

Notice of Meeting:

I hereby give notice that an ordinary Meeting of the Economic Development Committee will be held on:

Date: Thursday 14 September 2023

Time: 9.30am

Meeting Room: Council Chamber and Audio Visual Link
Venue: Municipal Building, Garden Place, Hamilton

Lance Vervoort Chief Executive

Economic Development Committee Komiti Oohanga Whakatupu OPEN AGENDA

Membership

Chairperson *Heamana*

Cr Ewan Wilson

Deputy Chairperson Heamana Tuarua Cr Mark Donovan

Members Mayor Paula Southgate

Deputy Mayor Angela O'Leary Cr Kesh Naidoo-Rauf Cr Ryan Hamilton Cr Andrew Bydder Cr Anna Casey-Cox Cr Maxine van Oosten Cr Moko Tauariki Cr Emma Pike

Cr Louise Hutt

Cr Melaina Huaki

Quorum: A majority of members (including vacancies)

Meeting Frequency: As required – no less than four times a year.

Amy Viggers Mana Whakahaere Governance Lead

5 September 2023

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Purpose

The Economic Development Committee is responsible for:

1. Governance of Hamilton's economic agenda and investment development opportunities consistent with Council's vision for the city and to enhance the wellbeing of Hamiltonians.

In addition to the common delegations on page 10, the Economic Development Committee is delegated the following Terms of Reference and powers:

Terms of Reference:

- 2. To drive and enhance Hamilton's economic position by actively promoting Hamilton.
- 3. To promote investment and business attraction opportunities for Hamilton and the greater Waikato region.
- 4. To provide advice on strategic initiatives, plans, projects and potential property developments that have a material impact upon the Hamilton economy.
- 5. To develop, review and monitor the implementation of the Economic Development Agenda.
- 6. To recommend funding levels for service contracts with Business Improvement District(s), Hamilton and Waikato Tourism and Te Waka, and any others subject to funding approval by Council through the Councils long-term plan process, and approve said contracts with relevant third parties.
- 7. To monitor the performance and provide guidance on Council's relationship with key stakeholders including, but not limited to Te Waka, Hamilton Waikato Tourism and the Hamilton Central Business Association.
- 8. To monitor the performance of Council's major event venues operation (H3).
- 9. To review and monitor the implementation of Council's Event Sponsorship Policy.
- 10. To approve annual Event Sponsorship funding applications and monitor any grants made to external organisations under the terms of the Event Sponsorship Policy.
- 11. To support and assist with efforts for external partnerships on Council projects that will provide economic development opportunities for Hamilton and the region.
- 12. To develop and monitor policy related to the appointment and remuneration of directors of CCOs, CCTOs, and COs.
- 13. To provide clear direction to Council's CCOs, CCTOs, and COs on Council's expectations, including feedback on draft statements of intent.
- 14. To receive six-monthly reports of Council's CCOs, CCTOs, and COs, including on board performance.
- 15. To undertake any reviews of CCOs and CCTOs and agree CCO/CCTO-proposed changes to their governance arrangements
- 16. To develop policy, approve and monitor implementation of plans and strategies in relation to the performance of Council's investments in the Municipal Endowment Fund and strategic property.

The Committee is delegated the following powers to act:

- Approval of event sponsorship applications annually in accordance with the Event Sponsorship Policy.
- Approval of letters of expectation for each CCO, CCTO, and CO.

- To provide feedback on draft statements of intent for each CCO, CCTO, and CO.
- Appointments to, and removals from, CCO, CCTO, and CO boards
- Approval of proposed major transactions or constitutional adjustments of CCOs, CCTOs, and COs.
- Approval of acquisition or sale or lease of properties owned by the Council or owned by the
 Municipal Endowment Fund consistent with the Municipal Endowment Fund Investment Policy, for
 any endowment properties. Note that if the Mayor and Chair consider that a final decision is more
 appropriately made by Council due to it's significance, they may direct that and decision remains
 recommendatory, requiring ratification by Council.

The Committee is delegated the following recommendatory powers:

- Approval or otherwise of any proposal to establish, wind-up or dispose of any holding in, a CCO, CCTO, or CO.
- The Committee may make recommendations to Council.
- The Committee may make recommendations to other Committees.

Recommendatory Oversight of Strategies:

- Economic Development Agenda
- Tourism, Events and Visitation Strategy

Recommendatory Oversight of Policies and Bylaws:

- Appointment and Remuneration of Board Members of COs, CCOs, and CCTOs Policy
- Event Sponsorship Policy
- Freeholding of Council Endowment Land Policy
- Municipal Endowment Fund Policy
- Business Improvement District (BID) Policy
- International Relations Policy

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1 Apologies – Tono aroha

2 Confirmation of Agenda – Whakatau raarangi take

The Committee to confirm the agenda.

3 Declaration of Interest – Tauaakii whaipaanga

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

4 Public Forum – Aatea koorero

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

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

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

If you have any questions regarding Public Forum please contact Governance by telephoning 07 838 6727.

Council Report

Committee: Economic Development **Date:** 14 September 2023

Committee

Author: Chantal Jansen **Authoriser:** Michelle Hawthorne

Position: Governance Advisor **Position:** Governance and Assurance

Manager

Report Name: Confirmation of the Economic Development Committee Open Minutes of

28 June 2023

	-
Report Status	Open

Staff Recommendation - Tuutohu-aa-kaimahi

That the Economic Development Committee confirm the Open Minutes of the Economic Development Meeting held on 28 June 2023 as a true and correct record.

Attachments - Ngaa taapirihanga

Attachment 1 - Economic Development Committee Open Unconfirmed Minutes - 28 June 2023



Economic Development Committee Komiti Oohanga Whakatupu OPEN MINUTES

Minutes of a meeting of the Economic Development Committee held in the Council Chamber and via Audio Visual Link, Municipal Building, Garden Place, Hamilton on Wednesday 28 June 2023 at 9.30am.

PRESENT

Chairperson

Cr Ewan Wilson

Heamana

Members

Deputy Chairperson Heamana Tuarua Cr Mark Donovan

neumana raaraa

Mayor Paula Southgate

Deputy Mayor Angela O'Leary

Cr Anna Casey-Cox

Cr Maxine van Oosten (via Audio Visual Link) Cr Melaina Huaki (via Audio Visual Link) Cr Kesh Naidoo-Rauf (via Audio Visual Link)

Cr Andrew Bydder Cr Sarah Thomson Cr Emma Pike

In Attendance: Blair Bowcott – Growth General Manager

Mike Bennett – Economic Development Programme Manager Tiki Mossop – Economic and Policy Programme Manager

Nicholas Wells – Strategic Property Manager

Charlie Howe - Civic Finance Services Chief Executive

Fiona Carrick - Te Waka Chief Executive

Governance Team: Amy Viggers - Governance Lead

Chantal Jansen and Arnold Andrews - Governance Advisors

14. Apologies – Tono aroha

Resolved: (Cr Wilson/Cr Donovan)

That the apologies for absence from Cr Tauariki (Council Business), Cr Taylor, Cr Hamilton, Cr Hutt (Council Business) and the partial attendance from Mayor Southgate, Cr Huaki, and Cr van Oosten are accepted.

15. Confirmation of Agenda – Whakatau raarangi take

Resolved: (Cr Wilson/Cr Donovan)

That the agenda is confirmed.

Item 5

16. Declarations of Interest – Tauaakii whaipaanga

No members of the Council declared a Conflict of Interest.

17. Public Forum – *Aatea koorero*

No members of public wished to speak.

18. Confirmation of the Economic Development Committee Open Minutes of 11 May 2023

Resolved: (Cr Donovan/Cr Pike)

That the Economic Development Committee confirm the Open Minutes of the Economic Development Meeting held on 11 May 2023 as a true and correct record.

19. Chair's Report

The report was taken as read.

Resolved: (Cr Donovan/Cr Bydder)

That the Economic Development Committee receives the report.

20. General Manager's Report

The General Manager Growth and Economic Development Programme Manager spoke to the report. They responded to questions from Members regarding hotel strategies, Hamilton Airport Statement of Intent progress, Municipal Endowment Fund (MEF) initiatives and overall growth sustainability and development within the city.

Resolved: (Cr Wilson/Cr Donovan)

That the Economic Development Committee receives the report.

Cr Naidoo-Rauf joined the meeting (9.46am) during the discussion of the above item. She was present when the matter was voted on.

Mayor Southgate joined the meeting (09.42am) during discussion of the above item.

Mayor Southgate left the meeting (10.02am) during discussion of the above item. She was not present when the matter was voted on.

21. External Agencies and CCO Reporting

Te Waka

The Chief Executive Te Waka spoke to the report and provided a summary of Te Waka's key focus areas. She responded to questions from Elected Members concerning climate change challenges and initiatives, sustainable energy actions and collaborations, and long term future opportunities.

Civic Finance Services

The Civic Finance Services Chief Executive spoke to the report, noting the key focus points relating to responsibilities, services, and the super annulation superannuation innovations and he outlined business and scheme initiatives relating to a refreshed Statement of Intent.

He responded to questions from Elected Members concerning key areas of focus relating to the new business plan, internal digital and communication resources and innovation pathways for new joining members, business expansion, the role Council could play in terms of partnership initiatives, and their ethical nature of investments and funds process.

Resolved: (Cr Donovan/Cr Casey-Cox)

That the Economic Development Committee receives the report.

The meeting was adjourned from 11.02am to 11.21am.

22. Strategic and General Update

The Economic Development Programme Manager spoke to the report. He provided an update on the current work in progress (WIP) and future focus points, noting the main focus point of concern was transport solutions, and the logistics relating to economic contribution. He responded to questions from Elected Members regarding employer public transport barriers, ideas and initiatives, water services and partnership between the employers and Council empowering these key factors, green growth challenges, development and research across other Councils in New Zealand for relationship building and support to Council.

The Economic and Policy Programme Manager spoke to the report, noting the comparisons between Hamilton with other cities related to consents data and timeframe levels, and the increased demand in investment and building space. She responded to questions from Elected Members regarding housing market demands, building consent concerns, metrics costs, investment and green space sustainability opportunities.

Staff Action: Staff undertook to provide and report back to the Committee information related to the cost per m2 affordability, construction cost per bedroom information for duplexes, apartments and houses to better understand the housing affordability issues.

Staff Action: Staff undertook to provide and report back to the Committee on land cost per m2 to better understand the housing affordability or samples spread across the City.

Resolved: (Cr Wilson / Cr Donovan)

That the Economic Development Committee receives the report.

Cr Huaki retired from the meeting (11.32am) during the discussion of the above item. She was not present when the matter was voted on.

Mayor Southgate re-joined the meeting (11.39am) during discussion of the above item.

Mayor Southgate left the meeting (11.57am) during discussion of the above item. She was not present when the matter was voted on.

23. Strategic Property Update - June 2023

The Strategic Property Manager spoke to the report, noting a comprehensive update on the Celebrating Age project would follow in the next few months. He responded to questions from Elected Members concerning building considerations, climate impacts and assessments to achieve the objective of the brief.

Staff Action: Staff undertook to invite all Elected Members to any Celebrating Age related workshops, agendas and meetings.

Resolved: (Cr Wilson / Cr Thomson)

That the Economic Development Committee receives the report.

24. Resolution to Exclude the Public

Resolved: (Cr Pike/Cr Bydder)

Section 48, Local Government Official Information and Meetings Act 1987

The following motion is submitted for consideration:

That the public be excluded from the following parts of the proceedings of this meeting, namely consideration of the public excluded agenda.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution follows.

General subject of each ma to be considered	tter Reasons for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
C1. Confirmation of the Economic Developme Committee Public Excluded Minutes of 1 May 2023) Section 7 Local Government	Section 48(1)(a)
C2. Strategic Property Upo	date ⁾	
C3. Strategic and General Update		

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public, as follows:

Item C1.	to prevent the disclosure or use of official information for improper gain or improper advantage	Section 7 (2) (j)
Item C2.	to enable Council to carry out commercial activities without disadvantage to enable Council to carry out negotiations	Section 7 (2) (h) Section 7 (2) (i)
Item C3.	to enable Council to carry out commercial activities without disadvantage to enable Council to carry out negotiations	Section 7 (2) (h) Section 7 (2) (i)

The Meeting moved into Public Excluded at 12.15 pm.

The Meeting was declared closed at 1.03 pm.

Council Report

Committee: Economic Development **Date:** 14 September 2023

Committee

Author: Blair Bowcott Authoriser: Blair Bowcott

Position: General Manager Strategy, **Position:** General Manager Strategy,

Growth and Planning Growth and Planning

Report Name: General Manager's Report

Report Status	Open
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Purpose - Take

1. To inform the Economic Development Committee on progress on the targeted outcomes detailed in the economic development agenda for the current Triennium.

Staff Recommendation - Tuutohu-aa-kaimahi

2. That the Economic Development Committee receives the report.

Executive Summary - Whakaraapopototanga matua

3. At the 16 March 2023 Economic Development Committee, I outlined the outcomes and plan for our economic agenda for this Triennium (see here, Item 6). The document outlined that the purpose of the Committee is:

'Governance of Hamilton's economic agenda and investment development opportunities consistent with Council's vision for the city and to enhance the wellbeing of Hamiltonians'.

- 4. The Committee provided very useful feedback and also requested that we include growing our hospitality sector into the targeted outcomes. That feedback was incorporated, and an update was presented at the 11 May 2023 Committee meeting (see here, Item 7).
- 5. At the 28 June 2023 Committee meeting, I shared a tool designed to monitor our progress towards those targeted outcomes.
- 6. **Attachment 1** provides an updated version of that tool, and notes where there has been changes from the previous version.
- 7. Staff consider the decisions in this report have low significance and that the recommendations comply with Council's legal requirements.

Discussion - Matapaki

Progress on targeted outcomes

- 8. Based on the Committee's updated targeted outcomes document, staff created a summarised visual representation of the progress toward completion of the tasks associated with each outcome and presented it as part of the 28 June 2023 Committee meeting.
- 9. Feedback was largely positive, recognising the distinction between outcomes that are targeted for completion with 1 year and those that are designed to be progressed over the triennium.
- 10. It was also noted that there are nuances involved with assigning a percentage completion to work that is being done successfully and is on-track to be 100% completed at year-end.
- 11. Updates to the progress snapshot include Tourism, Events and Visitation outcomes advancing on pace with their 2-3 year delivery schedule for work related to generation of visitor nights and increasing the utilisation and commercial opportunities at H3 venues. Those activities are reported in greater detail on a 6-monthly basis by Sean Murray, GM of Venues, Tourism and Events.
- 12. Growth Funding and Analytics have similarly remained on target to meet their outcome of ensuring Council utilises their work to make data-driven decisions.
- 13. The most recent examples of this are their work modelling non-residential sector demand for city planning as well as the impact of infrastructure constraints on growth projections as part of the Development Contributions Policy review.
- 14. Our economic development programme continues to drive proactive engagement with employers and has also done well to progress partnerships with our tertiary education providers as enablers of growth.
- 15. Investment promotion work with The Cultivate Trust has seen staff working with trustees on enhancements to the Tech in the Tron webpage and supporting their marketing manager.
- 16. Progress has also been made to update the <u>Economic Development</u> page on Council's website, with proposed updates identified with communications staff and set to be actioned by the end of September 2023.

Financial Considerations - Whaiwhakaaro Puutea

17. There are no financial implications in relation to the information provided in this report.

Legal and Policy Considerations - Whaiwhakaaro-aa-ture

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

Climate Change Impact Statement

19. Staff have considered the key considerations under the Climate Change Policy and have determined that an adaptation assessment and emissions assessment is not required for the matter(s) in this report.

Wellbeing Considerations - Whaiwhakaaro-aa-oranga tonutanga

- 20. The purpose of Local Government changed on 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').
- 21. 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.
- 22. The recommendations set out in this report are consistent with that purpose.

23. There are no specific social, environmental, or cultural wellbeings associated with this report.

Economic

- 24. The work of Council's Economic Development team directly supports the Economic Development Committee, which is responsible for Governance of Hamilton's economic agenda and investment development opportunities consistent with Council's vision for the city and to enhance the wellbeing of Hamiltonians.
- 25. Promoting Hamilton's value proposition forms the basis of efforts to promote new investment and job creation in the city.

Risks - Tuuraru

26. There are no known risks associated with this matter.

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

27. Having considered the Significance and Engagement Policy, staff have assessed that the recommendation of this report has a low level of significance.

Engagement

28. Given the low level of significance no engagement is required.

Attachments - Ngaa taapirihanga

Attachment 1 - 14 September Economic Development Committee Outcomes Snapshot

Economic Development Committee - Targeted Outcomes



Progress Toward Completion
As at 1 September 2023



Programme	Outcomes	Tasks	Pro	Progress		Comments	
	Commercial	Confirm development plans for a new 4+ star hotel in Year 1	50%		1	In negotiations	
Strategic	Accommodation	New hotel under construction in Year 3	30%		2-3	In negotiations	
Property	Strategic Property	Implement a process for proactively assessing land development opportunities	75%		1		
	Strategic Property	Identify and propose investment options for the Municipal Endowment Fund	75%		1		
	Hamilton Airport	Monitor performance and strategic goals with local government shareholders	75%		1	EM site tour postponed. Year End results to be presented in September 2023	
Venues.	Hamilton Airport	Focus on a long-term role as part of the aviation industry and regional economy	50%		2-3	Refer to statement of intent	
Tourism, and	Tourism, Events and	Generation of visitor nights in order to: strengthen the business case for commercial accommodation development	40%		2-3	25% in June 2023. Ongoing work across multiple workstreams across a wide range of related outcomes and committees	
Major Events	Visitation	Generation of visitor nights in order to: capture new business opportunities	40%		2-3	including event content and visitor infrastructure	
		Increase utilisation and commercial opportunities at H3 venues, visitor attractions	40%		2-3	25% in June 2023. BusDev strategy in place for exhibition, impact, sports, business. Reported 6-monthly, annually	
		Central City: increases in residential, employment, hospitality, commercial activity	50%		1	IAF housing agmts, Union Square/Waikato Reg. Theatre, alignment, Amohia Ake/ACC and NZ Blood Service complete	
		Central City: partnerships to attract and promote events	75%		1	Partnership with HCBA, central city activation fund, FIFA events	
Growth	Success of Growth	Ruakura: enable Waikato-Tainui aspirations at Ruakura Superhub	75%		1	50% in June 2023. Relationship management, Eastern Transport Corridor Business Case	
Programmes	Centres	Ruakura: operational alignment with Tainui Group Holdings	75%		1	Plan Change 15 RMA process and other consents	
		Rotokauri-Northwest: increased investment and employment from industrial users	75%		2-3	Enabling industrial growth at Te Rapa Gateway, commercial activity at Te Awa Lakes	
		Rotokauri-Northwest: realisation of transit-orientated development opportunities	50%		2-3	Investigation of Plan Change 10 and industrial land supply	
Analytics	Data-driven Decisions	Use economic data to support additional industrial/business land designations	85%		1	75% in June 2023. Non-residential sector demand analysis for City Planning	
Analytics	Data-driven Decisions	Generate reporting that captures the economic impact of key projects	85%		1	75% in June 2023. Modelling the impact of infrastructure constraints on growth projections for DC policy review	
	Proactive Engagement	Visit at least 25 businesses from each of three key sectors: manufacturing; agritech, technology and innovation; logistics	60%		1	Visited 36 businesses from February thru June and an additional 10 from July.	
	Proactive Engagement	Quarterly meetings with leaders from the education and healthcare sectors	75%		1	Advanced work with tertiary education sector, attempting to progress healthcare engagement	
		Partnerships with commercial developers to understand market activity	75%		1	Fosters, TGH, Stark, etc. and active commercial real estate advisors	
		Guide and manage successful retention or expansion projects in our key sectors	75%		1	Direct support for multiple ongoing projects (agritech, logistics, and general office)	
Economic	Investment Promotion	Continue to lead tech sector growth efforts alongside The Cultivate Trust	85%		1	75% in June 2023. Secured funding and contracted marketing manager and web designer	
Development		Participate in events that showcase Hamilton to business leaders and talent	75%		1	Repurposing science event with UoW, shifted focus to a logistics event in Oct-Nov	
Programme		Increase an economic growth mindset across all Committee-related activities	50%		2-3	Outlining desired outcomes for internal roadshow to share programme goals across HCC units	
	Shaping Narratives	Publish key sector overviews and monthly economic development insights	50%		1	Employer insight reports for two sectors, insights on sustainability and central city	
	-	Upgrade digital content and increase public engagement with our website	50%		1	25% in June 2023. Proposed updates provided to Comms, due to be actioned in September	
	NZ 5 d	Shareholder review and plan underway in Year 1	75%		1	Review completed, executing reccomended actions	
	NZ Food	Shareholder review and plan completed in Year 2 or 3	50%		2-3	Anticipating completed actions in 9-12 months (March 2024 - July 2024)	

Council Report

Committee: Economic Development **Date:** 14 September 2023

Committee

Author: Blair Bowcott Authoriser: Blair Bowcott

Position: General Manager Strategy, **Position:** General Manager Strategy,

Growth and Planning Growth and Planning

Report Name: External Agencies and CCO Reporting

Report Status	Open
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Purpose - Take

- 1. To inform the Economic Development Committee on matters relating to external agencies and Council-controlled organisations (CCOs).
- 2. This report includes the 2022/23 year-end reports for Hamilton Waikato Tourism and Waikato Regional Airport Limited, and the six-monthly reporting and Audited Accounts for Hamilton Central Business Association (HCBA). It also includes discussions on HCBA's proposed extension of the Business Improvement District (BID) boundary and revenue increase.

Staff Recommendation - Tuutohu-aa-kaimahi (Recommendation to the Council)

- 3. That the Economic Development Committee:
 - a) receives the report;
 - b) recommends, *in principle*, that the Council considers, as part of the Long-Term Plan 2024-2034, the Hamilton Central Business Association's proposals to seek:
 - i. an increase in revenue to support Business Improvement District (BID) operations; and
 - ii. an increase in boundaries to include a portion of Hamilton East outlined in **Attachment 6**;
 - c) notes that subject to the decision in 3 b) the further work undertaken by Hamilton Central Business Association and the recommended changes to the BID will be reported to the 14 November 2023 Committee meeting.

Executive Summary - Whakaraapopototanga matua

4. Under its terms of reference, the Economic Development Committee is responsible for receiving performance reports and providing clear direction to Council's CCOs, including providing feedback on draft statements of intent. It is also responsible for monitoring the performance and providing guidance on Council's relationship with external agencies. 5. This report provides the following information:

External Pa	artner/CC0)		Top	:	
Hamilton and Waikato Tourism (HWT)		•	022/23 year-end report			
Waikato Re	egional Air	port Limited	d (WRAL)	•	022-23 year-end report	
Hamilton (HCBA)	Central	Business	Association	 Six-monthly Report January-June 2023 2023-2024 Audited Accounts Business Improvement District discussion – 		
					Boundary extension	

6. Staff consider the decisions in the report have low significance and that the recommendations comply with Council's legal requirements.

Discussion - Matapaki

HAMILTON AND WAIKATO TOURISM

Background

- 7. The purpose of this update is for Hamilton and Waikato Tourism Limited (HWT) to present its annual update across the period of 1 July 2022 30 June 2023. Nicola Greenwell (HWT Chief Executive) will attend the meeting, give a short update and be available for any questions. HWT is a subsidiary company under the Council Controlled Organisation (CCO) of Waikato Regional Airport Limited.
- 8. HWT was established from 1 July 2011 as the region's Regional Tourism Organisation (RTO). The role of HWT is to generate competitive economic benefit through regional tourism marketing, visitor sector strategies and development activities focused on increasing visitor length of stay and spend for the Hamilton and Waikato region. HWT is an ambassador of the "Tiaki Promise" programme that promotes care for New Zealand within the visitor industry and by visitors to New Zealand.
- 9. HWT has a three-year service level agreement with Council for 2021-2024 for \$619,356 + CPI per annum. The 2023-24 year is the last of the current three-year cycle. HWT is supported by five other councils with a total funding pool across all partner Councils of \$1,217,000 + CPI. HWT also raises funding contributions and leverages its partnerships with private sector interests (2022-23 \$232K).

2022-23 Year-End report

- 10. The report confirms a continued strong recovery in the visitor industry to our city and region. However, there is room for further growth based on pre-pandemic market levels and upcoming growth in international air service capacity into Auckland.
- 11. During the reporting year and more recently with events such as the FIFA Women's World Cup 2023 HWT has provided significant input and working support in not only promoting the event to the visitor market but also managing major visits by national and international media looking for city and regional profiling stories beyond the event itself.
- 12. HWT works closely with Council management on a number of fronts, notably with Hamilton Gardens, Hamilton Zoo, Waikato Museum, H3 and Council's sponsored and major events activity.

- 13. HWT delivers messaging to markets beyond Council's own "visitor centric" reach and provides a conduit for partnering and leveraging activity between Hamilton and other visitor attractions in the immediate region.
- 14. HWT has provided a year-end report 1 July 2022 30 June 2023 (Attachment 1).

WAIKATO REGIONAL AIRPORT LIMITED

Background

15. The purpose of this report is for Waikato Regional Airport Limited (WRAL) to present its sixmonthly update across the period of 1 July 2022 - 30 June 2023. Mark Morgan (WRAL Group Chief Executive) and Scott Kendall (GM Finance & Commercial) will attend the meeting, give a short update and be available for any questions. The WRAL Group (comprising Hamilton Airport, Hamilton and Waikato Tourism, Titanium Park Limited and Waikato Regional Airport Hotel Limited) operates as a limited liability company, with the following shareholders:

Council	Shareholding
Hamilton City Council	50.00%
Matamata-Piako District Council	15.63%
Waikato District Council	15.63%
Waipa District Council	15.63%
Otorohanga District Council	3.13%

16. Council's main objective in the ownership of WRAL (and its subsidiaries) is to support and provide economic growth to our community which can benefit from the opportunities WRAL provides.

2022-23 Year-End report

- 17. The WRAL report reflects a return to normal trading for the business following the past and post pandemic rollercoaster.
- 18. Despite a softening of scheduled air services, passenger movements revenue is slightly ahead of the previous year.
- 19. The company has, however, completed some significant milestones over the year in its built development plans and in establishing a firm foundation for its aviation and property strategies.
- 20. WRAL has provided draft (unaudited) results for 1 July 2022 30 June 2023 (**Attachment 2**). A full set of audited accounts will be provided once they have been finalised.

HAMILTON CENTRAL BUSINESS ASSOCIATION

Six-monthly update

The purpose of this item is to present the HCBA six-monthly update across the period January–June 2023, including the 2023-2024 Audited Accounts as required under Council's BID Policy. Vanessa Williams (HCBA General Manager) will attend the meeting and present the reports. **Background**

- 21. HCBA is a key partner to enable the central city to become 'a place where people love to be'.
- 22. To achieve this, HCBA represents the central city business voice on issues of strategic importance to the central city, promotes the central city as a bustling, active, innovative, vibrant place that offers exceptional business and experiences and contributes to and collaborates on projects that support the central city business economy.

- 23. A Service Level Agreement (SLA) between Hamilton City Council and HCBA to deliver the Central City Activation Plan and associated funding is in place for the period 2021-2024.
- 24. The Central City Activation Plan and Annual Budget for 2023–2024 was approved by the Economic Development Committee on 16 March 2023.
- 25. The BID Policy and associated HCBA rules require the HCBA Executive Committee to regularly report to Council. This includes six-monthly updates and the annual audited accounts.

Six-monthly report January–June 2023

- 26. As required under the BID Policy, HCBA has provided a regular six-monthly update for the period January June 2023 (Attachment 3).
- 27. The previous six-monthly update for June–December 2022 was reported to the Economic Development Committee on <u>16 March 2023</u> (Item 7).
- 28. HCBA continues to recognise, celebrate, support, and promote the businesses based in Hamilton's central city.
- 29. As per the BID Policy, HCBA must publish an Annual Report on their financial performance. The audited accounts for the 2022-2023 financial year are attached to this report (**Attachment 4**).

Revenue and Boundary Increase

30. A Business Improvement District (BID) works on behalf of its members to improve a defined commercial area, funded by a levy charged on all business rate payers in the area. HCBA has been established as the BID for Hamilton's central city, in accordance with the BID Policy (Attachment 5).

Proposals

- 31. The purpose of this section is for HCBA to seek support from the Economic Development Committee on two proposals including:
 - i. a proposed increase in revenue for the existing BID area;
 - ii. a proposed change to BID boundaries to include a portion of Hamilton East.

Proposed Increase in BID Revenue

- 32. HCBA is seeking support from the Committee on a proposal to request an increase in funding for the BID boundary area. The increase would be through the different components that make up the BID rate, by the same percentage that rates increase each year. This request would be considered through the 2024-34 Long Term Plan.
- 33. HCBA notes that it has not received a significant increase in operational funding since 2008. With the significant rise in inflation, particularly in recent times, the buying power of the organisation has been negatively impacted, resulting in the inability to partake in some of its key activities.
- 34. For the 2023-2024 financial year, this has meant reduced marketing, networking, and economic development activities.
- 35. Notwithstanding this, HCBA has continued to excel in providing business advocacy, support and promotion, and would like to ensure it is also able to participate in all activities that support the business community.

- 36. HCBA is the only BID organisation in operation in Hamilton. The total BID budget comprises two separate targeted rates:
 - i. **SUIP rate**: A charge of \$240 (incl. GST) per business that Separately Uses or Inhabits Part (SUIP) of a property. The SUIP rate does not change year-on-year (however, the number of businesses that pay the SUIP rate changes slightly each year).
 - ii. **Capital Value (CV) rate**: Based on the CV of the property, this increases by inflation each year.
- 37. The full BID rates are collected by HCC and are passed onto HCBA in quarterly instalments. Over time, HCBA's budget has increased through:
 - i. an increase in the number of businesses (SUIPs) operating in the BID area, and
 - ii. the CV rate increasing with inflation.
- 38. In FY21-22, HCBA received \$362,250 (incl. GST), and FY22-23 \$366,867 (incl. GST). HCC's rates team has budgeted \$388,079 (incl. GST) for FY23-24.
- 39. The SUIP rate makes up approximately 85% of HCBA's budget, with the remaining 15% being collected from the CV rate. However, the SUIP rate has not increased since inception in 2008.
- 40. An increase to the SUIP rate would mean that HCBA members will pay a higher membership rate. There would be no financial impact to Council as the SUIP rate is collected by Council and then passed on to HCBA.
- 41. HCBA outlined this proposal to members at their AGM in August 2023. A survey was then provided to HCBA members at the beginning of September 2023 to gather feedback on this proposal. The HCBA General Manager, Vanessa Williams, will provide a verbal update to the Committee on the results of this survey.
- 42. If the Committee supports the proposal to increase the BID revenue in principle, more detailed work will be undertaken and presented to the 14 November 2023 Economic Development Committee with a recommendation that the revenue proposal be considered by Council as part of the 2024-34 Long Term Plan discussions.

Proposed BID Boundary Extension

- 43. HCBA has been approached by different businesses in Hamilton East asking for representation, specifically as a centralised voice for business and as a promotional channel to the public.
- 44. As a result, HCBA has been investigating extending the boundaries of the BID area to incorporate part of Hamilton East under the Hamilton Central Business Association (see **Attachment 6** map of proposed extension).
- 45. The process for extending a BID Boundary is outlined in Council's BID Policy (Attachment 5).
- 46. HCBA is seeking direction from the Committee on whether to proceed with the proposal. If the Committee supports it in principle, HCBA will continue with a formal poll of Hamilton East businesses in accordance with Council's BID Policy.
- 47. It is important to note that, in accordance with Council's BID Policy:
 - 15. The final decision about whether to establish, extend, reduce or dis-establish a BID is made by the Council because, under the Local Government (Rating) Act 2002, it is the Council alone that can set the Targeted Rate. In making that decision, the Council will take into account, but not be bound by, the BID Poll result.
 - 46. A proposal to change a boundary area can be made at any time but no decision can be made on a proposal until all eligible voters within the Boundary area affected are polled.

48. As such, HCBA could still conduct the BID poll without BID boundary extension support from Elected Members.

HCBA rationale for increasing the boundaries

- 48. As a business association, HCBA actively seeks opportunities for economic development, which includes looking at areas of expansion that can strengthen the existing business offering. HCBA notes that Hamilton East has a growing destination identity offering a community of common economic interest within 800m walking distance of the central city.
- 49. The recent growth of the hospitality sector in Hamilton East and the advent of a riverside market with the opening of *MADE* in September 2023 presents an opportunity for the business association to work on behalf of the area and ensure the combined business offering is well represented in both projects of strategic importance, and in promotion to the visiting public.
- 50. HCBA sees this as a natural expansion due to the ease of walkability and the longer-term introduction of the active modes river crossing, providing a closer connection between the central city and Hamilton East.
- 51. HCBA has identified an emerging trend in Hamilton East and the central city moving towards a common identity, with several businesses moving from Hamilton East to the central city and vice versa, as well as businesses operating from sites in both locations.
- 52. HCBA notes that currently, the central city business community is competing against Hamilton East's existing and emerging offering, splitting the potential buying audience between the two areas.
- 53. Most businesses surveyed by HCBA do not see the benefit of this competition and the preference would be for an approach that strengthens central Hamilton's offering as a whole. Early indications show that businesses on both sides of the Waikato River support joining together for the benefit of providing a wider offering to the public.
- 54. A key role of HCBA is in creating an environment where business can thrive. By combining the business communities in the central city and Hamilton East, HCBA notes that they can better market Hamilton's wider appeal, support healthy competition and provide a positive profile of Hamilton's central area as a destination of many experiences, on both sides of the Waikato River.
- 55. As such, HCBA is seeking support to extend the area they cover to include the business area dominated by hospitality in Grey Street, Hamilton East.
- 56. Specifically, this includes the south side of Anzac Parade, both sides of Grey Street to Wellington Street, Lovegrove Lane, and a portion of Cook Street. This area is shown in **Attachment 6**.
- 57. The proposed extension area is located within Stage 1 of the District Plan (Plan Change 12) and is within the 800m walkable catchment of the central city.
- 58. HCBA has been investigating the many considerations of this proposal, including the impact to the existing business membership of HCBA, and the additional financial resource required to incorporate the Hamilton East business community within the HCBA.
- 59. HCBA and the Hamilton East business community had started investigating the feasibility of setting up a separate BID area. However, it was calculated that BID funding received from Hamilton East alone would not cover the essential costs in running a separate BID organisation for the area.
- 60. HCBA is confident to be able to incorporate these businesses within the current HCBA management and network and capitalise on existing relationships and followers to ensure appropriate representation with additional budget attained to resource this work.

HCBA Member feedback

- 61. In August 2023, HCBA conducted an initial verbal survey with approximately thirty existing HCBA members, particularly hospitality located in the southern end of town. Approximately 90% of these businesses were in favour of joining forces with Hamilton East businesses and creating a bigger offering that would appeal to a wider audience.
- 62. HCBA outlined this proposal to members at their AGM in August 2023. A survey was then provided to HCBA members at the beginning of September 2023 to gather feedback on this proposal. The HCBA General Manager, Vanessa Williams, will provide a verbal update to the Committee on results of this survey.

Hamilton East Business Feedback

- 63. HCBA has noted that general feedback from the Hamilton East area has been that there is a need for a group to unite and represent the Hamilton East business community, to lobby on projects of importance, including safety and parking, as well as the need to promote the Hamilton East village as a destination.
- 64. HCBA has conducted a basic straw poll of the business community in the proposed BID extension area to gauge support to extend the BID boundary and gather feedback, prior to conducting a formal BID Poll as outlined in HCC's BID Policy.
- 65. HCBA reports that the Hamilton East business community has largely shown a positive response to joining the business association. This includes businesses across a range of sectors from hospitality to retail, health and beauty, to car services.
- 66. This feedback has given HCBA confidence to invest in the formal BID Poll process in line with Council's BID Policy and progress their BID Boundary extension proposal.
- 67. Given there are costs involved in undertaking a poll and that Council approval for any BID extension is required, HCBA is looking for direction and *in principle* support from the Economic Development Committee before proceeding further.

Strategic risks and considerations

68. The following table summarises the implications that need to be considered in extending the BID boundary.

Consideration	Comments
Central City Transformation Plan and investment	Commercial and development investment in the central city area has been actively encouraged and enabled by Council for several years through a number of actions and policy settings.
	There is a risk that an extension of the BID boundary to include the proposed Hamilton East area could undermine these efforts.
Development Contributions Policy	Council is currently reviewing its DC Policy. The current DC Policy uses the existing BID Boundary as the CBD Remission area. If the BID Boundary were extended, Council would need to decide whether to extend the CBD Remissions to the extended area or exclude it.
HCC Rates	HCC charges a lower General Rate to commercial properties within the BID Boundary. The 'BID Commercial' rate is set at 95% of the 'General Commercial' rate of commercial properties outside of the BID Boundary.
	This rates differential was introduced at the same time as the BID rate, and although this is not directly affected by the BID rate,

elected members should note that commercial properties in the extended BID Boundary would also be charged at 95% of the 'General Commercial' rate.

Staff are working to understand the approximate financial impact of the BID Commercial rate being extended to the proposed Hamilton East BID area. This will be reported to the 14 November 2023 Economic Development Committee meeting as part of a further BID report.

Next Steps

- 70. If the Economic Development Committee supports this proposal in principle, HCBA would then conduct a BID Poll of the businesses in the proposed extended BID Boundary area in Hamilton East, in line with Council's BID Policy, in October 2023.
- 71. The outcome of the BID Poll would then be brought to elected members in a report to the 14 November 2023 meeting of the Economic Development Committee.
- 72. If the results of the BID Poll are in favour of extending the BID Boundary and the Committee recommends approval to extend, then a proposal will be included for consideration by Council as part of the 2024-34 Long Term Plan.

Options

- 73. Staff consider there are four options for the Committee to consider:
 - i. **Option one:** Recommend *in principle* that the Council considers HCBA's proposals, as part of the Long-Term Plan 2024-2034, to seek:
 - a. an increase in revenue to support BID operations; and
 - b. an increase in boundaries to include the area outlined in Attachment 6.
 - ii. **Option two**: Do not recommend that Council considers either of HCBA's proposals as part of the Long-Term Plan 2024-2034.
 - iii. Option three: Recommend that Council considers only:
 - a. an increase in revenue to support BID operations, as part of the Long-Term Plan 2024-2034.
 - iv. **Option four**: Recommend that Council considers only:
 - b. an increase in boundaries to include the area outlined in **Attachment 6**, as part of the Long-Term Plan 2024-2034.
- 74. Staff recommend **Option one** for the reasons described earlier in the report.

Financial Considerations - Whaiwhakaaro Puutea

Current BID budget

- 75. The budget for BID Funding for HCBA has been approved in the 2021-31 Long Term Plan and includes \$388,079 (incl. GST) this financial year, fully funded by a targeted rate. As per the BID Policy, payment is made in quarterly instalments.
- 76. The Central City Activation Fund has been approved in the 2021-31 Long Term Plan and includes \$100,000 per annum for Years 1–3.

Potential BID revenue increase

77. If the BID revenue increases, there will be no cost to Council, as the funds are collected from HCBA members and passed directly on to HCBA.

Potential BID boundary increase

- 78. Staff are working to understand the approximate financial impact of the BID Commercial rate being extended to the proposed Hamilton East BID area.
- 79. As outlined in the table in paragraph 71, HCC charges a lower General Rate to commercial properties within the BID Boundary. The 'BID Commercial' rate is set at 95% of the 'General Commercial' rate of commercial properties outside of the BID Boundary.
- 80. This rates differential was introduced at the same time as the BID rate, and although this is not directly affected by the BID rate, elected members should note that commercial properties in the extended BID Boundary would also be charged at 95% of the 'General Commercial' rate.

Legal and Policy Considerations - Whaiwhakaaro-aa-ture

81. Staff confirm that the matters covered in this report comply with the Council's legal and policy requirements.

Climate Change Impact Statement

- 82. There are no known climate risks or adaption opportunities associated with this option.
- 83. There is no change in greenhouse gas emissions associated with this option.

Wellbeing Considerations - Whaiwhakaaro-aa-oranga tonutanga

- 84. 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').
- 85. 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.
- 86. The recommendations set out in this report are consistent with that purpose.

Social

- 87. HWT supports and promotes the local and regional tourism and events sector that make Hamilton a great place to live, work, play and visit.
- 88. There were no environmental, social or cultural wellbeing implications identified in the formulation of this report in regard to WRAL although the attached report includes progress on operational environmental sustainability initiatives.
- 89. HCBA supports people to be healthy and happy through activations across central city, helping to make Hamilton a great place to play and be active.
- 90. Many elements of HCBA's work ensures that Hamilton is a place where people feel safe. This includes:
 - i. conducting an annual city safety survey of the central city business community;
 - ii. actively supporting City Safe and distributing information to new businesses;
 - iii.partnering in providing a Safe Zone to tertiary students during Orientation Week;
 - iv.providing submissions to Council on projects and policies impacting the central city;
 - v. initiating monthly drop-in sessions with the Police to support businesses.

- 91. HCBA attends regular meetings with the accessibility group to work through Council's Accessibility Action Plan and implement any necessary actions relating to the central city.
- 92. HCBA continues to meet monthly with NZ Police, including the new Senior Sergeant, regarding police action and initiatives across the central city, reporting feedback from the business community and facilitating police responses.

Economic

- 93. HWT's role is to generate competitive economic benefit through visitor sector strategies focused on increasing visitor length of stay and spend.
- 94. WRAL's activity relates strongly to the economic wellbeing by its delivery of key objectives to operate an efficient and compliant airport, maximised revenue through diversification to protect the core aeronautical business and enhanced tourism growth within the region.
- 95. Activities undertaken by HCBA to help Hamilton have a thriving, sustainable business sector include networking events, central city promotion and social media marketing to support economic activity.
- 96. HCBA supports technology initiatives and helping Hamilton become a hub for innovation via their Cultivate IT partnership.
- 97. Enabling individuals and businesses to prosper is achieved by HCBA's promotion and support of commercial activity in the Central City.

Environmental

- 98. HWT supports and promotes the local and regional natural environment and green spaces that make Hamilton a great place to live, work, play and visit.
- 99. There were no environmental, social or cultural wellbeing implications identified in the formulation of this report in regard to WRAL although the attached report includes progress on operational environmental sustainability initiatives.
- 100. HCBA's efforts are part of wider initiatives to restore and protect the health and wellbeing of the Waikato River. They have actively pursued river activations through the CBD Activation Priorities and activities supporting environmental initiatives.
- 101. HCBA has purposefully selects awards venues for the CBD Celebration Awards facing the river to honour, enhance and protect our environmental treasures like the Waikato River and have included a sustainability award to recognise businesses successfully implementing sustainable initiatives.
- 102. HCBA recently attended the Hamilton Waikato Tourism Sustainability Symposium, and subsequently suggested a bus tour to explore examples of sustainability initiatives around the Waikato Region. A tour of Raglan Whaaingaroa was arranged to learn about sustainability initiatives that different businesses have in place and see how a whole town has rallied around the need to work together.
- 103. HCBA has met with Council's sustainability team to discuss central city initiatives to support composting and recycling and is currently having a living footpath sign created as a promotional tool, using sustainable materials. HCBA aims for this to provide a template for future sustainable footpath signage in the central city.

Cultural

104. HWT has a goal that by 2025 the Hamilton and Waikato region will be recognised by visitors as the home of Kiingitanga with exceptional visitor experiences that enable the visitor to immerse themselves in our unique Māori culture.

- 105. There were no environmental, social or cultural wellbeing implications identified in the formulation of this report in regard to WRAL although the attached report includes progress on operational environmental sustainability initiatives.
- 106. Our city values, respects, protects, and promotes the treasured status of tangata whenua, acknowledges our shared history and celebrates our cultural identity and heritage, underscored by HCBA's support and promotion of culture initiatives in the central city including the Te Ahurei Maaori Tourism CBD heritage walk, and a number of activities for the duration of Matariki ki Waikato Festival (16 June–16 July 2023).
- 107. Vibrant and attractive public spaces are part of the CBD Activation Priorities, which is supported by HCBA. HCBA supports and promotes the central city through promotion, media, and initiatives.
- 108. Hamilton's rich history and heritage are valued, protected, and celebrated by HCBA's support of cultural initiatives and a diverse range of activations through the CBD Activation Priorities and their promotion of central city businesses supports local communities.
- 109. Efforts to have a thriving arts and events scene are supported by HCBA's collaboration and advocacy with organisations to enable the delivery of arts and events in the central city. HCBA is working with the Hamilton Arts Trust and Riff Raff Trust on the creation and promotion of the *Festival of Weird* to be held in the central city, and recently provided a letter of support for this kaupapa to the Creative Communities Fund.
- 110. To ensure Hamilton continues to be a place to be proud of, HCBA relaunched the Ambassador Programme in February 2023 at Novotel Tainui, with courses held monthly, funded by NZ Tourism.

Risks - Tuuraru

111. Risks associated with the decisions required for this matter are outlined in the table in paragraph 71 of this report.

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

112. Staff have considered the key considerations under the Significance and Engagement Policy and have assessed that the matter(s) in this report has/have a low level of significance.

Engagement

113. Given the low level of significance determined, the engagement level is low. No engagement is required.

Attachments - Ngaa taapirihanga

- Attachment 1 Hamilton and Waikato Tourism Ltd Year End Report 1 July 2022 30 June 2023
- Attachment 2 Waikato Regional Airport Limited Annual Report 1 July 2022 30 June 2023 (unaudited)
- Attachment 3 HCBA 6 Monthly Report January-June 2023
- Attachment 4 HCBA Financial Performance Report 2023 (Audited)
- Attachment 5 Business Improvement District (BID) Policy 2023
- Attachment 6 HCBA Proposed BID Boundary extension map



Year End Update to Hamilton City Council 1 July 2022 – 30 June 2023

Hamilton & Waikato Tourism (HWT) is the region's Regional Tourism Organisation (RTO) whose role is to generate competitive economic benefit through visitor sector strategies focused on increasing visitor length of stay and spend.

Hamilton & Waikato Tourism is a subsidiary company under the Council Controlled Organisation (CCO) of Waikato Regional Airport Limited. It has a commercial board with Richard Leggat appointed as the Chair in December 2021. Nicola Greenwell was appointed as Chief Executive from 1 July 2022.

HWT is funded through a public/private partnership with the region's tourism industry and six local authorities including Hamilton City, Matamata-Piako, Ōtorohanga, Waikato, Waipā and Waitomo. This is the annual report covering the period from 1 July 2022 through to 30 June 2023.

Key highlights (July 2022 to June 2023)



Year End Update to Hamilton City Council



Executive summary

As the financial year is now completed, we look back on the year with pride in our region and industries resilience to rebound from global pandemic and cyclone damage to now be performing very strongly. We look ahead to the new year prepared to meet the new challenges ahead.

During the first six months of the financial year, we saw strong return of visitation across the region and then Cyclones Hale and Gabrielle impacted during January and February. While our region did not suffer as widely or as tragically as others in the North Island, we were not immune to the damage. Waitomo and Waikato District Councils declared a State of Emergency; Matamata-Piako suffered flooding; the road to Raglan was closed for a period; the waterways were deemed unsuitable to engage with for a week; and some individual operators suffered damage to their properties. The Government issued Cyclone Recovery fund was eventually made available for Waikato businesses.

Since the Cyclones in the summer months, we have again seen return of visitation to our region. Daily visitation counts in May are 11% better than May 2022. We are hearing that operators are busy and have strong bookings in place for the July and October school holidays, and into the summer period.

HWT represented the mighty Waikato to travel trade at TRENZ in Christchurch and travelled to Australia, North America and Singapore to 'train' travel wholesalers and agents on what we have to offer in our region. More details are within the International Marketing section of this report.

The Events Team attended MEETINGS to inform professional conference organisers and associations what we have to offer within the events sector. The team have bid on nine events with three wins celebrated. More details are within the Events section of this report.

Capability building support for new and existing operators, has been well utilised during the past 12 months. From workshops and one-on-one visits, through to video tools and sustainability activations, the team have offered a wide range of activities to our operators. With the additional activity in this area, we have engaged with 1731 operators.

During 2021 and 2022, we provided a 'partnership holiday' in consideration of the impact of covid with the industry and because we had received funding from central Government. This year we reintroduced industry partnership. Our partners have returned and have enjoyed the additional activations and activities offered to those who partner with HWT. This has ensured that we meet our SLA key performance indicator of requiring industry contribution to our activities.

It has been fantastic to see the return of our event portfolio to their full scope and capacity – Balloons Over Waikato, Fieldays, Hamilton Arts Festival – Toi Ora ki Kirikiriroa and SoundSplash to name a few. In January we celebrated the HSBC Sevens tournament and then farewelled the event as this was the last to be held in New Zealand. With the Chiefs team performing well this season, FMG Stadium Waikato hosted sellout crowds to several games, including Quarter, Semi and the Grand Final games.

We enjoy the regions event calendar continuing to grow in strength. Not in this reporting period, however the region has just hosted some incredible events which attracted visitors to our region:

- The FIFA Women's World Cup 2023™ event, with five games hosted in Kirikiriroa Hamilton, has resulted in visitation right across region. Waikato Stadium hosted five matches between 20 July and 20 August 2023.
- Matariki ki Waikato portfolio of events continue to grow and gain momentum. This year there were 50+ events within this festival.
- NZ Darts Masters returned to GLOBOX Claudelands Arena in August. A great two nights, and a couple of great wins by Kiwi dart players.

Year End Update to Hamilton City Council 1 July 2022 – 30 June 2023



And upcoming events:

- The Silver Ferns take on the English Roses to play for the Taini Jamison Trophy at GLOBOX Arena, Claudelands. At the same time, FMG Stadium Waikato host Black Ferns against Wallaroos. Both of these games are being held on 30 September.
- Greenstone are temporarily moving their Summer Concert to the Claudelands Oval for 2024 while State Highway 25A to Whitianga is repaired.

Auckland Airport and Air NZ provided an update at TRENZ regarding international airline connectivity.

- NZ international airline capacity reached 90% of pre-covid levels by May 2023, slightly ahead of Singapore and Australia.
- Connectivity to North American routes for the 2023/2024 summer are forecast to be 46% more than the 2022/2023 summer, with an additional 300,000 seats. The LA connection in particular had just one airline flying to NZ for the 2022/2023 summer but will have four airlines flying here in 2023/2024 summer.
- The China market is predicted have seat capacity at 93% of pre-covid levels by September 2023.
- Auckland International Airport international seat capacity recovered to 90% of 2019 levels by May 2023 and predicted to reach 100% by December 2023 with 26 airlines flying to 37 destinations.

With this information, the industry is preparing for a busy summer ahead.

The Covid Recovery funding we received from central Government has now been fully utilised. We have maximised the use of these funds over the previous 2½ years with many projects, campaigns and activities for our operators. We've developed tools and content for the ongoing benefit of the region and the mahi that we undertake. Our activity now returns to 'business as usual' levels, based on our council funding and industry contributions. Some activities that have been undertaken over the past 2½ years such as Resident Sentiment Survey, Regenerative tourism initiatives, some of our campaigns and communications efforts will cease or need to be scaled back. Please see Sustainable Funding section later in this report for more information.



Performance targets

Hamilton & Waikato Tourism (HWT) have eight performance targets which are set in the 'Schedule of Services for Local Government 2022-2023'. The results are provided below.

Measure	Result	Measure	Result
Visitor nights	1.3m visitor nights	Media & travel	
Hold total visitor	57.4% occupancy	trade	
nights compared to	(NZ: 53.8%)	10 media outlets	34 media outlets hosted
previous year	(YE June 2023)	hosted	
	modation Data Programme hotels and MSD motels	150 travel trade	68 agents hosted and 590
Note: Excludes Wife	(noters and wisb moters	trained or hosted	agents trained
			(as at 30 June 2023)
Visitor spend DOM	ESTIC	Govt funded	SOURCE: HWT activity tracking 100% of funding has been
· ·	6 increase on last year	projects	utilised
	6million	Successfully deliver	
5% increase in 6.4% m	arket share	STAPP and RESET	
total visitor	DALATIONIAL	funded projects	
spand across	RNATIONAL		
region	% increase on last year		
compared to	.5million arket share		
	ne 2023)		
	Electronic Card Transactions		
	re ALL spend, ie: pre-paid or cash purchases, are not included		
Conventions &	799 business events,	Regional Events	Workshops held in all four
business events	9.7% market share	Fund (REF)	regions.
Rebuild and restore		Successfully deliver	Third and final contestable
market share of total	144,316 delegate days,	REF activities for	funding round has now
business events to 5%	8.6% of delegates	Waikato, Rotorua,	closed
	(YE June 2023)	Ruapehu & Taupō	
	\$222 000 partnership	Cashf	low Cashflow maintained
Industry investment \$100,000 of industry	\$232,000 partnership and Visitor Guide	To ensure the comp	
contributions towards	(As at 30 June 2023)	has sufficient cas	•
	(AS at 30 Julie 2023)	fund activity for the	
marketing activities		without recourse to	
		shareho	
		Silarello	iuci

Year End Update to Hamilton City Council



Destination management

Destination management brings together different stakeholders to achieve the common goal of developing a well-managed, sustainable visitor destination. It is an ongoing process that requires destinations to plan and considers the social, economic, cultural and environmental risks and opportunities.

Adopting a destination management approach enables communities and destinations to respond to changing conditions and determine the type of tourism they would like to have and the benefits they would like to receive, taking an active role in managing these.

Destination management requires a holistic and integrated approach across the following 16 components:



The 12-page Destination Management Plan "Snap Shot" is available on our website. The document provides operators with a brief description of what the management plan entails and how their tourism activities contribute to achieving the common goal of developing a well-managed, sustainable visitor destination.

For each section of our report, we'll indicate which of the 16 components this work is aligning to.



DATA, RESEARCH & ANALYSIS

ATTITUDES

MEASURING SUCCESS

Visitor statistics

Visitor expenditure in Waikato Region

Domestic visitor spending outperformed the national averages, reaching a total annual spend of 751.6M, a 18.5% increase from previous year. Top 3 domestic spenders were from Waikato, Auckland and Bay of Plenty. Waikato Ranked 4th for domestic visitor spend and 6.4% in market share compared to other RTOs.

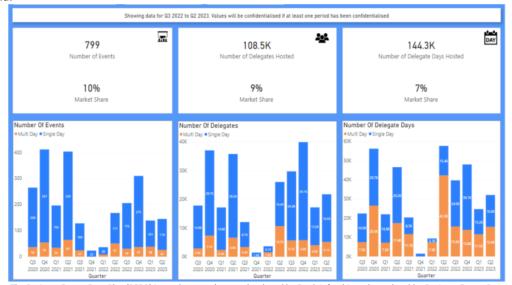
International visitation contributed \$105.5M to the regional economy in year ending June 2023. This is an increase of 224.0% compared to year end June 2022; achieving 3.2% market share of all international spend in the country.



Source: Tourism Electronic Card Transactions, MBIE (June 2023) The Ministry of Business, Innovation and Employment (MBIE) have discontinued the Monthly Regional Tourism Estimates (MRTEs) as they were becoming unreliable within the COVID-19 environment. They have replaced the data with an interim data set capturing electronic card transactions. The key difference is that this data does not make any estimates for online or cash spending.

Business Events in Waikato Region

Over the **12-month period** from July 2022 to June 2023, Waikato hosted 799 business events; 10% of New Zealand events. These events hosted 108,500 delegates; 9% market share. For the **second quarter** of 2023 (Apr-Jun), the region hosted 145 events and achieved 8% market share of events hosted, 7% market share of delegates hosted; and 7% market share of delegate days. This means Waikato was third for the quarter, behind Wellington and Auckland.



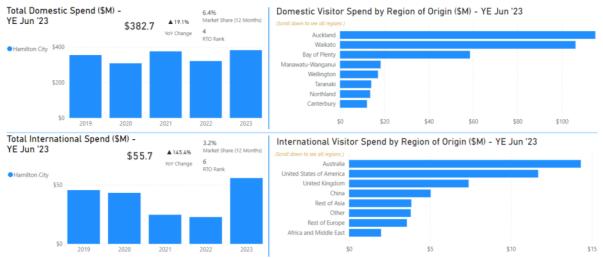
Explanation: The Business Events Data Plan (BEDP) is another new data set developed by Fresh Info; this replaces the older Business Events Research Programme (BERP). The development was co-funded by RTNZ and MBIE, with RTOs contributing annually for access. As per the ADP above, venue are not obliged to provide their data.

Year End Update to Hamilton City Council



Visitor expenditure in Kirikiriroa Hamilton

Domestic visitator electronic card transactions contributed \$382.7m per annum to Hamilton City, an increase of 19.1% from June 2022. International visitator electronic card transactions contributed \$55.7m per annum, an increase of 145.4% from June 2022. Both domestic and international visitors contributed more than the same timeframe in 2019, pre-Covid.



Source: Tourism Electronic Card Transactions, MBIE (June 2023) The Ministry of Business, Innovation and Employment (MBIE) have discontinued the Monthly Regional Tourism Estimates (MRTEs) as they were becoming unreliable within the COVID-19 environment. They have replaced the data with an interim data set capturing electronic card transactions. The key difference is that this data does not make any estimates for online or cash spending.

