

Notice of Meeting:

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

Date: Thursday 16 December 2021

Time: 9.30am

Meeting Room: Council Chamber and Audio Visual Link

Venue: Municipal Building, Garden Place, Hamilton

Lance Vervoort Chief Executive

Council Kaunihera OPEN SUPPLEMENTARY AGENDA

Membership

Chairperson

Mayor P Southgate

Heamana

Deputy Chairperson

Heamana Tuarua

Deputy Mayor G Taylor

Members Cr M Bunting Cr A O'Leary

Cr M Gallagher Cr R Pascoe
Cr R Hamilton Cr S Thomson
Cr D Macpherson Cr M van Oosten
Cr K Naidoo-Rauf Cr E Wilson

Cr M Donovan

Quorum: A majority of members (including vacancies)

Meeting Frequency: Monthly – or as required

Becca Brooke Governance Manager Menetia Mana Whakahaere

9 December 2021

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Council Report

Committee: Council Date: 16 December 2021

Author: Sean Murray **Authoriser:** Lance Vervoort

Position: General Manager Venues, **Position:** Chief Executive

Tourism and Major Events

Report Name: Founders Theatre Site - TOTI proposal request for extension

Report Status	Open	
report Status	Open	!

Purpose - Take

1. To seek the Council's approval of the request from Theatre of the Impossible Charitable Trust (TOTI) for an extension to the deadline to submit their full proposal on an alternative future use for Founders Theatre.

Staff Recommendation - Tuutohu-aa-kaimahi

- 2. That the Council:
 - a) receives the report; and
 - b) approves the extension requested by Theatre of the Impossible Charitable Trust (TOTI) to submit their full and final proposal on the future use of Founders Theatre by 31 March 2022.

Executive Summary - Whakaraapopototanga matua

- 3. Founders Theatre has been closed since May 2016 due to safety concerns. Council has resolved to remove the Founders Theatre building and create a multi-purpose park on the site as a part of its West Town Belt Masterplan. This is funded in the current 2021- 31 Long-Term Plan.
- 4. This future of the site remains subject to final consideration of an independent proposal for the alternative use of the Founders Theatre building by TOTI, following their submission to Council via the 2021-31 Long Term Plan.
- 5. TOTI were given until 31 December 2021 to submit their full and final proposal (concept design, business case, financial projections) plus evidence of external funds raised to complete the project and ongoing operational independence.
- 6. Following the recent Covid-19 disruptions TOTI have asked for an extension to 31 March 2022.
- 7. Staff consider the decision in this report has a low significance and that the recommendations comply with the Council's legal requirements.

Background - Koorero whaimaarama

- 8. At a meeting on 8 December 2020, Council received a report on future options for the Founders theatre following extensive consultation with the community (refer **attachment 1**). The report also introduced a business case and funding proposal from TOTI for the alternative use of the theatre.
- 9. The community feedback supported the option to remove the Founders Theatre building and create a multi-purpose park as a part of the West Town Belt Masterplan and Council made the following resolution:

Council 8 December 2020: Item 9: The Future of the Founders Site

Resolved: (Mayor Southgate/Deputy Mayor Taylor)

That the Council:

- a) receives the report;
- b) notes the feedback received through the community engagement process;
- c) approves 'Option 2' (Remove the theatre and create a multi-purpose park (\$3.57M)) as Councils Preferred option for the purposes of modelling the financial impact on the proposed draft 2021-31 Long-Term Plan budget; and
- d) notes that a nomination has been made to Heritage New Zealand to include Founders

 Theatre on the New Zealand Heritage List and that this matter may be considered by

 Council in due course.
- 10. At the time, TOTI told the Council it did not see their proposal in any way as overlapping the activity and utilisation of the new Waikato Regional Theatre. This view is not fully shared by the Waikato Property Trust who will own and operate the new theatre.
- 11. Following this, TOTI prepared their proposition to the Council and during the 2021-31 Long Term Plan consultation and hearings process, presented to the Council in April 2021. In May, the Council deliberated on the Long Term Plan made the following resolution (later formally adopted on 24 June 2021).

Council Long Term Plan Deliberations Meeting - 4-6 May 2021

Founders Theatre Site

Resolved: (Cr Gallagher/Cr O'Leary)

That the Council approves for the purposes of modelling the proposed impact on the 2021-31 Long-Term Plan, that the West Town Belt Implementation – Founders Theatre Site upgrade funding of \$3.9m be re-phased to year 2 to enable TOTI the appropriate time to provide council with a full proposal (including an appropriate Business Case) for an alternative use of this site by 31 December 2021, noting that:

i. the final TOTI proposal is expected to take into account consultation that has already occurred regarding the proposed Founders Theatre Site and West Town Belt Masterplan and the activation of the surrounding green space in Boyes/Hinemoa parks; and

ii. following receipt of the alternative proposal the funding may be used as a contribution to the TOTI proposal and/or the wider West Town Belt project implementation.

Discussion - Matapaki

- 12. On 2 December 2021, TOTI wrote to the Mayor and Councillors requesting an extension to 31 March 2022 to coincide with Council's 2022-23 draft Annual Plan considerations. A copy of the letter supplied is attached as **attachment 2**.
- 13. TOTI have advised that due to the 2021 Covid-19 lockdown disruption, their ability to progress with investigations including site visits to Founders Theatre were unable to take place. They do advise that financial partners are being secured however at this point TOTI cannot provide the financial details or confirm any expectations of Council's financial support should their plans proceed with Council approval.

Options

- 14. The Council has two options to consider, to approve or decline TOTI's the request for the extension.
- 15. If the decision was to decline TOTI's the request, this would mean that Council could proceed with resolved decision to remove the Founders Theatre building and create a multi-purpose park on the site as a part of its West Town Belt Masterplan. This is funded in the current 2021-31 Long-Term Plan.

Financial Considerations - Whaiwhakaaro Puutea

The request to extend TOTI's deadline to submit their proposal to 31 March 2022 does not incur any unbudgeted expenditure in relation to holding costs for Founders Theatre. **Legal and Policy Considerations** - **Whaiwhakaaro-aa-ture**

17. Staff confirm the staff recommendation complies with the Council's legal and policy requirements.

Wellbeing Considerations - Whaiwhakaaro-aa-oranga tonutanga

- 18. The purpose of Local Government changed on the 14 May 2019 to include promotion of the social, economic, environmental and cultural wellbeing of communities in the present and for the future ('the 4 wellbeings').
- 19. The subject matter of this report has been evaluated in terms of the 4 wellbeings during the process of developing this report as outlined below.
- 20. The recommendations set out in this report are consistent with that purpose.
- 21. Founders Theatre sits within the 'WTB <u>Heart Character Area</u>'. As an important central city park space, this Character Area promotes park enhancement to include events, community play, sports and recreation. The vision for the West Town Belt is "A connected, treasured and dynamic inner-city open space destination which everyone enjoys".
- 22. The new Waikato Regional Theatre (under construction) is solely intended to replace the existing Founder Theatre with modern enhancements and in a high activation location within Hamilton's CBD. The proposal from TOTI however advances a range of alternative uses for the Founders Theatre building including community spaces and activation; performance rehearsal and art exhibition space.

Social

23. Previous community feedback indicates an interest in the future of the Founders site and any future use of the space will need to adhere to the vision of the West Town Belt (paragraph 21).

Economic

24. Any future activity on the site will contribute to economic wellbeing. A good outcome for this space that improves the liveability of Hamilton, particularly the central city, will have a direct impact of the economic wellbeing of Hamiltonians.

Environmental

25. Any future activity on the site may include works and activities to enhance the environmental values, including improved access to experience and enjoy increased urban green space.

Cultural

26. Cultural wellbeing takes into account how the site's heritage could be acknowledged by any future activity. The WTB Masterplan sets out design principles to inform the process of any development of sites across the WTB. This includes use of the Te Aranga Maaori Design Principles, which ensure appropriate engagement and collaboration with iwi and mana whenua. Engagement with iwi and mana whenua was received to seek their feedback/comments ahead of wider community consultation.

Risks - Tuuraru

27. There are no known risks associated with the decisions required for this matter.

Significance & Engagement Policy - *Kaupapa here whakahira/anganui* Significance

28. Given the statutory requirement to consult, staff have not considered the key considerations under the Significance and Engagement Policy to assess the significance of the matter(s) in this report.

Engagement

29. Community views and preferences are already known to the Council through major public engagements and hearings as outlined in previous reports.

Attachments - Ngaa taapirihanga

Attachment 1 - Copy of 8 December 2020 Report - "The Future of Founders Site"

Attachment 2 - Letter from TOTI dated 2 December 2021

Council Report

Committee: Council Date: 08 December 2020

Author: Sean Murray Authoriser: Richard Briggs

Position: General Manager Venues, **Position:** Chief Executive

Tourism and Major Events

Report Name: The Future of the Founders Site - Deliberations Report

Report Status	Open

Purpose - Take

- 1. To inform the Council of the full outcome of the community engagement undertaken in October-November 2020 to obtain community feedback on the future of the Founders site.
- To seek the Council's approval of an option for the future use of the site to be included in the draft 2021-31 Long-Term Plan for further consultation.

Staff Recommendation - Tuutohu-aa-kaimahi

- That the Council:
 - a) receives the report;
 - b) notes the feedback received through the community engagement process;
 - c) approves 'Option 2' (Remove the theatre and create a multi-purpose park (\$3.57M)) be included as the Council's preferred option for the purposes of the 2021-2031 Long-Term Plan process and approves that this option be included in the draft 2021-2031 Long-Term Plan consultation document for the purpose of further engaging with the community on the Council's preferred option;
 - d) requests that Theatre of the Impossible Trust (TOTI) submit their formal business case and funding proposal to deliver a multi-purpose public space project at the Founders site, to be fully funded by TOTI, through the 2021-31 Long-Term Plan consultation process; and
 - e) notes that a nomination has been made to Heritage New Zealand to include Founders Theatre on the New Zealand Heritage List and that this matter will be a further considered by Council in due course.

Executive Summary - Whakaraapopototanga matua

- The Founders site is located in the West Town Belt (WTB) on the edge of the city centre.
 Founders Theatre has been closed since March 2016.
- Since closure, Council has sought community feedback on how the building could be used, ranging from complete demolition and reinstatement as an open space to full reinstatement of the building for community use.
- 6. The confirmation of the Waikato Regional Theatre (WRT) and the strategic direction set out in the West Town Belt Masterplan indicates that it is the right time to discuss the future of the Founders site with the community.

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Attachment 1

- 7. At the meeting on 17 September 2020, Council confirmed its intention to undertake community engagement on the Founders site, with three options proposed. This was designed to give the community a final opportunity to help decide the future of the site.
- 8. Staff consider the decisions in this report have high significance and the recommendations comply with the Council's legal requirements, including a recently received nomination to Heritage New Zealand to include Founders Theatre on the New Zealand Heritage list, refer paragraph 55-60 of this report.

Background - Koorero whaimaarama

- The Founders site is located in the WTB on the edge of the city centre. Founders Theatre sits
 within the 'WTB Heart Character Area'. As an important central city park space, this character
 area promotes park enhancement to include events, community play, sports and recreation.
- 10. Founders Theatre has been closed since March 2016 due to safety concerns. As noted in previous reports to Council (refer attachment 1), the seismic strength of the building, code of compliance issues and general condition were the primary concerns when considering reopening Founders Theatre for use as a fully functioning proscenium arch theatre.
- 11. Since 2016, Council has sought community feedback on how the building could be used, ranging from complete demolition and reinstatement as an open space to full reinstatement of the building for community use. Staff did not recommend re-purposing the existing building due to the costs of re-opening the building in a safe but non-theatrical restricted use format due to costs for the building strength upgrade, code of compliance and building reconfiguration.
- 12. In 2018, Council confirmed its commitment to the WRT, facilitated and led by Momentum Waikato Community Foundation. This new facility is now a certainty and will provide a world-class cultural and arts facility in central Hamilton.
- 13. In September 2019, Council adopted the WTB Masterplan to provide a 30-year vision and strategic framework for the future of the green belt.
- 14. With the new regional theatre confirmed and in the detailed design and pre-construction phase, it is seen as the right time to decide on the future of Founders site. A decision at this point will assist in preparation of Council's 2021-31 Long Term Plan. Construction of the WRT will commence in February 2021 and it is scheduled to open in December 2022.
- 15. The purpose of the 2020 community engagement was to give the community a final opportunity to decide the future of the site and presented an opportunity for Council to seek feedback on uses for this well-known site in the heart of Hamilton.

Discussion - Matapaki

Community Engagement - Options

- Community engagement material on three options for the potential future of the Founders site
 was approved by a delegated Elected Member working group during September 2020. Refer
 attachment 2.
- 17. A comprehensive communication and engagement programme was developed to ensure strong promotion of the proposed engagement. The options were approved by Council (17 September 2020) and were presented during community engagement as:

18. Option 1: Remove the theatre and create a basic park

 This option keeps and repairs the Dame Hilda Ross Memorial Fountain. The basic park includes a lawn only with no new planting or park furniture. Option 1 will cost approximately \$1M and was budgeted through the previous Long-Term Plan.

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19. Option 2: Remove the theatre and create a multi-purpose park

- This was Council's preferred option. It keeps and repairs the Dame Hilda Ross Memorial Fountain and creates a modern, welcoming, multi-use inner-city park with zones for different activities.
- The cost will be more than the budget provided for Option 1. If Council decides on this
 option, we will seek further community feedback during the 2021-31 Long-Term Plan
 consultation in March.

20. Option 3: Create something new from the theatre building and area around it

We also invited submissions with funding proposals from interested parties for an
option that partly or fully retains the Founders Theatre building for an alternative
purpose. Estimates to restore the building have ranged from \$12M to \$20M.
Expressions of interest required a business plan and long-term funding proposal.

Community Engagement - Summary of Engagement

- 21. Wide community engagement took place between Wednesday 7 October 2020 and Tuesday 3 November 2020. The opportunity to take part in the engagement was communicated in the following ways:
 - Direct mails
 - Social media campaigns
 - Signs at the Founders site and at Embassy Park
 - A large banner on the side of the theatre building
 - Flyers at cafés, libraries and other Council sites
 - Posters on display in the Municipal Building customer area
 - Pop-up displays at the Municipal Building, the six libraries and Hamilton Zoo
 - Internal promotion to Council staff
 - Updated Founders site page on the Council website
 - Media releases/stories on the Council's Our Hamilton website and in the Our Hamilton newsletter (11 September, 17 September, 7 October and 27 October)
 - Waikato Times articles (11 September, 18 September)
 - Radio New Zealand news item (31 October)
 - Advertisements in the Hamilton Press (7 October, 21 October; readership 57,000) and Waikato Times (17 October; Saturday readership 51,000)
 - Digital advertising on Stuff's mobile site (16,666 impressions from 12 October to 26 October. An impression is an appearance on a mobile user's screen)
 - A 15-second radio ad on Mediaworks and NZME stations over the four-week campaign period
 - A video posted on Facebook and featuring on the web page
 - Electronic signage at two points around the Founders site
- 22. Two public Q&A sessions were also held on Saturday 10 October (1.00-3.00pm, Founders Theatre grass lawn) and Thursday 22 October (4.30-7.30pm, Embassy Park) with staff available to speak to members of the public and answer any questions.
- 23. Sixteen (16) individuals or groups spoke in support of their feedback at a Hearings and Engagement Committee meeting on 20 November 2020.
- 24. During the period of public consultation, Council received 505 submissions through the Have Your Say process. All 505 submissions have been uploaded to the 'have your say' website and can be accessed online here.

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Attachment 1

Direct feedback was also provided through emails or letters from 22 people or organisations, with some also submitting through the Have Your Say portal. This direct feedback can be viewed here.

