

## PREFERRED OPTION: CLOSE AND DEMOLISH

### TOTAL RESULT

When asked why residents wanted to close and demolish Founders Theatre, 56% mention there is Claudelands and other facilities in Hamilton and the Waikato. Following this residents mention it is the cheapest option (23%), this will minimise the cost to ratepayers (13%), the theatre is not needed and doesn't get used much (11%) and that the money could go on other things.



Q. Why is this your preferred option? Base: n=216

## PREFERRED OPTION: CLOSE AND DEMOLISH

### AREA DIFFERENCES

Area differences show that Hamilton residents are more likely to state that they have Claudelands as an alternative venue and that permanently closing the theatre will minimise the cost to ratepayers. Waipā residents are more likely to state that they don't like the current theatre.

*Please note that areas with less than 30 responses should be considered indicative only.*

	Hamilton City	Waikato District	Waipā District	Matamata Piako District
Base	143	28	33	12
We have Claudelands or other facilities in Hamilton/ Waikato	63%	39%	45%	42%
Cheapest option	15%	39%	33%	50%
Minimise cost to ratepayers	16%	7%	6%	0%
Theatre is not needed/ gets limited us	11%	7%	9%	25%
Money should go to other things	9%	11%	9%	8%
Don't like the theatre	2%	0%	13%	0%
Site could be used for other things	2%	4%	3%	0%
Can travel to Auckland for similar events	2%	0%	0%	0%
Something else	4%	11%	12%	8%

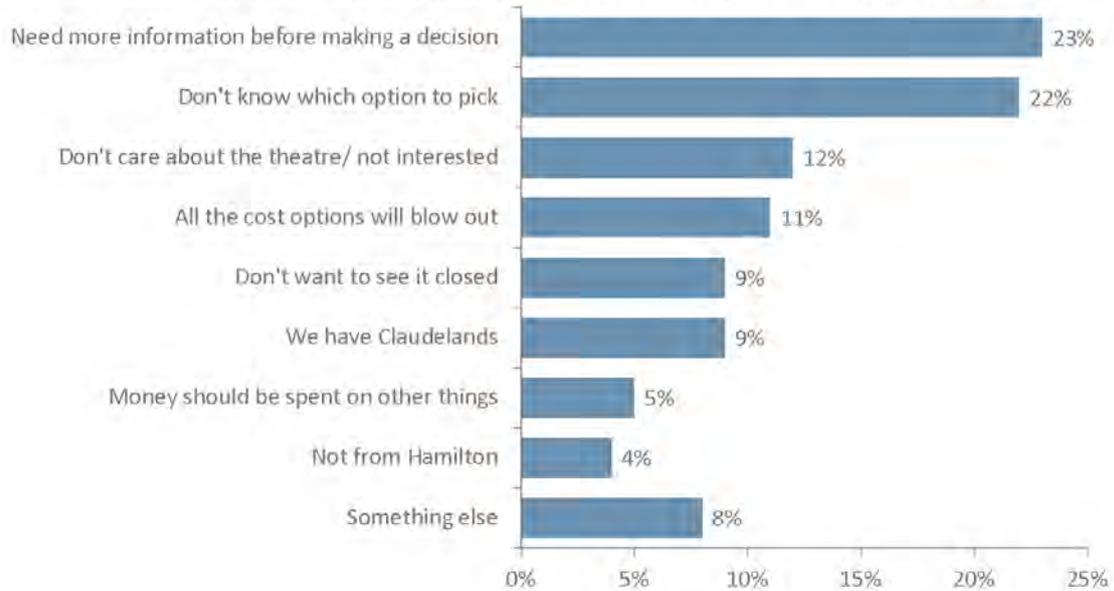
Q. Why is this your preferred option?

Page 15

## PREFERRED OPTION: DON'T KNOW/ NONE OF THESE/ DON'T CARE

### TOTAL RESULT

When asked why residents didn't choose one of the three options, 23% of residents indicate they need more information before making a decision and 22% mention they don't know which option to pick. Following this, residents mention they aren't interested (12%) and that all the cost options will blow out (11%).



Q. What makes you say that? Base: n=101

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## PREFERRED OPTION: DON'T KNOW/ NONE OF THESE/ DON'T CARE

### AREA DIFFERENCES

There are few area differences observed for this option although Hamilton residents are more likely to indicate that they are unsure which option to select, and are less likely to indicate that they do not care about the future of the theatre.

*Please note that areas with less than 30 responses should be considered indicative only.*

	Hamilton City	Waikato District	Waipā District	Matamata Piako District
Base	63	21	11	6
Need more information before making a decision	22%	24%	27%	17%
Don't know which option to pick	29%	5%	0%	50%
Don't care about the theatre/ not interested	6%	24%	18%	17%
All the cost options will blow out	13%	10%	9%	0%
We have Claudelands	10%	10%	9%	0%
Don't want to see it closed	8%	19%	0%	0%
Money should be spent on other things	5%	5%	9%	0%
Not from Hamilton	0%	5%	18%	0%
Something else	10%	5%	9%	0%

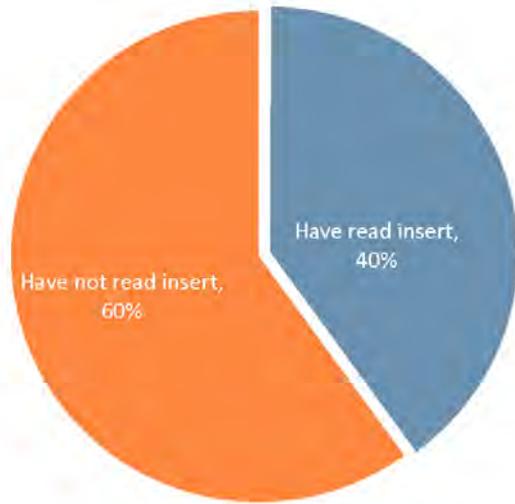
Q. What makes you say that?

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## FOUNDERS THEATRE IN HAMILTON CITY NEWS

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### TOTAL RESULT



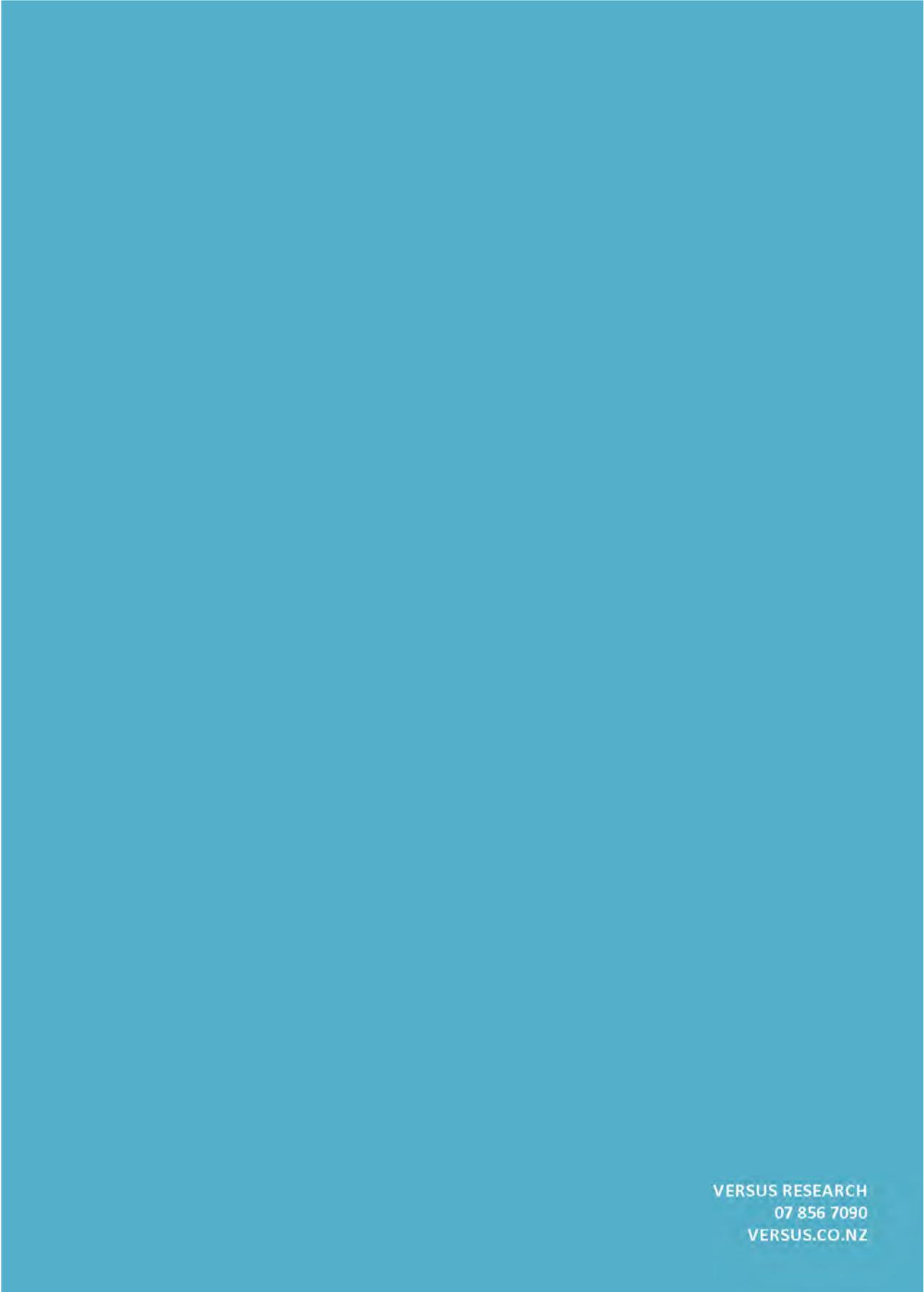
Forty per cent Hamilton City residents have read the insert on Founders Theatre in the City News publication.

*Q. Have you read the insert on Founders Theatre in the latest edition of Hamilton City Council's City News publication? Base: n=1000*

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**Item 5**

**Attachment 4**



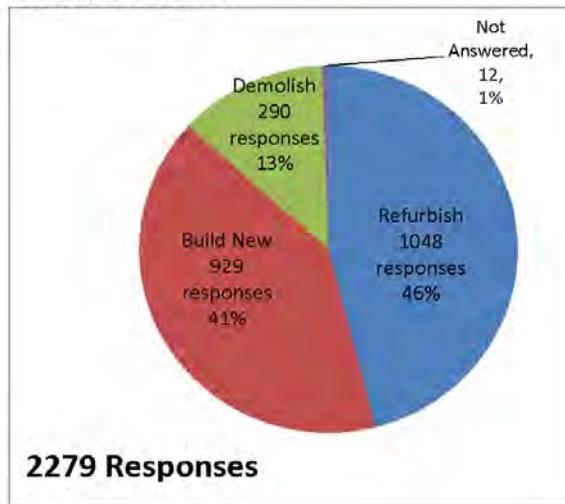
VERSUS RESEARCH  
07 856 7090  
VERSUS.CO.NZ

# FOUNDERS THEATRE SNAPSHOT

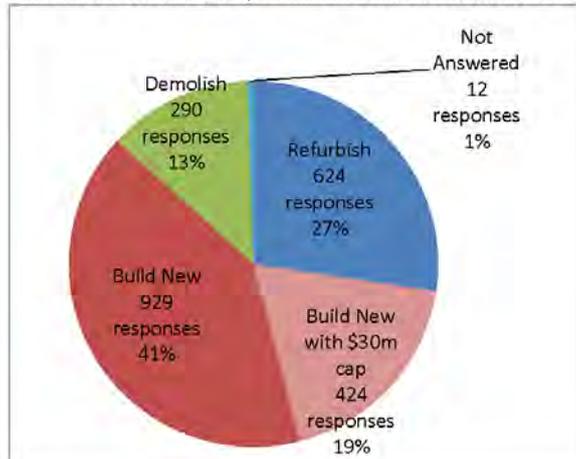
## Have your Say responses received via council webpage and hard copy submission form.

The submission period ran from 6 May 2016 to 30 June 2016 and a total of 2279 responses were received.

### Preference selected:



Of the 1048 respondents that selected the option to refurbish, 424 selected that they would be willing to build new if there was a \$30 million Council contribution cap.



This shifts the overall support to a Build New concept from 41% to 60%.

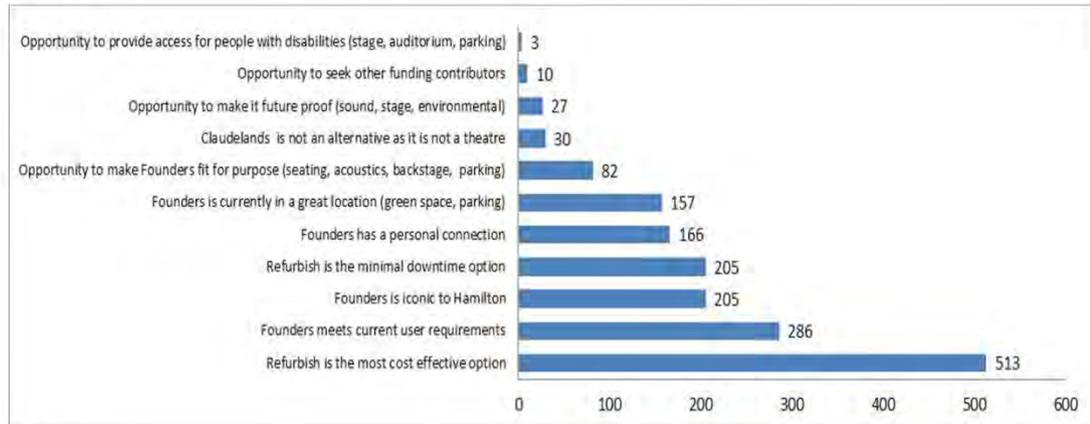
# FOUNDERS THEATRE SNAPSHOT



## Reasons stated for selection:

The submission comments were summarised into key reasons mentioned by the submitters. Many respondents provided more than one reason, and many did not provide a reason.