Commercial accommodation in Kirikiriroa Hamilton

Based on the Accommodation Data Programme (commercial accommodation), Hamilton City achieved 75% occupancy, providing 527,100 guest nights for the 12 months to June 2023. For the **month** of June 2023, Hamilton achieved 69% occupancy – once again, the highest in the country.



Short term rentals in Kirikiriroa Hamilton

Hamilton City had 629 AirBnB listings for the month of June, this is 255 more than the same time last year. These properties averaged 77% occupancy, with an average monthly revenue of \$3,200.



Year End Update to Hamilton City Council



Positioning project



BRAND POSITIONING TARGET MARKETS MARKETING & PROMOTION (awareness)

Our Positioning Project is nearing completion with Miles Partnership. Underpinning the DMP, this will create a destination positioning strategy which identifies three to four key pillars on which the current and future destination marketing and management decisions will be based.

Using our Mighty Waikato brand as a foundation the project has considered what the region 'owns' in regard to domestic and international tourism, and how we can position ourselves as a destination going forward – what we want to become known for.

This is not about a brand, campaign, logo or tagline. It is not about one event, attraction or experience; it is about creating a long-term thematic or values-based framework that we will base our destination positioning on.

It is important that this framework supports the short- and long-term goals of Waikato stakeholders and communities and authentically reflects what the Waikato stands for. It will shape how we develop and market the region going forward in all aspects – from consumer, business events, travel trade and media activities to product development and regenerative tourism initiatives.

Resident Sentiment towards Tourism



ATTITUDES

MEASURING SUCCESS

A substantive research project carried out by Angus & Associates to ascertain what our residents consider to be the benefits of tourism, and what are the challenges that tourism brings to their community. This is the second time that we have conducted this research with the help of the central government covid recovery funding.

The below findings are for the Waikato region as a whole:

- Overall, Waikato residents indicated stronger "Tourism Approval Rating" (TAR) towards visitors compared to New Zealanders as a whole
 - Waikato TAR towards International visitors is 51 while NZers indicate 44 TAR
 - Domestic visitation has a TAR of 67 for Waikato residents and 63 for NZers as a whole
- 85% of our residents say they experienced benefits of tourism, with the top 5 benefits being seen as:
 - o More local businesses opening or being able to stay open
 - o Opportunities for employment and income
 - Inspired them to travel domestically
 - o Greater appreciation of the natural environment
 - o A greater variety of goods and services is available than otherwise would be
- At the same time, 75% of residents indicated that they have experienced adverse impacts from tourism. The top 5 impacts noted:
 - o More litter and waste generation
 - o Greater difficulty finding a car park
 - o Takes longer to get to places due to traffic and congestion
 - o Damage to the natural environment
 - Feels less safe driving

However, it is pleasing to note that of these, 76% indicated they felt adequate measures are being taken to address these negative impacts.

Year End Update to Hamilton City Council



We have also received reports for individual Districts. This report has been provided to the Deputy CE. Therefore, the below results are for **Kirikiriroa Hamilton** residents:

- "Tourism Approval Rating" (TAR) towards International visitors is now at 48 up from 40 12 months ago. The TAR towards domestic visitors has also risen from 60 to 65.
- The benefits of tourism as identified by Hamiltonians
 - o Opportunities for employment
 - Has inspired me to travel domestically
 - o More local businesses opening or being able to stay open
 - Opportunities to learn more about other cultures
 - o Opportunities to get involved with/attend local festivals and cultural events
- The challenges identified:
 - More litter and waste generation
 - o Greater difficulty finding a car park
 - o Takes longer to get to places due to traffic/congestion
 - Higher day to day living costs
 - o Damage to the natural environment

These challenges identified are opportunities for Hamilton City Council to consider how these might be mitigated.

This is an important tool to enable us to measure the impact of the visitor sector on our communities and the success of our Destination Management plan. To date, this has been enabled by utilizing the central Government funding and will not be possible as we return to 'baseline' funding. However, if this is of use for our council partners, we would happily coordinate this with financial input from our partner councils.

Leisure, Media and Trade Marketing

BRAND POSITIONING

TARGET MARKETS ATTITUDES

MARKETING & PROMOTION (awareness)

Domestic marketing

HWT has undertaken a number of marketing campaigns to keep Waikato at the front of minds for those looking to travel domestically, and to highlight key experiences, events, food and beverage and passion points for locals and visitors as they progress through the travel decision-making process. HWT has targeted the drive markets of Auckland, Bay of Plenty, Manawatū and Taranaki; and the fly markets of Wellington and Christchurch; as well as our own Waikato residents. We implemented hero/impact campaigns to drive travel seasonally as well as an 'always on' demand layer campaign through Facebook and Google. Similar to our 'always-on' Facebook approach, HWT also undertakes year-round activity through Weibo to promote visiting the Waikato to the Chinese New Zealanders community, predominantly in Auckland. The central government funding enabled us to amplify our 'BAU' marketing, extend activity to be in market all year round and to include new campaign activity such as the Waikato to Taranaki Way, Berry Month and Matariki.

Matariki

From 16 June to 26 July 2023 HWT profiled experiences, accommodation and activities as well as all the fantastic events taking place across the region through Matariki ki Waikato. Working in partnership with Matariki ki Waikato, activity targeted Waikato residents and key drive markets through an events guide inserted into various newspapers and via digital channels and printed newspaper ads. Printed event guides were inserted into the Waikato Times, Hamilton Press and Cambridge Edition with a reach of 78,900 and a printed ad was included in King Country News which has a reach of 7,500.

Year End Update to Hamilton City Council



Berry Activation

'Berry' has been identified as a key pillar of the region's food and beverage narrative in our Food & Beverage Tourism Market Development Plan. As such, and in partnership with our F&B Advisory Group, HWT launched the inaugural 'Berry Month' campaign in late November to highlight all the places in the region where Waikato locals can pick your own, try tasty berries on the menu, grab a real fruit ice cream or purchase fresh berries to take home. This campaign was scaled back from initial concept due to the devastating frost that impacted the blue berry producers, but the aim is to expand this activity further in 2023 if funding allows.

Events

Events are an important driver for domestic visitation as well as local expenditure and provide great reasons for repeat visitation to a region. We will continue to support regional events throughout the year by profiling them in campaign activity, on social media and coverage on waikatonz.com.

FIFA Women's World Cup 2023 – HWT has supported Hamilton City Council, FIFA and Tourism NZ with tourism related activities for the FIFA Women's World Cup 2023 Play-Off Tournament in February and the FIFA Women's World Cup 2023 Tournament in July-August. Alongside Hamilton Central Business Association and Hamilton City Council, HWT co-hosted a FIFA Women's World Cup 2023 information evening in November for retail, hospitality and tourism providers, from around Hamilton and the Waikato region. The purpose of this evening was to allow businesses to learn more about this major event and how they can get involved.

In partnership with the Waikato i-SITE network, HWT exhibited at the NZMCA Motorhome, Caravan & Leisure Show in September to promote the activities and attractions in the region.

HWT has supported many other regional events during July-June by profiling them in campaign activity, media pitches, on social media and coverage on waikatonz.com.

Waikato to Taranaki Way

Central government funding allowed HWT to partner with Venture Taranaki Tourism to create 'The Waikato to Taranaki Way' road journey to encourage visitors and road trippers to discover new experiences while travelling along State Highway 3.

The Waikato to Taranaki Way is a curated map and itinerary for an easy, self-driving journey along the west coast of the North Island from Port Waikato to Paritutu in Taranaki. The itinerary recommends a number of activities and attractions, to discover local stories and facts, places of cultural significance, and stunning views along the way. The road trip was launched in late November and promotion to date has included local and industry media coverage, Auckland International Airport advertising, and a digital marketing campaign.

Always on – Facebook

To ensure we are always in market at the demand level, HWT runs a series of ads across Facebook on an ongoing 'always on' basis. The aim of this is to continually keep Waikato at the front of minds and to highlight passion points for locals and visitors as they progress through the travel decision-making process. This ongoing activity has ads designed for both a local Waikato audience as well as visitors from key drive and fly markets with creative and messaging changed out every six weeks.

Summer Campaign

Our Summer campaign – aimed at encouraging travel to the Waikato over the months of late January–March/April launched in mid-January. Targeting key drive and fly markets, Auckland, Bay of Plenty, Central North Island, Wellington and Christchurch, the campaign reminds travellers that there is plenty to do in the Waikato including a great line-up of events over the summer season.

Due to the severe and devastating weather events, this campaign was put on hold in early February and pivoted to become an Autumn Campaign in March 2023.

Year End Update to Hamilton City Council 1 July 2022 – 30 June 2023



Summer Events Guide

As in previous years, we created a Summer Events Guide for 2023. This 4-page print supplement highlighted the key events throughout the region during January-April. Targeting our Waikato locals, this guide was inserted into the Hamilton Press, Piako Post, Cambridge Edition and Waikato Herald on 18-20 January. We also provided copies to our local i-SITEs and published the digital version on our website as well as promotion on social media.

Chinese New Zealanders Chinese New Year

HWT undertakes year-round digital marketing activity through Weibo, Little Red Book and Facebook to encourage visitation the Waikato by the Chinese New Zealanders community. Specific campaigns for Chinese New Year and the April school holidays were also undertaken, with a focus on the Auckland market, to promote exploring the Waikato during these time periods around the themes of family time, nature/seasonality, events and food.

Annual Visitor Guide

The 2023 Official Regional Visitor Guide was launched in late December 2022. 50,000 copies have been, and will continue to be, distributed nationally through i-SITEs and airports, displayed at visitor attractions, used at trade shows, and conference delegate packs. This Guide remained a cost-neutral project with advertising sales funding production and distribution. Planning for the 2024 guide is underway.

Domestic Media

HWT has continued to work on a number of media pitches over the last twelve months. Born out of our Mighty Local campaign, we managed to secure a regular editorial spot in the Waikato Herald to showcase our local tourism operators and hospitality through to December 2022. We continue to be successful in pitching destination features to domestic publications including Good Magazine, Motorhomes, Caravans and Destinations Magazine, Kia Ora Magazine, NZ Women's Day and Dish Magazine.

Kia Ora Magazine

HWT worked with Kia Ora Magazine, Air New Zealand's in-flight magazine, to feature Hamilton throughout 2023. Articles published include a Māori arts feature, a Hamilton destination feature, several event inclusions in the 'Agenda' section and a specific FIFA Women's World Cup host city feature. Kia Ora Magazine has a readership of 281,000 per edition. We are also working on additional features later in 2023.







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Year End Update to Hamilton City Council



International Media

International media attention also increased in line with the borders opening enabling HWT to work with several key overseas media publications and outlets including the following three Australian broadcast shows – The Today Show, Travel Guides and Roads Less Travelled.

Utilising central Government funding, HWT worked alongside Tourism New Zealand with the restart of international media famils and partnered with neighbouring regions, Taupō, Rotorua and Bay of Plenty on a JV with Eleven PR in Australia to secure additional regional coverage across multiple publications including ARE Media and 9Honey.

Roads Less Travelled

HWT worked with Tourism New Zealand and popular Australian broadcast, Roads Less Travelled, to film one of their two NZ episodes in the Waikato in May 2023. This episode included Hamilton Gardens and Te Ahurei Māori Tourism walking tours of Hamilton CBD. The show partnered with Travello (conversion/booking partner) and NewsCorp's (media partner) ESCAPE travel supplement in its five Sunday Morning mastheads across NSW, VIC, QLD, SA, TAS to further profile the region and tourism operators included in the show. The episode aired on 2 July 2023 to over 400,000 viewers, plus an additional 1m+ viewers on demand, and the printed piece, due to publish in ESCAPE in September 2023, reaches an estimated 1.39m readers each edition.





Communications Specialist

HWT employed a 12month Communications Specialist in November 2021. This role was funded from central Government funding. This role sat within the marketing team and created content for all departments across the organisation including media releases and pitches, case studies/testimonials, articles, e-newsletters, web copy and promotional collateral. This was a very welcome addition to the team and allowed HWT to capitalise on further content and media opportunities. Now that this funding has been fully utilised, this contracted position has ended. The consequence is that we will no longer have the resources to elevate our media/content creation to this same level unless additional funding is able to be secured.

Travel Trade

With international borders opening, we have experienced a hybrid model of trade training and sales activity with on- and off-shore travel trade this past twelve months. HWT travelled to North America as part of the 70-person strong NZ contingent for the first Tourism New Zealand KiwiLink event in three years. We represented the region and the wider Thermal Explorer International Marketing Alliance (TEH IMA) of Waikato, Rotorua, Taupō and Ruapehu. HWT also attended KiwiLink Asia; was represented by TEH IMA partner regions at KiwiLink UK/Europe; and undertook several virtual webinars updating North American and Australian travel sellers about the Waikato's tourism experiences and accommodation offering.

Year End Update to Hamilton City Council



Traditionally (in non-Covid impacted years) the months of February–May are 'trade season' where a number of national and international travel trade events are held in the lead up to the travel sellers contracting tourism products and building inventory and itineraries for the coming seasons. For this year that has meant HWT joined several neighbouring RTOs on a sales trip to Australia in February, met with over 100 Inbound Tour Operator representatives at the RTO/ITO event in March, co-hosted 180 travel sellers at the Explore Central North Island eXplore Show in April alongside our seven partner RTOs (Coromandel, Bay of Plenty, Rotorua, Taupō, Ruapehu, Tairawhiti, Hawke's Bay), and attended the first TRENZ in three years where we had 52 15minute appointments with travel trade from all over the globe. HWT was joined at eXplore by 11 Waikato Tourism Operators and at TRENZ by seven Waikato tourism operators.

This year has also seen the re-introduction of international trade famils into NZ, with leisure and incentive famils from the US, UK, Germany, Australia, Japan, China, Philippines, Korea, India and Singapore markets spending time in the region.

Tourism New Zealand Global Hui Famil

HWT provided Hamilton Gardens with the unprecedented opportunity to host nearly the entire Tourism New Zealand team on 16 November 2022 for an experiential 'mini famil' on their way through the region at the end of their Global Whānau Connect Hui in Rotorua.

This 89pax contingent included the Chief Executive as well as trade, media, marketing, brand and business events specialists from all over the globe who are all extremely influential in how New Zealand is seen and promoted in their respective markets.

HWT and Hamilton Gardens created a bespoke experience for this famil which encompassed visiting four gardens with experiential elements in each to showcase Hamilton Gardens as a must-do visitor attraction, share the stories behind each garden visited, and highlight our delicious regional F&B offering.

- Indian Char Bagh Raglan Roast iced coffee and Zealong iced tea
- Italian Renaissance acoustic string music and Meyer cheese platters
- Te Parapara cultural and historical narratives
- Surrealist Alice in Wonderland characters and berries (choc dipped in Raglan Chocolate and smoothies)
- Duck Island ice creams as parting gifts in the Piazza

HWT also hosted a further group of 19 TNZ staff on a wider two-day regional famil.







Appendix 1 - Kirikiriroa Hamilton inclusions

For details of specific Hamilton inclusion in marketing activities, please see Appendix 1 attached.

Year End Update to Hamilton City Council

Hamilton&Waikato

Events and Incentives

BRAND POSITIONING AMENITIES, SERVICES & INFRASTRUCTURI

TARGET MARKETS

ATTITUDES

MARKETING & PROMOTION (awareness)

Business Events

The HWT partnership model has been reconsidered with the restructured holistic model successfully rolled out this financial year. As an organisation, we have held four successful HWT partner breakfast events.

We have assisted with 14 regional conference bids; proposals are proving hard to win due to funds provided from some of our regional competitors. Lack of higher end accommodation is also a factor; however, we have won five of these bids with a further two still pending.

The Business Events team have attended a number of tradeshows over the year including AIME, Association X, AuSAE Linc Conference, AuSAE IF, MEETINGS tradeshow, Office PA & Event Planner Show and Corporate PA Summit, representing Hamilton & Waikato as a business events destination to New Zealand and Australian event planners. During Wellington travel for the Association X event, we partnered with some of our fellow regional convention bureaus (Rotorua, Dunedin and Southland) and held a regional networking event. We hosted 50 buyers on the night with feedback being they appreciated our collaborative approach and being able to talk with multiple regions at one time.

Hamilton has been host city for three prestigious business events, Tourism Summit Aotearoa, NZ Tourism Awards and the inaugural AuSAE IF event. AuSAE IF saw 15 Association executives' event in Hamilton and explore in the wider Waikato region. The event was a mix of workshopping and buyer appointments over 1.5 days and we held a regional cocktail hour where some of our partners joined and networked with attendees. To close off the event we hosted a half day famil including Claudelands Conference & Exhibition Centre and Hobbiton Movie Set™ before delegates flights departed. We also offered three regional pre famil itineraries to Tourism Summit Aotearoa attendees last November when over 100 of New Zealand's tourism industry arrived and stayed in Hamilton for the back-to-back Summit and NZ Tourism Awards events.





The events team have attended Wellington based AuSAE networking luncheons, undertaken sales calls and jointly hosted association executives for lunch alongside AuSAE and H3. Closer to home we jointly hosted local event planners with Hamilton Gardens, leveraging off the Hamilton Arts Festival — Toi Ora ki Kirikiriroa in February. Alongside Tourism NZ we hosted a group of researchers at Innovation Park and a group of academics pre-Christmas with regards to the international conference assistance programme (CAP) funding. We also hosted a number of buyers along with some of our regional business events partners at our annual Wellington Soiree, have hosted buyers in Christchurch and Auckland and to International Hobbit Day alongside our partners such as Novotel Tainui Hamilton and Claudelands Conference & Exhibition Centre.

Year End Update to Hamilton City Council



In early December we held a Waikato Mega Famil (first since 2019), which saw 13 quality buyers from Wellington, Auckland and Queenstown spend time with us learning what Hamilton and the Waikato has to offer future delegates. The itinerary offered a jam packed two days with eight out of the twelve activations being Hamilton based businesses, including their overnight stay at the newly renovated Ibis Hamilton Tainui. This famil was a resounding success and our partners have already had four quality event bookings with another chance to quote come from this. The evening 50s themed dinner in Globox Arena was a real highlight for all attendees, from arriving in style in vintage cars parked right inside the arena to the aptly themed entertainment and bespoke menu by Montana Food & Events, the evening was incredible, and first hand showcased what this versatile venue is capable of.





We recently launched an 'always on' and retargeting business events campaign which is ongoing and have distributed three industry event e-DMs to our database of 2,945 event professionals over the year.

We continue to update our regional image library with a joint Woundcare Conference shoot at Claudelands Conference & Exhibition Centre. We also grew image capacity with capturing our regional Mega famil as well as a shoot at Hamilton Gardens and Jet Park Hotel Hamilton. Images produced from these shoots are now joint assets for ourselves with our regional library and for our respective local operators libraries also. We have had a Waikato regional feature in national event industry publication Meeting Newz as well as taken advertorial space each quarter in Waikato Business News talking to our Waikato audience.

WINTEC student, Janelle joined our team for work experience over a three-week period in May and was a huge help with completing some of our office tasks. We appreciated having the opportunity to help one of our future stars learn and develop during her studies.

Thermal Explorer Regional Events Fund

The four regions of the Thermal Explorer Highway collective including Waikato, Rotorua, Taupō and Ruapehu were approved \$3.75 million for regional events in December 2020. The Regional Tourism Organisations (RTOs), alongside their council partners, developed a collaborative regional events investment plan to drive additional domestic visitation into their regions.

Hamilton & Waikato Tourism were selected as the Lead Entity for the Regional Events Fund across the four regions. The collaboration between Waikato, Rotorua, Taupō and Ruapehu has led to a strong and compelling event proposition for our four regions.

The bulk of the \$3.75 million fund has been allocated through a contestable funding process with successful events being supported with one-to-three-year funding agreements. Following two contestable funding rounds held in 2021 and 2022 there were a number of events that were not able to go ahead which caused previously allocated funds to be returned. In December 2022, the Panel agreed to move forward with a third contestable funding round which saw the application and evaluation process modified due to the limited funds available. The 2023 contestable funding round (third and final) opened in January and closed beginning of June 2023.

Year End Update to Hamilton City Council



The three rounds of contestable funding have now been completed and have resulted in 54* events being offered \$2.9million. This sees the contestable fund aspect fully utilised and allocated.

Funding Agreements have had addendums completed where funded events (from any funding round) have been postponed or cancelled due to COVID-19, weather, event timing etc.

ThermEx REF capability workshops have been held online and in person over the first two quarters followed by roadshow activity in the second half of the financial year. The Panel held the first series of 'Roadshow' workshops in March and April 2023 in each of the four regions. The Lego® Serious Play® or LSP workshops were all held in-person and facilitated by Rob Bull and Kate Horton from Rogue Builders. The workshop began with a brief update from the Panel on our journey to date and plans for the next 18 months followed by activities based around the question "Beyond the Thermal Explorer Regional Events fund, what does exceptional collaboration look like?".

The Panel met in May 2023 and discussed key objectives and timeline for the remainder of the REF project. Capability will continue for this sector over the next 18 months including further Thermal Explorer roadshows being planned centred around capability building, event development and feasibility initiatives.

Appendix 1 – Kirikiriroa Hamilton inclusions

For details of specific Hamilton inclusion in event activities, please see Appendix 1 attached.



Hamilton City Ambassador programme

The Ambassador Programme is designed to empower those interacting with visitors to the Waikato region. These workshops help create storytellers and ambassadors who can connect with people through the values of 'manaakitanga' (hospitality) and 'kaitiakitanga' (caring for the environment).

With content uniquely based around the Hamilton City region, the main goal of the Ambassador Programme is to deepen participants' understanding of Hamilton City, foster cultural awareness, and enhance customer service. This enables attendees to provide consistent and welcoming hospitality to all visitors and become proactive ambassadors for the community.

A total of four Hamilton City Ambassador Workshops were presented between January and May 2023, resulting in 75 new Ambassadors representing the Hamilton City. There are currently three Hamilton City Ambassador workshops scheduled to take place in October and November 2023.

Regenerative Tourism

The Mighty Waikato Sustainability Programme has been developed in conjunction with InStep and was launched to our operators late January. The Programme provides guidance to operators to measure what they do and identify changes to their business to achieve better regenerative outcomes. We had 20 Waikato operators participate in the programme.

We have introduced a Regenerative tourism section of waikatonz.com for operators, providing advice and resources to assist operators on their journey. The visitor's section is underway.

Year End Update to Hamilton City Council 1 July 2022 – 30 June 2023

^{*}Four events pending announcement (Waikato -1 event; Rotorua -2 events; Taupō -1 event).



Tiaki in Waitomo

Tiaki – Care for New Zealand is a national initiative that was created through a collective national desire to share a connection to the natural world, inspiring and helping visitors to travel safely and conscientiously.

As part of our regenerative tourism workstream HWT piloted a programme in Waitomo around embracing the Tiaki kaupapa, which could then be implemented in other parts of the region to help educate other industry members and wider communities as well as our manuhiri about caring for Waikato's environment and people. Many operators are already undertaking some fantastic initiatives which embrace the values of the Tiaki Promise and this can help educate others about what can be achieved.

To date this regenerative tourism initiative has been very well received by all involved, and the next piece of activity is due to launch shortly. As this mahi was enabled with the central Government funding, extending this work to other communities within the region will be dependent on further funding from council stakeholders who are keen to support us in ensuring sustainable destinations within their rohe.

Sustainability Moving Workshop

We took our next Sustainability event on the road to Raglan, where 30 attendees were introduced to nine great business operators and heard first-hand how they successfully implemented sustainable practices that not only improved their business, but also contributed to a regenerative future. The unique selection of businesses covered a range of sustainability and regenerative tourism topics, and provided tips and ideas around easily transferrable and cost-effective operations that attendees could adopt in their own operations. We were also joined by sustainability expert, Nicola Turner from Mainstream Green who shared her insights and advice throughout the journey. The attendees also had the opportunity to share their sustainability journey amongst the group, where many discussed their wins, opportunities for collaborations, challenges and solutions.

Food & Beverage Tourism Strategy

We utilised more central government funding to produce a Food & Beverage Tourism Market Development Strategy for the region. The strategy was developed with consultation from producers, hospitality sector, F&B sector bodies, event managers and caterers. Implementation activity has included:

- Development of an Advisory Group to share in the ownership of the strategy, to help guide direction for the action plan and collaborate on specific projects
- Content creation new content created and existing refreshed for waikatonz.com, social media content created including Reels, specific media pitching and coverage (see above marketing media section)
- Integration of more F&B based content in HWT campaign activity
- · Launching 'Berry Month' campaign and promotion (see marketing section for more detail)
- Image library asset creation photo and video shoots in Hamilton, Raglan, Te Aroha, Matamata, Morrinsville and Cambridge areas.
- Development of a Waikato Provenance Mark research to explore if and what a provenance mark for the Waikato could look like.
- Support and encourage feasibility work towards developing a new event for the region.







Year End Update to Hamilton City Council

1 July 2022 - 30 June 2023



Capability Building for the Industry

Our central Government funding provided us with the opportunity to offer an accelerated capability building programme. Symposiums, workshops, webinars and one-on-one support has been provided to a range of operators throughout the region. We held 40 events, which enabled 1,364 individuals to attend; along with providing 37 businesses with direct support. Returning to "BAU" funding means this activity will decrease to two symposiums and support for operators from our Development Manager.

Accommodation

We utilised central government funding to commission a report by Horwath HTL to consider our commercial accommodation offering and identify needs and opportunities. This report has been provided to our council representatives and is available for anyone who might be considering developing commercial accommodation within the mighty Waikato.

Similarly, we have utilised the additional funding to develop a Commercial Accommodation Profile tool. This has already been utilised for events considering moving to our region. For Hamilton, this tool indicates there are 63 commercial accommodation providers in the city, providing 1920 stay units. The majority of accommodation in Hamilton is provided by Motels; the majority are 3-4 star ratings and average \$200-250 per night.



Year End Update to Hamilton City Council



Product support provided to cultural operators across the region

The team have provided a variety of support services to our cultural tourism operators. Some of this support has been funded by central government funds allocated to provide consultants; attendance at capability building workshops; and other support has been by the way of one-on-one support with the HWT team:

- Te Ahurei Māori Tourism now BRONZE Qualmark certified
- Sands of Kawhia Hotel
- Tainui Waka Tourism Inc
- Rangiriri Development
- Okū Tea
- Hine Tours
- Port Waikato Holiday Park
- Te Puna Wai Tours
- River Riders
- Move Your Tinana Kawhia (event)
- NZ Māori Tourism connections and strong relationship developing
- IBCPC Dragon Boat Event connected organisers with local hapu for assistance

We have recently commissioned a consultant to undertake a Cultural Tourism Gap Analysis. This work is conjunction with Tainui Waka Tourism Inc.

In addition, the HWT team have been working more with NZ Māori Tourism and have undertaken Te Reo lessons with Fraser High Schools's Adult Learning team.

Weather related State of Emergency

National State of Emergency was announced in response to the damage caused from Cyclone Gabrielle, which has followed closely behind Cyclone Hale. With official advice being "delay travel" and only travel if absolutely necessary, visitation over the summer was lower than we would have expected.

MBIE instigated the Visitor Support Emergency Advisory Group (VSEAG) to support visitors the affected regions – Auckland, Northland, Coromandel, Tairawhiti, Hawkes Bay and Waikato. This group consisted of TEC, TIA, TNZ, MBIE, NEMA, MFAT, DOC, Ministry of Education, Immigration NZ etc. The purpose of VSEAG is to support the emergency response when the emergency impacts large numbers of visitors and managing the response for those visitors; and then some small part in the "recovery" afterwards.

Our region was initially omitted from the central Government Cyclone Recovery funding therefore HWT strongly advocated for our sector and region to be reconsidered. This resulted in our region being included with the funding allocated to and by Thames Coromandel District Council.

Appendix 1 – Kirikiriroa Hamilton inclusions

For details of specific Hamilton inclusion in development activities, please see Appendix 1 attached.

Year End Update to Hamilton City Council



Sustainable funding

As you are aware, HWT received funding from central Government as part of COVID recovery funding packages, as did all RTOs. This additional funding elevated our existing mahi and allowed further workstreams to be implemented, as you will have noticed above throughout our report. This funding has now been utilised.

Now we return to our normal levels of funding our activity returns to pre-covid levels. The projects/workstreams impacted are:

- Food & Beverage we now have a fantastic Food & Beverage Tourism Market Development Strategy for the region and have created powerful promotional assets. We will include the food and beverage offering within our usual work but will be unable to elevate further or fully realise the recommendations of the Strategy.
- Regenerative Tourism/Sustainability we are unlikely to be able to provide any major impact with our operators or visitors other than encouraging the use of Tiaki within an operator's offering.
- Communications Specialist we engaged a Communications specialist which enabled increased content creation and cut-through with media articles and coverage. This activity will return to pre-covid levels.
- Ambassador programmes workshops were provided free of charge, and we now return to charging an attendance fee to cover the associated costs.
- Capability Building work will continue as per pre-covid plans two symposiums per year and our Development
 Manager available to support operators. However, the extensive and intensive workshop programme which was
 provided to operators free of charge will no longer be possible to deliver.
- Marketing campaigns domestic, international and business events promotional activities were substantially elevated and increased in frequency with this funding. This activity returns to pre-covid levels.
- Matariki campaigns were implemented with this funding to support celebrating Matariki in Waikato and the Matariki ki Waikato festival. BAU budgets unfortunately do not allow for this activation to continue.
- Mighty Local campaign this activity was launched during Covid. Building on existing efforts, the increased focus on targeting locals proved incredibly beneficial in building ongoing awareness of our visitor offerings. This activity did not exist pre-covid and does not fit within our 'normal' funding levels.
- Attraction of Business Events was increased during this period. We were able to host more event buyers in region
 and out of region than we are able to with usual levels of funding and implement specific digital marketing initiatives.
- Residents and Visitor Sentiment surveys were conducted over two summer seasons, with results available by region and by district. These provide insights into how our residents feel about tourism, the benefits and the perceived/real negative impacts of tourism.
- Data and insights tools have been developed and utilised. These have ongoing annual fees that we'll struggle to pay for the tools we've become accustomed to utilising to provide data to you.
- We have worked with our business events stakeholders to develop a Business Event Strategy for the region, but as yet, have no additional funding to deliver the actions identified by our stakeholders.

We are grateful of payments we receive from our council partners for the services provided, however sustainably delivering to the now elevated stakeholder expectations while managing rising implementation costs is challenging. We are reticent to lose the momentum and traction we have gained through these central government funded projects and would like to continue to successfully deliver the Destination Management Plan.

The government have indicated a 'system wide' review of the tourism sector, including sustainable funding. RTNZ's Project Tōnui provided an outline of the RTO system and challenges. Hamilton & Waikato Tourism is one of the lowest funded RTOs per capita, receiving \$3.30 per resident. Whereas, Queenstown receives \$172.35 per resident, Rotorua receives \$66.64 per resident, Taupō \$56.26 per resident and West Coast \$30.82. Only three RTOs have lower funding per capita than HWT – Taranaki (\$2.55), Northland (\$3.05) and Auckland who have had major budget cuts meaning they were the lowest this year at \$1.08 per resident, which still resulted in more than our total budget.

We may need to work with partnering councils to realign expectations in our next three-year Service Level Agreement during the pending Long-Term Plan.

Year End Update to Hamilton City Council 1 July 2022 – 30 June 2023



Conclusion

As we continue to strive for the visitor sector to enrich our communities; as we readjust and return to 'normal' baseline funding; our focus and activity for the coming financial year includes:

- destination marketing with focus on domestic and international visitors;
- attracting travel trade, wholesalers and agents to include our region and operators in their itineraries and sale collateral; assist our operators become 'trade ready'
- proactively work to ensure our region is highly regarded with event organisers; attracting event organisers and conferences to our region
- proactively assist and encourage hotel development in Kirikiriroa Hamilton, which will benefit the wider Waikato region
- assist and encourage operators to embed Regenerative Tourism and sustainability measures into their activity
- deliver Ambassador programmes for Kirikiriroa-Hamilton, Waipā, Ōtorohanga-Waitomo, Waikato and Matamata-Piako districts
- · continuing to work with our industry to develop capability; including two industry symposiums
- delivering capability building opportunities with the Regional Events Fund for Waikato, Rotorua, Ruapehu and Taupō while Regional Event Fund remains available
- continuing to lobby and advocate for the visitor sector with Government
- further embed the Waikato Destination Management Plan where resources allow
- · continue to partner with neighbouring regions on collaborative activities
- after providing 'partnership holiday' to our partners (while we had central government funding), we'll continue to re-attract 'industry contribution' through our partnership with operators.

On behalf of the board and management of Hamilton & Waikato Tourism, we thank Hamilton City Council, our local government partners and the industry for their continued partnership. Your proactive support is greatly appreciated by the tourism sector and our communities.

Nicola Greenwell

Chief Executive Hamilton & Waikato Tourism 22 August 2023



APPENDIX 1

Marketing activity for Kirikiriroa Hamilton

A summary of specific media, trade and leisure marketing for Hamilton is detailed below:

Target market	Campaign or activity	Kirikiriroa Hamilton experiences profiled
Media – domestic & international famils	Media hosting and famils profiling Hamilton: Dish Magazine famil TODAY Show AU Mothership Singapore Kia Ora Magazine famil ARE Media AU Roads Less Travelled famil Tencent Sports, China FIFA Women's World Cup media famil NZ Women's Day famil TNZ Māori Storytelling Project (video to launch later in 2023)	Hamilton Gardens, Te Awa River Ride, Waikato Museum, Cream Eatery, Duck Island Ice Cream, The Local Taphouse, Gothenburg, Weave Eatery, Hayes Common, Mr Pickles, Balloons, Novotel Tainui Hamilton, Good George Brewery, FIFA Women's World Cup 2023 Play-off + main tournament, Over Waikato, Te Ahurei Māori Tourism
Media - domestic	Hamilton was profiled as part of regional promotions in the following publications: Waikato Herald – 24 stories between July-Dec 2022 Waikato Business News Dish Magazine Stuff.co.nz Motorhome, Caravans and Destinations Magazine Roads Less Travelled (aired 2 July) Bare Kiwi Stuff.co.nz NZ Herald NZ Women's Day Kia Ora Magazine	Hamilton Zoo, Bowl and Social, Ninja Valley, Shrek the Musical, Mamas Donuts, Duck Island Ice Cream, NZ Darts Masters, Special Olympics, HSBC NZ Sevens, FIFA Women's World Cup 2023 Play-off + tournament, Novotel Tainui Hamilton, Cream Eatery, Mr Pickles, Good George, Meyer Cheese, Te Awa River Ride, ibis Tainui Hamilton, Waikato Museum, Hamilton Gardens, Hamilton Farmers Market, Ruakura Berry Farm, Camarosa, Everyday Eatery, Waiwhakareke, Waikato Regional Theatre, K'aute Pasifika village, Hamilton city river paths, Hamilton Airport, The Local Taphouse, Gothenburg, Weave Eatery, Hayes Common, Kiwi Balloon Company, Skydive Hamilton, Extreme Edge, Waikato A&P Show, Hamilton Mountain Bike Track, EAT Burger, Zone Sports Bar, All Blacks vs Argentina, Balloons Over Waikato, Maakona, Bahn mi caphe, Browsers books, Waikato Baby Expo, Wilkinson Presents Cognition, Te Ahurei Māori Tourism, Matariki ki Waikato events
Travel Trade – training & events	International trade events and webinars profiling/attended by Waikato: • KiwiLink North America • Travel 2 USA virtual training • ECNI Down Under Endeavours USA virtual training • KiwiLink UK/Europe • KiwiLink Asia • AU sales calls • RTO/ITO • eXplore Show • TRENZ • GoWay USA virtual training	Trade-ready products: Hamilton Gardens, Riverside Adventures (Te Awa River Ride), Brew Bus (Waikato Tour), Novotel Tainui Hamilton, Ibis Tainui Hamilton, Distinction Hamilton, Ramada, Heartland Ambassador, Ventura Inn & Suites
Travel Trade – famil hosting	Hosted in region: TNZ Global hui Go New Zealand - AU	Trade-ready products: Hamilton Gardens, Novotel Tainui Hamilton, Ibis Tainui Hamilton

Year End Update to Hamilton City Council

Hamilton&Waikato

	MTA Travel – AU Grand Travel – Signature			
	General Travel – Singapore Air N.Z. North Arranian			
	Air NZ – North America Helloworld – AU			
	Helloworld – AU Group Travel – AU			
	Bomerang Reisen – Germany			
	(TRENZ Famil)			
Domestic	Matariki June – July 2022	Matariki ki Waikato events 2022 + 2023, Hamilton		
consumer -Local,	Always On Facebook	Gardens, Victoria on the River, Taitua Arboretum,		
Hamilton &	Motorhome & Caravan Show	Waikato Museum, Hamilton Zoo, Te Awa River Ride, City		
Waikato	Berry Activation	River Walks, Hamilton Lake, Gothenburg, Bowl and Social,		
VValkato	Matariki June – July 2023	Duck Island Ice cream, Novotel Tainui Hamilton, The Base,		
		Hamilton Farmers Market, Hamilton Arts Festival, HSBC		
		NZ Sevens, FIFA Women's World Cup 2023, Waikato		
		Christmas events, Chiefs Home Games, ANZ Premiership		
		Netball, Seddon Park, Gourmet in the Gardens, Balloons Over Waikato, Hamilton Arts Festival Toi Ora ki Kirikiriroa,		
		Waikato Show, Wildlife Photographer of the Year		
Domestic	Matariki June – July 2022	Matariki ki Waikato events, Hamilton Gardens, Victoria on		
consumer -	Winter Campaign	the River, Taitua Arboretum, Waikato Museum, Hamilton		
External Drive &	Always On Facebook	Zoo, Te Awa River Ride, City River Walks, Hamilton Lake,		
Fly Markets	Motorhome & Caravan Show	Gothenburg, Bowl and Social, Duck Island Ice cream,		
Try Warkets	Summer/Autumn Campaign	Novotel Tainui Hamilton, The Base, Hamilton Farmers		
	Matariki June – July 2023	Market, Hamilton Arts Festival, HSBC NZ Sevens, FIFA		
		Women's World Cup 2023, Chiefs Home Games, ANZ		
		Premiership Netball, Seddon Park, Gourmet in the Gardens, Balloons Over Waikato, Hamilton Arts Festival		
		Toi Ora ki Kirikiriroa, Matariki ki Waikato events 2022 +		
		2023		
Domestic	Ongoing campaign activity has	Hamilton Gardens, Duck Island Ice cream, Hamilton		
consumer –	continued through our Weibo social	Christmas Tree Lighting Festival, Boon After Dark, Cream		
Chinese New	media channel, blogs, community	Eatery, The River Kitchen, Jansen Park, Garden Place		
Zealanders	forums etc	Noodle Bar, The Chilli House, Saigon Noon, Ancient		
		Egyptian Garden, Duck Island Ice cream, Hayes Common,		
		Palate Restaurant, Wonder Horse, Hamilton Zoo, Chinese Lantern Festival, Wildlife Photographer of the Year,		
		Gourmet in the Gardens, Bowl & Social at SkyCity		
		Hamilton, Balloons over Waikato, Hamilton Lake		
		Playground, Classics Museum, Novotel Hamilton Tainui,		
		Taitua Arboretum, Mr Pickles Bar & Eatery, Matariki events		
Domestic &	2023 Hamilton & Waikato Regional	Hamilton City profiled in 'Regional Highlights' section and		
International	Visitor Guide	'Hamilton' section. Hamilton based tourism operators		
consumer		advertised in their respective sections. Events based in		
Domostic 9	Quarterly o-newslatters distributed to	Hamilton have also been profiled in the 'Events' section. our consumer, trade and media databases featuring:		
Domestic &	1 .	,		
international	Hamilton Gardens, Hamilton City, Waikato Stadium, FIFA Women's World Cup, Hamilton Arts Festival Toi Ora ki Kirikiriroa 2023, Balloons over Waikato, Claudelands Oval, HSBC New Zealand			
consumer, travel	Sevens, Ibis Tainui Hamilton, Claudelands' GLOBOX Arena, New Zealand Darts Masters, Wildlife			
trade and media	Photographer of the Year exhibition, Waikato Museum Te Whare Taonga o Waikato, Gourmet in the			
	Gardens, Jansen Park, University of Waikato, Hamilton Zoo, Black Caps vs India 2nd ODI, Seddon			
	Park, Duck Island Ice Cream, Taitua Arboretum, Garden Place Noodle Bar, Te Kaaroro Nature			
		National Contemporary Art Award, O'Reilly Cup Test, New		
		, K'aute Pasifika Community Hub, Super Rugby Pacific		
	1	Fenors, Maanawatia a Matariki, Ngaa Paki o Matariki,		
	Matariki Follow the Stars scavenger hunt at Hamilton Zoo, Free tour of Te Parapara, SkyCity Hamilton, Hello! We're The Wiggles, Taini Jamison Trophy England Roses vs Silver Ferns, Matariki at			
		itel Tainui Hamilton, Bowl and Social at SkyCity Hamilton		
	, in all all training to training to the			

Year End Update to Hamilton City Council



Domestic & International consumer

Kirikiriroa Hamilton profiled through HWT's website and various social profiles including Facebook, Instagram, Twitter & YouTube, including:

HSBC New Zealand Sevens, New Zealand Special Olympics Summer Games, BOON Hamilton Street Art Festival, Hamilton Lake, FIFA Women's World Cup 2023, Duck Island Ice Cream, Hamilton City, Waikato Museum Te Whare Taonga o Waikato Hamilton Gardens, Taitua Arboretum, FMG Stadium Waikato, New Zealand Darts Masters 2022, Hamilton City walks, Historic Hamilton Walking Tour, Boon After Dark 2022, BOON Street Art Tour, Brewaucracy Brewery & Taproom, Sage restaurant, Hamilton Central Business Association, Te Ahurei Māori Tourism, Hamilton Street Art, Pukete MTB Park/Pukete Farm Park, Victoria On The River, Jansen Park, Kushi Restaurant, Cream Eatery, Tills Lookout, Bowl & Social SkyCity Hamilton, Creative Waikato, Matariki events, University of Waikato, EAT Burger, Weave Eatery, Wildlife Photographer of the Year Exhibition, Te Awa - The Great New Zealand River Ride Hamilton section, Balloons over Waikato, Jubilee Park, FIFA Women's World Cup 2023 Play-Off Tournament, Hayes Common, The Chilli House, Palate Restaurant, Hamilton Arts Festival Toi Ora ki Kirikiriroa, Hamilton Gardens guided tours, Hamilton City Central city jetty, Tongue of the Dog, Surrealist Garden, Gallagher Academy of Performing Arts, Italian Renaissance Garden ibis Hamilton Tainui, Ramada by Wyndham, Heartland Ambassador, Ventura Inn & Suites, Distinction Hamilton Hotel, Restaurant On Alma, Maakona restaurant, Hamilton Golf Club

Events featured on social media: Hamilton Christmas Tree Lighting Festival, All Blacks v Argentina, Shrek the Musical, Bunnings National Provincial Championship season - Waikato home games, 2022 National Contemporary Art Award, Sticky Fingers – Lekkerboy Tour NZ '22, Led Zeppelin by LEAD ZIPLINE, SkyCity Hamilton, The Wiggles Big Show Tour!, Women's Lifestyle Expo, Bottomless Drag... Brunch, Matariki Glow Show, The Great NZ Food Show 2022, NZ String Quartet | First Light, Anita Wigl'it - The Life Of A Funny Girl, All You Need Is Love, Glow Ride Glow Rave, Garden Place Movies, Battle of the Bands 2022 National Championship-Waikato Final, Silver Ferns vs Jamaica Sunshine Girls, The Bee Gees Night Fever, Meet the Maker, Waikato Home & Garden Show, Finding Harold, Brewaucracy Oktoberfest 2022, TINA Simply The Best, Pink Walk & Run 2022, Waikato A&P Show, Pacific Rose Bowl Festival, Swan Lake, The World of Musicals, Hamilton Christmas Tree, First Credit Union Christmas Parade, Trees at The Meteor, A Merry Circus | SkyCity Hamilton Christmas Party, Wildlife Photographer of the Year, WHITE FERNS v Bangladesh 3rd ODI, Pink Walk/Run, Stories in the Garden, Jimmy Carr-Terribly Funny, Free Te Parapara Garden Tour, Waitangi Day Festival 2023, Hamilton Chinese Lantern Festival, Hamilton Children's Day, Medieval Fair, St Patrick's Comedy World Tour 2023, Michael McIntyre - Jet-Lagged & Jolly, BLACKCAPS v Sri Lanka 3rd ODI, Waikato Show 2023, 50+ and loving it, Super Rugby Pacific: Gallagher Chiefs Home Games, ANZ Premiership - Magic vs Stars, Kita Mean - Delightfully Camp, Grand Kyiv Ballet - Forest Song & Don Quixote, 50 Golden Years of Musicals, The Ten Tenors, Midwave Breaks NZ Tour 2023, Bjorn Again, Wilkinson Presents Cognition - Hamilton, Four Hands Two Pianos One Big Band - Houstoun-Cunliffe-Fox, Arbor Day 2023 - Increasing Nature In the City!, Pink Floyd Experience, Guy Montgomery, 2023 ANZ Premiership Grand Final, Chris Parker, Go with Tourism Careers Expo, Showquest, The Greatest Love of All, Mitch James, Concert by Kenneth Hamilton at the University of Waikato in Hamilton



Event activity for Kirikiriroa Hamilton

A summary of specific event activities for Hamilton is detailed below:

Activity	Campaign or activity	Kirikiriroa Hamilton experiences profiled
Business Events - Famils & Hosting	Business events have hosted the following: Auckland buyers' lunch Wellington Soiree Christchurch buyers' dinner Mega Famil AuSAE IF Famil AuSAE Linc site visits Hamilton Arts Festival local hosting Buyers' dinner at Meetings 2023 Mitre 10 Site visit Recreation NZ site visit NZ Young Farmers site visit Regional networking drinks WLG	Claudelands Conference & Exhibition Centre, Hamilton Gardens, University of Waikato, Novotel Tainui Hamilton, Ibis Tainui Hamilton, SkyCity Hamilton, Atrium @ Wintec, Albert Court Motor lodge, FMG Stadium Waikato, Distinction Hotel Hamilton, Waikato Museum, Good George Brewery
Business Events - Attended Events	Events we have attended to promote the region: • Meetings 2023 • Association X • AuSAE Linc • Office & PA Show • Corporate PA Summit • AIME	Claudelands Conference & Exhibition Centre, Hamilton Gardens, University of Waikato, Novotel Tainui Hamilton, Ibis Tainui Hamilton, SkyCity Hamilton, Atrium @ Wintec, Distinction Hamilton, Ramada by Wyndham Hamilton, Heartland Ambassador, K'aute Pasifika Fale.
Business Events - Marketing Activity	AuSAE networking lunches Business Events have marketed the region in collateral as follows: 4 x Waikato Business news adverts Always on campaign Meeting news feature article Meeting Newz advert 3 x EDM	Claudelands Conference & Exhibition Centre, Hamilton Gardens, University of Waikato, Novotel Tainui Hamilton, Ibis Tainui Hamilton, SkyCity Hamilton, Atrium @ Wintec
Thermal Explorer Regional Events Fund - Activity	Capability building provided to Waikato, Rotorua, Taupō & Ruapehu regions via REF: November 2022 networking December 2022 workshop Lego® Serious Play® roadshow (March – April 2023)	H3 Impact events, H3 Business events, H3 major events, Core Events, Hamilton Arts Festival – Toi Ora ki Kirikiriroa, Outshine, Hamilton Arts Trust, Mediapa, ZarChan Entertainment, Food Truck League, University of Waikato, Rogue Builders
Thermal Explorer Regional Events Fund – Funded Events	Event funding provided to Hamilton-based events: Tourism Summit Aotearoa and Tourism Awards dinner (November 2022) Hamilton Arts Festival – Toi Ora ki Kirikiriroa (February – March 2023) Aramex Kiwi Walk and Run Series (April 2023)	Claudelands Conference & Exhibition Centre, Hamilton Gardens, Clarence Street Theatre, The Meteor Theatre, Victoria on the River, Waikato Museum

Year End Update to Hamilton City Council

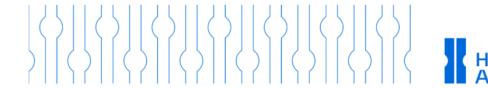


Development activity for Kirikiriroa Hamilton

A summary of specific development and capability building activities for Hamilton is detailed below:

Activity	Campaign or activity	Kirikiriroa Hamilton experiences involved
Development Support	There were five operator capability building workshops held during the FY: Sustainability Symposium Content Creation Workshops Pricing and Packaging Workshop Working with Trade Workshop Cultural Operator Hui with Tainui Waka Tourism Inc. Sustainability Moving Workshop Organic Social Media Customer Experience HR Webinar Business Plan on a Page The team have provided development support to operators within Hamilton City.	Gothenburg, Chartwell Shopping Centre, Hamilton Golf Club, Escape HQ, Food Truck Events, Hamilton Zoo, Te Awa Lakes development, Panama House Stark Property, MADE Stark Property, Waikato Regional Council, Hayes Common, Montana Food & Events, River Riders, Hazel Hayes, SkyCity Hamilton, Ramada Hamilton City Centre, Hamilton Arts Festival Toi Ora ki Kirikiriroa, Hamilton City Council, Novotel/IBIS, Hamilton Gardens, Waikato Museum, H3, Showing Waikato, University of Waikato, Heartland Ambassador Hotel, Hamilton i-Site, YWCA, Wintec, Vidcom, Weave, Quest Hamilton, Te Ahurei Māori Tourism, Boon Arts, HCBA, Leisure Time Tours, Kerr & Ladbrook, Trek n Travel,
HWT held events	HWT have held the following events for industry: 4 x HWT partner breakfasts Open Spaces Forum 4 x Kirikiriroa Hamilton Ambassador workshops HWT Symposium Shikoku Economic Federation	H3, Vidcom, Atrium @ Wintec, University of Waikato, Distinction Hamilton, Heartland Ambassador Hamilton, Novotel Tainui Hamilton, Ibis Hamilton Tainui, Ramada Hamilton, SkyCity Hamilton, Hamilton Gardens, Lime & Soda, Fire & Emergency, Hamilton Golf Club, Ventura Inn & Suites
Sustainability Check-in	The Sustainability Programme "check- in" was provided to:	Ulster Lodge Motel, Hamilton Gardens, Hamilton Zoo, Riverside Adventures Hamilton Museum, River Riders, Leisure Time Travel
Food & Beverage Strategy	A range of F&B operators have been involved with the F&B Strategy mentioned – from consultation in the creation of the Strategy, through to being on the F&B Advisory Group, or hosting photo shoots	Duck Island Ice cream, Gothenburg, HCBA, MADE/Stark Property, Montana Group, Te Waka, Gouda Cheese Shop, Waikato Chamber, Cream Eatery, The Local Taphouse, Weave Eatery, Hayes Common, Mr Pickles, Novotel Tainui Hamilton, Good George Brewery, Mamas Donuts, Raglan Roastery, Everyday Eatery, EAT Burger, Gourmet in the Gardens, The River Kitchen, Garden Place Noodle Bar, The Chilli House, Saigon Noon, Palate Restaurant, Wonder Horse, Kushi, Patrons, Frank, Grey St Kitchen, Volare

Year End Update to Hamilton City Council



Annual Report & Consolidated Financial Statements For the year ended 30 June 2023



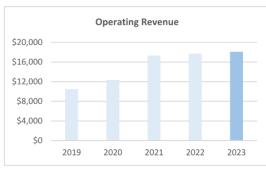
Annual Report & Consolidated Finanical Statements For the year ended 30 June 2023

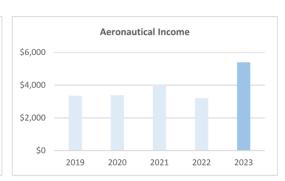
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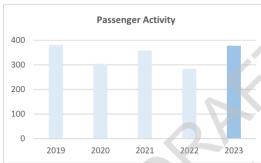
Results at a Glance

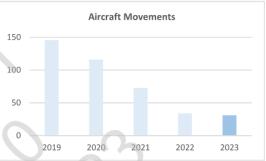
For the year ended 30 June 2023

(all amounts in '000)













Five Year Summary	2019	2020	2021	2022	2023
(all amounts in '000)					
Aeronautical income	\$3,350	\$3,379	\$4,015	\$3,200	\$5,398
Operating revenue	\$10,484	\$12,355	\$17,324	\$17,686	\$18,090
EBITDA excluding Land sales	\$3,964	\$2,838	\$6,931	\$5,996	\$5,674
Net profit before tax	\$3,021	\$5,780	\$37,141	\$25,129	\$18,581
Passenger Activity	381	304	358	283	378
Aircraft movements	146	116	73	34	31
Total Assets	\$124,220	\$132,576	\$197,801	\$243,990	\$272,767
Shareholder Funds	\$97,285	\$105,734	\$173,192	\$210,725	\$233,932
Shareholder Funds Ratio	78%	81%	88%	86%	86%
Net Asset Backing per Share	\$19.56	\$21.55	\$34.82	\$42.37	\$47.04

Chairman's Foreword
For the year ended 30 June 2023

In contrast to the past three annual reports, which were dominated by the impact of COVID-19 disruptions, the year 2023 marks a return to the Group to a more normalised operating environment. The lingering effects of COVID-19 on our country were mostly overcome during the first quarter, leading to the removal of final restrictive and public health measures and the complete reopening of New Zealand's borders.

During the first half of the financial year, the aeronautical business experienced robust performance, the Group further benefiting from the successful reintegration of our hotel business into public trading. After serving as a Managed Isolation & Quarantine Facility (MIQ) for two years, the hotel underwent substantial upgrade works, which had been postponed during its MIQ operation. Initially, there was a cautious outlook for the year with modest expectations for the hotel's performance. However, the hotel made a remarkably positive return to the market, surpassing trading expectations.

The Group's diversification strategy has proven highly effective, as evident from its consistent profitability and surpassing of annual earnings targets. Notably, the Group has invested over \$40 million in long-term assets and property development, resulting in a remarkable doubling of its asset holdings' value. These achievements were accomplished with a modest net increase in debt, totalling just over \$3 million in the last three years.

The year will be remembered by many for the completion of the terminal resilience project; the result of which was the unveiling of a seismically strengthened, resilient, and contemporary domestic terminal in late 2022. Notably, the project was accomplished within budget, despite the challenges faced over the previous 24 months.

The new terminal boasts modern architecture, deeply influenced by the region's rich and unique cultural heritage as the home of Kiingitanga. Five significant taonga artworks now grace the terminal, commanding a strong presence and celebrating the area's cultural legacy. Moreover, the Group took this opportunity to revitalise its overall brand identity and corporate values. Bilingual signage, incorporating Te Ao Maaori values, was introduced, further reinforcing the Group's commitment to embracing and honouring Maaori culture.

Concurrent with the brand and values transformation, every entity within the Group has been actively embarking on a sustainability journey. For the first time, carbon reduction targets were outlined in our Statement of Intent, and we are proud to report that both electricity and water reduction targets were successfully met, with impressive 5% reductions achieved. Furthermore, the Group's commitment to sustainability led to the completion of a 5000m2 solar farm by the end of the year. The commissioning of this solar farm is scheduled for early in the upcoming financial year, pending the finalisation of electricity network connections. Anticipated outcomes are incredibly promising, as this initiative is projected to yield upwards of 25% in annual electricity savings for the Airport.

It is pleasing to note that since the unrestricted opening of our international borders a little over twelve months ago, there has been credible inquiries for the revival of an international pilot academy. WRAL remains confident of a bright future for the facility. The current global shortage of pilots and the future growth ambitions of the airlines are expected to contribute significantly to the restoration of the 70% loss in air traffic movements at our airport. Bolstered by this positive outlook, the Group moved forward with the acquisition of the flight training centre buildings from the former operator during the year, one of three strategic acquisitions of specialist aeronautical assets.

One of the other aeronautical acquisitions involved the purchase of the former Air New Zealand regional engineering base. This facility has now been leased to a globally recognised aircraft maintenance and engineering firm, with airline jets now frequenting our airport for their maintenance needs.

Chairman's Foreword (continued) For the year ended 30 June 2023

As projected, the financial year turned out to be a record year for Titanium Park, with the successful completion of the highly anticipated fifth and final stage of the Central Precinct. First settlements from this stage resulted in an impressive gross margin of \$10 million generated from land sales during the current year, and an additional \$2 million achieved after year-end. These substantial returns played a crucial role in enabling the Group to continue investment across all facets of the Airport precinct, through very challenging times.

As we conclude development in the Central, Southern, and Raynes Precincts on the Eastern side of the airport, this signifies the end of an era for Titanium Park. During the year, final obligations related to existing precinct developments have been accounted for and reflected in the balance sheet, leading to a one-off expense of \$2.9 million in the current year. Titanium Park to date has delivered strong returns, proving invaluable to the WRAL Group, especially during recent times. However, the 40 hectares developed so far is only a fraction of the opportunities that await in the 100-hectare Northern Precinct to be developed over the next decade.

During the last week of the financial year, Titanium Park received notice that the Private Plan Change application, aimed at rezoning nearly 100 hectares of land adjacent to the Airport, was officially accepted by Waipa District Council's Independent Commissioners. This development holds a value exceeding \$100 million and offers tremendous potential for the Group, creating a robust legacy income stream through leasing and land sale opportunities. The acceptance of this application marks a pivotal step forward and ensures the continuity of our successful 10-year diversification strategy.