Hearings and Engagement Committee: Issues raised

- Sixteen (16) individuals or groups spoke at the Hearings and Engagement Committee meeting on 20 November 2020.
- 27. Presenters had a broad range of views on the future of the Founders site. Some who supported the multi-purpose park wanted to see play as a key component, including construction of a new skate park and outdoor exercise equipment. Other ideas for the site included regeneration of the space using sustainable principles and using it for outdoor events and other activities with appeal to younger Hamiltonians.
- 28. Submitters who favoured retaining the theatre building suggested it had historical value and should be put to new use, with proposals including converting it into a community centre, arts, music, culture or a heritage hub or town hall.
- 29. Following the hearing, staff were asked by Elected Members to provide further information on the related issues below:

Issue raised	Staff Response			
Staff to ensure deliberations report includes the summary of Have you Say submissions (505) and Direct Feedback (22) and include where possible, updated figures for support of each option.	Analysis of the 505 Have Your Say submissions and the 22 emails/letters received as direct feedback is included in the engagement insights report (attachment 2).			
	The two types of feedback have not been combined in that report or this one. The views in the emails/letters do not always fit cleanly into one of the three options. To tag them to a particular option requires interpretation and runs the risk of misinterpretation. In fact, some submitters said they chose not to take part in the Have Your Say process because their views fell outside the three options.			
	For these reasons, the options analysis in this report focuses on the 505 Have Your Say submissions.			
	Staff can say that 15 of the 22 emails/letters (68%) favoured retaining the existing building for a variety of purposes.			
Staff to provide summary of feedback of option 2 activities in full analysis report.	This is summarised in the full engagement report (attachment 2, refer page 8-10) and further explored in paragraph 38-40 of this report.			
Staff to seek clarity from Creative Waikato on their submission and footprint for potential alignment to TOTI proposal.	Staff understand that TOTI and Creative Waikato are working with each other to seek alignment noting that Creative Waikato's submission was in support of option 2 but to retain some standalone building			

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	rooms/features whereas TOTI's proposal is for a rejuvenation project for the full building.			
Staff to confirm council's legal status of any related past decisions pertaining to Founders Theatre.	Council has not made any decision regarding the future of the Founders site and therefore there is no legal obligations to any party in relation to its future.			
	As a reminder the land is designation for reserve purposes only.			
	A provision for budget for the removal of the theatre was approved by way of the 2018-2028 LTP. The decision to remove the theatre building can only be made by a resolution of Council.			
Staff to provide comment on option to merge option 2 (multi-use park) and option 3 (retain Founders building in full or part).	If option 3 were pursued and appropriately funded, Council <i>could</i> prepare a landscape plan to enhance the surrounding park space and work with the project architects to ensure that the building appropriately responds to its open space context and aligns with the West Town Belt masterplan. However, this has not been factored into any current planning.			
Staff to provide more understanding of a skate park concept under option 2 .	The purpose of the questions posed in the Founders Theatre engagement was to understand at a high level, the appetite for play spaces in general (inclusive of formal playgrounds, water play, skate parks and skate and play elements).			
	At this point in time, the skate park is a high-level concept in the same way that the playground and overall site development is still a high-level concept. The viability, exact location, size and design of a skate park (or skate elements) has not yet been fully explored. Should option 2 be pursued, staff will work with the community to understand what comprises the park upgrade.			
Staff to provide timing alignment across all options and LTP timeframes.	March/April 2021: Consultation May 2021: Council's deliberation June 2021: Adoption of 10-YP			
Staff to provide indicative costs of an outdoor facility (option 2).	At this point in time, the outdoor facility would include a covered canopy structure, basic but well integrated performance space (e.g. hard stand that could function as a stage), public toilets, and changing rooms and storage to complement the performance space. The overall costs of all these elements			

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	has been estimated at \$1,050,000.00
Staff to provide indicative costs for all options — option 1, option 2 and option 3 and holding costs for keeping the theatre in closed state.	See financial considerations section under paragraph 51-53.
Staff to provide indicative costs relating to TOTI's Option 3 proposal including operational funding.	These figures will be provided by TOTI through their further submission to the 2021-31 LTP in March/April 2021, as indicated in their submission received in November - refer attachment 4.
	TOTI are aware they will need to provide further detailed project establishment costs and ongoing operating cost information for Council consideration via the 10 YP submission process in 2021.
Staff to provide clear understanding of funding available and budgeted for the Founders site (opex and capex).	See financial considerations section under paragraph 51-53 of the staff report.
Staff to provide comment on noise monitoring of current Founders site.	Council's Environmental health team have confirmed there isn't any noise monitoring around the Founders site.
Staff to provide comment on theatre demand based on population growth.	The size of a performing arts theatre is not necessarily predicated on the size of the local or regional population base, rather it is determined upon the optimal size of an audience or specific types of performance within a theatre.
	In addition to that, some thought needs to be taken into account for not only the new WRT (1300 seats), but other community theatre assists in Hamilton including tertiary and secondary educational facilities already in situ across the city.
Staff to include information on Rostrevor Street NZTA Innovating Streets for People Programme.	At the finalising of this report the detail was not available and will be provided at the meeting on 8 December.

Community Engagement – Analysis of Feedback

- 30. As listed in paragraph 24, 505 Have Your Say submissions were received, 482 online and 23 hard copies. Of these:
 - 84% (422) supported Council choosing Option 2 Remove the theatre and create a multi-purpose park. This was presented to the community as Council's preferred option.
 - 11% (58) supported Council choosing Option 1 Remove the theatre and create a basic park.

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- 3% (15) supported Council choosing Option 3 Create something new from the theatre building and area around it.
- 2% of submitters (10) did not indicate support of an option.
- 31. The campaign generated some direct contact, either via email or letter, with Elected Members and the General Manager Venues, Tourism and Major Events. Twenty-two (22) emails or letters were received. Two of the senders also made submissions through the Have Your Say process.
 - 15 (68%) email/letter submissions suggested Council retain the existing building
 - 1 suggested Council rebuild a theatre on the site
 - 6 suggested removing the building and creating something new
- 32. Council received one expression of interest for **Option 3** (Create something new from the theatre building and area around it) from TOTI Theatre of the Impossible Trust. Refer paragraph 49-50.
- 33. The full engagement analysis report is included as **attachment 3**.

Options Analysis

Option 1: Remove the theatre and create a basic park

- 34. 11% (58) supported Council choosing Option 1.
- 35. This option proposed to remove the Founders Theatre building and reinstate the site as a basic park (e.g. lawn only). Funding for this is budgeted in the 2021-31 Draft Long-Term Plan. This option does not fully achieve the vision of the West Town Belt Masterplan.

Option 2: Remove the theatre and create a multi-purpose park

- 36. 84% (422) supported Council choosing **Option 2**. This was presented to the community as Council's preferred option.
- 37. This option assumes the removal of the Founders Theatre building and redevelopment to improve the site as a multi-purpose community park suitable for events, community activities and informal recreation, and include potential outdoor performance space, public art, information about the site's history, natural spaces, all ages play area and accessible cycling and walking paths.
- 38. **Option 2** also included two additional questions about the type of activities people would like to see on the site and ways to honour the heritage of the site.
- 39. The most popular ideas for honouring the heritage of the Founders site if a multi-purpose park was created were:
 - through sound, music and performance and through storytelling activities.
- 40. The most popular ideas for activities if a multi-purpose park was created were:
 - interaction with the fountains, creation of a playground, play or skate space and participation in events on the site.
- 41. Option 2 would support the vision of the WTB Masterplan. The Founders site is a prominent site in the WTB and links to Boyes and Hinemoa Park. There is significant potential to increase and improve this central city open space area, so it can become a place where events, community activities and informal recreation combine and intersect. Enhancement of this space will be a catalyst project to transform the overall WTB and create a well-connected, well-used open space. Budget would be required to achieve this.

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Attachment 1

- 42. Rostrevor Street is being re-imagined though the NZTA Innovating Streets for People programme. The programme seeks to temporarily redesign the street so that it better links Boyes Park to Hinemoa Park and introduce temporary activities to draw the community in (e.g. cycle paths and play elements). The outcome of this project will inform a more long-term, permanent outcome.
- 43. Community feedback has indicated strong support for this concept option.
- 44. Although this option costs more than the budget provided for in **Option 1**, if Council chose to endorse this option, it will be formally consulted on through the 2021-31 Draft Long-Term Plan. Feedback received from **Option 2** submissions will then be used to inform a concept design that, subject to agreement to the recommendation in this report, will be included and consulted on in the 2021-31 Draft Long-Term Plan process with indicative project costs provided to the community.

Option 3: Create something new from the theatre building and area around it

- 45. 3% (15) of responses supported Council choosing Option 3.
- 46. This option was to invite interested parties to submit an alternative proposal for Council's consideration to retain the Founders Theatre building (in full or in part). Proposals were to guarantee non-Council funding (full capital costs and ongoing operating costs), with no requirement for or expectation of Council funding.
- 47. Of the responses received under this option, un-funded suggestions for use included as a community theatre, community centre, concert hall or other community performance use space.
- 48. One business case was received from TOTI. Two Have Your Say submissions received that supported option 3 also referenced support for the TOTI proposal. In addition, there were four items of direct feedback received that indicated support for the TOTI proposal.
- 49. Business Case and Funding Proposal TOTI's "Halls of Heritage"
- 50. Refer attachment 4 for the details of TOTI's proposal.

Financial Considerations - Whaiwhakaaro Puutea

- 51. Funding to remove the Founders building (plus basic site reinstatement) has been included in budgets since 2017 and \$1M is currently included in the draft 2021-31 LTP in Y3 (FY23/24).
- 52. The Founders Theatre building asset value has been fully written down to zero. This results in no impact to depreciation across all options.
- 53. Founders Site Options Financial Considerations

Option	Notes				
Option 1: Remove the theatre and create a basic park	 Budget is proposed in Y3 (2023/24) \$1M opex However, advancing this work to 2020/21 would result in savings of building holding costs in the proposed 2021-31 LTP of \$382k opex as follows - Y1 (\$149k), Y2 (\$139k) and Y3 (\$94K). 				
Option 2: Remove the theatre and the create a multi- purpose park	 Proposed to be funded via 2021-31 LTP \$3.57M capex Ability to use proposed existing budget for removal (\$1M opex) Advancing this work to earlier years may result in savings of holding costs Final budget and timeline to be advised via the LTP in 2021. 				

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Option 3:	TOTI to provide a detailed rectification plan, budget and fully
TOTI Proposal	confirmed funding structure for consideration by Council.

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Risks - Tuuraru

54. Not proceeding with a decision on the future use of the Founders site could creating a reputational risk for Council and a risk the community will become disaffected and disengaged.

Legal and Policy Considerations - Whaiwhakaaro-aa-ture

 Staff confirm that the recommendations complies with the Council's legal and policy requirements.

Heritage New Zealand Nomination

- 56. Following the community engagement process (closed 3 November 2020) and the hearings at Council's Hearing and Engagement Committee meeting (20 November 2020), Council's Chief Executive received a letter on 27 November 2020 from Heritage New Zealand.
- 57. This correspondence advised us that Heritage New Zealand had received an application on 16 November (refer attachment 5) to nominate Founders Theatre to be considered for entry on the New Zealand Heritage list as a category 2 historic place listing.
- 58. Compiled under the Heritage New Zealand Pouhere Taonga Act 2014, the New Zealand Heritage List identifies the nation's heritage places including Pā, whaling stations, churches, memorials, urupā, maunga tapu, farm buildings, bridges, mining sites, punawai, theatres, settlements, public and commercial buildings, hotels, breweries, public parks and dwellings.
- 59. The decision to accept this nomination will be completed in early 2021 and if accepted for consideration, the process could take up to a year or more. As part of this, Council will be asked to consider its comments, support or otherwise for Founders Theatre to be added to the New Zealand Heritage list.
- 60. Being nominated for inclusion on the list does not mean the site has heritage protection. The nomination merely commences a process of investigation by Heritage New Zealand to determine the heritage value of the site.
- 61. It is important to note that while Council has been advised of the nomination as the building owner, as a territorial authority, Council also holds obligations under the resource management act to protect historic heritage (refer section 74 of the Heritage New Zealand Pouhere Taonga Act 2014). If there becomes a time when there is a debate over the potential listing or not, Council will need to recognise its different roles.
- 62. This paper proposes following the significant community consultation and now in the knowledge of the above Heritage New Zealand nomination, that Council continues its consideration for the future of the Founders site under the current Long-Term Plan process during which further information and community views will be shared.

Wellbeing Considerations - Whaiwhakaaro-aa-oranga tonutanga

- 63. The purpose of Local Government changed on the 14 May 2019 to include promotion of the social, economic, environmental and cultural wellbeing of communities in the present and for the future ('the 4 wellbeings').
- 64. The subject matter of this report has been evaluated in terms of the 4 wellbeings during the process of developing this report as outlined below.
- 65. The recommendations set out in this report are consistent with that purpose.

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Attachment 1

6. Founders Theatre sits within the 'WTB Heart Character Area'. As an important central city park space, this Character Area promotes park enhancement to include events, community play, sports and recreation. The vision for the West Town Belt is "A connected, treasured and dynamic inner-city open space destination which everyone enjoys".

Social

67. The community engagement undertaken responds to previous feedback received and significant public interest in the future of the Founders site. It provided the opportunity for the community to understand and engage and share their views on the future of the space, including enhancement of the public green space surrounding Founders Theatre.

Economic

68. The engagement untaken enabled the community to have their say on the future of the site. This included local property owners, businesses and residents who have a potential economic interest. Any future activity on the site will contribute to economic wellbeing. A good outcome for this space that improves the liveability of Hamilton, particularly the central city, will have a direct impact of the economic wellbeing of Hamiltonians.

Environmental

69. The engagement undertaken ensured that environmental enhancement of the site was an option for consideration. This may include works and activities to enhance the environmental values, including improved access to experience and enjoy increased urban green space.

Cultural

- The engagement took cultural wellbeing into account through questions on how the site's heritage could be acknowledged.
- 71. The WTB Masterplan sets out design principles to inform the process of any development of sites across the WTB. This includes use of the Te Aranga Maaori Design Principles, which ensure appropriate engagement and collaboration with iwi and mana whenua. Engagement with iwi and mana whenua was received to seek their feedback/comments ahead of wider community consultation.

Significance & Engagement Policy - Kaupapa here whakahira/anganui Significance

72. Given the statutory requirement to consult, staff have not considered the key considerations under the Significance and Engagement Policy to assess the significance of the matter(s) in this report.

Engagement

73. Community views and preferences are already known to the Council through major public engagements and hearings as outlined in this report. Further consultation may be included in processes as a result of the option approved for further consideration.

Attachments - Ngaa taapirihanga

Attachment 1 - Founders Theatre - summary of agenda items and decisions 2014-2020

Attachment 2 - Founders Site Community Engagament - engagement material

 ${\bf Attachment\,3-Founders\,Site\,Community\,Engagement\,2020-Full\,Analysis\,Report}$

Attachment 4 - Option 3 Business Case and Funding Proposal - TOTI November 2020

Attachment 5 - Heritage New Zealand - Founders Theatre Nomination 27 November 2020

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ORDINARY COUNCIL 9 DECEMBER 2014

Agenda item: <u>Unfunded Proposal Ordinary Council Founders Theatre Founders Theatre Upgrade & Refurbishment</u> (Refer page 180)

Minutes: Resolved: Her Worship the Mayor Hardaker/Cr Chesterman (Refer page 20)

Motion: (Her Worship the Mayor Hardaker/Cr O'Leary)

That

- a) A capital amount of \$100,000 is allowed for the preparation of a Founders Theatre Upgrade Busines.
 Case in 2015/16 to explore all options in detail and identify the best outcome;
- b) An estimated Founders Theatre upgrade and refurbishment cost of \$13.8m is included from 2021/22, and
- c) Council reconsider the Founders Theatre upgrade and refurbishment item at 2016/17 Annual Planereview based on the completed Business Case report.

Amendment: (Crs King/Mallett)

That:

- a) A capital amount of \$100,000 is allowed for the preparation of a Founders Theatre Upgrade Business Case in 2015/16 to explore all options in detail and identify the best outcome; and
- b) Council reconsider the Founders Theatre upgrade and refurbishment item at 2016/17 Annual Plan review based on the completed Business Case report.

The Amendment was Put.

Those for the Amendment:

Councillors Mallett, King, Gallagher, Green, Forsyth and Macpherson

Those against the Amendment:

Her Worship the Mayor Hardaker, Councillors O'Leary, Tooman, Yeung, Chesterman and Pascoe

The Amendment was declared lost 7 Votes Against (including the Casting Vote of the Chair) and 6 Votes For.

The Motion was then Put.

Resolved:

That:

- a) A capital amount of \$100,000 is allowed for the preparation of a Founders Theatre Upgrade Business Case in 2015/16 to explore all options in detail and identify the best outcome;
- b) An estimated Founders Theatre upgrade and refurbishment cost of \$13.8m is included from 2021/22, and;
- c) Council reconsider the Founders Theatre upgrade and refurbishment item at 2016/17 Annual Plar review based on the completed Business Case report.

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ORDINARY COUNCIL 31 MARCH 2016

Agenda item: <u>Item 6: Ordinary Council Founders Theatre Future Options Report</u> (Refer page 23)

Minutes: Resolved: Her Worship the Mayor Hardaker/Cr Chesterman (Refer page 3)

Resolved: 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 unti 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.