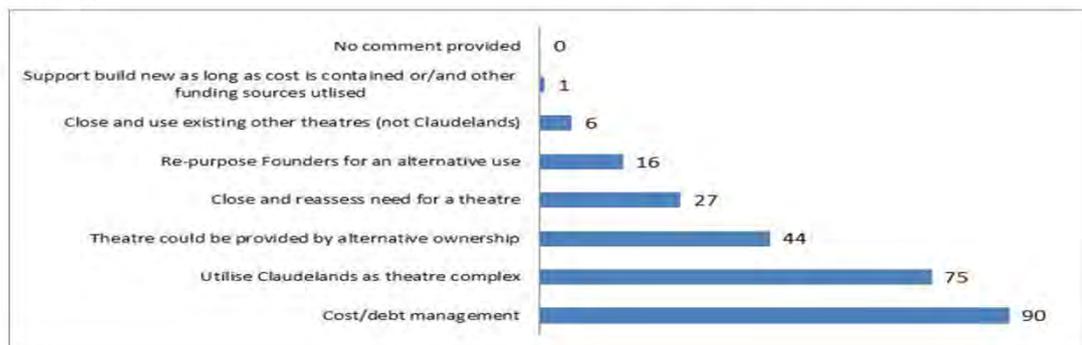
### Refurbish



### Build New



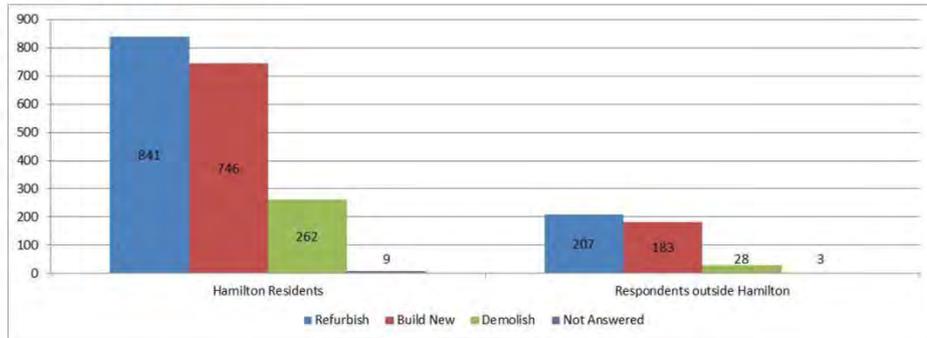
### Demolish



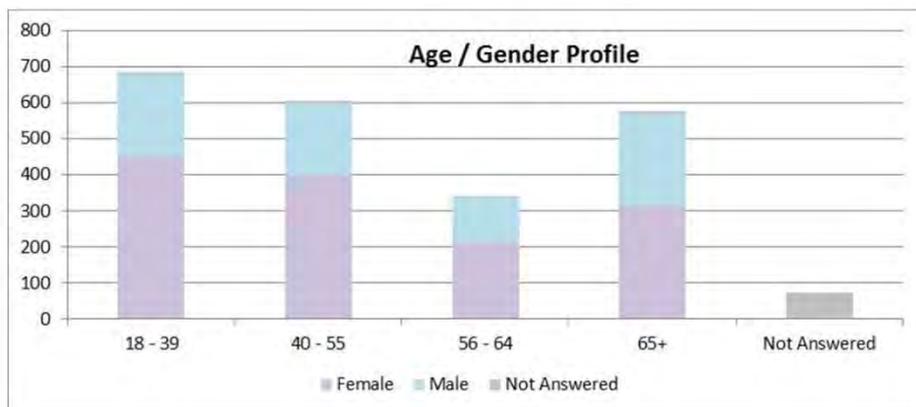
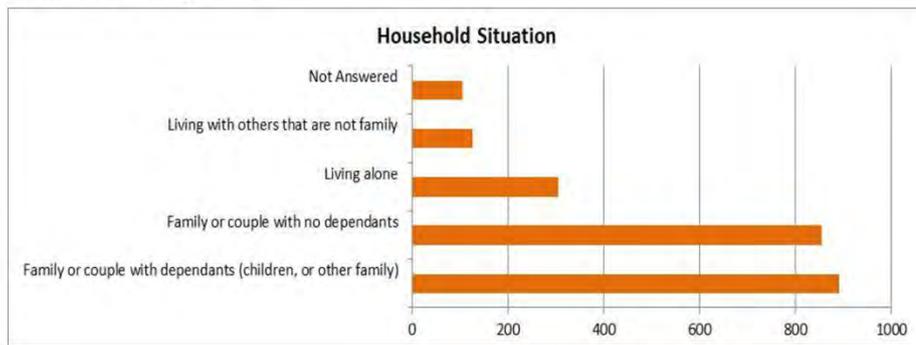
# FOUNDERS THEATRE SNAPSHOT



## Location of Respondents:



## Profile of the respondents:





## MEMO

**To:** The Hamilton City Council  
**From:** Leonard Gardner, Chair, Momentum Waikato  
**CC:** Cheryl Reynolds, CEO, Momentum Waikato  
**Date:** 16 July 2016  
**Subject:** Founders Theatre

The purpose of this memo is to provide a written summary of the submission given 8 July 2016 to enable the Hamilton City Council to make a decision on whether to proceed with Momentum Waikato's offer to convene the delivery of a new theatre for the Hamilton Community.

The Momentum Waikato submission is on behalf of generous donors who have asked Momentum Waikato to convene and connect parties interested in delivering an iconic world class theatre facility here in Hamilton. Through this process, we have confidence that we have the community funding support to make our offer to facilitate a joint community and council investment in a new theatre.

### Funding

We believe the results of the resident survey around Founders Theatre gave the HCC confidence that if their funding was limited to \$30m, they had community support of a new theatre. In order to raise this \$30m, we have assume that the HCC will seek funding from local, regional and central government sources.

We understand the cost of delivering a theatre project of the scale required for Hamilton is \$55m. Our submission is based on Momentum Waikato convening \$25m of community funding towards the project.

### Process

In discussion with our generous donors and community funders, they have emphasised that good process is critical to a decision to fund. In understanding this, we provided the following process to meet those requirements:

1. Establishment of an appointments panel with representatives from:
  - a. Major project funders
  - b. Creative Waikato representative
  - c. Hamilton City Council representative
2. The appointments panel would become a project governance panel. This would need an experienced chair who understands good process and the role of governance vs project delivery.
3. The appointments panel would be responsible for determining the project scope.
4. The appointments panel takes responsibility for appointing a panel of experts to oversee the theatre delivery project. This panel of experts would include, but not be limited to:

- a. Theatre operations specialists
  - b. Theatre experienced architects
  - c. Experienced property consultant
  - d. Cost planner
5. The panel of experts will determine:
- a. Confirming the community theatre needs analysis (reviewing the report previously prepared by Creative Waikato)
  - b. Identifying the best location for a new theatre giving regard to Hamilton's aspirations as a city, leveraging other opportunities where possible
  - c. Identifying the best theatre type to serve the Waikato, taking into regard the ethos of not leaving any existing users behind
  - d. An iconic concept design
  - e. A cost plan
  - f. A programme of works
6. The panel of experts will present a Concept Design Recommendation to the appointments panel for approval. The anticipated cost to this stage is \$175,000+GST.
7. The approved Concept Design Recommendation will be brought before HCC for consultation and subsequent approval or otherwise.
8. The appointments panel will take responsibility for ensuring full funding is in place for the delivery of the project. This will include confirmation of HCC's funding commitment.
9. The panel of experts will be responsible for the project delivery within the project scope.

### Timeframes

On the assumption HCC supports Momentum Waikato's submission; we believe the appointments panel can present to HCC the approved Concept Design Recommendation by 28 February 2017.

We understand the HCC consultation process is 40 working days.

We believe the preliminary design, developed design and detailed design will take 12 months.

We believe the construction of the theatre will take 24 months.

These timeframes provide for a Theatre opening date of approximately 1 May 2020.

While time is of the essence for the creative community, certainty of process and delivery will alleviate concerns about the future.

### Further Considerations

The following are further considerations:

- There will be an expectation that the facility will be available to community groups for use at community rates to reflect the community nature and funding of the theatre.

# MOMENTUM

W A I K A T O

## MEMO

- The expectation is the theatre project will be completed by the community. HCC will provide approval of the appointments panel recommendation, and the appointments panel will given the project delivery. Any significant changes to the approved Concept Design Recommendation will require HCC consultation. HCC will receive regular project updates through the process.
- The specific delivery model will be determined and presented as part of the approved Concept Design Recommendation. Momentum Waikato provides the vehicle for charitable donations to be received and managed, but a specific contracting entity will need to be established for the project.
- The expectation is HCC will take over the management and running of the completed new theatre.

### Personal Disclosure

While this submission is provided in my capacity as the Chair of Momentum Waikato, it is appropriate to disclose I am a director and shareholding of Foster Construction. The theatre project is a significant community asset, and a large construction project that Foster Construction would love to be a part of. However, given my involvement at this level, Foster Construction will not participate in any stage of the new theatre delivery.

### Next Steps

Should our submission be of interest, we will look to HCC for the following:

- Approval of submission key principles above
- Approval to enter a heads of agreement with Momentum Waikato for the new theatre delivery
- Commitment of a *contribution* towards the cost of the Concept Design Recommendation delivery

### Momentum Waikato's role

Momentum Waikato's role is to convene, connect and align generous people in the Waikato to create a better Waikato for everyone forever. We are here to serve generous donors by ensuring their generosity is leveraged to make the greatest positive impact on the community we love. The new theatres project provides an opportunity for Hamilton City to work in partnership with the community to deliver an iconic world class theatre that we can all stand up tall in.

<http://www.momentumwaikato.nz>



### Momentum Waikato Community Foundation

PO Box 9283, Level 4, 127 Alexandra Street, Hamilton 3240, Waikato, Aotearoa New Zealand  
Phone: 07 834 0404 | Email: [info@momentumwaikato.nz](mailto:info@momentumwaikato.nz)

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New Zealand

Phone +64 7 838 4006  
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Submitter 2148  
THE UNIVERSITY OF  
**WAIKATO**  
*Te Whare Wānanga o Waikato*

Have Your Say  
Hamilton City Council  
Private Bag 3010  
Hamilton 3240

30 June 2016

Dear Hamilton City Council

**Re: Founders Theatre – The University of Waikato Submission**

The Hamilton City Council has set out three options for the future of Founders Theatre – refurbishment of the existing theatre, construction of a new theatre, or demolition of the existing Founders Theatre – and has asked for feedback from the community.

In the event that it is determined that construction of a new theatre is the preferred outcome, the University of Waikato requests that consideration be given to the location of the new theatre adjacent to the existing Gallagher Academy of Performing Arts on the University of Waikato's Hamilton campus.

Already regarded as a top facility for music, theatre and dance productions, the addition of a 1,000 to 1,500 seat theatre alongside the Academy's purpose built dance studio, Te Whare Tapere Iti, Playhouse Theatre, and Dr John Gallagher Concert Chamber would create the largest comprehensive performing arts venue of its kind in New Zealand.

Such a premier facility would significantly enhance Hamilton's and the wider Waikato region's ability to attract international performances, such as the New Zealand Symphony Orchestra and the Royal New Zealand Ballet, both currently unable to utilise Founders Theatre due to size and safety issues. International touring companies require a capacity in the range of 1,000 to 1,500 seats and a facility of this size alongside the existing smaller venues would provide world-class amenities for practice and performance on all scales. The Gallagher Academy of Performing Arts is already home to several renowned music groups, including Orchestras Central, Dame Malvina Major's opera and voice students, and the University's Conservatorium of Music.

The University of Waikato's location offers existing infrastructure and opportunities such as:

- The current Gallagher Academy of Performing Arts amenity, including entrance, foyer, dressing rooms, rehearsal rooms and function spaces can be used to service the new theatre
- The University's Halls of Residence provide opportunities for the hosting of residential programmes
- Substantial existing parking, including for buses, with potential for expansion
- Public transport links via the Orbiter and other key bus routes
- Park environment, suitable for outdoor performances and large-scale concerts and cultural events, e.g. kapa haka competitions and festivals
- Access to the Calder & Lawson Gallery, the Academy's diverse visual arts programme
- Access to campus cafes and social spaces
- Spaces capable of holding catered dinner events

- Access to student labour and volunteers
- Direct transport links into the CBD (5 minutes)
- Easy transport links around the city using the Wairere Drive arterial link, allowing patrons to travel to and from the venue easily from anywhere within Hamilton.
- Access to the Waikato Expressway (once completed), allowing patrons on the eastern city periphery easy access to the venue (Cambridge Morrinsville, Matamata and beyond to Rotorua, Tauranga and the wider Bay of Plenty).

It is acknowledged that such a development would provide significant opportunities for the University of Waikato including:

- Attraction of high-quality staff and students in the area of performing arts
- Opportunities for new academic programmes in the performing arts
- Access to world-class performers (masterclasses)
- Reputation benefits garnered by close association with a premier facility
- Work experience and volunteering opportunities for students

The costs indicated by Hamilton City Council to demolish and rebuild Founders Theatre (\$48m - \$52m) or to redevelop the existing site (\$20.4m) will put financial pressure on the city. The cost of expanding the Academy to include a new theatre would be comparable with building a new facility elsewhere in Hamilton. However, in the scenario proposed, the University of Waikato would provide the land to the project and would, at a minimum, contribute the costs already allowed for in its current expansion plans (\$5m) towards a new theatre on University grounds. Utilising the existing Academy infrastructure, such as the entrance, foyer, rehearsal rooms and function spaces into the theatre design has the potential to reduce the cost of the project substantially. Partnership in on-going operating costs with the University would mean that the Council is not solely responsible for ongoing costs. These benefits would make the University's proposal attractive to ratepayers and Council.

The University of Waikato is part of a community with strong support for its vision, having successfully raised \$10 million for the initial Academy build, which officially opened in 2001. This experience, combined with development-ready land and access to university funds, makes the redevelopment of the existing Gallagher Academy of Performing Arts a logical choice for a major theatre development.

I hope this option forms part of any conversation around Hamilton's new theatre build.

The University of Waikato wishes to speak to this submission at the appropriate time.

Yours sincerely



**Professor Neil Quigley**  
**Vice-Chancellor**

14 July 2016

The Arts Forum met on Tuesday 12 July 2016 to provide the Council with a series of recommendations to assist with the decisions required on the topic of Founders Theatre.

The importance of Hamilton's arts and culture is featured prominently in many of the Council's strategic plans, making it clear that the Council has an important role in the future of performing arts in Hamilton.