Barry Harris Chair

Consolidated Statement of Comprehensive Revenue and Expense

Year ended 30 June 2023

		2023	2022
		\$ '000	\$ '000
		\$ 000	\$ 000
Revenue			
Operating revenue	2A	18,090	17,686
Land sales		14,723	2,020
Other gains	2B	10,861	22,762
		43,674	42,468
Expenses			
Operating expenses		(7,337)	(7,002)
Cost of land sales		(4,633)	(1,633)
Employee benefits expense		(5,079)	(4,688)
Depreciation & amortisation	3A, 3B	(4,419)	(3,420)
Other losses	2B	(3,043)	(143)
Finance costs		(582)	(453)
		(25,093)	(17,339)
Net surplus/(deficit) before tax		18,581	25,129
Tax (expense)/credit	4A	(122)	(681)
Net surplus/(deficit) after tax		18,459	24,448
Other comprehensive revenue & expense		5.040	44.724
Revaluation of property, plant & equipment	3A	6,919	14,734
Tax (expense)/credit	4A	(1,671)	(1,649)
Total other comprehensive revenue & expense		5,248	13,085
Total comprehensive revenue & expense		23,707	37,533

Consolidated Statement of Changes in Equity Year ended 30 June 2023

	Share	Retained	Revaluation	Total
	Capital	Earnings	Reserves	
	\$ '000	\$ '000	\$ '000	\$ '000
Opening Balance - 1 July 2021	14,860	72,189	86,143	173,192
Net profit/(loss) after tax	-	24,448	-	24,448
Other comprehensive income	-	-	13,085	13,085
Total comprehensive income	-	24,448	13,085	37,533
Dividends paid to shareholder	-	-	-	-
Closing Balance - 30 June 2022	14,860	96,637	99,228	210,725
Opening Balance - 1 July 2022	14,860	96,637	99,228	210,725
Net profit/(loss) after tax		18,459	-	18,459
Other comprehensive income	-		5,248	5,248
Total comprehensive income	<u> </u>	18,459	5,248	23,707
Dividends paid to shareholder		(500)	-	(500)
Closing Balance - 30 June 2023	14,860	114,596	104,476	233,932

Consolidated Statement of Financial Position

As at 30 June 2023

		2023	2022
		\$ '000	\$ '000
Current Assets			
Cash and cash equivalents	5B	672	412
Frade and other receivables		2,679	3,66
Inventories		39	99
Development property	3C	13,833	11,83
,		17,223	16,007
Non Current Assets			
Property, plant and equipment	3A	161,942	142,767
Investment property	3D	92,620	84,450
Intangible & other non-current assets	3B	982	766
mangiste a strict for carrent assets		255,544	227,983
Total Assets		272,767	243,990
Current Liabilities			
Trade and other payables	4B	6,864	6,973
Employee entitlements		595	609
Provisions	4C	556	807
Borrowings	5B	20,220	
		28,235	8,389
Non Current Liabilities			
Provisions	4C	5,078	844
Borrowings	5B		16,995
Deferred tax liability	4A	5,522	7,037
	> 1X *	10,600	24,876
Total Liabilities		38,835	33,265
Net Assets		233,932	210,725
Equity			
Share capital		14,860	14,860
Retained earnings		114,596	96,637
Revaluation reserves	5A	104,476	99,228
Total Equity	34	233,932	210,725
		233,332	210,72

Chairperson Audit & Risk Committee Chairperson

The accompanying notes form part of these financial statements

Consolidated Statement of Cash Flows Year ended 30 June 2023

	2023	2022
	\$ '000	\$ '000
Operating activities		
Receipts from operations	17,374	17,561
Receipts from land sales	14,574	2,020
Payments to suppliers and employees	(12,584)	(10,711)
Payments for construction of development property	(5,994)	(4,794)
Payment of interest	(864)	(384)
Payment of income taxes	(1,270)	(1,995)
Net cash from/(used in) operations	11,236	1,697
Leverative autitities		
Investing activities Receipts from sale of property, plant and equipment	13	500
Purchases of property, plant & equipment	(13,669)	(6,747)
Purchases of investment properties	(49)	(107)
Purchases of intangible & other assets	(406)	(87)
Net cash from/(used in) investment activities	(14,111)	(6,441)
Financing activities		
Receipts from/(repayments of) borrowings	3,225	5,000
Payments of dividends	(500)	-
Net cash from/(used in) financing activities	2,725	5,000
Net change in cash for the period	(150)	256
Add opening cash and cash equivalents balance	221	(35)
Closing cash and cash equivalents attributable to the Group 5	5B 71	221
▼		
Closing cash and cash equivalents attributable to the Group	71	221
Cash and bank balances held in capacity as agent	601	191
	672	412
Total cash and cash equivalents	672	412

Notes to the Consolidated Financial Statements

Year ended 30 June 2023

Section One: About our annual report

This section of notes explains how we have prepared the financial statements and the general accounting policies we have applied. More specific policies and judgements we have made are explained in sections 2-4.

1A Reporting entity

Waikato Regional Airport Limited owns and operates Hamilton Airport. Its consolidated financial statements include the results of the Company and its wholly owned subsidiaries:

- Titanium Park Limited (TPL) conducts commercial and industrial property development around the airport precinct.
- Hamilton & Waikato Tourism Limited (HWT) is the Waikato region's official Regional Tourism Organisation and promotes the region as a business and leisure tourism destination both nationally and internationally.
- Waikato Regional Airport Hotel Limited (WRAHL) trading as the Jet Park Hamilton Airport Hotel & Conference Centre.

1B Basis of preparation

These consolidated financial statements have been prepared to comply with:

- Companies Act 1993
- Local Government Act 2002
- Airport Authorities Act 1966

The financial statements are prepared in accordance with Generally Accepted Accounting Practice, which in the case of the Group, is the Public Benefit Entity standards for Public Sector organisations that have less than \$30 million annual expenditure ("Tier 2 PBE Standards"). The Group is eligible to apply Tier 2 PBE Standards, including the Reduced Disclosure Regime as it is not publicly accountable or large.

In preparing the consolidated financial statements, transactions including revenues, expenses and loans occurring between entities and balances owing/receivable between entities at year end in the Group have been eliminated. Individual entity financial statements are adjusted, if necessary, to comply with the Group's accounting policies upon consolidation.

The financial statements are presented in New Zealand Dollars and rounded to the nearest thousand dollars unless otherwise stated. The Group does not routinely enter into material transactions denominated in foreign currencies.

Except as disclosed in the Notes to the Financial statements, all amounts have been recorded using the historical cost measurement basis, on the assumption the Group is a going concern. All amounts presented are shown exclusive of GST, except for amounts owing or receivable where the balance is inclusive of GST.

During the year ended 30 June 2021, Hamilton & Waikato Tourism was appointed the lead entity for the Thermal Explorer Regional Events Fund, a central government-funded tourism initiative to boost domestic tourism. HWT acts only as an agent for the fund which represents 8 Central North Island RTOs and Local Authorities, therefore revenues and expenses of the fund's trading activity are excluded from the consolidated results of the Group. Any assets and liabilities held by HWT on behalf of the fund in its capacity as an agent are separately identified in the Notes accompanying these financial statements.

Critical estimates and judgements

In preparing financial statements that comply with Tier 2 PBE Standards, the Company has made certain estimates and judgements which have a material impact on the amounts reported, in particular the valuation of Property, Plant & Equipment (Note 3A), carrying value of Intangible Assets (Note 3B); cost of Development Property (Note 3C); valuation of investment Property (Note 3D); and provisions and contingencies in respect of Infrastructure Development (Note 4C).

Notes to the Consolidated Financial Statements Year ended 30 June 2023

1C Specific Accounting Policies

Accounting policies adopted by the Group and critical estimates and judgements made in preparing these financial statements are detailed further in the accompanying notes, in addition to those outlined below.

All accounting policies have been applied consistently to both the current reported period balances and the comparative amounts, and there have been no changes in accounting policies in the current or previous year. Certain amounts have been restated from previous periods to comply with current year presentation. These changes in presentation have not had any material impact on the amounts previously reported in prior periods. Additionally, there have been no material changes arising from the adoption of newly effective accounting standards.

(i) Land Sales

Revenue from sale of development property is recognised when the significant risks and rewards of ownership have passed to the purchaser. This ordinarily coincides with settlement by the purchaser. Upon recognising the sale of development property, the cost of that property and any transaction costs are expensed to net surplus/(deficit).

(ii) Employee benefit expense & Employee entitlements

Employee benefit expense includes all salaries, wages, any performance bonuses paid to staff and contributions to postemployment benefit schemes (e.g. Kiwi Saver). The Group's expense also includes PAYE income tax and other deductions made by the Group. Amounts owing to staff, and any deductions collected but not yet paid, are recognised within the Employee entitlements liability. All Employee entitlements including performance bonus schemes are expected to be settled in the next twelve months, so no discounting adjustment is made.

(iii) Finance Costs

Finance costs include interest incurred on borrowings and other similar charges. Finance costs are expensed except to the extend they relate to borrowings specifically incurred to finance construction of qualifying assets, in which case the finance costs are capitalised as part of the asset's cost. Qualifying assets typically take more than 6 months to construct. Upon completion of the asset construction, capitalisation of further finance costs ceases. During the year ended 30 June 2023, \$240,000 of interest costs were capitalised to property, plant & equipment (2022: \$73,000).

(iv) Trade and other receivables

Trade and other receivables are recorded at their expected realisable value, net of an allowance for balances where collection appears doubtful. Balances receivable by the Group are subject to a provision where there is material uncertainty around collection. No provision was made at 30 June 2023 (2022: none).

(v) Inventory

Inventories include consumables for use in the Group's operations which are recorded at cost, and goods for re-sale in the Group's retail outlets which are recorded at lower of cost or net realisable value when it is identified the selling price will be less than their cost. There have been no material write downs of inventory in the current or previous period.

(vii) Impairment of non-financial assets

All assets not already recorded at fair value are reviewed for indicators of impairment when there are indicators that asset's value may not be recoverable. An impairment loss is recognised when an asset's recoverable value is less than its current carrying value. Impairment losses are recognised in net surplus/(deficit) except to the extent a loss relates to a reduction in the fair value of an asset previously revalued through the Asset Revaluation Reserve, in which case the revaluation reserve is reduced. The recoverable value of an asset is the greater of its disposal value or value in use, being its depreciated replacement cost.

Notes to the Consolidated Financial Statements

Year ended 30 June 2023

Section Two: About our performance for the year

This section provides information about how we performed for the year including how we derived our revenue and earnings, and how we performed against our Statement of Intent.

2A Operating Revenue

Operating revenue from exchange transactions is recognised when the underlying goods or services have been provided to the customer. Rental income from property leased to customers by the Group is recognised on a straight line basis over the lease term. Amounts received from customers in advance of the underlying goods or services being delivered are deferred initially and recognised within the revenue in advance liability in Note 4B.

Revenue from non-exchange transactions arise when there is no obligation to deliver goods or services directly in return to the funding provider. Revenue is only deferred if there are other substantive performance obligations yet to be met or conditions to return unspent amounts to the funding provider. Included in non-exchange income is government grant revenues recognised for the COVID19 employer wage subsidy. Grant monies received for periods covering July and August 2020, then August to November 2021. These amounts were initially as liabilities when received, then as income as the underlying payroll costs were incurred.

	2023	2022
	\$ '000	\$ '000
Aeronautical, landing and passenger charges	5,398	3,200
Leases, rentals and concessions	3,621	3,270
Carparking & retail	3,175	2,108
Hotel trading	3,344	6,558
Other	231	330
Total exchange revenue	15,769	15,466
Regional Tourism Organisation funding	2,321	1,974
Government grants 2C	-	246
Total non-exchange revenue	2,321	2,220
Total operating revenue	18,090	17,686

Notes to the Consolidated Financial Statements Year ended 30 June 2023

2A Operating Revenue (continued)

In addition to its own operating revenue, the Group also receives revenues and incurs expenses in an agency capacity on behalf of other parties. Amounts received in the capacity as an agent, and expenditures incurred in the same capacity, are excluded from the amounts reported in the Statement of Comprehensive Revenue and Expense. The Group entered into the following major agency relationships:

- The Group, via its subsidiary Hamilton & Waikato Tourism Limited, was appointed as the lead entity for the Thermal Explorer Regional Event Fund, a fund administered by HWT on behalf of four Central North Island regional tourism organisations. HWT received funding from the Ministry of Business, Innovation & Employment on behalf of the Fund.
- The Group, in connection with its Hotel operation that traded as a Managed Isolation & Quarantine (MIQ) Facility incurred expenditure on behalf of, and received monies from, the Ministry of Health in connection with providing specialist health and security services to guests during the period of its MIQ contract, in addition to regular hotel accommodation and food and beverage services.

\$ '000	\$ '000
1,052	645
95	385
1,147	1,030
	1,052 95

2B Other gains and (losses)

		2023	2022
		\$ '000	\$ '000
Other gains			
Gain on revaluation of investment property	3D	8,121	22,332
Gain on acquisition of property, plant & equipment	3A	2,740	-
Gain on disposal of property, plant and equipment		-	430
		10,861	22,762
Other losses			
Change in fair value of infrastructure obligations	4C	(2,888)	-
Impairment expense		(109)	(143)
Loss on disposal of property, plant and equipment		(46)	
		(3,043)	(143)

2022

Notes to the Consolidated Financial Statements Year ended 30 June 2023

2D Our performance against our financial targets set in our Statement of Intent (Our Statement of Service Performance)

	2023			2022		
	Actual \$ '000	Target \$ '000	Met	Actual \$ '000	Target \$ '000	Met
Earnings performance targets						
Net surplus/(deficit) before tax no less than	10,763	6,000	✓	2,123	1,200	✓
Earnings before tax, interest, depreciation & amortisation (EBITDA) excl Land Sales of at least	5,674	4,300	✓	5,996	5,200	✓
Earnings before tax, interest, depreciation & amortisation (EBITDA) incl Land Sales of at least	15,764	11,100	✓	6,383	5,700	✓
Percentage of non-landing charges to total revenue of at least	70%	60%	✓	82%	60%	✓
Land Sales of at least	14,723	14,000	✓	2,020	2,000	✓
Interest coverage ratio of at least	9.7	4.0	*	13.2	4.0	✓
Cash flow and funding performance targets						
Net operating cash flow excl Land sales of at least	2,656	3,500	×	4,471	3,600	✓
Net debt a maximum of	20,149	30,000) /	16,774	29,000	✓
Shareholder value performance targets						
Shareholder funds to total assets of at least	86%	75%	✓	85%	75%	\checkmark

All earnings and profitability financial performance targets exclude the effect of other gains and losses recognised in net surplus/(deficit) unless otherwise stated. The 2022 net profit before tax metric was set excluding the effect of land sales activity.

Notes to the Consolidated Financial Statements Year ended 30 June 2023

2D Our performance against our non-financial targets set in our Statement of Intent (Our Statement of Service Performance)

Performance Target	Comment	Met		
		2023	2022	
Zero WorkSafe notifiable accidents/injuries.	There were no notifiable incidents in either 2022 or 2023.	✓	✓	
Independently review and audit the health and safety system each year.	An independent audit of the Group's health and safety framework was undertaken and all recommendations were implemented.	✓	1	
To achieve airport certification standards required by the Civil Aviation Authority (CAA) as evidenced by CAA audit reports.	The airport continues to meet all relevant CAA certification standards	✓	✓	
Ensure airport is operationally available for all scheduled passenger services (except for uncontrollable events).	There have been no incidences of scheduled flights being operationally impacted by controllable events	✓	✓	
Facilitate noise management meetings every 4 months in accordance with the noise management plan.	Regular meetings were facilitated every 4 months however have reduced frequency to 6 months during the 2022 year due to reduced air movements.	n/a	×	
Facilitate health & safety meetings every 2 months with representatives from each company department.	Health & Safety committee meetings are undertaken on a monthly basis	n/a	✓	

Notes to the Consolidated Financial Statements

Year ended 30 June 2023

2D Our performance against our non-financial targets set in our Statement of Intent (Our Statement of Service Performance)

Performance Target Comment		Met	
		2023	2022
Titanium Park Limited			
·	Settlement of land sales were completed however purchasers did not require aeronautical infrastructure to be completed in the 2023 year	×	n/a
Complete construction of the 5th Stage of Titanium Park's Central Precinct.	Plans were finalised and construction had commenced during the year however it was not completed by year end due to COVID19-related construction delays.	n/a	×
Develop a masterplan for Titanium Park's Northern Precinct and prepare a private plan change submission to Waipa District Council	The masternian was completed in 2021, and the	n/a	✓
Jet Park Hotel Hamilton Airport (Waikato Regional Airport Hotel Limited)			
Implement a recovery plan to enable a steady return to pre-COVID key metrics such as occupancy, room rates and customer satisfaction in line with the expectations underlying the achievement of a Qualmark 4 Star rating.	2023 financial year after two years as a MIQ Hotel. The Hotel maintained its Qualmark 4 Star	✓	×
Hamilton & Waikato Tourism Limited			
Successfully Deliver the first year of the \$3.75m Regional Events Fund for Waikato, Rotorua, Ruapehu and Taupo	Due to COVID19 travel and event restrictions a number of events did not take place during the year (cancelled or postponed) meaning the investment plan was not fully delivered.	n/a	×
Climate Change Response			
Reduce Group electricity consumption by 3% on 2022 levels (measured in kWh used) and maintain water consumption level on 2022 levels (measured in Litres used).	*	✓	n/a

Notes to the Consolidated Financial Statements Year ended 30 June 2023

Section Three: About our assets

This section provides information about the assets we own, how much they are worth and how we value and report them on an ongoing basis.

3A Property, Plant and Equipment

Classes of Asset

Property plant and equipment comprises the following classes of assets:

- Land owned by the Group for use in its own operations or retained for strategic purposes
- Buildings owned by the Group for use in its own operations or retained for strategic purposes
- Airport infrastructure, including runways, taxiways, apron areas, reticulated systems, solar generation assets, internal roading and carparking
- Other plant and equipment, including motor vehicles, general plant and equipment, computer & IT equipment and furnishings

Initial recognition

Items of property, plant and equipment are recognised initially at cost. Assets under construction (work in progress) are recognised at cost and are not depreciated until available for use.

Subsequent measurement

- Land is revalued to fair value determined from market based evidence of similar land.
- Buildings and Airport infrastructure are revalued to fair value. Fair value is determined with reference to market valuations where comparable market data exists for the type of asset being valued. If no market information exists, fair value is estimated using an Optimised Depreciated Cost basis.

Valuations are undertaken when the Group estimates there has been a material change in fair value, and at least every 5 years. All valuations are undertaken by independent, professional valuers with experience in the types of assets the group owns. CBRE Telfer Young undertake land valuations (last full valuation: 2023), Beca Valuations Limited undertake building and airport infrastructure (last full valuations: buildings 2023, infrastructure 2023), except for the Airport Hotel Buildings which are valued by Jones Lange LaSalle (last valuation: 2023) and other Buildings than can be valued with reference to an active market, which are valued by CBRE Telfer Young (last full valuation 2023).

In applying the optimised depreciated replacement cost basis for determining fair value of buildings, assets in relation to Hamilton Airport's former handling of international air services have been optimised to nil fair value as the Group has no plans or ability to realise the economic benefits and service potential of these assets in the foreseeable future.

Changes in fair value including impairment losses are recognised within Other comprehensive revenue & expense except where a revaluation results in a carrying value below the asset's cost, in which case decreases below cost are recognised in net surplus/(deficit) for the period.

Depreciation

Except for land, the cost or valuation of all items of property, plant and equipment are depreciated over their estimated useful lives on a straight line basis

- Buildings 4-50 years
- Airport infrastructure 5-100 years
- Other plant and equipment 3-50 years

Disposals

Upon disposal of an asset, any gain or loss arising between the disposal proceeds and carrying value is recognised in net surplus/(deficit). Any revaluation reserve attributable to the asset is transferred directly to retained earnings.

Notes to the Consolidated Financial Statements Year ended 30 June 2023

ЗА	Property, Plant and Equipment (continued)					
		Land	Buildings	Airport	Other Plant	Total
				Infrastructure	& Equipment	
		\$ '000	\$ '000	\$ '000	\$ '000	\$ '000
	Cost/Valuation					
	Cost/Valuation at 1 July 2021	72,421	26,041	24,040	7,240	129,742
	Additions	-	6,997	151	514	7,662
	Disposals	(14)	(223)	-	(1,610)	(1,847)
	Revaluation	8,846	2,605	243	-	11,694
	Cost/Valuation at 30 June 2022	81,253	35,420	24,434	6,144	147,251
	Cost/Valuation at 1 July 2022	81,253	35,420	24,434	6,144	147,251
	Additions	323	13,200	1,622	1,473	16,618
	Disposals	-	-	-	(712)	(712)
	Revaluation	617	5,846	1,380	-	7,843
	Cost/Valuation at 30 June 2023	82,193	54,466	27,436	6,905	171,000
	Accumulated Depreciation & Impairment					
	Accumulated Depreciation 1 July 2021	- ((1,661)	0-	(4,448)	(6,109)
	Depreciation Expense		(830)	(1,745)	(572)	(3,147)
	Disposals	-	223		1,547	1,770
	Revaluation	-	1,295	1,745	-	3,040
	Impairment	-	(38)	-	-	(38)
	Accumulated Depreciation 30 June 2022	-	(1,011)	-	(3,473)	(4,484)
				~		
	Accumulated Depreciation 1 July 2022	05	(1,011)	-	(3,473)	(4,484)
	Depreciation Expense	- 1	(1,494)	(2,101)	(634)	(4,229)
	Disposals		-	-	579	579
	Revaluation		(3,025)	2,101	-	(924)
	Impairment	-	-	-	-	-
	Accumulated Depreciation 30 June 2023	-	(5,530)	-	(3,528)	(9,058)
	Carrying Value					
	30 June 2022	81,253	34,409	24,434	2,671	142,767
	30 June 2023	82,193	48,936	27,436	3,377	161,942

At 30 June 2023, airport infrastructure of \$1,769,000 and other plant & equipment of \$66,000 remained under construction and were not in use or depreciated. (2022: buildings, \$8,132,000; aeronautical infrastructure \$149,000 and other plant and equipment \$284,000).

Included in additions to buildings year ended 30 June 2023 were assets acquired in a non-exchange transaction for consideration of \$360,000. These were recognised initially at their fair value upon acquistion of \$3,100,000, with the corresponding revenue included within Other Gains (2022: none).

Notes to the Consolidated Financial Statements Year ended 30 June 2023

3B Intangible and other non-current assets

Intangible and other non-current assets comprise:

- Aeronautical designations are consents issued by local authorities that provide regulatory protection for the Group to undertake activities such as extend the airport runway and install approach lighting on neighbouring properties. Assets are recognised initially at the cost obtaining consent from the local authorities, and amortised on a straight line basis over the period of the consents which are between 10 and 15 years (up to 3 years remaining). These assets have been designated as being held in non-cash generating units as the principal purpose is to protect and enhance the future service potential of the airport, over and above generating an economic return.
- Other intangibles have arisen primarily from the acquisition of other business around the airport. They reflect the benefit to the Group of acquiring these businesses with standing contracts and customers and are amortised on a straight line basis over the length of the remaining lives of the contracts which are normally up to 3-6 years. These assets are designated as being held in cash generating units as these businesses were acquired for the primary purpose of generating a profit, rather than to enhance the service potential of the aeronautical business.
- Other assets are recognised initially at the cost of acquisition and amortised on a straight line basis over the expected life of the underlying asset if they have a finite life. Other assets also include investments in other entities where the Group has neither control nor significant influence. Investments are revalued to fair value through other comprehensive revenue and expense where material changes in valuation exist, and the valuation can be reliably estimated. Included in other assets is a 1.40% shareholding acquired during 2023 by the Group in Pyper Vision Limited, a company researching and developing unmanned aerial vehicle (UAV/Drone) and fog dispersal technologies.

Notes to the Consolidated Financial Statements

Year ended 30 June 2023

3B Intangible and other non-current assets (continued)

	Aeronautical Designations	Other Intangibles	Other Assets	Total
	\$ '000	\$ '000	\$ '000	\$ '000
Cost				
Cost at 1 July 2021	1,059	1,118	184	2,361
Additions	107	-	-	107
Disposals	-	-	-	_
Cost at 30 June 2022	1,166	1,118	184	2,468
Cost at 1 July 2022	1,166	1,118	184	2,468
Additions	180	-	250	430
Disposals	-	-	(184)	(184)
Cost at 30 June 2023	1,346	1,118	250	2,714
Amortisation				
Accumulated Amortisation 1 July 2021	(583)	(699)	(147)	(1,429)
Amortisation Expense	(95)	(168)	(10)	(273)
Disposals	-		-	_
Accumulated Amortisation 30 June 2022	(678)	(867)	(157)	(1,702)
Accumulated Amortisation 1 July 2022	(678)	(867)	(157)	(1,702)
Amortisation Expense	(95)	(92)	(3)	(190)
Disposals		-	160	160
Accumulated Amortisation 30 June 2023	(773)	(959)	-	(1,732)
	X *			
Carrying Value	100	251		700
30 June 2022	488	251	27	766
30 June 2023	573	159	250	982

Included in Aeronautical Designations are costs capitalised toward future and in-progress consent applications of \$287,000 (2022: \$107,000). These costs are not amortised until such time as consents take effect. The Group considers there is low risk of these consents not being granted and therefore no impairment loss is recognised at 30 June 2023 (2022: none).

Notes to the Consolidated Financial Statements Year ended 30 June 2023

3C Development Property

The Group, through its subsidiary Titanium Park Limited, undertakes the development of commercial and industrial property for sale. Land held by the Group for development is recognised initially at cost, or carrying value on the date it is designated for development if previously held as Investment property, or Property, plant and equipment. The balance of Development Property includes the costs of land plus costs such as roading and utilities infrastructure as well as consents from regulatory authorities needed to develop subdivisions and interest capitalised on borrowings used to finance development.

Development property is carried at the lower of its cost or its fair value less cost to sell. Fair value less cost to sell is determined by the Group based on contracted future sales prices, and estimates of market value of land not committed to future sale, taking into account sales activity of comparable properties and typical costs incurred in completing sales.

		2023	2022
		\$ '000	\$ '000
Opening balance		11,831	7,256
Development costs capitalised		6,322	4,452
Reclassification (to)/from investment property	3D	-	1,464
Less cost of development property sold		(4,320)	(1,341)
		13,833	11,831

At 30 June 2023, the Group has 8.1 hectares (2022: 13.8 hectares) available for development and sale.

Notes to the Consolidated Financial Statements

Year ended 30 June 2023

3D Investment property

Investment properties are land and buildings owned by the Group and held for capital appreciation, or primarily for earning rental income under operating leases. Investment properties are recognised initially at cost then subsequently measured to fair value annually, with changes recognised in net surplus/(deficit).

Fair value is determined by independent, professional valuers Telfer Young Waikato who have experience in the type of Investment properties owned by the Group. Valuations are derived from comparable market data for similar properties.

Included within the Group's portfolio are properties that have been valued based on proposed future subdivision developments. These valuations require a significant degree of judgement and estimate to be made about future events in the process of determining a fair value. Such factors requiring estimate and judgment include assumptions in relation to the following key inputs:

- future private plan change (re-zoning) applications and similar resource consent applications being successful
- future costs of subdivision and development and future market sales prices
- timelines to develop and sell and market rates of return on property development

The outcome of these valuations can be materially sensitive to changes in one or more the key inputs and assumptions, which are reviewed annually by the Group's independent valuer.

	2023	2022
	\$ '000	\$ '000
Opening balance	84,450	63,580
Acquisitions & additions	49	107
Reclassification from/(to) development property	-	(1,464)
Impairment of investment property 2C	-	(105)
Changes in fair value 2B	8,121	22,332
	92,620	84,450

During the year ended 30 June 2022, investment property with a fair value of \$1,464,000 was reclassified as development property as the Group committed it for future development and sale by Titanium Park Limited. (2023: none).

Notes to the Consolidated Financial Statements Year ended 30 June 2023

Section Four: About our obligations and commitments

This section details the future liabilities and commitments we have, and how we have measured and calculated them.

4A Income Tax

Income tax is recognised in net profit/(deficit) except to the extent it relates to items recognised in equity. Income tax expense for the period comprises current tax and deferred tax. Current tax is the estimated income tax payable based on the current period taxable income, plus any adjustments to income tax payable in respect to prior periods.

Deferred tax is the amount of income tax payable or recoverable in future periods in respect of temporary differences and unused tax losses. Temporary differences are differences between the carrying amount of assets and liabilities in the financial statements and the corresponding tax losses used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are recognised to the extent it is probable that taxable profits will be available against which the deductible temporary differences or tax losses can be utilised.

Income Tax Expense		2023		2022
		\$ '000		\$ '000
Net surplus/(deficit) before tax		18,581		25,129
Income tax at Group's tax rate	28.0%	(5,203)	28.0%	(7,036)
Effect of tax exempt income	(21.5%)	3,989	(26.7%)	6,718
Effect of expenditure non-deductible for tax purposes	10.8%	(2,016)	3.3%	(831)
Adjustments in respect of prior periods	0.4%	(78)	(0.4%)	92
Current tax expense	17.8%	(3,308)	4.2%	(1,057)
Effect of temporary differences (deferred tax expense)	(17.1%)	3,186	(1.5%)	376
Total tax expense	0.7%	(122)	2.7%	(681)
	1 July 2021	Recognised	Docognicod	20 1 2022
	I July 2021	Recognised	Recognisea	30 June 2022
	1 July 2021	in Surplus	in OCRE	30 June 2022
	1 July 2021	-	•	30 June 2022
Property, plant and equipment	(5,898)	-	•	(7,149)
Property, plant and equipment Provisions	·	in Surplus	in OCRE	
	(5,898)	in Surplus	in OCRE	(7,149)
Provisions	(5,898) 38	in Surplus	in OCRE	(7,149) 76
Provisions Employee entitlements	(5,898) 38 82	in Surplus 398 38 29	in OCRE	(7,149) 76 111
Provisions Employee entitlements	(5,898) 38 82 14	in Surplus 398 38 29 (89)	in OCRE (1,649) - -	(7,149) 76 111 (75)
Provisions Employee entitlements	(5,898) 38 82 14	in Surplus 398 38 29 (89)	in OCRE (1,649) (1,649)	(7,149) 76 111 (75)
Provisions Employee entitlements	(5,898) 38 82 14 (5,764)	398 38 29 (89) 376	in OCRE (1,649) (1,649)	(7,149) 76 111 (75) (7,037)
Provisions Employee entitlements	(5,898) 38 82 14 (5,764)	398 38 29 (89) 376	in OCRE (1,649) (1,649) Recognised	(7,149) 76 111 (75) (7,037)
Provisions Employee entitlements	(5,898) 38 82 14 (5,764)	398 38 29 (89) 376	in OCRE (1,649) (1,649) Recognised	(7,149) 76 111 (75) (7,037)
Provisions Employee entitlements Other	(5,898) 38 82 14 (5,764)	in Surplus 398 38 29 (89) 376 Recognised in Surplus	(1,649) (1,649) Recognised in OCRE	(7,149) 76 111 (75) (7,037) 30 June 2023

111

(75)

(7,037)

(8)

(160)

3,186

(1,671)

103

(235)

(5,522)

Employee entitlements

Other

Notes to the Consolidated Financial Statements

Year ended 30 June 2023

4B Trade and other payables

Trade and other payables are recorded initially at their fair value. All amounts are interest free, and expected to be settled in the next accounting period.

	2023	2022
	\$ '000	\$ '000
Trade payables and accrued expenses	2,948	3,378
Revenue received in advance	1,601	3,026
Thermal Explorer Regional Events Fund Agency Liability	305	308
Income tax payable	2,010	261
	6,864	6,973

4C Provision for Infrastructure Development

Due to the nature of property development undertaken by the Group in connection with the Titanium Park commercial and industrial business park, the Group has a number of actual and potential future obligations to construct (or contribute to the construction of) water supply and reticulation, waste water facilities and roading infrastructure around the Hamilton Airport precinct.

Provisions are recognised at the Group's best estimate of future costs in relation to commitments where a present obligation has arisen, discounted for the expected timing of the construction or contribution being made. The initial cost of a provision is capitalised as part of the asset to which it relates with subsequent changes in the provision due to discounting reflected in net surplus/(deficit).

	2023	2022
	\$ '000	\$ '000
Opening balance	1,651	1,482
Additional obligations and commitments capitalised	5,196	227
Provision utilised	(910)	(111)
Other changes recognised in net surplus/(deficit)	(303)	53
	5,634	1,651
Presentation in Financial Statements		
Current Liability	556	807
Non Current Liability	5,078	844
	5,634	1,651

The total movement in provisions recognised in net surplus/(deficit) for the year ended 30 June 2023 was an expense of \$2,888,000 (2022: \$261,000).

Notes to the Consolidated Financial Statements Year ended 30 June 2023

4C Infrastructure Development (continued)

Contingent liabilities are recognised where there is less certainty about the timing, amount or likelihood of a future commitment, and when no present obligation exists. The Group's best estimate of the potential future commitment is disclosed where practicable, but not included within its balance sheet.

Contingent liabilities	2023	2022
	\$ '000	\$ '000
Waipa District Council - water supply upgrade contribution	1,264	1,163
Waka Kotahi State Highway 21 - intersection upgrade contribution	unknown	unknown

The potential costs in relation to the Waka Kotahi State Highway 21 Intersection cannot be reliably estimated as the eventual intersection design is dependent on future traffic flow and generation which are outside the control of the Group.

During the year ended 30 June 2022, the Group (via subsidiary Titanium Park Limited) has entered into joint development agreements with adjacent properties that may result in additional infrastructure obligations for water and roading totalling between \$6 and \$10 million being incurred in the future. The actual amount of the infrastructure obligations, if any, are dependent on the outcome and conditions of a private plan change application expected to be notified after the 30 June 2023 balance date.

4D Commitments

At 30 June 2023, the Group had contractual commitments for capital expenditure of \$1,033,000 (2022: \$6,099,000).

4E Events subsequent to balance date

(to be updated)

Notes to the Consolidated Financial Statements

Year ended 30 June 2023

Section Five: About how we are funded and our shareholder value

This section gives information about our shareholders including their shareholdings and how their interest in the Group has grown in value.

5A Equity

Share Capital

The shareholding of Waikato Regional Airport Limited at 30 June 2023 was:

	Ordinary Shares	Percentage
Hamilton City Council	2,486,752	50.0%
Waipa District Council	777,110	15.6%
Waikato District Council	777,110	15.6%
Matamata Piako District Council	777,110	15.6%
Otorohanga District Council	155,422	3.2%
	4,973,504	100.0%

There were no changes in shareholding during the year (2022: none). All shares are fully paid and carry equal rights to vote and share the net assets of the Company. The shares have no par value, nor any fixed dividend rights.

Asset Revaluation Reserve

The accumulated, unrealised gains in asset revaluation are accumulated in the Asset revaluation reserve and are attributable the following asset classes:

		104,476	99,228
Airport Infrastructure		23,729	21,219
Buildings		10,474	8,353
Land		70,273	69,656
	Olx.	\$ '000	\$ '000
		2023	2022

Notes to the Consolidated Financial Statements Year ended 30 June 2023

5B Cash and Borrowings

Cash and cash equivalents comprise cash on hand and bank accounts held with reputable retail banks in New Zealand. This balance also includes overdraft facilities used for working capital purposes and set off facilities between account balances among Group entities.

Borrowings are longer term debt facilities held with retail banks in New Zealand used to finance capital and investment requirements.

Borrowings	2023	2022
	\$ '000	\$ '000
Current portion - due within 12 months	20,220	-
Non-current portion - due between 12 and 24 months		16,995
Non-current portion - due between 24 and 36 months	-	-
Total drawn borrowing facilities	20,220	16,995
Undrawn bank overdraft facilities	731	76
Undrawn term borrowing facilities	8,780	12,005
Total unutilised borrowing and overdraft facilities	9,511	12,081

The weighted average interest rate on borrowings at year end was 5.84% (2022: 3.37%). All borrowings and overdraft facilities are held with the Bank of New Zealand and are secured by way of a general security agreement and mortgages over certain land, buildings, and investment properties.

Cash and cash equivalents	2023	2022
	\$ '000	\$ '000
Cash and bank/(bank overdraft) balances held by the Group	71	221
Cash and bank balances held in capacity as agent	601	191
Total cash and cash equivalents	672	412

The Group, via its subsidiary Hamilton & Waikato Tourism, held cash of \$601,000 at 30 June 2023 (2022: \$191,000) in an agency capacity on behalf of the Thermal Explorer Regional Events Fund. The corresponding liability is recognised as a component of trade and other payables in Note 4B.

Notes to the Consolidated Financial Statements

Year ended 30 June 2023

Section Six: Corporate Governance and Management

Section Six provides details about remuneration provided to the Group's Directors and Key Management Personnel, as well as details of transactions that took place with related parties

6A Related parties

The following transactions took place with entities and individuals related to the Group

	2023	2022
	\$ '000	\$ '000
Remuneration		
Directors	242	212
Number of directors	9	9
Key management personnel	967	1,193
Number of personnel (full time equivalent)	4	6
Other		
Transactions in which directors declared an interest	267	240

Transactions carried out between the Group and its related parties arise from interests declared by directors. These transactions were for purchases of IT-related goods and services (2023: \$262,000, 2022: \$212,000) and utility infrastructure (2023: \$5,000, 2022: \$28,000) in the normal course of the Group's business on normal commercial terms.

Notes to the Consolidated Financial Statements Year ended 30 June 2023

6B Directors Holding Office	Directo	or Fees
	2023	2022
	\$ '000	\$ '000
Waikato Regional Airport Limited		
Barry Harris (Chair)	60	50
Margaret Devlin	33	30
Gerard Gilmore (appointed December 2021)	33	18
Kate Searancke (appointed November 2020)	33	30
Renae Smart (appointed December 2021)	33	18
Annabel Cotton (retired December 2021)		15
Hamilton & Waikato Tourism Limited		
Richard Leggat (appointed Chair December 2021)	22	16
Steven Gow	14	12
Gus Gilmore (appointed October 2022)	10	-
Margaret Devlin (appointed December 2021, retired October 2022)	4	7
Annabel Cotton - Chair (retired December 2021)	-	8
Mark Morgan	-	-

The Directors of the Parent Company (WRAL) are also the Directors of subsidiaries Titanium Park Limited and Waikato Regional Airport Hotel Limited under a common Board of Directors. The Directors receive no separate remuneration from these subsidiaries.

In addition to Director Fees paid, Margaret Devlin received \$5,500 for Chairing the Group's Audit & Risk Committee in 2023 (2022: \$3,000 for part year). Annabel Cotton received an additional \$3,000 in the same capacity until her retirement during 2022

Notes to the Consolidated Financial Statements

Year ended 30 June 2023

6C Employee Remuneration

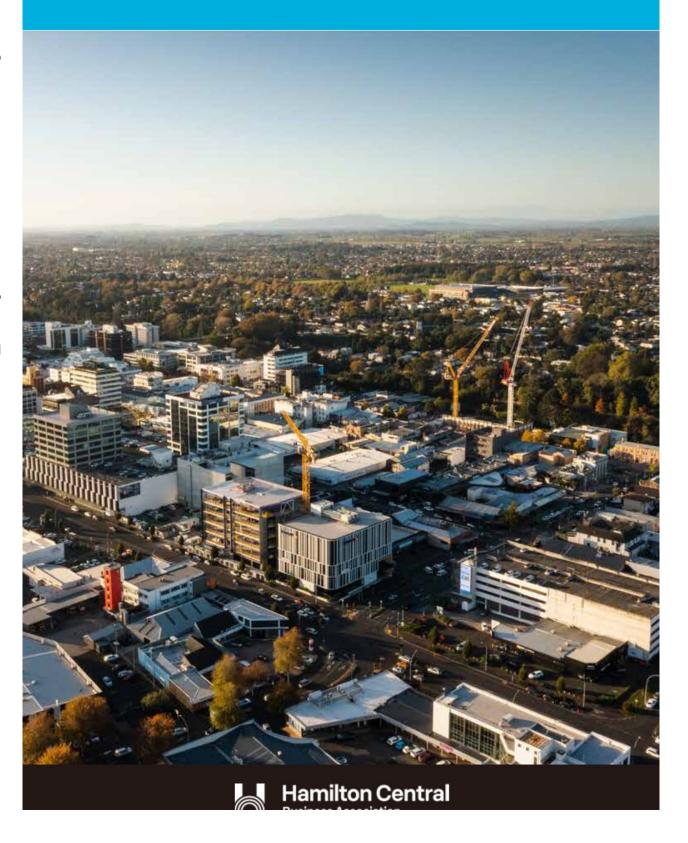
The numbers of employees outlined below received remuneration including salaries and performance bonuses exceeding \$100,000:

	2023	2022
\$390,000-\$399,999	1	-
\$370,000-\$379,999	-	1
\$360,000-\$369,999	-	-
\$240,000-\$249,999	-	1
\$220,000-\$229,000	1	-
\$200,000-\$209,999	1	-
\$190,000-\$199,999	-	1
\$180,000-\$189,999	-	
\$170,000-\$179,999	-	-
\$140,000-\$149,999	2	1
\$130,000-\$139,999	-	-
\$120,000-\$130,000	1	-
\$110,000-\$119,999	2	2
\$100,000-\$109,999	2	3

6D Auditor

Pursuant to the Local Government Act 2002, KPMG is the auditor of the Group on behalf of the Auditor General. KPMG were paid \$222,000 for the audit of the Group and subsidiary financial statements (2022: Audit New Zealand, \$178,000).

Hamilton Central Business Association (HCBA)SIX MONTHLY UPDATE JANUARY – JUNE 2023



HCBA 6 MONTHLY REPORT JANUARY - JUNE 2023

2022 ended on a high note for the central city with record CBD Spend levels for the December Quarter, up 27.0% from December 2021 and the highest annual spend on record. This has primarily been attributed to a rebounding Accommodation and Hospitality sector, which was up 87.9% from the same quarter last year.

In terms of the distribution of those who spend in the CBD, local Hamiltonians made up 60% of the total spend, the Waikato region made up 27%, and those from outside the Waikato region accounted for the final 13%. The drive market to Hamilton has been heavily marketed to domestic tourism operators and the accommodation sector has recognised the increase in additional weekend visitors when major events are happening in the city.

Although this was a positive end to 2022, it should be noted that recession impacts are expected to be prevalent in the latter half of 2023, which will likely see spending shift towards necessity goods and services and away from luxury goods and services. This is expected to have an impact in both CBD spend statistics and the number of businesses operating in the city.

EFFECTIVE OUTCOME 1 - ADVOCACY

To represent the central city business voice on issues and projects of strategic importance to the central city.

1. Submissions

- HCBA provided a submission on the proposed bike rack installation outside Torpedo 7, supporting the permanent bike station but not the proposed seating area. HCBA proposed an alternative location on Victoria Street outside Electrify.
- HCBA completed a submission supporting commuter parking options in underutilised shopper carpark areas within the CBD.
- HCBA provided a submission to the HCC proposed annual plan 2023.

2. Central City

- HCBA contributed to the street furniture renewal programme being implemented in Garden Place and provided financial support for the upcycling of planter boxes.
- HCBA has provided Council with a proposal for the installation of a permanent
 h ng pit to be installed at the Victoria Street end of Garden Place. Having
 successfully utilised a temporary h ng pit during the Matariki Ki Waikato Festival
 for the past two years, HCBA recognises the potential for ongoing utilisation from
 both businesses and community groups.
- HCBA attended a consultation with stakeholders meeting, as an Embassy Park Working Group member, to provide feedback on the proposed design of the former Embassy Park space in front of the entrance to the new Waikato Regional Theatre.

3. Commercial and Residential Development

HCBA worked through the process with Council of the requirements for businesses to have a building consent when opening in a Council Precinct 13 area that runs from the south end of town through to Anzac Bridge. This recently negatively impacted on Confinements move to their new premises at Sapper Moore-Jones Place.

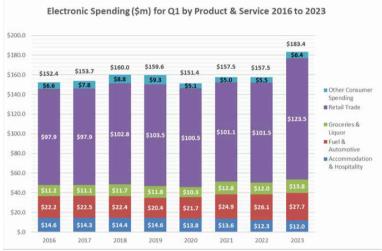
4. CBD Trends

• Central City Spending maintained the momentum built during the end of 2022,



- with the first quarter of 2023 reaching a recorded value of \$183.4 million, representing a 16.4% increase from the same quarter last year, and a 14.6% increase from the previous high, which occurred during 2018.
- This increased spending was distributed amongst a smaller business count, with the central city having nine fewer businesses in operation in the CBD in Q1 of 2023, as compared to the same quarter last year.
- Four of the nine businesses lost were from the Accommodation and Hospitality category and this sector had its worst Q1 performance within the data available.
- Retail trade is by far the largest contributor to this increased nominal spend, observing a 21.6% increase in spending compared to the same quarter last year.
- One of the most promising trends observed during Q1 was the number of transactions that occurred coming close to pre-COVID levels, 3246 compared to 3277.
 This is considered a strong indicator that the central city is returning to pre-pandemic levels of activity.





NAI Harcourts and CBRE Research completed Q1 2023 Retail Occupancy Survey
which showed following an 18-month period of continuous decrease, the Hamilton
CBD retail vacancy rate increased during the second half of last year, moving from
5.5% in June 2022 to 6.1% at the end of the year. The total amount of vacant space
increased from 4,296sqm to 4,875sqm in the latter half of 2022, with a noticeable



increased from 4,296sqm to 4,875sqm in the latter half of 2022, with a noticeable decrease in tertiary grade more than offset by a sizeable increase in secondary and marginal increase in prime grade. 3,608sqm of retail stock is currently under refurbishment, down from 4,605sqm in June 2022.

- NAI Harcourts and CBRE Research completed Q1 2023 Office occupancy survey
 which showed the overall office vacancy rate decreased from 8.5% to 8.2% with
 the amount of vacant space remaining essentially stable and the reduction being
 driven by the largely occupied additional buildings increasing the amount of
 occupied stock.
- The research indicated that both retail and office vacancy is likely to increase during 2023.
- 18 new business have opened in the first half of 2023 (Appendix One)

5. Central City Safety and Wellbeing

- HCBA met with a team from the Police to facilitate speaking with individual businesses about city safety needs of the business community.
- HCBA highlighted with the Police some of the recent activity that has been identified by businesses including car thefts, threats with weapons and ongoing antisocial behaviour.
- HCBA has been provided a quote for a CPTED audit of the CBD which identify vulnerable areas in the central city. This would require an investment of approximately \$20,000. HCBA has spoken about this with the City Safe team and the Police.
- HCBA received the final report from the Crime Unit of Waikato University on a
 research project "Preventing Ram Raids". This was intended to be completed in
 December 2022, however due to unavailability of retailers this was completed
 February 2023. The academic project was unable to provide tangible results for
 the central city and did not have a large enough sample size for any conclusions to
 be drawn.

6. Buying Local

• HCBA has continued to build the Love the Centre brand to the public with promotions, events and merchandise. Anecdotal feedback received from the public and the event community has been and remains enormously positive.

EFFECTIVE OUTCOME 2 - COLLABORATION

To contribute and collaborate on projects that support the CBD business economy.

1. Economic Development Initiatives

BID Changes

HCBA is working with Council on the requirements for proposed BID changes:

- A revenue increase of existing members calculated as a matched increase/decrease based on the annual Council rates percentage.
- A BID expansion area to include all business on the central city fringe to extend the boundary beyond Tristram Street to include Hill, Collingwood and Thackery Streets, up to but not including Lake Road.
- A BID expansion area to include all business in Hamilton East from the Anzac Parade Bridge to the south down Grey Street and down to Wellington Street.
- HCBA has been conducting a straw poll of businesses in the proposed expansion areas to assess support before committing to conducting a formal poll. The straw poll will be completed by August with the results to be discussed at the HCBA AGM on 23 August to assess the strength of existing member support.
- All proposed BID changes will be finalised and ratified via the AGM in August 2023 to be submitted to Council by the December deadline for the annual plan 2024.

BID Updates

•The triennial signoff of the BID Policy with Council was completed in March 2023



with no changes required.

- HCBA continues to meet with the BIDs around NZ to share initiatives and support BID activity.
- HCBA met with Ken Huberts formerly from Heart of Gisborne who has recently relocated to Hamilton. Ken shared many of the initiatives and activities that were successfully implemented in Gisborne central city.
- HCBA met with Chris Pope who supports several Auckland BIDs with business advise and has recently completed a webinar about Recession Resilience for businesses.

Customer Relationship Management (CRM) Database

HCBA have successfully built a CRM database with Cloudland, for the businesses and property owners based in the central city. In addition to full contact details, the database provides segmentation of business sectors, details on business operations and targeted communication channels, providing efficiencies to HCBA interactions with businesses.

CBD Award Winners

HCBA produced and distributed a three-minute promotional video of the 2022 CBD award winners with Moving Media, to economic development agency Te Waka, Hamilton Waikato Tourism, Council, HCBA channels and local media.

Waikato Food Tourism Development Group

HCBA contributes to this group, led by Hamilton Waikato Tourism, to progress promotion of the food offering in the region. A number of initiatives have been discussed and looking to be progressed in the coming months.

2. Partnership and Networking Opportunities

- HCBA attended an in-person judging day in Auckland for the TVNZ Marketing Awards. A fantastic networking day and the opportunity to judge Non-Profit campaigns for marketing excellence and marketing strategy. This is the second year being included as a round one judge.
- HCBA was a panel member of the Women in Business event held at the University of Waikato – talking about how to develop and achieve as a woman in business.
- HCBA provided contacts and networking opportunities to the team, proposing a Futures Film Festival in Hamilton for 2024.
- HCBA has met with the team looking to deliver a Festival of Weird in the CBD. There is high interest from participants seeking to deliver this during Halloween.
- HCBA attended the Matariki Toi o Te Tau Hou art exhibition opening at The Meteor, as part of the Matariki Ki Waikato Festival.
- HCBA attended the BA4 at Craigs Investment Partners by the Waikato Chamber of Commerce at Union Square.
- HCBA attended the Developers Forum at Hamilton Lake by Council.
- HCBA attended the launch of the French Alliance in Alexandra Street.
- HCBA attended the Hospitality Hui and Food Expo in Auckland, which provided some interesting insights into the likely future of hospitality.
- HCBA is working with the Boon team to support a three-month trial of Boon tours in the CBD to run every Saturday from August to October, to assess potential demand for the tour and their ongoing viability.
- HCBA has the confirmed list of artists exhibiting at the Pop-up Sculpture Tour in the CBD in February/March 2024. HCBA has agreed to partner with central city activations and promotion.
- HCBA met with NZ Blood to discuss the support and promotion that can be provided when they move into the CBD.
- HCBA has attended Business Connect meetings held in the CBD and met with them to discuss development plans for the membership.
- HCBA supported an intern from the University of Waikato for a 4-month project



for work experience in marketing and promotion. The student successfully completed this internship.

- HCBA attended the Tourism Symposium at the Atrium. Positive statistics on domestic tourism for the region and on future predictions for NZ on international travel.
- HCBA working with the Hamilton Waikato Tourism team on sustainability initiatives for the hospitality sector.
- HCBA has continued to provide support on central city FIFA activations for the 2023 Women's World Cup in July.
- HCBA supported and promoted the Impact Hub with their Climathon event in Garden Place. HCBA provided contacts in the central city, particularly those with a focus on biking and sustainability, to allow collaboration h on the day.

Social Business

- HCBA along with TGH completed a bus tour of the Ruakura Superhub with extremely positive feedback around their increased understanding on the significance of the development for the region. All 50 participants on the tour appreciated the opportunity to see and hear about the project with some fantastic posts on social media from attendee's post tour.
- HCBA and NAI Harcourts completed a North End development tour. The attendees were able to have a 'behind the scenes' look at some underway and recently completed developments including 28 Harwood, Blue Wallace, Sav Design, Parkhaven Apartments and Urban Homes. As expected, the attendees were wowed by the quality and calibre of these business environments. HCBA and NAI Harcourts will look to create a South End tour later in the year.
- HCBA with Vahry Insurance, NIB Insurance, Craigs Investment Partners and Maisey
 Harris created a drop-in day for people to come along and assess their business
 health. This also included free diabetes and blood pressure checks. There were
 some on the day sign-ups and further interest generated through LinkedIn. HCBA
 will continue to promote through social media channels.
- HCBA attended the opening of the new ACC Building by TGH. A beautiful ceremony was held to open and celebrate the partnership with TGH, Waikato Tainui and ACC.
- HCBA created a Rooftop event at Union Square with over 200 people in attendance. With support from the Property Council and Waikato Chamber of Commerce, this provided a fantastic and unique opportunity for attendees to learn more about the development happening in the south end of town, including Union Square and the Waikato Regional Theatre. Speakers on the evening included Vanessa Williams HCBA, Rhys Harvey Fosters Group, Greg Wills NAI Harcourts Commercial Property Management, Gus Sharpe Waikato Regional Theatre and Don Good Waikato Chamber of Commerce.
- HCBA partnered with Confinement on launching their new location at Sapper Moore-Jones. A well-attended evening from the local business community and many room bookings made on the night.
- •HCBA is working with the Property Council to showcase two high end developments: ACC Building and NZ Blood Centre in July and August.

3. CBD Safety Initiatives

- HCBA meets monthly with new Senior Sergeant Renee Leth regarding police action and initiatives in the CBD. HCBA discusses issues identified by the business community and facilitates Police responses.
- HCBA meets bimonthly with the People's Project for a governance meeting.

4. CBD Accessibility Initiatives

The HCBA attends six weekly meetings with the accessibility group to work through the Hamilton City Council Accessibility Action Plan and any necessary actions relating to the central city.



5. Ambassador Programme

The Ambassador Programme was relaunched in February at Novotel Tainui, with courses held monthly, funded by NZ Tourism.

EFFECTIVE OUTCOME 3 - PROMOTION

To promote the CBD as a bustling, active, innovative, vibrant place that offers exceptional businesses and experiences.

1. Social Media Engagement

HCBA continues to achieve extensive engagement with the public via social media promotion of the central city offerings and this has expanded into TikTok to reach a younger demographic audience. The results are showing fantastic engagement with a high level of views, comments and saves.

June

Facebook followers # 44,753 Instagram followers #3356 TikTok followers 400

June Facebook Reach - 40,037 and June Instagram Reach - 3751

Highlights included:

Banh Mi Caphe Bottomless Brunch Announcement - 20K Reach Signature Dishes from LTC/Nourish Promo - 17.2K Reach Rudi's Bakehouse coming to CBD - 16.4K Reach Kapadoyka - New Business - 12.8K Reach School Holiday Ideas - 12.2K Reach Matariki Rising Stars promotion created in collaboration with Wintec School of Media Arts -Te P kenga. The Matariki Rising Stars are highlighted on Hamilton Central website and promoted through Instagram & Facebook.

May

Facebook followers 44,703 Instagram followers 3,318 TikTok followers 360 & Likes 2360

Facebook Posts

International Donut Day – 17.2K Reach, 155 Likes, 138 Comments Mother's Day Giveaway – 16.8K Reach, 222 Likes, 324 Comments Mexico New Menu Giveaway – 16.8K Reach, 329 Likes, 978 Comments

Instagram Posts

Hamiltonians supporting local – 4.4K Reach Mother's Day Insp – 2.5K Reach Celebrate in Style – 2.9K Reach

TikTok Reach

Hamiltonians supporting local - 9.2K Reach, 557 Likes and 11 Comments Celebrate in Style - 4.6K Reach, 264 Likes, 2 Comments

April

Facebook followers # 44,734 Instagram followers #3227 TikTok followers 141

Facebook Promo Highlights
Man of War Tasting – Keystone – 12K Reach
New Weekly Rituals Giveaway – House – 10.5K Reach
Anzac Display in Garden Place – Rainbow Kids – 14.8K Reach
Central City Just Desserts Promo – 11K Reach



Instagram Promo Highlights
Dumpling Trail Video shared from TikTok - 2K Reach
Retail Video shared from TikTok - 2.3K Reach
New Planter Boxes before/after - 1.3K Reach
Easter Video shared from TikTok - 2.2K Reach
Casabella Lane Video shared from TikTok - 2.6K Reach

TikTok Promo Highlights Easter Promotion - 5431 Views Retail Promotion - 8509 Views, 162 Saves

March

Facebook followers # 44,738 Instagram followers #3101

Highlights included:

- tories in the Garden (Superheroes in Garden Place) 28.2K Reach
- Lolly Shop opening in Centre Place 26.4K Reach
- Sushi Train opening in Worley Place 98.9K Reach
- Buns and Rolls opening in Centre Place 21.5K Reach
- Festive Fun in Garden Place 19K Reach
- · Crate vending machine 14.4K Reach
- Sevens tickets giveaway 13.9K Reach
- Balloons Over Waikato Nightglow 23K Reach
- Ibis Maakona voucher giveaway 18.7K Reach

February

Facebook followers # 44,641 Instagram followers #3068

Highlights included:

- Childrens Day in Garden Place Event Promo 24.8K Reach
- Margarita Day at Mexico 11K Reach
- Grumpy Baker Restaurant & Café Magazine Profile 12.2K Reach
- Chinese Lantern Festival Event Promo 20.1K Reach
- Central City Image of the River 20.7K Reach
- Neat Places profile of Wonder Horse (Gin Jubilee) 9.6K Reach
- Caro House Renovation Image 15.7K Reach
- New Business The Shoe Rack 6.4K Reach

2. Sector Specific Initiatives

Sustainability

- HCBA attended the Hamilton Waikato Tourism Sustainability Symposium. HCBA suggested a bus tour on examples of sustainability initiatives around the region. This was a fantastic tour that included a visit to Raglan Coconut Yoghurt factory, Xtreme Zero Waste, Raglan Environment Centre, Workshop Brewing NZ, West-coast Stoneware Pottery, SWOP Raglan, Raglan Falafel and Raglan Artisan Bread. An inspirational day of learning about sustainability initiatives the different businesses have in place and how a town has rallied around the need for working together.
- HCBA is having a living footpath sign created as a promotional tool using sustainable materials. This will provide a template for sustainable footpath signage.
- HCBA met with the Council sustainability team to discuss CBD initiatives to support composting and recycling.
- HCBA completed a Parks and Open Places survey for Council.