STRATEGY AND POLICY COMMITTEE 3 MAY 2016

Agenda item: <u>Item 14 Founders Theatre Consultation Document</u> (Refer page 3)

Minutes: Resolved: (Cr O'Leary/Cr Chesterman) (Refer page 9)

Resolved: That:

a) the Report be received; and

b) the Founders Theatre Engagement Document is approved, subject to the changes requested by the Committee at the Meetina.

ORDINARY COUNCIL 7 AND 8 JULY 2016

Agenda item: <u>Item 5 Founders Theatre Hearings Report</u> (Refer page 5)

Submission Report

Correction to Submission Report

Submitters tabled presentations

Hearings Schedule

<u>Updated – Hearings Schedule</u>

Minutes: Resolved (Her Worship the Mayors Hardaker/Chesterman) (Refer page 2)

Following the conclusion of the submissions, the following motion was presented:

Motion: (Crs King/Mallett)

That:

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a) a second independent seismic assessment report of the Founders Theatre building is commissioned; and

b) Dunning Thornton and the second independent consultants also consider seismic engineering issues leaving the present stage house as it is but with two options:

i. with the fly tower; and

ii. with no fly tower.

In response to questions on the Motion (Crs King/Mallett), the H3 Director stated that:

- If Council wanted Founders Theatre to remain open in some form in the future, a further assessment would need to be completed as to what work would need to be completed to achieve this;
- Staff would check whether Founders could be re-opened without the fly tower. Further
 modifications to Founders (for example, replacement of the fire curtain) may trigger other
 Building Code compliance issues, which would incur substantial costs;
- A second assessment report would take at least a further two months to complete at an
 estimated \$48,000 cost. Staff could not guarantee the availability of Dunning Thornton prior to
 the 28 July 2016 Council meeting.

The H3 Director also clarified the difference between undertaking a peer review of Dunning Thornton's report as compared to commissioning a separate assessment report.

The Motion was then put.

Motion: (Crs King/Mallett)

That

a) a second independent seismic assessment report of the Founders Theatre building is commissioned; and

b) Dunning Thornton and the second independent consultants also consider seismic engineering issues leaving the present stage house as it is but with two options:

i. with the fly tower; and

ii. with no fly tower.

Those for the Motion: Councillor King

Those against the Motion: Her Worship the Mayor Hardaker, Councillors Green, Pascoe, Chesterman, Yeung, Mallett, Tooman and O'Leary

The Motion was declared lost.

Resolved: (Her Worship the Mayors Hardaker/Chesterman)

That the report be received.

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28 JULY 2016 - ORDINARY COUNCIL

Agenda item: <u>Item 5 Founders Theatre Engagement Feedback and Recommended Option</u> (refer page 5)

Minutes: Resolved (Her Worship the Mayor Hardaker/Cr Pascoe) (refer page 2)

That.

- a) the report be received.
- b) Council supports building a new performing arts theatre in Hamilton and commits in principle, a maximum of \$30million plus GST contribution towards the new build. This sum includes any funding sourced from other Waikato Councils or government sources and funds.
- c) Council accepts the proposal by Momentum Waikato and the process proposed in their memo dated 16 July 2016 (attachment 6 of the report).
- d) The Chief Executive is delegated authority to prepare a Heads of Agreement between Momentum Waikato and Hamilton City Council for delivery of the new performing arts theatre and report back to Council on 27 February 2017 with that Agreement and the Concept Design recommendation for Council approval.
- e) The Council approves \$100,000 contribution towards the cost of the Concept Design.
- f) Council notes that a Special Consultative Procedure may be required before Council can resolve final approval for the Heads of Agreement. The Chief Executive is to provide appropriate advice at the 27 February 2017 meeting.
- g) Staff are to investigate the following options for Founders Theatre, including any capital costs required and annual operating costs, and report back to the Council on 29 September 2016:
- $i. \ \textit{Re-opening Founders in the interim period, including demand for the different use options;} \\$
- ii. Retaining Founders in the long term, including demand for use options;
- iii. To demolish Founders.

29 SEPTEMBER 2016 - ORDINARY COUNCIL

Agenda item: <u>Item 11 Founders – Future Options</u> (refer page 15)

Minutes: <u>Resolved: (Crs Gallagher/Macpherson)</u> (refer page 18)

Motion: (Crs Mallett/Chesterman)

That:

- a) the report be received; and
- b) Council note that:
- i. A final proposal for Founders Theatre will be taken to Council in 2017 once the outcome of the Momentum Waikato plan for a new Waikato Regional Theatre is known;
- ii. Management's current advice is that if a new theatre is built at a new location, the Founders Theatre building should be demolished.

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Amendment: (Crs Gallagher/Macpherson)

That:

a) the report be received; and

b) a final proposal for Founders Theatre will be taken to Council in 2017 once the outcome of the Momentum Waikato plan for a new Waikato Regional Theatre is known, including options for a community arts hub.

The Amendment was put.

Those for the Amendment: Her Worship the Mayor Hardaker, Councillors Gallagher, Forsyth, Pascoe,

Chesterman, Yeung, O'Leary and Macpherson.

Those against the Amendment: Councillors King, Mallett and Tooman

The Amendment was declared carried.

The Amendment as the Substantive Motion was then put.

Resolved: (Crs Gallagher/Macpherson)

That:

a) the report be received; and

b) a final proposal for Founders Theatre will be taken to Council in 2017 once the outcome of the Momentum Waikato plan for a new Waikato Regional Theatre is known, including options for a community arts hub.

24 AUGUST 2017 - ORDINARY COUNCIL

Agenda item: <u>Item 8 WRT – Concept Design Recommendation to Council</u> (refer page 22)

Minutes: Resolved: (Mayor King/Cr Taylor) (refer page 4)

That the Council:

a) receives the report; and

b) notes that Management will report back to Council at its 21 September 2017 meeting with:

i. management's response to the concept design;

 $\it ii. financial\ implications\ of\ the\ proposed\ capital\ contribution\ of\ \$30,000,000\ plus\ GST;$

iii. financial implications of any ongoing annual contribution by Council to the Waikato Regional Theatre's ownership and operating costs;

iv. options and financial implications regarding the future of Founders Theatre; and

v. a work plan for a public consultation process on the proposal for the new Waikato Regional Theatre and future options for the Founders Theatre including a draft consultation document, communications plan, timetable and cost estimate.

Cr Macpherson left the meeting (10.Slam) during the above item. He was not present when the matter was voted on.

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21 SEPTEMBER 2017 - ORDINARY COUNCIL

Agenda item: <u>Item 18 Founders Theatre – Update on Options</u> (refer page 159)

Minutes: Resolved (Crs Casson/O'Leary) (refer page 9)

That the Council:

a) receives the report;

- b) approves the three options outlined as the basis for public consultation on the future of Founders Theatre:
- c) approves the consultation plan and budget of \$27,000 as described in this report; and
- d) notes Management will report back on 14 December 2017 with the consultation findings and a recommended approach for the future of Founders Theatre.

12 DECEMBER 2017 - ORDINARY COUNCIL

Agenda item: <u>Item 6</u>: <u>Outcome of Consultation and Recommendation for Future Use – Founders Theatre</u> (refer page 110)

Additional information under separate cover

Minutes: Resolved (Crs O'Leary/Pascoe) (refer page 4)

Motion: (Mayor King/Cr Mallett)

That the Council:

- a) receives the report and the findings of the public consultation;
- b) notes the findings of public engagement;
- c) approves staff to facilitate a discussion with the creative and community sectors to provide an opportunity for them to put forward a Business Case and Financial Proposal to the Council for the creation of a creative/community hub at Founders Theatre no later than the date by which the Waikato Regional Theatre funding and contract has been approved;
- d) authorises the Chief Executive to dispose of and demolish the remaining Founders Theatre buildings and return the land it occupies to green space at an estimated cost of \$802,100, if no Business Case and Financial Proposal for a creative community hub is approved by the Council by 30 June 2018; and
- e) authorises the Chief Executive to choose the best time for the demolition of Founders Theatre provided this is not before the Waikato Regional Theatre funding and contract has been approved.

Amendment: (Crs O'Leary/Pascoe)

That the Council:

- a) receive the report and the findings of the public consultation;
- b) approves staff to facilitate a discussion with the creative and community sector to provide an opportunity to put forward a Business Case and Financial Proposal to Council for a creative and/or community hub at Founders Theatre by 30 March 2018; and

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c) refrains from demolition of any part of the building until the consultation is complete and the Business Case has been reported back to Council.

The Amendment was put.

Those for the Amendment: Councillors Gallagher, Pascoe, O'Leary,

Macpherson, Bunting, Casson, Henry and Southgate.

Those against the Amendment: Mayor King, Councillors Mallett, Tooman and Taylor.

The Amendment was declared carried.

The Amendment as the Substantive Motion was then put and declared carried. Cr Mallett Dissenting.

Resolved: (Crs O'Leary/Pascoe)

That the Council:

a) receive the report and the findings of the public consultation;

b) approves staff to facilitate a discussion with the creative and community sector to provide an opportunity to put forward a Business Case and Financial Proposal to Council for a creative and/or community hub at Founders Theatre by 30 March 2018; and

c) refrains from demolition of any part of the building until the consultation is complete and the Business
 Case has been reported back to Council.

6 AUGUST 2020 - ORDINARY COUNCIL

Agenda item: Chairs Report (refer page 14)

Minutes: Resolved (Deputy Mayor Taylor/Mayor Southgate) (refer page 4)

The Chair took the report as read. She responded to questions from Elected Members concerning the Founders Theatre site engagement process, options, and when the proposed further engagement would occur.

• Staff Action: Staff undertook to provide Members with an update on the potential options for development of the Founders Theatre site.

Resolved: (Deputy Mayor Taylor/Mayor Southgate)

That the Council receives the report.

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17 SEPTEMBER 2020 - ORDINARY COUNCIL

Agenda item: Item 15 The Future of the Founders Theatre Site (refer page 51)

Minutes: Resolved (Cr Gallagher/Cr Wilson) (refer page 4)

Motion: (Cr O'Leary/Deputy Mayor Taylor)

That the Council:

a) receives the report;

b) approves further community engagement on the future of the Founders Theatre site;

c) approves the unbudgeted spend of up to \$15,000 for community engagement;

d) approves the inclusion of three options in the community engagement:

- Option One: Remove Founders Theatre and reinstate as a basic park (e.g. lawn only). Funding for this is proposed in the 2021-31 Draft Long-Term Plan, noting this option does not fully achieve the vision of the West Town Belt Masterplan.
- Option Two: Remove Founders Theatre and redevelop the site to improve the space as a multipurpose community park suitable for events, community activities and informal recreation. This could include features such as an outdoor performance space, public art, information about the site's history, natural spaces, all ages play area and accessible cycling and walking paths. This option is unbudgeted and will be formally consulted on through the 2021-31 Draft Long-Term Plan. This option would achieve the vision of the West Town Belt Masterplan and will be presented to the community as Council's preferred option.
- Option Three: Invite submissions to retain the Founders Theatre building (in full or in part) on the proviso interested parties to submit an alternative proposal for Council's consideration. Only proposals that can guarantee non-Council funding (full capital costs and ongoing operating costs), with no requirement for or expectation of Council funding, will be considered and must be achievable within three financial years. If Council receives no viable alternative proposals by the end of the Founders Theatre engagement period, a decision will be made in accordance with either option 1 or 2 as outlined in this report.
- e) delegates the Mayor, Deputy Mayor, Chair of the Community Committee, Chair of the Hearings and Engagement Committee, and General Manager Venues, Tourism and Major Events to work with Communication and Engagement staff to finalise the timing, content and means of community engagement;

f) notes staff will report back to the Council meeting on 8 December 2020 with a summary of the feedback received through the engagement process; and

g) notes the submission from the Theatre of the Impossible Charitable Trust (TOTI) made through the 2020/21 Annual Plan process will be considered as part of this community engagement.

Amendment: (Cr Gallagher/Cr Wilson)

That the Council:

a) receives the report;

b) approves further community engagement on the future of the Founders Theatre site;

c) approves the unbudgeted spend of up to \$15,000 for community engagement;

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d) approves the inclusion of three options in the community engagement:

- Option One: Remove Founders Theatre and reinstate as a basic park (e.g. lawn only). Funding
 for this is proposed in the 2021-31 Draft Long-Term Plan, noting this option does not fully achieve
 the vision of the West Town Belt Masterplan.
- Option Two: Remove Founders Theatre and redevelop the site to improve the space as a multipurpose community park suitable for events, community activities and informal recreation. This could include features such as an outdoor performance space, public art, information about the site's history, natural spaces, all ages play area and accessible cycling and walking paths. This option is unbudgeted and will be formally consulted on through the 2021-31 Draft Long-Term Plan. This option would achieve the vision of the West Town Belt Masterplan and will be presented to the community as Council's preferred option.
- Option Three: Invite submissions to retain the Founders Theatre building (in full or in part) on the proviso interested parties to submit an alternative funding proposal for Council's consideration.
- e) delegates the Mayor, Deputy Mayor, Chair of the Community Committee, Chair of the Hearings and Engagement Committee, and General Manager Venues, Tourism and Major Events to work with Communication and Engagement staff to finalise the timing, content and means of community engagement;

f) delegates the Hearings and Engagement Committee to hear any verbal submissions on the matter prior to it being referred back to the Council meeting on 8 December 2020 with a summary of the feedback received through the engagement process; and

h) notes the submission from the Theatre of the Impossible Charitable Trust (TOTI) made through the 2020/21 Annual Plan process will be considered as part of this community engagement.

The Amendment was put.

Those for the Amendment: Mayor Southgate, Deputy Mayor Taylor, Councillors Gallagher, Macpherson, Bunting, Hamilton, Naidoo-Rauf, van Oosten, Thomson and Wilson.

Those against the Amendment: Councillors O'Leary and Forsyth.

The Amendment was declared CARRIED.

 ${\it The Amendment as the Substantive \, Motion \, was \, the \, put \, and \, declared \, {\it CARRIED}.}$

Resolved: (Cr Gallagher/Cr Wilson)

That the Council:

- a) receives the report;
- b) approves further community engagement on the future of the Founders Theatre site;
- c) approves the unbudgeted spend of up to \$15,000 for community engagement;
- d) approves the inclusion of three options in the community engagement:
 - Option One: Remove Founders Theatre and reinstate as a basic park (e.g. lawn only). Funding
 for this is proposed in the 2021-31 Draft Long-Term Plan, noting this option does not fully achieve
 the vision of the West Town Belt Masterplan.

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- Option Two: Remove Founders Theatre and redevelop the site to improve the space as a multipurpose community park suitable for events, community activities and informal recreation. This could include features such as an outdoor performance space, public art, information about the site's history, natural spaces, all ages play area and accessible cycling and walking paths. This option is unbudgeted and will be formally consulted on through the 2021-31 Draft Long-Term Plan. This option would achieve the vision of the West Town Belt Masterplan and will be presented to the community as Council's preferred option.
- Option Three: Invite submissions to retain the Founders Theatre building (in full or in part) on the proviso interested parties to submit an alternative funding proposal for Council's consideration.
- e) delegates the Mayor, Deputy Mayor, Chair of the Community Committee, Chair of the Hearings and Engagement Committee, and General Manager Venues, Tourism and Major Events to work with Communication and Engagement staff to finalise the timing, content and means of community engagement:
- f) delegates the Hearings and Engagement Committee to hear any verbal submissions on the matter prior to it being referred back to the Council meeting on 8 December 2020 with a summary of the feedback received through the engagement process; and
- h) notes the submission from the Theatre of the Impossible Charitable Trust (TOTI) made through the 2020/21 Annual Plan process will be considered as part of this community engagement.
- Cr Forsyth re-joined the meeting (11.31am) during the discussion of the above item. She was present when the matter was voted on.

November 2020

20 NOVEMBER 2020 - HEARINGS AND ENGAGEMENT COMMITTEE

Agenda Item: <u>Item 5 Founders Theatre Site Engagement 2020 – Verbal Submissions Report</u> (refer page 12)

Minutes: Resolved Cr Bunting/Cr Wilson (not yet available)

That the Hearings and Engagement Committee:

a) receives the report;

b) hears and considers verbal submissions with regard to the community engagement process that was held from 7 October 2020 to 3 November 2020; and

c) notes that a Deliberations Report that includes full analysis from the public engagement process will be brought to the Council meeting on 8 December 2020 for a decision to be included as part of the 2021-31 Long Term Plan.