*Celebrated for our arts and culture* is one of the ten priorities of the Hamilton Plan and the Arts Agenda is listed as a key plan to deliver on this priority.

*Spaces and Places* is a strategic theme of the Arts Agenda that the Council adopted in December 2015, with the desired outcome that "Hamilton offers premier venues and creative spaces".

The Arts Forum is encouraged by the community feedback that collectively 80-85% of submitters support investment in a significant performing arts venue, and the Forum encourages the Council to be bold and aspirational in its response to the closure of Founders Theatre.

#### **Recommendations**

- The Arts Forum recommends that the Council develops a new performing arts venue located in the central city, that considers the different acoustic requirements of amplified performance versus classical/choral music.
- The Arts Forum does not support the options to either refurbish Founders Theatre, or to close and demolish Founders without providing a new performing arts venue for the city.
- The development of a new performing arts centre will be a great civic project for the city and the Arts Forum recommends that the Council seeks collaborative regional and national funding partners from the government, community, private and philanthropic sectors.
- The Arts Forum urges the Council to consider the negative impact of a long term closure of Founders Theatre on the performing arts community in Hamilton, and to seek opportunities to actively support music, theatre, dance, toi Maaori and the many cultural organisations that have been affected by the closure of Founders Theatre.
- The Arts Forum also discussed the future of Ralph Hotere's Founders Theatre Mural. This is a significant artwork in the city's public art collection. The Arts Forum recommends that this artwork remain on public display and that the Council consults with Ralph Hotere's family if the artwork is to be relocated.
- The Arts Forum urges the Council to make a decision this triennium. The current Council is in a position to make an informed decision on this important matter and any delay could have a detrimental effect on the arts sector.

Deputy Mayor Gordon Chesterman abstained from the aforementioned recommendations. Ann Hardy and Jeremy Bell abstained from the recommendation regarding the location of a new performing arts venue.

It should be noted that the Arts Forum chair Pam Roa is a trustee of Momentum Waikato. Momentum has made a submission on partnership funding for a new theatre.

**Legal Advice received from Tompkins Wake (14 July 2016) summarised below:**

**A. Refurbish:**

If Council decided to pursue refurbishment which does not result in a significant alteration of the intended level of service, s 97 would not be triggered and no further consultation would be required.

To bring the expenditure forward to 2016-17 would be a decision inconsistent with both the annual plan and the LTP. A local authority may make decisions that are inconsistent with the contents of any long-term plan or annual plan s 80 provided that when making the decision.

S 80 (1)

... the local authority must, when making the decision, clearly identify–

- (a) the inconsistency; and
- (b) the reasons for the inconsistency; and
- (c) any intention of the local authority to amend the policy or plan to accommodate the decision.

**B. Build New**

If Council decided to further consider the option of demolition and re-build, it would be necessary to conduct an SCP and amend the LTP as the new build would represent a significant alteration in the level of service compared to the current building as there would be a change in the type of performances which could be accommodated (for example, if the new building was not a proscenium arch theatre), or a significant change in the number of seats, or a significant change in the auxiliary facilities such as backstage, dressing rooms and storage. Furthermore it is likely that the rebuild would leave Hamilton without a theatre comparable to Founders for more than three years which would likely trigger s 97.

S 97 requires a SCP consultation and the consultation document must include

- o Sufficient content as Council considers reasonable to achieve the s 93B purpose. This requires an explanation of the implications of the proposed amendment, including financial implications, which includes how rates, debt and levels of service might be affected
- o Be readily understood by affected people
- o Describe the proposed amendment and provide details of the proposed decision
- o Include the reasons for the proposed amendment and proposed decision
- o Provide an analysis of the reasonably practicable options, including the proposal
- o Either:
  - A full copy of the proposed amendment, if Council considers that it would assist people to understand the amendment; or
  - Details of where a copy of the proposed amendment may be obtained.
- o Include the Auditor-General's report required by s 93D(4).

**C. Demolish and close**

If Council decided to further consider the option of demolition and permanent closure, it would be necessary to conduct an SCP and amend the LTP.

**Committee:** Council

**Date:** 28 July 2016

**Report Name:** Ring Road – Cobham Drive  
Connection

**Author:** Christopher Barton

<b>Report Status</b>	<i>Open</i>
<b>Strategy, Policy or Plan context</b>	<p><i>Hamilton Plan:</i></p> <ul style="list-style-type: none"> <li>- <i>Providing Outstanding Infrastructure</i></li> <li>- <i>The Third City Economy in New Zealand</i></li> </ul> <p><i>Hamilton City District Plan</i> <i>Access Hamilton Strategy</i></p>
<b>Financial status</b>	<i>There is budget allocated - amount \$84,270,900</i>
<b>Assessment of significance</b>	<i>Having regard to the decision making provisions in the LGA 2002 and Councils Significance Policy, a decision in accordance with the recommendations is not considered to have a high degree of significance</i>

## 1. Purpose of the Report

2. To confirm the form of the new intersection between Wairere Drive and Cobham Drive as part of the Hamilton Ring Road Project.

## 3. Executive Summary

4. The Strategy and Policy Committee requested costed options for the pedestrian/cycle bridge concept design associated with a roundabout connection of the Hamilton Ring Road to Cobham Drive. The project costs for a range of options and the corresponding Hamilton City Council local share funding is shown in the table in Attachment 1.
5. More rapid growth is occurring in Hamilton than assumed in the 2015-25 10-Year Plan. Also, in June 2016, the Government proposed a National Policy Statement on Urban Development Capacity and, in July 2016 the Prime Minister announced a new \$1 billion fund to fast-track infrastructure development by councils with high new housing demands.
6. It is timely to revisit the decision to construct a roundabout as an interim intersection while Council considers the Government's \$1b fund and the opportunities around the city such as opening up the Peacockes growth cell.
7. Subject to NZTA approval, the existing Ring Road funding may potentially be reallocated to the design and construction of the connection to Cobham Drive as intended by the Southern Links designation (i.e. a bridge over Cobham Drive). Additional local share funding of approximately \$9m-\$14m will be required in 2018/19 and 2019/20 in addition to NZTA funding, and this could be considered as part of the 2018-28 10-Year Plan process.
8. Council has already allocated \$500k in 2016/17 to progress Southern Links, plus a potential ~\$1.3m deferment from 2015/16. This could be used to progress these enabling works and processes.

## Recommendations from Management

- a) That the report be received;
- b) That Council confirm a grade separated Wairere Drive / Cobham Drive intersection, consistent with the Southern Links designation, as its preferred intersection form;
- c) That staff undertake initial planning, investigation and concept design work for the grade separated intersection in preparation for the for the 2018-28 10 Year Plan and any potential application to the Government \$1 billion fund to fast-track infrastructure development;
- d) That staff engage with NZTA and progress a subsidy application based on b) and c) above.

## 9. Attachments

10. Attachment 1 - Pedestrian / Cycle Bridge Concept Options
11. Attachment 2 - Intersection Option Assessment Summary
12. Attachment 3 - Cobham Drive Intersection Roundabout Concept
13. Attachment 4 - Cobham Drive Intersection Bridge Concept

## 14. Key Issues

15. Background
16. The Wairere Drive Extension from Cambridge Road to Cobham Drive (SH1) is the final section of the Hamilton Ring Road network, and the final stage of the Hamilton Ring Road project.
17. The current design scope of the Wairere Drive construction involves an at-grade roundabout intersection with Cobham Drive and an associated pedestrian and cycle bridge across Cobham Drive, which safely connects strategic walking and cycling networks across the State Highway.
18. On 22 March 2016, the Strategy and Policy Committee requested additional costed concept options for the pedestrian/cycle bridge design in relation to:
  - Additional piers and structures to replace the embankment;
  - Handrail/superstructure detailing work;
  - Colour, lighting, planting; and
  - Additional pedestrian/cycle safety features on Wairere Drive.
19. Pedestrian/cycle bridge design concept options are presented in Attachment 1.
20. The original scope of the Ring Road project did not include a pedestrian/cycle over bridge as this was not foreseen as being required. Also, there is insufficient funding available to include the over bridge and any option will require additional funding. NZTA have indicated that they would be unlikely to fund an over bridge which is more costly than a functional but elegant solution (Option B).
21. In considering the bridge options and the increased funding requirements, staff have considered whether this is the appropriate scope for the project.
22. The cost of the roundabout and the associated pedestrian/cycle bridge, together with any need to progress the Peacockes growth cell quicker than previously intended, means that early construction of the medium to long term vehicle over bridge is worthy of consideration.

23. Strategic Alignment
24. Growth in Hamilton has occurred more quickly than assumed in the 2015-25 10-Year Plan. Also, in June 2016, the Government proposed a National Policy Statement on Urban Development Capacity and, in July 2016 the Prime Minister announced a new \$1 billion fund to fast-track infrastructure development by councils with high new housing demands.
25. It is considered appropriate to revisit the decision to construct a roundabout as an interim intersection given the greater than expected growth that is occurring and, while Council considers the \$1b fund and the opportunities around the city such as the potential early delivery of the Southern Links transport network into the Peacocks growth cell. This would mean that the interim roundabout at Cobham Drive would have a limited life before the Southern Links bridge was required.
26. The Southern Links transport network is already protected and largely consented through an operative designation in the relevant District Plans. The Southern Links designation provides for a traffic/pedestrian/cycle bridge over Cobham Drive that connects to a second bridge across the Waikato River into the Peacocks growth cell.
27. This Cobham Drive bridge would provide all of the pedestrian and cycling needs of the local area and the design could accommodate a desire to present and attractive gateway to the city.
28. Intersection Options
29. Two options for the Wairere Drive intersection connection to Cobham Drive are available (refer Attachment 2)
- i. **Option 1 – Roundabout on Cobham Drive**  
Construct Wairere Drive Extension including an interim roundabout intersection with Cobham Drive and a separate pedestrian and cycle bridge structure. The roundabout would be removed and replaced with a grade separated intersection in future when a connection to Peacocks is required.  
This option is Council's current approved option.
  - ii. **Option 2 – Bridge over Cobham Drive (Peacocks Connection)**  
Construct Wairere Drive Extension as a permanent bridge over Cobham Drive as required in the Southern Links designation conditions without sacrificial or interim infrastructure.
30. Option 1 – Roundabout on Cobham Drive (Attachment 3)
31. All necessary land is owned, designs are well progressed and all major consents have been obtained.
32. Funds are currently available to substantively complete construction in the 2016/17 financial year, however additional local share funding of \$2m - \$3m will be required to complete the roundabout with a separate pedestrian/cycle bridge.
33. Some cost uncertainty still exists around the pedestrian/cycle bridge design and construction related traffic management requirements.
34. When the future connection to Peacocks is required, the roundabout would be sacrificial and, in order to construct the ultimate bridge over Cobham Drive, Wairere Drive between Cambridge Road and Cobham Drive would likely need to be closed for a period of up to 12 months.
35. Option 2 – Bridge over Cobham Drive - Peacocks Connection (Attachment 4)
36. The bridge option provides a better and more efficient intersection than the roundabout, provides all required walking and cycling network connectivity, and provides the opportunity to connect over the Waikato River into the Peacocks growth cell in the future without any sacrificial infrastructure.

- 37. Subject to NZTA approval, existing Ring Road funding could be reallocated to the design and construction of this option, however additional local share funding of approximately \$9m-\$14m will be required in 2018/19 and 2019/20 in addition to NZTA funding in order to complete construction. This can be considered by Council as part of the 2018-28 10-Year Plan.
- 38. Because of the additional land procurement, consenting and design required to implement this option, connection of Wairere Drive to Cobham Drive would likely not be complete until 2019/20 at the earliest.
- 39. Council has already allocated \$500k in 2016/17, plus a potential ~\$1.3m deferment from 2015/16, to progress the Southern Links enabling works. This could also be used to progress option 2.
- 40. The transport network is currently operating without the final Wairere Drive connection to Cobham Drive and will continue to work for a period of time while we work though Option 2.

**41. Financial and Resourcing Implications**

- 42. This final section of the Wairere Drive Extension project is subject to an existing advanced funding agreement with NZTA.
- 43. The current Hamilton Ring Road Upgrade and Extension project budget is \$84,270,900. Overall this is 55% subsidised by NZTA.
- 44. Financial implications for the two options are:

Option	Total Project Cost	Additional Local Share Funding
1 – Roundabout on Cobham Drive (note - assumes base option A pedestrian/cycle bridge design)	\$88m - \$90m	+\$2m - \$3m
2 – Bridge over Cobham Drive (note – excludes land procurement costs)	\$102m - \$112m	+\$9m - \$14m

- 45. Acknowledging the sacrificial nature of the roundabout intersection when a connection to the Peacockes growth cell is required, it should be noted that additional future investment would be required.

**46. Risk**

- 47. Any delays to confirming a preferred intersection form (i.e. roundabout or bridge) would significantly impact on the delivery timeframe of either option.
- 48. Any works on the State Highway including the Wairere/Cobham intersection are subject to NZTA review and approval. Any delays to design reviews or NZTA introduced changes to design or construction requirements could result in delays or additional cost.
- 49. Transportation and structural capital construction cost increases in recent times have been significantly escalating, a trend which is anticipated to continue. Acknowledging this, the actual cost of the bridge construction will likely cost significantly more in future than now.
- 50. Option 1
- 51. Construction of the roundabout would limit opportunities to accelerate Peacockes growth without significant sacrificial infrastructure and additional cost – if a Peacockes connection is required in less than 10 years, then the whole of life costs of this option are significantly higher than building the permanent Southern Links intersection now.