Hospitality

- HCBA worked with Craigs Investment Partners and the Chamber of Commerce on creating a Young Professionals Food Tour. Two tours have taken place: the dumpling tour and the fried chicken tour. These have been a huge success and have provided a platform for showcasing hospitality venues to this audience.
- HCBA has promoted the Restaurant Association of NZ promotion for hospitality business to 'Cooking Up A Storm', providing a public offering of a two course meal at a set price, with the profit to go to the cyclone relief fund. This has been implemented by a selection of central city restaurants.
- Unfortunately, the CBD Progressive Dinner was cancelled in March due to lack of sales. It ended up being the same week as the 'Cooking Up A Storm' charity event raising funds for Cyclone Relief. The event has been postponed until October/November 2023 and will at this stage continue to remain as an annual event.
- HCBA has confirmed a partnership with Nourish Magazine for the first quarter Spring issue around A Day in the Life of a CBD Worker, focused on highlighting places to eat and visit.
- HCBA attended the annual Long Dinner in Orewa with a view to replicating as a
 Long Lunch in the Hamilton central city. The dinner attracted 320 attendees with
 10 restaurants participating and entertainment throughout the event. The dinner
 was extremely successful, held through a road closure of the main road alongside
 the beach, fully fenced with security and ticket entry. HCBA is exploring the
 potential of doing this in a location within the CBD.

Creative

- HCBA is working with the Hamilton Arts Trust and the Riff Raff Trust on creation and promotion of the Festival of Weird to be held in the central city. HCBA provided a letter of support to the Creative Communities Fund.
- HCBA working with the TOTI team on the creation of heritage trails and signage around the central city.

Entertainment

- HCBA met Legends Unleashed to hear about their school's programme and discuss opportunities in the CBD. After a successful programme with the Waikato Museum, they have been booked up for the rest of the year.
- HCBA met with a Creative Studio to discuss setting up business in the CBD.
- HCBA met with Lauren & Sandra from Hamilton Live Trust to discuss activations around the CBD. A letter of support was provided to Creative NZ to support a funding application.
- HCBA met with the Waikato Museum to look at working closer together with exhibitions and promotion.

Health

- HCBA met with the Red Cross to understand their programmes and to promote their offering in the CBD.
- HCBA employees completed a renewal of first aid certification.

3. Profile Raising Activities

June

- HCBA interviewed by Waikato Herald on Matariki activity.
- HCBA interviewed by Stuff on Matariki activity.
- HCBA interviewed by Waikato Times on positive spend statistics for the Q1 2023.
- HCBA interviewed by Stuff on the investment of CCTV for safety in the CBD.
- HCBA interviewed by TVNZ about the Chiefs game and the positive economic contribution to the CBD.
- HCBA interviewed by Radio NZ on the Chiefs game and impact in town.
- HCBA interviewed on Free FM every month to discuss happenings in the CBD.



May

- HCBA interviewed by Waikato Business News on Union Square event.
- HCBA interviewed by Stuff on economic activity.
- HCBA interviewed on Free FM every month to discuss happenings in the CBD.

April

- HCBA interviewed by Stuff on the currently unnamed developer for VOTR.
- HCBA completed a photoshoot with Stuff overlooking the Waikato Regional Theatre. Photos were used to launch the new Waikato Times subscription offering.
- HCBA interviewed by Heather du Plessis-Allan Drive Time Newstalk ZB on the potential outcome of Fonterra leaving the CBD.
- HCBA interviewed by Stuff on Fonterra leaving their building in 2026.
- HCBA interviewed by Radio NZ on Fonterra leaving their building in 2026.
- HCBA interviewed on Free FM every month to discuss happenings in the CBD.

March

- HCBA interviewed by Stuff on the North End Development Tour of the CBD.
- HCBA interviewed by Stuff about crime in the central city.
- HCBA interviewed by Stuff on Backdoor operating restricted entry.
- HCBA interviewed by Stuff on Hamilton business resilience.
- HCBA interviewed by Stuff on positive CBD statistics for end of year 2022.
- HCBA interviewed by TVNZ on crime and Backdoor restricted entry policy.
- HCBA interviewed by Stuff on CBD recycling and rubbish collection options.
- HCBA interviewed on Free FM every month to discuss happenings in the CBD.

February

- HCBA presented to Ruakura Rotary about development in the CBD.
- HCBA interviewed by Stuff on positive CBD spend.
- HCBA interviewed by Stuff on economic outlook for Hamilton.
- HCBA was interviewed by Stuff to discuss Waitangi Day celebrations.
- HCBA was interviewed by The Breeze about the Chinese Lantern Festival.
- HCBA declined an interview with Newstalk ZB about the Battle of the Hood.
- HCBA met with NZME to discuss promotional opportunities.
- HCBA interviewed on Free FM every month to discuss happenings in the CBD.

4. Public Space Activation

30 June 2023 ends the first year of the three-year activation plan. HCBA have successfully supported a number of events, activities and activations in the central city and has applied all but \$10,000 of the \$100,000 annual budget. The final \$10,000 has been allocated to a new digital promotional screen in the HCBA office. Delivery has been delayed until October 2023.

February

Story Telling by Enchanted, Lunchtime Live Music & Outdoor Movies These activities were held in Garden Place during the Summer months attracting lunchtime diners and family audiences.

Chinese Lantern Festival

The Chinese Lantern Festival was a huge success attracting thousands to Garden Place to celebrate with performance and food stalls. This annual event attracts a fantastic family audience and is well supported by the Chinese Weekly Newspaper, HCBA and SkyCity.



Bike Month

The city held several cycling activities over this month with varying levels of attendance.

Hamilton Arts Festival

Downtown Sounds and the Dance Battle held at Victoria on the River were enormously popular with fantastic photos and footage highlighting the success of these events.

March

Childrens Day

The Childrens Day event was extremely successful, providing a weekend of free activity for families in Garden Place, Civic Square and other locations around the central city. The team based themselves in the HCBA offices and were really pleased with attendance numbers and the positive feedback received.

Balloons Over Waikato

HCBA has supported the creation of two events in Garden Place in March to support the Balloons Over Waikato event. This included a Saturday afternoon family day with the Walk Thru Balloon, Pops Games, Enchanted Entertainment and live music and a weeknight event featuring the Walk Thru Balloon and live music. The events were extremely popular attracting a strong family audience.

April

ANZAC Day

Rainbow Kids Daycare came down to Garden Place and the children installed handmade poppies, a wreath and held a small morning tea ceremony including Anzac biscuits. The children brought down service medals from their families and enjoyed their morning.

May - June

Matariki Ki Waikato

For the duration of Matariki Ki Waikato Festival (16 June - 26 July), HCBA created and supported a number of activities:

- HCBA had a window installation into Garden Place featuring the Stories of Matariki, which included a QR code to download Les Tuteao from Te Ahurei M ori Tourism telling the stories.
- HCBA worked closely with the Matariki in the City group, SkyCity and Wintec to
 offer a h ng, storytelling and entertainment in the Garden Place during Saturday
 24 June.
- HCBA submitted to the Matariki Ki Waikato festival programme the Matariki in Garden Place activity which included a h ng in partnership with SkyCity and storytelling with Les from Te Ahurei M ori Tourism.
- HCBA worked alongside Wintec students to create a social media campaign of
 'rising stars' in the CBD. The Matariki Rising Stars celebrated talented M ori 'Rising
 Stars' in our city and was a collaboration between Love the Centre, Hamilton
 Central Business Association and communication students from the School of
 Media Arts, Wintec-Te P kenga. Students completed the project as part of Agency
 41, a student led marketing agency for year 3 Bachelor of Communication and
 Graduate Diploma students. The rising stars social media collaboration has been a
 great success, with positive response from both participants and the viewing
 audience
- Overall Matariki central city activity had fantastic engagement from the public.



FIFA

HCBA has continued to work on FIFA activations for the 2023 Women's World Cup. HCBA met with H3 and King Street to work through the central city branding for FIFA and confirmed several buildings and developments for FIFA branded scrim, in addition to providing a range of creative ideas to create some impact in the CBD.

5. Advantage Club

HCBA continues to produce a fortnightly update to Advantage Club subscribers that includes CBD events, news, special deals and the latest business openings with two lucky subscribers each month winning a \$50 voucher from central city businesses. These have included:

- February Jacz Gastro Bar and Maple & Co Hair Salon
- March Le Petite Creole and Nice Studio
- · April Lido Cinema and Metro By Hoyts
- May Dot & Winnies Eatery and Shanghai Restaurant
- une Mekong Delta Vietnamese Restaurant and Kapadoyka Turkish Restaurant

6. CBD Celebration awards

Planning is continuing for the 2023 CBD awards with major sponsor Spark. The 2023 collateral was completed by the end of June, with the awards information and entry nomination being promoted in July and August. The date selected for the awards evening is Wednesday 1 November 2023.



APPENDIX ONE January - June 2023

Vortelli - Alexandra Street

Sushi Train - Worley Place

The Lolly Shop - Centre Place

Remax - 554 Victoria Street

Buns N Rolls - Centre Place

The Shoe Rack - 25 Ward Street

Alliance Française - 114 Alexandra Street

Soul Tonix - Suite 7, 1st Floor Reid House, Alexandra Street

Manor Realty - 233 Victoria Street

ALH Ltd - 2/99 Victoria Street

Hawkins Construction - 1/903 Victoria Street

Soccer United Football Supplies - Expanded to 137 Alexandra Street

Dot & Winnie - 127 Alexandra Street

Shanghai Restaurant - SkyCity Hamilton

Cool Shit - 260 Victoria Street

The Submarine - Centre Place 501 Victoria Street

Kapadokya Kebabs - 264 Victoria Street

Le Petit Creole - Garden Place





Annual Report

Hamilton Central Business Association Incorporated For the year ended 30 June 2023



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- 13 Statement of Accounting Policies
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Entity Information

Hamilton Central Business Association Incorporated For the year ended 30 June 2023

Legal Name of Entity

Hamilton Central Business Association Incorporated

Entity Type

Incorporated Society

Registration Number

2192576

Entity's Purpose or Mission

To provide advocacy, support and promotional opportunities for the business and property owners located within the Hamilton Central Business Improvement District (Hamilton, New Zealand).

Entity Structure

Executive committee led by a chairperson, with all members carrying voting rights for major events and transactions of the Association.

Main Sources of Entity's Cash and Resources

- Funds received from commercial ratepayers in the Hamilton CBD
- Funds raised from special projects focused on businesses in the Hamilton CBD

Main Methods Used by Entity to Raise Funds

- Funding from Hamilton City Council (Rates from commercial members and funding for special projects)
- Fees and other income received from members for participation and recognition in special projects hosted by the Association

Entity's Reliance on Volunteers and Donated Goods or Services

All current expenditure is covered by income and funds received by the Association. The Executive Committee is made up of a group of volunteers from the central city business community, with a minimum of five, up to a maximum of eleven representatives.

Physical Address

10 Garden Place, Hamilton Central, Hamilton, New Zealand, 3204

Website

www.hamiltoncentral.co.nz

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Approval of Financial Report

Hamilton Central Business Association Incorporated For the year ended 30 June 2023

The Executive Committee is pleased to present the approved financial report including the historical financial statements of Hamilton Central Business Association Incorporated for year ended 30 June 2023.

APPROVED

Dwight Egelhof, Craigs Investment Partners

Chalrperson

Date 21 August 2023

Mike Neale, NAI Harcourts

Executive Committee Member

Date 21 August 2023

Attachment 4

Principal: Kelvin J Inns **Chartered Accountants**

HAMILTON CENTRAL BUSINESS ASSOCIATION INC INDEPENDENT AUDITOR'S REPORT FOR THE YEAR ENDED 30 JUNE 2023

Report on the Performance Report

To the Trustees and Board of the Hamilton Central Business Association Inc.

Opinion

We have audited the performance report of Hamilton Central Business Association Inc. which comprises the trust directory, the statement of service performance, the statement of financial performance and statement of cash flows for the year ended 30 June 2023, the statement of financial position as at 30 June 2023, and the statement of accounting policies and other explanatory information.

In our unqualified opinion:

- a) the reported outcomes and outputs, and quantification of the outputs to the extent practicable, in the statement of service performance are suitable;
- b) the accompanying performance report presents fairly, in all material respects:
- the entity information for the year then ended;
- the service performance for the year then ended; and
- the financial position of Hamilton Central Business Association Inc as at 30 June 2023, and its financial performance, and cash flows for the year then ended.

Basis for Opinion

We conducted our audit of the statement of financial performance, statement of financial position, statement of cash flows, statement of accounting policies and notes to the performance report in accordance with International Standards on Auditing (New Zealand) (ISAs (NZ)), and the audit of the entity information and statement of service performance in accordance with the International Standard on Assurance Engagements (New Zealand) ISAE (NZ) 3000 (Revised). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Performance Report section of our report. We are independent of Hamilton Central Business Association Inc in accordance with Professional and Ethical Standard 1 (Revised) Code of Ethics for Assurance Practitioners issued by the New Zealand Auditing and Assurance Standards Board, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other than in our capacity as auditor we have no relationship with, or interests in, the Hamilton Central Business Association Inc.

Responsibilities of the Trustees for the Performance Report

The Trustees are responsible for:

- (a) Identifying outcomes and outputs, and quantifying the outputs to the extent practicable, that are relevant, reliable, comparable and understandable, to report in the statement of service performance;
- (b) the preparation and fair presentation of the performance report on behalf of the entity which comprises:

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- ☐ the statement of service performance; and
- □ the statement of financial performance, statement of financial position, statement of cash flows, statement of accounting policies and notes to the performance report in accordance with Public Benefit Entity Simple Format Reporting Accrual (Not-For-Profit) issued by the New Zealand Accounting Standards Board, and
- (c) such internal control as the Trustees determine is necessary to enable the preparation of the performance report that is free from material misstatement, whether due to fraud or error.

In preparing the performance report, the Trustees are responsible on behalf of Hamilton Central Business Association Inc for assessing the trust's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate Hamilton Central Business Association Inc or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Performance Report

Our objectives are to obtain reasonable assurance about whether the performance report is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (NZ) and ISAE (NZ) 3000 (Revised) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this performance report.

As part of an audit in accordance with ISAs (NZ) and ISAE (NZ) 3000 (Revised), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the performance report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of the use of the going concern basis of accounting by the trustees and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the [entity's] ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the performance report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the trust to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the performance report, including the disclosures, and whether the performance report represents the underlying transactions and events in a manner that achieves fair presentation.
- Perform procedures to obtain evidence about and evaluate whether the reported outcomes and outputs, and quantification of the outputs to the extent practicable, are relevant, reliable, comparable and understandable.

We communicate with the trustees regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Marte Co North Shore

Auditors

Hart & Co - North Shore Chartered Accountants

Albany, Auckland

22 August 2023



Statement of Service Performance

Hamilton Central Business Association Incorporated For the year ended 30 June 2023

Description of Entity's Outcomes

Advocacy - "To support and facilitate environmental, commercial and design projects in the CBD."

- 1. CBD masterplan development
- 2. Partner on central city improvements
- 3. Promote CBD businesses and initiatives
- 4. Commercial and residential development

Promotion - "To market and promote CBD businesses, events and activities."

- 1. CBD activation plan
- 2. Neat Places
- 3. Advantage Club
- 4. Sector specific initiatives
- 5. Social media development
- 6. PR opportunities
- 7. CBD Celebration Awards

Organisation - "To contribute and collaborate on projects that support the CBD business economy."

- 1. Economic development opportunities
- 2. Partnership and networking opportunities
- 3. CBD safety initiatives
- 4. Cultural awareness opportunities
- 5. Executive Committee representative of the CBD community
- 6. CBD brand development and profile raising
- 7. Governance role: People's Project, Safe Zone, Embassy Park Working Group, and Aged & Accessibility Friendly City Group
- 8. Contributor to: Waikato Film Office, Boon Street Festival, Council plans for safety, transportation and CCTP revitalisation, and NZ Mentor.

	2023	2022
Quantification of the Entity's Outputs		
Activation - CBD		
Balance carried forward	40,773	2,051
Funding	100,041	193,815
Spending	(129,397)	(155,094)
Total Activation - CRD	11 416	40 773

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	2023	2022
Business Awards		
Funding	18,630	13,26
Spending	(45,356)	(26,493
Total Business Awards	(26,726)	(13,232
Garden Place		
Funding	-	4,000
Spending		(2,840
Total Garden Place	-	1,160
Neat Places		
Funding	19,114	18,600
Spending	(19,232)	(19,698
Total Neat Places	(118)	(1,098
Safe Zone		
Spending	(995)	
Total Safe Zone	(995)	
Other Project Spending		
Special Projects - Advantage Club	(1,058)	(851
Special Projects - Economic Development	(4,995)	(4,750
Special Projects - Corporate Identity/PR	(686)	(7,459
Sponsorship	(5,000)	(5,000
Total Other Project Spending	(11,739)	(18,061)

Additional Information

The remaining balance of the Activation account has been allocated to a new digital promotion screen to be located at 10 Garden Place. The screen is expected to arrive by October 2023.

Due to a significantly reduced Business Awards event held in 2022 to comply with COVID-19 restrictions, the decision was made to heavily invest in the 2023 Business Awards to recognise and celebrate the achievements of the business community after the challenges faced during and after the pandemic.



Statement of Financial Performance

Hamilton Central Business Association Incorporated For the year ended 30 June 2023

	NOTES	2023	2022
Revenue			
Grants and special projects revenue	1	137,785	229,675
Rates and other revenue from members	1	318,297	310,000
Interest, dividends and other investment revenue	1	1,670	181
Total Revenue		457,752	539,856
Expenses			
Expenses related to grants and special projects	2	206,719	222,446
Volunteer and employee related costs	2	214,622	206,068
Other expenses	2	91,819	56,277
Total Expenses		513,160	484,791
Surplus/(Deficit) for the Year		(55,408)	55,065

This statement should be read in conjunction with the Audit Report, Statement of Accounting Policies and Notes to the Performance Report.



Statement of Financial Position

Hamilton Central Business Association Incorporated As at 30 June 2023

	NOTES	30 JUN 2023	30 JUN 2022
Assets			
Current Assets			
Bank accounts and cash	3	59,667	115,394
Debtors and prepayments	3	9,111	
Total Current Assets		68,777	115,394
Non-Current Assets			
Property, Plant and Equipment	5	2,450	4,723
Total Non-Current Assets		2,450	4,723
Total Assets		71,228	120,117
iabilities			
Current Liabilities			
Creditors and accrued expenses	4	37,517	30,999
Total Current Liabilities		37,517	30,999
Total Liabilities		37,517	30,999
Total Assets less Total Liabilities (Net Assets)		33,710	89,118
Accumulated Funds			
Accumulated surpluses or (deficits)	6	33,710	89,118
Total Accumulated Funds		33,710	89,118

This statement should be read in conjunction with the Audit Report, Statement of Accounting Policies and Notes to the Performance Report.

Annual Report | Hamilton Central Business Association Incorporated



Statement of Cash Flows

Hamilton Central Business Association Incorporated For the year ended 30 June 2023

	2023	2022
Cash Flows from Operating Activities		
Grants and special projects receipts	137,785	229,675
Rates and other receipts from members	310,375	310,000
Interest, dividends and other investment receipts	1,670	181
GST	(16,239)	11,317
Payments for grants and special projects	(187,861)	(215,301)
Payments for employees and employment activities	(213,799)	(206,427)
Payments for other operating activities	(87,658)	(55,193)
Total Cash Flows from Operating Activities	(55,728)	74,252
Cash Flows from Investing and Financing Activities		
Payments to acquire property, plant and equipment	-	(3,524)
Total Cash Flows from Investing and Financing Activities	-	(3,524)
Net Increase/(Decrease) in Cash	(55,728)	70,728
Bank Accounts and Cash		
Opening cash	115,394	44,666
Net change in cash for period	(55,728)	70,728
Closing cash	59,667	115,394

This statement should be read in conjunction with the Audit Report, Statement of Accounting Policies and Notes to the Performance Report.

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Statement of Accounting Policies

Hamilton Central Business Association Incorporated For the year ended 30 June 2023

Basis of Preparation

The entity has elected to apply PBE SFR-A (NFP) Public Benefit Entity Simple Format Reporting - Accrual (Not-For-Profit) on the basis that it does not have public accountability and has total annual expenses equal to or less than \$2,000,000. All transactions in the Performance Report are reported using the accrual basis of accounting. The Performance Report is prepared under the assumption that the entity will continue to operate in the foreseeable future.

Goods and Services Tax (GST)

The entity is registered for GST. All amounts are stated exclusive of goods and services tax (GST) except for accounts payable and accounts receivable which are stated inclusive of GST.

Income Tax

Hamilton Central Business Association Incorporated is wholly exempt from New Zealand income tax having fully complied with all statutory conditions for these exemptions.

Bank Accounts and Cash

Bank accounts and cash in the Statement of Cash Flows comprise cash balances and bank balances (including short term deposits) with original maturities of 90 days or less.

Property, Plant and Equipment

Property, plant and equipment and investment property are stated at historical cost less any accumulated depreciation and impairment losses. Historical cost includes expenditure directly attributable to the acquisition of assets, and includes the cost of replacements that are eligible for capitalisation when these are incurred.

An item of property, plant and equipment or investment property is derecognised upon disposal or when no further future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of service performance in the year the asset is derecognised.

Depreciation

Account	Method	Rate
Office Equipment	Diminishing Value (100%)	16-67%
Plant and Equipment	Diminishing Value (100%)	13-40%

Revenue Recognition

Revenue is measured at the fair value of the consideration received or receivable for the sale of goods and services, excluding goods and services tax rebates, to the extent it is probable that the economic benefits will flow to the entity and revenue can be reliably measured.

Revenue from providing goods and services will be recognised when it is earned and the related good or service has been provided.

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Interest received is recognised as the interest accrues.

Grants requiring specified future conditions to be met are recognised as a liability on receipt. The grants are recognised as income over the period that the specified conditions are complete and the associated costs are recognised.

Donations will be recorded at the measurable or market value of the asset as at the date of acquisition.

Changes in Accounting Policies

The Performance Report template has been updated to ensure the entity's reporting is in line with all applicable Tier 3 standards. All other policies have been applied on a consistent basis with those of the previous reporting period.

Presentation in New Zealand Dollars

The financial statements are presented in New Zealand Dollars (NZ\$) and all values are rounded to the nearest NZ\$, except when otherwise indicated.



Notes to the Performance Report

Hamilton Central Business Association Incorporated For the year ended 30 June 2023

	2023	2022
1. Analysis of Revenue		
Grants & special projects revenue		
Business Awards - Sales & Sponsorships	18,630	13,261
Garden Place Live Music	-	4,000
Income - CBD Activation	100,041	193,815
Neat Places	19,114	18,600
Total Grants & special projects revenue	137,785	229,675
Rates and other revenue from members		
Rates from Members	317,922	310,000
Associate Membership	375	
Total Rates and other revenue from members	318,297	310,000
Interest, dividends and other investment revenue		
Interest Received	1,670	183
Total Interest, dividends and other investment revenue	1,670	181
	2023	2022
2. Analysis of Expenses		
Expenses related to grants and special projects		
Special Projects	-	261
Special Projects - Advantage Club	1,058	851
Special Projects - Business Awards	45,356	26,493
Special Projects - CBD Activation	129,397	155,094
Special Projects - Corporate Identity/PR	686	7,459
Special Projects - Economic Development	4,995	4,750
Special Projects - Garden Place	-	2,840
Special Projects - Neat Places	19,232	19,698
Special Projects - Safe Zone	995	
Sponsorship	5,000	5,000
Total Expenses related to grants and special projects	206,719	222,446
Volunteer and employee related costs		
ACC Levies	383	468
Carparks	5,000	4,070
Staff Expenses	312	1,364
Staff Training & Welfare	384	335
Wages	208,543	199,831
Total Volunteer and employee related costs	214,622	206,068
Other expenses		
Accountancy Fees	2,028	4,598

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Audit Fees	3,032	2,997
Bank Fees	59	93
Computer Expenses	566	1,616
Depreciation	2,273	3,303
Insurance	2,403	2,348
Loss on Disposal of Fixed Assets	-	606
Marketing	29,933	1,208
Meeting Costs	8,154	3,917
Office Cleaning	1,463	946
Office Expenses	486	516
Postage	258	271
Printing & Stationery	2,519	1,911
Rent	24,480	24,000
Seminars & Conferences	5,057	155
Subscriptions	4,694	3,460
Telephone & Tolls	2,497	2,488
Travel Expenses - NZ	1,516	
Website Maintenance	400	1,830
	2023	2022
	2023	2022
	2023 8,129	16,983
ank accounts and cash		
ASB - 00	8,129	16,983
ASB - 01	8,129 106	16,983 1,251
ASB - 00 ASB - 50	8,129 106 10,783	16,983 1,251 40,155
ASB - 00 ASB - 01 ASB - 50 ASB - 51	8,129 106 10,783 42,427	16,983 1,251 40,155 58,212
ASB - 00 ASB - 50 ASB - 51 ASB Credit Card XX-4043	8,129 106 10,783 42,427	16,983 1,251 40,155 58,212 (1,206)
ASB - 00 ASB - 01 ASB - 50 ASB - 51 ASB Credit Card XX-4043 ASB Credit Card XX-8694 Total Bank accounts and cash	8,129 106 10,783 42,427 - (1,778) 59,667	16,983 1,251 40,155 58,212 (1,206)
ASB - 00 ASB - 01 ASB - 50 ASB - 51 ASB Credit Card XX-4043 ASB Credit Card XX-8694 Total Bank accounts and cash	8,129 106 10,783 42,427 - (1,778) 59,667	16,983 1,251 40,155 58,212 (1,206)
ASB - 01 ASB - 50 ASB - 51 ASB Credit Card XX-4043 ASB Credit Card XX-8694 Total Bank accounts and cash	8,129 106 10,783 42,427 - (1,778) 59,667	16,983 1,251 40,155 58,212 (1,206)
ASB - 00 ASB - 01 ASB - 50 ASB - 51 ASB Credit Card XX-4043 ASB Credit Card XX-8694 Total Bank accounts and cash Debtors	8,129 106 10,783 42,427 - (1,778) 59,667	16,983 1,251 40,155 58,212 (1,206) - 115,394
ASB - 00 ASB - 01 ASB - 50 ASB - 50 ASB - 51 ASB Credit Card XX-4043 ASB Credit Card XX-8694 Total Bank accounts and cash Debtors and prepayments Debtors Total Debtors and prepayments	8,129 106 10,783 42,427 - (1,778) 59,667	16,983 1,251 40,155 58,212 (1,206)
ASB - 00 ASB - 01 ASB - 50 ASB - 51 ASB Credit Card XX-4043 ASB Credit Card XX-8694 Total Bank accounts and cash Debtors and prepayments Debtors Total Debtors and prepayments Analysis of Liabilities Creditors and accrued expenses	8,129 106 10,783 42,427 - (1,778) 59,667 9,111 9,111	16,983 1,251 40,155 58,212 (1,206) - 115,394
ASB - 00 ASB - 01 ASB - 50 ASB - 50 ASB - 51 ASB Credit Card XX-4043 ASB Credit Card XX-8694 Total Bank accounts and cash Debtors and prepayments Debtors Total Debtors and prepayments Creditors and accrued expenses Creditors	8,129 106 10,783 42,427 - (1,778) 59,667 9,111 9,111 2023	16,983 1,251 40,155 58,212 (1,206) - 115,394
ASB - 00 ASB - 01 ASB - 50 ASB - 50 ASB - 51 ASB Credit Card XX-4043 ASB Credit Card XX-8694 Total Bank accounts and cash Debtors and prepayments Debtors Total Debtors and prepayments Creditors and accrued expenses Creditors GST	8,129 106 10,783 42,427 - (1,778) 59,667 9,111 9,111 2023	16,983 1,251 40,155 58,212 (1,206) - 115,394 - - 2022 9,183 17,081
ASB - 00 ASB - 01 ASB - 50 ASB - 51 ASB Credit Card XX-4043 ASB Credit Card XX-8694 Total Bank accounts and cash Debtors and prepayments Debtors Total Debtors and prepayments Creditors and accrued expenses Creditors	8,129 106 10,783 42,427 - (1,778) 59,667 9,111 9,111 2023	16, 1, 40, 58, (1,; 115,

Annual Report Hamilton Central Business Association Incorporated



	2023	2022
5. Property, Plant and Equipment		
Plant and Equipment		
Plant and machinery owned	6,880	6,880
Accumulated depreciation - plant and machinery owned	(6,541)	(6,315)
Total Plant and Equipment	339	565
Other Fixed Assets		
Owned fixed assets	15,148	15,148
Accumulated depreciation - fixed assets owned	(13,036)	(10,989)
Total Other Fixed Assets	2,112	4,158
Total Property, Plant and Equipment	2,450	4,723
	2023	2022
6. Accumulated Funds		
Accumulated Funds		
Opening Balance	89,118	28,937
Accumulated surpluses or (deficits)	(55,408)	60,182
Total Accumulated Funds	33,710	89,118
Total Accumulated Funds	33,710	89,118
	2023	2022
7. Commitments		
Commitments to lease or rent assets		
10 Garden Place Lease Commitment	24,970	24,480
Total Commitments to lease or rent assets	24,970	24,480

8. Contingent Liabilities and Guarantees

There are no contingent liabilities or guarantees as at 30 June 2023 (Last year - nil).

9. Assets Used as Security for Liabilities

There are no assets used as security for liabilities as at 30 June 2023 (Last year - nil).

10. Related Parties

There were no transactions involving related parties during the financial year.

11. Events After the Balance Date

There were no events that have occurred after the balance date that would have a material impact on the Performance Report (Last year - nil).

12. Ability to Continue Operating

The entity will continue to operate for the foreseeable future.

Annual Report Hamilton Central Business Association Incorporated

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First adopted:	26 June 2012
Revision dates/version:	26 March 2016 / 30 June 2019 / 30 June 2023
Next review date:	30 June 2026
Engagement required:	
Document number:	D-4686021
Associated documents:	
Sponsor / Group:	General Manager - City Growth

Business Improvement District Policy

Purpose and scope

- 1. This Policy applies when setting up a Business Improvement District (BID) including its funding and Council's administration of BIDs.
- 2. This Policy applies to any BID established within the Hamilton City Council's boundary.
- 3. This Policy applies to business and commercial property ratepayers and does not apply to private property occupied by residents.

Definitions

Definition	Detail
Annual Programme	A set of activities, approved by the BID Executive Committee, which are planned over a period of one year, and contribute to the purpose of the BID.
BID Executive Committee	A committee established as per clause 21 of this Policy, which has the authority to make decisions for the BID and ensure that these decisions are carried out.
BID Poll	The process where Eligible Voters cast their vote in the postal ballot to determine whether a BID should be established, extended, reduced or dis-established, and other key issues, as per clause 14 of this Policy.
BID proponent	The interested party or the Council that is making a proposal to establish a Business Improvement District.
Business Improvement District (BID)	A defined area over which a Targeted Rate will be set to fund a BID Association.
Council	Hamilton City Council
BID Association	An incorporated society established to deliver the programme of work for the BID area.
Register of Eligible Voters	A list of commercial property owners and businesses within the BID area (that represent a 'Separately Used or Inhabited Part' (SUIP) of the rating unit), or their nominated representatives as per clause 13 of this Policy.
Returning Officer	A person from an independent election service body which has been approved by Council.
SUIP	Separately used or inhabited part of a rating unit.

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Policy

Purpose of a Business Improvement District

- 4. Business development:
 - a. to support business creation, attraction, retention and expansion within a BID
 - b. to assist and guide development and advancement of commercial interests of businesses and business people within a BID
 - c. To provide a forum for networking and collaboration of members.
- To advocate for business interests within the BID.
- 6. Promotion, events and marketing:
 - a. to market business interests within the BID locally, regionally and nationally
 - b. to establish and support an identity for the BID.
- To support Council to ensure the physical environment of the BID is consistent with the BID identity:
 - a. to promote amenity, cleanliness, safety and connectivity within the BID
 - b. to advocate for the preservation of heritage appropriate to the BID
 - c. to advocate for quality urban design within the BID.
- 8. To align strategic goals for the BID with Hamilton City Council's strategic plans.
- 9. To work collaboratively and in a coordinated way with Hamilton City Council.
- 10. To work with other organisations that have a role within the BID, for example, the Waikato Chamber of Commerce and local branch of the Property Council of NZ, to ensure a coordinated strategic approach to developments within the BID are taken.

Process to establish a BID

- 11. The Council approves setting up a BID.
- 12. A proposal to establish a BID may be initiated at any time by the Council or any interested party (a BID proponent). A BID proponent should seek sufficient support for establishing a BID before making a request to the Council.
- 13. A Register of Eligible Voters will be established.
 - a. The Council will approve the potential BID boundary area and provide a map. This will occur in consultation with any BID proponent.
 - b. A list of property owners and businesses that 'Separately Use or Inhabit Part' (SUIP) of a property within the proposed BID boundary area will be prepared by the BID proponent with the assistance of the Council. The list must include property-owner name, valuation number, physical address, name of owner/occupier; email/electronic contact/website contact; mailing address; landline/mobile phone contact.
 - c. Each property owner and business that 'Separately Use or Inhabit Part' of a property (SUIP) on the list must be contacted to determine who will be the registered voter and whose name is to be listed on the Register of Eligible Voters. This Policy is based on the principle of 'one person, one vote' meaning each registered eligible voter will have one vote.
 - d. All registered voters automatically qualify to become members of the BID Association and the Register of Eligible Voters is the BID Association's membership register.
 - e. If the owner and/or SUIP are an individual, that person should be registered as the voter

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- unless they nominate someone else to act on their behalf. All future communication must be addressed to that nominated individual, unless the owner or occupier subsequently nominates a different representative.
- f. If the owner and/or SUIP is not an individual, communication must be with the senior management of that body (typically a company or trust) to nominate someone to act on their behalf.
- g. Where an individual or organisation appears multiple times on the owner and/or occupier list (for example, they own a number of properties or businesses in the BID) that person or organisation may nominate only one name per property for the Register of Eligible Voters, noting each person must be different and not already on the voter register.
- The following business owners are not eligible to register on the Register of Eligible Voters:
 - Business owners who operate their businesses from residentially rated property within the BID boundary area.
 - Business owners who give a business address which is a commercial property within
 the BID boundary area, but who do not physically run their businesses from that
 address (for example businesses who use their accountant's address, or businesses
 who have mail delivered to a relative or friend running a business within the BID).
- Business owners who operate from a residentially-rated property may choose to join the BID Association provided that they satisfy the BID Association they operate a business within the BID.
- j. The following information must be included on the Register of Eligible Voters:
 - Name of property owner or occupier
 - Name of representative (if applicable)
 - Contact details:
 - Email address.
 - Mailing address.
 - Physical address.
 - Telephone, including mobile number/fax numbers.
 - The voter's preferred method of communication (for example, email).
- k. The Register of Eligible Voters must be agreed by Council staff and any disputes about eligibility for inclusion on the Register of Eligible Voters will be made by the Council.
- Once established, it is the responsibility of the BID Association to maintain and update the membership register and immediately advise the Council of any changes.
- m. The BID Association must not use nor pass on any personal information for any purpose other than administration of the BID Association.
- 14. A BID Poll will be conducted.
 - a. No BID will be established without a BID Poll and that BID Poll must achieve a voting return of 35 percent of voters listed on the Register of Eligible Voters and the majority of those votes are in favour of the proposition.
 - b. The BID Poll is the responsibility of the BID proponent.
 - c. The Council will pay for the cost of the BID establishment poll.
 - d. A Returning Officer approved by the Council must be engaged to conduct the BID Poll and they must be engaged as soon as the Register of Eligible Voters has been finalised to

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enable the election service to begin preparing for the Poll. Material prepared for the Poll must include:

- the Register of Eligible Voters
- an easy-to-understand information sheet outlining the BID proposal
- a ballot form approved by the Returning Officer
- a contact update form.
- e. All registered voters on the Register of Eligible Voters must be notified of the upcoming Poll and the key issues to be decided. These issues include, but are not limited to:
 - the boundaries of the proposed BID
 - the total budget and approximate targeted rate to be assessed
 - · the objectives of the BID strategic plan
 - the principal BID proponents for contact purposes.
- f. The BID proponent must engage with the property owners and occupiers within the proposed BID through:
 - at least one information meeting, open to all interested parties, must be held no less than 10 days prior to the poll closing
 - at least two advertisements about the upcoming Poll in local newspapers and on the Council's website, with the last advertisement a minimum of three days prior to the Poll closing. Other methods to inform eligible voters of the upcoming vote, such as social media, face-to-face meetings, email, fax or newsletters may be used.
- g. All BID polls are run as postal ballots. The period between the mail out of the ballot papers and close off for return of ballots must not be less than 14 calendar days.
- h. The Returning Officer will send out a pack including the information sheet, the ballot form, the contact update form and a prepaid return envelope. Any requests for replacement ballots should be directed to the Returning Officer.
- Proxy voting is not permitted for BID Polls. Registered voters who will be absent from their registered addresses during the period of the Poll but who wish to vote, should provide a forwarding address to the BID proponents.
- j. The Returning Officer will receive, count and verify all returned ballot papers. It will then report the result of the Poll to the BID proponent and the Council.
- 15. The final decision about whether to establish, extend, reduce or dis-establish a BID is made by the Council because, under the Local Government (Rating) Act 2002, it is the Council alone that can set the Targeted Rate. In making that decision, the Council will take into account, but will not be bound by, the BID Poll result.

Set up of an approved BID

- 16. If the Council approves setting up a BID, a business association must be established and registered as an incorporated society and evidence of registration provided to the Council (refer to www.societies.govt.nz).
- 17. The Council will not approve a Targeted Rate without evidence that the BID Association is an incorporated society as at 30 June of the given year.
- 18. As part of the incorporation process, a constitution (which is called 'Rules') must be lodged with the Incorporated Society Register.
- 19. Any changes to these Rules must be approved by the Council.

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- 20. No subsequent changes may be made to the Rules without Council approval.
- 21. The BID Association will establish an Executive Committee consisting of a minimum of five voting members and up to eleven voting members, three of whom are appointed by the Council.
 - a. Those members of the Executive Committee appointed by the Council are not required to be members of the BID Association and will be selected based on skills required to enable the Executive Committee to carry out its role.
 - b. Executive Committee members serve a term of two years and must not serve more than three consecutive terms.
 - c. The Chairperson of the Executive Committee serves a term of two years.
 - d. The Chairperson must be a member of the BID Association and is voted by the Executive Committee members at its first committee meeting.
 - e. The Chairperson may serve more than one term.
 - f. The Executive Committee must meet at least six times per year.
 - g. A quorum for any Executive Committee meeting requires a majority of BID Association members to be present.
 - h. Decisions are by majority vote.
 - i. No remuneration will be paid to members of the Executive Committee.
 - j. A BID Manager must be appointed by the Executive Committee and they do not have any voting rights.

Inaugural Annual General Meeting (AGM)

- 22. Following Council approval of the BID, an AGM must be held within four weeks of the Poll. Registered voters on the Register of Eligible Voters must be notified of:
 - a. the date and place of the first AGM of the BID Association
 - b. their opportunity to nominate individuals to the BID Executive Committee, and how to do this
 - c. their opportunity to view the proposed BID Association Rules
 - d. their opportunity to study the proposed BID Association Budget and Annual Programme
 - e. the proposal which was presented to Council regarding establishment of the BID.
- 23. Nominations for positions on the BID Executive Committee must be made in writing, signed by two registered BID members, and the nominee themselves. These should be delivered to the specified receiving office identified in the publicity about the AGM. Nominations will close three days before the scheduled date of the AGM.
- 24. The inaugural AGM will be chaired initially by a Council staff member assigned to the BID. The process for the inaugural AGM must include:
 - a. The election of an Executive Committee.
 - b. Approval of the proposed Rules.
 - c. Approval of the proposed Budget and Targeted Rate.
 - d. Approval of the proposed Annual Programme.
 - e. Approval of the Strategic Plan.
- 25. Subsequent AGMs will operate as set out in the BID Association Rules.

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- 26. Decisions at the AGM are by majority vote of the assembled BID Association members present at the AGM.
- 27. The Council must be informed of the elected officers and their contact details.

Membership rights and responsibilities

- 28. Membership of the BID Association is automatic for any eligible voting business within the BID and the Register of Eligible Voters is the BID Association's membership register. Membership entitles the individual member to:
 - a. attend and vote at all annual and special general meetings
 - b. attend all meetings of the BID Executive Committee (but not vote)
 - c. stand for election to the BID Executive Committee
 - d. receive regular communications about BID activities
 - e. receive notification of upcoming meetings and agenda items.
- 29. Members must ensure that their contact details are kept current on the Register.
- 30. Businesses outside the BID are eligible to apply for associate membership and are required to pay an annual membership subscription as determined by the Executive Committee.
- 31. Associate members have no voting rights within the BID Association.

BID funding

- 32. Once confirmation of incorporation has been received from the Registrar of Incorporated Societies, the BID Association can apply to the Council for a Targeted Rate in its BID. This application cannot be made until the BID Association has held its AGM meeting.
- 33. The purpose of the Targeted Rate is to fund the revenue required by the BID Association to enable it to deliver the Annual Programme approved by the BID Association members.
- 34. The BID Association must present the following information to the Council to support its application for a Targeted Rate:
 - a. Evidence of a mandate (report from the Returning Officer).
 - b. Evidence of incorporation (Registrar of Incorporated Societies).
 - c. The agreed BID boundaries.
 - d. The approved budget that identifies the revenue required to carry out the Annual Programme (AGM Minutes).
 - e. The approved Annual Programme (AGM Minutes).
 - f. The Strategic Plan (AGM Minutes).
- 35. The Local Government Act 2002 and the Local Government (Rating) Act 2002 gives the Council authority to set a Targeted Rate for an activity such as a BID. The Council will make the final decisions on what Targeted Rate, if any, to set in any particular year (in terms of the amount and the geographic area to be rated).
- Council will each year set the Targeted Rate as part of its Funding Impact Statement and rate resolution.
- 37. A BID Association will be funded by a targeted rate, rated by the Council each year and the full amount collected by the Council passed onto the BID Association in the form of a grant paid quarterly.
- 38. BID Targeted Rate will be calculated on a combination of a uniform basis flat charge and a Targeted Rate on a Capital Value basis for each rating unit or SUIP of a rating unit within the BID (the BID formula) and will be adjusted each year by the inflation rate adopted by the

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Council.

- 39. New properties, within the BID area, coming into that area will be rated in the next financial year.
- 40. The financial year of any BID will be 1 July to 30 June.
- 41. Payment of the Targeted Rate must be separately accounted for in the BID Association's financial records.
- 42. Any request by the BID Association for an increase in revenue must be submitted to the Council by December in preparation for the financial year commencing the following 1 July with the following information:
 - a. The Annual Programme identifying where the additional revenue is required and how this programme will achieve the BID Association's Strategic Plan.
 - b. The budget providing details of the additional revenue required.
 - c. Evidence of support from BID Association members (AGM Minutes).
- 43. In addition to the Targeted Rate, the BID Association may raise funds through other mechanisms, including sponsorship, advertising and grants.
- 44. The Council may contract the BID Association to carry out services on its behalf and/or enter into a service level agreement.

Adjustments to the BID boundary area

- A decision to change the boundary area of an approved BID must be made by the Council.
- 46. A proposal to change a boundary area can be made at any time but no decision can be made on a proposal until all eligible voters within the boundary area affected are polled.
- If the proposal is for a boundary extension, only the property owners and occupiers in the proposed extension area are polled.
- 48. The BID will pay for any further polls to adjust the boundary.
- 49. The process for polling is that set out in clauses under item 14 of this Policy.

Dis-establishment of a BID

50. The Council may dis-establish a BID at any time and is not required to conduct a poll.

Management and performance accountability

- 51. The Executive Committee will act as the BID Association's interface with the Council and is responsible for running the BID in accordance with this Policy and the approved Strategic Plan and Budget.
- 52. The BID Association and Council will at all times communicate with each other in such a way as to most effectively further the strategic objectives of the BID Association members and to protect and enhance the partnership relationship between the BID Association and the Council.
- 53. An appropriate Council General Manager will be responsible for the BID Association relationship and will appoint a one-point-of-contact staff member for the relationship interface.
- 54. The Executive Committee is expected to produce a Strategic Plan every three years which:
 - a. reflects a representative view of the BID members
 - b. describes how the Plan will contribute to achieving the purpose of the BID as set out in items 4 to 10 of this policy

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- describe how the Plan will contribute to any Council strategic aspirations, plans or projects relevant to the BID area
- d. include effective measures of performance that enable objective evaluation of delivery against the outcomes of the Plan and the performance of the BID Association over the three-year period.
- 55. The Executive Committee must present an Annual Programme and Budget to the Council by 1 March of each year for the following financial year.
 - a. The Annual Programme sets out in detail the projects and work the BID Association intends to undertake in the following financial year. It must align with the BID Association's Strategic Plan as in clause 54.
 - b. The budget will be used to determine the overall level of the targeted rate and any requests for additional funding must comply with clause 41. The partnership between Council and the BID Association includes ensuring prudent use of any BID funding.
 - c. Effective measures of performance that the success of the Annual Programme and which demonstrate a relationship to the association's Strategic Plan outcomes must be included.
 - d. The Annual Programme will also include measures of performance for the BID's Executive Committee and management.
- 56. Measures of performance for both the association's Strategic Plan (three yearly) and Annual Programmes (annually) will be established in consultation with the Council in the form of key performance indicators (KPIs).
- 57. Council and the BID Association will agree data sources for KPIs included in the Strategic Plan and Annual Programmes as well as their respective responsibilities for data collection and data reporting.
- 58. The agreed performance measures must cover the economic performance of the BID and public and business perceptions of the BID identity against baseline measures (trend data). They will also include KPIs related to specific BID projects and activities. KPIs may include but are not limited to:
 - a. BID contribution to central city GDP.
 - b. Total retail spend.
 - c. Type and number of businesses.
 - d. Number of employees.
 - e. Perceptions of safety.
 - f. Shopper/visitor satisfaction surveys.
 - g. Commercial rents.
 - h. Vacancy rates.
 - i. Visitor numbers (local, regional and overseas).
 - j. Pedestrian activity.
 - k. Economic impact assessment of events held in the BID.
 - I. Number of new businesses attracted to the BID.
 - m. Positive media (print, radio, social) coverage of the BID.
- 59. The BID Association must publish an Annual Report on its financial and strategic performance each year in August.
- 60. Council will review the performance of the BID against the stated Strategic Plan, KPIs, audited accounts and Annual Report. In August each year, the Executive Committee must provide the Council with a copy of the audited accounts and Annual Report for the previous financial year (including statements that the association has acted in compliance with its Rules and all other

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- relevant laws and regulations).
- 61. Where the Council has concerns with the progress or success of a BID, the grant from the Targeted Rate may be withheld until specific improvements or alterations have been made to the Annual Programme, business and Strategic Plans, or implementation processes.
- 62. The Council may initiate a review of all or any particular BID programme at any time.

Dispute resolution

- 63. The Council has the final decision about whether or not to set a Targeted Rate, the amount of that Targeted Rate, whether to provide for an additional rate or alter the boundaries of the area subject to the rate, and whether or not to establish, dis-establish, reduce or extend the BID.
- 64. If there is a dispute about other matters the BID Association and the Council will attempt to resolve their dispute through mediation sharing the costs of mediation equally. If the dispute is not resolved, either party may refer the dispute to arbitration in accordance with the Arbitration Act 1996. The award in the arbitration will be final and binding on the parties.
- 65. Disputes between BID members (ONR) and the BID Associations will be settled in accordance with the following procedure:
 - a. unless matters can be resolved quickly and informally, ONR are obliged to bring their concerns to the attention of the BID Association's Executive Committee in writing. An initial written response is required within seven working days, outlining the manner and the time frame in which the concerns will be addressed. Council as major fund provider should be made aware of any such issues.
 - b. Having exhausted reasonable means of resolving the dispute, the BID Association may appoint a mediator to enable the parties to settle the dispute. If the dispute is not resolved within a further 30 days after appointment of a mediator, any party may then refer the dispute to arbitration in accordance with the Arbitration Act 1996. The award in the arbitration will be final and binding on the parties.





Council Report

Committee: Economic Development **Date:** 14 September 2023

Committee

Author: Mike Bennett **Authoriser:** Blair Bowcott

Position: Economic Development **Position:** General Manager Strategy,

Growth and Planning

Report Name: Strategic and General Update

Programme Manager

Report Status	Open
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Purpose - Take

1. To inform the Economic Development Committee of both strategic matters and general updates that staff want to bring to Members' attention, but that do not warrant a separate report or require decisions to be made.

Staff Recommendation - Tuutohu-aa-kaimahi

2. That the Economic Development Committee receives the report.

Executive Summary - Whakaraapopototanga matua

- 3. This report provides information to Economic Development Committee members on activities, actions, or projects for which the Committee and the relevant General Managers have responsibility.
- 4. Topics are grouped under the following themes:

Theme	Topic	
Economic Development	i. Proactive Employer Engagement	
Programme	ii. Investment Promotion	
	iii. Shaping Narratives	
	iv. Maaori economic development	
Growth Programmes	i. Central City Transformation	
	ii. Ruakura	
	iii. Rotokauri-Northwest	
Data Analytics, Economics	i. Residential construction costs in Hamilton	
and Policy	ii. Economic update	
Tourism, Events and	H3 Activity report 1 July 2022- 30 June 2023	
Visitation	Visitor Destinations Update	

- 5. The level of event activity at H3 Venues, particularly in larger scale events, resulted in a strong year, compared to budgeted levels. Each venue operated at high capacity and a record number of events were delivered. See paragraphs 100-103 and **Attachment 3** H3 Activity Report for further details.
- 6. Hamilton's visitor destinations have had an outstanding year. Despite the current economic conditions and challenging weather over the last 12 months, all sites experienced a return to pre-Covid numbers. See paragraphs 104-108 for further details.
- 7. Staff consider the matters in this report have low significance and that the recommendations comply with the Council's legal requirements.

Discussion - Matapaki

Economic Development Programme

Proactive Employer engagement

- 8. From mid-February leading up to the 28 June 2023 Economic Development Committee meeting, economic development staff had in-depth meetings 36 employers from the three key growth sectors:
 - i. manufacturing;
 - ii. logistics;
 - iii. agritech, technology and innovation.
- 9. The purpose of these discussions is to position Council as a trusted partner, help economic development staff understand their operations and identify action items where Council and employers can collaborate to enable growth and new investment.
- 10. Those meetings generated internal actions including the need for additional economic development marketing content to assist employers with the recruitment of talent to Hamilton, and the need to continue the integration of Matthew Leach, Relationship and Engagement Lead for Infrastructure Operations, into our employer conversations.
- 11. The primary action identified involving external resources was a request from multiple employers regarding support in working with Waikato Regional Council to address questions about public transport.
- 12. Staff are working closely with Waikato Regional Council leadership to create a clear line of communication between their passenger transport managers and those employers.
- 13. Following the 28 June 2023 Committee meeting, staff have continued employer engagement work across our three key growth sectors, completing 10 additional meetings with businesses in July and August as well as having follow-up meetings with six employers who were visited during the first half of the year.
- 14. Insights from our July and August 2023 meetings include:
 - i. Whereas employer engagements during the first half of 2023 were generally optimistic, a more uncertain and cautious view has dominated recent meetings.
 - ii. Employers spoken to recently reported reduced demand from existing customers during the April-June quarter.
 - iii. Some employers are now indicating they will likely hold back plans for headcount growth that was initially planned for the second half of 2023.
 - iv. A renewed push to explore new market opportunities, both domestic and international, has been a common topic raised by employers.

- v. Manufacturing sector employers are reporting more difficulty than normal in backfilling talent that is occurring as part of regular, expected industry turnover.
- 15. Staff are progressing this engagement work with the results forming an updated series of Employer Insight Reports to be shared at the 14 November 2023 Committee meeting.

Tertiary education sector

- 16. In addition to employer engagement across our three key growth sectors, staff also recognise the role Hamilton's tertiary education sector plays as an enabler of our overall economic success.
- 17. Engagement with leaders from the tertiary education sector has included campus visits with the University of Waikato and Te Wānanga o Aotearoa.
- 18. The University of Waikato is a critical economic development asset that enhances our efforts to grow employment and business investment in Hamilton.
- 19. Economic development staff meet regularly with Jess Vanxay, Associate Director of Partnerships and External Relations. Staff have also begun to work with Dr Rosanne Ellis, who recently joined the University as their Director of Innovation and Impact.
- 20. There are opportunities to align with the University in an economic development capacity, starting with the science and research area as well as coordinating on industry engagement, investment promotion and shaping narratives about our city.
- 21. Economic development staff have also begun to develop a relationship with Te Wānanga o Aotearoa, initially with Paul Oettli who serves as Aukaha Whakahaere Head Operations.
- 22. Winter Te Pukenga has not yet identified a new industry engagement director, so staff are working with the organisation at an administrative level until that role is resourced.

Investment promotion

- 23. The Cultivate Trust is a collective of leaders from the technology and innovation sector who recognise the economic potential that their industry can have on Hamilton and New Zealand's economy.
- 24. Formally established in 2022, the work of the Trust has included a pilot project called <u>Tech in</u> that shared authentic stories about industry whānau.
- 25. The goal of the project was to showcase our region as a place that tech talent can realise their professional and personal aspirations.
- 26. The initial social media campaign resulted in over 1.7 million target audience engagements and validated the need for continued investment in similar efforts.
- 27. As part of their ongoing strategic plan, Kahl Betham, Chief Executive of Gallagher, has stepped into the role of Chair.
- 28. The previous Chair was Erin Wansbrough, Chief Executive Officer of Soda, Inc. who remains a Trustee and has undertaken a role managing delivery of the Trust's broad-based work programme with outcomes that are equitable, inclusive, and based on strategic partnerships.
- 29. Other Trustees representing the technology and innovation sector include David Hallett, Cofounder of Company-X and Mike Jenkins, Founder and Director at Native Data. Phil Taylor, Partner at Tompkins & Wake, is also part of the Trust's leadership group.
- 30. A prioritised project currently underway will enhance the Tech in the Tron website, adding features to facilitate its use as a tool to grow and connect the sector.
- 31. Outcomes include the attraction and growth of a diverse array of new tech talent into the region and leading efforts to connect our local technology and innovation business community.

- 32. Trustees are working with a growing list of business leaders who believe in a culture of collaboration and the potential impact of a business-led and commercially driven effort to grow our economy.
- 33. Economic development staff remain integral to the operations of the Trust and are actively involved in the Tech in the Tron project.
- 34. With support from Councillor Mark Donovan, economic development and growth programmes staff were introduced to a business investor seeking to introduce a commercial and hospitality concept in Hamilton.
- 35. Staff spent the day hosting and touring our central city with the investor, sharing our growth story and visiting the Union Square project as well as Hamilton East.
- 36. The business is continuing to do due diligence, evaluate locations, assess population catchment data, and review other relevant factors assisted by a real estate advisor.
- 37. Staff will monitor progress, support market due diligence, and provide updates to the Committee as they develop.

Shaping narratives

- 38. An important targeted outcome for the economic development programme involves work to develop and promote our story and value proposition to businesses.
- 39. As part of that work, staff partnered with the University of Waikato, Te Wānanga o Aotearoa and Wintec Te Pukēnga to produce an economic development insight highlighting Hamilton's tertiary education sector (**Attachment 1**). Our insights are one-page topical overviews designed to showcase Hamilton's competitive advantages for businesses and help shape perceptions about our city's economy.
- 40. Another targeted outcome relates to upgrading digital content available on Council's economic development web page. Staff have reviewed the existing economic development page that had been updated in July 2022 as part the overall redesign of Council's website.
- 41. Staff have also worked with the communication and engagement team to identify additional improvements including content and page structure changes that will increase public engagement and serve as an additional resource to drive economic investment in Hamilton. Those changes are due to actioned, tested, and implemented by the middle of October 2023.
- 42. Leading up to Welcoming Week 2023, economic development staff teamed up with Council's community and social development team to include employees from Hamilton businesses as part of Welcoming Week celebrations.
- 43. Staff worked with businesses across different sectors to identify six professionals who had recently relocated to Hamilton, conduct interviews about their experiences shifting here, and share their stories on Council's social media channels.
- 44. This effort aligned with an economic development goal of shaping narratives about Hamilton as welcoming place with a diverse and growing workforce.