Attachment 2	FEEDBACK FORM FEDDBACK FORM CAN BE: - Completed ordina of hamilton general/haveyoursey - Trous due Treepout 17219 Franchor Cry Council Communication and Interest Communication and	We'd love your feedback on the options for the Founders site. SHARE YOUR VOICE BY 3 November	ABOUT YOU This section tells us a	suburbis:	capturing this informed isn't, providing fe	FUTURE FOUNDATION OF THE POWER	IDERS TE?	WHAT'S FUTU FOUN SIT	THE REPORTED TO THE PARTY OF TH	
ltem 9	OPTION 20 Remove the theater and create a multi-purpose park. This is Causelfy purformed aption. It has put and report the Claims 1464 files to the control of the control of the control of the Claims 1464 files to the control of the control of the Claims 1464 files the control of the contr	The sub a setting systematic delay	Name: Organization (if respire phone day: Email: WHAT IS YOUR Ar Under 16 35-39 60-64	cin touch with you'if you	Photo int birthday) 20-24 45-49 70-74	munity to talk to us about y one energy 25-29 50-54 75-79 Chinese Gouth African	30-34 55-99 80-1 Cook lidered Mason	It's time to reimagine the Founders site.	FEEDBACK CLOSES ON	
	OFFIGN 2. Create semething new from the theatre building and area account it. If you wish to salerit an expression of insert, including a funding proposal, and the salerit a		WHICH LANGUAG English Tagalog Samoan WOULD YOU LIKE Verbal submissions v PRIVACY STATEMEN The Social Government with your pubmissions	Te Reo Meaori French Spanish THE OPPORTUNITY ill be heard on 20 Nover Act 2002 requires submis	Hindi Afrikaens Other TO TALK TO US A mber 2020 at the He sions to be made ava sort to elected memb	erings and Engagement Co ilable to the public. Your nam ers and to the public. Other s	North Chinese Punjabi ON IN PERSON? Yes No	Do we turn it into a basic park? Or a multi-jurpose community park where people gather for all sorts of activities? Or is there a third option? We want to hear from you.	3 November Hamilton City Counce to Understand the Understand	il »

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		2. IF YOU CHOSE OPTION 1, WHY DID YOU CHOOSE T	THIS OPTION?	4. IF YOU CHOSE OPTION	2, WHAT ACTIVITIES WOUL) YOU LIKE TO SEE IN A MULTI-PURPOSE P	ARK?
in 2016. With the curtain opening on the Walkato Septer Regional Theatre in late 2022, the city and region will "heart"	ext Town Beit Masterplan adopted by Council in nober 2019 sees the Founders site as part of the of the West Town Beit so what happens on that isce of land influences the whole area. It's vital the next step right - and we need your input.			Rank the activities below, startir different number (if you give so	g with 1 as your top choice. You d mething the same number we can	on't have to rank them all. Give each activity you wint use your answer).	sh to rank a
Background till Over the past four years, we have had numerous converse							
March Founders Theatre closes				Interact with the fountains	Rest and relas	Meet up with other people Info	ormal play
April Community engagement 4% say refurbish 34% say build	Council accepts Momentum Waikato's proposal for a brand-new theatre - the	3. IF YOU CHOSE OPTION 2, WHAT COULD WE DO TO	HONOUR THE HERITAGE OF THE SITE?	1 700	Alban D	AA A	
new BUT if Council caps its spend at \$30M, 58% say build new.	Walkato Regional Theatre Council will pay \$25M	Rank the activities below, starting with 1 as your top choice. You do a different number (if you give something the same number we ca Memorial Fountain.	ion't have to rank them all. Give each activity you wish to rank ari't use your answer). Note: We will keep the Dame Hilda Ross	THE B			The last
October Community engagement 43% say rerotate the building	Discussions with			Talce a walk	Ride your bike		perience and oy nature
for community use BUT just 10% want ratepayers to pay	Discussions with groups on other potential uses (no vable optons presented)						
August — 2018	- June	Expressing stories Exploring sound, and memories music, performance through new activities in fun and playful	Retaining and Expressing stories and memories the building for new through public art			These pictures are indicative only.	
Consmunity engagement on the West Town Belt Masterplan			uses	Playground/ play space/skate space	Other (provide more information below)		
May - 2019 September - 2019	November The Government confirms \$12M for the Walkato Regional Theatre		These pictures are indicative only.	Please explain what you mean i	y Other		
Council adopts the west Town Belt Masterplan A new vision to open up this 54he band of green space	Regional Theatre Adding to local government and community funding and making the new theatre a certainty	Telling stories through interpretive panels Other (provide more information below)					
What's next?		Please explain what you mean by Other					
7 October to 3 November 2020.	r community, at the Council meeting on December 2020.						
the Hearings and Engagement Committee on be	unal's draft budget for the next 10 years will agreed in December then confirmed when we opt the 2021-31 Long-Term Plan next June.						
Hamilton City Council will consider a report on the future of the Founders site, including feedback from For	w's the time to decide on the future of the unders site.			of our Hear	ings and Engagement Com	ur ideas verbally on 20 November as par mittee. Council will consider the future the Long-Term Plan process.	•

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WHAT'S THE FUTURE FOR THE FOUNDERS SITE? ENGAGEMENT TACTICS AND SUBMISSIONS INSIGHTS

Report prepared by:
Preeta Chitre, Research and Insights Analyst

Tracey Lowndes, Communication and Engagement Advisor November 2020

Report reviewed by: Lauradanna Radesic, Team Leader, Communications, Great River City Julie Clausen, Unit Manager, Strategy and Corporate Planning November 2020

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EXECUTIVE SUMMARY

Community engagement on the future for the Founders site took place from 7 October to 3 November 2020. The public was presented with three options for the site and asked which they preferred. Additional questions were asked about the features the community would like to see if Council chose option 2: Remove the theatre and create a multi-purpose park.

The three options were:

- Option 1: Remove the theatre and create a basic park.
- Option 2: Remove the theatre and create a multi-purpose park.
- Option 3: Create something new from the theatre building and area around it.

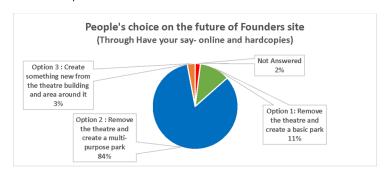
Option 2 was presented as Council's preferred option, as resolved by Elected Members at the Council meeting on 17 September. Option 3 invited interested parties to submit an expression of interest, including a funding proposal, for an idea that partly or fully retained the building.

If people chose option 2, they were asked to rank ideas for honouring the heritage of the site (e.g. telling stories through interpretive panels) according to which they felt were most important. They were invited to also provide their own ideas. They were also asked to rank the activities they would like to see in a multi-purpose park (e.g. experience and enjoy nature). Again, they had the opportunity to make their own suggestions.

Overall result

We received 505 submissions through the Have Your Say engagement process, either via the online portal (hamilton.govt.nz/haveyoursay) or through hard copy feedback forms. We also received 22 submissions through emails or letters.

The Have Your Say submissions were conclusively in favour of option 2, which was preferred by 422 submitters (84%). Option 1 was preferred by 58 people and option 3 by 15. Ten submitters did not choose an option.



Of the 22 email/letter submissions, 15 (68%) suggested Council retain the existing building. Suggestions for future use varied across the submissions. Another submission proposed Council build a new theatre on the site. Six people supported removing the building.

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ENGAGEMENT TACTICS

The purpose of the engagement was to seek community feedback on three options for the Founders site. Founders Theatre has been closed since 2016 for safety reasons and this is the third citywide public engagement on the site's future since that closure.

The campaign began a few days in advance of the questionnaire opening with a letter drop to residents and businesses in the streets immediately around the Founders site. It was seen as important the people most directly affected by changes to the site — those who live or work nearby — were informed early. The letters informed recipients of the month-long engagement and invited them to attend a Q&A drop-in session. The first was held on Saturday 10 October and was largely attended by neighbours.

Key stakeholders received an email the day before submissions opened. This group included Council partners and organisations that had previously signalled their interest in using the building. Submitters to previous consultations who had provided email addresses were also sent an email encouraging them to take part in the new engagement.

The 'What's the future for the Founders site' campaign ran for four weeks from 7 October to 3 November. Engagement objectives were:

- A diverse range of Hamiltonians take part in the process
- The community shows a good understanding of the options for developing the Founders
 Theatre site
- The journey to this point has been clearly communicated.

The main feedback mechanism was the Have Your Say online engagement portal. Hard copy survey forms were distributed to the six libraries and were available at the Municipal Building. The option to complete a hard copy form was included in campaign communications, acknowledging that some people prefer a manual process to a digital process.

The Founders Theatre page on the Hamilton City Council website was updated with background information, links to past Council reports and FAQs. The friendly URL hamilton.govt.nz/founders was included on signs, flyers promoting the campaign and other collateral. The web page had a direct link to the Have Your Say questionnaire and included information on the three options, with maps featuring the key aspects of each.

Two drop-in sessions were held over the campaign period, one in front of Founders Theatre on Saturday 10 October and the other at Embassy Park, beside the site for the new Waikato Regional Theatre, on Thursday 22 October. Details of the sessions were included in all campaign collateral.

PROMOTION OF THE ENGAGEMENT

The opportunity to take part in the engagement was communicated in the following ways:

- Direct mail:
 - Letter to residents and businesses along Tristram Street and Seddon Road (200 letters were distributed with flyers)
 - o Stakeholder email
 - $\circ \quad \hbox{Email to past submitters (approximately 90 people)}$
- A social media campaign run across two Hamilton City Council channels: Facebook and Instagram

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- Regular social media across these channels plus Neighbourly and LinkedIn. Content included Our Hamilton stories, a campaign video and post links to the Have Your Say portal
- Signs at the Founders site and at Embassy Park
- A large banner on the side of the theatre building
- Flyers at cafés, libraries and other Council sites
- Posters on display in the Municipal Building customer area
- Pop-up displays at the Municipal Building, the six libraries and Hamilton Zoo
- Internal promotion to Council staff
- Updated Founders site page on the Council website
- Media releases/stories on the Council's Our Hamilton website and in the Our Hamilton newsletter (11 September, 17 September, 7 October and 27 October)
- Waikato Times articles (11 September, 18 September)
- Radio New Zealand news item (31 October)
- Advertisements in the Hamilton Press (7 October, 21 October; readership 57,000) and Waikato Times (17 October; Saturday readership 51,000)
- Digital advertising on Stuff's mobile site (16,666 impressions from 12 October to 26 October. An impression is an appearance on a mobile user's screen).
- A 15-second radio ad on Mediaworks and NZME stations over the four-week campaign period
- A video posted on Facebook and featuring on the web page
- Electronic signage at two points around the Founders site.

The engagement campaign's look and feel featured the Dame Hilda Ross Memorial Fountain, which Council will retain whichever option is chosen, and apartment buildings opposite the theatre.



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ENGAGEMENT RESULTS

HAVE YOUR SAY

A total of 505 submissions were received through the Have Your Say process. This compares to 336 for the previous citywide engagement in 2017.

- Option 2: Remove the theatre and create a multi-purpose park was preferred by 422 submitters.
- Option 1: Remove the theatre and create a basic park was preferred by 58.
- Option 3: Create something new from the existing theatre building was preferred by 15 submitters.
- 10 submitters expressed no preference.

Further analysis of responses is detailed on page 7.

The bulk of responses (482) were online via the Have Your Say portal with 23 hard copies received.

The online survey page was visited by 1153 users, translating to a conversion rate of 44%. Most came direct, either by typing the URL hamilton.govt.nz/haveyoursay or clicking from the Hamilton.govt.nz/founders web page (both addresses were promoted in campaign collateral). The next most popular route was via Council's Our Hamilton website, where there was a link at the bottom of stories about the engagement.

EMAILS/LETTERS

The campaign generated some direct contact, either via email or letter, with Elected Members and the General Manager Venues, Tourism and Major Events. Twenty-two (22) emails or letters were received, a summary of which is included on page 12. Two of the senders also made submissions through the Have Your Say process.

- 15 (68%) email/letter submissions suggested Council retain the existing building
- 1 suggested Council rebuild a theatre on the site
- 6 suggested removing the building and creating something new

After the engagement closed, email/letter writers were contacted and invited to take part in the hearings process.

SOCIAL MEDIA

The campaign reached a very pleasing 129,000 people. The Facebook and Instagram campaign reached nearly 70,000 people alone. It performed best through Council's Facebook feed, with 252 comments received, indicating strong community interest in the topic.

With approximately 25,000 people following Hamilton City Council on Facebook, this is a key channel for communicating engagement opportunities. We also have a growing number of followers on Instagram since launching our account in February 2020 (2000 followers).

More than 11,891 people watched our video and more than 4000 people engaged with our posts across Facebook, Instagram, LinkedIn and Neighbourly (e.g. liked, commented, shared). Against Facebook's advertising benchmark, the campaign rated above average in quality, engagement rate and conversion rate.

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WEBSITE

Direct mail and campaign collateral directed the community to a web page for further information: hamilton.govt.nz/founders. The page received 2355 visits.

O&A SESSIONS

Drop-in sessions were promoted via letter drop, print advertising, signage, social media posts and in the Our Hamilton stories. The Founders session was attended by around 20 people, mainly local residents, and the Embassy Park session drew around 10 people.

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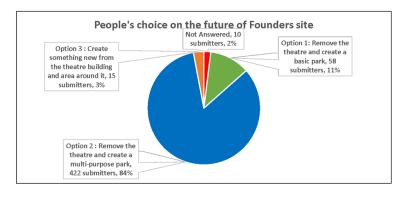
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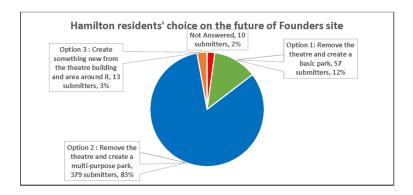
SUBMISSIONS INSIGHTS

FEEDBACK THROUGH HAVE YOUR SAY (ONLINE AND HARDCOPY FEEDBACK FORMS)

- 505 people responded to the survey through Have Your Say, either online or by completing a hardcopy feedback form.
- 2. Of the 505 Have Your Say submissions, 501 people provided their names.
- 3. 459 (91%) were Hamilton residents.
- 4. The split of people's choices is shown in the below chart.



5. The split of Hamilton residents' choices is shown in the below chart.



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OPTION 1: REMOVE THE THEATRE AND CREATE A BASIC PARK

- 1. 58 (11%) of respondents chose option 1 i.e. to remove the theatre and create a basic park.
- 2. Of these, 55 people gave reasons for choosing this option.
- 3. Themes from people's reasons were mainly around:
 - a. This option being the most economical.
 - b. People prefer open, green spaces.

 This option being the guidest to achieve
 - c. This option being the quickest to achieve with potential for further development in the future.
- 4. Examples of verbatim comments:

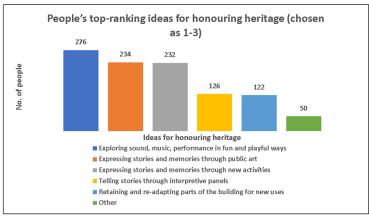
"Most cost effective as I would like the council to be more mindful of how much money they spend"

"Want to create more grass space in the central city. Already losing some down the road. I'm sure park's and Gardens team can spare a few smaller native trees to plant"

"Give time until things settle with Covid and have a proper plan in place for something more beneficial and memorable."

OPTION 2: REMOVE THE THEATRE AND CREATE A MULTI-PURPOSE PARK

- 1. 422 (84%) of respondents chose option 2 i.e. to remove the theatre and create a multipurpose park.
- People were prompted with ideas on what could be done to honour the heritage of the site and asked to rank their preference with 1 being their first choice and 6 being their last choice.
- Combining people's top choices (ranked 1-3), the chart below shows the ideas in descending order of preference. The most popular ideas were:
 - a) Exploring sound, music, performance in fun and playful ways.
 - b) Expressing stories and memories through public art.
 - c) Expressing stories and memories through new activities.





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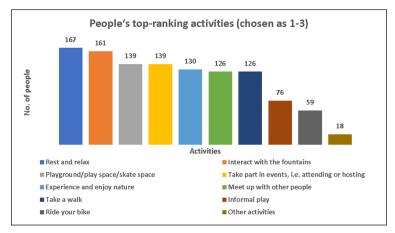
- 4. Themes from people who included an 'Other' idea in their top three preferences were mainly around:
 - a) Showcasing the history of how local tribes used the space.
 - b) Showcasing stories that link to both early Maaori and European history of the site.
 - c) Having an outdoor performance area to honour heritage of the site.
- 5. Examples of verbatim comments:

"I would be keen to see a strong Māori presence incorporating local hapū/iwi stories and history from this area. Using a variety of indigenous art forms both traditional and contemporary."