- 52. All pedestrian bridges options are currently only concept level designs. Due to the site topography and adjacent gully, significant geotechnical risks still exist. Any discovery of poor ground conditions would increase construction costs. Until further design and geotechnical investigation can be carried out, these risks cannot be quantified.
- 53. Design work on a pedestrian bridge structure is on hold pending decision on a preferred option. There are significant risks around the time needed to complete design work and to introduce into the works into the contract. There is a high likelihood of being unable to complete construction of the separate pedestrian bridge within the same time as the roundabout which would introduce additional contractor and traffic management costs.
- 54. Option 2
- 55. The current project estimates for Southern Links intersection are based on high level concepts that were developed to support the Southern Links designation. Once design work commences the cost estimates could change and may increase. The cost estimate is \$28m - \$38m, which cannot be further refined until further intersections options study work (i.e. to consider whether a permanent at grade intersection is suitable), investigation and design work has been completed.
- 56. The land required to construct the intersection is currently held as reserve and is ex Crown land. The process, timeframes and costs for procuring this land for use as road reserve are currently undefined, and procurement of the land prior to construction could cause project delays or result in additional cost.
- 57. The Southern Links designation has complex pre-construction conditions that need to be considered before construction can begin. These largely relate to environmental and ecological impacts. Monitoring or subsequent mitigation requirements could result in project delays or additional costs.
- 58. Construction cannot start right away on Southern Links, it is anticipated that a connection of Wairere Drive to Cobham Drive will not be complete until 2019. During this interim time there is a risk that safety or efficiency issues may arise on the local road network which could require intervention.

**Signatory**

Authoriser	Andrew Parsons, City Waters Manager
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# A – Current Bridge Concept



# B – Enhanced Current Concept



# C – Landmark Bridge Concept One



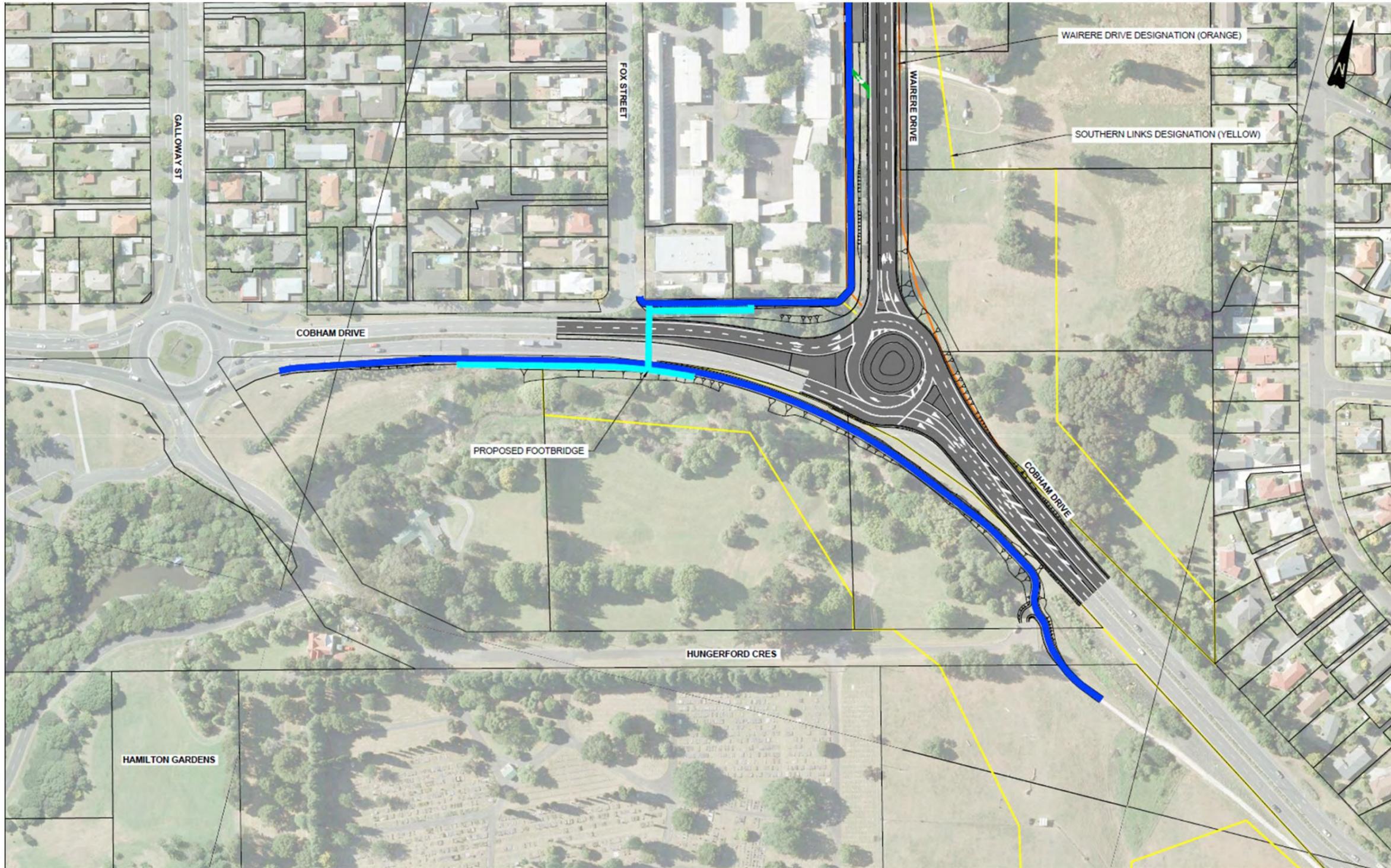
# D – Landmark Bridge Concept Two



### Wairere Drive Cobham Drive Intersection Option Assessment Summary

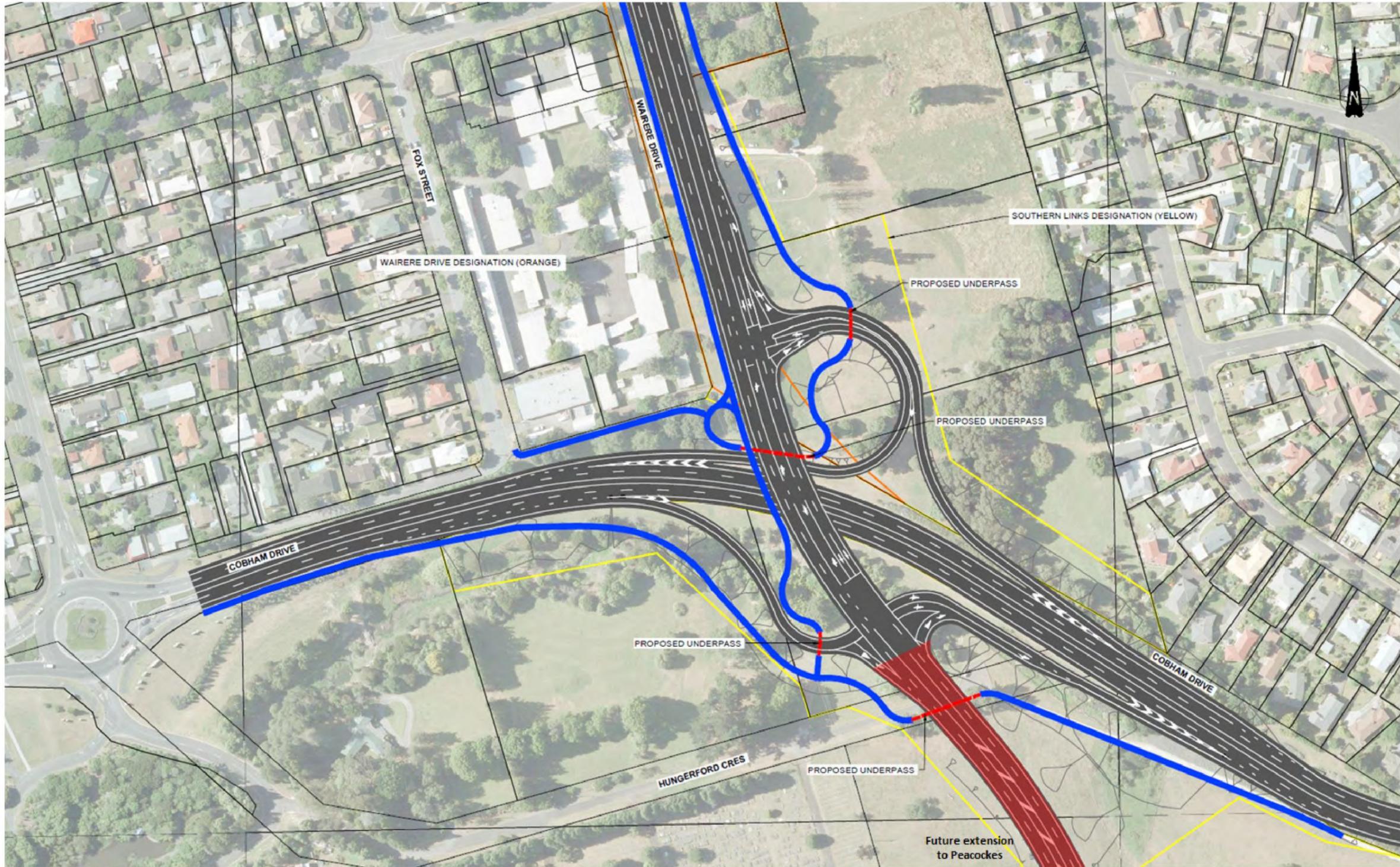
	1: Roundabout option with pedestrian over bridge 	2: Bridge to match Southern Links 						
Current Project Cost	\$88m – \$90m (\$14m - \$16m remaining costs to connect to Cobham Drive) <b>Note:</b> Pedestrian / Cycle Bridge Option A used for option assessment	\$102m - \$112m (\$28m - \$38m remaining costs)						
Future Cost to enable Peacockes Connection	\$28m - \$38m <b>Note:</b> No allowance for construction cost escalation over time.	\$0						
Total Remaining Cost (Undiscounted)	\$42m - \$54m	\$28m – \$38m						
Current Budget Shortfall & HCC Cost	Budget Shortfall = \$4m - \$6m Unfunded local share = \$2m - \$3m	Budget Shortfall = \$17.7m - \$27.7m Unfunded local share = \$9m - \$14m						
Traffic Benefits (crash reduction & travel time)	Base scenario	More efficient and safer intersection option (\$6.3m traffic benefits by 2028 using NZTA economic evaluation criteria)						
Incremental BCR <b>Note:</b> This is purely an incremental assessment - does not change the overall project BCR of 3.8.	Base scenario	<b>BCR = 21</b> (Compares option of constructing Option 2 now for \$28.5m to the alternative of constructing Option 1 now for \$14.1m, and then implementing the grade separated intersection in 2028 at a cost of \$28.5m)						
Incremental Strategic Fit, Effectiveness & Efficiency <b>Note:</b> This is purely an incremental assessment - does not change the overall Ring Road profile of HHM	Base scenario	<table border="0" style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: center;"><u>Strategic Fit</u></td> <td style="text-align: center;"><u>Effectiveness</u></td> <td style="text-align: center;"><u>Efficiency</u></td> </tr> <tr> <td style="text-align: center;">High</td> <td style="text-align: center;">High</td> <td style="text-align: center;">High</td> </tr> </table>	<u>Strategic Fit</u>	<u>Effectiveness</u>	<u>Efficiency</u>	High	High	High
<u>Strategic Fit</u>	<u>Effectiveness</u>	<u>Efficiency</u>						
High	High	High						
Timing	Roundabout construction completion 2017	2016/17 & 2017/18 – Land procurement , consenting and design 2018/19 & 2019/20 – Construction						
Pro's	<ul style="list-style-type: none"> <li>All land and most consents in place for construction to begin</li> <li>Performs adequately until Peacockes connection needed</li> </ul>	<ul style="list-style-type: none"> <li>No sacrificial infrastructure - no significant additional works need to be carried out to allow for Southern Links/Peacockes connection</li> <li>Facilitates Peacockes connection earlier if necessary – future proofing for accelerated growth.</li> <li>Opportunity to put RAB costs towards final solution</li> <li>Cheaper whole of life cost compared to RAB</li> <li>Better interim network solution than roundabout – travel time and crash reduction savings.</li> <li>Provides all necessary long term walking and cycling provisions.</li> <li>Facilitates enhanced ped/cycle connectivity across Wairere Drive</li> </ul>						
Con's	<ul style="list-style-type: none"> <li>Requires \$4m - \$6m (gross) additional funding to complete project as currently scoped</li> <li>Does not facilitate or enable accelerated Peacockes growth.</li> <li>The Cobham Drive roundabout and a significant extent of Wairere Drive is sacrificial when Peacockes connection is made.</li> <li>Significant disruption to network including likely long-term Wairere Drive closure to remove roundabout and implement future Southern Links works – reputational risk.</li> <li>Requires pedestrian bridge now which is then not essential after 2028 when Southern Links is constructed.</li> </ul>	<ul style="list-style-type: none"> <li>Requires \$17.7m - \$27.7m (gross) additional funding not currently allowed for in the 2015-25 10 year plan</li> <li>The existing local road network will need to cope with interim congestion for longer than originally anticipated until the connection to Cobham Drive is completed.</li> </ul>						
Risks	<ul style="list-style-type: none"> <li>Significant costs risks exist when estimating the future costs of Southern Links works. Until more detailed investigation and design is completed, a range of \$28.5m to \$38m has been assumed which is presented in 2016 un-escalated dollars. Over time, this range could escalate significantly</li> <li>The timing of Southern Links is still uncertain; however current accelerated growth projections indicate an earlier requirement transportation connection to facilitate Peacockes Stage 2 development.</li> <li>Stage 1 costs could escalate as a result of requirements to provide additional Wairere Drive pedestrian crossing facilities or an enhanced pedestrian bridge to meet urban design requirements.</li> </ul>	<ul style="list-style-type: none"> <li>No design work has been completed to enable the current construction cost estimates to be tested. Costs may be higher than expected - only option level pricing carried out so far.</li> <li>Land purchase or meeting pre-construction designation conditions could take longer or cost more than expected</li> <li>NZTA subsidy for design and construction of a grade separated intersection is not yet confirmed.</li> <li>The timing of a future Peacockes growth cell connection is still uncertain - may not be needed until later than 2030 if growth slows</li> <li>The timing of other growth related services may be impacted from advancing Southern Links. ie water and wastewater</li> </ul>						
Assumptions	<ul style="list-style-type: none"> <li>Calculations assume pedestrian/cycle bridge option A (the base functional concept) is used for evaluation purposes</li> <li>Costs to construct the Southern Links grade separated intersection is presented as a range from \$28m - \$38m and is based on 2015 AECOM option estimate. Noted that for evaluation purposes future cost escalation has not been applied as per the NZTA economic evaluation procedures.</li> <li>Land purchase costs have been excluded from calculations. Land procurement is assumed to be completed under either scenario in similar timeframes so cost implications will be neutral in regard to option evaluation.</li> <li>A transportation connection to facilitate Peacockes development in the form of a grade separated intersection will be required by 2030.</li> <li>Savings from not implementing the roundabout and pedestrian bridge solution would be invested into the grade separated option.</li> <li>That NZTA funding assistance will be achievable for construction, land purchase, and retrospectively for investigation and design.</li> </ul>							

**Wairere Drive / Cobham Drive Roundabout Intersection - Indicative Plan**



Note - Blue line indicates the proposed shared walking and cycling network layout and connectivity

### Wairere Drive / Cobham Drive Grade Separated Intersection - Indicative Plan



Note - Blue line indicates the proposed shared walking and cycling network layout and connectivity

Wairere Drive / Cobham Drive Grade Separated Intersection - Indicative Concept



**Committee:** Council

**Date:** 28 July 2016

**Report Name:** Drainage Reserve - Part  
Sale/Purchase

**Author:** Ken Cunningham

<b>Report Status</b>	<i>Open</i>
<b>Strategy, Policy or Plan context</b>	Urban Growth Strategy
<b>Financial status</b>	<i>There is no budget allocated</i> Applicant to meet all costs.
<b>Assessment of significance</b>	<i>Having regard to the decision making provisions in the LGA 2002 and Councils Significance Policy, a decision in accordance with the recommendations is not considered to have a high degree of significance</i>

## 1. Purpose of the Report

2. To obtain Council's approval for the sale of approximately 405m<sup>2</sup> of drainage reserve land at Maui St, to adjacent owners 3 Sealegs Ltd (Sealegs), situated at 164-166 Maui Street.