Maaori economic development

- 45. Economic development staff have begun to work with Council's Amorangi Maaori as well as Wirihana Huaki, He Pou Manawa Ora Lead, to identify projects that might give effect to He Pou Manawa Taurikura The Pou of Prosperity.
- 46. This is described as providing equitable support and opportunities for Maaori to improve their current and future economic health alongside those of all New Zealanders.

- 47. Externally, staff have also been working with Waikato-Tainui's economic development staff to strengthen the connection between our mutual teams and agree on work programmes and shared goals.
- 48. At such time that a permanent General Manager Partnerships, Communication and Maaori is named, staff expect to increase activity in this space and work within the new management structure to drive successful Maaori economic development outcomes.

Growth Programmes

49. This update provides a summary of growth programmes work related to economic development activity in three of the Future Proof Priority Development Areas including Central City, Ruakura and Rotokauri-Northwest.

Central City Transformation Programme

- 50. Council is committed to driving economic growth and building our central city to be a real hub for employment, tourism, and commercial opportunities.
- 51. Progress on Fosters' **Union Square** development has continued, with the third building (Building E) now completed in August 2023. The development, once complete, will provide 23,000m² of office space over five buildings and will be home to more than 2500 employees.
- 52. Union Square has attracted quality tenants to date from the finance, banking and technology sectors. The development will also include retail premises with products or services that will improve wellbeing of workers in the precinct, for example beauty or hair salons. The vibrant mix of retail tenants will add to Union Square's status as a focal point for attracting people from across the central city and wider Hamilton.
- 53. The \$4.5M **NZ Blood Bank** facility on the corner of Anglesea Street and Bryce Street opened in in August 2023. Built by Stark property, the central location was chosen by the NZ Blood Service to make it easier for more people to donate blood, being within walking distance of the CBD and the Transport Centre.
- 54. Staff are progressing key projects that will enable economic development outcomes and other wellbeing outcomes in the central city including Plan Change 12 and the infrastructure funded by the \$150.6M Infrastructure Acceleration Fund Grant.
- 55. The <u>Central City Transformation Plan</u> (CCTP) identifies a number of key projects to deliver transformational outcomes. Staff continue to advance work with prospective large employers to inform them of CCTP benefits for their workforce and with residential developers to increase investment in mixed-use central city developments.

Greenfield Growth Programme

Ruakura

- 56. Ruakura Inland Port is now operational, having welcomed its first two goods trains, one each from Tauranga and Auckland, in early August 2023.
- 57. This is a huge milestone, more than 15 years in the making, that both asserts the importance of Hamilton Kirikiriroa in Aotearoa New Zealand's economic landscape, and reaffirms the importance of partnership between Waikato-Tainui, central government, and Hamilton City Council
- 58. Two trains per week, each capable of carrying around 90 containers will stop at Ruakura Inland Port as it undergoes final commissioning during August 2023. Train calls will then be increased to match demand as more Superhub tenants become operational.
- 59. The Joint Venture partners of TGH and Port of Tauranga are expecting around 40,000 containers to be transferred through Ruakura Inland Port in the first year of operations.

- 60. The construction of Ruakura Superhub tenants Kmart National Distribution Centre, and Big Chill and Maersk cool stores is well advanced, due for completion in September, October, and November 2023, respectively.
- 61. Staff will attend the opening event for Kmart in September, in support of our partners at TGH.
- 62. The Ruakura Programme Manager and Economic Development team continue to work together to support the long-term aspirations and short-term opportunities of Tainui Group Holdings (TGH) and the Superhub project.
- 63. Economic Development staff are developing a strong relationship with TGH's Ruakura team, and meaningful discussions with existing Superhub tenants are underway.
- 64. These discussions inform the work of the Economic Development team to align with the Ruakura Programme Manager and identify ways that Council can partner with TGH to enable growth, investment, and employment opportunities at Ruakura.
- 65. This proactive engagement is a core part of Council's overall economic development programme, and is done to build trust, gather insights, and better understand the operations of employers across our key growth sectors.
- 66. A key enabling project for Ruakura is the construction of the Eastern Transport Corridor (ETC) which, if funded, would unlock full development capacity of the inland port, logistics and industrial precinct, which are currently limited due to roading capacity.
- 67. It is anticipated the ETC would cater for freight, future rapid transit services, active mode users and local traffic.
- 68. The Strategic Case component of the Business Case application was submitted to Waka Kotahi in June 2023. Upon feedback from Waka Kotahi, the Preferred Option Assessment process, Benefits Analysis, and final Business Case compilation will be completed for final submission to Waka Kotahi in November 2023. A more detailed report on the ETC Business Case will be brought to the 10 October 2023 Strategic Growth and District Plan Committee meeting, prior to submission to Waka Kotahi.

Rotokauri-Northwest

69. In Rotokauri-Northwest, staff continue to focus on facilitating conditions that will lead to increased investment and employment opportunities for industrial users. This work includes an industrial land supply scoping study and engaging with developers and industry.

Data Analytics, Economics and Policy

Residential construction costs in Hamilton – staff action

- 70. At the 28 June 2023 Economic Development Committee, elected members requested information on the cost of building in Hamilton as they consider the challenge of affordable housing. To address this staff action, an overview of the size of homes being built in Hamilton and building costs follows.
- 71. Most homes in Hamilton are delivered by the private development sector whose focus is to maximise profit and will build products that meet market demands. Equally, the price paid for land is largely determined by the amount developers are willing to pay, which is part of the feasibility calculation. The sale price for most dwellings in Hamilton on sections 800m² or larger in Hamilton is determined by the value developers put on the land, not on the dwelling that sits on it.
- 72. Dwelling size is also market driven. Dwellings with three bedrooms tend to be easier to sell (and resell), while homes with two bedrooms are more likely to appeal to an aging population

looking to downsize; hence the Hamilton market has primarily delivered these types of dwellings.

House size

- 73. Data on the size of a dwelling as determined by the number of bedrooms, is collected during the assessment of development contributions. Bedroom data is not collected on every consent through DC data, but it is collected on more than enough of them to provide a good overview of trends.
- 74. In Hamilton, two- or three-bedroom dwellings make up about 80% of all new builds. In 2022 and 2023 we have seen a higher proportion of three-bedroom dwellings than in previous years.
- 75. One-bedroom and five plus-bedroom dwellings make up only 6% of all new dwellings in the last five years; however, this proportion has fallen in recent years.
- 76. Of those small number of one-bedroom dwellings, about one third of them were consents for a single dwelling which are typically on the same section as an existing dwelling, for example a family adding on a self-contained unit for a grandparent or another family member. Thirteen percent of the one-bedroom homes were in Kaainga Ora developments.



Table 1: Size of new builds in Hamilton 2019 - 30 June 2023

No. of Bedrooms	2019	2020	2021	2022	2023	Total
1	9%	2%	4%	3%	2%	4%
2	45%	47%	49%	36%	40%	44%
3	30%	32%	32%	45%	41%	36%
4	14%	14%	14%	15%	16%	14%
5	2%	4%	1%	2%	1%	2%
6 or More	1%	2%	0%	0%	0%	0.6%
Total dwellings*	792	894	1457	1064	575	4782

^{*} Total number of dwellings with recorded bedroom data. This is a subset of all dwellings granted.

Costs of building and land purchase

77. Council gets data from QV on the cost to build per square metre for various dwelling types. We also collect estimated build values as part of the consenting process.

- 78. Build costs are just one cost component of building a new home. As part of the development of the Commercial Feasibility Model, staff undertook research on the other costs of development. The research found that on average build costs were about 45% to 47% of total costs. Land purchase was on average 32% of total costs. Other costs included professional fees (7%), contingency (6%), Council fees and charges including development contributions (6%), financing costs (2.5%), preparation costs including demolition (2%), and service connections (<1%).
- 79. The location of a development and the floor area of the build affect the cost range for each of these cost elements and the proportion that they make up of the total cost of a project. For example, a one-bedroom dwelling in infill will have a higher proportion of the total build costs for professional fees and council fees and charges. A four-bedroom home in greenfield has a higher proportion of costs for land purchase.
- 80. Build costs are highly variable and depend on the size of the dwelling, the type of floor slab, the cladding and the types of fittings and fixtures. The following information is a rough guide to build prices.
- 81. QV data estimates that average build costs range from \$2300 to \$3100 per square metre for a small to medium (90-230sqm) single storey home with medium quality fittings. A larger house (200-600sqm) with high quality fittings costs on average \$5800 to \$6900 per square metre but can be as high as \$10,000 per square metre for a high specification house.
- 82. Two-storey houses tend to have about 30% higher build costs that a similar sized single-storey dwelling. Two-storey builds costs between \$3350 and \$4850 per square metre depending on size.
- 83. Build costs for low-rise townhouses (2-3 storeys) cost between \$2600 and \$3200 per square metre while apartments cost between \$3600 and \$4500 per square metre (excluding balconies).
- 84. Building consent data is roughly in line with the QV data and shows that in 2022 and 2023, build costs were between \$2300 and \$3800 per square metre for standalone houses and between \$2000 and \$3100 per square metre for townhouses and duplexes.
- 85. Land costs are generally a higher proportion of total costs in greenfield even for similar sized dwellings, for example, a 200 to 250sqm build in infill had average land costs of 30% of total costs. In greenfield it was 37%. The exception was for dwellings less than 100sqm.
- 86. Since 2022, land costs for single sections (large blocks of land have been excluded) in greenfield ranged from \$800 per sqm in Temple View to \$1250 per square metre in Rotokauri.
- 87. Infill sections are often redevelopments where a developer buys a house on a large section, demolishes the house and rebuilds multiple dwellings. Infill land costs have a large range across different suburbs. Here we have captured the land costs related to redevelopment of sections bigger than 850m². There can be high levels of variation between different sales prices and larger blocks of land tend to have a lower square metre rate. A sale in early 2022 was generally a higher rate than a more recent one.
- 88. The average land price across Hamilton was \$860 per square metre. Prices ranged from about \$580 per square metre in Melville to about \$1900 per square metre in Whitiora an area zoned for higher density housing and intensification.

Economic update

89. Hamilton continued its strong economic performance in the June 2023 quarter with Gross Domestic Product (GDP) increasing 3.8% compared to 3.1% nationally. Employment grew a further 3.1%, continuing the city's run of substantial employment growth since 2019.

- 90. **Non-residential consenting** in the year to June 2023 reached a new record high of 181,000m² (worth \$408M) driven by huge levels of new industrial developments. The June quarter itself was slower than the record-breaking March and September quarters, but with more than 16,000m² consented, it was still well above the long-run average of 12,000m² per quarter.
- 91. **Residential consenting** rounded out the June quarter with 350 new dwellings granted. This resulted in an end of financial year total of 1390 new dwellings consented, with 72% of these located in our existing suburbs.
- 92. Consents for new dwellings lodged in May and June 2023 were very low, totally just 101 new dwellings. Interestingly, sixty percent were for dwellings in greenfield. This is likely a reflection of both the way greenfield properties are typically sold as house and land packages with buyers locked in prior to the build, as well as the huge pipeline of infill development already consented.
- 93. **House prices** increased 1% in the June 2023 quarter, the first increase after 18 months of falls. Real estate agents have reported increased buyer interest and the "fear of missing out" (FOMO) is starting to override the fear of paying too much. Sales, however, remain low but stock levels are also low. Tough financial conditions mean that we are unlikely to see a huge acceleration in prices even if we have started to see the bottom of the cycle. Any moves by the Reserve Bank to increase the cash rate again will inevitably shake the confidence of the market once more.
- 94. **Inflation** eased to 6% in the June 2023 quarter but the reintroduction of petrol taxes and road user charges that were discounted a year ago will see increased pressure on inflation in the September quarter. Inflation is not coming down at near the same rate it increased. In June 2021 the consumer price index (CPI) was 3.3%. By June 2022 it had reached 7.3% and over the last 12 months it has shifted just 1.3 percentage points back down.
- 95. **Spending** continues to be high with an annual increase of 12% increase on the previous 12 months. However, it is easing. The June 2023 quarter was up just 4% on June 2022. Spending on accommodation and hospitality received a much-needed boost from events in Hamilton in the June quarter as the Chiefs made it all the way to a home final and Field Days returned to its usual June timing.
- 96. However, spending is still expected to slow down further. Right now, inflation is playing a big part and the comparison period still contains lower spending during pandemic restrictions and closed borders. House prices have fallen over the past year, so we feel poorer, while interest rates have gone up. Both these things will disincentivise unnecessary spending generally and makes leveraging equity in our homes to purchase big-ticket items far less appealing.
- 97. **Labour market** pressures are easing with increased migration and lower demand, but it remains tight. It is now slightly easier for businesses to fill long-held vacancies and upwards pressure on wages appears to be easing as well. This can be seen in the continued expansion of employment nationally (up 2.6%) and in Hamilton (up 3.1%). Unemployment increased to 3.6% in June 2023, which is more a reflection of the increase in labour force participation rather than people losing their jobs.
- 98. **Commercial vehicle registrations and car registrations** suggest that business confidence is shifting from -24% in the year to March 2023, to being down just 2.5% on a year ago. This lines up with business confidence surveys that show a less pessimistic view for the coming year.
- 99. For further commentary on Hamilton's economy, see the slides at Attachment 2.

H3 Activity Report

- 100. H3's purpose is to attract and deliver exceptional event experiences to Hamilton with a focus on economic and social benefits. H3 venues provide places to enable people to meet, compete and perform.
- 101. The level of event activity at H3 Venues, particularly in larger scale events, resulted in a strong year, compared to budgeted levels. In summary, each venue operated at high capacity and a record number of events were delivered.
- 102. H3 reported additional revenue above budget of \$3.76M, with the net operating position at year end favourable by \$1.7M due to increased event volumes combined with active management of operating expenditure.
- 103. For further information, please refer to the activity report at **Attachment 3.**

Visitor Destinations Update

- 104. Visitor Destinations are about providing our community and visitors with memorable, fun, and educational experiences at Te Whare Taonga o Waikato Waikato Museum, Hamilton Gardens, Te Kaaroro Nature Precinct Hamilton Zoo and Waiwhakareke Natural Heritage Park (WNHP).
- 105. Despite the current economic conditions and challenging weather over the last 12 months, Hamilton's visitor destinations have had an outstanding year. All sites were thrilled to welcome back international visitors and experience a return to pre-Covid numbers. The combined visitation result is not only 59% up on 2022 but for one of our sites, this year has been record-breaking; Hamilton Zoo recorded 179,151 visits, a massive 37.9% increase on 2021 which was their previous highest. Visitor numbers at the Gardens were their second highest on record—the only year to record more visits being 2021, which was significantly inflated by domestic tourism as New Zealanders were unable to travel overseas.
- 106. School holidays and long weekends throughout the year saw a strong uplift in visitor numbers, with steady numbers in between. Numerous activations have been a huge success in building school holiday momentum and driving repeat visits from the local community. The strength of our retail offering has been a clear highlight throughout the year, thanks to refreshed spaces, the establishment of a retail strategy and introduction of new lines including exhibition merchandise. The combined retail sales result of \$786,927 is not only a record-breaking total for the VDU, but each site also beat their individual sales records this year.
- 107. Hamilton Gardens has been recognised as one of the top 1% of travel experiences in the world by TripAdvisor, the world's largest travel platform, who named the Gardens as a 2023 Travelers' Choice Best of the Best award winner. Hamilton Gardens also ranked as one of the top three attractions in New Zealand.
- 108. The constant drive to deliver extraordinary experiences, provide new reasons to visit and showcase our visitor destinations, continues to build the reputation of our offering and add immense value to Kirikiriroa Hamilton.

Financial Considerations - Whaiwhakaaro Puutea

109. The topics covered in this report are funded by existing budgets. There are no financial implications in relation to the information provided in this report.

Legal and Policy Considerations - Whaiwhakaaro-aa-ture

110. Staff confirm that the matters covered in this report comply with the Council's legal and policy requirements.

Climate Change Impact Statement

- 111. There are no known climate risks or adaption opportunities associated with this option.
- 112. There is no change in greenhouse gas emissions associated with this option.

Wellbeing Considerations - Whaiwhakaaro-aa-oranga tonutanga

- 113. 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').
- 114. 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.
- 115. The recommendations set out in this report are consistent with that purpose.

Social

- 116. Social wellbeing is defined as the capacity of individuals, their families, whaanau, iwi, hapuu and a range of communities to set goals and achieve them.
- 117. Thriving businesses in the hospitality, retail and community sectors promote better outcomes for the community at large and help to sustain a more vibrant Hamilton with greater social interaction.
- 118. H3 venues and events are safe for people to attend, H3 venues are a place where communities can meet, compete, and perform and H3 Venues are place Hamiltonians are proud of.

Economic

- 119. Economic wellbeing is defined as the capacity of the economy to generate employment and wealth necessary for present and future financial security. The Economic Development Committee is responsible for Governance of Hamilton's economic agenda and investment development opportunities consistent with Council's vision for the city and to enhance the wellbeing of Hamiltonians. Council is committed to driving economic growth and building our central city to be a real hub for employment, tourism, and commercial opportunities.
- 120. Our sector-based approach to economic development focuses resources on both established industries and those that can diversify an economy. In 2023, the economic development programme will focus on five key sectors manufacturing; logistics; agritech, technology and innovation; education; and healthcare. This approach will represent our balanced economy, employment base, and growth potential. As part of its work programme, the Growth Programmes team reports on three of the 21 'Priority Development Areas' identified as part of the Future Proof Strategy and Metro Spatial Plan Central City, Ruakura and Rotokauri-Northwest in terms of economic development activity.
- 121. Elements of Ruakura feature prominently in the sector-based approach that has been identified by the economic development programme. The Ruakura Programme Manager will help in showcasing Hamilton as a location for investment and business attraction within the logistics sector.
- 122. In Rotokauri-Northwest, staff are focused on facilitating conditions that will lead to increased investment and employment opportunities for industrial users.
- 123. H3 venues attract events that have a positive economic impact to the city; Events held at H3 venues attract people to the city; H3 venue infrastructure is well maintained, and improvements align with industry needs and requirements; H3 financial management and decision making is sound.

Environmental

- 124. Environmental wellbeing is defined as the capacity of the natural environment to support, in a sustainable way, the activities that constitute community life.
- 125. The Council's Central City Transformation Plan considers connections between the central city and the river to restore and protect the balance of the environment.
- 126. H3 venues respond to climate change challenges through several operating and built-in initiatives. However, continuous improvement and attention to this responsibility remains a critical element of the operations reputation and competitiveness. Refer Section 5 of the activity report; H3 venues are healthy environments; H3 cares about reducing, recycling and reusing water, electricity, and waste.

Cultural

- 127. Cultural wellbeing is defined as the capacity of communities to retain, interpret, and express their shared beliefs, values, customs, behaviours, and identities.
- 128. Our city values, respects, protects, and promotes the treasured status of tangata whenua, acknowledges our shared history and celebrates our cultural identity and heritage.
- 129. Businesses in the hospitality, retail and community sectors endorse and enhance the cultural identity of the city and event activity helps promote cultural events and awareness of our heritage and history for Hamiltonians and visitors to the city to enjoy and participate in.
- 130. H3 venues offer a range of events for people to attend; The heritage of H3 venues and locations is valued; Our community has trust in H3.

Risks - Tuuraru

131. There are no known risks associated with the matters covered in this report.

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

132. Staff have considered the key considerations under the Significance and Engagement Policy and have assessed that the matter(s) in this report has/have a low level of significance.

Engagement

133. Given the low level of significance determined, the engagement level is low. No engagement is required.

Attachments - Ngaa taapirihanga

Attachment 1 - 14 September Economic Development Insight - Education

Attachment 2 - September 2023 Economic update slides

Attachment 3 - H3 Activity Report 1 July 2022-2023



Education providers give Hamilton a competitive advantage

Embracing te ao Maaori

Te Wānanga o Aotearoa celebrated a milestone in July when the first intake of students for its two-year masters degree programme graduated. The degree, called Te Tohu Paerua o Te Reo Kairangi, is designed for graduates to lead and revitalise te reo Maaori within their whanau, hapuu and iwi. Thirty four students have graduated from the progamme following its introduction in 2021. That same year, nearly 10,000 people studied te reo Maaori at the

With knowledge and familiarity of te reo and tikanga Maaori increasingly becoming a required and treasured skill, having Te Wānanga o Aotearoa's presence in Kirikiriroa Hamilton and across the Waikato is a key asset for organisations seeking to improve their engagement with te ao Maaori. Te Wānanga o Aotearoa offers opportunities for organisations to grow their skills in te ao Maaori through their corporate programme, Te Atatu.

The Pā opens its door

The University of Waikato's The Pā - referencing the concept of community and location - opened in July and is one of New Zealand's most unique commercial developments.

The 7000m2 development in the heart of the university's Hamilton campus is a multi-functional complex with spaces for teaching, learning, socialising and celebration.

Designed for students, their whaanau, staff and the community, the complex has a student hub with a large stage for performances, a new university wharenui, a food court, reception and staff offices. It is also home to Te Pua Wānanga ki te Ao - the Faculty of Māori and Indigenous

On top of its day-to-day function for students and staff on campus, it will be an event space for the university and a premier destination for business and community use.

Total number of tertiary students, 2022 **Upper North Island** Northland, Auckland, Waikato, Bay of Plenty

151,590

Lower North Island Gisborne, Hawke's Bay, Taranaki, Manawatu-Whanganui, Wellington

65,535

South Island West Coast, Canterbury, Otago, Southland, Tasman, Nelson, Marlborough

68,885

Te Pükenga provides skills training to thousands

Wintec is now part of Te Pūkenga - New Zealand Institute of Skills and Technology, along with 15 other institutes of technology and polytechnics, and nine Industry Training Organisations (ITOs). It has three campuses in Hamilton, including its central city campus and an Ootorohanga regional hub.

Wintec | Te Pūkenga's goal is to deliver high-quality training to about 13,000 aakonga (learners) every year who study more than 130 vocational courses from certificate to degree, postgraduate and master's level.

By bringing together on-the-job, on campus, and online vocational education and training through a unified network available in all regions, Te Pūkenga believes it can enable more learners to gain the skills, training and qualifications they need, faster and with less debt.

Third medical school pitched for Waikato

The University of Waikato has proposed to establish a New Zealand Graduate Entry Medical School (NZGEMS). The bid for the school would require government and philanthropic support to meet capital and operating costs reported as nearing \$400 million. If built, the university estimates up to 120 students a year could be trained at NZGEMS.



Data Sources: Hamilton City Council, The University of Waikato, Ministry of Education Te Tähuhu o te Mātauranga





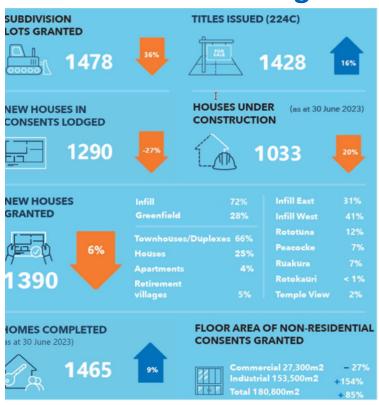
Hamilton economic indicators – year to June 2023

GDP GROWTH S S Hamilton + 3.8% Waikato + 3.2% New Zealand + 3.1%	EMPLOYMENT (Place of residence) Hamilton + 3.1% Waikato + 3.1% New Zealand + 2.6%
SPENDING A	UNEMPLOYMENT Hamilton + 4.6% Waikato + 3.8% New Zealand + 3.4%
GUEST NIGHTS Hamilton +71% Waikato +37% New Zealand +63%	COMMERCIAL VEHICLE REGISTRATIONS Hamilton - 2.5% Waikato - 12.8% New Zealand - 10.1%
MEDIAN HOUSE PRICE (June 2023 quarter) \$755,000	HOUSE SALES SOLD Hamilton - 20.1% Waikato - 21.8% New Zealand - 20.0%

- GDP growth continued to outperform Nev Zealand and the Waikato region
- Spending continued to outpace inflation, increasing 12% year on year.
- The median house price increased from \$740,000 in March to \$755,000 in the Jun 2023 quarter.
 - House price increases were across infill and greenfield
 - Prices are still 10% lower than they were a year ago
- Unemployment increased but this reflects increased participation in the labour force as more people look for work rather than job losses.

 Hamilton City Council to Labour people looks of the look of

Hamilton consenting trends - 12 mths to June 2023



- Industrial consenting eased in June but there remains above the long-run average. There is a huge amount of work underway across the city
- Residential consenting remains down year on year
 - Consents lodged in a July are up on May and June
 - Greenfield consents are down 34% year on year
 - Infill consenting remains up 12% but consents lodged indicate that this too is likely to fall.
- Supply chain issues have eased and the backlog of homes under construction is clearing
- Construction costs continue to increase but the pace is easing off last year's peak
- Developers and buyers should feel more confident as house prices level out.



How are our retailers faring?

Changes in card spending in year to June 2023

Source: Marketview





- Field Days and Chiefs playoff games have helped to boost spending, particularly on accommodation and hospitality.
- Spending is slowing though with quarterly spending showing lower levels of growth in many areas.
- Spending by Hamiltonians has eased with growth of just 4% in the June quarter compared to June 2022.
 - Spending by those from Waikato increased just 2%
- International spending saw the largest gains, followed by visitors from Canterbury.
- The average sped per transaction remained at \$49

Broader economic trends

- Inflation is easing but slowly
- Business and consumer confidence has improved to "cautiously optimistic" but businesses still expect their costs to rise and many intend to increase their prices.
- Floating and short-term mortgage rates increased again in June despite the OCR remaining at 5.5%. Mortgage arrears are also increasing but Hamilton has one of the lowest arrears rates in the country.
- Company liquidations also increased but remain below pre-pandemic levels
- The milk price forecast for next season has fallen but an analysis of milk prices, GDP, job numbers and consumer spending show milk prices have not had a noticeable impact on Hamilton's economy in the past decade. But businesses linked to farm spending will feel a pinch.

Outlook

- Industrial consenting is likely to ease in the September quarter to more normal levels. The sector is now focused on delivering the huge amount of new space consented.
- As house prices stabilise, developer and buyer confidence should improve.
 While tough financial conditions will remain a brake on both house prices and residential consenting, we do expect interest to return to the market.
 - Annual consenting numbers will probably still fall with lower levels of consenting than what we saw in 2022 shift out of the period.
- Spending is expected to fall as mortgage cost increases flow through to more home owners.
- Outlook for growth in China has deteriorated which has flow on effects to our regional export markets, including dairy.



H3 ACTIVITY REPORT 2022/ GLOBOX ARENA Hamilton City Council

GLOBOX Arena, Claudelands

2022-23 ACTIVITY REVIEW

H3

H3's purpose is to attract and deliver exceptional event experiences to Hamilton with a focus on economic and social benefits. Our venues provide places to enable people to meet, compete and perform.

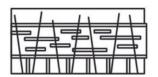
This was a record year for H3 - the operators of Claudelands, FMG Stadium Waikato and Seddon Park. The exceptional year was the result of efforts by H3's business development team and event delivery and business support staff, who have delivered exceptional care to patrons and clients. As a result, H3 overcame new competition, economic uncertainty in the market place and Hamilton's shortfall of commercial accommodation.

H3 reported additional revenue above budget of \$3.76m, with the net operating position at year end favourable by \$1.7m due to increased event volumes combined with active management of operating expenditure.

Each venue has operated at high capacity - from Seddon Park at maximum 'play day' capacity, FMG Stadium Waikato hosting major codes with All Blacks v Argentina, HSBC NZ Sevens, FIFA Women's World Cup Play-Off Tournament and Super Rugby semi-final and final, and Claudelands (including GLOBOX Arena) holding numerous high attendance events like NZ Darts Masters, Foodstuffs Expo and Balloons over Waikato Zuru Night Glow on the Claudelands Oval.

On-site security has been a focus this year. H3's security measures have been increased and health and safety will play an increasing part of day to day management plans.

H3 received several industry awards and accolades during the year with Claudelands Oval named "NZ Events Association Best Venue 2021" at a delayed 2022 annual awards ceremony. In addition H3 won the Momentous Innovation Award for driving systems innovation in the events industry and enhancing audience experience and engagement and two H3 staff were recognised at Entertainment Venues Association of NZ 2022 annual awards (Elly Moody – Finalist Rising Star of the Year and Michael Gilling – Winner Leader of the Year).





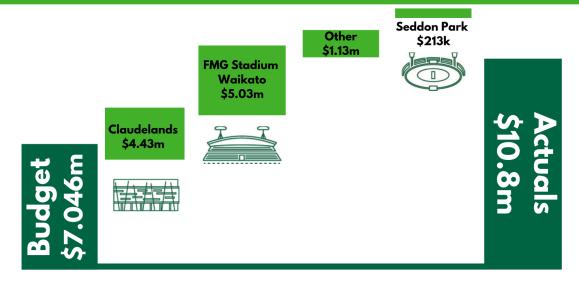
RE DAYS TENDEES 92% **AVERAGE CUSTOMER** SATISFACTION PERMANENT **EMPLOYEES** STAFF TURNOVER



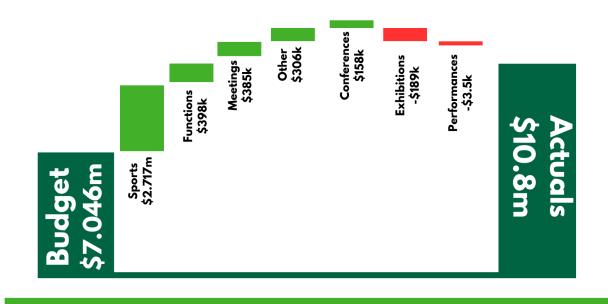
2022-23 REVENUE ANALYSIS

H3

By Venue



By Activity



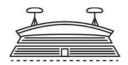
2022-23 FINANCIAL SUMMARY



H3 FINANCIAL RESULT	S - 1 JULY 2022 TO 30 JUNE 2023			
PRIOR YTD ACTUAL 2021/22		ACTUAL	BUDGET	VARIANCE FAV/(UNFAV)
	REVENUE			
91	Capital Revenue	229	-	229
5,282	Revenue from Activities	11,120	7,046	4,074
5,373	TOTAL REVENUE	11,349	7,046	4,303
	DIRECT OPERATING COSTS			
2,298	Cost of Sales	4,396	2,316	(2,081)
5,216	Personnel Costs	6,473	6,203	(271)
2,362	Operating & Maintenance Costs	3,329	3,354	25
1,724	Property Costs	2,457	2,115	(341)
823	Professional & Admin Costs	876	910	34
12,423	TOTAL DIRECT OPERATING COSTS	17,531	14,897	(2,634)
(7,049)	DIRECT OPERATING SURPLUS(DEFICIT)	(6,182)	(7,851)	1,669
65	Indirect Revenue	471	75	396
	Indirect Overhead Costs			
4,104	Council Overhead Allocation	5,031	4,648	(383)
6,899	Depreciation & Amortisation	7,882	8,132	250
44	Gains & Losses	284	-	(284)
876	Finance Costs	1,581	1,146	(435)
11,923	Total Indirect Costs	14,778	13,926	(852)
(11,858)	Net Indirect Costs	(14,307)	(13,851)	(456)
(18,907)	SURPLUS / (DEFICIT)	(20,489)	(21,702)	1,213

Notes:
Revenue - event activity tracked for a stronger year to date, compared to budgeted levels.
Personnel - due to increased event programme, recognised in revenue favourability.
Operating & Maintenance - in line with the increased revenue from events.
Property costs - Utilities cost increased due to event volumes, along with charge rate increases since budget set







EVENT ECONOMICS EVALUATIONS





HSBC NZ SEVENS | 21-22 January 2023

Type - Spectator sport

Venue - FMG Stadium Waikato

Attendees - 22,874

Visitors - 14,487 (67% came from elsewhere)

Visitor nights - 20,792 / average of 1.44 nights per visitor

Visitor Expenditure - \$3,766,462 spent in Hamilton

Event Satisfaction - 89% satisfied or very satisfied

Benefit-cost ratio - 1.40



FOODSTUFFS Expo | 8-9 March 2023

Type - Trade show / exhibition

Venue - GLOBOX Arena & Event Centre, Claudelands

Attendees - 4,896

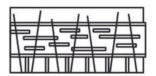
Visitors - 4,510 (93% came from elsewhere)

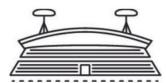
Visitor nights - 5,411 / average of 1.20 nights per visitor

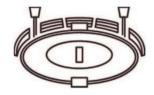
Visitor Expenditure - \$1,771,239 spent in Hamilton

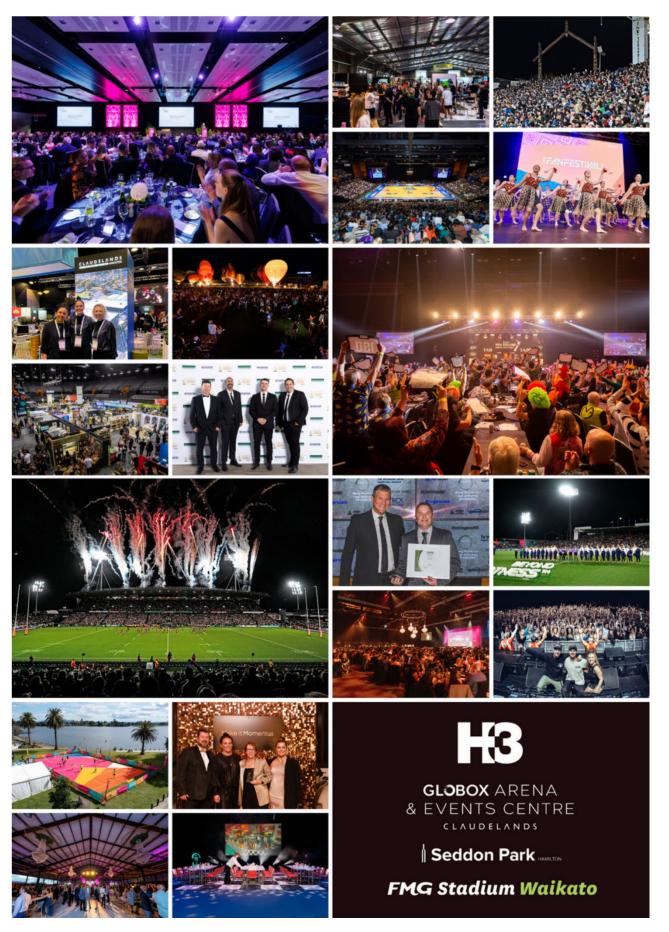
Event Satisfaction - 93% satisfied or very satisfied

Benefit-cost ratio - 1.46









Committee: Economic Development **Date:** 14 September 2023

Committee

Author: Nicolas Wells Authoriser: Blair Bowcott

Position: Strategic Property Manager **Position:** General Manager Strategy,

Growth and Planning

Report Name: 191-197 River Road - Sonning Carpark - Development Options

Report Status	Open
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Purpose - Take

- 1. To inform the Economic Development Committee on redevelopment options for the Councilowned land at 191-197 River Road, Hamilton, commonly referred to as the Sonning Carpark.
- 2. To seek the Economic Development Committee's approval of the preferred development option for the land.

Staff Recommendation - Tuutohu-aa-kaimahi

- 3. That the Economic Development Committee:
 - a) receives the report;
 - b) approves, in principle, developing the land described in the schedule in general accordance with Option 5 Open Space/Mixed Use B of the Veros Options Report dated August 2023 (**Option 1** of this staff report) subject to:
 - i. engaging with mana whenua to ensure that the development of the land aligns with their aspirations for the site and its cultural significance;
 - ii. partnering with mana whenua to confirm the development outcomes and parameters being sought;
 - iii. completing a high-level development masterplan, or bulk and location document set, for the land;
 - c) requests that staff report back to the Economic Development Committee with recommendations on the outcomes of work outlined above;
 - d) notes that staff will provide regular updates on the progress of this matter to the Municipal Endowment Fund Advisory Group.

SCHEDULE

<u>First</u> All that land described as an Estate in Fee Simple comprising Allotment 465 Parish of Kirikiriroa contained in Computer Freehold Register Identifier SA50D/392 of 7,264 square metres more or less and physically located at **191 River Road**, Hamilton.

<u>Second</u> All that land described as an Estate in Fee Simple comprising Lot 2 DPS 31617 contained in Computer Freehold Register Identifier SA30A/477 of 2,496 square metres more or less and physically located at **197 River Road**, Hamilton.

Executive Summary - Whakaraapopototanga matua

- 4. Council owns the land at 191 197 River Road, Hamilton, known as the Sonning Carpark, and described <u>first</u> and <u>second</u> in the schedule. The land has an area of 9,760 square metres and operates as a 307-space paid public carpark. Aerial photographs showing the location of the site are included in **Attachments 1** and **2**.
- 5. Council's publicly stated aspiration is for the land to be used for commercial development and it has considered several development proposals over the past decade.
- 6. Most recently Council approved, *in principle*, using the land for an innovative affordable housing development and included it in Council's Infrastructure Acceleration Fund bid.
- 7. The land is subject to a Housing Outcomes Agreement, with Council as developer. This commits Council to using "reasonable endeavours" to deliver the 262 affordable housing units committed to in the agreement. This commitment remains in place.
- 8. On 7 September 2023, Council considered an application to change the name of the Sonning Carpark to Opoia Paa. Staff recommended:
 - i. changing the name of the Sonning Carpark to Opoia Paa in recognition of the history and cultural importance of the site;
 - ii. deferring implementation of the name change until a plan for enhancing and developing the Sonning Carpark has been considered and approved by the Council;
 - iii. partnering with mana whenua to consider the next steps for enhancing and developing Sonning Carpark;
 - iv. investigating changing the name of Jesmond Park (immediately to the south of the Sonning Carpark) to Opoia Paa in recognition of the history and cultural importance of the site, and report back to the Community and Natural Environment Committee with a recommendation.
- 9. The 7 September 2023 recommendations to Council also noted that high-level options for the future of the land would be considered at this meeting of the Economic Development Committee.
- 10. The outcome of the 7 September 2023 Council meeting is unknown at the time of writing this report. A verbal update will be provided at the meeting.
- 11. In addition to the name change application, Council was advised that Ngaati Wairere is preparing a claim to the Waitangi Tribunal in relation to the Sonning Carpark land.
- 12. Tompkins Wake has consistently advised that there is no legal impediment to Council's use, development or sale of the Sonning Carpark land, and that there is no legal basis for a claim to the Waitangi Tribunal in respect of the land.
- 13. Council engaged Veros Property Consultants to identify and evaluate options for development of the land. Six high-level development options were prepared ranging from *status quo* (least aspirational) to full development of the land (most aspirational).
- 14. This report recommends approving, in principle, development to provide a mixture of land uses, delivering a combination of open space, enhanced public realm, and residential or commercial development, (in general accordance with Option 5 Open Space/Mixed Use B of the Veros Options Report dated August 2023 and **Option 1** of this report and as illustrated below), and:
 - i. engaging with mana whenua to ensure that development of the land aligns with their aspirations for the site and its cultural significance;

- ii. partnering with mana whenua to confirm the development outcomes and parameters being sought;
- iii. developing a high-level masterplan, or bulk and location document set, for the land;
- iv. reporting back to the Economic Development Committee with recommendations when this is done.



15. Staff consider the matters have a medium level of significance and that the recommendations comply with the Council's legal requirements.

Background - Koorero whaimaarama

Site Overview

Location and Physical Setting

- 16. The Sonning carpark site comprises two adjoining allotments (described <u>first</u> and <u>second</u> in the schedule) with a combined area of 9,760m². It is located on the eastern side of the Waikato River on the corner of River Road and Claudelands Road, Hamilton.
- 17. The site is centrally located immediately adjacent to, and elevated above, the Waikato River with wide views over the River and back towards the Hamilton Central Business District (CBD) approximately 300m to the east, and approximately 450m west from the Claudelands Events and Entertainment Centre.
- 18. The site is bordered to the west by the Waikato River and esplanade, to the north by established residential housing, to the east by River Road, and to the south by the East Coast Main Trunk Railway and Claudelands Road both of which cross the Waikato River with their bridge abutments on the south-east corner of the Sonning Carpark site.
- 19. The contour of the site is generally flat apart from an approximate 495m² area of the northwestern corner that falls approximately 10m to the boundary. The esplanade land on the western boundary has steep banks dropping to the Waikato River.

- 20. Vehicle access to the site is from River Road at a single point in the north-east corner. A pedestrian footpath follows the western side of River Road and the northern side of the railway with an overbridge linking the site to the Claudelands bridge and CBD. (The pedestrian footpath adjoining the railway is not within the legal boundary of the site and sits on land owned by New Zealand Railways Corporation). In practice, most pedestrians cross the site diagonally between the two access points on the south-west and north-east corners.
- 21. A Property Summary Report is included as **Attachment 2**. The appendices to this report include:
 - i. WSP Archaeological Risk Assessment 17 November 2020;
 - ii. WSP Preliminary Geotechnical Assessment Report 1 December 2020.

Land Status

- 22. The land is legally described <u>first</u> and <u>second</u> in the schedule. The title to Allotment 465 (197 River Road) has two memorials:
 - Section 11 Crown Minerals Act 1991;
 - ii. Part IVA Conservation Act 1987.
- 23. When land is disposed of by the Crown, that land becomes subject to the two restrictions (memorials) noted on the title:
 - i. Section 11 of the Crown Minerals Act applies in the event any mineral existing in its natural condition is located on, or under the land (other than pounamu), the Crown reserves the right of ownership of those minerals (in the event of pounamu, this becomes the property of Te Runanga O Ngai Tahu).
 - ii. Part IVA of the Conservation Act relates to marginal strips between land that shares a water boundary with a foreshore or lake. Land Information New Zealand (LINZ) has been asked to remove superfluous Part IVA memorials from titles when irrelevant. LINZ advises that "the Part IVA memorial is added to all titles irrespective of whether it contains or abuts a water body. The memorial indicates that IF there is a qualifying water body then a marginal strip is automatically reserved."
- 24. There are no memorials on the title to Lot 2 (191 River Road).
- 25. Tompkins Wake has advised that the Council has no obligations in respect of offer-back to previous owners. The land is held by Council as unencumbered freehold fee simple land. Council is free to use, develop or dispose of the land.
- 26. The land is not subject to the Reserves Act and has never been a Recreation Reserve or any other form of public open space.

District Plan

Zone (refer **Attachment 2** clause 2.6)

27. The site is zoned Central City – Downtown Precinct in the Operative District Plan.

Waikato Riverbank and Gully Hazard Area (refer Attachment 2 clause 2.8)

28. A small portion of Lot 2 (described <u>second</u> in the schedule) is included in the Waikato Riverbank and Gully Hazard Area – which includes the Waikato Bank Stability Line. This is an approximate 495sqm area of the north-western corner that falls approximately 10m to the boundary.

Significant Natural Area (SNA) (refer Attachment 2 clause 2.9)

29. Plan Change 9 Historic Heritage and Natural Environments (PC9) features Significant Natural Areas (Schedule 9C). SNAs took legal effect on 22 July 2022. A small portion of Lot 2 (described second in the schedule) is included in the esplanade SNA (C67). This is an approximate 395sqm area of the north-western corner that falls approximately 10m to the boundary.

Notable Trees (refer Attachment 2 clause 2.7)

- 30. There are several mature trees on the land; however, these are not included on Schedule 9D (Significant Trees) of the Operative District Plan Register of Protected Trees.
- 31. Plan Change 9 Historic Heritage and Natural Environments (PC9) features Notable Trees (Schedule 9D) and included three trees (T138, T139 and T140) on the southern boundary of the site.
- 32. Council's own submission recognises that these trees were included in error and recommended at the hearing (Reporting Officer section 42A report) that they be removed from PC9 Schedule 9D and the planning maps.
- 33. Unlike the other provisions of PC9, the Notable Trees component did not have immediate legal effect at notification.

Significant Archaeological Site (Refer Attachment 2 clause 2.10 and Appendix 1)

- 34. Opoia Paa is listed in the Operative District Plan on Schedule 8B as a Group 1 Archaeological and Cultural Site (A19 shown bordered in red).
- 35. Opioa Paa was omitted in error from Schedule 8B in PC9 but is correctly shown on the PC9 planning map.
- 36. Part of the Sonning Carpark (described <u>first</u> in the schedule) is included in the Operative District Plan Opoia Paa Significant Archaeological Site (A19 shown bordered in red).
- 37. WSP Opus completed an Archaeological Risk Assessment in November 2020 (Attachment 2 appendix 1) and concluded that any modification of the ground has a risk of modifying archaeology. Heritage New Zealand Pouhere Taonga and the relevant tangata whenua should be contacted, and an active Archaeological Authority obtained from Heritage New Zealand Pouhere Taonga before any ground disturbance.

Geotechnical Assessment (Refer **Attachment 2** clause 2.12 and Appendix 2)

38. WSP Opus completed a Preliminary Geotechnical Assessment Report in December 2020. The report concluded that further engineering assessment and design would be required to reduce or mitigate the identified risks for the developing the site.

Utilities (Refer Attachment 2 clauses 2.13 and 2.14)

- 39. Overhead power lines are located on River Road. The specific power requirements of any future development on the land will be determined through the detailed design process. It is likely that a transformer upgrade will be required for a comprehensive development.
- 40. A stormwater main, manhole, catchpits and catchpit leads are located on the land. A water main runs along River Road parallel to the land. A wastewater main runs along the western boundary and through part of the land. The waters infrastructure servicing any development on the land will require specific design during the detailed design stage.

Flooding and Contamination (Refer Attachment 2 clause 2.11 and 2.15)

- 41. The land has been assessed and the recently released flood hazard mapping identifies the north-west corner of Lot 465 as subject to a low hazard of ponding in a 1/100-year event.
- 42. The land is not listed on the Hazardous Activities and Industries List (HAIL). No other contaminated land assessment has been undertaken at this stage.

Site History

43. The history of the land is detailed in the staff report "Sonning Carpark – Application to Change Name" to Council on 7 September 2023 linked here (Item 8).

Development aspirations 2013 - 2023

- 44. Over the past decade, Council has consistently viewed the land as a strategic development site specifically as a possible location for a new hotel. Council has publicly invited expressions of interest from qualified parties to develop the site. There has been reasonable general interest over that time with two specific proposals advancing to preliminary design.
- 45. Developer A proposed a mixed-use development incorporating a raised podium with vehicle parking and manoeuvring below, a hotel and promenade overlooking the river, high-end residential apartments on the northern boundary, a commercial office block in the south-west quadrant and associated landscaping. This proposal was abandoned by the developer.
- 46. Developer B proposed a comprehensive residential retirement village and associated facilities. This proposal was rejected on the basis that it did not align with Council's vision for development of the site.

<u>Project Korimako – the Nightingale Concept</u>

- 47. In 2021, Council approved a proposal *in principle* to utilise the site as an innovative mixed-use affordable housing development based on the successful Nightingale complexes in Melbourne and Sydney. The development was called *Project Korimako* and was made up of 262 apartments in eight buildings, grouped as four. The buildings were predominantly residential apartments with some ground level retail.
- 48. The building adjoining the established residential area on the northern boundary of the site was three storeys high while the other three buildings were six storeys high. The buildings included internal gardens providing natural light and ventilation, large entry foyers with bike storage facilities, and roof-top communal spaces with laundries, gardens, seating, and socialising areas.
- 49. The buildings were set in landscaped grounds with open communal space, the site layout being designed to encourage maximum pedestrian and cycle access. A limited number of on-site carparks would be available for car-share facilities, disability access and short-term visitors.
- 50. The 262 apartments ranged from:
 - i. studio units $(33m^2 35m^2)$
 - ii. one-bedroom apartments (48m² 72m²)
 - iii. two-bedroom apartments (65m² 88m²) and
 - iv. three-bedroom apartments (92m² 107m²).

The Total Gross Floor Area was 23,257m² – an average apartment area of 88m².

- 51. *Project Korimako* had five key design attributes:
 - i. Quality Materials. "Enduring materials with low embodied energy will be employed to create a visually layered and porous façade softened by natural vegetation".

- ii. Rooftop Community. "Rooftop gardens and laundries are spaces designed within a shared community environment that feel connected with the natural landscape".
- iii. Through-Site Link. "Located on a prominent entry point to Hamilton's central city, the development offers a safe and clearly defined pedestrian and cycle path through the site. This pathway forms part of a key pedestrian and cycling link between the central city Centre and Claudelands Events Centre".
- iv. Active Edges and Open Space. "Ground level community spaces located along the central pathway are a vital element in ensuring residents can live well and contribute positively to the community".
- v. Less Car Dependence. "A less car-centric way of living is fostered with secure cycle storage and convenient access to alternative modes of transport".
- 52. The proposed value of the *Project Korimako* development was estimated at \$140M with a timeline of approximately five years. The developer has now withdrawn from the project and is exploring delivering a Nightingale-style development elsewhere in the city.
- 53. A consistent feature across all development proposals is:
 - i. enhanced public spaces;
 - ii. enhanced interface with the esplanade and river;
 - iii. enhanced pedestrian access across the site; and
 - iv. enhanced amenity and public realm.
- 54. Developers have consistently suggested that the best use of the Sonning site is some form of high-density residential development.

Current Development Status

- 55. The Council approval, *in principle*, to utilise the site for the Project Korimako affordable housing development was a departure from Council's previous aspirations for the site and recognised the need for both increased housing in the central city and the parallel need for increased in affordable housing.
- 56. Council supported this development *in principle*, to advance its objective of creating opportunities for people to own a home. However, it is still very much in the concept stage and there is a lot of work to be done before any further agreements are put in place. There is no set timeframe for this, and Council will take the time necessary to consider the best use of the site. Any decisions to sell the land for development would come back to full Council for approval.
- 57. The site is currently listed in the District Plan and is a recorded site by the New Zealand Archaeological Association. Consequently, any earthworks on the site require a resource consent issued and a developer would be required to engage with mana whenua and Heritage New Zealand Pouhere Taonga.
- 58. While the sale of Council-owned land does not require public consultation, Council is committed to open discussion and engagement with surrounding residents. In addition, Council would expect any developer to work with mana whenua, surrounding residents, other affected parties and Heritage New Zealand Pouhere Taonga throughout the process.
- 59. Because of commercial sensitivities, discussions like this are typically held in Public Excluded sessions with Elected Members, as has been done in this case.
- 60. Council approved the Project Korimako development in the belief that it would directly contribute towards reducing the affordable housing deficit, and in a direct response to the innovative quality of the development.

- 61. Accordingly, the site was included in Council's Infrastructure Acceleration Fund (IAF) Bid and is now subject to a Housing Outcomes Agreement (HOA) with Council as developer. The Housing Outcomes Agreement commits Council to using "reasonable endeavours" to deliver the 262 affordable housing units committed to in the agreement. This commitment remains in place.
- 62. It is likely that Sonning Carpark will continue to operate as a paid public carpark in the short to medium term until matters relating to the development of the land are resolved.

Discussion

Development Objectives (Refer Attachment 1 section 2.0)

- 63. Considering the characteristics of the land, the strategic objectives of Council and the context surrounding previous development attempts, a set of development objectives was established to form the basis upon which options can be assessed as part of a multi-criteria analysis:
 - i. Strategic Alignment
 - ii. Long Term Plan 5 Long-Term Plan Priorities
 - a. A city that's easy to live in
 - b. A city where our people thrive
 - c. A Central City where people love to be
 - d. A fun city with lots to do
 - e. A green city
 - iii. Central City Transformation Plan 7 Place Shaping Outcomes
 - a. Hamilton Kirikiriroa
 - b. A place to call home
 - c. A playful city
 - d. A home for diversity
 - e. A well-connected city
 - f. Blue-green Central City
 - g. Prosperous Economy
 - iv. Site Specific Outcomes
 - a. Financial/Development Viability
 - b. Consenting & Regulatory Risk
 - c. Infrastructure Acceleration Fund (IAF) Housing Commitments
 - d. Notable Tree Protection
 - e. Pedestrian and Cycle Connectivity (Claudelands to Central City)
 - f. River Connectivity
 - g. Open Space Alignment to level of service need
 - Open Spaces that reflect culture and history
 - Open spaces for people
 - A connected network of open spaces
 - v. Opportunities for Cultural Recognition/Partnership
 - vi. Delivery Risk.

Development Options and Multi-criteria Analysis (Refer Attachment 1 section 3.0 and 4.0)

- 64. Veros has prepared the following high level development options with consideration to the characteristics of the site. These options range from the status quo and least aspirational, to the full development of the site and most aspirational.
 - i. Option 1: Status Quo
 - ii. Option 2: Enhanced Status Quo
 - iii. Option 3: Green Space
 - iv. Option 4: Open Space/Mixed Use A
 - v. Option 5: Open Space/Mixed Use B
 - vi. Option 6: Full Development
- 65. Veros undertook a multi-criteria analysis (MCA) of each development to rank the options. A summary of the findings is provided in **Attachment 1** section 4.0.

Preferred Development Option (Refer Attachment 1 section 4.1)

- 66. The MCA identifies Option 5 Open Space/Mixed Use B as the preferred development option, because it:
 - allows for a degree of recognition of site history and cultural significance through naming, landscaping, public artworks, and signage – noting that the report to the 7 September 2023 Council meeting recommends that the name be changed to Opoia Paa, once a plan for enhancing and developing the site has been considered and approved by Council;
 - ii. aligns to all identified development objectives to varying degrees, achieving a broader range of development outcomes;
 - iii. delivers a modest return to Council in the delivery of an open space asset and slight financial profit;
 - iv. provides an opportunity to leverage considerable investment from a development partner and support economic activity;
 - v. allows Council to enhance the connection between the City Centre and Claudelands Events Centre through the site;
 - vi. includes the development of the land that abuts two transport corridors, and face north onto enhanced open space and parking;
 - vii. allows for the enhancement of connections to the Waikato River and esplanade.
- 67. All the options and in particular the options that include multiple uses within the site require a finer detail of master planning and analysis as next steps. This may mean scaling up or down of particular elements that form the foundations of this option, to optimise the outcome and objectives achieved. Therefore, staff recommend that the Committee approve this option *in principle*.

Preferred Delivery Approach (Refer Attachment 1 section 5.0, 6.0 and 7.0)

- 68. The next steps are recommended, noting that the <u>report</u> to the 7 September 2023 Council meeting recommends that the name be changed to Opoia Paa, once a plan for enhancing and developing the site has been considered and approved by Council, and in partnership with mana whenua:
 - i. Mana Whenua Engagement: Mana whenua should be engaged in the first instance. Council should seek to partner with mana whenua to ensure that the development of the site aligns to their aspirations for the site and its cultural significance.

- ii. **Define of Development Outcomes and Parameters:** In partnership with mana whenua, Council should confirm the development outcomes and parameters being sought. This may be supported by a high-level development masterplan or bulk and location document set. This will provide potential development partners with sufficient confidence to invest in the development.
- iii. Market Engagement and Partnerships: Commence market engagement with potential purchasers and/or development partners. With consideration to the development outcomes and parameters identified, direct negotiations with suitable partners or a request for proposals should be sought. At which point, an appropriate conditional agreement to sell the land (or portion of) or development agreement may be negotiated.

Options

69. Staff have assessed that there are three options for the Committee to consider.

Option 1: Approve the recommendation of this report

- 70. The recommendations of this report, if approved, confirm *in principle* developing the land to provide a mixture of uses, delivering a combination of open space, enhanced public realm, and residential or commercial development, in general accordance with Option 5 Open Space/Mixed Use B of the Veros Options Report dated August 2023 and
 - i. engaging with mana whenua to ensure that development of the land aligns with their aspirations for the site and its cultural significance
 - ii. partnering with mana whenua to confirming the development outcomes and parameters being sought
 - iii. developing a high-level masterplan, or bulk and location document set, for the land
 - iv. reporting back to the Economic Development Committee with recommendations when this is done.
- 71. This option is recommended because it aligns to all the identified development objectives and achieved a broad range of outcomes.
- 72. This option provides an opportunity to leverage considerable investment from a development partner to support economic activity, improve housing supply, provide opportunities to meet mana whenua aspirations, enhance connectivity and provide public open space that connects to the Waikato River (refer 7 September 2023 Council report, item 8).
- 73. This option is recommended because it aligns to all the identified development objectives and achieved a broad range of outcomes. This option includes:
 - A direct pedestrian and cycling link through the existing carpark, improving access and mobility between the Central City and Claudelands;
 - ii. Opportunities to fulfil mana whenua aspirations for the land, and tell the stories of its unique history and cultural significance;
 - iii. Significantly enhancing pedestrian viewshafts from the land to the Waikato River;
 - iv. Provision of commercial or residential buildings supporting economic activity and housing supply in the central city;
 - v. Preservation of notable trees (but heightened risk of disturbing the root protection zones):
 - vi. Land value opportunity cost of approximately \$3.45M, being a portion of estimated market value of the site that could become open public space;

- vii. Opportunities to add additional amenity, play, spaces for social gatherings and events, vegetation, spaces for large trees, food and corridor areas for native fauna, and for the treatment of water;
- viii. Flexibility in the proportion and orientation of commercial development versus open space reserve, providing an ability to adapt to the specific development outcomes sought by Council and mana whenua.

Option 2: Amend the recommendation of this report

74. The Committee could choose to remove, alter or add further conditions to the recommendation.

Option 3: Do not approve the recommendation of this report.