"This may be what you mean in the first selection, but in case I'm wrong, I think it is important to retain the idea that the area is a memorial to the founders of Hamilton, both Maori and European. I would like to see art or stories that link us to the early Maori history of Hamilton as well as the European founders."

"It would be fantastic if there were an outdoor performance space to honour the heritage"

- People were prompted with ideas on what activities they would like to see in a multipurpose park and asked to rank their preference with 1 being their first choice and 10 being their last choice.
- 7. Combining people's top choices (ranked 1-3), the chart below shows the activities in descending order of preference. The most popular activities were:
 - a) To rest and relax.
 - b) To interact with fountains.
 - To use a playground/play space/skate space; to take part in events (these two
 activities were equally popular).



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Hamilton City Council
Te kaunihera o Kirikiriroa

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- 8. Themes from people who suggested an 'Other' idea in their top three preferences were mainly around:
 - Skatepark.
 - b) Dog park/dog area.
 - Space for pre-game entertainment and markets.
 - d) Space for urban agriculture i.e. food-producing parks.
- 9. Examples of verbatim comments:

"Dog park"

"I've worked in the sports and entertainment industry (across the world) for some time and believe there is an opportunity for a 'space' pre-sports/ entertainment.

Next to Founders Theatre is FMG Stadium and Seddon Park.

It would be great if the space was adapted into an entertainment 'Lawn'. Pre-game entertainment, music, drinks (alcoholic and non), food trucks/containers. It would be awesome to see great seating and good vendors. Let it become 'the place' you go pre-games/ entertainment. Family-friendly is always great, but it should also cater to older demographics who want to have a refreshing beer/ wine in the sun. If done well, it can be used all year round - not just when events are on. The containers which sell food and drink can be permanent and used frequently throughout summer.'

"We want a central city skatepark to keep up with the rest of the country"

"Markets"

OPTION 3: CREATE SOMETHING NEW FROM THE THEATRE BUILDING AND AREA AROUND IT

- 1. 15 (3%) of the respondents chose option 3 i.e. to create something new from the theatre building and area around it.
- 2. Option 3 invited interested parties to submit an expression of interest, including a funding proposal, for an idea that partly or fully retained the building.
- 3. A summary of the submissions is shown in the table below.

Organisation	Name	Response ID	Summary of submission			
Name						
	Rudi du Plooy	ANON-NQ4H-FM3S-M	Wish is for the structure to be retained and restored and suggest it could be attained for less than \$3M. Propose that it should be a receiving theatre. Propose that a grand reopening of the revamped theatre with a world standard ballet production.			
	Andrew Bydder	ANON-NQ4H- FMMC-X	Support TOTI proposal			
	Frankie Letford N		Vision is retaining heritage in Hamilton. They propose using the theatre building for community gatherings, town hall meetings. Suggest affordable community activities will be undertaken in the building.			
Community	Brooke	ANON-NQ4H-FMG9-	Vision is to see disabled people thriving as			
Living	Hughes/	E	part of the community. They propose using			

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Organisation	Name	Response ID	Summary of submission				
Name							
	Saffron		the theatre building as a centrally based				
	Mitchel		community centre that is managed by a key				
			service or organisational provider in				
			partnership with Council and other				
			collaborative partnerships. The key				
			community organisation would oversee all				
			day-to-day management of the centre.				
			Council would contribute to some costs TBD as well as oversight of building and				
			maintenance. There would be invited and				
			interested parties included in the centre				
			advisory group and a sliding scale of costing				
			for hiring spaces would be developed e.g.				
			corporate/charity/individual. They suggest a				
			variety of community-driven activities, with a				
			suite of different programmes and services.				
	Dr Neil	ANON-NQ4H-FM32-	Personal vision is to see creation of a				
	Bruce	K	community centre to foster creativity,				
	D. acc	"	cultural diversity and respect, providing				
			opportunities for community healing. They				
			see the theatre building as a central hub for				
			activities that engage the community in				
			creative and performing arts, in particular				
			music and music instrument.				
Hamilton	John	ANON-NQ4H-FM82-	Vision is to provide a space for the				
Community	Smith	R	community to socialise and also use practical				
Mens Shed			activities to encourage wellbeing, especially				
			for men. It sees the Founders site as also				
			providing much-needed community space for				
			groups such as The Shed. It believes that the				
			Founders building could be repurposed to be				
			a community arts centre much like the				
			Christchurch Arts Centre.				
	-	BHLF-NQ4H-FMG2-7	Vision is to see the theatre building retained.				
	Michael	ANON-NQ4H-	Vision is to see medium density housing on				
	Monk	FM7W-V	the site to mitigate housing shortage.				
Maeroa	Acacia	ANON-NQ4H-FMDU-	Vision is to increase mental health awareness				
Intermediate		7	and lower suicide and abuse rates. They				
			propose using the building as the first youth				
			safe house in Hamilton.				
	NA	ANON-NQ4H-FMTH-	Vision is to see the theatre building retained				
		Α	and refurbished once funding can be				
			acquired and to be used as a theatre/concert				
		ANION NOW ENTER	hall.				
	Nicola	ANON-NQ4H-FM9J-	Vision is to keep the building and see it				
	Walsh	H ANON NOW	repaired and used for performance				
	Peter H	ANON-NQ4H-	Vision is for Founders Theatre be part of				
	Bos	FM3W-R	Hamilton's public art collection with the				



Organisation	Name	Response ID	Summary of submission
Name			
			option of repurposing its internal use in the future.
Tur	Ben	ANON-NQ4H- FMXW-W	Suggest giving the site to a developer with strict conditions around how to redevelop the property for good urban design outcomes and public benefit.
Toti	Mark Kilgour	ANON-NQ4H-FM33- M	Support TOTI proposal
TOTI (Theatre of the Impossible Trust)	Margaret Evans	ANON-NQ4H-FM3G-8	Propose converting Founders theatre into a multi-purpose public space, a town hall and a community hub for arts, culture and heritage. Detailed business cases to be provided before hearings meeting. Their vision is: • To retain heritage architectural features and develop both the interior and exterior space to offer a central arts and cultural hub for community activities and exhibitions • To provide a public meeting space in a heritage environment in accord with the 2020 West Town Belt Management Plan • To augment public opportunities to present, participate and engage in heritage, arts and cultural amenities and activities • To provide affordable facilities to a wide range of community groups and enterprises

FEEDBACK THROUGH EMAILS/LETTERS

Council received 22 email or letter submissions regarding the Founders site during the consultation period:

- 15 (68%) wanted the existing building to be retained.
- 1 submitter suggested Council rebuild a theatre on the site
- 6 suggested removing the building and creating something new e.g. parking area/parking building, a sports facility or the proposed multi-purpose park (option 2).

managed hub

- Suggestions for future use of a restored and refurbished building included its continued use as a theatre, developing it into a place for permanent markets or a community arts hub.
- 3 submitters who supported keeping the existing building suggested a multi-purpose park could still be achieved if the building was retained.

Name	Summary of what people have said
Katherine	Support Option 2.
Chi	
Craig	Re-build a theatre on the Founders site as this site offers better logistical access for
Tomlinson	visiting artists and staging. Also provides ease of theatre patron access and parking.



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Name	Summary of what people have said
Louise C	Build a parking area/parking building on the Founders site as there will be insufficient parking spaces as more businesses open in the central city.
Tom Macrae	Do not demolish Founders Theatre. Support Andrew Bydder's feedback to this consultation. Requested a public enquiry into why the theatre was closed.
Tony Dixon	Suggest estimated cost to renovate theatre is less than \$50k upon consulting an engineer. Support any group with a credible business plan submitted for Option 3. Do not remove Founders Theatre until new theatre has been completed and is in service.
Mischele Rhodes	Do not demolish Founders Theatre. Repair and re-open the theatre for use. Suggest funding for the regional theatre be directed towards retaining and repairing Founders Theatre building, Support Andrew Bydder's feedback.
Rudi du Plooy	Do not demolish Founders Theatre. Repair and re-open the theatre for use. Suggest repair and re-furbishing costs are less than \$3M.
Laura Kellaway	Do not demolish Founders Theatre. Repair and re-open the theatre for use. Suggest HCC propose scheduling the theatre as a heritage item and could access heritage funding support or a combination based on joint funding. Use of the wider site for recreation and other services can clearly operate within the Parks Management Plan, with the Founders providing a range of protected covered facilities. Suggest Option 3 is not exclusive – both outdoor activities and a multi-functional building can support community in the same way the cricket and rugby grounds on the town belt have for many decades.
Warwick Kellaway	Do not demolish Founders Theatre. Repair and re-open the theatre for use. Suggest HCC propose scheduling the theatre as a heritage item and could access heritage funding support.
Niall Baker	Do not demolish Founders Theatre. Repair and re-open the theatre for use. Also support the multi-use concept from Option 2 and think that it can still be achieved whilst repairing and retaining the theatre.
Lynette Williams	Do not demolish Founders Theatre. Support Option 3 but with the inclusion of the multi-purpose park aspect of Option 2, the retention of the theatre building and a combined ownership/funding model of council and community lessees.
Raymond Mudford	Do not demolish Founders Theatre. Repair and re-open theatre for use. Support of TOTI's Annual Plan submission and Andrew Bydder's submission
Neil Bruce	Do not demolish Founders Theatre. Repair and re-open the theatre for use as a centre for community, cultural and performing arts: history and innovation.
Cheryl Slater	Retain the building and use as a venue for permanent markets in the central city which would accommodate all people, products, created artworks, manufactured and hand-crafted boutique goods including space for recycled preloved vintage and second-hand goods etc.
Dennis Aplin	Retain the theatre building.
Yvette H	Support a multi-purpose community park at the site.
Desmond Downs	Retain the theatre building and turn it into photography world.



Name	Summary of what people have said
David Bennett MP	Suggest that the current Founders site be rezoned as a major sporting zone. Remove the theatre and re-develop the site into a world class sporting facility.
Jamie Strange MP	Support demolition of theatre building. Suggest land used as a community park with a destination playground potentially with a theatrical theme.
Martin Toopp	Support demolition of theatre building. Suggest using land to plant a special block of trees.
Fiona	Retain theatre building.
Shannon J Osborn	Suggest that Founders is an ideal site for a city theatre/town hall/alternative music venue for smaller crowds. Retain theatre building. Urge Council to investigate facility partnerships. Support TOTI's vision for the future of Founders Theatre.

FEEDBACK THROUGH SOCIAL MEDIA

We received 252 comments on social media posts on Facebook, Instagram and Neighbourly. 124 of these were relevant to people's choice regarding future of the Founders site. The themes that emerged were:

- $1. \quad 52 \ comments \ favoured \ retaining \ and \ refurbishing \ the \ theatre \ building.$
- 45 comments supported removing the building. Most included ideas for developing the site in line with option 2, the multi-purpose park.
- 3. Example of some verbatim comments:

"Repair it fix it develop it, so it is a reflection of the past but a facility for the future. There's plenty of parking it's in a great location and something the city could be proud of for its heritage."

"Fix things that need to be fixing. The pond outside is brilliant but needs to be upgraded. We need a town hall as well and more things for the community not just for the rich"

"Could keep the Founder Theatre as a cinema-like style instead of removing it as it been around for many years and events"

"Multi event park but with more interactivity for children keep water features and trees amphitheatre? Coffee outlets? Somewhere families want to go depend time"

"Central city grassed area could be used to generate some rental income for the council. Central city market days, fundraising events, outdoor festivals, Fun Fairs."



DEMOGRAPHIC COMPARISON

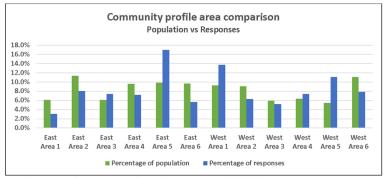
The below statistics compare demographics of Hamilton city respondents from the online and hardcopy feedback forms to the city's population.

HAMILTON CITY RESPONDENTS VS HAMILTON CITY PROFILE*-LOCATION

We had a low representation from East Area 3, East Area 5, West Area 1, West Area 4 and West Area 5.

High representation from West Area 5 met one of the engagement objectives of targeting residents around the Founders site.

See table below for a list of suburbs in these community profile areas.



*Hamilton city profile statistics are from the 2018 Census published by Stats NZ.

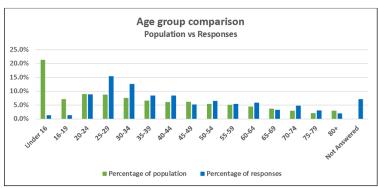
Community profile area	List of suburbs				
East Area 1	Flagstaff				
East Area 2	Callum Brae, Huntington, Rototuna, Rototuna North				
East Area 3	Chartwell, Chedworth, Harrowfield, Queenwood				
East Area 4	Enderley, Fairfield, Fairview Downs				
East Area 5	Claudelands, Hamilton East, Peachgrove				
East Area 6	Hillcrest, Ruakura, Riverlea, Silverdale				
West Area 1	Avalon, Beerescourt, Forest Lake, Northgate, Pukete, St Andrews, Te				
	Rapa				
West Area 2	Crawshaw, Grandview Heights, Nawton, Rotokauri, Western Heights				
West Area 3	Aberdeen, Dinsdale, Temple view				
West Area 4	Frankton, Maeroa, Swarbrick				
West Area 5	Hamilton Central, Hamilton Lake, Hospital, Whitiora				
West Area 6 Bader, Deanwell, Fitzroy, Glenview, Melville, Peacocke					



HAMILTON RESPONDENTS VS HAMILTON CITY PROFILE*-AGE GROUP

We had a low representation from under 19-year-olds (52% of the population is under nine years old), which was expected given the subject matter.

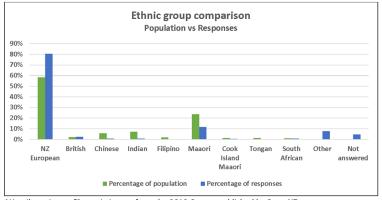
We had a good representation from age groups across 20 to 44, 50 to 64 and 70 to 79 years of age.



^{*}Hamilton city profile statistics are from the 2018 Census published by Stats NZ.

HAMILTON RESPONDENTS VS HAMILTON CITY PROFILE*-ETHNIC GROUP

We had a high representation from the NZ European and British ethnic groups.



^{*}Hamilton city profile statistics are from the 2018 Census published by Stats NZ.

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WHAT'S NEXT

Council will consider a report on the future for the Founders site at the 8 December Council meeting. The results from that meeting will be communicated to submitters via email (all submitters were required to provide an email contact) and summarised on the Have Your Say website in the standard format: We asked, You said, We did. Normal external communications channels will also be used e.g. Our Hamilton, social media.



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Neil G. Curgenven
History Advocate

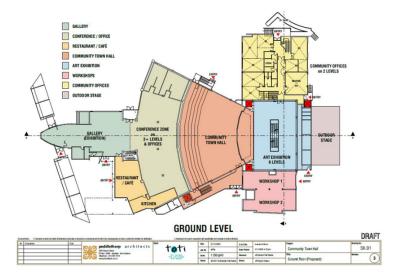
3 October 2020

Submission to Hamilton City Council on the future of Founders Theatre

"Halls of Heritage"

We wish to confirm to the Council our interest in rehabilitating and converting Founders Theatre into a multi-purpose public space, a Town Hall and Community Hub for Arts, Culture and Heritage, as indicated in our July 2020 "Halls of Heritage" submission during the 2020 Annual Plan submission process. This is Option 3 in the current council call for submissions

Attached is our visual concept which illustrates some of the ideas we are evaluating. This is the first page of a six-page presentation submitted separately (A3 in hard copy).



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Option 3

We now seek to make a verbal submission to the Hearings and Engagement Committee as proposed.

Please clarify if this hearing will be on <u>20 November</u> as advertised or <u>1 December</u> (the date on council's website meeting calendar).

We will provide a more detailed Busines Case prior to that meeting on our Option 3.

We can confirm mounting interest and support for our rehabilitation concept (remediate and rejuvenate), and what that might offer for community use. Our experts have taken account of council information relating to earthquake standards and the flying system (which caused the initial theatre closure in 2016), along with current quality construction, maintenance, and technical expectations.