## Recommendations from Management

- a) That the report be received.
- b) That Council grants approval for the revocation of the reserve status of approximately 405m<sup>2</sup> of land, shown as Lot 1 on Attachment 2, in terms of Section 24 of the Reserves Act 1977 subject to:
  - i. Any objection(s) being received from the public consultation process being reported to Council for determination.
  - ii. The Department of Conservation's approval being obtained.
- c) That Council grants approval for the sale of approximately 405m<sup>2</sup> shown as Lot 1 on Attachment 2 to 3 Sealegs Ltd for \$40,000 (plus GST, if any) subject to:
  - (i) A survey plan being approved by Land Information New Zealand for the area being purchased.
- d) All costs associated with the revocation and sale and purchase processes are to be the responsibility of 3 Sealegs Ltd.
- e) That the Chief Executive be delegated authority to:
  - i. Execute all documentation relating to the revocation of the reserve status.
  - ii. Execute all documentation relating to the sale and purchase of the land.

### 3. Attachments

4. Attachment 1 - Plan indicating location of drainage reserve and 164-166 Maui St.
5. Attachment 2 - Concept plan showing drainage land proposed to be sold and purchased (Lot 1).

### 6. Key Issues

#### 7. Background

- Sealegs (Directors: Philip Armitstead, Fraser Lake and Christopher Schurr) has requested the purchase of approximately 405m<sup>2</sup> of Council drainage reserve land adjacent to its property at 164-166 Maui St (refer to Attachment 1).
- The purchase of the land, shown as Lot 1 on Attachment 2 (red outline), by Sealegs, will provide the company with additional parking, access and storage for its business.
- The Council's City Waters team has confirmed that sale and purchase of the land can proceed, subject to Council approval.
- The sale and purchase agreement will include special conditions that provide Council with the appropriate land use protection in the form of a registerable land covenant prepared by Council's solicitors.

#### 8. Valuation

9. SGHU Valuation has advised a market valuation of \$40,000 (plus GST, if any) for the drainage reserve area, as at 13 May 2016, which has been accepted by Sealegs.

#### 10. Strategic alignment

The remaining drainage reserve will not be affected by the sale and purchase of the area requested by Sealegs and will continue to be used in accordance with its intended purpose.

#### 11. Legislative requirements or legal issues

##### 12. Reserves Act 1977:

- a) Revocation of the reserve status is to be completed in terms of Section 24 of the Reserves Act 1977.
- b) The revocation process includes:
  - i. Council's approval for revoking the reserve status
  - ii. Public Consultation – any objections received and unresolved will be reported to Council for determination.
  - iii. The Minister of Conservation (or delegate) approval for the reserve status revocation.
  - iv. Publication of a Gazette Notice notifying the revocation of the reserve status upon it being approved by the Minister of Conservation, or delegate.
- c) Upon revocation being granted by the Minister of Conservation (or delegate) Council is able to sell the land to Sealegs.

#### 13. Consultation

- In terms of the Reserves Act 1977 (Section 24) public consultation is required for one month, to provide the wider community with an opportunity to consider and object to the reserve revocation.
- Any objection received within the consultation period, that remains unresolved, will be reported to Council for determination.

#### 14. Treaty requirements/implications

- In terms of the Reserves Act 1977 Tainui will be directly consulted, advising on the request received and how it will be processed by Council.

**Item 7**

- The area of drainage reserve Sealegs propose to purchase was originally vested in Council by Grasshopper Developments Limited for drainage reserve purposes, in 2003.

**15. Financial and Resourcing Implications**

16. All costs involved with revoking the reserve status and sale and purchase of the land will be met by Sealegs.

**17. Risk**

18. Council’s City Waters Unit confirms that sufficient area of drainage reserve will remain to provide drainage protection for the catchment area.

**Signatory**

Authoriser	Chris Allen, General Manager City Infrastructure Group
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**APPLICATION PLAN**  
 Applicant: 3 Sealegs Ltd  
 Comprised in: CFR SA70C/929,  
 CFR 272306 & CFR 272307  
 Local Authority: Hamilton City  
 Total Area: 3.1470ha  
 Scale:(A3 Original) 1:500  
 Date: April 2016

- Notes:
1. Changes may occur to the layout of the proposal shown as a result of the Resource Consent Conditions.
  2. Areas and dimensions on this plan may be subject to change following field survey.
  3. The copyright and intellectual property rights for the information shown on this plan remain the property of CKL Surveys Ltd.
  4. This plan has been prepared only for the purpose of illustrating an application for resource consent. It should not be used for any other purpose.

**Auckland Office:**  
 At: 25 Broadway, Newmarket  
 P: 09 524 7039

**Hamilton Office:**  
 At: 58 Church Road, Hamilton  
 P: 07 849 9923

**Te Awamutu Office:**  
 At: 183 Market Street, Te Awamutu  
 P: 07 871 8144

**SUBDIVISION CONCEPT PLAN - BOUNDARY ADJUSTMENT**  
**LOTS 42 & 60 DPS 89176 AND**  
**SECTIONS 1 & 2 SO 356596**  
 (166 Maui Street, Hamilton)

Designed:		
Drawn:	RM	14.04.16
Checked:	BH	
Job No:	Revision:	Page No:
<b>T1263</b>	<b>S3</b>	<b>2 of 2</b>

**Committee:** Council

**Date:** 28 July 2016

**Report Name:** Consideration and Approval of HCC's Draft 2 Submission to the Local Government Act 2002 Amendment Bill (No 2)

**Author:** Mark Brougham

<b>Report Status</b>	<i>Open</i>
<b>Strategy, Policy or Plan context</b>	<i>HCC's process for developing submissions to external organisations.</i>
<b>Financial status</b>	<i>The development of this submission is covered in existing budgets. The estimated cost is \$6,000 of external costs and \$6,500 of staff time.</i>
<b>Assessment of significance</b>	<i>Having regard to the decision making provisions in the LGA 2002 and Councils Significance Policy, a decision in accordance with the recommendations is not considered to have a high degree of significance.</i>

## 1. Purpose of the Report

- For the Strategy and Policy Committee to consider and approve HCC's **Draft 2** submission to the Local Government Act 2002 Amendment Bill (No 2).

## 3. Background

- A summary and weblink to the Local Government Act 2002 Amendment Bill (No 2) was included as part of the 28 June 2016 Executive Update.
- Key aspects of the Bill were presented at the 12 July 2016 Council briefing.
- Relevant material (including LGNZ's initial draft analysis of the Bill and SOLGM's draft submission) was circulated to Elected Members on the afternoon of 12 July 2016.
- A summary of key issues (incorporating the main points from the above documents in point 6) that HCC may wish to include in a submission was then circulated to Elected Members on 13 July 2016.
- HCC's draft submission (**Draft 1**) was circulated to Elected Members for feedback on 18 July 2016, with comments required by 21 July 2016.
- No feedback was received from Elected Members on **Draft 1**.
- Draft 2** (attached) incorporates further staff changes (highlighted in yellow).
- Also attached is a submission from PWC on the Bill (made on behalf of HCC, Waikato District Council and Waipa District Council) specifically relating to income tax implications for Council Controlled Organisations, and in particular advice specifically relevant to the proposed Water and Wastewater CCO being considered by the three councils.

- 12. PWC intend to speak at the hearings of the Local Government and Environment Committee in support of its submission.
- 13. The Local Government and Environment Committee has provided HCC an extension to the original submission closing date i.e. from 28 July to 8 August 2016.

**14. Financial and Resourcing Implications**

- 15. Staff time is estimated at \$6,500. Consultant costs are estimated at \$6,000 (noting that \$5,000 of this from PWC would have been incurred through associated work on the proposed Water and Wastewater CCO).

**Recommendations from Management**

- a) That the report be received.
- b) That HCC’s **Draft 2** submission to the Local Government Act 2002 Amendment Bill (No 2) be considered and approved.
- c) That the approved submission be sent to the Local Government and Environment Committee prior to the 8 August 2016 submission closing date.
- d) That subsequent to Council’s approval, the submission be uploaded to HCC’s website.
- e) That local Members of Parliament be advised of and encouraged to support Council’s approved submission.
- f) That the attached submission from PWC (made on behalf of HCC, Waikato District Council and Waipa District Council) be approved.

**16. Attachments**

- 17. Attachment 1 - HCC's Draft 2 Submission to the LGA 2002 Amendment Bill (No 2) *(Under Separate Cover)*
- 18. Attachment 2 - PWC's Submission to the LGA 2002 Amendment Bill (No 2) *(Under Separate Cover)*

**Signatory**

Authoriser	Sean Hickey, General Manager Strategy and Communications
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**Committee:** Council

**Date:** 28 July 2016

**Report Name:** Waikato Plan Update

**Author:** Hannah Windle

<b>Report Status</b>	<i>Open</i>
<b>Strategy, Policy or Plan context</b>	<i>The Waikato Plan is a new plan for the region</i>
<b>Financial status</b>	<i>There is no budget allocated in the 2016/17 year</i>
<b>Assessment of significance</b>	<i>Having regard to the decision making provisions in the LGA 2002 and Councils Significance Policy, a decision in accordance with the recommendations is not considered to have a high degree of significance</i>

## 1. Purpose of the Report

- To update elected members on Hamilton City Council's involvement in the Waikato Plan. This report outlines recent milestones, next steps and future timeframes.

## 3. Executive Summary

- The Waikato Plan will define a long-term strategic direction for the region as a whole and will identify priorities for action and investment across the Waikato. Its development has involved multiple parties including other Waikato councils, central government agencies and the community sector.
- A first draft of the full Waikato Plan has been developed and was presented to the Joint Committee at their meeting in June.
- The four priorities of the Plan are:
  - Population Change: Addressing growth and decline
  - Connections: Targeting investment in the right places
  - Iwi: Partnership with Iwi
  - Water: Addressing water allocation and quality
- The Joint Committee provided comprehensive feedback on the draft Plan and amendments are being made based on this. In addition, a succinct summary document of 20 – 30 pages is being prepared.
- It is currently proposed the Joint Committee will sign off on the full Plan and summary document in late November 2016. These two documents will then to be taken back to individual councils for feedback, with final adoption of the draft for public consultation by the Joint Committee in February 2017.

## Recommendation from Management

That the report be received

### 9. Attachments

10. Attachment 1 - Waikato Plan - Waikato Connecting with Hamilton Project Report

### 11. Discussion

12. Value proposition
13. The Waikato Plan will define a long-term strategic direction for the region as a whole. It will identify priorities for action and investment across the Waikato. It will identify opportunities for working together, and enable the region to communicate with Central Government using 'one voice' to target resources and investment efficiently.
14. One of the key benefits of being involved in the Waikato Plan is the engagement not only with other councils, but organisations and entities outside of local government. These span business groups, the community and voluntary sector, education sector, and government agencies such as the district health board. Having a shared vision and priorities across multiple entities will encourage groups to work in collaboration rather than in competition with each other.
15. The Waikato Plan is being viewed positively by many partners, with the Waikato DHB, the National Infrastructure Unit, MBIE, NZTA and key stakeholders reinforcing the importance of this initial plan being completed.
16. Background
17. The Waikato Plan has been under development throughout 2015 and 2016. It has been a challenging journey that has involved balancing the perspectives of 10 councils and other key stakeholders to develop a shared vision and direction for the Waikato Region.
18. Between November 2015 and April 2016, the project advisors and project team developed a Strategic Direction Summary Document to identify the strategic direction and key priorities for the full Waikato Plan. There was a need to identify points of agreement prior to developing a full Plan.
19. A draft of the summary document was socialised with Hamilton City Councillors at a briefing earlier this year and council feedback was communicated back to the project team and used to refine the document.
20. The summary document was approved by the Joint Committee in April 2016 as the basis for drafting the full Plan.
21. Between April and June 2016, the first draft of the full Plan was developed. Early drafts were socialised with the Plan's Strategic Partners' Forum, Technical Reference Group and CE Steering Group. Feedback from these groups was incorporated into the document, and the full draft was presented to the Joint Committee in June 2016 for their comment.
22. The Plan has five focus areas; People and Communities, Connections, Economy, Environment and Iwi. In addition, four regional priorities have been identified by the Joint Committee:
  - Population Change: Addressing growth and decline

- Connections: Targeting investment in the right places
  - Iwi: Partnership with Iwi
  - Water: Addressing water allocation and quality
23. Each focus area contains a range of actions, some of which are already underway. They include:
- Aligned Planning: Looking at Council planning processes to ensure more consistent policies across the region, reduce compliance costs, become more business-friendly and encourage better collaboration between agencies.
  - Technology Hub: Exploring the possibility of a “technology hub” to increase ultrafast broadband uptake where population is declining.
  - Identifying projects to enhance the wider Waikato Region’s connection with Hamilton.
  - Regional access to tertiary education – expanding regional public transport options to enable access to tertiary education (University, Wintec, Te Wananga);
  - Establishing a National Centre for water and environmental science;
  - Regional social infrastructure – undertaking a stock take of current social services delivery and investment.
  - Establishing a freight and logistics action group (FLAG) based on the Bay of Plenty model to provide a collective approach to freight issues in the Waikato.
  - Agreeing on, and advocating for the region’s highest priority transport project/s to central government e.g. Southern Links/Waikato-Tauranga connection.
24. The draft Plan can be accessed at <http://www.waikatoplan.co.nz/Leadership/Agendas-and-minutes/> on pages 7 - 133 of the agenda for the 20 June 2016 meeting. This first draft has now moved on and is in the process of being amended as a result of feedback received from the Joint Committee. Please note, that given the size of the final draft, it has not been attached to this agenda, but copies can be provided on request.
25. Joint Committee Feedback
26. Constructive feedback on the draft Plan was provided by the Joint Committee, including feedback sought independently. This feedback noted that the Plan was on the right trajectory, but refinement was required to make it more concise and readable.
27. HCC’s feedback focused on the following points and these were generally reinforced by the Joint Committee:
- The Plan needs to clearly outline the topics the region has ‘one voice’ on – this is unlikely to be everything.
  - The points of focus are lost in the volume of information.
  - The Plan should have a clear couple of pages that can be pulled out that outline the region’s key messages for government ministers. Currently there is no section of the plan that does this.
  - Hamilton should be separated out in the growth section (and potentially in the wider Plan) due to its scale and unique issues.
  - Duplication with other strategies and documents needs to be removed.
28. Other comments from the Joint Committee included:
- Some liked the detailed document however most felt it could be trimmed down.