- 75. If the recommendation is not accepted, the land will be appropriately managed until a decision on its future use is made.
- 76. Staff recommend **Option 1** for the reasons outlined in this report.

Next Steps - Hipanga Panuku

- 77. If the Council approves **Option 1**, staff will:
 - i. commence discussions with mana whenua about how they wish to engage and what is the best forum (existing or new) for doing so;
 - ii. partner with mana whenua to confirm the development outcomes and parameters being sought;
 - iii. develop a high-level masterplan, or bulk and location document set, for the land;
 - iv. report back to a future Economic Development Committee meeting with a suitable recommendation.

Financial Considerations - Whaiwhakaaro Puutea

- 78. The carpark operating on the land generates a net income of \$240,000, which is credited to the City Transport Unit.
- 79. The land is valued annually by an independent registered valuer. The estimated current market value of the land (at 30 June 2021) is \$6.9M (plus GST if any). This valuation is based on highest and best use as a development site.
- 80. At this stage, there has been no quantification or detailed analysis of specific development project costs. The financial viability of the proposed development has not been independently analysed or assessed. The high-level financial metrics, which require considerably more investigation, are:

Cost to Council (Capex) \$ 2.0M

Land Value Opportunity Cost (Estimated Market Value) \$ 3.45 M

Revenue to Council \$ 3.45 M

Value of investment leveraged on site (Total Dev. Cost) \$ 10-50 M

81. Council's costs associated with consultation, master planning, and preparing the next stage documents, and any independent subject matter advice will be funded from existing budgets dependent on other strategic property-related priorities. Most of Council's costs will be comprised of staff time, but specialist advice will be required to ensure that Council gets the best outcome. Costs incurred by Council will ultimately be deducted from the proceeds of sale of the land if that eventuates.

82. There are no other financial considerations at this point. The financial implications of specific development projects will be detailed in subsequent decision-making reports.

Legal and Policy Considerations - Whaiwhakaaro-aa-ture

- 83. Staff confirm that **Option 1** complies with Council's legal and policy requirements.
- 84. The 2021-31 Long Term Plan and Central City Transformation Plan are the key strategic documents to which the preferred development option must align. The specific priorities and outcomes that these strategies seek to achieve and for which each development option was assessed is outlined below.

Long Term Plan – 5 Long Term Plan Priorities

- 85. *A city that's easy to live in*: The degree to which the option makes Hamilton City easier to live in, explore and connect. Attributes include:
 - i. Local access to amenity that is important to residents.
 - ii. Linking existing destinations, facilities, places of work, and education with safe walking, cycling and public transport connections.
 - iii. Alignment to 20-minute city concept.
- 86. A city where our people thrive: The degree to which the option creates opportunities for people to thrive in their jobs, careers and lives in order to leverage the lifestyle and opportunities our city has to offer. Attributes include:
 - i. Provision of open and effective city governance, allowing the public to help shape the city.
 - ii. Te Tiriti O Waitangi (The Treaty of Waitangi) and honouring the principles of partnership in decision-making.
 - iii. Building activity and growth supports safe, sustainable housing and commercial solutions that supports growth and protects the environment.
 - iv. Enhance public safety by deterring anti-social behaviour, preventing crime and improving the perception of safety.
- 87. *A Central City where people love to be*: The degree to which the option supports and contributes to a thriving Central City. Attributes include:
 - i. Affordable and accessible (via different transport modes).
 - ii. Provides access or opens up to the Waikato River.
 - iii. Provides a range of apartment options, close to where people work, transport links, and proximity to green open spaces along the river.
 - iv. Supports local, national and internal businesses.
- 88. *A fun city with lots to do*: The degree to which the option provides or supports opportunities for residents to play and have fun, including supporting organised events. These include support for:
 - i. Visitor destinations.
 - ii. Venues, Tourism and Major Events.
 - iii. Parks and recreation.

- 89. *A green city*: The degree to which the option enhances or protects the environment. Specific attributes include:
 - i. Management of Water Supply
 - ii. Management of Wastewater
 - iii. Management of Stormwater
 - iv. Rubbish, recycling and waste minimization.

Central City Transformation Plan (CCTP) - 7 Place Shaping Outcomes

- 90. Council's intention to develop the land aligns with the river and public realm activation objectives sought within the Central City Transformation Plan. The CCTP emphasises increasing the number of residential dwellings and residential population living in the central city. It encourages increased housing supply to support mixed inner-city living options with a variety of housing types and affordability levels, and for these neighbourhoods to be designed in a way that is welcoming, feels safe and is easy to navigate.
 - i. Hamilton Kirikiriroa: The degree to which the option provides the opportunity to draw upon contemporary Maaori culture, built heritage and existing character. The purpose of which is to shape the future of the Central City, telling the story of Hamilton Kirikiriroa through the design and development of the urban environment.
 - ii. A place to call home: The degree to which the option encourages and enables residential growth in the Central City, ensuring high-density living and safety is integrated with the urban realm that supports the activation of the Central City across the day and night.
 - iii. A playful city: The degree to which the option creates spaces that are inviting, vibrant, lively and increase opportunities for social interaction and foster inclusivity within communities.
 - iv. **A home for diversity**: The degree to which the option ensures that Hamilton Central City is accessible and engaging to all, welcoming and providing for all people.
 - v. **A well-connected city**: The degree to which the option improves access and mobility within and to Hamilton Central City and fringe suburbs, encouraging the use of active and public transport and shifting away from private vehicle dominance.
 - vi. **Blue-green Central City**: The degree to which the option enhances and increases quality of and access to Hamilton Central City's blue-green network, enhancing resilience, ecology and biodiversity and improving the health and well-being of residents.
 - vii. **Prosperous Economy**: The degree to which the option provides spaces, support, and facilities to attract and meet the needs of employers to enable the Central City to be an ideal location to establish, grow or relocate a business.

He Pou Manawa Ora - Pillars of Wellbeing

91. The staff recommendation supports the outcomes of He Pou Manawa Ora, in particular that Te Reo Maaori is seen, heard and celebrated in everyday throughout the city and Maaori history and historical sites throughout the city are visible, protected and celebrated through storytelling as integral to the identity of the city.

Public Works Act 1981

92. The land for Sonning Carpark was acquired at 'arm's length' for general commercial purposes and was not, at the time of its acquisition, intended or required to be subject to the offer-back provisions of the Public Works Act 1981.

93. All parcels of land were owned by Council prior to the 1981 Act coming into force in 1982. At that date, the land was not held subject to the Public Works Act, and as it was held for general purposes the provisions of the Act do not apply.

Local Government Act 1974

- 94. Under the LGA 1974, and in prior legislation, Council had clear rights to develop, sell, and lease, for a commercial or industrial purpose, both lands purchased by agreement, or any land or building owned by Council for the general purposes of the district, and not held for a particular purpose.
- 95. Changes made to the Local Government Act in 2002 provide councils with much broader but non-specific powers to acquire and hold land.

Waikato Raupatu Claims Settlement Act 1995

96. The land was acquired by Council from the Crown for valuable consideration before the Waikato Raupatu Claims Settlement Act 1995 came into force. Tompkins Wake advises that there is no obligation under that Act for the land to be offered back to Waikato Tainui.

Treaty of Waitangi Act 1975

- 97. The powers of the Waitangi Tribunal are set out in the Treaty of Waitangi Act 1975 ("Act"). Under s6 of the Act, the Waitangi Tribunal has an obligation to enquire into every claim properly submitted to it.
- 98. If the Tribunal finds that the claim submitted to it is well-founded, it may, if it thinks fit having regard to all the circumstances of the case, recommend to the Crown that action be taken to compensate or remove the prejudice to the claimant or prevent other persons from being similarly affected in the future.
- 99. Tompkins Wake advises that "the Tribunal has no ability to make a recommendation in relation to the land, the fact that Ngaati Wairere have made or may make a claim would not prevent Council from proceeding to sell the land. An attempt to stop this pending the Treaty claim (e.g. by way of an injunction application to preserve the position) would be unlikely to succeed."

Reserves Act 1977

100. The Sonning Carpark land (described <u>first</u> and <u>second</u> in the schedule) is not subject to the Reserves Act and has never been a Recreation Reserve or any other form of public open space.

Climate Change Impact Statement

- 101. Staff have used the climate adaptation assessment guidance and determined there are no known climate risks or adaptation opportunities associated with this option.
- 102. Staff have used the climate emissions assessment guidance and determined there is no change in greenhouse gas emissions associated with this option.

Wellbeing Considerations - Whaiwhakaaro-aa-oranga tonutanga

- 103. 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').
- 104. The subject matter of this report has been evaluated in terms of the 4 wellbeings during the process of developing this report.
- 105. The recommendations set out in this report are consistent with that purpose.

Social

- 106. The strategic property activity allows the Council to promote better outcomes for the community at large, helping to create a more vibrant Hamilton with greater social interaction.
- 107. The proposed development of the land will give practical effect to the Council's aspirations by creating a more vibrant city centre, enhancing the interface with the river, and providing greater social interaction. Development of the land will contribute to the local urban community through the creation of connected communities, active street frontages, tactile pedestrian experiences for passers-by and commercial spaces for values-aligned businesses.

Economic

108. Appropriate development of the land will attract business growth, grow the city's economy, aid potential public and private investment.

Environmental

- 109. Appropriate development of the land aligns with the Council's Central City Transformation Plan, considering connections between the central city and the river to restore and protect the balance of the environment.
- 110. Development of the land with buildings that are carbon-neutral, energy efficient, and accessible by public transport, cycling routes, car-share will enhance the central city's connection to the Waikato River.

Cultural

111. Partnering with mana whenua will endorse and reflect the cultural identity of the city. Mana whenua engagement is fundamental to the appropriate development of the land.

Risks - Tuuraru

- 112. There are no known risks associated with the decisions required for this matter.
- 113. The Sonning Carpark currently provides 307 spaces predominantly used for commuter parking supporting the central city workforce. Development of the land will eventually remove these carparks, while at the same time adding vehicle pressures from whatever new development occurs.
- 114. There are currently unquantified financial risks associated with the project. The financial viability of any development should be independently analysed as part of the evaluation and due diligence process.
- 115. There is a considerable amount of detail to be identified and resolved as part of any master planning process.
- 116. Some of the risks outlined above can be mitigated by ensuring the parties involved have extensive experience and proven success in the delivery of similar projects.

Significance & Engagement Policy - Kaupapa here whakahira/anganui Significance

117. Staff have considered the key considerations under the Significance and Engagement Policy and have assessed that the matter(s) in this report has/have a medium level of significance.

Engagement

118. Given the medium level of significance determined, the engagement level is medium. Engagement is required.

tem 9

Attachments - Ngaa taapirihanga

Attachment 1 - 191-197 River Road - Veros - Options Report - August 2023

Attachment 2 - 191-197 River Road - Veros - Property Summary Report 2023



Sonning Carpark

Hamilton City Council

August 2023

Veros

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PREPARED FOR:



PREPARED BY:



DOCUMENT ACCEPTANCE:

Action	Name	Signed	Date
Prepared by:	Scott Bicknell	les	August 2023
Final approved for issue:	Morgan Jones	longsto	August 2023

Executive Summary

Sonning Carpark is a significant city centre fringe land parcel located on the eastern side of the Waikato River. Seen as an important Central City catalyst site, Hamilton City Council (HCC) has attempted to facilitate its development for over a decade.

The most recent proposal involved the comprehensive development of the property for high density residential use, with the development having been stalled by Council and discontinued by the development proponents behind the concept.

The purpose of this Options Report is to establish a clear road map to realise the strategic value of the property to HCC. It explores a range of development options with consideration to the characteristics of the property and the strategic objectives of HCC, identifying a preferred option and delivery model through a multi-criteria analysis.

Six high level development options were prepared with consideration to the characteristics of the site, ranging from the status quo and least aspirational, to the full development of the site and most aspirational.

Preferred Development Option

The preferred development option would be one that encompasses the development of the site for a mixture of land uses, providing for a combination of both open space and residential/commercial development (Option 5 - Open Space/Mixed Use B).



Figure 1: Option 5 - Open Space/Mixed Use B

Aligning to all the identified development objectives (albeit to varying degrees), the option achieved a broad range of development outcomes. In particular, the option provides an opportunity to leverage considerable investment from a development partner to support economic activity, improve housing supply, provide opportunities to meet mana whenua aspirations, enhance connectivity and provide public open space that connects to the Waikato River.

Preferred Delivery Approach

To provide any potential development partner clarity on the development outcomes sought and confidence that any significant development risks have been resolved, HCC must take a leadership role in the project's establishment. Specifically, this will include mana whenua engagement and defining the development outcomes and parameters.

The following next steps are recommended to be undertaken by HCC to facilitate the development of Sonning Carpark and unlock the potential of this important Central City catalyst site.

- 1. **Mana Whenua Engagement:** Mana whenua should be engaged in the first instance. Council should seek to partner with mana whenua to ensure that the development of the site aligns to their aspirations for the site and its cultural significance.
- 2. **Define Development Outcomes and Parameters:** In partnership with mana whenua, HCC should confirm the development outcomes and parameters being sought. This may be supported by a high level development masterplan or bulk and location document set. This will provide potential development partners with sufficient confidence to invest in the development.
- 3. Market Engagement and Partnerships: Commence market engagement with potential purchasers and /or development partners. With consideration to the development outcomes and parameters identified, direct negotiations with suitable partners or a request for proposals should be sought. At which point, an appropriate conditional agreement to sell the land (or portion of) or development agreement may be negotiated

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1.0 Introduction

1.1 Background

Sonning Carpark is a significant city centre fringe land parcel located on the eastern side of the Waikato River. The property comprises two adjoining allotments with a combined area of 9,760m² and acts as a key through site link between the Claudelands Events and Entertainment Centre and the Hamilton Central Business District (Central City).

Seen as an important Central City catalyst site, Hamilton City Council (HCC) has attempted to facilitate its development for over a decade. The most recent proposal involved the comprehensive development of the property for high density residential use, with the development having been stalled by Council and discontinued by the development proponents behind the concept. HCC, as developer, has executed a Housing Outcomes Agreement with the Government to deliver 262 affordable housing units on the site.

The key challenges that have hindered the development of the property have included:

- The scale and complexity of development proposed
- Archaeological and cultural matters that are yet to be navigated
- Market conditions
- Notable Trees & Significant Natural Area
- Slope Stability and ground conditions
- Access
- Public interest outcomes (walkway)

A Property Summary Report was prepared by Veros in 2022 that outlines the key characteristics of the site. This report and the associated supporting documents can be found in **Appendix 1: Property Summary Report**.



Figure 2: Sonning Carpark

1.2 Purpose and approach

The purpose of this Options Report is to establish a clear road map to realise the strategic value of the property to HCC. It explores a range of development options with consideration to the characteristics of the property and the strategic objectives of HCC, identifying a preferred option and delivery model through a multi-criteria analysis.

A high level summary of the process in which this Options Report was prepared in outlined below (See Figure 2).



Figure 3: High Level Process

2.0 Development Objectives

With consideration to the characteristics of the site, the strategic objectives of Council and the context surrounding previous development attempts, a set of development objectives were established. These objectives form the basis upon which each development option will be assessed as part of a multi-criteria analysis.

2.1 Strategic Alignment

The 2021-31 Long Term Plan and Central City Transformation Plan were identified as the key strategic documents that the preferred development option must be aligned to. The specific priorities and outcomes that these strategies seek to achieve and for which each development option was assessed is outlined below.

2.1.1 Long Term Plan - 5 Long Term Plan Priorities

A city that's easy to live in: The degree to which the option makes Hamilton City easier to live in, explore and connect. Attributes include:

- Local access to amenity that is important to residents.
- Linking existing destinations, facilities, places of work, and education with safe walking, cycling and public transport connections.
- Alignment to 20 minute city concept.

A city where our people thrive: The degree to which the option creates opportunities for people to thrive in their jobs, careers and lives in order to leverage the lifestyle and opportunities our city has to offer. Attributes include:

- Provision of open and effective city governance, allowing the public to help shape the city.
- Te Tiriti O Waitangi (The Treaty of Waitangi) and honouring the principles of partnership in decision-making.
- Building activity and growth supports safe, sustainable housing and commercial solutions that supports growth and protects the environment.
- Enhance public safety by deterring anti-social behaviour, preventing crime and improving the perception of safety.

A Central City where people love to be: The degree to which the option supports and contributes to a thriving Central City. Attributes include:

- Affordable and accessible (via different transport modes).
- Provides access or opens up to the Waikato River.
- Provides a range of apartment options, close to where people work, transport links, and proximity to green open spaces along the river.
- Supports local, national and internal businesses.

A fun city with lots to do: The degree to which the option provides or supports opportunities for residents to play and have fun, including supporting organised events. These include support for:

- Visitor destinations.
- Venues, Tourism and Major Events.
- Parks and recreation.

A green city: The degree to which the option enhances or protects the environment. Specific attributes include:

- Management of Water Supply
- Management of Wastewater
- Management of Stormwater
- Rubbish, recycling and waste minimization.

2.1.2 Central City Transformation Plan - 7 Place Shaping Outcomes

Hamilton Kirikiriroa: The degree to which the option provides the opportunity to draw upon contemporary Maaori culture, built heritage and existing character. The purpose of which is to shape the future of the Central City, telling the story of Hamilton Kirikiriroa through the design and development of the urban environment.

A place to call home: The degree to which the option encourages and enables residential growth in the Central City, ensuring high-density living and safety is integrated with the urban realm that supports the activation of the Central City across the day and night.

A playful city: The degree to which the option creates spaces that are inviting, vibrant, lively and increase opportunities for social interaction and foster inclusivity within communities.

A home for diversity: The degree to which the option ensures that Hamilton Central City is accessible and engaging to all, welcoming and providing for all people.

A well-connected city: The degree to which the option improves access and mobility within and to Hamilton Central City and fringe suburbs, encouraging the use of active and public transport and shifting away from private vehicle dominance.

Blue-green Central City: The degree to which the option enhances and increases quality of and access to Hamilton Central City's blue-green network, enhancing resilience, ecology and biodiversity and improving the health and well-being of residents.

Prosperous Economy: The degree to which the option provides spaces, support, and facilities to attract and meet the needs of employers to enable the Central City to be an ideal location to establish, grow or relocate a business.

2.2 Site Specific Outcomes

A range of specific outcomes were identified with consideration to characteristics of the site and the context surrounding previous development attempts. The specific outcomes being sought and for which each development option was assessed are outlined below.

2.2.1 Financial/Development Viability

Any future development of the site will be grounded and informed by its financial and development viability. This is not only in respect to the total development costs and potential revenue, but also the confidence of a developer (Council or otherwise) that the land can be developed.

Each development option was assessed against its ability to be commercially viable and attract funding.

2.2.2 Consenting & Regulatory Risk

With consideration to the legislative and planning framework outlined in the Property Summary Report, each development option was assessed against the degree of consenting and regulatory risk it may encounter. The more complex and intensive the development of the site, the more likely it is perceived to encounter programme delays or require extensive public consultation.

2.2.3 Infrastructure Acceleration Fund (IAF) Housing Commitments

\$150.6 million of IAF funding has been committed to support intensification of Hamilton's Central City, supporting critical three waters and transport infrastructure projects that will facilitate further development in the area.

The funding is to support around 4,000 new homes, located close to employment, education and transport to enable a '20- minute city' where people can live, work and play in the same space and reduce their need for travel.

The Sonning Carpark site was identified as one location in which this critical infrastructure would enable the development of an additional 250+ homes. HCC, as developer, has executed a Housing Outcomes Agreement with the Government to deliver 262 affordable housing units on the site.

Each development option was assessed against whether it would be capable of enabling this level of development, allowing HCC to meets its commitments for this site.

2.2.4 Notable Tree Protection

While the Operative District Plan does not identify any notable trees, Plan Change 9 has since sought the inclusion of three trees located on the southern boundary of the site (See Figure 3).

HCC has subsequently lodged a submission recognises that these trees were included in error and recommended at the hearing (Reporting Officer section 42A report) that they be removed from PC9 Schedule 9D and the planning maps.

In lieu of a decision having been made on their inclusion or otherwise, each development option will be assessed on their ability to maintain and protect these notable trees.



Figure 4: Plan Change 9 - Notable Trees

2.2.5 Pedestrian and Cycle Connectivity (Claudelands to Central City)

Sonning Park acts as an important pedestrian and cycling link between the Claudelands Events and Entertainment Centre and the Central City. This transport link is seen as critical in supporting and improving access and mobility within and to Hamilton Central City and fringe suburbs, encouraging the use of active and public transport and shifting away from private vehicle dominance.

Each development option was assessed against its ability to preserve or enhance this pedestrian and cycling connectivity.

2.2.6 River Connectivity

As a site that adjoins the Waikato River, Sonning Carpark presents an opportunity to enhance access to or open up to the Waikato River. Each development option was assessed against its ability to enhance access to or open up to the river.

The greater the level of accessibility to people, the more positively the development option would perform in the MCA.

2.2.7 Open Space - Alignment to level of service need

Based on HCC's previous assessment of the residential zoned areas with restricted access (more than 500m from a neighbourhood park), Sonning Carpark is not currently located in an area requiring additional open space or being a priority for further investment in this respect.

Notwithstanding the above, the Papa Ahuareka o Kirikiriroa Hamilton Open Spaces Strategy 2023-2053 was recently approved by the Community and Natural Environment Committee. While we understand that this location has not been identified as possible future reserve, there are opportunities to align to the outcomes it seeks:

- Open Spaces that reflect culture and history: Our open spaces reflect the culture of our Communities and tell the stories of the unique history of Hamilton Kirikiriroa.
- Open spaces for people: Our open spaces are well used and meet the diverse needs of our community.
- Open spaces for nature: Nature is prioritised in our open spaces, creating a green city.
- **A connected network of open spaces:** Our open spaces are connected and accessible to everyone in Hamilton Kirikiriroa.

Each development option was assessed against its alignment to the open space service need of the area and alignment with the outcomes of the Papa Ahuareka o Kirikiriroa Hamilton Open Spaces Strategy.

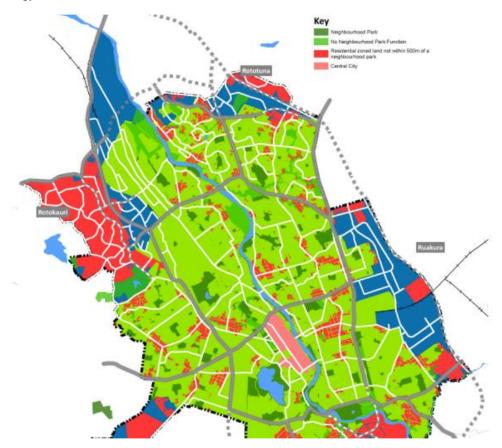


Figure 5: 2019 Open Spaces Network Level of Service

2.2.8 Opportunities for Cultural Recognition/Partnership

In July 2023, Te Huia Natural Resources Limited prepared a Cultural Advice Statement regarding the significance and interests for potential activities and future developments of the Sonning Carpark site, an area recognised by mana whenua as Opoia Pā and a Significant Archaeological and Cultural Site under the District Plan. The statement seeks to inform HCC about known cultural values and matters of importance to mana whenua, notes various interests for the site, with consideration for any potential developments.

Te Huia Natural Resources Limited noted that Ngāti Wairere consider the Opoia Pā site as waahi tapu (cultural, spiritual and ancestral significance), having submitted an application to HCC to revert the name of Sonning Carpark to the reflect the name of the pā that occupied the site, Opoia Pā. They also note their future aspirations for the site to be turned into a reserve. The land is also subject to a legal claim by Ngāti Wairere.

Waikato-Tainui, the constitutional and legal Iwi Authority for 33 hapū, support Ngāti Wairere in their application for the requested name change and agree that the site is a waahi tapu/site of special significance.

Based on the contents of their report, Te Huia Natural Resources Limited recommended that

- HCC advance its relationship with Ngāti Wairere and Waikato-Tainui, by supporting the name change to Opoia Pā. The name change would be the first step in recognising the important cultural significance of the area.
- HCC continue to engage with mana whenua regarding all matters associated with the site.
- Potential developers for the site fulfil Te Tiriti obligations to mana whenua by establishing a relationship and strongly considering the position of mana whenua, in relation to proposed activities.
- Developers implement the considerations of this report.

In addition to the above, WSP prepared an Archaeological Risk Assessment in November 2020. The assessment concluded that any modification of open ground or below the carpark has risk of modifying archaeology. It will be a legal requirement to have an active Archaeological Authority in place from Heritage New Zealand Pouhere Taonga prior to commencing any ground disturbance.

It recommended that any future development should avoid the more intact high archaeology risk areas identified during the site visit (See Figure 3).



Figure 6: WSP identified areas of high archaeological risk (red), where intact archaeological remains are high likely and moderate archaeological risk (yellow), where the archaeology is likely to have been disturbed.

With consideration to the above, each development option was assessed against its ability to provide opportunities to mana whenua to avoid more intact archaeology risk area, align to their aspirations for the site and the cultural significance of the site.

Notwithstanding the above and the identification of a preferred development option, we note that mana whenua aspirations encompass more than the provision of open space and protection of areas of cultural, spiritual and ancestral significance. We recommend that any future development of the site will require mana whenua engagement in the first instance. This is discussed in further detail in Section 5.0: Project Establishment.

2.2.9 Delivery Risk

This reflects a development's scale and complexity with consideration to the physical site characteristics. The greater the complexity and scale of the development/buildings proposed, the more likely the project will encounter challenges with ground conditions and overall constructability.

Each development option was access against its scale and complexity, and the associated delivery risk that its poses.

3.0 Development Options

The following high level development options were prepared with consideration to the characteristics of the site. These options range from the status quo and least aspirational, to the full development of the site and most aspirational.

- Option 1: Status Quo
- Option 2: Enhanced Status Quo
- Option 3: Green Space
- Option 4: Open Space/Mixed Use A
- Option 5: Open Space/Mixed Use B
- Option 6: Full Development

3.1 Option 1- Status Quo



Figure 7: Option 1 - Status Quo

Option 1 involves the retention of site for use as a car park, with no further capital investment required. As the status quo, there will be no enhancement or foreseeable degradation from that which already exists. While HCC will continue to receive any revenue associated with its use as a carpark.

Development Characteristics	
Cost to Council (Capex)	\$0
Land Value Opportunity Cost (Estimated Market Value)	\$0
Revenue to Council	\$0
Value of investment leveraged on site (Total Dev. Cost)	\$0
Timeline	0 years
Delivery Model	Council led
Partnership Opportunities	None

Table 1: Option 1 - Development Characteristics

3.2 Option 2 - Enhanced Status Quo



Figure 8: Option 2 - Enhanced Status Quo

Option 2 involves the provision of a direct pedestrian and cycling link through the existing carpark, improving access and mobility between the Central City and Claudelands fringe suburb. The balance of the site would continue to be utilised as a carpark, with no further works proposed.

Development Characteristics	
Cost to Council (Capex)	\$0.5-1m
Land Value Opportunity Cost (Estimated Market Value)	\$0
Revenue to Council	\$0
Value of investment leveraged on site (Total Dev. Cost)	\$0
Timeline	1-3 years
Delivery Model	Council led
Partnership Opportunities	None

Table 2: Option 1 - Development Characteristics

3.3 Option 3 - Green Space



Figure 9: Option 3 - Green Space

Option 3 encompasses the comprehensive development of site as an open space reserve, including:

- A direct pedestrian and cycling link through the existing carpark, improving access and mobility between the Central City and Claudelands fringe suburb.
- Significant enhancement of pedestrian viewshafts between the site and the Waikato River.
- Extensive opportunities to fulfil mana whenua aspirations for the site and tell the stories of the unique history and cultural significance of the site.
- Preservation of notable trees.
- Significant land value opportunity cost of \$6.9m, being the estimated market value of the site.
- Extensive opportunities to add additional amenity, play, spaces for social gatherings and events, vegetation, spaces for large trees, food and corridor areas for native fauna, and for the treatment of water.

Development Characteristics	
Cost to Council (Capex)	\$2-3m
Land Value Opportunity Cost (Estimated Market Value)	\$6.9m
Revenue to Council	\$0
Value of investment leveraged on site (Total Dev. Cost)	\$0
Timeline	1-3 years
Delivery Model	Council led
Partnership Opportunities	None

Table 3: Option 3 - Development Characteristics

3.4 Option 4 - Open Space/Mixed Use A



Figure 10: Option 4 - Open Space/Mixed Use A

Option 4 encompasses the development of the site for a mixture of land uses, providing for a combination of both open space and residential/commercial development. The option includes:

- A direct pedestrian and cycling link through the existing carpark, improving access and mobility between the Central City and Claudelands fringe suburb.
- Enhancing pedestrian viewshafts between the site and the Waikato River.
- Provision of a commercial/residential building, supporting housing supply and economic activity within the Central City.
- Opportunities to fulfil mana whenua aspirations for the site and tell the stories of the unique history and cultural significance of the site.
- Preservation of notable trees.
- Land value opportunity cost of approximately \$3.45m, being a portion of estimated market value of the site.
- Opportunities to add additional amenity, play, spaces for social gatherings and events, vegetation, spaces for large trees, food and corridor areas for native fauna, and for the treatment of water.
- Flexibility in the proportion and orientation of commercial development versus open space reserve, providing an ability to adapt to the specific development outcomes sought by HCC and mana whenua.

Development Characteristics	
Cost to Council (Capex)	\$2m
Land Value Opportunity Cost (Estimated Market Value)	\$3.45m
Revenue to Council	\$3.45m
Value of investment leveraged on site (Total Dev. Cost)	\$10-50m
Timeline	2-5 years
Delivery Model	Various
Partnership Opportunities	Yes

Table 4: Option 4 - Development Characteristics

3.5 Option 5 - Open Space/Mixed Use B



Figure 11: Option 5 - Open Space/Mixed Use B

Option 5 also encompasses the development of the site for a mixture of land uses, providing for a combination of both open space and residential/commercial development. In contrast to Option 4, this option has focussed any built form in the eastern portion of the site in order to orientate the open space towards the Waikato River. The option includes:

- A direct pedestrian and cycling link through the existing carpark, improving access and mobility between the Central City and Claudelands fringe suburb.
- Significantly enhancing pedestrian viewshafts between the site and the Waikato River.
- Provision of a commercial/residential building, supporting housing supply and economic activity within the Central City.
- Opportunities to fulfil mana whenua aspirations for the site and tell the stories of the unique history and cultural significance of the site.
- Preservation of notable trees, but heightened risk of disturbing the root protection zones.
- Land value opportunity cost of approximately \$3.45m, being a portion of estimated market value
 of the site.
- Opportunities to add additional amenity, play, spaces for social gatherings and events, vegetation, spaces for large trees, food and corridor areas for native fauna, and for the treatment of water.
- Flexibility in the proportion and orientation of commercial development versus open space reserve, providing an ability to adapt to the specific development outcomes sought by HCC and mana whenua.

Development Characteristics	
Cost to Council (Capex)	\$2m
Land Value Opportunity Cost (Estimated Market Value)	\$3.45m
Revenue to Council	\$3.45m
Value of investment leveraged on site (Total Dev. Cost)	\$10-50m
Timeline	2-5 years
Delivery Model	Various
Partnership Opportunities	Yes

Table 5: Option 5 - Development Characteristics

3.6 Option 6 - Full Development



Figure 12: Option 6 - Full Development

Option 6 encompasses the comprehensive commercial/residential development of the site. Although the option maximises the built form and yield of the site, it also seeks to provide opportunities to open up to the Waikato River, supply open space amenity and enhance access and mobility. The option includes:

- A direct pedestrian and cycling link through the existing carpark, improving access and mobility between the Central City and Claudelands fringe suburb.
- Enhancing pedestrian viewshafts between the site and the Waikato River.
- Maximising the commercial/residential development potential of the site, supporting housing supply and economic activity within the Central City.
- Opportunities to fulfil mana whenua aspirations for the site and tell the stories of the unique history and cultural significance of the site.
- Preservation of notable trees, but heightened risk of disturbing the root protection zones.
- Realisation of full estimated market value of site.
- Limited opportunities to add additional amenity through open space.
- There is a degree of flexibility in the proportion and orientation of commercial development versus open space reserve, providing an ability to adapt to the specific development outcomes sought by HCC and mana whenua.

Development Characteristics	
Cost to Council (Capex)	\$0.5m
Land Value Opportunity Cost (Estimated Market Value)	\$0m
Revenue to Council	\$6.9m
Value of investment leveraged on site (Total Dev. Cost)	\$50-100m
Timeline	3-8 years
Delivery Model	Various
Partnership Opportunities	Yes

Table 6: Option 6 - Development Characteristics

Options Report August 2023 - Sonning Carpark

4.0 Multi-Criteria Analysis

A multi-criteria analysis (MCA) of each development option was undertaken. A summary of the findings is provided in the table below (See Table 1).

	Option 1 Status Quo	Option 2 Enhance	Option 3 Green Space	Option 4 Mixed Use (A)	Option 5 Mixed Use (B)	Option 6 Full Development
Development Characteristics						
Cost to Council (Capex)	\$0m	\$0.5-1m	\$2-3m	\$2m	\$2m	\$0.5m
Land Value	\$0m	\$0m	\$6.9m	\$3.45m	\$3.45m	\$0m
Revenue to Council	\$0m	\$0m	\$0m	\$3.45m	\$3.45m	\$6.9m
Value of investment leveraged on site (Total Dev. Cost)	\$0m	\$0m	\$0m	\$10-50m	\$10-50m	\$50-100m
Timeline	0 years	1-3 years	1-3 years	2-5 years	2-5 years	3-8 years
Delivery Model	Council led	Council led	Council led	Various	Various	Various
Partnership Opportunities	None	None	None	Yes	Yes	Yes
Strategic Alignment						
2021-31 Long Term Plan - 5 Long Term Priorities						
A city that's easy to live in	•	•	•	•	•	•
A city where our people thrive	•	•	•	•	•	•
A central city where people love to be		•	•	•	•	•
A fun city with lots to do	•	•	•	•	•	•
Green City	•	•	•			•
Central City Transformation Plan - 7 Place Shaping Outcomes						
Hamilton Kirikiriroa	•	•	•	•	•	•
A Playful City	•	•	•	•	•	•
A Home for Diversity	•		•	•	•	•
A Well-connected Central City	•	•	•	•	•	•
Blue-Green Central City	•	•	•			•
Prosperous Economy	•	•		•		•
Site Specific Outcomes						
Financial/Development Viability		•	•	•	•	•
Consenting & Regulatory Risk	•	•	•	•	•	•
IAF Housing Commitments	•	•	•	•	•	•
Notable Tree Protection	•	•	•	•	•	•
Pedestrian and Cycle Connectivity (Claudelands to CBD)	•	•	•	•	•	•
River Connectivity	•	•	•		•	•
Open Space - Alignment to level of service need	•	•	•		•	•
Opportunities for Cultural Recognition/Partnership	•	•	•	•	• 1	•
Delivery Risk	•	•	•		•	•
Ranking	6	5	2	3	1	4
Overall	Discounted	Discounted	Possible	Possible	Preferred	Possible

Table 7: Multi-Criteria Analysis Summary

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Options Report August 2023 - Sonning Carpark

4.1 Preferred Development Option

The MCA identifies Option 5 - Open Space/Mixed Use B as the preferred development option.

Our key observations and findings in undertaking the MCA that led to Option 5 being selected as the preferred development option are summarised below:

- The option aligned to all identified development objectives to varying degrees, achieving a broader range of development outcomes.
- The option delivers a modest return to Council in the delivery of an open space asset and slight financial profit.
- The option provides an opportunity to leverage considerable investment from a development partner and support economic activity.
- The option allows Council to enhance the connection between the City Centre and Claudelands Events Centre through the site.
- The option includes the development of the land that abuts two transport corridors, and face north onto enhanced open space and parking.
- The option allows for the enhancement of connections to the Waikato River and esplanade.
- The options allows for a degree recognition of site history and cultural significance through.

We note that with all options, and in particular the options that include multiple uses within the site, require a finer detail of masterplanning and analysis as to next steps. This may mean scaling up or down of particular elements that form the foundations of this option, to optimise the outcome and objectives achieved.

5.0 Project Establishment

In exploring potential delivery and partnership options, it is important to acknowledge the challenges previous development proponents and participants encountered and their lack of appetite to engage until sufficient elements of risk have been removed from the development and mana whenua are supportive.

Accordingly, any development option will require Council to lead and invest in setting up any future development of the site in order to provide any potential development partner clarity on the development outcomes sought and confidence that any significant development risks have been resolved. Specifically, this will include:

- Mana whenua engagement: We strongly recommend that mana whenua are engaged in the
 first instance, partnering with them to ensure that the development of the site aligns to their
 aspirations for the site and its cultural significance.
- Defining Development Outcomes and Parameters: In partnership with mana whenua, HCC should confirm the development outcomes and parameters being sought. This may be supported by a high level development masterplan or bulk and location document set. This will provide potential development partners with sufficient confidence to invest in the development.

6.0 Delivery and Partnership Options

The following delivery and partnership options have been identified.

Approach	Comments
Council Led	This delivery option would involve HCC leading the development from the concept, through to a transition or hand over period. This could be part way through the project, or upon completion.
	HCC would reap the full benefits of any development profit, but also accept the development and investment risk associated with it.
	A range of developers within the private sector at a local and national level have the experience and capability to deliver the core commercial outcomes on a project such as this.
	Notwithstanding the above, HCC may also lead only a portion of the development. This would most likely entail the development of the open space, with the balance of the land to be on-sold or developed by others.
Sale	This deliver option involves the direct sale of the land, or the sale of the land subject to generally simple and straight forward conditions requiring key deliverables (i.e. open space, pedestrian connections).
	To maximise sale value and appeal to a buying pool, the land and opportunity must be reasonably well understood and free of major risks so that the highest and best use of the site can be achieved by the purchaser. In this instance there is a history of "false starts" and ongoing risk attached to the site that means it is unlikely to obtain a true market value premium or potentially even be purchased unconditionally at all. A purchase would likely be accompanied by a long conditional lead time, to allow a purchaser or development proponent to derisk the site.
Development Partnership	Much like the sale option, but in the form of an outcomes focussed Development Agreement. A Development Agreement is typically a more risk shared approach, where there may be obligations that sit with HCC.
	In this instance, the obligations that sit with HCC may relate to supporting control of the land by a developer or partner, subject to:
	 due diligence obtaining resource consent and Heritage New Zealand authority Delivery of infrastructure works on the site or in the vicinity of the site Buy back of Council land on completion such as a pedestrian connection, esplanade reserve, completed public car parking.
	A development partnership would prescribe key development outcomes that Council are passing over to the purchaser or development partner. It would also allow HCC to lead the front part of the of work required on the site. This purpose of this would be to increase the attractiveness of the site and reduce the risk profile of the development of the site.
Comprehensive Partnership (i.e. JV)	A comprehensive development partnership may be in the form of a Joint Venture. Such partnerships can take many forms. In this instance, it could entail HCC securing a partner to potentially lead and deliver the commercial outcomes on the site, with Council having a Joint Venture relationship in the form of land, capital, or another contribution to the partnership.

Table 8: Delivery and Partnership Options Summary

7.0 Preferred Delivery Approach

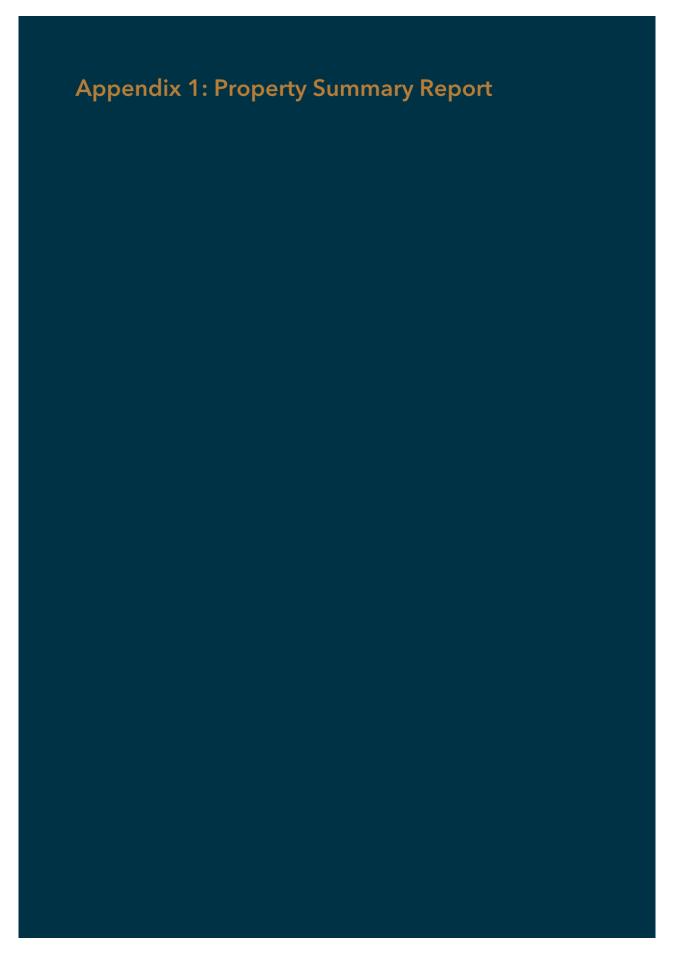
The following next steps are recommended to be undertaken to facilitate the development of Sonning Carpark and unlock the potential of this important Central City catalyst site.

- Mana Whenua Engagement: Mana whenua should be engaged in the first instance. Council
 should seek to partner with mana whenua to ensure that the development of the site aligns to
 their aspirations for the site and its cultural significance.
- Define of Development Outcomes and Parameters: In partnership with mana whenua, HCC should confirm the development outcomes and parameters being sought. This may be supported by a high level development masterplan or bulk and location document set. This will provide potential development partners with sufficient confidence to invest in the development.
- 3. Market Engagement and Partnerships: Commence market engagement with potential purchasers and /or development partners. With consideration to the development outcomes and parameters identified, direct negotiations with suitable partners or a request for proposals should be sought. At which point, an appropriate conditional agreement to sell the land (or portion of) or development agreement may be negotiated.

8.0 Appendices

Appendices attached to this document are:

Appendix 1: Property Summary Report



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Sonning Car Park 191 River Road, Hamilton **Property Summary Report**







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PREPARED FOR:



PREPARED BY:



Attachment 2



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1 Introduction

Hamilton City Council (HCC) owns the property at 191 River Road, Hamilton commonly referred to as Sonning Car Park. The property is located on the eastern side of the Waikato River between the Claudelands Events and Entertainment Centre and the Hamilton Central Business District (Central City). The site has been identified as a key through-site link due to its location between the Central City and Claudelands. HCC has indicated that the site would be sold if a reputable developer expressed an interest in purchasing it.

Veros have been engaged to prepare a Property Summary Report outlining the key information for the site. This included a review of all the existing property information, collating the findings into a Property Summary Report.

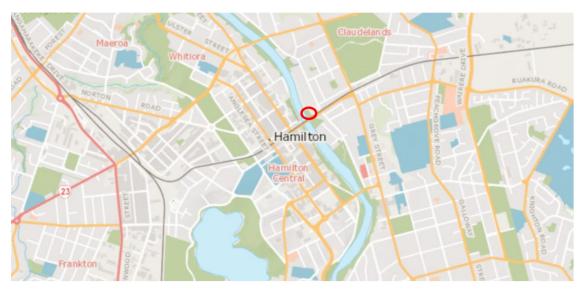
This report is provided for information purposes only. It does not represent a comprehensive due diligence review of the property or provide advice on the suitability of the property for redevelopment.

Any aspects of the property identified within this report will need to be investigated further as part of prudent due diligence.

2 Property Overview

2.1 LOCATION

The property is located on the Eastern side of the Waikato River on the corner of River Road and Claudelands Road (Claudelands Bridge), Hamilton. The site is immediately adjacent to and elevated above the Waikato River, with wide views over the river and back towards the Hamilton Central City. The property is in a central location, approximately 300m east of the Central City and 450m west of the Claudelands Events and Entertainment Centre.



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2.2 THE SITE

The property comprises two adjoining allotments, with a combined area of 9,760m² and 82m of frontage to River Road. The East Coast Main Trunk railway is located between the site and Claudelands Road. A pedestrian overbridge links the site to a footpath on the northern side of Claudelands Road, leading to the Central City. The contour of the site is generally flat, with the exception of approximately 495m² of the north-western corner that falls approximately 10m to the boundary.



2.3 LEGAL OVERVIEW

2.3.1 Titles

An overview of the legal details of each of the properties is shown as follows:

	191 River Road	197 River Road
Identifier	SA50D/392	SA30A/477
Legal Description	Allot 465 Parish of Kirikiriroa	Lot 2 DPS 31617
Registered Owner	Hamilton City Council	Hamilton City Council
Estate	Fee Simple	Fee Simple
Area	7,264m² more or less	2,496m ² more or less
Registered Interests	Subject to Section 11 Crown Minerals Act 1991 Subject to Part IV A Conservation Act 1987	Nil.

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191 River Road, Hamilton

2.3.2 Legislation for Disposal

Tompkins Wake have assessed the property to determine any potential buy-back rights that may impact the ability of Council to dispose of the properties on the open market. They have advised the Council has no obligations in respect of offer-back to previous owners. The Council is free to dispose of the property.

2.4 EXISTING IMPROVEMENTS

The site currently comprises a paid parking facility. Site improvements consist of a flat asphaltic surface carpark yard as well as other minimal curb and channel improvements. Lighting, as part of the carpark, make up the only other improvements on site.



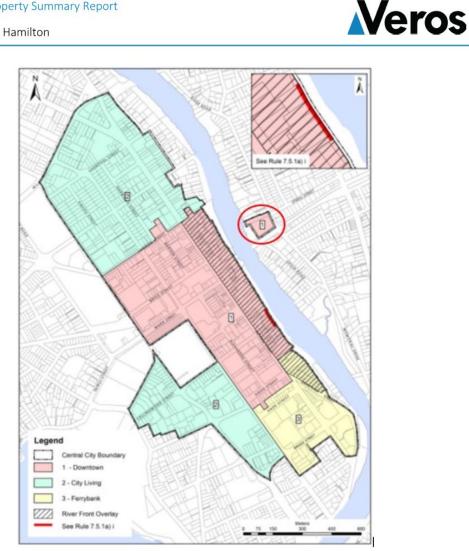


2.5 EXISTING LEASE

Secure Parking operate the car park under a management agreement where Council earn an income based on performance of the parking facility. This agreement contains a termination right in favour of HCC and therefore this can be terminated to facilitate redevelopment. The current income received from Secure Parking is approximately \$240,000 plus GST, noting this fluctuates based on performance.

2.6 DISTRICT PLAN ZONING

The site is zoned <u>Central City Zone - Precinct 1 - Downtown Precinct</u> in the HCC Operative District Plan. Whilst situated outside of the Central City, this property is considered a strategic site given its connectivity to the Central City and the Claudelands Events and Entertainment Centre.



The Downtown Precinct zone will provide for the largest proportion of the region's commercial growth over the next 30 years. In order to achieve both commercial growth and higher residential densities within this precinct, taller building height is encouraged, providing buildings are well designed, adverse effects are mitigated, are appropriate to their setting and achieve public amenity bonuses to safeguard pedestrian amenities at ground level.

At street level, there will be a requirement for active building frontages, including retail, dining and entertainment. Above ground level, high-density commercial offices and residential use will be encouraged.

The table below provides a breakdown of the activities and their status under the District Plan relative to the site. An overview of the key terms referenced in the table is outlined below, including the activity status of each land use, how they relate to the Resource Management Act and how Council will process any required resource consent application.



P: Permitted Activity

- Can establish onsite without the need for planning permissions

C: Controlled Activity

- Anticipated on site but requires planning permission.
- Council and must approve the application.

RD: Restricted Discretionary Activity

- Mostly anticipated to occur on site but requires planning permission.
- Council has restricted discretion when assessing an application to specific matters and may impose conditions of consent.

D: Discretionary Activity

- Requires planning permission and could establish if any actual or potential adverse effects can be appropriately mitigated.
- Council may approve or decline or application and may impose conditions of consent.

NC: Non-Complying

- Requires planning permission and generally not supported within the zone.
- Council may approve or decline or application. It may also impose conditions of consent.

Activity	Status
Industry	
Light industry	NC
Service industry	Р
Transport depot	NC
Emergency service facilities	D
Offices	
Offices <1000m ² GFA per site	Р
Offices >1,000m ² GFA per site	Р
Home-based business	Р
Ancillary office	Р
Retail / Commercial	
Ancillary retail	Р
Retail < or equal to 250m ² GFA per tenancy	Р
Retail >250m² GFA (per tenancy)	Р
Supermarkets	Р
Tourism ventures and information centres	Р
Yard-based retail < or equal to 400m2	NC
Restaurants, cafes, licensed premises	Р
Places of assembly	Р
Drive-through services	
i. excluding automotive fuel retailing	NC
ii. including automotive fuel retailing	NC

Sonning Car Property Summary Report

Parking buildings	RD*
Parking lots	
i. operating for twelve months or less	RD*
ii. operating for more than twelve months	NC
Passenger transport facilities	PD
Community	
Health care services	
i. at ground floor < or equal to 250m ² GFA	Р
ii. at ground floor > 250m² GFA	RD
iii. above ground floor	Р
Childcare facilities	
i. at ground floor < or equal to 250m ² GFA	Р
ii. at ground floor > 250m² GFA	RD
iii. above ground floor	Р
Community centres	
i. at ground floor < or equal to 250m ² GFA	Р
ii. at ground floor > 250m² GFA	RD
iii. above ground floor	Р
Tertiary education and specialised training facilities	
 i. at ground floor < or equal to 250m² GFA 	Р
ii. at ground floor > 250m² GFA	RD
iii. above ground floor	Р
Public art	Р
Residential	
Apartments at ground floor	RD*
Apartments above ground floor	Р
Single dwellings	NC
Residential centres	NC
Visitor accommodation	Р
Ancillary residential units above ground floor	Р

Rules - General Standard

- Maximum Height = 20m
- Maximum site coverage = 100%
- Building Setbacks. A building setback of 6m applies to the Waikato Riverbank and Gully Hazard Area, otherwise boundary setbacks are 0m. Note the Waikato Riverbank and Gully Hazard Area the is shown in the figure below in the 2.9 Archaeological section as the black shaded area. This does not consider building setbacks required as part of geotechnical restrictions.
- Minimum permeable surface area = Nil
- Any new wholesale redevelopment in excess of 5,000m2 at ground level shall provide a ground level through-site link. A through-site link generally described as a public pedestrian walkway traversing the site of a minimum width of 2.8m.

It is noted that Plan Change 12 – Enabling Housing Supply is not anticipated to have a material impact upon the level of development already permitted on the site.



2.7 NOTABLE TREES

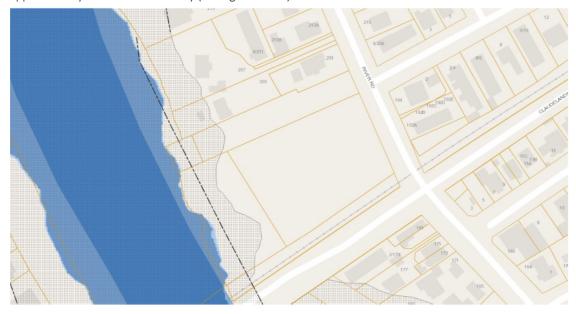
Hamilton has over 350 protected specimen trees which have significant heritage value. The trees – a mix of exotic and native species – are often more than 100 years old and are among the most striking features of the city's natural landscapes. Many of these specimens are planted in the city's more historic neighbourhoods, particularly Hamilton East and Claudelands.

There are several mature trees on the site as seen in the image below. HCC's list of Protected Trees "Schedule 9D: Significant Trees" has been checked and this site is not named as an area having protected trees present.

Notwithstanding the above, Plan Change 9 Historic Heritage and Natural Environments (PC9) has since sought the inclusion of three trees located on the southern boundary of the site (See Figure below). HCC has subsequently lodged a submission recognising that these trees were included in error and recommended at the hearing (Reporting Officer section 42A report) that they be removed from PC9 Schedule 9D and the planning maps.

2.8 WAIKATO RIVERBANK & GULLY HAZARD AREA

A small portion of the site is located within the Waikato Riverbank and Gully Hazard Area, which includes the Waikato Bank Stability Line. This is an approximate 495m² area located in the north-western corner, falling approximately 10m to the boundary (See figure below).



2.9 SIGNIFICANT NATURAL AREA (SNA)

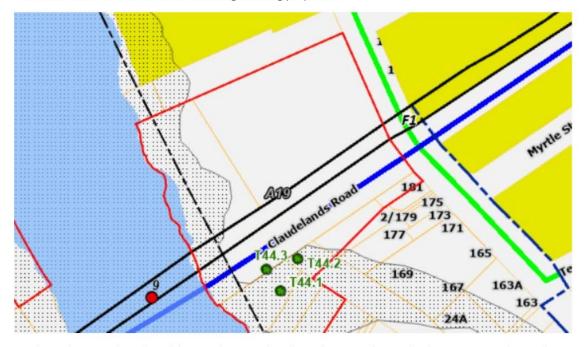
PC9 has also sought the inclusion of new Significant Natural Areas, with these taking legal effect on 22 July 2022. A small portion of the site is included in the esplanade SNA (C67). This is an approximate 395m² area also located within the north-western corner of the site.

Attachment 2



2.10 ARCHAEOLOGICAL

Part of the site (7,264m² of Allot 465 Parish of Kirikiriroa) is classified as a Significant Archaeological Site – Group 1. See below image with Red Border outlining the Significant Archaeological Site Group 1 boundary. Note the Red area shown also includes neighbouring properties.



PC9 has subsequently updated the Significant Archaeological Site overlay, with it being in general accordance with that in the Operative District Plan.





An Archaeological Risk Assessment was completed by WSP in November 2020, see Appendix 1. The Archaeological Risk Assessment concluded that any modification of open ground or below the carpark has risk of modifying archaeology. It will be a legal requirement to have an active Archaeological Authority in place from Heritage New Zealand Pouhere Taonga prior to commencing any ground disturbance. It is recommended that any future development should avoid the more intact high archaeology risk areas identified in red during the site visit (See figure below). Heritage New Zealand Pouhere Taonga and the relevant tangata whenua should also be contacted in advance to discuss the impact of any development proposals.

The following recommendations are made in this report:

- An Archaeological Authority should be sought for any proposed ground disturbance in the car park because of the potential for encountering buried archaeological remains.
- Development proposals should take into account avoiding the more intact high-risk areas identified in the site visit where there is a high expectation of encountering intact archaeological remains.
- Heritage New Zealand Pouhere Taonga and the relevant tangata whenua groups should be contacted in advance to discuss any development proposals.

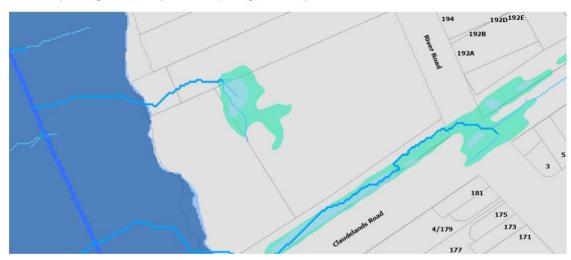




The archaeology report indicates that redevelopment will need to closely consider the heritage and cultural aspects of the property. Council have made no further investigations or undertaken any consultation with lwi. Any party looking to undertake substantial redevelopment of the site will need to consider these heritage and cultural aspects as part of their full due diligence of the property and its suitability for redevelopment.

2.11 FLOODING

Recently released flood hazard mapping identifies the north-west corner of site as being subject to a low hazard of ponding in a 1/100 year event (See figure below).





2.12 GEOTECHNICAL

A Preliminary Geotechnical Assessment Report was completed by WSP in December 2020, see Appendix 2. The WSP report concluded that further engineering assessment and design will be required to reduce or mitigate the identified risks for the development of the site. Foundation options for the development may include the following:

- Shallow foundations will be suitable for buildings located at least <u>25m</u> east of the crest of the riverbank slope:
- The adoption of geo grid reinforced gravel rafts, strengthened floor slabs or 'waffle' slabs to reduce the risk of damage due to differential settlements;
- Benching of the riverbank slope incorporating a retaining wall to support the development footprint to the east;
- The use of a piled shear wall (or similar) within the slope;
- Piled foundation options for buildings located less than 25m from the slope crest could include the use
 of ground anchors or soil nails for the stabilisation of the slope in combination with piled foundations
 for the buildings;
- For larger multi storey buildings, piled foundations may be required extending through the very soft to soft cohesive soils into the underlying dense and weakly cemented cohesionless soils at depth.

The report also concluded that due to the variability of the subsoils across the whole of the site, further geotechnical investigations are recommended in advance of the detailed design of foundations.