 We note Council's \$20M quoted cost estimate (also quoted by the previous mayor as \$25M) was for restoration and expansion of Founders Theatre

2019 West Town Belt Management Plan

As requested, we have taken account of the 2019 West Town Belt Management Plan and would wish to see the theatre surrounds further developed in accord and harmony with this...

A primary theme is "placemaking" and the call to reinvigorate the area as a 'destination'. The Founders 'project' in the plan suggests "The site's history is maintained, celebrated and integrated with future uses of the parks (including but not limited to, the scheduled Transformer building, Centennial Foundation, Dame Hilda Ross Fountain and Founders theatre site)

We have incorporated several features raised during this process.

As well, this Plan's placemaking principles are closely aligned with our vision for the Founders' future:

- 1. The community is the expert
- 2. Create a place, not a design
- 3. Look for partners
- 4. They always say "It Can't Be Done

Our Founders Theatre Rejuvenation Proposal

Vision

- To retain heritage architectural features and develop both the interior and exterior space to offer a central arts and cultural hub for community activities and exhibitions
- To provide a public meeting space in a heritage environment in accord with the 2020 West Town Belt Management Plan

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- To augment public opportunities to present, participate and engage in heritage, arts and cultural amenities and activities
- To provide affordable facilities to a wide range of community groups and enterprises
- To create a sustainable community-managed hub

Concepts (refer to architectural drawings)

- Partnerships, clusters and 'growing community businesses'
- · Grassroots community offices and studios
- 'Cultural Café (music/performance, Town Talks, films, social activities etc)
- Exhibition spaces (featuring theatre heritage and history plus community displays)
- 'Teaching and learning' themes
- Adaptable auditorium spaces
- Outdoor stage
- Arts, Heritage, Cultural & Green themes in site connections///
- Big Ideas
 - Waikato heritage records and research Centre (including Mana Whenua)
 - National centre for digital heritage records (Nga Taonga)
 - Waikato 'Wikipedia' centre
 - Waikato centre for the performing arts National centre for music

 - 'Feed the Kids' community kitchen

Expertise

- Peddle Thorp Architects (director Mike Angelo)
- Including architect Mark de Lisle, son of Founders' original architect Aubrey de Lisle
- Access to original 1960s plans (not available to recent assessors)
- Access to all recent council reports 2015-2020
- Input from structural engineers and quantity surveyors
- Range of associated analysis re health and safety aspects, plus exhibition, performance, and technical requirements
- Digital 3D model to illustrate options
- Input from heritage, arts and cultural interests

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achn

Business Plan (conceptual)

- \$5M-\$10M and staged development (remediate & rejuvenate)
- · Requirements for climate control, digital, & security
- · community input into interior rehab options
- Public philanthropic partnership
- Secure capital input plus revenue producing enterprises
- Ownership to remain with council
- Lease to new Community Trust representing users.

Thank you for considering this proposal. We look forward to further discussions.

Margaret Evans TOTI

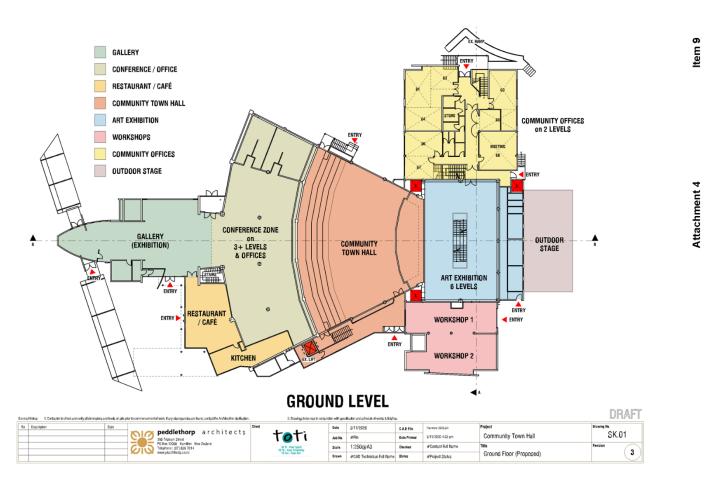
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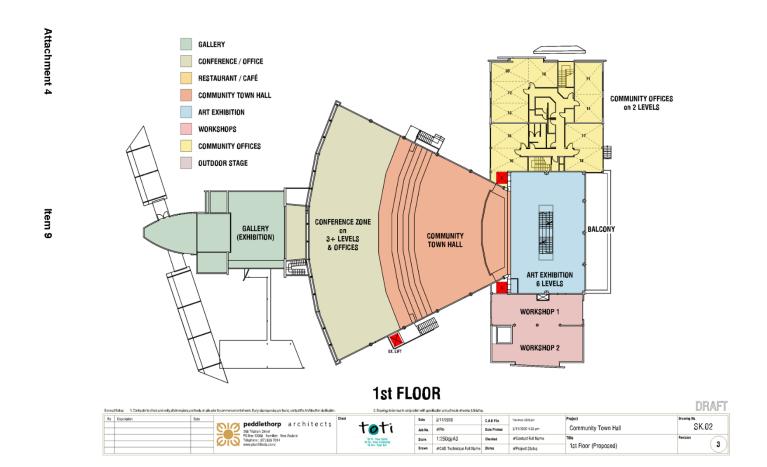
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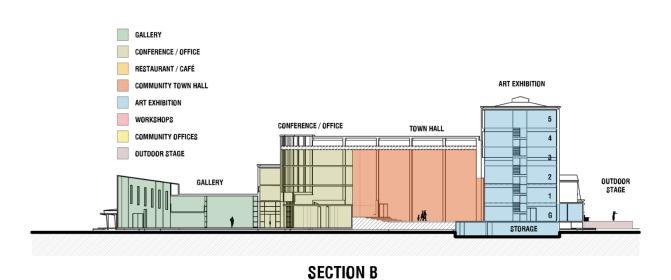
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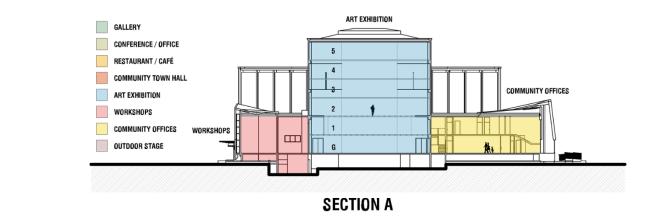
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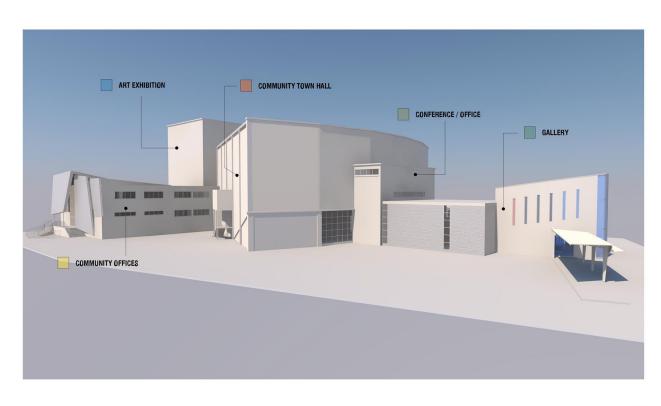
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Attachment 4

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peddlethorp architects
28 Figton Steat
70 East 1008 Familian New Zealund
Talphora: 07,0399 7014
www.picrofeody.comz



Project
Community Town Hall
Title
Opening Night, November 1962



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Slide 1: 3D Rendering 1



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Council Open Agenda - 8 December 2020 - Item 9: The Future of the Founders Site - Deliberations Report

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Slide 2: Concept

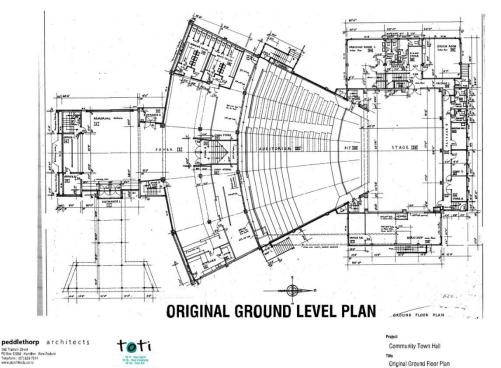
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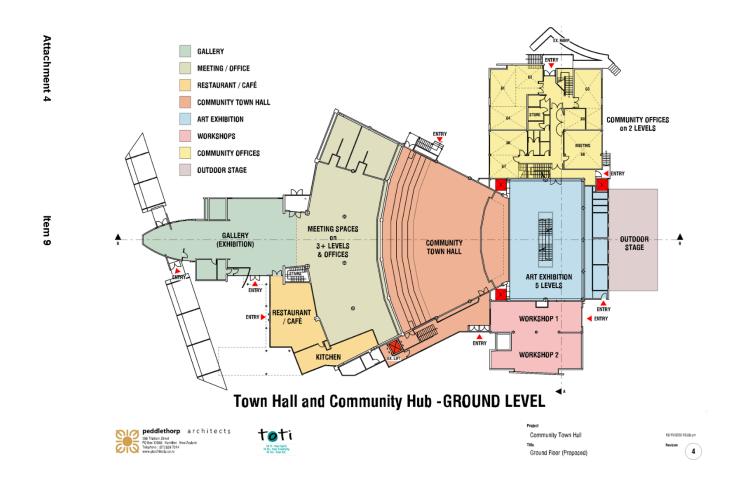
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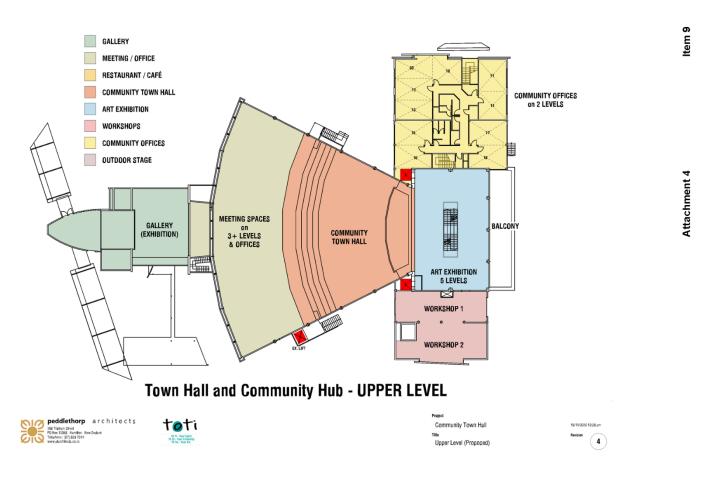


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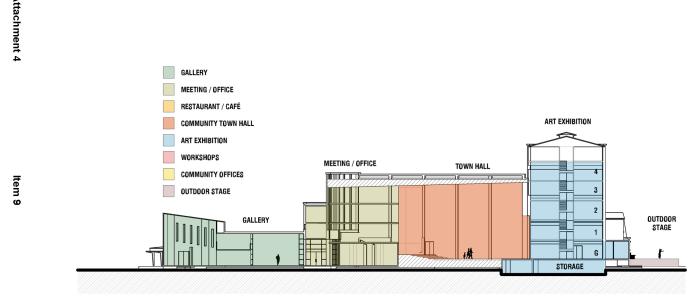
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Town Hall and Community Hub - SECTION B

peddlethorp architects



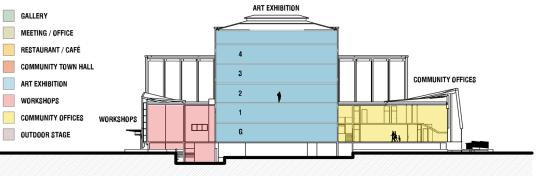
Community Town Hall Section B (Proposed)



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Attachment 4



Town Hall and Community Hub - SECTION A

peddlethorp architects

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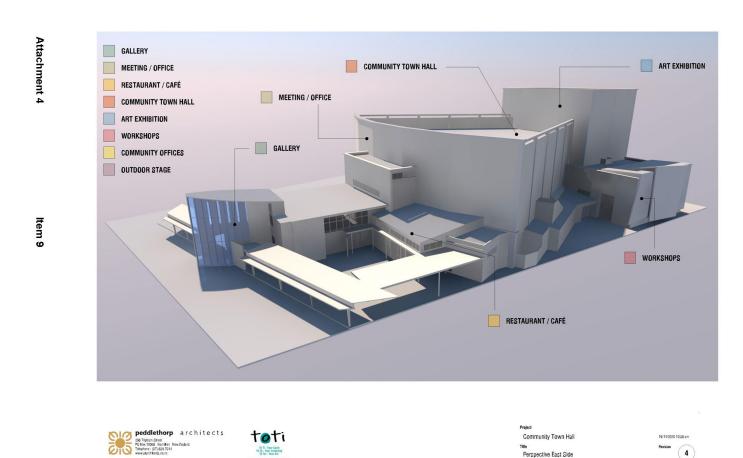
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Community Town Hall 19/11/0005 1028 am
Title Section A (Proposed) 4

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peddlethorp architects
265 Teleran Sweet
PD Bas 12008 Humilan New Zeaburd
Telephore: 070 1509 7014



Project Community Town Hall Table Perspective West Side



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Community Town Hall 3D Rendering

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Timetable



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27 November 2020

File ref: BDG 836 T

Richard Briggs Chief Executive Hamilton City Council Private Bag 3010 HAMILTON 3240

Tēnā koe

NOMINATION FOR ENTRY ON THE NEW ZEALAND HERITAGE LIST/RĀRANGI KŌRERO

Heritage New Zealand Pouhere Taonga (Heritage New Zealand) is writing to inform you as an owner that we have received a nomination to consider entering Founders (Memorial) Theatre, Hamilton on the New Zealand Heritage List/Rārangi Kōrero ('the List').

Heritage New Zealand is only able to progress a limited number of nominations for entry on the List each year. Consequently, all nominations are assessed on an annual basis and the best candidates for entry on the List are selected for progression in the forthcoming financial year.

The next annual assessment of new nominations will take place in early 2021. We will contact you after this to inform you whether the nomination has been selected as one which appears to merit further investigation, and to discuss your views on the matter.

In the meantime, if you have any questions about the List or the process of entering new candidates on to the List, or would like to discuss your views with us, please don't hesitate to contact Alexandra Foster, Heritage Assessment Advisor, at afoster@heritage.org.nz or (09) 307 9930.

Information on the nomination process and the List is enclosed for your information, along with a summary printout from our heritage database detailing the nomination received for your property.

Kia ora

Ben Pick

Lower Northern Area Manager

Attachments: Nomination Record; Information Pack for Owners

cc Manager Heritage Listing, Heritage New Zealand Pouhere Taonga Alice Morris, Principal Planner, City Planning Unit, Hamilton City Council

(64 7) 577 4530 | Lower Northern Area Office, PO Box 13339, Tauranga 3141 | heritage.org.nz

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Nomination Record



HERITAGE NEW ZEALAND **POUHERE TAONGA**

List Number: 1141

Site Reference: P185195

Date Nomination Received: List Entry Status:

16 November 2020 **Nomination Received**

Name:

Founders (Memorial) Theatre

Other Name(s):

Location:

229 Tristram Street, Hamilton Central, Hamilton 3204

Heritage NZ Office:

Lower Northern Office

Hamilton City

Legal Description:

Sec 2 SO 57554 RT: 19657, 19657

Local Authority:

From the nomination form:

Summary:

The Founders Theatre including its landscape, pools and Dame Hilda Ross fountains

are a historic place and worthy of listing based on the attached report.

It is Hamilton's Theatre [since 1962] and much loved by many generatons. It is a signifcant Mondernist building.

The Ralph Hotere artwork specially commissioned for the foyer (1972, installed 1973) is a refecton of the building's status and importance to civic afairs.

The Founders Theatre was the most significant theatre building erected in Hamilton in the later twentieth century, opened in 1962.

The Founders Theatre is a traditional proscenium arch/lyric theatre that opened in 1962 having been funded entirely by the community. At that time it was the first new theatre built in Australasia in approximately 30 years and it was built to be a premiere theatre for the region and the city's town hall. It is Hamilton's premiere and largest performing arts venue seating 1,249 people.

It was designed by Aubrey de Lisle, a Hamilton-based nationally-renowned architect. The theatre is an important Modernist building and is illustrative of Hamilton's building boom and development post-World War II.

The significance of the Founders Theatre rests on its architectural, historical and social / cultural values. The attached professional heritage assessment concludes that overall the theatre including the pool and fountain have heritage significance.

As a well known modernist building, it occupies a special position in Hamilton's architectural landscape. In addition it has had a high level of public use and associated esteem with many notable performances held within the venue.