## Item 9

- The structure of the action tables is good and they will be useful.
- There are currently too many actions in the Plan – they need to be refined, prioritised and phased.
- The Plan will be just as much use in terms of co-operative thinking and collegial relationships: that's been one of the major benefits. This will be an enduring base for further conversations.
- The target audience needs to be clearly defined and the document tailored to this.
- It needs to be interesting and readable.
- It needs to be useful for communicating with Central Government who are the primary audience.

### 29. Waikato connecting with Hamilton project

30. At the 20 June 2016 Joint Committee meeting, Hamilton City Council's Chief Executive presented a copy of the findings of the 'Waikato connecting with Hamilton' (copy of the report is attached).

31. This project was identified as one of the Plan's three 'flagship' projects and was led by HCC's Mayor with input from key stakeholders. A series of workshops were held where the stakeholders identified projects they thought would enhance the connection between the wider region and Hamilton.

32. The Joint Committee agreed to incorporate the projects identified in the report into the Waikato Plan in the appropriate sections.

### 33. The Proposed Waikato Plan - Summary and Full Plan

34. In order to address Joint Committee feedback on the Plan, an editor/writer has been engaged.

35. The thoroughly edit the full Plan for clarity and readability, which will result in a significantly smaller document. Following this, and using the edited full Plan as a guide, a printed, easily utilised and digested summary document of approximately 20 – 30 pages will be prepared. This document will incorporate the use of graphics, will have a strong emphasis on priorities and key actions, and will have a strong visual connection to the full Waikato Plan document.

36. The primary audience for the summary document will be central government decision-makers, with other important audiences being the regional business community and investors, local government decision-makers, and people of the Waikato.

### 37. Next Steps

38. The project team has been focusing on refining the Plan's actions. This has involved meeting with a number of the Plan's strategic partners to ensure the actions are fit-for-purpose, aligned with the direction of other groups and organisations, and most importantly supported by those who will be funders or assisting with implementation.

39. To date the team has met with Hamilton Waikato Tourism, Wintec, Waikato Environment Centre, Waikato Biodiversity Forum, University of Waikato, Waikato DHB, Waikato River Authority, Creative Waikato, NZTA and the Waikato Rural Business Network.

40. Once the amended actions have been incorporated into the full plan, editing and production of the summary will be completed by the end of September 2016. These products will be discussed with the Joint Committee in late September 2016.

41. Signoff of the two Plan products by the Joint Committee is planned for late November 2016. Following this, they will be taken back to each council for feedback.

- 42. Amendments to the documents as a result of council feedback will occur between November 2016 and February 2017, followed by final adoption of the draft for public consultation by the Joint Committee in February 2017. Resources required for implementation will be determined during this phase.
- 43. Public consultation and hearings are anticipated in April and May of 2017, with final Plan sign off in August 2017.

**44. Iwi Engagement**

- 45. Iwi Trust Board Chairs were invited to the June 2016 Joint Committee Meeting and representatives from the Hauraki Maori Trust Board and Ngati Tuwharetoa attended. Concern about the lack of meaningful Iwi engagement that has occurred to date was expressed.
- 46. As a result of this feedback, Waikato Regional Council has offered resources to progress Iwi involvement in the Plan. A meeting between Iwi Trust Board Chairs and Chief Executives is planned for the late July.
- 47. The project timeframes now reflect the need for ongoing engagement with Iwi.

**48. Financial and Resourcing Implications**

- 49. The cost to HCC of the Waikato Plan is \$147,000. This was funded in the 2014/15 financial year. Resources required for the implementation of the Waikato Plan is yet to be determined, noting implementation of the Plan’s actions will span across a number of stakeholders, and in many instances be a case of coordinating or utilising budgets already in place.

**50. Risk**

- 51. Given the differing perspectives the councils bring to the table, it is important that the Waikato Plan focuses on points where the region can have a collective view. To complete the Plan, unanimous agreement is required. If this does not happen, it may delay the potential benefits of collaboration such as agreeing on shared priorities for targeted investment, and a shared voice to central government.

**Signatory**

Authoriser	Blair Bowcott, Executive Director Special Projects
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## REPORT FOR THE WAIKATO PLAN STEERING GROUP MEETING, 20 JUNE 2016

### Project: Enhancing Waikato's connection with Hamilton

**To:** Waikato Plan Joint Committee  
**From:** Richard Briggs, Chief Executive, Hamilton City Council  
**Date:** 10 June 2016

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#### 1. Purpose of this report

To present a list of projects that deliver on a project in the Waikato Plan: Enhancing Waikato's connection with Hamilton.

#### 2. Context

Hamilton was allocated a priority project under the Waikato Plan for reporting back to the June meeting of the Joint Committee. The project has been led by the Hamilton Mayor and a small project team.

In the Executive Summary of the Plan, this project has been framed as "*There are significant opportunities to enhance and capitalise on Hamilton's role as the region's centre in ways that are also beneficial for the rest of the region.*" During the process of reporting back on this project, it has been reframed in the Waikato Plan several times, but reference has been made to a report *Enhancing the Role of Hamilton as the Waikato's Regional Centre* completed by Becca and dated 25 February 2016.

The projects to deliver the priority have been developed from meetings with a Waikato representative small stakeholder group made up of senior regional leaders/influencers from major business and social sector providers. The results of the discussions have been developed into the draft list of areas of opportunity and supporting projects attached. This list captures a number of projects that already exist and provides an insight into what matters most to those regional business and social sector leaders.

The Waikato Plan Summary Document (at the time of developing the projects) describes four priorities, one of which is connecting our region (Priority 2). This priority is "to have efficient, high quality, safe and resilient connections, both within and beyond the regions that make it easy for people and organisations to achieve their goals". The Hamilton projects list identifies six areas of opportunity and a number of projects within these opportunity areas essential to deliver this priority. The proposed projects also contribute directly to results identified for other priorities. Many of these projects are linked to other regional strategies and plans and therefore it will not be necessary to repeat them in the actions in the Waikato Plan provided they are articulated correctly in those existing plans and referenced in the Waikato Plan. The

Waikato Plan provides an opportunity to cross-reference and acknowledge these interdependencies and connections.

**3. Connecting our Region – Projects**

Attached is the list of opportunities and projects.

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**Waikato Plan Priority: Connecting our Region**

This project is about having efficient high quality, safe and resilient connections, both within and beyond the region, that make it easy for people and organisations to achieve their goals.

One outcome under this priority is to ensure Hamilton's role as an urban centre in the region is understood and valued, and that the city has strong connections to surrounding towns and rural areas.

A project to be developed to deliver this outcome is called 'Waikato connection with Hamilton. Specifically, there are significant opportunities to enhance and capitalise on Hamilton's role as the region's centre in ways that are also beneficial for the rest of the region.'

The following areas of opportunity have been identified:

1. Regional Road and Rail Freight Logistics
2. Commuter Connections
3. Sustainable Growth
4. Medical & Allied Health
5. Innovation
6. Visitor Economy

**1. Area of Opportunity: Regional Road and Rail Freight Logistics****1.1 Project 1: A Waikato strategy for road and rail freight and logistics in the Waikato**

- United and consistent regional proposition on freight and logistics that articulates what's in the Waikato's best interests
- A coordinated multi-council approach to planning, investment and branding around freight and logistics

**Rationale:**

- Consolidates Hamilton/Waikato's position/profile/identity as a major inland freight and logistics hub

- Acknowledges and leverages Ruakura Inland Port (nationally significant) and other logistics developments occurring within and on the boundary of Hamilton
- Provides certainty for investors, sector operators and customers
- Enables regional advocacy to central government
- Delivers a clear regional proposition that can be marketed nationally and internationally
- Road/Rail approach allows for a coordinated land-freight proposition
- Enables individual councils to plan future investments to support the region's strategy

1.2 Project 2: Develop a freight logistics action group (like BOP's FLAG)

- Collective approach for operators to identify barriers to sector development as well as potential solutions and advocacy opportunities
- Practical orientation to solving sector problems

Rationale:

- Supports Project 1
- Potential to join up over 6,000 freight producers/operators/distributors and logistics providers already operating in the Waikato
- Brings sector efficiencies through process, network structure and effective sector advocacy
- Consistent profile and messaging

1.3 Project 3: Waikato Expressway

- Repurpose the Waikato position on the next stage of the Waikato Expressway as East/West (Hamilton to Tauranga (export)) and North/South (Hamilton to Wellington (domestic and export)) connections – this means supporting the priorities of Cambridge to Piarere and Southern Links
- Builds resilience into Hamilton/Waikato's freight & logistics position by providing freight producers and distributors with choices - Auckland/Tauranga and export/import port options

Rationale:

- Unity position on priority for next stage of Waikato Expressway
- Ensures and consolidates Hamilton position as major inland freight and logistics hub for export and domestic markets
- 60% of traffic coming south from Auckland goes through Hamilton (to somewhere else)

- Reduces freight inefficiencies (40% one-way loads) between Hamilton and Wellington
- Cambridge to Piarere connection will build freight capacity south from Hamilton
- Southern Links connects to the internal market and to the export freight connections

## 2. **Area of Opportunity: Commuter Connections**

### 2.1 Project 1: Define Hamilton's commuter zone

- Define what the commuter zone around Hamilton is and should be over the next 20 years (suggestions that this zone is larger than is generally accepted, particularly south of Hamilton)
- Ensure the Regional Passenger Transport Plan appropriately addresses public/private delivery of public transport services within the defined commuter zone

#### Rationale:

- Develops a commuter culture that changes the employment and services options available
- Enables people who live outside Hamilton to have access to employment and services, particularly health and education
- Improves Hamiltonian's access to neighbouring towns for work and leisure

### 2.2 Project 2: Regional access to tertiary education

- Expand regional public transport options to enable access to tertiary education (University, Wintec, Te Wananga)
- Requires a regular, fit-for-purpose schedule, low cost to customer, low administrative burden

#### Rationale:

- Increases access to skills based training
- Region retains students that may otherwise move outside the region to study
- Tertiary sector grows from within region
- Enables people to remain living in their chosen community, which helps support local economies and retains labour force within regional centres

2.3 Project 3: Auckland Commuter Rail Connection

- Efficient, affordable commuter rail connection between Hamilton/Waikato and Auckland (or South Auckland and Auckland with park and ride)
- Identifying how investment in southbound rail infrastructure can support Greater Auckland issues (housing affordability, lifestyle, economic productivity)
- Proposition for advocacy to Government/Kiwirail

Rationale:

- A viable option for living while working in Auckland
- Safe, efficient, fast connection for employment, business, and leisure activities
- Reduces congestion
- Productivity gains
- Strengthens the Waikato Regional Transport Committees position

3. **Area of Opportunity: Sustainable Growth**

3.1 Project 1: Industrial land use plan

- Strategic land use plan that identifies industrial land(light and heavy) across the Waikato (expanded Future Proof concept)
- Clarity for infrastructure investment requirements
- Creates an active Hamilton/Waikato business attraction strategy for industrial land users

Rationale:

- Capitalise on growth opportunities for business attraction strategies outside the region
- Enables co-ordinated infrastructure planning and investment
- Certainty for investors
- Identifies new industry sectors/opportunities for regional towns/centres
- Builds on Future Proof

3.2 Project 2: One District Plan

Rationale:

- Matches land use with infrastructure investment
- Enables coordinated responses to infrastructure challenges related to growth
- Cuts red tape, cost and time
- Manages urban expansion
- Provides certainty for investors
- Removes barriers and artificial boundaries for developers, investors and businesses and facilitates appropriate development across city and district boundaries
- Protects productive land, prevents incompatible development, and helps preserves land and soil quality

3.3 Project 3: Waters CCO

- Tripartite Council (Hamilton/Waikato/Waipā) approach to water use and water conservation

Rationale:

- Water is the most important regional resource and water use needs to be strategically managed for the long-term
- Efficiencies in governance and management structures and operations
- Efficiencies of scale, operations and procedural standardisation where appropriate

4 **Area of Opportunity: Medical & Allied Health**

4.1 Project 1: project currently being developed in partnership with DHB relating to primary health care provision

5. **Area of Opportunity: Innovation**

5.1 Project 1: Establish the National Centre for Water and Environmental Science

- Ag Research/University of Waikato/NIWA/Waikato Regional Council

Rationale

- Already strong in this and has become focus of AgResearch and other CRI research
- Affects of changes in land use (farming, horticulture)
- Regional water critical to region's economy