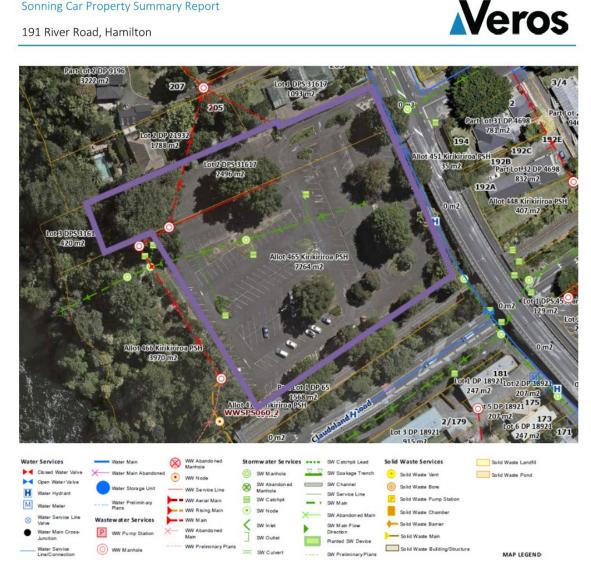
2.13 POWER

Overhead power lines are located within the road reserve (River Road) adjacent to site. The overhead lines run parallel with River Road, and the site boundary from the North, for approximately 25.5m before they cross eastwards over River Road away from the site. No investigations have been made into the power available within the property itself.

Any future development on site will have its own specific power requirements that will be determined by an electrical engineer through detailed design. For a comprehensive development, it is likely that a transformer upgrade will be required.

2.14 THREE WATERS

We provide as follows, an overview of the three waters as outlined in HCC's 3 Waters Viewer. We note that we have not investigated capacity of existing infrastructure and suitability of a new development.



Stormwater

A stormwater main is located on the property as shown above with the green dotted line with arrows showing direction of flow towards the river. Three stormwater catchpits, and catchpit leads are also present within the property leading to an outlet structure into the Waikato River. A manhole is also present represented by the green circle symbol. This stormwater infrastructure appears to service the property only and does not appear to service a wider catchment. Capacity of this infrastructure is unknown however any comprehensive development of the property will need to consider treatment of stormwater albeit the existing site is almost fully impervious.

Water

A water main exists along the River Road frontage of the property, with only one connection to the larger Allot 465 Kirikiriroa site. Redevelopment will be able to connect into this existing supply, albeit backflow devices and water meters will need to be installed.

Wastewater



A wastewater main, indicated by the red dotted line, exists along the neighbouring property to the west, and through part of the site. A wastewater service line (red solid line) and manhole (red circle) are also located on site. This site appears to be at the top end of the main, with an abandoned line connected that runs to the south of the site. Therefore, this infrastructure could be relocated to accommodate redevelopment without affecting wider catchment. This is likely to have capacity however development may need to consider low flow measures to be installed to reduce impact on existing infrastructure.

2.15 CONTAMINATION

The property is not listed on the Hazardous Activities & Industries List (HAIL) as advised by the HCC Contaminated Land Officer, see Appendix 3. No other contaminated land assessment has been undertaken for the site.

2.16 RAILWAY LINE

The East Coast Main Trunk Railway line sits immediately adjacent the site to the South. The Railway is position approximately 2m below the level of the majority of the site.

Any future development on site will need to consider the affects of the Railway line and should include design and materials to reduce interior noise and vibration to acceptable levels.

3 Summary

The property presents a strong development opportunity having regard to the underlying zoning, proximity to the Central City and the Claudelands Events and Entertainment Centre. Notwithstanding, the site has characteristics that will need further investigation, primarily relating to ground conditions and site archaeology. These aspects could have significant impact on redevelopment and need to be further investigated as part of prudent due diligence.

4 Appendices

Please refer Appendices for the following:

- Appendix 1 Archaeological Risk Assessment
- Appendix 2 Preliminary Geotechnical Assessment Report
- Appendix 3 Hazardous Activities & Industries List (HAIL) Record



Appendix 1: Archaeological Risk Assessment



27 November 2020

Wendy O'Neill Strategic Team Lead Hamilton City Council

SONNING CAR PARK ARCHAEOLOGICAL RISK ASSESSMENT

2-WLASS.BL

Dear Wendy.

The following assessment advice is provided for the purposes of determining if there are pre-1900 archaeological risks to be addressed in regard to future development options for the Sonning Car Park in Hamilton East. All recommendations are made in accordance with statutory requirements.

Please note, the following information is provided for information purposes and does not constitute a full archaeological assessment for the purposes of applying for an archaeological authority. An Assessment of Archaeological Effects (AAE) specific to actual developments is recommended once proposed development plans are confirmed.

The information contained in this letter is based on a review of publicly available information and the results of a brief site visit and the accuracy of whether there are archaeological remains present on the property cannot be guaranteed. The buried nature of archaeological sites means that they may often only be found once excavation commences, even if documentary research suggests that a property is low risk. WSP accepts no liability if unanticipated remains are found.

An archaeological site is defined under the *Heritage New Zealand Pouhere Taonga Act 2014* as any place in New Zealand, including any building or structure (or part of a building or structure), that was associated with human activity prior to 1900 and may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand.

There are no statements on the cultural values of the project area nor are the view of tangata whenua represented in this assessment.

Disclaimer

This report ('Report') has been prepared by WSP exclusively for Hamilton City Council ('Client') in relation to Sonning Car Park ('Purpose') and in accordance with the IFS signed 9/11/2020. The findings in this Report are based on and are subject to the assumptions specified in the Report and IFS. WSP accepts no liability whatsoever for any reliance on or use of this Report, in whole or in part, for any use or purpose other than the Purpose or any use or reliance on the Report by any third party.

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Physical Setting

The Sonning Car Park is located on the eastern bank of the Waikato River, on north side of the Claudelands Bridge in Hamilton. The Waikato River is the major geographical feature of the landscape and, for both Māori and early Europeans, was an important source of fresh water, food, and also provided a transport route. The car park area itself is asphalted and relatively flat with steep banks dropping to the river immediately to the west. The East Coast Main Trunk Railway line runs along the southern border of the project area.

A single soil type is recorded extending across the car park, comprising of Horotiu soils (Bruce 1979). Horotiu soils were often modified by pre-European Māori for gardening purposes (Gumbley and Hutchinson 2013:4-5).

Historic Background

The date of first Māori occupation of the Waikato Basin is not certain and while there is currently limited dating evidence for settlement within the Project area, investigations are beginning to build a picture of occupation for the Waikato region. Recent dates from archaeological investigations at Burns Block, Cambridge, indicate Māori occupied the site from the middle of the 15th century (Gumbley and Laumea 2017:70).

The Kirikiriroa area, in which the Project area is located, was first settled by Ngati Wairere around 1700, on the western side of the river although the boundaries of their rohe fluctuated over the years. The area had many pa including Kirikiriroa (located between London and Bryce Street), Te Rapa, Waitewhiriwhiri, Whatanoa, Te Tahuki and Pukete on the west side; Opoia, Miropiko, Waipahihi, Te Taraahi and Te Parapara on the east side (Gibbons 1977:26).

Fortified settlements (pā) have traditionally dominated the recorded archaeological landscape throughout the region with under-recording of often less visible archaeological sites associated with day-to-day living activities, for example garden areas, undefended settlements and food storage locations (Cable 2012). However, this situation has changed in recent decades with more recent development-led archaeological survey and investigations, including those undertaken as a part of the wider Waikato Expressway development.

Prior to the military settlement of the 1860s, early European settlement in the Waikato was generally confined to flax traders and mission stations. Reports from the early 1800s, particularly from the 1820s onwards, describe European goods entering the Waikato region in the form of muskets; crops such as potatoes, kūmara, maize, melons, pumpkins and marrows; as well as animals such as pigs. Descriptions from European travellers passing through the inland Waikato in the 1850s and 1860s mention crops such as maize, wheat, potatoes and kūmara growing (Gumbley and Higham 2000:6; Keith 2015). Māori became proficient and productive growers, selling their surplus to the Auckland market, transporting goods via canoes along the Waikato and Waipa Rivers (Stowers and Field 2014; O'Malley 2016).

During the 1850s, Māori became increasingly disenfranchised due to the ongoing disregard of the principals of the Treaty of Waitangi by the Government. Consequently, the King Movement (Kingitanga) began within the Waikato to protect Māori interests by Māori. By the late 1850s pressures regarding land were mounting, and disputes over land, law and sovereignty led to a full-scale Crown invasion of the Waikato lands in 1863 (O'Malley 2016).



In 1864 and 1865, Kirikiriroa was occupied by soldiers and the 4th Waikato Military regiment was sent to establish a settlement. Two main redoubt were established on each side of the Waikato River south of the Project area at Bridge Street. In 1867 the military structures were transferred to the Armed Constabulary and by the end of the decade, the administrative centre was on the western side if the river. The two sides of the river, Hamilton East and Hamilton West, were connected by punt and the outside world via government steamer, then by commercial companies. The divide between the developing settlements was eased with the 1879 construction of Union Bridge (Victoria Street) (Gibbons 1977).

From the 1880s growth in the Waikato district was facilitated by the opening of railway lines, including from Auckland to Wellington and the East Main Trunk to Tauranga. The latter of these, the East Main Trunk, first constructed in 1883, crosses the Waikato River and runs along the southern boundary of the car park. Previously reliant on a river steamer service these new transport routes allowed the easier transport of goods to markets in Auckland, Hamilton and Thames (Stowers and Field 2014; Keith 2015).

Site History of the Car Park

The earliest identified survey plan covering the car park is SO 201 (1864). The plan is annotated with "[?] Pah" in the approximate location of the car park, although there is no mention of the pa site in subsequent plans. An 1884 plan (SO 2378) shows the project area in the ownership of "Kennedy Hill". By 1905 (DP 3487), the project area is shown as being owned by E. de. C. Drury. A 1965 plan of railway realignment (SO 42918) indicates the project area as containing a student's hostel owned by H.M. the Queen.

The earliest identified aerial photograph from 1943 shows the project area to be primarily open space with a number of buildings at the river end. This continues to be the case into the 1960s. An aerial photograph from 1961 shows the construction of the new railway bridge and tie in along the southern border of the Project area. It also shows the student's hostel, as well as a couple of additional buildings and what appears to be gardens (Figure 1). Aerial plans indicate little change until the site was razed and a carpark developed between 1971 and 1974.



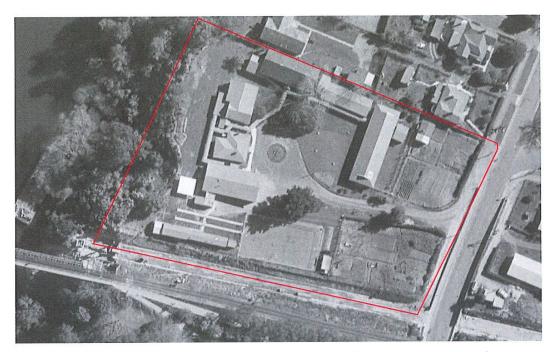


Figure 1: Aerial photograph, dated 1961, of the Project area (red box). Source: Retrolens

Previous Archaeological Work

The car park falls within the recorded extent of archaeological site S14/41, Opoia Pā, a river terrace pā at the eastern end of and bisected by the Claudelands Bridge. The site was recorded in the 1960s and described as once being a large area of Māori cultivations, later used as a Chinese market garden and now almost completely destroyed by modern developments and the construction of Claudelands Road and the railway bridge. "Old residents can remember signs of fortifications which have since disappeared" (NZAA Site Record S14/41). The area is described as that being owned partly by the railway and partly by the Girls High School Hostel.

The pa is also scheduled as a protected heritage site in the Hamilton City Operative District Plan, although the schedule refers to a location further to the south-east of the Claudelands Bridge.

Nga Tapuwae O Hotumauea (2003) identifies that Opoia Pā was settled by Maramatutahi, the eldest son of Wairere from his third wife, Tukapua. They had a son who was named Karaka ki Opoia after a sacred Karaka tree at the pā. The pā was later home to Poukawa, who led Ngati Wairere against Ngati Raukawa in the battle of Hurimoana, near Otorohonga. In this battle, Poukawa captured and killed Te Rerenga, a Ngati Wakatere Chef, and took his famous Patu Onewa.

A 2000 archaeological and cultural assessment of the Central City Riverside area by Opus International Consultants and Cultural Interface Solutions mapped the extent of Opoia Pā on both sides of Claudelands Road (Figure 2).



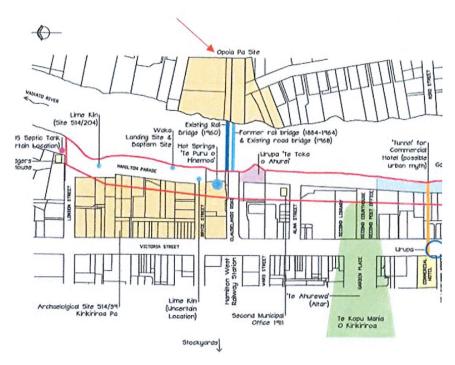


Figure 2. Portion of Summary Plans from Opus & Cultural Interface Solutions (2000) showings sites of archaeological and cultural sites.

Site Visit

A field visit was undertaken on 23rd of November 2020, by WSP Archaeologist Kirsty Potts, to assess the area of proposed work. A visual inspection of the Project area was undertaken. The majority of the Project area was unable to be fully assessed due to it being under the asphalt carpark. Exposed sections included a strip of grass alongside the western side of the property and the various garden areas within the carpark.

It appears that the methodology for the installation of the carpark was to remove 200 – 300 mm of topsoil and overlay at that level with gravel and asphalt. The older trees on the property are visible in the 1940s and 1960s aerial photographs. These trees with grass surrounds and the grass strip to the west appear to be the original ground level. Inclusions of sand, gravel and charcoal were noted within an exposed topsoil across the property. These soils were consistent with culturally modified soils / pre-European Maori gardening soils. A pre-1910 house was also noted next door to the Project area and attests to the historic use of the wider area.

These observations indicate that there is risk of intact archaeological material along the western edge of the project area and in the grassed garden areas (Figure 3). It is likely that the development of the carpark has truncated the site across the remainder of the Project area. However, there remains risk that deeper archaeological features remain intact below the carpark.





Figure 3. Results of site visit 23/11/2020, showing areas of high archaeology risk (red), where intact archaeological remains are highly likely and moderate archaeological risk (yellow), where the archaeology is likely to have been disturbed.

Discussion and Recommendations

Any modification of open ground or below the carpark has risk of modifying archaeology. It will be a legal requirement to have an active Archaeological Authority in place from Heritage New Zealand Pouhere Taonga prior to commencing any ground disturbance. It is recommended that any future development should avoid the more intact high archaeology risk areas identified during the site visit. Heritage New Zealand Pouhere Taonga and the relevant tangata whenua should also be contacted in advance to discuss the impact of any development proposals.

The following recommendations are made in this report:

- An Archaeological Authority should be sought for any proposed ground disturbance in the car park because of the potential for encountering buried archaeological remains.
- Development proposals should take into account avoiding the more intact high risk areas identified in the site visit where there is a high expectation of encountering intact archaeological remains.
- Heritage New Zealand Pouhere Taonga and the relevant tangata whenua groups should be contacted in advance to discuss any development proposals.



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Regards,

Kirsty Sykes Archaeologist 021 243 2899



Documentary History and Status

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Appendix 2: Preliminary Geotechnical Assessment

Project Number: 2-WLASS.BN

Sonning Carpark Development

Preliminary Geotechnical Assessment Report

1 December 2020 CONFIDENTIAL









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Appendix B - Ground Investigation logs
Appendix C - Liquefaction Analysis Results
Appendix D - Predicted Lateral Displacement and Slope Stability Analysis Results
Appendix E - Static Vertical Settlement Results

Disclaimers and Limitations

This report has been prepared by WSP New Zealand Ltd (WSP) for the Hamilton City Council (the Client) in respect of the proposed development at Sonning Carpark, 191 River Road, Hamilton. The report purpose is to provide preliminary geotechnical assessment for the proposed development agreed between the Client and WSP (Purpose). WSP accepts no responsibility for the validity, appropriateness, sufficiency or consequences of the Client using the report for purposes other than for the defined Purposes and the report is not to be reproduced without WSP' prior written permission.

This report is not intended for general publication or circulation and is not intended for, and may not be used, by third parties. WSP disclaims all risk and all responsibility to any third party.

This report is subject to the following limitations:

- WSP has provided the report based on the various assumptions contained in this report.
- Where we have obtained information from a government register or database, we have assumed that the information is accurate. Where an assumption has been made, we have not made any independent investigations with respect to the matters the subject of that assumption. We are not aware of any reason why any of the assumptions are incorrect.
- No calculations, other than those noted within, have been undertaken in support of the conclusions of this report.
- A change in circumstances, facts, information after the report has been provided may affect
 the adequacy or accuracy of the report. WSP is not responsible for the adequacy or accuracy
 of the report as a result of a change.
- This report specifically excludes assessment or advice relating to hazardous materials, such
 as asbestos or contaminated land.
- WSP's professional services are performed using a degree of care and skill normally exercised, under similar circumstances, by reputable consultants practicing in this field at this time.

Subsurface conditions are formed through a variety of natural processes and can be altered by human activities. The behaviour of the ground, groundwater and contaminants are complex and conditions can vary across a particular site. As a result, subsurface conditions cannot be exhaustively defined by investigations at discrete locations. Therefore, it is unlikely that the results and assessments expressed in this report will represent conditions at any location removed from the specific points of sampling. The precision with which conditions can be inferred depends largely on the uniformity of subsurface conditions and on the frequency and method of sampling as constrained by factors such as project budget and time limitations and physical constraints.

Furthermore, subsurface conditions can change over time, which should be considered when interpreting or using the data within this report.

The opinions and recommendations in this report apply to the proposed development and the site existing at the time of study using available information and cannot necessarily apply to changes in the proposed development or site changes of which WSP is not aware and has not had the opportunity to evaluate. The results of our study should be considered to be preliminary and subject to verification during future design phases of the project. If conditions encountered at the site during implementation are subsequently found to differ significantly from those anticipated, WSP must be notified and be provided with an opportunity to review the recommendations.

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1 Introduction

Hamilton City Council (HCC) has engaged WSP NZ Ltd (WSP) to produce a preliminary geotechnical assessment report for future development of the Sonning Road Carpark, 191 River Road, Hamilton. No plans have been received detailing the nature of the development however it is understood this will potentially be a commercial or residential development.

2 Scope of Works

In order to provide a preliminary geotechnical assessment of the subject site and to assist in making recommendations for development of the site, the following works have been undertaken, as detailed in our offer of service letter dated 9th November 2020.

- A desktop study (review of underlying geology, available online maps, WSP geotechnical report database, NZ Geotechnical Database (NZGD) and Client supplied information);
- A site walkover to identify any specific geotechnical constraints to the proposed development and finalise the proposed investigation scope; and,
- Preparation of a Preliminary Geotechnical Assessment Report (PGAR) to covers the following:
 - Findings from the desk study;
 - An assessment of the soil geotechnical characteristic (soil profile, the key geotechnical findings and soil parameters);
 - Consideration of ground and surface water conditions;
 - An assessment of the stability of the adjacent riverbank slope and its potential impact on development options;
 - A liquefaction risk assessment and its potential impact on development options; and,
 - Preliminary foundation and earthworks recommendations.

3 Site Description

The site is situated on the eastern bank of the Waikato River to the north of Claudelands Road and adjacent railaway. It is currently occupied by a flat asphaltic surfaced carpark with sporadic grassed areas and large mature trees. The site is bounded to the west by the Waikato River, to the east by River Road and to the north by an existing residential area. The riverbank slopes downwards from car park level at gradients of up to 40° with a height of between 20m up to 23m above river level..

At the time of the site walk over, a previous shallow seated slip was identified within the slope to the south west corner of the carpark, located approximately 27m north of the railway boundary. The slope was observed to be heavily vegetated at the time of inspection. Reviewing the Retro lens database (Waikato Regional Council, 2020), the slip was identified as having occurred around 1953. A crib wall is present along the sites southern boundary supporting the railway and Claudelands Road with a second crib wall to the south-east corner of the site of supporting the approach to River Road overbridge. A masonry block wall is present at the northern boundary providing support to the properties within the residential area. The car park area was observed to be relatively flat with several trees present.

The site location is presented in Figure 1 and Appendix A

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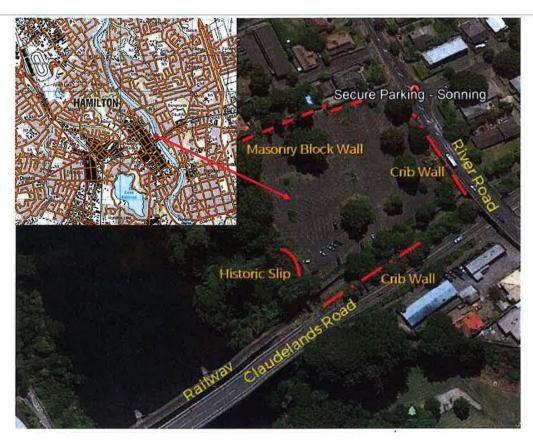


Figure 1: Site Location

4 Desk Study

4.1 Previous Investigations

A desktop study of nearby geotechnical reports and ground investigation data in the vicinity of the subject site has been undertaken with the objective of determining the an outline of the likely strata and soils properties beneath the site. The following sources were referred to:

- Claudelands Bridge East Abutment Factual Report HA16/033 (WSP OPUS, 2017)
- Claudelands Bridge East Abutment Geotechnical Design Requirements HA 17/037 (WSP OPUS, 2017)
- Claudelands Bridge East Abutment Preliminary Geotechnical Assessment HA16/021 (WSP-OPUS, 2016)

5 Geological Setting

5.1 Published geology

With reference to the 1:250,000 scale geological map of the region (Edbrooke, 2005), the site is underlain by soils of the Hinuera Formation (Q3a). It was deposited by braided river systems of the ancestral Waikato River, on a large, low angle fan surface, which passed northward into an extensive braided river plain. Dating from between 50,000-17,000 years ago, this formation reaches up to 90m thick. Cross bedded sands, silts and gravels dominate this highly variable unit

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(Figure 2). The Hinuera Formation was deposited in channels and depressions eroded into the surface of the Walton Subgroup which is dominated by primary and reworked, non-welded ignimbrite and tephra.

The older, but more detailed 1: 25,000 scale geological map (Kear, 1965) also indicates the site to be underlain by deposits of the Hinuera Formation.

An extract of the geological map is presented in Appendix A. Overlying the Hinuera formation, topsoil is present at this site.

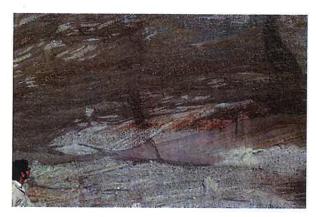


Figure 2: Hinuera Formation showing lensed nature of the soils (McCraw, 2011)

The GNS active faults database indicates that the nearest active fault is the Kerepehi Fault which is situated approximately 43km east of the subject site.

5.2 Seismicity

A design earthquake magnitude and ground acceleration for the site have been determined based on MBIE Guidelines Module 1 (NZGS/MBIE, 2016) and the Bridge Manual (Waka Kotahi, May 2016). The following design parameters have been adopted:

- Site Soil Class of "D" (Deep soil site) based on NZS1170.5 (NZS, 2004);
- Importance Level 2 (for residential buildings) and Importance Level 3 (for multi storey high occupancy buildings) based on Table 3.2 of New Zealand Structural Design Standard for earthquake (NZS, 2004).
- Design life of 50 years

The design earthquake ground motion parameters are summarised in Table 1

Table 1: Summary of Seismic Design Parameters

Limit State	Return Period	Design Earthquake Magnitude	Design Earthquake PGA
SLS (Serviceability Limit State)	25 Years	5.9	0.05g
ULS-IL2 (Ultimate Limit State for IL2)	500 years	5.9	0.22g
ULS-IL3 (Ultimate Limit State for IL3)	1000 years	5.9	0.28g

5.3 Intermediate Seismicity

The Earthquake Geotechnical Engineering Practice Module 4 (MBIE & NZGS, 2016) advises that "...with liquefaction triggering at a site, however, there may be a pronounced degradation in foundation performance and this is likely to happen at a shaking level which is Intermediate

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between SLS and ULS earthquakes. Where liquefaction triggering is likely at a modest, intermediate return period, the resulting level of damage may be excessive and inappropriate for such a high likelihood of occurrence".

WSP has consequently assessed the intermediate seismic event that has the potential to trigger damage to buildings due to settlement or lateral spread of foundations based on the parameters detailed in Table 1

Table 2: Intermediate Seismic Event Design Parameters

Limit State	Return Period	Design Earthquake Magnitude	Design Earthquake PGA
Intermediate Seismic Event for IL2	100 years	5.9	0.11g
Intermediate Seismic Event for IL3	500 years	5.9	0.22g

5.4 Geotechnical Investigations

Geotechnical investigations were undertaken at the south-western corner of Sonning carpark in June 2016 in relation to the assessment of the stability of the riverbank adjacent to the Claudelands Bridge eastern abutment (WSP - OPUS, 2017).

The ground investigation (GI) works, comprised the following:

- 2 Cone Penetration Tests (CPTs).
- 2 Boreholes (BHs).

The assessment has been undertaken based on a ground model developed from the findings from BHO1 and CPTO1, these being in close proximity to the subject site.

The relevant borehole log, photographs and CPT log are presented in Appendix B.

5.5 Rotary Cored Borehole

The BH was drilled using the HQ triple tube coring method, this providing undisturbed soil samples for laboratory testing, with Standard Penetration Tests at approximately 1.5m intervals to a target depth of 30m below ground level (bgl). A hand-held shear vane was used to measure the strength of soils at selected depths. The BH was logged, sampled and photographed on site by a WSP Geotechnical Engineer in general accordance with the New Zealand Geotechnical Society's guidelines¹.

5.6 Cone Penetrometer Tests

The CPT was undertaken by WSP using a track mounted piezocone enabled rig, measuring end bearing pressure (q_c), sleeve friction and porewater pressure (u) with depth. This provides valuable information for assessing the strength and engineering properties of the soil. However, no samples are recovered for visual inspection.

6 Ground water conditions

BH01 was dipped at completion to measure the ground water level which was recorded at 10.7m bgl in Winter. It is considered that this likely represents a perched water table rather that the

regional water table. This is based on previous experience in the area. Groundwater was not encountered in the CPT.

For liquefaction analysis purpose, a ground water level at 10mbgl has been inferred for this site. For the slope stability analysis, a regional static groundwater level has been inferred to be co-incident with the river level, reducing in depth as measured from the car park level with a ratio of 1V:10H from the river towards the east.

7 Ground Conditions

Based on the BH and CPT logs a ground model for the site is presented in Table 3. The subsoils are variable across the whole site with interbedded sandy SILTS, SILTS and CLAYS present.

Table 3: Soil profile

Unit Description	Depth to Top of Layer [m]	Unit Thickness [m]	Range of SPT N Values	Range of Cone Resistance [MPa]
Firm to stiff SILT/CLAY	18/	12	3 - 17	7 - 4
Very soft to soft SILT/CLAY	~12	8	0 - 4	0.5 - 3
Medium dense to dense SAND and silty SAND	~18	10	12 - 40	8 - 16
Cemented SAND and SILT	~20	Unknown. Unit exceeds investigation depth	50+	Refusal

7.1 Soil Parameters

The geotechnical soil parameters have been estimated based on the investigation data from the BH and CPT undertaken within the carpark and our experience with similar geological conditions in the vicinity. Preliminary soil parameters are summarised in Table 4

Table 4: Soil properties used for the stability assessment of the riverbank

Unit Description	Depth to Top of Layer [m]	Unit Weight, γ (kN/m³)	Friction Angle, φ' (")	Effective Cohesion, c' (kPa)
Firm to Stiff SILT/CLAY with traces of SAND	<u>u</u>	17	28	15
Very soft to soft SILT/CLAY	~12	16	25	6
Medium dense to dense SAND and silty SAND	~18	18	38	5
Very dense SAND and stiff SILT	-20	19	40	10

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8 Geotechnical Assessment

8.1 Liquefaction Susceptibility and Damage

8.1.1 Liquefaction Definition

During an earthquake, the shear waves from the seismic event propagate upwards through the soils from the underlying bedrock. The cyclic loading caused by the shear waves induces shear stress in the soil deposits, which causes the build-up of the excess pore water pressure in soils. When the excess pore water pressure approaches the level of the overburden confining pressure, the effective strength between the soil grains of cohesionless soils, typically silts and sands, reduces significantly to almost nil. At this point liquefaction occurs when the soils lose strength and behaves as liquid.

Effects of liquefaction can include:

- Flow failure (large deformations) or lateral spreading of slopes and embankments;
- Sand boils and disruption to ground surface;
- Reduced bearing capacity for structure foundations;
- Buoyancy of buried structures and services; and,
- Subsidence of ground surface.

The definition of the Factor of Safety (FoS_{Ilq}) against liquefaction is a ratio of the Cyclic Resistance Ratio (CRR) to the Cyclic Stress Ratio (CSR), as detailed below:

$$FoS_{liq} = CRR/CSR$$

The CSR is the predicted cyclic shear stress induced in the soil during an earthquake (τ_h), divided by the effective overburden pressure (σ'_v). The CRR is defined as the critical CSR that may result in liquefaction in a soil.

8.1.2 Liquefaction Assessment Methodology

An assessment of liquefaction potential below the subject site area has been undertaken for both the SLS and ULS seismic events using the CPT data.

The CPT data was analysed using the 'CLiq' CPT liquefaction assessment software. The methods of Idriss & Boulanger (Boulanger & Idriss, CPT and SPT Based Liquefaction Triggering Procedures, 2014) were adopted for analysis of CPT data. Fines content was inferred from the CPT data using the Robertson & Wride method (Robertson & Wride, 1998). Liquefaction settlement was calculated using Zhang et al method (Zhang, Robertson, & Brachman, Estimating liquefaction - induced ground settlements from CPT for level ground, 2002).

8.1.3 Liquefaction Assessment, Liquefaction Induced Settlement and Lateral Spreading

The liquefiable layer thicknesses consider layers of significant thickness and excludes thin (<300mm), potentially liquefiable lenses surrounded by non-liquefiable denser sands that, from experience and previous work, are typically discontinuous and as such will not substantially contribute to liquefaction induced settlements.

The liquefaction assessments for vertical settlement indicates that the site could experience a maximum settlement of up to 20mm and lateral spread of up to 30mm for the ULS (IL3) seismic event. The values of settlement and lateral spread for the ULS (IL2), intermediate (for both IL2 and IL3) and SLS1 (for both IL2 and IL3) seismic events have all been assessed as being negligible. Liquefaction analysis results are summarised in Table 5. Liquefaction potential interpretations are presented in Appendix C.

Table 5: Liquefaction Effects and Analysis Results

Selsmic Limit State	Indicated Thickness of Liquefiable Layers	Geotechnical Parameter Characteristic Indices	
SLS1 (IL2 & IL3)	0m	Factor of Safety against Liquefaction	FL > 1.5*
		Liquefaction Potential Index	LPI = 0
		Liquefaction Severity Number	LSN = 0
Intermediate 2 (IL2)	0m	Factor of Safety against Liquefaction	FL > 1.5*
		Liquefaction Potential Index	LPI = 0
		Liquefaction Severity Number	LSN = 0
Intermediate 3 (IL3)	0m	Factor of Safety against Liquefaction	FL > 1.2°
and ULS 2 (IL2)		Liquefaction Potential Index	LPI = O
		Liquefaction Severity Number	LSN = 0
ULS (IL3)	10.2m - 11.5m	Factor of Safety against Liquefaction	FL > 1.0*
		Liquefaction Potential Index	LPI = 0
		Liquefaction Severity Number	LSN= 0

^{*}FL - Approximate average liquefaction triggering factor (Factor of Safety) of the liquefiable layers

Based on the assessed vertical settlement, lateral spreading and geotechnical parameter characteristic indices as presented above, the characteristics of liquefaction and its consequences have been assessed in accordance with MBIE Guidelines Module 3 – Table 5.1 General Performance Levels for Liquefied Deposits (NZGS/MBIE, 2016). The results are summarised in Table 6 The results also suggested a liquefaction resistance type foundation to mitigate liquefaction induced vertical settlement and lateral spreading risks.

Table 6: Liquefaction Characteristics & Consequences

Limit State	Performance Level	Effects from Excess Pore Pressure and Liquefaction	Characteristics of Liquefaction and Its Consequences
SLS1 (IL2 & IL3)	LO	Insignificant	No significant excess pore water pressures (no liquefaction)
Intermediate 2 (IL2)	LO	Insignificant	No significant excess pore water pressures (no liquefaction)
Intermediate 3 (IL3) and ULS 2 (IL2)	Li	Mild	Limited excess pore water pressure; negligible deformation of the ground and small settlement.
ULS (IL3)	L2	Moderate	Liquefaction occurs in layers of limited thickness (small proportion of the deposit, say 10 percent or less) and lateral extent; ground deformation results relatively small in differential settlements.

8.2 Slope stability analysis

Slope stability was modelled using SLOPE/W (GeoStudio 2021) – a computer-based model which allows for the assessment of slope stability under various conditions (seismic loading, elevated groundwater and static conditions). The slope was modelled using cross sections generated from LiDAR contours for the Hamilton City area obtained from LINZ.

Surcharges were initially modelled as being setback 7.5m from the crest of the slope simulating either a multi-storey importance level 3 (IL3) structure (e.g., a hotel) or a double storey importance level 2 (IL2) structure (e.g., residential development). Surcharges of 100kPa (approximately equivalent to a load imposed by a 7 storey building), 25kPa (approximately equivalent to a load imposed by a

2 storey building) and 15kPa (approximately equivalent to a standard 1 storey residential house) have been modelled.

For seismic analysis, a PGA of 0.28g, 0.22g, 0.11g and 0.05g were used which consistent with the ULS (IL3), ULS(IL2), Intermediate for IL3, Intermediate for IL2 and SLS1 seismic event loading conditions respectively.

A summary of the results is presented in Table 7. Output from the SLOPE/W slope stability analyses are included in Appendix D.

Table 7: Slope Analysis for Building Locates at the Slope crest

Analysis Case	Factor	r of Safety	(FOS)	Target Factor of Safety (FOS)
Arialysis case	100kPa	25kPa	15kPa	
Case 1 - Static, normal basin water level (10mbgl)	0.9	0.9	0.9	1.50
Case 2 - Static, elevated basin water level (8.0mbgl)	0.9	0.9	0.9	1.25
Case 3 – Seismic ULS IL3 – 0.28g	0.7	0.7	0.7	1.0 or displacement within acceptable levels when FOS < 1.0
Case 4 – Seismic ULS-IL2 and Intermediate event (IL3) – 0.22g	0.7	0.8	0.8	1.0 or displacement within acceptable levels when FOS < 1.0
Case 5 - Intermediate event (IL2) - 0.11g	0.8	0.9	0.9	1.0 or displacement within acceptable levels when FOS < 1.0
Case 6 - Seismic SLS1 - 0.05g	0.8	0.9	0.9	1.0 or displacement within acceptable levels when FOS < 1.0

The results show that for a building located close to the slope's crest, the slope is unstable for both static and seismic load cases. An assessment of the slope lateral displacement has been undertaken based on a block analysis (W.Jibson, 2007). The predicted seismic induced lateral displacements at the slope crest for a range of seismic load cases are presented in Table 8

Table 8: Predicted Lateral Displacement

Seismic Load Cases	Surcharges (kPa)	Predicted Lateral Displacement
ULS-IL3 PGA - 0.28g	100	More than 30m
0.209	25	2.5m
	15	1.0m
ULS-IL2 and Intermediate of IL3	100	20m
PGA - 0.22g	25	2.0m
	15	0.5m
Intermediate of IL2 PGA ~ 0.11g	100	6.5m
, 6/, 59	25	0.6m
	15	0.5m
SLS - PGA 0.05	100	2.0

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Seismic Load Cases	Surcharges (kPa)	Predicted Lateral Displacement
	25	0.15m
	15	0.05m

The results show that the lateral displacement is significant for some load cases. Thus, an additional slope stability analysis has therefore been undertaken to determine an appropriate setback distance from the slope crest for the proposed building developments in order to achieve compliance with the required FOS. Table 9 details the results from the slope analysis and has identified that a minimum setback distance of 25m away from the slope crest will be required. Any development located closer than 25m from the slope crest will require specific engineered foundations to prevent lateral displacement from adversely affecting buildings. This could comprise the use of piled foundations or benching of the slope in combination with retaining walls supporting the development footprint

Table 9: Slope analysis for building at 25m setback from the slope crest

Analysis Case	Factor of Safety (FOS)		(FOS)	Target Factor of Safety (FOS)	
	100kPa	25kPa	15kPa		
Case 1 - Static, normal basin water level (10mbgl)	1.5	1.5	1.5	1.50	
Case 2 – Static, elevated basin water level (8.0mbgl)	1.5	1.5	1.5	1.25	
Case 3 - Seismic ULS IL3 - 0.28g	0.9	0.9	0.9	1.0 or displacement within acceptable levels when FOS < 1.0	
Case 4 – Seismic ULS-IL2 and Intermediate event (IL3) – 0,22g	1	1	1	1.0 or displacement within acceptable levels when FOS < 1.0	
Case 5 - Intermediate event (IL2) - 0.11g	1.2	1.2	1.2	1.0 or displacement within acceptable levels when FOS < 1.0	
Case 6 - Seismic SLS - 0.05g	1.3	1.3	0.9	1.0 or displacement within acceptable levels when FOS < 1.0	

The predicted maximum lateral displacement for building locates at 25m away from the slope crest is less than 1m, which is reasonable for the foundation design of the proposed development.

8.3 Static vertical settlement

Imposed structural loadings of 100kPa, 25kPa and 15kPa have been considered for the static settlement assessment. The assessment has been undertaken using CPe-IT software programme with the logs from CPT01. CPTu data can be used to directly estimate induced settlements due to an external load. CPeT-IT uses the following simple formula (based on 1-D consolidation) to estimate vertical settlements:

$$s = q \times \sum h \times \frac{Iz}{Mcpt}$$

Where:

q: applied footing pressure

h: calculation layer thickness

Iz: stress reduction factor according to Boussinesq

M_{cpt}: Constrained modulus of soil layer

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The results indicate that the total static settlement could range up to 350mm for a loading of 100kPa, 45mm for a loading of 25kPa and 25mm for 15kPa loading. A building footing of 25m x 25m square was assumed for the analysis.

The detailed settlement assessment is presented in Appendix E

9 Conclusions and Recommendations

Based on the conducted ground investigation and assessments, the site requires additional engineering design for foundation of the proposed development.

- Even though, the site has been assessed as having an "Insignificant to moderate vulnerability" (NZGS/MBIE, 2016), there is a slope instability risk for both static and seismic loading events.
- The predicted lateral displacement under a ULS seismic event is more than 30m, 2.5m and 1.0m for 100kPa, 25kPa and 10kPa importance level 3 buildings located at the river bank slope crest under ULS seismic loading The predicted lateral displacement is reduced for others seismic cases, but the pattern is the same with higher lateral displacement for higher surcharge and lesser displacement for smaller surcharge loading.
- Static settlements may potentially range from 25mm to 350mm for structure loadings of 10kPa to 100kPa respectively.

Further engineering assessment and design will be required to reduce or mitigate the identified risks for the development of the site. Foundation options for the development may include the following::

- Shallow foundations will be suitable for buildings located at least 25m east of the crest of the river bank slope.;
- The adoption of geogrid reinforced gravel rafts, strengthened floor slabs or 'waffle' slabs to reduce the risk of damage due to differential settlements.;
- Benching of the river bank slope incorporating a retaining wall to support the development footprint to the east;
- The use of a piled shear wall (or similar) within the slope;
- Piled foundation options for buildings located less than 25m from the slope crest could include the use of ground anchors or soil nails for the stabilisation of the slope in combination with piled foundations for the buildings;
- For larger multi storey buildings, piled foundations may be required extending through the very soft to soft cohesive soils into the underlying dense and weakly cemented cohesionless soils at depth.

Due to the variability of the subsoils across the whole of the site, further geotechnical investigations are recommended in advance of the detailed design of foundations

Project Number: 2-vvLA55.BN Sonning Carpark Development Preliminary Geotechnical Assessment Report

10 Risk Summary Table

Item No.	Geo - Hazard	Likelihood	Risk Description	Mitigation Measures
ŀ	Liquefaction	Yes - "Insignificant" for SLS seismic event. - "Mild" for ULS (IL2) seismic event. - "Moderate" for ULS (IL3) seismic event	- Liquefaction is not a high risk at this site. Under ULS (IL3) seismic loading, liquefaction only occurs in a thin layer with negligible liquefaction induced settlement. The predicted liquefaction induced lateral spread in accordance with Cliq is 35mm.	 Even though liquefaction and liquefaction induced risk for this site is "Insignificant to Moderate", replacement and/or compaction of loose subsoils will be required for the development.
2	Slope Stability	Yes - Slope instability for both static, SLS, ULS (IL2) and ULS (IL3) seismic case.	 The site is next to the Waikato River. The slope angle is between 35° to 40° with a height of approximately 21m above the river level. Development near to slope crest may potentially experience instability. Lateral displacement caused by slope instability in seismic case for development in proximity to the slope crest ranges between 0.5m to 6m for SLS and ULS seismic events respectively. 	 Engineering foundation design is highly recommended. Any development less than 25m away from the crest is recommended to have either pile foundation, sheet pile wall or anchor at the slope face to mitigate the slope instability risk

Project Number 2-WLASS,BN Sphning Carpark Development Preliminary Geotechnical Assessment Report

Item No.	Geo - Hazard Lateral Variability	Likelihood Yes	Pisk Description The soils of the Hinuera formation are extremely variable in grading both laterally and vertically as is common with braided fan deposits. This can cause differential settlement for the building structure.	Mitigation Measures Foundations should be designed by a suitably qualified and experienced practitioner to relevant codes and practices. Consider variability during foundation design, vigilance for additional variability during construction.
4	Underground Services	Possibly	 Given the proposed development is located on an existing carpark site, contaminated land and redundant buried services maybe present. Risk of live services strike during excavation or any earthwork activities. 	 Vigilance during excavation, due diligence and consider services scanning prior to excavation or any earthwork activities.
5	Uncontrolled Fill	Yes	- Given the proposed development is located on an existing carpark site with undetermined historical usage, there is the potential for the presence of uncontrolled fill of variable thickness beneath the site. Fill materials have been noted to be present within the nearby CPT and borehole located adjacent to Claudelands Bridge	 Foundations should be designed by a suitably qualified and experienced practitioner to relevant codes and practices. Consider potential for variable ground during foundation design. Vigilance for identification of unknown ground conditions during construction.

Project Number 2-vvLASS, an Sonning Carpark Development Preliminary Geotechnical Assessment Report

Item No.	Geo - Hazard	Likelihood	Risk Description	Mitigation Measures
6	Soft Compressible/ Expansive Soil	Yes	- The subsoil layers contain silts, clays and minor sands to a depth of up to 18m below ground level (bgl). A very soft to soft SILT/CLAY layer is present at depths between 12m bgl and 18mbgl. There is therefore the potential for static settlement of up to 350mm for c100kPa applied loadings (multistorey structures) whilst for residential structures with imposed loads of c 25kPa settlements may extend up to 35mm.	 Foundation should be designed by a suitably qualified and experienced practitioner to relevant codes and practices. Consider piled foundations for high applied foundation loads (multi-storey structures). Adopt foundation type or ground improvement method that can mitigate the vertical/differential static settlement risk (e.g. Geogrid reinforced gravel raft/strengthened ground floor slabs/ waffle slabs)
7	Groundwater depth and seasonal variation	Yes	- Although groundwater levels could not be ascertained by the CPT testing, perched water has been identified within the adjacent boreholes at a depth of approximately 10m below ground level. The river level is located some at 20m below the level of the car park. The regional ground water level may therefore be expected to be at a considerable depth below the current car park level.	 Need to confirm potential seasonal variations in both perched and regional groundwater levels for detail design For the purpose of liquefaction and slope stability analysis, consideration should be given to the presence of a perched ground water level at a depth of 10mbgl.

Project: Number: 2-WLASS.BN Sonning Carpark Development Preliminary Geotechnical Assessment Report

Item No.	Geo - Hazard	Likelihood	Risk Description	Mitigation Measures
8	Active Faults	Yes	 The nearest active fault is the Kerepehi fault which is situated approximately 43km east of the subject site. 	 Refer to Liquefaction Risk detailed in Item No. 1. Foundation should be designed by a suitably qualified and experienced practitioner to relevant codes and practices.
9	9 Available/Related Reports -		WSP - Opus reports prepared for Claudelands Bridge East Abutment - Factual Report HA16/033 - Geotechnical Design Requirements HA17/037 - Preliminary Geotechnical Assessment HA16/021	·

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Appendix 3: Hazardous Activities & Industries List Record



Private Bag 3010 Hamilton 3240 New Zealand TEL 07 838 6699

FAX 07 838 6599

EMAIL info@hcc.govt.nz

hamilton.govt.nz

8 October 2021

Scott Beaumont Veros Property Services 554 Victoria Avenue Hamilton

Dear Scott:

Request under Section 10 of the Local Government Official Information and Meetings Act 1987

This letter provides the response to your request for information under Section 10 of the Local Government Official Information and Meetings Act 1987. The property that is the subject of this request (details as provided by you and as held on file) is contained in this response as follows.

Address: 191 River Road, Hamilton (Sonning Carpark)

Legal Description: Allot 465 Parish of Kirikiriroa and Lot 2 DPS 31617

Council holds records of properties where certain hazardous activity and industrial landuses (HAIL) that are considered likely to cause land contamination are known to be occurring, may have occurred, or have occurred in the past.

As at 8 October 2021 a search of environmental health records has shown that no information in relation to the likely presence of contaminants in soil is held by the Environmental Health Unit in respect of the above property.

Important notes: -

The absence of information does not necessarily mean that no hazardous activity or industrial landuse is occurring or has occurred on the land, or the absence of hazardous contaminants on the land, but simply means that no information is currently held by Council.

For the purpose of resource consent applications, an assessment against NESCS regulations 5 and 6 would need to be undertaken to establish if the National Environmental Standard for Contaminants in Soil (NESCS) applies where it is believed or suspected that a HAIL may have occurred/be occurring. The relevant information, in terms of the likely storage, handing or use of hazardous substances and potentially contaminating activities generally associated with rural land use, would need to be sought from various sources including (but not limited to) current and past landowners, property files, historical aerials and dangerous goods files. This information serves as the line of evidence required to support whether a HAIL has or has not occurred on the land and serves as proof that an appropriate assessment has been done.

No inspection of the subject property has been carried out because of this application. This response relates only to the likely presence of hazardous contaminants. It does not include any information Council may hold in relation to any other matters listed in Section 44A (2) of the Local Government Official Information and Meetings Act 1987.

Disclaimer:

Hamilton City Council accepts no liability for any inaccuracy in, or omission from, the information provided above, or for any consequence of that inaccuracy or omission.

Any person who wishes to make any commercial decisions that involves an assessment of whether the site is impacted by hazardous contaminants should make their own enquiries and decisions.

Further information: -

More information on hazardous activities and industries (HAIL) that are considered likely to cause land contamination can be found at:- http://www.mfe.govt.nz/issues/hazardous/contaminated/hazardous-activities-industries-list.html.

Please contact me if you require any further assistance.

Regards Laura Mills Contaminated Land Officer

Council Building Garden Place, Hamilton Phone 07 838 6582 Website www.hamilton.co.nz



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Council Report

Committee: Economic Development **Date:** 14 September 2023

Committee

Author: Nicolas Wells Authoriser: Blair Bowcott

Position: Strategic Property Manager **Position:** General Manager Strategy,

Growth and Planning

Report Name: 30 Victoria Street - Celebrating Age Centre

Report Status	Open
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Purpose - Take

1. To inform the Economic Development Committee on the feasibility of redeveloping the Council-owned Celebrating Age Centre (land and building) at 30 Victoria Street, Hamilton, as a mixed-use community and commercial development.

Staff Recommendation - Tuutohu-aa-kaimahi

- 2. That the Economic Development Committee:
 - a) receives the report;
 - b) requests staff:
 - cease investigation of the mixed-use commercial and community development options at the Celebrating Age Centre building physically located at 30 Victoria Street, Hamilton, and described in the schedule below, as none of the mixed-use options investigated was financially feasible;
 - commence investigation of the relative benefits of retaining, upgrading, mothballing or demolishing the Celebrating Age Centre building and report back with findings and recommendations to the Community and Natural Environment Committee.

SCHEDULE

All that land described as an Estate in Fee Simple comprising Allotment 443, 443A Town of Hamilton West contained in Computer Freehold Register Identifier SA20/293 of 9,105 square metres more or less and physically located at **30 Victoria Street**, Hamilton (*Attachment 1 of the staff report*).

Executive Summary - Whakaraapopototanga matua

3. The Council owns the land and building at 30 Victoria Street, Hamilton, known as the Celebrating Age Centre and legally described in the Schedule above. An aerial photograph showing the location of the site (bordered in red) is included as **Attachment 2**.

- 4. The Celebrating Age Centre building requires significant capital investment; consequently, the Council has taken the opportunity to consider the broader needs of community groups operating in the central city.
- 5. The Property Group conducted comprehensive engagement and consultation with user-groups, philanthropic groups, funders, developers, long-standing clubs and groups with premises in the central city.
- 6. On 18 April 2023, the Community and Natural Environment Committee considered a <u>staff</u> report (see Item 8) with high-level options for the Celebrating Age Centre building, based on the Property Group findings. The Committee requested that the Economic Development Committee and Municipal Endowment Fund Advisory Group investigate the redevelopment of the Celebrating Age Centre building as a mixed-use facility that includes both community and commercial space.
- 7. On 11 May 2023 the Economic Development Committee approved the Municipal Endowment Fund (MEF) Advisory Group investigating the development of commercial and community space at the Celebrating Age Centre (11 May 2023 Minutes, see Item 10).
- 8. The Council engaged Martin Udale, Essentia Consulting Group, to undertake a feasibility investigation. In consultation with Edwards White Architects (EWA) and Jewkes Boyd Cost Managers, six options for assessment, with sub-options, were selected for analysis.
- 9. The options considered comprised a mix of community, office and residential development; they range from a refurbishment and upgrade of the current facility alone, through to full commercial redevelopment of the site, with the community facilities component provided elsewhere.
- 10. The purpose of this investigation is to quickly determine:
 - i. the feasibility of a mixed-use community and commercial development on the site, and
 - ii. what form of commercial development is appropriate.
- 11. The findings of the investigation are:
 - None of the options providing a mixed use of community and commercial space were viable – the cost of the community facilities only adding to the negative or low development returns.
 - ii. Based on the options and the key assumptions adopted, there is no mixed use option that would provide a positive development return in the current market, let alone one that would provide a sufficient return to meaningfully contribute to the costs of providing the community facility component.
- 12. Staff now seek authority to discontinue mixed-use commercial and community options, and instead investigate if the building should be retained, upgraded, mothballed, or demolished and report back to the Community and Natural Environments Committee.
- 13. Staff consider the matters in this report have a low significance and that the recommendation complies with the Council's legal requirements.

Background – koorero whaimaarama

Celebrating Age Centre

14. The Celebrating Age Centre building is on Municipal Endowment land at 30 Victoria Street, Hamilton. The Economic Development Committee has oversight of the Municipal Endowment Fund.

- 15. The Celebrating Age Centre building requires a significant capital investment. Accordingly, the Council has paused any expenditure on the Celebrating Age Centre building and is taking the opportunity to consider the broader needs of community groups operating in the central city as a whole specifically considering the Celebrating Age Centre building, the Norris Ward Community Complex and the TOTI proposal for the Founders' Theatre.
- 16. Staff commissioned The Property Group (TPG) to conduct comprehensive engagement and consultation with user-groups, philanthropic groups, funders, developers, long-standing clubs and groups with premises in the central city. Elected Members were briefed on the contents of the TPG report on 28 March 2023, which largely found that Council should consider some form of mixed-use commercial / community development of the building.
- 17. On 18 April 2023 the Community and Natural Environment Committee considered a <u>staff</u> report (see Item 8) with high-level options for the Celebrating Age Centre building, and a staff recommendation that the Committee:
 - a) receives the report;
 - b) requests the Municipal Endowment Fund (MEF) Advisory Group, with input from relevant Community Group staff investigates the development of commercial and community space at the Celebrating Age Centre (30 Victoria Street), noting that the development proposal must:
 - i. provide a minimum of 1,000m2 of community space in perpetuity;
 - ii. explore partnership opportunities;
 - iii. meet the Municipal Endowment Fund Criteria;
 - iv. provide the existing leaseholders and stakeholders the opportunity to provide input and regular progress updates;
 - v. provide a community space fit for a wide range of users to maximize its use;
 - c) requests, if a solution does not fit with the MEF criteria (b above), staff will report back to the Community and Natural Environment Committee;
 - d) requests that the future development of buildings to meet community facility demand be considered as part of the 2024-34 Long Term Plan process;
- 18. On 11 May 2023 the Economic Development Committee resolved to:
 - c) notes the Community and Natural Environment Committee resolution of 18 April 2023: "b) requests the Municipal Endowment Fund (MEF) Advisory Group, with input from relevant Community Group staff investigates the development of commercial and community space at the Celebrating Age Centre (30 Victoria Street), noting that the development proposal must:
 - i. provide a minimum of 1,000m² of community space in perpetuity;
 - ii. explore partnership opportunities;
 - iii. meet the Municipal Endowment Fund Criteria;
 - iv. provide the existing leaseholders and stakeholders the opportunity to provide input and regular progress updates;
 - v. provide a community space fit for a wide range of users to maximize its use;'
 - c) requests, if a solution does not fit with the Municipal Endowment Fund criteria (b iii. above), staff will report back to the Community and Natural Environment Committee; and
 - d) requests that the future development of buildings to meet community facility demand be considered as part of the 2024-34 Long Term Plan process."

d) approves the Celebrating Age Centre development project and requests staff to work with the Municipal Endowment Fund Advisory Group to develop a feasibility study to consider various mixed-use commercial and community options, including market demand, bulk and location, design, cost, funding, procurement, risk, construction, project plan and viability;

Discussion – Matapaki

Ferrybank Development Plan

- 19. The Ferrybank Development Plan, prepared in 2016 as part of the River Plan (Attachment 5), contemplated development of the Celebrating Age Centre and surrounding land.
- 20. The 2016 Ferrybank Development Plan identified this part of Victoria Street as suitable for more intensive development and proposed 4-level buildings immediately north of the Celebrating Age Centre. This is described in the "City Terrace" section on pages 12 and 13.
- 21. The planning changes required to give effect to the aspirations captured in the Ferrybank Development Plan were not implemented at the time, nor subsequently carried forward into the District Plan.

District Plan

- 22. The Celebrating Age Centre land is zoned as Community Facilities Destination Open Space in the District Plan.
- 23. There is a 13-metre height overlay applied to this part of the city centre, which limits any building on the site to a maximum of 3 levels at best; several of the bulk and location studies by Edwards White Architects breach this height restriction to a limited extent (despite only going to 3 levels).
- 24. The height overlay limits the development potential of the site in comparison to other areas of the city centre, and reduces its attractiveness to potential developers accordingly.
- 25. The current zone does not support the level or nature of development activity assumed for this assessment and would be a major impediment for any development of the site occurring.

Plan Change

- 26. The current zone controls that apply would allow minimal development to occur but certainly not to a level to make any meaningful financial contribution toward the community facilities component of the development.
- 27. Two pathways to consent could be considered either a Non-Complying Resource Consent, or a plan change to the Operative District Plan. Staff advise that a plan change would be a more certain process, with possibly only limited notification being required.
- 28. Interestingly, the staff consulted did not see a plan change as an unduly unwelcome or challenging process to follow. Clearly this would need to be further tested were any such action to be considered further.
- 29. The table below summarises the advantages and disadvantages of both pathways.

PLAN CHANGE		
Advantages	Disadvantages	
 Flexibility in land use parameters: One of the key advantages of pursuing a plan change is the ability to review and potentially amend various parameters related to the re-development. This includes aspects such as the maximum building height, site coverage and activity 	 Time-consuming process: The plan change process involves multiple stages, including public notification, submission periods, and hearings. This can result in a longer timeline for approval and commencement of the re- development. 	

- status table. This flexibility could be crucial in tailoring the development to meet the specific needs of the project.
- ii. Comprehensive process: The Plan Change process encompasses a series of welldefined steps, from drafting provisions to preparing an independent planner's report. This comprehensive process allows for thorough examination and consideration of all relevant factors that could impact the redevelopment.
- iii. Potential for community Input: While the Plan Change process might be limited notified, it provides an opportunity for the community to submit their feedback and concerns. This transparency can help address any potential issues early on and foster a sense of community involvement.

ii. Resource intensive: Preparing the plan change, evidence and independent planners' reports can be resource-intensive in terms of time, expertise, and costs. This can potentially impact the overall project budget and timeline.

RESOURCE CONSENT

Disadvantages **Advantage** i. Focused on Project-Specific Justification: i. Non-Compliance Considerations: Pursuing a Applying for a Resource Consent allows for non-complying activity through a Resource a detailed justification for the non-Consent application requires meticulous complying activity, taking into consideration of all relevant objectives and consideration the site's unique policies. This process can be complex and characteristics and how it aligns with the time-consuming. broader objectives and policies. ii. Potential Public Scrutiny: Given the ownership of the site by the Council, there could be public attention and scrutiny regarding the re-development. This could impact the project's reputation and require careful communication and community engagement.