The place is unique in Hamilton and the Waikato region as the largest theatre venue standing at present. There is no other relevant comparison in the region. It is a significant building at 8267sqm.

Proposed List Entry Type:

Historic Place Category 2

Historic Significance:

Physical Significance:

Cultural Significance:

Report Execution Time: 19/11/2020 12:59:16

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Information for Owners

Historic Places and Historic Areas

Heritage New Zealand Pouhere Taonga was established by Act of Parliament in 2014. It operates under the *Heritage New Zealand Pouhere Taonga Act* 2014 and is governed by a Board of Trustees and Māori Heritage Council. Its statutory purpose is to promote the identification, protection, preservation and conservation of the historical and cultural heritage of New Zealand. The national office is in Antrim House, Wellington. Regional and area offices are in Kerikeri, Auckland, Tauranga, Wellington, Christchurch and Dunedin.

What is the New Zealand Heritage List / Rārangi Kōrero?

The New Zealand Heritage List / Rārangi Kōrero ('the List'), compiled by Heritage New Zealand, is the national schedule of treasured heritage places. It was established in 2014 and operates under the *Heritage New Zealand Pouhere Taonga Act* 2014. All entries on the Register established under the *Historic Places Act* 1993 are deemed to be entries on the List.

What is included on the New Zealand Heritage List / Rārangi Kōrero?

Places may be included on the List if they possess aesthetic, archaeological, architectural, cultural, historical, scientific, social, spiritual, technological or traditional qualities. Individual places become 'historic places'; groups of related places are defined as 'historic areas'. Places of significance to Māori for their ancestral significance and associated cultural and traditional values may be included as wāhi tupuna. Places of sacred significance to Māori may be included as wāhi tapu or wāhi tapu areas. Historic places may be accorded Category 1 status for 'special or outstanding historical or cultural heritage significance or value' or Category 2 for 'historical or cultural heritage significance or value'.

What are the effects of entry on the New Zealand Heritage List / Rārangi Kōrero?

What does entry on the New Zealand Heritage List / Rārangi Kōrero mean?

The List informs owners and the public about New Zealand's heritage places and is a source of information about New Zealand's heritage places for the purposes of the Resource Management Act 1991. When the Board confirms an entry on the List, information identifying the place is included on the List. Other information, such as its history or a significance assessment, may be made available on the Heritage New Zealand website www.heritage.org.nz.

Heritage New Zealand Pouhere Taonga

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Does entry on the New Zealand Heritage List / Rārangi Kōrero provide protection?

Protection is not automatic or guaranteed, but Councils are required to take the List into account when developing Regional and District Plans. Councils are required, in certain circumstances, to notify Heritage New Zealand as an affected party to resource consent applications involving places entered on the List. Heritage New Zealand notification is also required when issuing Project Information Memoranda (PIMs) which are related to the building consent process. Heritage New Zealand is therefore involved in the decision-making process when developments affecting heritage sites are under consideration.

How are Places and Areas included on the New Zealand Heritage List / Rārangi Kōrero?

Who can apply?

Anyone can apply to have a place or area of heritage significance entered on the List. If an application is considered to be a good candidate for entry on the List, interested parties (including owners, the Local Authority) will be informed in writing that an application has been received. Heritage New Zealand will then prepare a report to establish whether there is a case for entry on the List.

Preparing the Report

To help determine whether a place or area is of significance, Heritage New Zealand will investigate its history and assess its physical features and fabric. Heritage New Zealand will contact you to request permission to carry out a site visit and to take photographs of the place or area that will assist with this work.

Formal Consultation

Once a copy of the report has been prepared, it will be provided to you for comment. If you support the proposal to enter on to the List, you may like to consider entry by agreement. If all owners and interested parties registered on the certificate of title consent to the entry on the List in writing then the proposal will go straight to the Board for a decision. Alternatively, Heritage New Zealand may call for submissions on the proposal over 20 working days. These submissions are taken into account when the Board makes the final decision on a proposal to enter on the List.

How long will it take?

The process of entry on the List can take time. Normally entries on the List are resolved in a single financial year but this can vary depending on the circumstances in each case. Contact your regional or area office for current timeframes and priorities.

For Help

For more information you can visit our website at www.heritage.org.nz or contact your regional or area Heritage New Zealand office.

Heritage New Zealand Pouhere Taonga May 2014

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COMPILED UNDER THE HERITAGE NEW
ZEALAND POUHERE TAONGA ACT 2014, THE
NEW ZEALAND HERITAGE LIST/RĀRANGI
KŌRERO ('THE LIST') IDENTIFIES THE NATION'S
HERITAGE PLACES, INCLUDING PĀ, WHALING
STATIONS, CHURCHES, MEMORIALS, URUPĀ,
MAUNGA TAPU, FARM BUILDINGS, BRIDGES,
MINING SITES, PUNAWAI, THEATRES,
SETTLEMENTS, PUBLIC AND COMMERCIAL
BUILDINGS, HOTELS, BREWERIES, PUBLIC
PARKS, AND DWELLINGS. THE LIST IS THE ONLY
STATUTORY NATIONAL RECORD OF OUR RICH,
SIGNIFICANT AND DIVERSE HERITAGE PLACES.

IMAGES:

- Cover image: The Bath House, Rotorua Government Gardens
 (IMAGE: PHIL BRAITHWAITE FLICKR.COM)
- 2 Alberton, Auckland (IMAGE: AMANDA TRAYES)

RÄRANGI KÕRERO - THE NEW ZEALAND HERITAGE LIST

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WHAT IS THE LIST?

The List identifies New Zealand's significant and valued historical and cultural heritage places. It is maintained by Heritage New Zealand Pouhere Taonga (Heritage New Zealand) and was formerly known as the New Zealand Historic Places Trust Register of historic places, historic areas, wähi tapu and wähi tapu areas, established under the Historic Places Act 1993. Its size, scale and national focus make the List one of the most important historical information resources in New Zealand.

WHY IS THE LIST IMPORTANT?

The List

- informs and notifies owners, the public, community organisations, government agencies and local authorities about significant heritage places; and
- is a source of information about historic places, historic areas, wāhi tūpuna, wāhi tapu and wāhi tapu areas for the purposes of the Resource Management Act 1991.
- Balclutha Bridge (IMACE: SHELLEY MORRIS FLICKR.COM)
- St Mary's Basilica, Invercargill (IMAGE: SHELLIE EVANS FLICKR.COM)
- Chinese miner's hut, Chinatown near Arrowtown (IMAGE: ALLISON BENNET FLICKR.COM)

WHAT'S ON THE LIST?

The List is divided into five parts

- Historic places such as archaeological sites, buildings, memorials
- Historic areas groups of related historic places such as a geographical area containing a number of properties or structures, a heritage precinct or an historical and cultural area
- Wāhi tūpuna places important to Māori for their ancestral significance and associated cultural and traditional values
- Wāhi tapu places sacred to Māori in the traditional, spiritual, religious, ritual or mythological sense such as maunga tapu, urupā, funerary sites and punawai
- Wāhi tapu areas areas that contain one or more wāhi tapu.

Only historic places on the List are assigned as

- Category 1 a place of special or outstanding historical or cultural significance or value, or
- Category 2 a place of historical or cultural significance or value.

WHAT DOES ENTRY ON THE LIST MEAN?

The List is an information tool - it identifies and provides information on significant heritage places throughout New Zealand.

Entry on the List

- does not equal automatic protection
- does not directly create regulatory consequences or legal obligations on property owners
- does not directly create specific rights or control over property
- can provide heritage funding opportunities
- can lead to heritage properties being considered for inclusion in district plan heritage schedules.

HOW DOES THE LIST LINK WITH DISTRICT PLANS?

District plans are administered by local authorities and set out the changes that can be made to a property. Most district plans control proposed changes to heritage places and sites listed in the plans. Heritage New Zealand can get involved in this process and advocate for the retention of heritage values.

Local authorities are required to notify Heritage New Zealand if a building consent application is received regarding a property on the List. This allows Heritage New Zealand to offer conservation advice to property owners and local authorities. The fact that a property is included on the List should be noted on any relevant land information memorandum (LIM) supplied by a local authority.



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Attachment

Attachment 5

WHAT IS THE PROCESS FOR ENTRY ON THE LIST?

Anyone can nominate an historic place, historic area, wāhi tūpuna, wāhi tapu or wāhi tapu area for entry on the List by completing an application form available from Heritage New Zealand. Staff will then assess the application and, if the application has merit, the views of owners, iwi and other interested parties will be sought and a proposal prepared. The decision on whether to enter the proposal on the List will be made by the Heritage New Zealand Board, or in the case of wāhi tūpuna, wāhi tapu and wāhi tapu areas, the Māori Heritage Council.

The precise criteria for inclusion on the List are set out in the Heritage New Zealand Pouhere Taonga Act 2014. Generally speaking, a property need not be large or impressive to qualify for entry on the List, but it must have significant heritage values.

Historic places and historic areas must possess some type of aesthetic, archaeological, architectural, cultural, historic, scientific, social, spiritual, technological or traditional significance.

Decisions relating to the entry of wahi tūpuna, wahi tapu and wahi tapu areas will be consistent with the views of iwi, hapū and whānau, or other relevant Māori interests with historical and cultural association in any particular place.

CAN I VISIT PROPERTIES ON THE LIST?

Most properties on the List are privately owned, and their inclusion on the List does not imply that they are open to the public or available for any form of viewing. Some are owned by Heritage New Zealand, by local authorities or by other public groups and may be visited. Local visitor information centres should be able to provide advice on heritage properties open to the public.

WHAT INFORMATION IS KEPT ON THE LIST?

The List contains detailed information about a diverse range of New Zealand's heritage places. The amount of information contained in the List varies between entries and is supported by paper files.

Some of the information Heritage New Zealand holds about properties on the List includes

- Location (e.g. address, legal description)
- Date of construction or age
- Description
- History of the place
- Function of the property including current and former uses
- Architectural, archaeological and traditional information
- Photographs contemporary and historic.

WHERE CAN I FIND THE LIST?

Paper copy

A paper copy of the List is available in all Heritage New Zealand offices. Your local city or district council also holds an updated copy of the List and details of proposed List entries in their particular area.

Online

An online version of the List is also available and is regularly updated after each meeting of the Heritage New Zealand Board and Māori Heritage Council.

Please see: www.heritage.org.nz/the-list

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From: Margaret Evans
To: Paula Southgate
Cc: Councillors; Lano

Cc: Councillors; Lance Vervoort; Sean Murray; James Clarke
Subject: Founders Theatre project update

Subject: Founders Theatre project update

Date: Thursday, 2 December 2021 11:59:26 am

Attachments: HCC Request for postponement.docx
Founders rejuvenation concept.pdf

Kia ora Mayor Paula (et al)

Attached, as discussed with Sean. I have also attached the architect's original draft plans previously provided to council.

Regards

Margaret Evans



To Mayor Paula Southgate <paula.southgate@council.hcc.govt.nz>
Copy to Councillors, CEO Lance Vervoort, & Deputy CEO Sean Murray
2 December 2021

Re Founders Theatre rejuvenation project

Time extension

As discussed with Sean, we seek a <u>time extension</u> for this project because of delays caused by the Covid-19 lockdowns (refer your 21 June 2021 resolution). We suggest we provide an interim report (at least) by next 31 March for your 2022/23 Draft Annual Plan consideration. We don't anticipate any new funding impact on that future financial period, and will provide updates.

We are currently in negotiations with two significant parties who we believe will add great value to the city and the Founders in line with our vision of heritage and culture within a creative community space. We anticipate a two-year development framework once our plans are agreed with our participating parties and your council consents to us progressing this.

<u>Update</u>

Our architects have organised a peer review of the various engineering and safety reports to ensure compliance. There is enthusiasm to blend appropriate 'state of the art' innovation and issues such as climate change preparedness and resilience, while respecting heritage aspects of the building and site, and in accord with the Western Town Belt Plan.

We are currently working on a new date for an on-site and interior inspection of the theatre, hopefully some time over the next two months (after our August plan was disrupted by the Covid lockdown). Plan B is to rely on cameras (supervised).

We are working through a range of design issues requiring further interior inspection, engineering advice, user agreement, and costings. These fit with the origin concept plans but include user discussions on a range of matters such as whether to refurbish auditorium seating in its current elevated/tiered style or convert to stylish 'black box', and whether cantilevered mezzanines can/should be included as part of the earthquake strengthening.

Community consultation and engagement has continued, confirming interest in community-based activities including exhibitions, rehearsals, performances, meeting space, and outdoor connections (much of this previously identified in Creative Waikato's 2021 council submission by Jeremy Mayall as well as Sarah Nathan's 2016 report that Founders should be retained and repurposed in this way in the event the new regional theatre was to be built – as it is).

Although we postponed our Labour weekend 'It's Our Show' festival (in liaison with HCC events manager Tracey Wood & WDHB's Covid Testing manager Mike Lane with no new date able to be set), our plans for this provided further valuable community feedback on popular activities and facilities. We have again been reminded of the extensive range of creative interests, both within our local patch and globally, and the archival mapping of this outlines our history and our future.

TOTI worked with Richard Swainson for Founders' 50th to recall Founders' first international event in 1963 starring US jazz player Louis 'Satchmo' Armstrong and captured by the camera of Bill Lindberg. The final performance before the theatre was closed in 2016 was the 30th anniversary celebration of Hamilton's sister city relationship with musicians sent from Wuxi China and organised by our local China Friendship Society. In between those years, thousands have trod that same stage, and passed through the theatre doors...

We continue to favour the creation of a new dedicated community trust for the future operation of the repurposed Founders and would be happy to work through that aspect with you.

Thank you for your consideration.

Margaret Evans (TOTI)

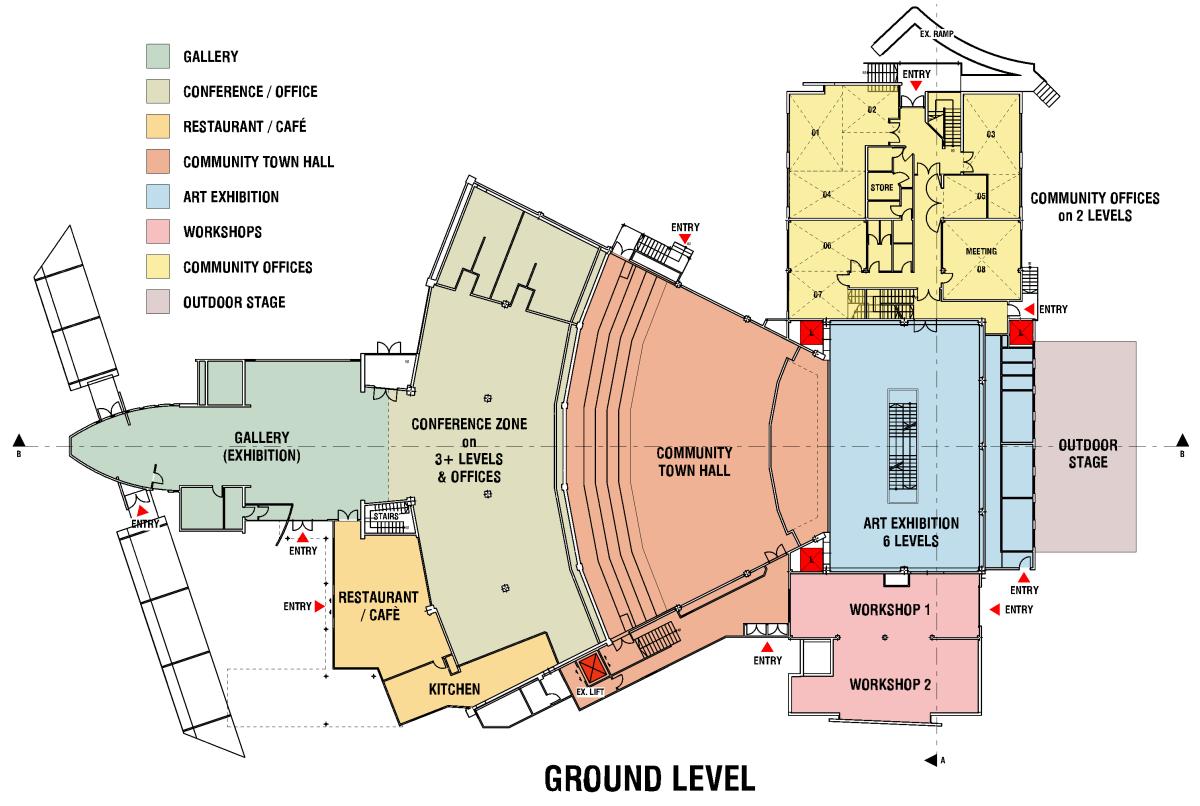
Neil Curgenven

Margaret.evans.nz@gmail.com

ncurgenven@gmail.com

8584467 or 021 2044674

027 2441348



General Notes: 1. Contractor to check and verify all dimensions and levels on site prior to commencement of work. If any discrepancies are found, contact the Architect for clarification.