5.2 Project 2: Hamilton/Waikato as the Food and Agri-tech commercialisation centre for New Zealand - AgHub

- Stocktake the Food and Agri-tech commercialisation activities in the region
- Develop and brand Hamilton/Waikato as the place for commercialisation of science
- Expand the AgHub project to include this project

Rationale:

- Waikato already doing this but not branding/promoting it
- Massey and Lincoln have claimed the science space, Waikato's is the commercialisation space
- Develops and retains intellectual property in the region
- Generates collaboration to understand and solve commercialisation problems
- Adds economic value to the region and supports business/ED proposition for Hamilton/Waikato
- Supports strong tertiary education base – engineering (University of Waikato/Wintec)

5.3 Project 3: Regional social infrastructure

- Map/stocktake the region's current social services delivery and investment, including innovation delivery
- Develop innovative models to deliver efficient social services to local communities
- Identify and promote opportunities for social investment by social services providers, Councils and employers

Rationale:

- Hamilton social services investment is \$35m
- Supports wellbeing of the region's people wherever they reside
- More coordinated and efficient delivery of social services
- Leadership and coordination across services and service providers
- The region's relatively young working-age population is a strategic advantage for the Waikato but could be lost

**6 Area of Opportunity: Visitor Economy**

6.1 Project 1: First bed night in New Zealand

- Position Hamilton as the first destination from Auckland airport and gateway to the Waikato and the central North Island
- Marketing and promotion strategy

Rationale:

- Auckland has accommodation shortages and it's expensive
- Auckland traffic congestion
- Waikato Expressway enables an easy drive
- Waikato has some of NZ's biggest tourist attractions (Hobbiton and Waitomo Caves)
- Opportunity to redefine the tourism route south for Hamilton as a gateway to Waikato's tourism attractions and to Rotorua
- First bed night means more time for tourists to experience what Hamilton can offer in terms of visitor experiences – Hamilton Gardens, hospitality, retail shopping
- Supports Tourism Opportunities plan

6.2 Project 2: Package regional tourism experiences

- Regional Tourism Organisation and operators to developing visitor experience packages in Hamilton and the Waikato based on existing tourist assets

- Marketing strategy promoting visitor experiences rather than tourist activities
- Promoting sector coordination and leadership
- Rationale:
- Making the most of what is already in the city and the region
- Cost-effective – leveraging and repurposing existing tourism assets and events (e.g. Fieldays, Balloons Over Waikato)
- Making it easy - visitors want the convenience of packaged tourist experiences; packaged tours are very user-friendly for visitors with languages other than English
- Tourists tend to plan their itineraries in half-days and days so several small experiences combined can be marketable
- Growing markets for bike-tourism, river-tourism, agricultural tourism.

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**Committee:** Council **Date:** 28 July 2016

**Report Name:** Growth in Hamilton - *Under Separate Cover* **Author:** Becca Brooke

<b>Status</b>	<i>Open</i>
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Growth in Hamilton Report - *to be circulated under separate cover.*

**Committee:** Council **Date:** 28 July 2016  
**Report Name:** Recommendations to Council - Strategy and Policy Committee Meeting - 19 July 2016 **Author:** Mary Birch

<b>Status</b>	<i>Open</i>
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The recommendations of the Strategy and Policy Committee meetings held on 19 July 2016 are presented.

The 19 July 2016 Committee Agenda is available via the following link:

<http://www.hamilton.govt.nz/our-council/meetings-and-minutes/Pages/default.aspx>

## 1. Hamilton Central City Safety Plan Annual Report

That:

- a) the Hamilton Central City Safety Plan be changed to annual reporting in line with other Council Plans.
- b) the following new action is included in the status report on the actions in the Hamilton Central City Safety Plan:
  - (i) City Safe and Central Library to work together to ensure library staff have strategies and training appropriate for dealing effectively with incidences of anti-social behavior.
- c) Council note that staff will work with HCBA to understand the concerns behind the response to Q12, page 91 of the Committee's Agenda (Hamilton City Council responds appropriately to safety concerns).

## 2. Governance Policies Review - Citizens Initiated Referenda Policy

That the Citizens Initiated Referenda Policy be retained.

## 3. Trade Waste and Wastewater Bylaw 2016 Deliberation and Adoption Report

That Council:

- a) determine that the Hamilton Trade Waste and Wastewater Bylaw 2016 does not give rise to implications under the New Zealand Bill of Rights 1990.
- b) accept the recommended changes to the Hamilton Trade Waste and Wastewater Bylaw 2016 as shown in Attachment 3 to the Committee Report.
- c) adopt the Hamilton Trade Waste and Wastewater Bylaw as at 15 August 2016.
- d) note that the Plain English Guide will be placed on the Council website, in an easy-to-find location, by 15 August 2016.

**4. Sustainability Principles**

- a) That Council adopt the Sustainability Principles as follows:
  - 1) Council anticipates and acts to prevent or mitigate environmental degradation where there are threats of serious or irreversible damage.
  - 2) Council includes environmental, economic, social, and cultural considerations in its decision-making criteria.
  - 3) Council is an integral part of regional efforts to restore and protect the water quality of waterways.
  - 4) Council is an integral part of regional efforts to restore and protect biodiversity in Hamilton City.
  - 5) Council works with central government to deliver on national greenhouse gas emission reduction targets and supports resilience to climate change in our communities.
  - 6) Council promotes walking, cycling, public transport and other low carbon transport options.
  - 7) Council works to improve the resource efficiency and health of homes, businesses and infrastructure in our city.
  - 8) Council supports the use of renewable energy and uptake of electric vehicles.
  - 9) Council ensures that it understands, prepares for and responds to the impacts of climate change.
  - 10) Council works with its communities to minimise the production of waste and maximise opportunities to recycle.
  - 11) Council uses its position as a city leader to educate and influence the wider Hamilton community to embrace sustainability.
- b) That the Sustainable Hamilton Strategy is retired.

**5. Update on HCC Strategic Plans**

That the Active Hamilton Strategy be deleted.

**6. Attachments**

- 7. There are no attachments for this report.

**Committee:** Council

**Date:** 28 July 2016

**Report Name:** Council - Open Minutes - 30  
June 2016

**Author:** Mary Birch

<b>Status</b>	<i>Open</i>
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## Recommendation

That Council confirm and adopt as a true and correct record the Open Minutes of the Council Meeting held on 30 June 2016.

## 1. Attachments

2. Attachment 1 - Council - Open Minutes - 30 June 2016

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## Council

### OPEN MINUTES

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**Minutes of a meeting of the Council held in Council Chamber, Municipal Building, Garden Place, Hamilton on Thursday 30 June 2016 at 1:30pm.**

#### PRESENT

Chairperson	Her Worship the Mayor J Hardaker
Deputy Chairperson	Cr G Chesterman
Members	Cr M Forsyth
	Cr M Gallagher
	Cr K Green
	Cr A King
	Cr D Macpherson
	Cr G Mallett
	Cr A O'Leary
	Cr L Tooman
	Cr E Wilson
	Cr P Yeung

In Attendance	Chief Executive – Richard Briggs
	General Manager Strategy and Communication – Sean Hickey
	General Manager Community – Lance Vervoort
	General Manager City Growth – Kelvyn Eglinton
	General Manager Corporate – David Bryant
	Executive Director H3 and Events – Sean Murray
	Communications Manager – Lee Cowan
	Revenue Manager - John Gibson
	Greg Carstens – Strategic Policy Analyst
	Kelvin Powell – City Safe Unit Manager
	Paula Rolfe – District Plan Review Project Manager
	Jacob Quinn – Special Projects Manager
	Dale Ofsoske – Electoral Officer, Election Services

Committee Advisors	Mrs J Pani and Mrs MM Birch
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**1. Apologies**

**Resolved:** (Her Worship the Mayor Hardaker/Cr Chesterman)

That the apologies from Councillor Pascoe be received and accepted.

**2. Confirmation of Agenda**

**Resolved:** (Her Worship the Mayor Hardaker/Cr Chesterman)

That the Agenda be confirmed noting Item 7 – Adoption of the Annual Plan 2016/17 and Item 9 – Rates Resolution to set and assess Rates for 2016/2017 were to be taken after the Public Forum as the first substantive Items on the Agenda. Item 5 - Confirmation of the Council Minutes was to be taken as the last substantive Item on the Open Agenda.

**3. Declarations of Interest**

No members of the Council declared a Conflict of Interest.

**4. Public Forum**

As per Hamilton City Council’s Standing Orders, a period of up to 30 minutes had been set aside for a public forum. No members of the public spoke.

## 7. Adoption of the Annual Plan 2016/17

The Chief Executive and General Manager Corporate introduced this Item, explaining the process that had been undertaken and the potential risks if the Annual Plan was not adopted. Staff responded to questions relating to the detail contained in the Annual Plan and minor amendments were made as follows:

- Delivering the Hamilton Plan – River Plan on page 30 of the Council Agenda – the wording be changed to *“The developer’s plan for Ferrybank will be considered in August....”*;
- Delivering the Hamilton Plan - Transforming the Central City – on page 30 of the Council Agenda - the wording to be changed to *“A parking zone in the south of the city offering free parking before 9am and after 3pm”*;
- The Hamilton Plan – Our 10 Priorities are – on page 27 of the Council Agenda the wording of the 8<sup>th</sup> bullet point to be changed to *“Access to affordable housing”*; and
- Delivering the Hamilton Plan – Recreation Facilities – on page 33 of the Council Agenda – remove the wording *“four-court”*.

**Motion:** (Her Worship the Mayor Hardaker/Cr Chesterman)

That:

- a) the report be received; and
- b) the Annual Plan 2016/17 be adopted with the wording changes articulated at the Meeting.

Before the above matter was voted on, further motions were Put as follows:

**Resolved:** (Crs King/Mallett)

That the H3 budget is increased to reflect the full revenue of leasing the Clarke Lounge for Civic and hosting functions and the associated Civic Events budget is increased.

**Crs Chesterman and Yeung Dissenting.**

**Resolved:** (Crs King/Mallett)

That:

- a) Staff bring a full report on section availability, infrastructure availability, growth pressures and infrastructure planning to the August 2016 Council meeting; and
- b) Staff present a report to the August 2016 meeting in respect of councils debt and swap portfolio including the Treasury Management Policy.

**Resolved:** (Her Worship the Mayor Hardaker/Cr Chesterman)

That:

- a) the report be received; and
- b) the Annual Plan 2016/17 be adopted with the wording changes articulated at the meeting.

**The Meeting adjourned during the above Item (3.15 to 3.20pm).**

## 9. Rates Resolution to Set and Assess Rates for 2016/2017

**Resolved:** (Her Worship the Mayor Hardaker/Cr Mallett)

That:

- a) the report be received; and
- b) Council resolves the set and assess the following rates to apply to the 2016/17 financial year (1 July 2016 to 30 June 2017):

All figures are GST inclusive

### General Rate

A general rate is set and assessed on the capital value of all rateable land in the City. General rates are set under Section 13 of the Local Government (Rating) Act 2002 on a differential basis on the categories of land identified below. The rating categories are defined in the Rating Policy. The differential basis is the use to which the land is put, and in the case of the BID Commercial differential, the location of the land. The different categories of rateable land are outlined in the table below.

This funding mechanism covers all services of Council. The total revenue sought for 2016/2017 is \$32.458 million.

A general rate set and assessed on a differential basis as follows:

source	differential categories	differential factor	Percentage of Total General Rates	general rate in the dollar of Capital value (GST incl)	Rates revenue (gst incl)
General Rate	Residential	1.0000	65.00%	0.00092568	\$21,039,499
	Commercial	1.8455	27.08%	0.00170838	\$8,766,908
	BID Commercial	1.7533	6.92%	0.00162296	\$2,238,381
	Rural	0.4662	1.00%	0.00043153	\$323,684

Land described in Part 2 of Schedule 1 of the Local Government (Rating) Act 2002 (broadly land owned or used by societies for arts or sports) will be assessed 50% of the residential rate (general and transitional rates) that applies to the land.

The revenue sought for 2016/17 is \$212,104.

#### Targeted Rates

#### Transitional Rate

The rate is set and assessed on the land value of all rateable properties in the City.

The transitional rates are set on a differential basis on the categories identified in the table below. The rating categories are defined in the Rating Policy. The differential basis is based on the use to which the land is put, the location of the land and/or area of the land.

The total revenue sought is \$129.706 million.

source	differential categories	differential factor	Percentage of Total transitional Rates	transitional rate in the dollar of land value (GST incl)	Rates revenue (gst incl)
Transitional Rate	Residential	1.0000	63.16%	0.00745521	\$81,928,009
	Commercial	3.0283	26.75%	0.02257668	\$34,689,927
	BID Commercial	2.8769	7.25%	0.02144785	\$9,410,180
	MultiUnit Residential	1.5183	1.79%	0.01131894	\$2,322,058
	Rural Residential	0.5732	0.05%	0.00427321	\$58,919
	Rural Small	0.3868	0.75%	0.00288389	\$972,249
	Rural Large	0.1816	0.25%	0.00135390	\$324,814

#### Metered Water Rate

The rate is set and assessed for metered and restricted flow water supply on a differential basis to all metered rating units (as defined by Hamilton City Council's Water Supply Bylaw 2013).

The rate is:

- i. a fixed amount based on the nature of the connection as follows:
  - \$430 for all metered rating units(except rural receiving a restricted flow supply); and
  - \$318 for rural rating units receiving a restricted flow supply.
- ii. a charge per unit of water consumed or supplied on every metered connection in accordance with the following scale:
  - All metered rating units (except rural receiving a restricted supply) - \$1.79 per kilolitre of water supplied after the first 240 kilolitres of consumption or supply; and
  - rural rating units receiving a restricted flow supply - \$1.32 per kilolitre of water supplied after the first 240 kilolitres of consumption or supply.

The rates contribute to the funding of the Water Distribution and Water Treatment and Storage activities.

The total revenue sought is \$9.394 million.

#### **Commercial and Rural Non-metered Water Rate**

The rate is set and assessed on non-metered Commercial and Rural properties which are connected to or have a water supply available. The rate is \$430 per separately used inhabited part of the rating unit.

The rates contribute to the funding of the Water Distribution and Water Treatment and Storage activities. The total revenue sought is \$266,600.

#### **Access Hamilton Rate**

The rate is set and assessed at a uniform rate per dollar of capital value on all rating units in the City (excluding 100% non-rateable and 50% non-rateable properties).