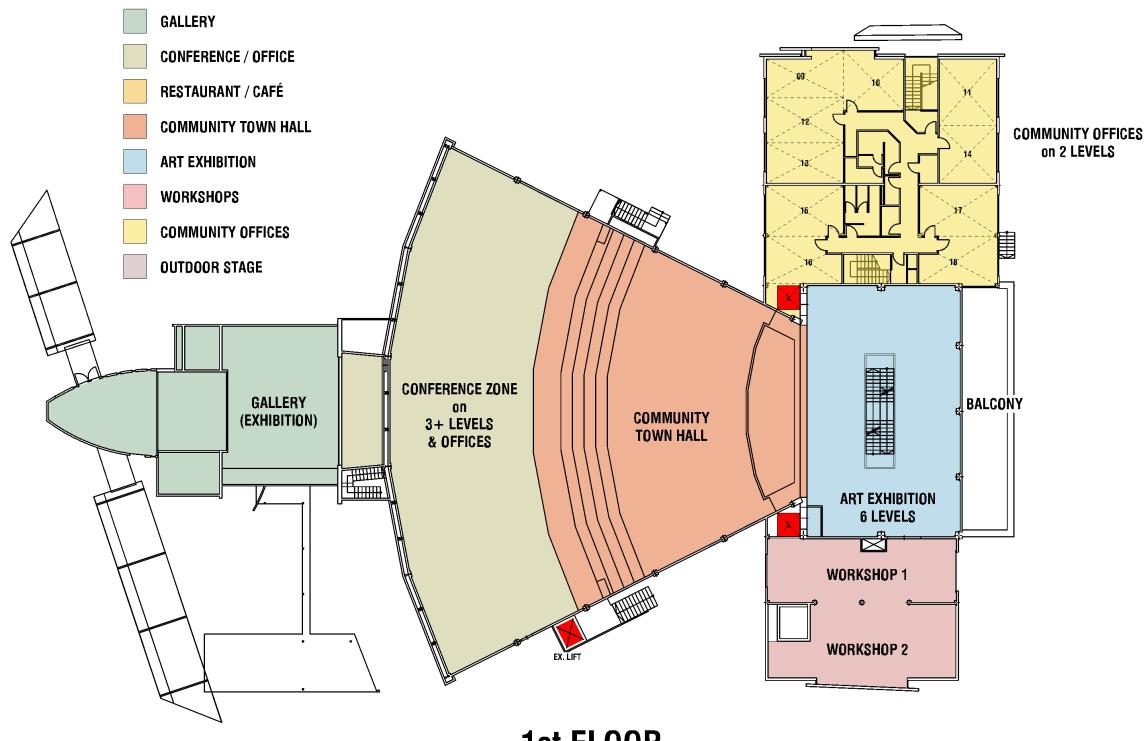
peddlethorp architects
298 Tristram Street
PO Box 12068 Hamilton New Zeakınd
Telephone: (07) 839 7014
www.plarchitects.co.nz

toti

2. Drawings to be read in conjund	tion with speci	fication and schedule of works & finishes	3.			PNAFI
	Date	3/11/2020	C.A.D File	Founders 2020.pln	Project	Drawing No.
oti	Job No.	#Pin	Date Printed	3/11/2020 4:33 pm	Community Town Hall	SK.01
Tō Tī - Your Spirit Tā - Your Creativity	Scale	1:250@A3	Checked	#Contact Full Name	Title	Revision
Tō Toi - Your Art	Drawn	#CAD Technician Full Name	Status	#Project Status	Ground Floor (Proposed)	3

DRAFT

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1st FLOOR

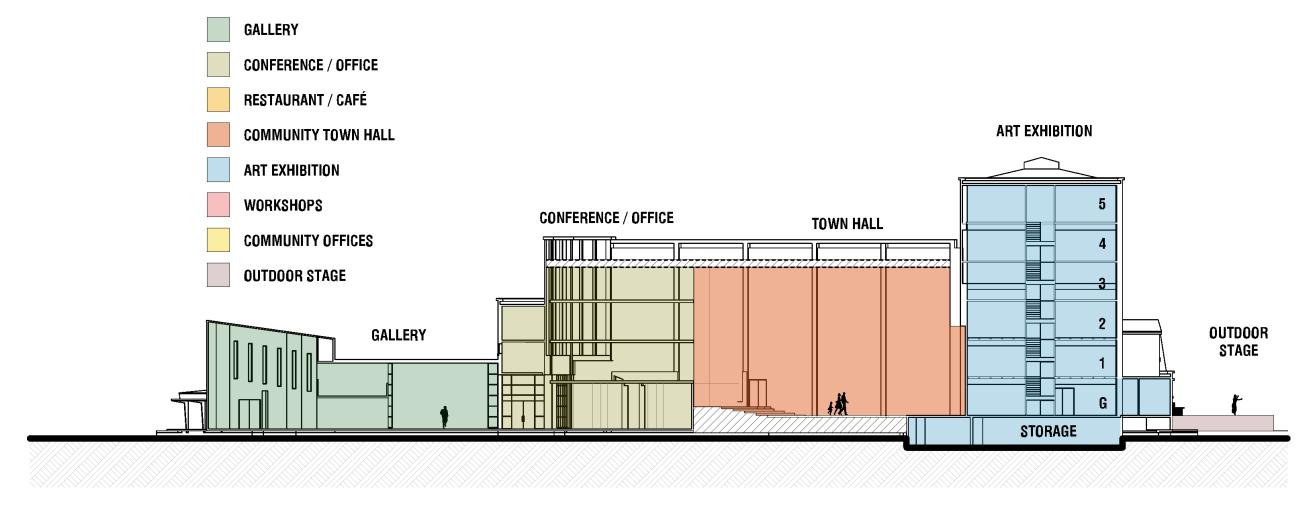
General Notes: 1. Contractor to check and verify all dimensions and levels on site prior to commencement of work. If any discrepancies are found, contact the Architect for clarification.

peddlethorp arc
298 Tristram Street
P0 Box 12068 Hamilton New Zealand
Telephone: (07) 839 7014
www.ptarchitects.co.nz

peddlethorp architects

2. Drawings to be read in conjunction with specification and schedule of works & finishes. Drawing No. Founders 2020.pln C.A.D File SK.02 Community Town Hall 3/11/2020 4:33 pm 1:250@A3 #Contact Full Name Scale 3 1st Floor (Proposed) #CAD Technician Full Name Status #Project Status

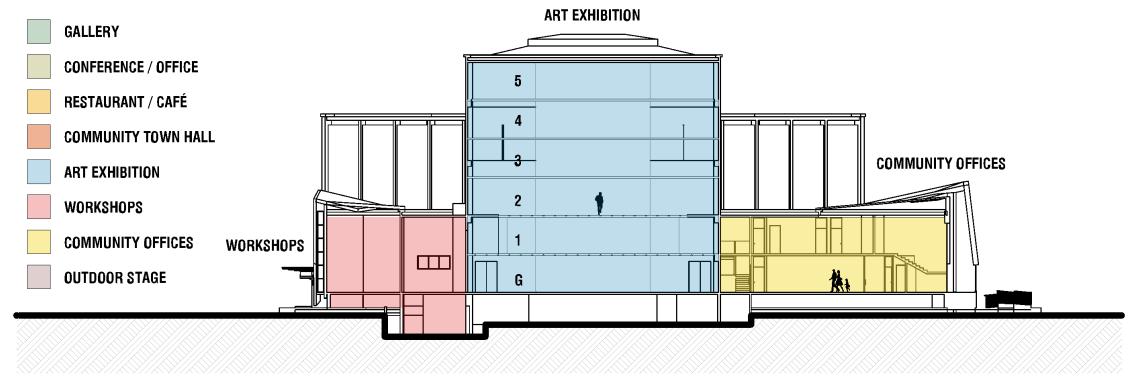
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SECTION B



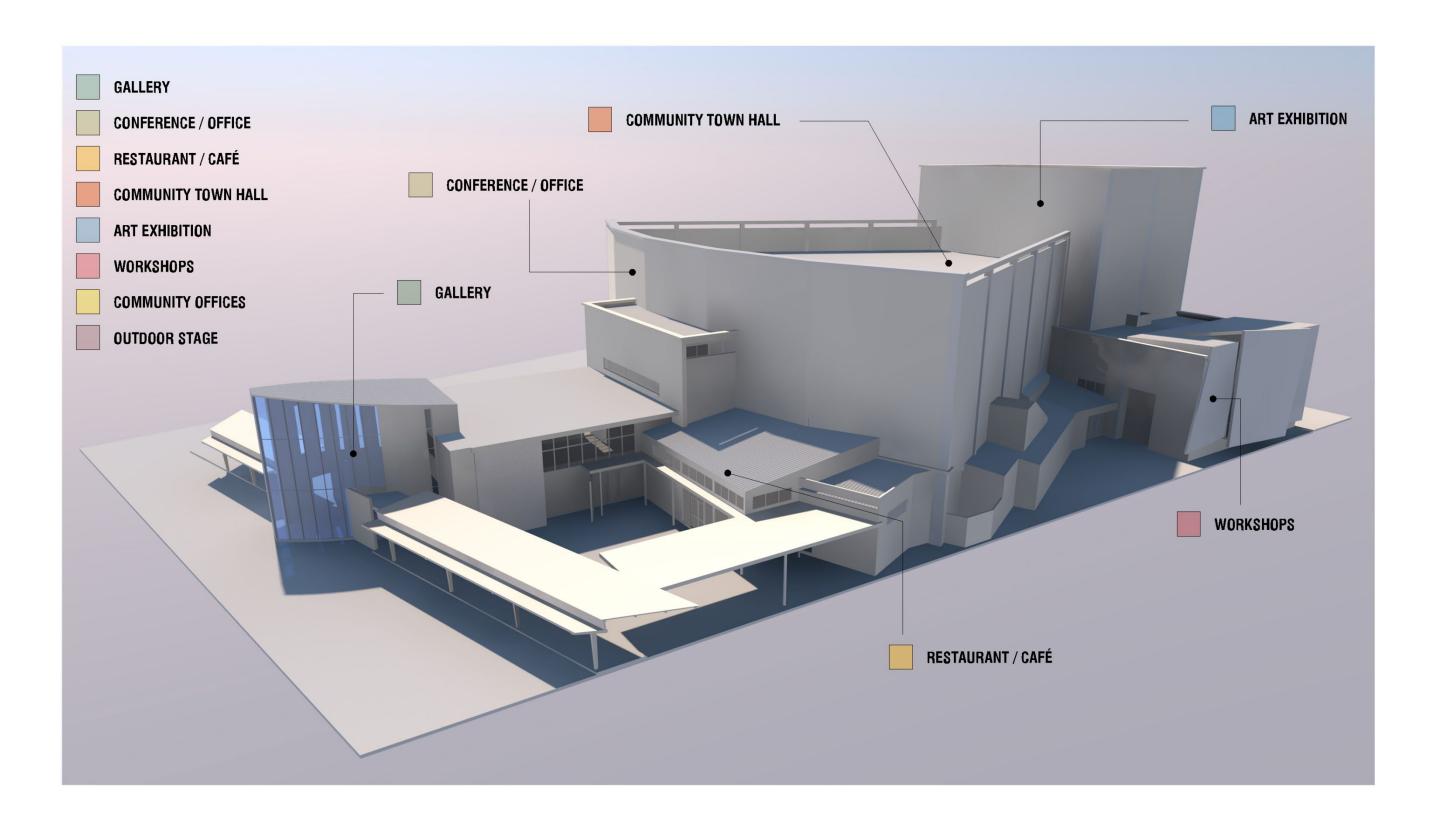
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SECTION A

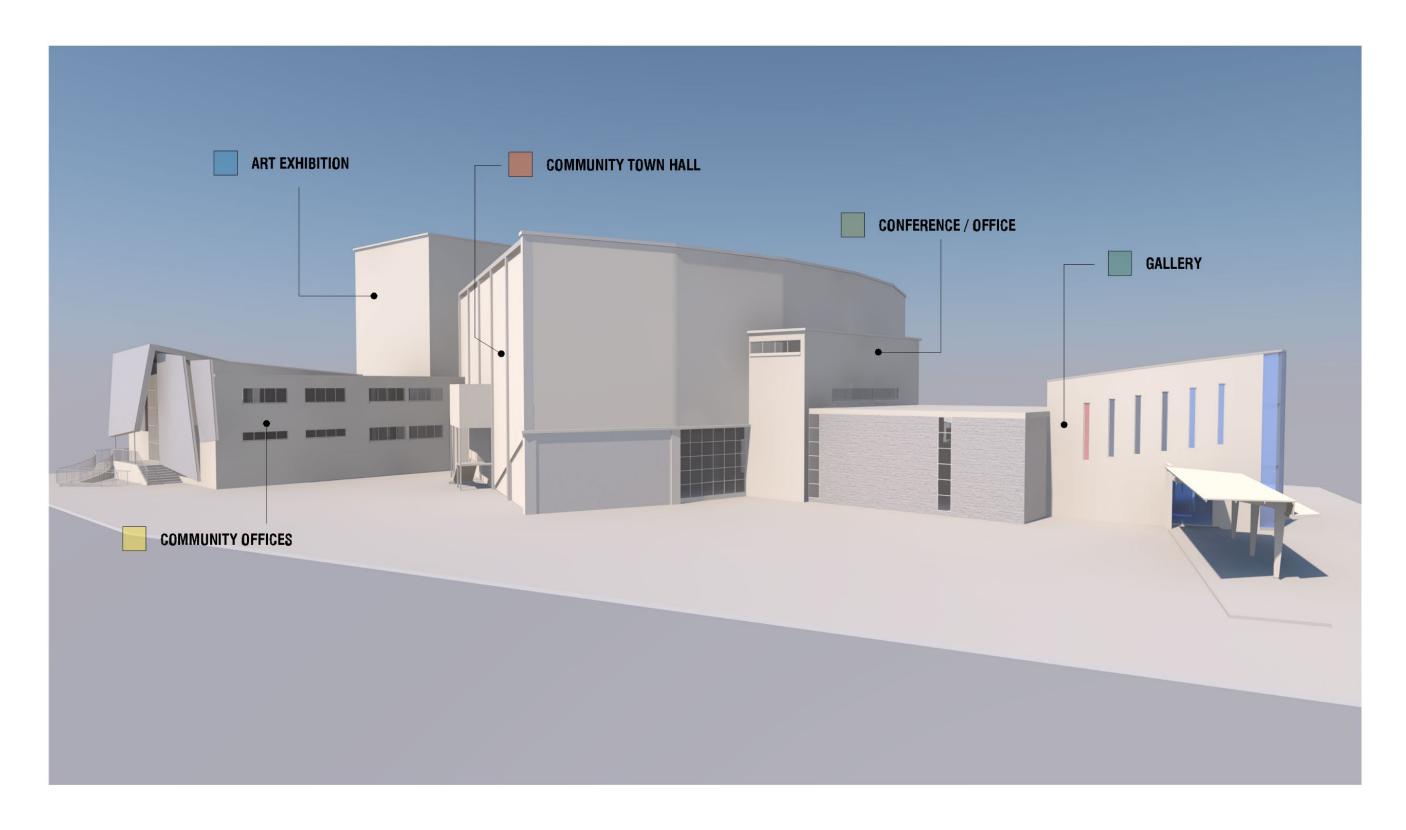


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2. Drawings to be read in conjunction with specification and schedule of works & finishes.

Re	Description	Date	1270 a 4 1
			peddlethorp architects
			298 Tristram Street
			PO Box 12068 Hamilton New Zealand Telephone : (07) 839 7014
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Date	3/11/2020	C.A.D File	Founders 2020.pln	Project	Drawing No.
Job No.	#Pln	Date Printed	3/11/2020 4:33 pm	Community Town Hall	SK.06
Scale	1:3.3333, 1:250@A3	Checked	#Contact Full Name	Title	Revision
Drawn	#CAD Technician Full Name	Status	#Project Status	Perspective	3

Council Agenda 16 December 2021- OPEN