The rate is \$0.00019173 per dollar of capital value. The total revenue sought is \$5,750,000. The Access Hamilton rate funds the work programmes and/or financing costs relating to this project as part of the Transport Network activity.

#### **Business Improvement District Rates (BID)**

The rate is set and assessed on all separately used or inhabited part of commercial rating units in the BID area as mapped in the Rating Policy. The rate is:

- i. BID Fixed rate: a fixed amount of \$230 per separately used or inhabited parts of a rating unit within the defined area; and
- ii. BID CV Rate: a rate per dollar of capital value required to meet the total revenue (after allowing for the total revenue raised by the fixed amount of \$230 per separately used or inhabited part of a rating unit), is \$0.00003424.

The rate provides funding to the Economic Development activity. The total revenue sought is \$322,000.

**Hamilton Gardens Rate**

The rate is set and assessed as a fixed amount on all separately used or inhabited part of each rating unit within the City. The rate is set at \$11.50.

The rate contributes funding to develop themed gardens and infrastructure as part of the Hamilton Gardens activity.

The total revenue sought is \$707,250.

**Services Category Use - Water Rate**

The rate is set and assessed on properties as defined as service category (see Rating Policy) and which are connected to the water supply.

- i. a fixed amount of \$430 per separately used or inhabited part of a rating unit; and
- ii. a rate per dollar of land value of the rating unit, set at \$0.00204605

The rate provides funding towards the water distribution and water treatment and storage activities.

The total revenue sought is \$118,399.

**Services Category Use- Refuse Rate**

The rate is set and assessed on properties defined as service category (see Rating Policy) and which are provided with refuse collection service. The rate is:

- i. a fixed amount of \$149 per separately used or inhabited part of a rating unit; and
- ii. a rate per dollar of land value per rating unit set at \$0.00073504.

The rate provides funding towards the refuse collection activity.

The total revenue sought is \$46,220.

**Service Category Use -Sewerage Rate**

The rate is set and assessed on properties defined as service category (see Rating Policy) and which are connected to the sewerage network. The rate is:

- i. a fixed amount of \$421 per separately used or inhabited part of a rating unit; and
- ii. The rate per dollar of land value set at \$0.00222648.

The rate provides funding towards the sewage distribution and sewage treatment and storage activities.

The total revenue sought is \$956,604.

### Due Dates for Payment of Rates

The due dates for rates covering the financial period 1 July 2016 to 30 June 2017 are as follows:

Area	Instalment 1	Instalment 2	Instalment 3	Instalment 4
North East	18 Aug 2016	10 Nov 2016	1. 16 Feb 2017	11 May 2017
South East	25 Aug 2016	17 Nov 2016	2. 23 Feb 2017	3. 18 May 2017
North West	01 Sep 2016	24 Nov 2016	4. 02 Mar 2017	5. 25 May 2017
South West	08 Sep 2016	01 Dec 2016	6. 09 Mar 2017	01 Jun 2017

### Penalties

Pursuant to Section 57 and 58 of the Local Government (Rating) Act 2002 Council authorises the following penalties that may be applied:

- (a) A penalty of 10% of the amount due and unpaid on the due date to be added on the day after the due date;
  -
- (b) A penalty of 10% of the amount of any rates assessed in any previous year which remain unpaid on 7 July 2016 to be added on the day after 7 July 2016;
- (c) A penalty of 10% of the amount of any rates assessed in any previous year which remain unpaid on 7 January 2017 to be added on 7 January 2017; and
- (d) A penalty of 10% of the amount unpaid for water-by-meter rates charged to be added on the day after the due date.

*Cr Chesterman retired from the meeting at the start of the above Item (4.00pm) and was not present when the matter was voted on.*

**6. 2016 Triennial Elections - Appointment of Electoral Officer**

The Democracy Manager introduced Dale Ofsoske, Election Services.

**Resolved:** (Crs Mallett/Her Worship the Mayor Hardaker)

That:

- a) The report be received; and
- b) Pursuant to Section 12 (1) of the Local Electoral Act 2001, Dale Ofsoske, from Independent Election Services Ltd, be appointed as the Hamilton City Council's Electoral Officer, with effect from 1 July 2016.

## 8. Development Contributions Policy Update 2016/2017

General Manager City Growth and Strategic Policy Analyst introduced the report which was taken as read. An update was provided regarding the current status of issues raised by the Developer Party; of the 21 issues raised agreement had still to be reached on eight.

**Resolved:** (Her Worship the Mayor Hardaker/Cr Wilson)

That:

- a) the report be received.
- b) Council adopts the recommended amendments to Council's Development Contributions Policy effective 1 July 2016, detailed in the attachments to this report, being:
  - (i) updated development contribution charges;
  - (ii) a new Special Assessments provision;
  - (iii) an amendment that dwellings with four or more bedrooms shall not receive the residential Higher Density dwelling discount;
  - (iv) an amendment that excludes Council from paying itself development contributions for its own capital projects;
  - (v) two new sections providing additional disclosure and guidance relating to private developer agreements (PDA's) and Objections under the Local Government Act 2002; and
  - (vi) minor changes such as updated dates and page references.
- c) Council endorses the wider outcomes of Phase 2 of the Development Contribution and Growth Funding Working Group.
- d) staff provide an updated report on the matters in paragraph 36 at the August 2016 Council meeting.
- e) issue 22 is added to the Attachment 6 – that issue is to discuss with the working group the CBD remission.

**10. Victoria on the River (VOTR) - Stage Two Works**

General Manager Community and Special Projects Manager took the report as read.

**Resolved:** (Her Worship the Mayor Hardaker/Cr Wilson)

That:

- a) the report be received;
- b) Council delegates authority to the Chief Executive to approve and award the contract for the Victoria on the River (VOTR) – Stage Two (Earthworks and Enhancement) for an amount not to exceed \$4,900,000 (plus GST if any); and
- c) Council authorises the Chief Executive to execute any instruments required to give effect to this resolution.

**Councillor Mallett Dissenting**

**11. Rototuna Indoor Recreation Centre - Funding Contribution and Operating Agreement**

General Manager Community took the report as read.

**Resolved:** (Her Worship the Mayor Hardaker/Cr Wilson)

That:

- a) the report be received;
- b) Grant funding of \$52,000 per annum, for capital renewals related to the Rototuna Indoor Recreation Centre, as required by the Ministry of Education, be included in the next Long Term Plan from the 2027/28 year onwards; and
- c) Council appoints Deputy Chief Executive, Lance Vervoort and Councillor Forsyth, as Initial Trustees of the Rototuna Indoor Recreation Centre Trust.

It was agreed that Her Worship the Mayor Hardaker would write to the Mayor of Waikato District. The letter would express Council's disappointment regarding Waikato District Council's current decision not to contribute to the funding of the Rototuna Indoor Recreation Centre.

**The Meeting adjourned (4.55pm – 5.10pm)**

*Cr Forsyth left the Meeting during the adjournment (4.55pm)*

**12. RATA Multi-party funding agreement**

**Resolved:** (Crs Tooman/Gallagher)

That:

- a) the report be received;
- b) the Chief Executive is delegated to enter into a multi-party funding agreement with the Waikato Local Authority Shared Services for the Waikato Road Asset Technical Accord's service from 1 July 2016 for a period of 2+3+3 years (with rights of renewal after each period and an ability for Councils to stay or opt out); and
- c) the Chief Executive is instructed to raise this Council's concerns about the governance structure and seek a more simplified governance structure.

*Cr Forsyth re-joined the Meeting (5.15pm) during the discussion on the above Item and was present when the matter was voted on.*

13. **Animal Education and Control Dog Control Act 1996 - Section 10A report**

City Safe Unit Manager introduced the report, which was taken as read. It was explained that under the Dog Control Act 1996, Territorial Authorities were required to submit a report to Secretary for Local Government on their dog control policies and practices.

**Resolved:** (Crs Wilson/Forsyth)

That:

- a) the report be received; and
- b) the report be adopted by Council, submitted to the Secretary for Local Government and published in accordance with the Dog Control Act 1996.

#### 14. Recommendations to Council - Strategy and Policy Committee Meeting - 7 June 2016

Councillor O'Leary, Chair of the Strategy and Policy Committee, introduced the Item.

**Resolved:** (Crs O'Leary/Yeung)

##### 1. 2016 Disability Policy Review

That the draft Disability Policy 2016 and revised Disability Action Plan 2016/17 are recommended for approval.

**Resolved:** (Crs O'Leary/Yeung)

##### 2. Older Persons Plan Annual Report

That the following completed actions from the Older Persons Plan and Older Persons Plan Annual Implementation report be removed:

- a) Action 5 – Develop guidelines for council information in formats more accessible to older people;
- b) Act 13 – Deliver six mobile technology workshops to Hamilton Rest Homes; and
- c) Action 19 - The Older Persons Advisory Panel will develop a plan for communicating with and obtaining the views of older people by June 2016.

##### **Crs Mallett and Macpherson Dissenting.**

**Resolved:** (Crs O'Leary/ Her Worship the Mayor Hardaker)

##### 3. Future Proof Update

That Council confirm the following positions as a basis for advocacy by Council's representatives at the Future Proof Implementation Committee in relation to the update of the Future Proof Growth Strategy and Implementation Plan 2009:

- a) That the established Hamilton Urban Growth Strategy (HUGS) settlement pattern remains Council's strategic position and that growth cell staging will continue to occur in accordance with planned HUGS sequencing, noting that changes in sequencing remains Council's decision. This includes the 50% Infill:Greenfield targets and progressing Peacockes Stage 2 as the next major residential growth cell;
- b) That the City has an adequate allocation and appropriate staging of industrial land within the Ruakura, Te Rapa North and Rotokauri areas to provide for future growth needs;
- c) That Council acknowledges and supports the growth planned in existing towns in the Waikato and Waipa Districts, in line with the existing Future Proof strategy, provided they are developed with appropriate community and social infrastructure, not just 'core services', while ribbon growth along the Waikato Expressway is resisted and that further connections to the Waikato Expressway are kept to a minimum;

- d) That growth of the villages around Hamilton should be generally aligned with what is anticipated in the existing Future Proof Strategy, including the use of clear urban limits and allowing for gaps between the City/towns and villages;
- e) That any large scale residential, commercial or industrial development in the Waikato and Waipa Districts above and beyond that already anticipated by the existing Future Proof Strategy or the Regional Policy Statement will be of potential concern;
- f) That an implementation action be included in the Future Proof update to negotiate a Strategic Agreement with Waipa District Council in relation to the Waipa District land on the City-side of the Southern Links designation, and with Waikato District in relation to land bordered by Southern Links, east side of the Waikato River and the Waikato Expressway for the purposes of a long term urban land resource for the City beyond the current HUGS cells;
- g) That Council supports the use of population growth statistics that align with the National Policy Statement on Urban Development;
- h) That Council is to advance negotiations with Waikato District Council to bring HT1, R2 and WA into the City boundary ahead of the current dates in the Strategic Agreement as part of the Future Proof Review; and
- i) That Council supports an independent assessment to validate growth projections (sequencing, area and timing) which is currently proposed by each Future Proof partner.

**Cr Mallett Dissenting.**

*Item 5 was taken next to accommodate staff availability.*

**5. Council Minutes - Open - 19 and 26 May 2016**

**Resolved:** (Her Worship the Mayor Hardaker/Cr Wilson)

That Council confirms and adopts as a true and correct record the Open Minutes of the Council Meeting held on 19 May 2016.

**Resolved:** (Her Worship the Mayor Hardaker/Cr Yeung)

That Council confirms and adopts as a true and correct record the Open Minutes of the Council Meeting held on 26 May 2016 noting that Item 8 – Wairere Drive and Huntington Drive (West) intersection safety concerns and improvement was moved by Councillor Yeung and seconded by Councillor Pascoe.

**15. Proposed National Policy Statement on Urban Development Capacity**

General Manager City Growth and District Plan Review Project Manager introduced the Item. Feedback on the draft submission was provided.

**Resolved:** (Her Worship the Mayor Hardaker/Cr Macpherson)  
That the report is to be referred to the Extraordinary Council Meeting on 14 July 2016.

**16. Resolution to Exclude the Public**

**Resolved:** (Her Worship the Mayors Hardaker/Yeung)

**Section 48, Local Government Official Information and Meetings Act 1987**

The following motion is submitted for consideration:

That the public be excluded from the following parts of the proceedings of this meeting, namely consideration of the public excluded agenda.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution follows.

General subject of each matter to be considered	Reasons for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
C1. Council Minutes - Public Excluded - 19 and 26 May 2016	) Good reason to withhold information exists under Section 7 Local Government Official Information and Meetings Act 1987 ) ) )	Section 48(1)(a)

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public, as follows:

Item C1. for the reasons noted in the agendas Section 7 (2)

**The Meeting moved into a Public Excluded session 5.40pm to 5.45pm**

**The Meeting was declared closed 5.45pm**

## Resolution to Exclude the Public

### Section 48, Local Government Official Information and Meetings Act 1987

The following motion is submitted for consideration:

That the public be excluded from the following parts of the proceedings of this meeting, namely consideration of the public excluded agenda.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution follows.

General subject of each matter to be considered	Reasons for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
C1. Recommendations to Council - Council Controlled Organisations (CCO) Subcommittee Meeting - 6 July 2016	) Good reason to withhold information exists under Section 7 Local Government Official Information and Meetings Act 1987	Section 48(1)(a)
C2. Waterworld Contract Matter Update	)	
C3. Ruakura Private Developer Agreements		
C4. Growth in Hamilton - Under Separate Cover		
C5. Council - Public Excluded Minutes - 30 June 2016		
C6. CE Review - Verbal Report		

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public, as follows:

Item C1.	to prevent the disclosure or use of official information for improper gain or improper advantage	Section 7 (2) (j)
Item C2.	to maintain legal professional privilege	Section 7 (2) (g)
Item C3.	to enable Council to carry out commercial activities without disadvantage	Section 7 (2) (h)
Item C4.	to prevent the disclosure or use of official information for improper gain or improper advantage	Section 7 (2) (j)
Item C5.	to prevent the disclosure or use of official information for improper gain or improper advantage	Section 7 (2) (j)
Item C6.	to prevent the disclosure or use of official information for improper gain or improper advantage	Section 7 (2) (j)