30. In summary, while both avenues offer opportunities for re-development, each comes with its own advantages and disadvantages. The plan change process provides flexibility and a comprehensive review, albeit with a more extended timeline. Alternatively, applying for a resource consent allows for a more focused justification, but it requires careful consideration of non-compliance implications and potential public perception.

Development Options Considered

- 31. The Council engaged Martin Udale, Essentia Consulting Group, to undertake a feasibility investigation. His report is included as Attachment 3.
- 32. The purpose of this investigation is to quickly determine:
 - the feasibility of a mixed-use community and commercial development on the site, and
 - ii. what form of commercial development is appropriate.
- 33. In consultation with Edwards White Architects (EWA) and Jewkes Boyd Cost Managers, six feasible options, with sub-options, were selected for analysis. The options considered comprised a mix of community, office and residential development and range from a refurbishment and upgrade of the current facility alone, through to full commercial redevelopment of the site, with the community facilities component provided elsewhere (for example at Norris Ward Park):

- i. Option 1 Re-use existing building
- ii. Option 2 Re-use and expand existing building
- iii. Option 3 Partial demolition and rebuild of existing building
- iv. Option 4 Partial demolition and expand existing building
- v. Option 5 Demolition of existing building, redevelop to include community space
- vi. Option 6 Demolition and redevelopment of site, no community space included.
- 34. Within each of these options, sub-options considered development alongside the Celebrating Age Centre on the old Municipal Pools site, and office, apartment or some mix of new development on part or all the total site.
- 35. High level revenue and value assumptions, sourced through discussion with a range of Hamilton-based real estate agents and with the active development community, were applied to the options and sub-options.
- 36. The options have been tested to determine which (if any), might be capable of meeting the objectives set out in the enabling resolutions, particularly whether or not such development(s) could deliver a significant financial contribution to the upgrading or redevelopment of community facilities.
- 37. Each option has been assessed against the criteria detailed in the report (**Attachment 3**) and summarised here:
 - i. Site constraints
 - ii. Planning constraints
 - iii. Land tenure considerations
 - iv. The market
 - v. Key viability assumptions
 - a. Revenue to value ratio
 - b. Sale price
 - c. Development costs
 - d. Area utilisation.

Summary of Development Options Considered

Option 1 - Re-use existing building

- 38. This option is to refurbish and upgrade the existing building within the existing envelope to provide approximately 1,000 sqm of clean community space. Basement area remains as parking.
- 39. This provides 964 sqm of community space within the existing building envelope. Due to the nature of the existing building it is not possible to build on top of it so there is no commercial benefit or value available.
- 40. The cost of this option is assessed as \$10.8M. It provides no capital funding to support the development of community facilities.

Option 2- Re-use and expand existing building

41. This option is to refurbish and upgrade the existing building within the existing envelope to provide approximately 1,000 sqm of clean community space, but with the basement area converted to community space – potentially 'dirty' community uses (eg workshops etc). Ongrade parking provided to rear of building. Adjoining Municipal Pools site developed as mid-to high-end apartments with one level of basement parking.

- 42. This option assumes that a developer buys the land comprising the Municipal Pools site area and undertakes the development of an apartment building on that site. The existing Celebrating Age Centre building is upgraded and expanded with the basement also becoming community space.
- 43. Based on the assumptions adopted, while the land 'sale' contribution is \$1.8M, the overall cost of development, including CAC related costs, leads to a loss of \$17.04M (pre-finance). With the cost of the CAC building upgrade and basement expansion removed, the assessment still shows a loss from the apartment development.
- 44. Clearly based on these assumptions and outcomes a developer would not proceed with development and there is no contribution to the cost of the community facility.

Options 3 and 4 - Partial demolition and rebuild of existing building/expand existing building

45. While not modelled in detail, these options and their sub-options share similar cost and value metrics as those discussed above and would not deliver materially different outcomes in terms of project viability.

Option 5 - Demolition of existing building, redevelop to include community space

- 46. This option involves demolishing the existing building to allow full site redevelopment for midto high-end apartments and includes circa 1,000 m² of clean community space. One level of parking across full site.
- 47. This option assumes a developer buys the entire site for \$5.59M and undertakes a full redevelopment of the site for mid- to high-end apartments, to include c.1,000m² of community space.
- 48. Based on the assumptions adopted, this option produces a development loss, pre-finance, of c.\$33.8M. Even with the construction costs of the community space removed (along with costs such as design and contingencies) the project would still make a substantial loss.

Option 6 - Demolition and redevelopment of site, no community space included.

- 49. This option involves demolishing the existing building, with no community space provided within new development. It is assumed this will be provided elsewhere (eg Norris Ward Park). Full site redevelopment for mixed use development (mix of commercial offices, apartments and retail).
- 50. This option assumes a developer buys the whole site for \$4.9M and undertakes a mixed-use development with community space provided elsewhere within the city; the land value would be a contribution to the cost of providing that space. However, based on the key assumptions above, the project would make a pre-finance loss of \$17.9M.
- 51. Amending the development mix to be a full apartment project improves the overall development outcome but still results in a pre-finance loss.
- 52. It is clear a developer would not entertain a project with these potential outcomes.

Conclusions

- 53. The site is seen to be attractive for development, it is in a good location and with high amenity values. The site favours a mid- to high-end apartment development.
- 54. Land tenure is a constraint to development. Ideally, a freehold title to the land would be created as part of the development. This could be tested further if there is a desire to advance any development proposal for the land; however, it may not be until the longer term that the concept of a "long-term pre-paid leasehold interest" becomes viable in the Hamilton market.

- 55. Any development on this site in the short to medium term is likely to face competition from projects previously worked up and ready to go that have been placed on hold due to the current downturn in the property markets particularly residential projects.
- 56. Subject to the matters listed above, the site may present the opportunity to realise value in the medium to long term (10+ years). However, in the short to medium term (3-5 years) it is unlikely to do so.
- 57. None of the mixed used community and commercial options assessed were viable; the cost of the community facilities only added to the negative/low development returns.
- 58. The analysis has tested several variations on the six options above. No variation of a mixed-use or purely commercial scheme provides a positive development margin outcome (above that which a developer would usually require) that could contribute to funding the upgrade or development of community facilities.

Options

59. Staff have assessed that there are three options for the Economic Development Committee to consider at this stage regarding the Celebrating Age Centre building:

Option one: Approve the staff recommendation that that the Committee requests staff:

- to cease investigation of further the mixed-use commercial and community development options, noting that none of the mixed-use options investigated was financially feasible;
- to commence investigation of the relative benefits of retaining, upgrading, mothballing, or demolishing the building and report back with findings and recommendations to the Community and Natural Environments Committee on 26 October 2023.

Option two: Amend the staff recommendation above.

Option three: Do not approve the staff recommendation above.

60. Staff recommend **Option one** as it will include considering committing the renewals expenditure to replace the Celebrating Age Centre roof and continuing to operate the facility *status quo*.

Financial Considerations - Whaiwhakaaro Puutea

- 61. The Property Group report presented to the Community and Natural Environment Committee on 18 April 2023 suggested that:
 - i. redevelopment of the Celebrating Age Centre building could be staged with re-use of the existing structure and shell completed as stage 1 (estimated cost of \$16.15M), with
 - ii. the remainder of the build extending onto the old Municipal Pools site as stage 2 (estimated cost of \$36.4M).
- 62. Financial assumptions are outlined in **Attachment 3**. The options analysed vary significantly in their estimated development costs and returns.
- 63. None of the six options modelled appear to be financially viable at the current time.

Legal and Policy Considerations - Whaiwhakaaro-aa-ture

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

Climate Change Impact Statement

- 65. Staff have used the climate adaptation assessment guidance and determined there are no known climate risks or adaptation opportunities associated with this option.
- 66. Staff have used the climate emissions assessment guidance and determined there is no change in greenhouse gas emissions associated with this option.

Wellbeing Considerations - Whaiwhakaaro-aa-oranga tonutanga

- 67. The purpose of Local Government changed on 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').
- 68. 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.
- 69. The recommendations set out in this report are consistent with that purpose.

Social

- 70. The MEF activity allows the Council to promote better outcomes for the community at large, helping to create a more vibrant Hamilton with greater social interaction.
- 71. Community facilities, such as the Celebrating Age Centre, contribute to Hamilton's social wellbeing by providing a focal point for social connection and opportunities for community cohesion. A well-functioning facility for older citizens increases their sense of belonging and helps ensure that the rest of the community better understands and appreciates their value.

Economic

- 72. The MEF will fund key development opportunities to help attract business growth, grow the city's economy, aid potential public and private investment and help with prioritising future funding decisions and business cases.
- 73. Economic wellbeing is enhanced by providing community facilities which strengthen communities and improve cohesion at a local level. This contributes to making Hamilton a welcoming place to live, and increases people's desire to move to, and stay in Hamilton.
- 74. Older people are a critical part of the job market, with many working beyond the age of 65, or moving into part-time or voluntary roles within the community.

Environmental

- 75. MEF developments align with the Council's Central City Transformation Plan, considering connections between the central city and the river to restore and protect the balance of the environment.
- 76. Community facilities can contribute to environmental wellbeing by enhancing public spaces and ensuring that local communities feel a greater sense of belonging and care for their area. Council can improve the long-term sustainability of community facilities, such as the Celebrating Age Centre, and reduce their environmental impact through appropriate design.

Cultural

- 77. The MEF endorses and embraces the cultural identity of the city.
- 78. Community facilities already contribute a great deal to the cultural wellbeing of Hamiltonians. The Celebrating Age Centre is used for cultural activities and provides a space where residents from a variety of backgrounds can freely express and share their cultural identity.

Risks - Tuuraru

79. The current zoning and rules severely limit any development of the site and thus a plan change would be required to be obtained; this may prove difficult from a community and political perspective given the current open space nature of the land and surrounds.

80. Specific project risk will be identified and quantified as part of the ongoing investigations – and detailed in subsequent reports.

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

81. Having considered the Significance and Engagement Policy, staff have assessed that the recommendation of this report has a low level of significance.

Engagement

- 82. TPG engaged with the lease and sub-lease holders of the Celebrating Age Centre when preparing their report to the Community and Environment Committee.
- 83. The Community and Environment Committee resolution requests that the existing leaseholders and stakeholders of the Celebrating Age Centre building will be kept up to date with progress and have an opportunity to provide input. The Strategic Property Manager has provided regular progress updates to the Celebrating Age contact.

Attachments - Ngaa taapirihanga

Attachment 1 - 30 Victoria Street - Celebrating Age Centre - Record of Title

Attachment 2 - 30 Victoria Street - Celebrating Age Centre - Aerial Photograph

Attachment 3 - 30 Victoria Street - Celebrating Age Centre - Development Viability Review

Attachment 4 - 30 Victoria Street - Celebrating Age Centre - Edwards White Viability Study

Attachment 5 - 2016 Ferrybank Development Plan



RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD

Search Copy



Identifier SA20/293 Part-Cancelled

Land Registration District South Auckland

Date Issued 21 June 1881

Estate Fee Simple

Area 9105 square metres more or less

Legal Description Allotment 443, 443A Town of Hamilton

West

Purpose in trust as endowment in aid of the

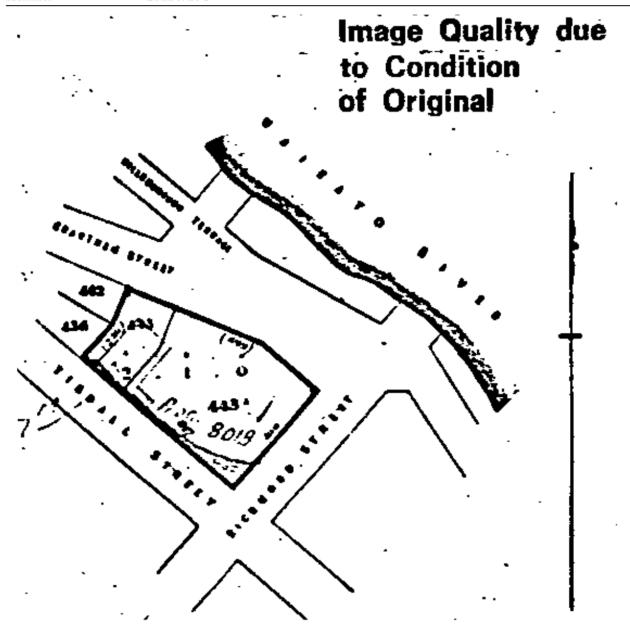
Borough Funds

Registered Owners

The Hamilton Borough Council

Interests

8018 Proclamation taking part within land for road - 3.9.1931 at 10:00 am





Celebrating Age Centre, 30 Victoria St, Hamilton & Adjoining Land Development Viability Review - August 2023

Background and Introduction

Hamilton City Council is the owner of 30 Victoria St, Hamilton. This property is held within Municipal Endowment Fund (MEF) portfolio and is currently used as a community centre (Celebrating Age Centre – (CAC)). Recent reports on the demand for provision of community spaces within the city have highlighted the need for the upgrading and possible expansion of such spaces across a number of locations within the city. The CAC at 30 Victoria St is one of these locations.

At a recent meeting of the Economic Development Committee (EDC) is was determined that Council would investigate the development of a mix of commercial and community space at the Celebrating Age Centre (30 Victoria Street), whilst noting that any development proposal must:

- 1. provide a minimum of 1,000m² of community space in perpetuity;
- 2. explore partnership opportunities;
- 3. meet the Municipal Endowment Fund Criteria;
- provide the existing leaseholders and stakeholders the opportunity to provide input and regular progress updates; and
- 5. provide a community space fit for a wide range of users to maximize its use.

Previous reports into the CAC have identified that the building requires significant capital investment in order to bring it up to an acceptable and modern standard. Council wishes to understand if there is an opportunity to create a mixed use development opportunity such that the commercial development component might contribute to the overall cost of upgrading the current building and providing fit for purpose 1,000 m² community space/facilities.

The purpose of this paper is to provide an initial report back to Council following a high level development viability assessment to test the above.

Approach to Assessment

The Council engaged Martin Udale (Essentia Consulting group) to undertake such an investigation. The investigation has been undertaken in conjunction with Edwards White Architects (EWA) who provided bulk and location studies, and Jewkes Boyd Cost Managers(JB.) who have provided rough order of cost estimates.

In conjunction with Council 6 options, with a number of sub-options, were agreed for testing. The options considered comprised a mix of community, office and residential development and range from a refurbishment/upgrade of the current facility alone, through to full redevelopment of the site with community facilities then developed elsewhere such as at Norris Ward Park.

The 6 main options agreed are summarised as follows:

OPTION 1 - Re-use existing CAC building;

OPTION 2 - Re-use and expand existing CAC building;

OPTION 3 - Partial demolition and rebuild of existing CAC building;

OPTION 4 –Partial demolition and expand existing CAC building;

OPTION 5 -Demolition of existing CAC building, redevelop to include community space; and

OPTION 6 - Demolition and redevelopment of site, no community space included.

Within each of these options, sub-options considered development alongside the CAC on the old Municipal Pools site and also office, apartment or a mix of new development on part or all of the total site.

High level revenue and value assumptions have been sourced through discussion with a range of Hamilton based real estate agents and also with others active in the development community. No formal valuation advice has been sought at this stage.

Based on the above a number of options have then been tested to determine which, if any, might be capable of meeting the objectives set put below and in particular whether or not such development(s) could deliver a significant financial contribution to the upgrading or redevelopment of community facilities.

The Site

For the purposes of this investigation the development site has been established as the footprint of the current CAC building with its surrounds and the adjoining area previously occupied by the Municipal Pools complex. Worth noting, as we understand it, is that all of the land from the northern boundary of the CAC to Anzac Parade is part of the MEF property portfolio.

The site occupies a key gateway to the City Centre, it enjoys a high level of amenity in terms of the surrounding environment with outlook over the river and given the surrounding land any development on the site could not effectively be built out. It is a short walk into the city centre proper. The land to the north of the CAC is gazetted as reserve and thus cannot be developed.

Planning

The land in question is zoned as Community Facilities /Destination Open Space however it is understood that the land/site is not a gazetted reserve and thus could, in theory, be rezoned through the usual processes. As it stands the current zone controls that apply would allow minimal development to occur and certainly not to a level to make any meaningful financial contribution to the community facilities.

There is a 13 metre height overlay applied to this part of the city centre, this would limit any building on the site to a maximum of 3 levels at best - a number of the bulk and location studies by EWA breach this height limit to a limited extent despite only going to 3 levels. This height overlay limits the development potential of the site in comparison to other areas of the city centre and hence its potential attractiveness to developers.

Previous planning studies for the wider precinct, notably the 2016 Ferrybank Development Plan, identified this part of Victoria St as suitable for more intensive development and proposed 4 level buildings to Victoria St immediately north of the CAC. Unfortunately for the nature of development activity considered for this assessment such proposals did not then get carried forward into the wider City Centre plan and the now operative District Plan.

Discussions with Council's planning team confirmed that the current zone does not contemplate the level or nature of development activity assumed for this assessment. Two pathways to consent could be considered one being by way of a Non-Complying Resource Consent, the other by way of a Plan Change. The advice received was that a Plan Change would be a more certain process, with possibly only limited notification being required; interestingly the officers consulted did not see such a Plan Change as an unduly unwelcome or challenging process to follow. Clearly this would need to be further tested were any such action to be considered further.

As it stands the current planning controls would be a major impediment for any development of the site occurring.

Land Tenure

It is understood that the land is held in the MEF portfolio and that as it is endowment land the freehold interest in the land would not generally be sold by the Council. Whilst alternatives to freehold sale, such as a long term (100+ years) pre-paid leasehold interest, could be considered this is an untested tenure model in the Hamilton market. Whilst now accepted in parts of Auckland as an alternative to freehold such long term leases are generally limited to areas of high demand with scarce land - such as in the Wynyard Quarter. Sale of a leasehold interest would arguably be easier to achieve for a strictly commercial use rather than for apartments - having said that the feedback from agents and developers was less than enthusiastic to such a proposition with the comment being that "why would you buy leasehold when you could buy freehold close by

Discussion with Council officers suggests that MEF land can be sold however to make such a sale palatable to Council members and the wider community any proceeds of such a sale would need to be applied back to the MEF. The balance of the land would remain in the MEF portfolio, potentially remaining as open space for the long term - indeed this could be part of a 'quid pro quo' for agreement for the sale of the development site.

An inability to sell the freehold interest in the development site could be a significant impediment to realising value from the site or any development on it - especially for residential purposes.

The Market

Discussions with the local agent/development industry confirmed, that if available, this would in principle be a very attractive development site. There was general agreement that the site and location favoured mid-high end apartment development over commercial offices - despite the close by ANZ office building it was generally considered to be a 'bit off pitch' for offices. The most comparable local apartment project, in terms of quality and market positioning, was noted by several parties as being the apartments within the Hills Village complex.

It was also noted that there were a number of both apartment and office projects lined up to start development prior to the current market downturn and that have now been put on hold. A number of parties commented that Hamilton does not have a deep office demand market and as such when the market conditions recover sufficiently it is likely that these projects would be the first to start up and would lead the market in terms of being able to take up any latent demand for offices in particular once conditions were right to do so - as such any office development on this site would likely struggle given the longer time period required to become development/build ready.

Similarly it was noted that Hamilton apartment market is still relatively immature despite a number of apartment projects occurring in the last market cycle. It was considered that the most likely target market for apartments in this location would be young professionals and empty nesters with incomes or equity to support the purchase of mid/high end apartments. Again it was noted that the depth of the local market for such buyers is likely limited and thus to be cautious not to 'over-size' any development.

Key Viability Assumptions

The following key assumptions have been adopted in assessing the viability of a number of the development options initially agreed with Council and EWA/JB. Note all costs and revenues are unescalated i.e. in current 2023 dollars. Given the uncertainty as to any development timing forecasting cost and revenue escalation is speculative at best, can lead to misleading outcomes, and is better assessed when and if there is more certainty around any development timing

- Revenue/Value - Office (unescalated)

• Office rent : \$385-410 net/m2 p.a. \$400 adopted reflecting 'premium' new build

Office yield: 6.5 - 8%. 7% adopted reflecting new build
 Cars: \$30-50/week. \$40/week adopted

- Value - Apartments

 Sale price: \$15,000 per sq metre inclusive of GST and car space(s). Reflects mid/high end apartment new build in this location

- Development Costs (Note all cost exclusive of GST, unescalated, based on JB schedules))

- Land : \$,1500 2,000/m2. \$1,750/m2 adopted
- Generic rates have been used across building types, including:
 - Basement carpark (partially underground) \$3,000/m2
 - o Office shell \$4,000/m2
 - Apartments complete \$7,000/m2
 - o Balconies \$5,000/m2
 - o New community centre shell and fitout combined \$6,000/m2
 - Outdoor spaces \$3,500/m2
- Allowances for contingencies % differs across options; generally allowed at 17.5 -20% reflecting estimating / design development contingency and construction contingency
- Professional fees at 15%
- Allowances made for other costs such as Council Consenting fees, Development Contributions, leasing and sale costs

- No cost of funds included. See discussion below
- <u>Areas used for assessment</u> are as per EWA bulk and location and schedule of areas for Gross floor area (GFA),
 Net lettable area (NLA), and Net saleable area (NSA).

Viability Assessment

Based on the above key assumptions we have tested a number of options and briefly describe the outcomes below:

Option 1 - Refurbish/upgrade existing CAC building within existing envelope to provide a target of c.1,000 sqm of clean Community space. Basement area remains as parking area.

This Option provides 964 sqm of community space within the existing building envelope. Due to the nature of the existing building it is not possible to build over it so there is no commercial benefit or value available.

The cost of this Option is assessed as \$10.8M. It provides no capital funding to support the development of community facilities.

Option 2 - Refurbish/upgrade existing CAC building within existing envelope to provide a target of c.1,000 sqm of clean Community space, but with basement area converted to community space – potentially 'dirty' community uses (eg workshops etc). On-grade parking provided to rear of building. Adjoining Municipal Pools site developed as mid/high end apartments with one level of basement parking.

This Option assumes that a developer buys the land comprising the Municipal Pools site area and undertakes the development of an apartment building on that site. The existing CAC building is upgraded and expanded with the basement becoming community space.

Based on the assumptions adopted whilst the land 'sale' contribution is \$1.8M the overall cost of development, including CAC related costs, leads to a loss of \$17.04m (pre-finance). With the cost of the CAC building upgrade and basement expansion removed the assessment still shows a loss from the apartment development.

Clearly based on these assumptions and outcomes a developer would not proceed with development and there is no contribution to the cost of the community facility.

Option 5 - Existing CAC demolished with full site redevelopment for mid/high end apartments and including circa 1,000 m2 of clean community space. One level of parking across full site.

This Option assumes a developer buys the entire site for \$5.59M and undertakes a full redevelopment of the site for mid-high end apartments, to include c.1,000m2 of community space.

Based on the assumptions adopted this option produces a development loss, prefinance, of c.\$33.8M. Even with the construction costs of the community space removed (along with on-costs such as design and contingencies) the project would still make a substantial loss.

Option 6 - Existing CAC demolished with no community space proved within new development. It is assumed this will be provided elsewhere (eg Norris Ward Park). Full site redevelopment for mixed use development (mix of commercial offices, apartments and retail).

This option assumes a developer buys the whole site for \$4.9M and undertakes a mixed use development with community space provided elsewhere within the city - the land value would be a contribution to the cost of providing that space. However based on the key assumptions above the project would make a prefinance loss of \$17.9M, clearly not an attractive development proposition.

Amending the development mix to be a full apartment project improves the overall development outcome but still results in a prefinance loss.

It is clear a developer would not entertain a project with these projected outcomes.

Options 3 & 4 - whilst not modelled in detail these options, and their sub-options, share similar cost and value metrics as those discussed above and would not deliver materially different outcomes in terms of project viability.

We have tested a number of variations on the above options and no variation of a mixed use or purely commercial scheme provides a positive development margin outcome (above that which a developer would usually require) that could contribute to funding the upgrade or development of community facilities.

In Summary

- In and of itself the site is seen to be attractive for development, it is in a good location and with high amenity values. The site favours mid to high-end apartment development;
- The current zoning and rules severely limit any development of the site and thus a Plan Change would be required to be obtained this may prove difficult from a community and political perspective given the current open space nature of the land and surrounds;
- Land tenure is a constraint to development if a freehold interest cannot be sold. This could be tested
 further if there is a desire to advance any development proposal for the land but it may not be until
 the longer term that long term pre-paid leasehold interests become viable in the Hamilton market;
- Any development on this site in the short to medium term is likely to face competition from projects
 previously worked up and ready to go that have been placed on hold due to the current downturn in
 the property markets particularly residential;
- Based on the options agreed and the key assumptions adopted there is no scheme that would provide
 a positive development return, let alone one that would provide sufficient return as to meaningfully
 contribute to the costs of community facility development;
- None of the options assessed as a mix of community and commercial space were viable with the cost
 of the community facilities only adding to the negative/low development returns;
- Subject to resolution of the above the site may present the opportunity to realise value in the
 medium to long term 10+years; however in the short to medium term (3-5 years) it is unlikely to do
 so.

Some Thoughts on Next Steps

- Determine MEF long term appetite for high quality commercial development on the site;
- In light of above determine approach to providing community facilities on the site. e.g. if development in the medium/long term development is desirable then consider a) a "light touch" refurbishment of the existing CAC building to render it serviceable for a 5 10 year period, or consolidate community facilities elsewhere; if development is not desirable b) consider significant upgrade of existing or consolidate community facilities elsewhere with a 25 year view;
- Consider overall planning for the MEF landholding and with development on a portion of it e.g review, adopt, adapt Ferrybank Development Plan concepts
- Subject to above, develop and implement consenting strategy including possible Plan Change;
- Maintain medium/long term market intelligence and appetite for development

Item 10

4

Attachment

CAC / 30 VICTORIA STREET VIABILITY STUDY

OPTION 1 - Re-use existing CAC building

- Refurbish/upgrade existing CAC building within existing envelope to provide a target of circa 1,000 m² of clean community space. Basement area
- m* of clean community space. Basement area remains as parking.

 b. Refurbish/upgrade existing CAC building within existing envelope to provide a target of circa 1,000 m² of clean community space. Basement area remains as parking. Adjoining aquatic centre site developed as commercial office with one level of basement parking.
- OPTION 2 Re-use and expand existing CAC building a. As per Option 1, but with basement area converted as per Option, but with observed as a converted to community space – potentially 'dirty' community uses (eg workshops etc). On-grade parking provided to rear of building.
- b. As per Option 1, but with basement area converted to community space – potentially 'dirty' community uses (eg workshops etc). Adjoining aquatic centre site developed as mid/high end apartments with one level of basement parking

OPTION 3 - Partial demolition and rebuild of existing

- a. Existing CAC structure demolished to ground floor slab and rebuilt as largely single level light weight structure to provide circa 1,000 m² of clean
- b. Existing CAC structure demolished to ground floor Lexisting CAC structure demonstrate to ground night slab and rebuilt as largely single level light weight structure to provide circa 1,000 m² of clean community space. Adjoining aquatic centre site developed as commercial office with one level of

OPTION 4 - Partial demolition and expand existing CAC

- a. As per Option 2, but with basement area converted to community space – potentially 'dirty' community uses (eg workshops etc). On-grade parking
- provided to rear of building.
 b. As per Option 2, but with basement area converted As per Option 2, but with basement area converted to community space – potentially 'dirty' community uses (eg workshops etc). Adjoining aquatic centre site developed as mid/high end apartments with one level of basement parking.
- OPTION 5 Demolition of existing CAC building a. Existing CAC demolished and new CAC concept on
- existing site.
 b. Existing CAC demolished with full site redevelopment for commercial offices and including circa 1,000 m² of clean community space. Full site defined as current CAC title boundary plus footprint of previous aquatic centre. One level of parking across full site. c. Existing CAC demolished with full site
- redevelopment for mid/high end apartments and including circa 1,000 m² of clean community space. Full site defined as current CAC title boundary plus footprint of previous aquatic centre. One level of parking across full site.
- de Existing CAC demolished with full site redevelopment for mixed use development (mix of commercial offices, apartments and retail) and including circa 1,000 m² of clean community space. Full site defined as current CAC title boundary plus footprint of previous aquatic centre. One level of parking across full site.

OPTION 5.A - BASEMENT FLOOR PLAN OPTION 5.A - GROUND FLOOR PLAN OPTION 5.A - FIRST FLOOR PLAN OPTION 5.B - BASEMENT FLOOR PLAN OPTION 5.B - STREET LEVEL FLOOR PLAN OPTION 5.B - GROUND FLOOR PLAN
OPTION 5.B - FIRST FLOOR PLAN OPTION 5.C - BASEMENT FLOOR PLAN OPTION 5.C - STREET LEVEL FLOOR PLAN OPTION 5.C - GROUND FLOOR PLAN OPTION 5.C - FIRST FLOOR PLAN OPTION 5.C - SECOND FLOOR PLAN
OPTION 5.D - BASEMENT FLOOR PLAN
OPTION 5.D - STREET LEVEL FLOOR PLAN OPTION 5.D - GROUND FLOOR PLAN OPTION 5.D - FIRST FLOOR PLAN OPTION 5.D - SECOND FLOOR PLAN

DPTION 6 - Demolition and redevelopment of site

a. Existing CAC demolished with no community space
proved within new development. It is assumed this
will be provided elsewhere (eg Norris Ward Park),
with a financial contribution provided from the
development of current site. Full site redevelopment for mixed use development (mix of

OPTION 6 - Demolition and redevelopment of site

OPTION 6.A - BASEMENT FLOOR PLAN OPTION 6.A - STREET LEVEL FLOOR PLAN OPTION 6.A - GROUND FLOOR PLAN OPTION 6.A - FIRST FLOOR PLAN OPTION 6.A - SECOND FLOOR PLAN

OPTION 1.A - BASEMENT FLOOR PLAN

OPTION 1.A - GROUND FLOOR PLAN OPTION 1.A - FIRST FLOOR PLAN OPTION 1.B - BASEMENT FLOOR PLAN OPTION 1.B - STREET LEVEL FLOOR PLAN OPTION 1.B - GROUND FLOOR PLAN OPTION 1.B - FIRST FLOOR PLAN

OPTION 2.A - BASEMENT PLAN OPTION 2.A - GROUND FLOOR PLAN OPTION 2.A - FIRST FLOOR PLAN

OPTION 2.B - BASEMENT FLOOR PLAN OPTION 2.B - STREET LEVEL FLOOR PLAN
OPTION 2.B - GROUND FLOOR PLAN
OPTION 2.B - FIRST FLOOR PLAN

OPTION 3.A - BASEMENT FLOOR PLAN OPTION 3.A - GROUND FLOOR PLAN OPTION 3.B - BASEMENT FLOOR PLAN

OPTION 3.B - GROUND FLOOR PLAN OPTION 3.B - FIRST FLOOR PLAN

OPTION 4.A - BASEMENT FLOOR PLAN OPTION 4.A - GROUND FLOOR PLAN OPTION 4.B - BASEMENT FLOOR PLAN

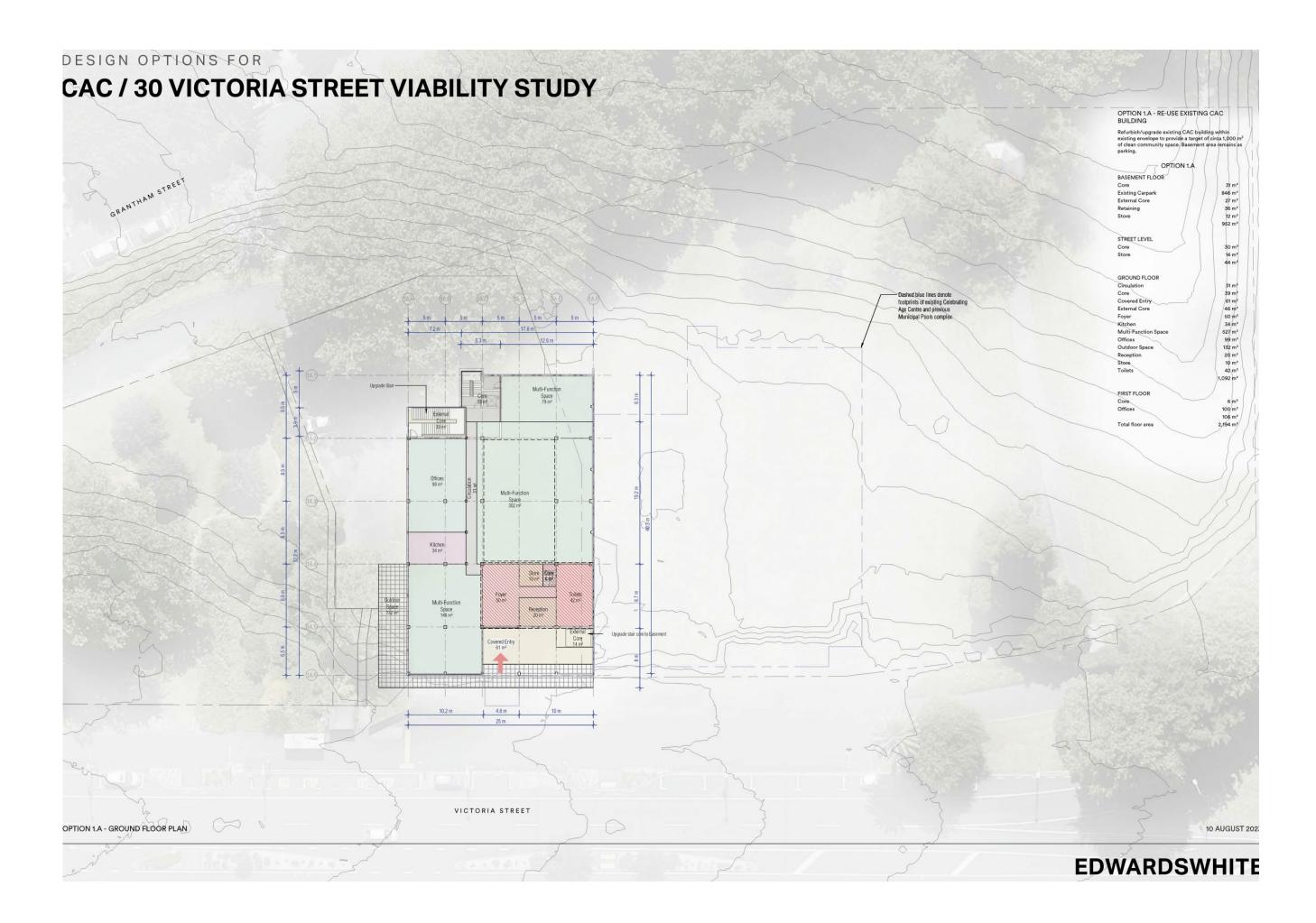
OPTION 4.B - STREET LEVEL FLOOR PLAN OPTION 4.B - GROUND FLOOR PLAN

OPTION 4.B - GROUND PLOOR PLAN
OPTION 4.B - FIRST FLOOR PLAN
OPTION 4.B - SECOND FLOOR PLAN

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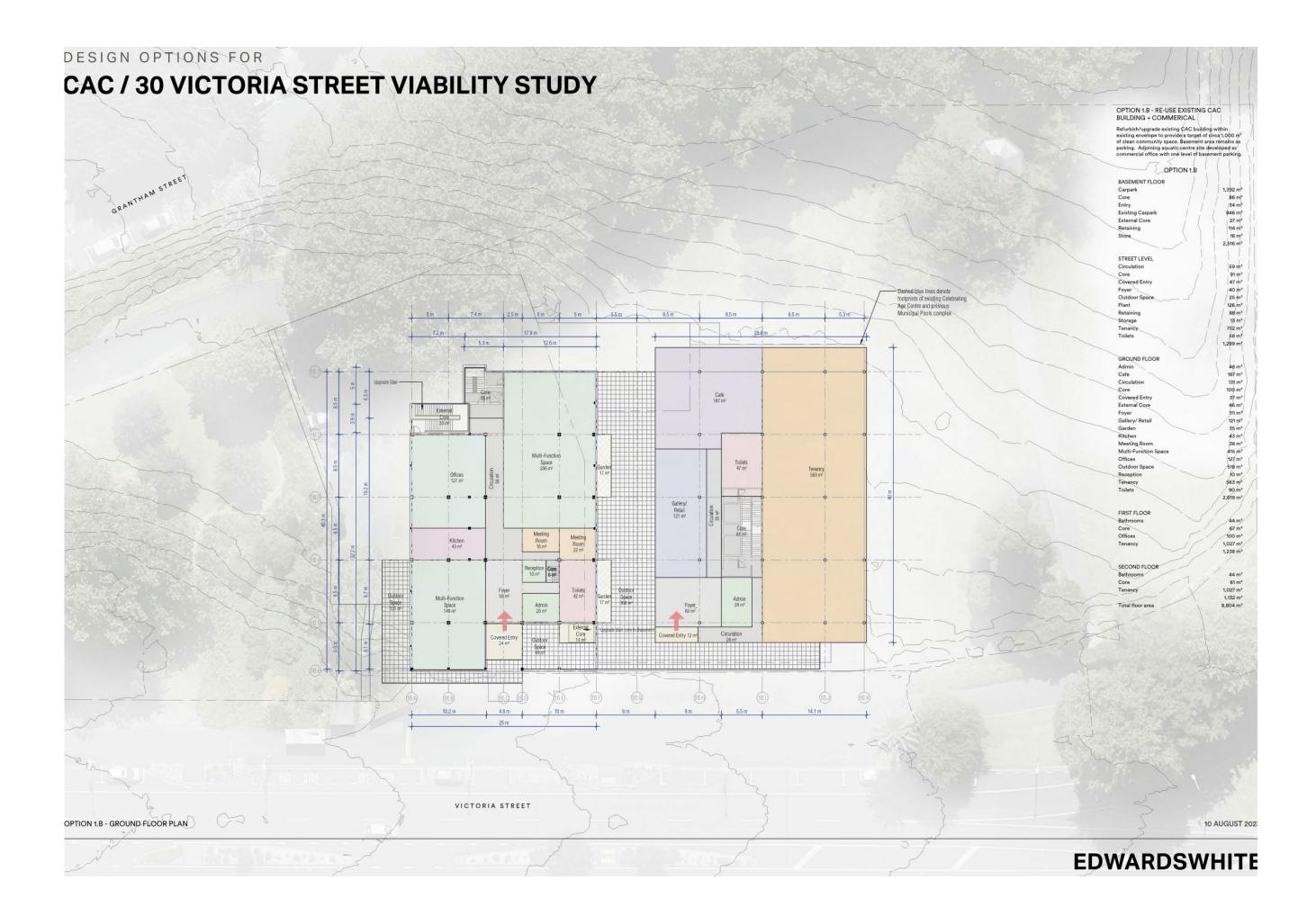




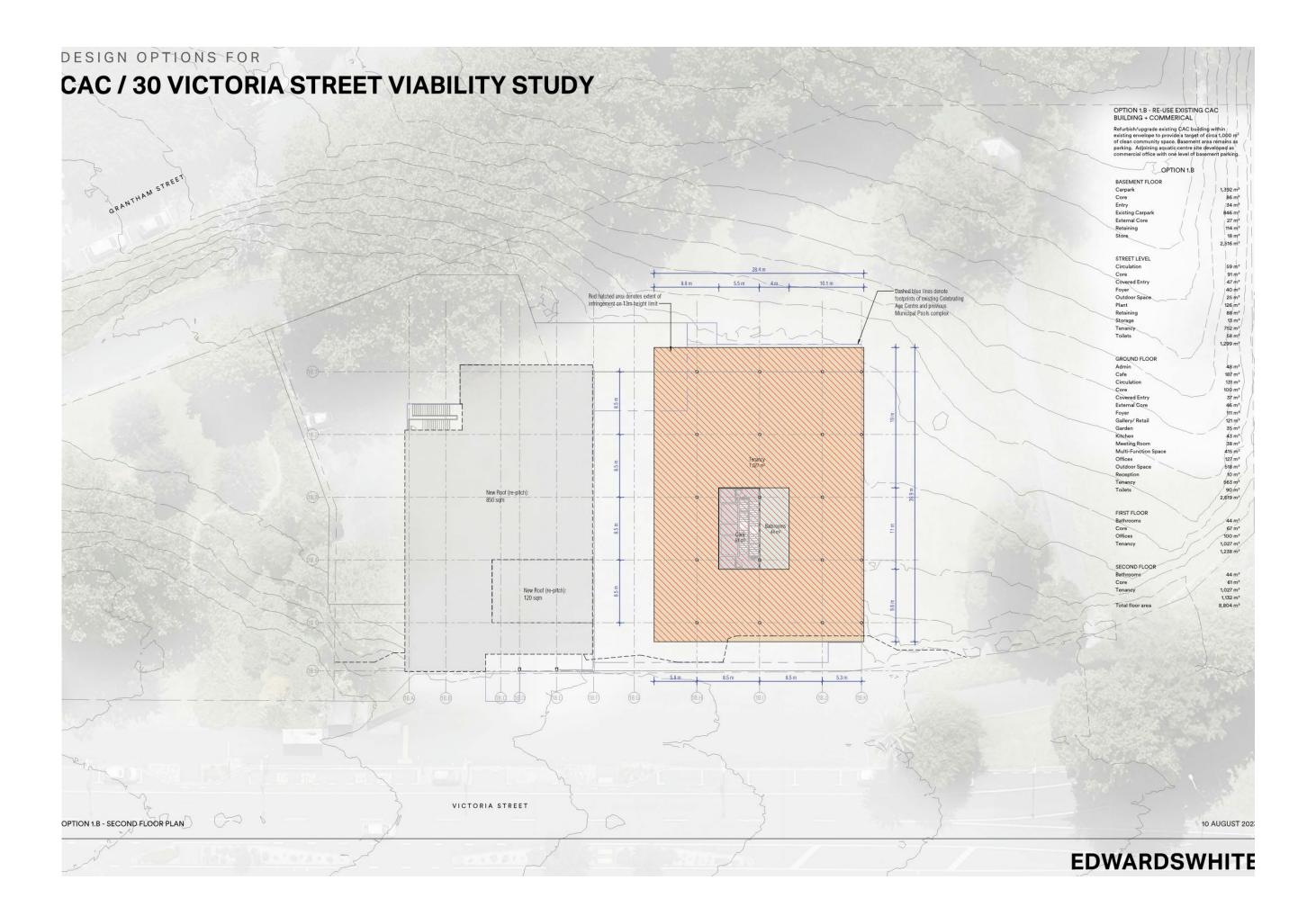






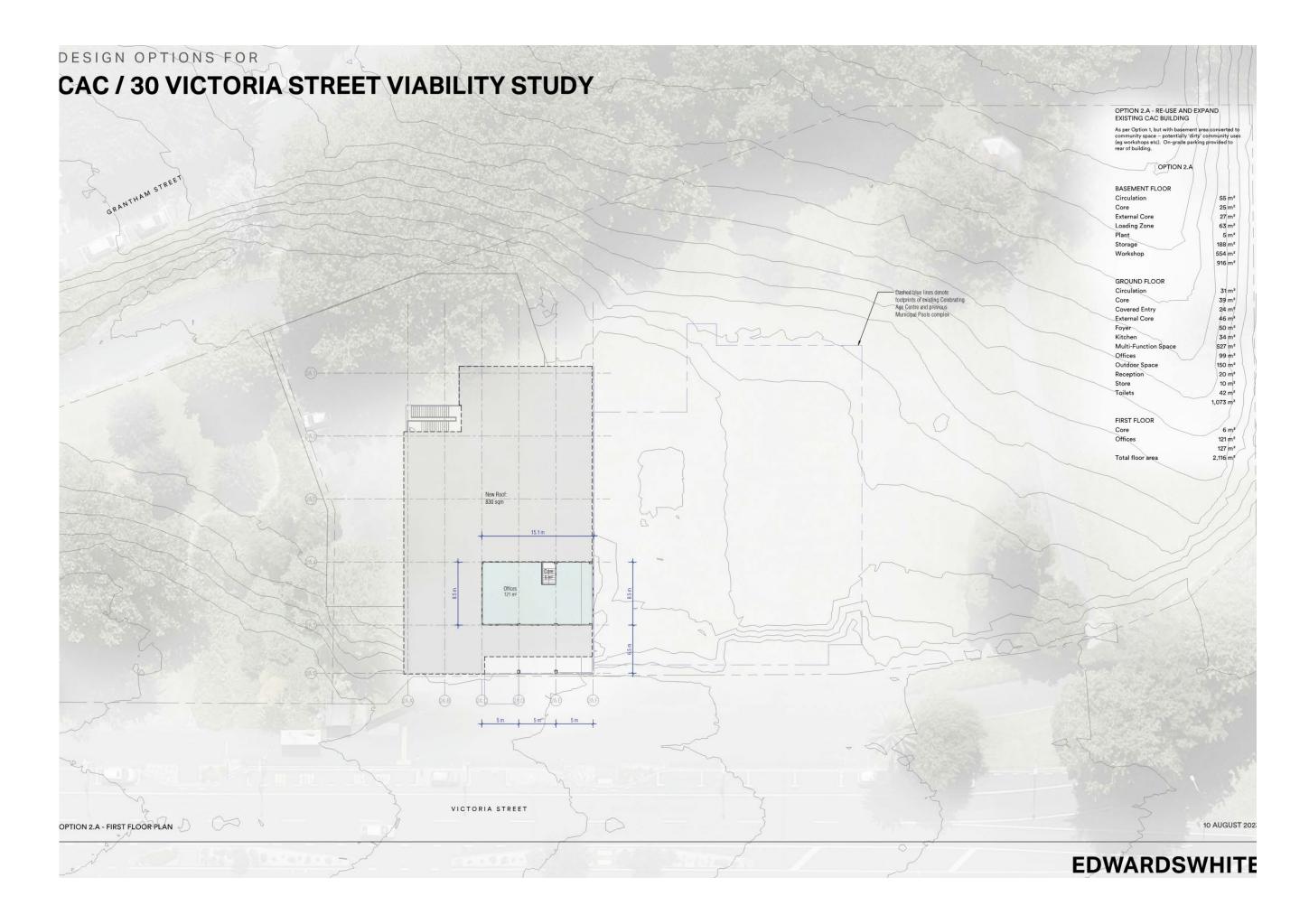








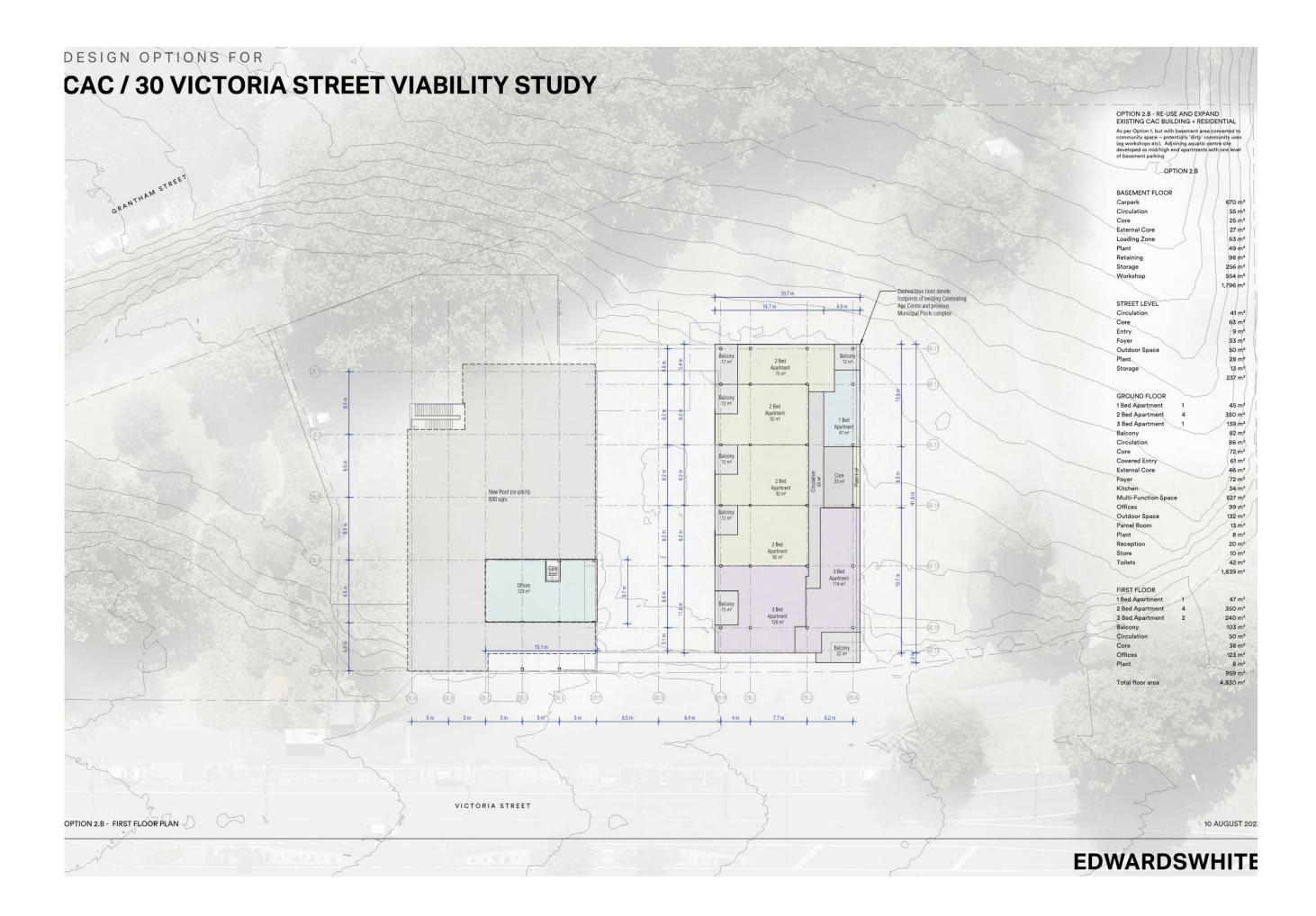


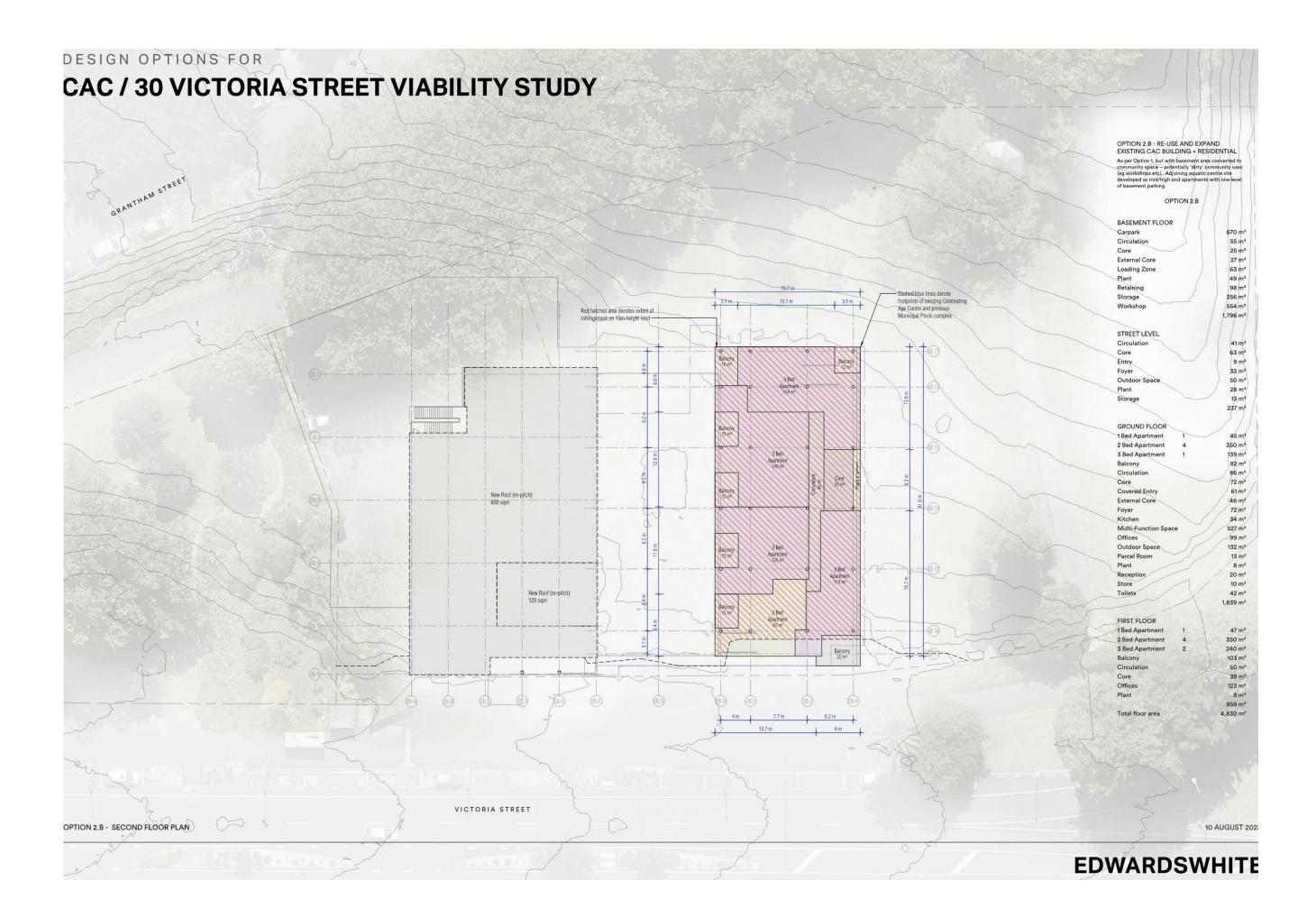












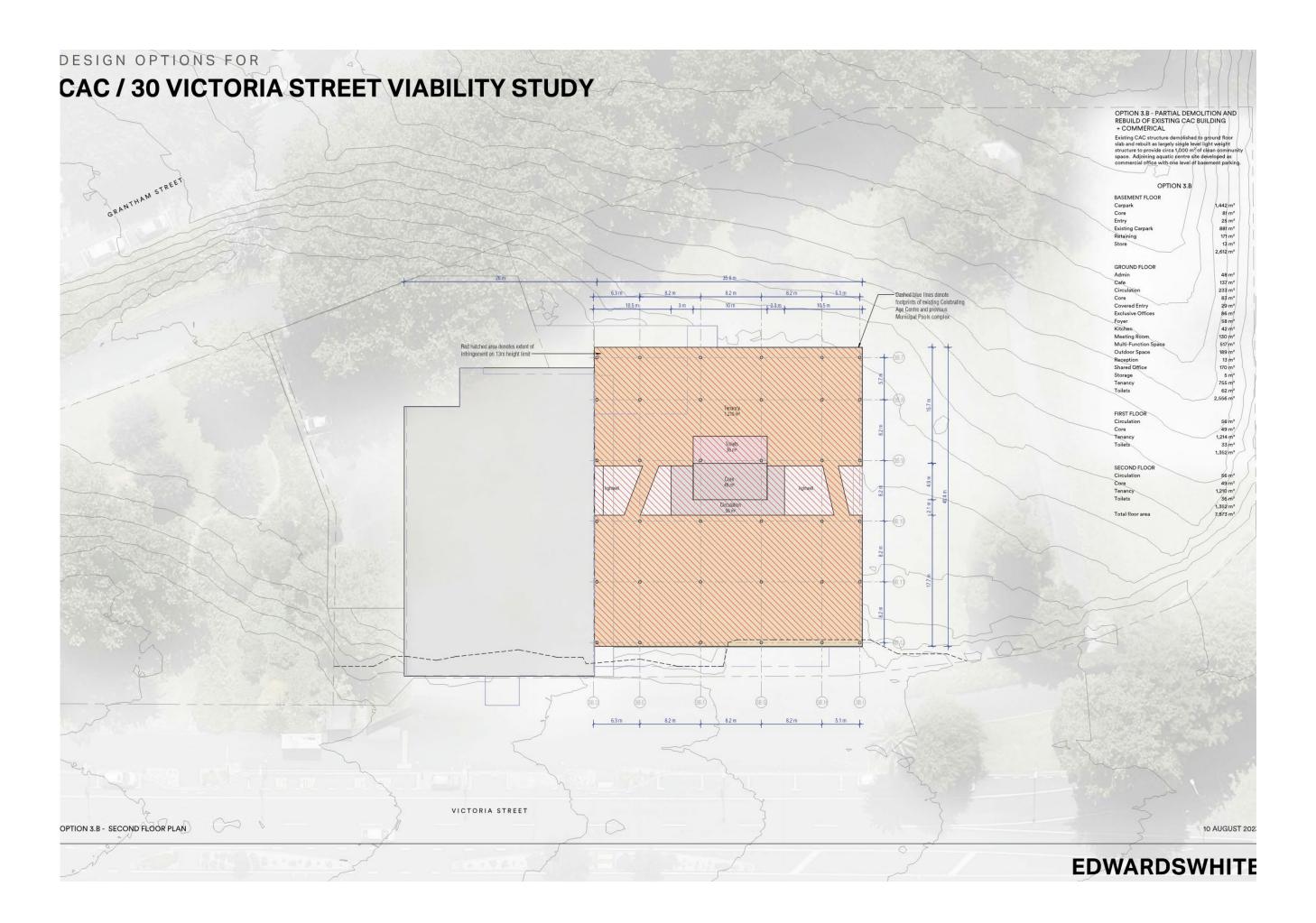








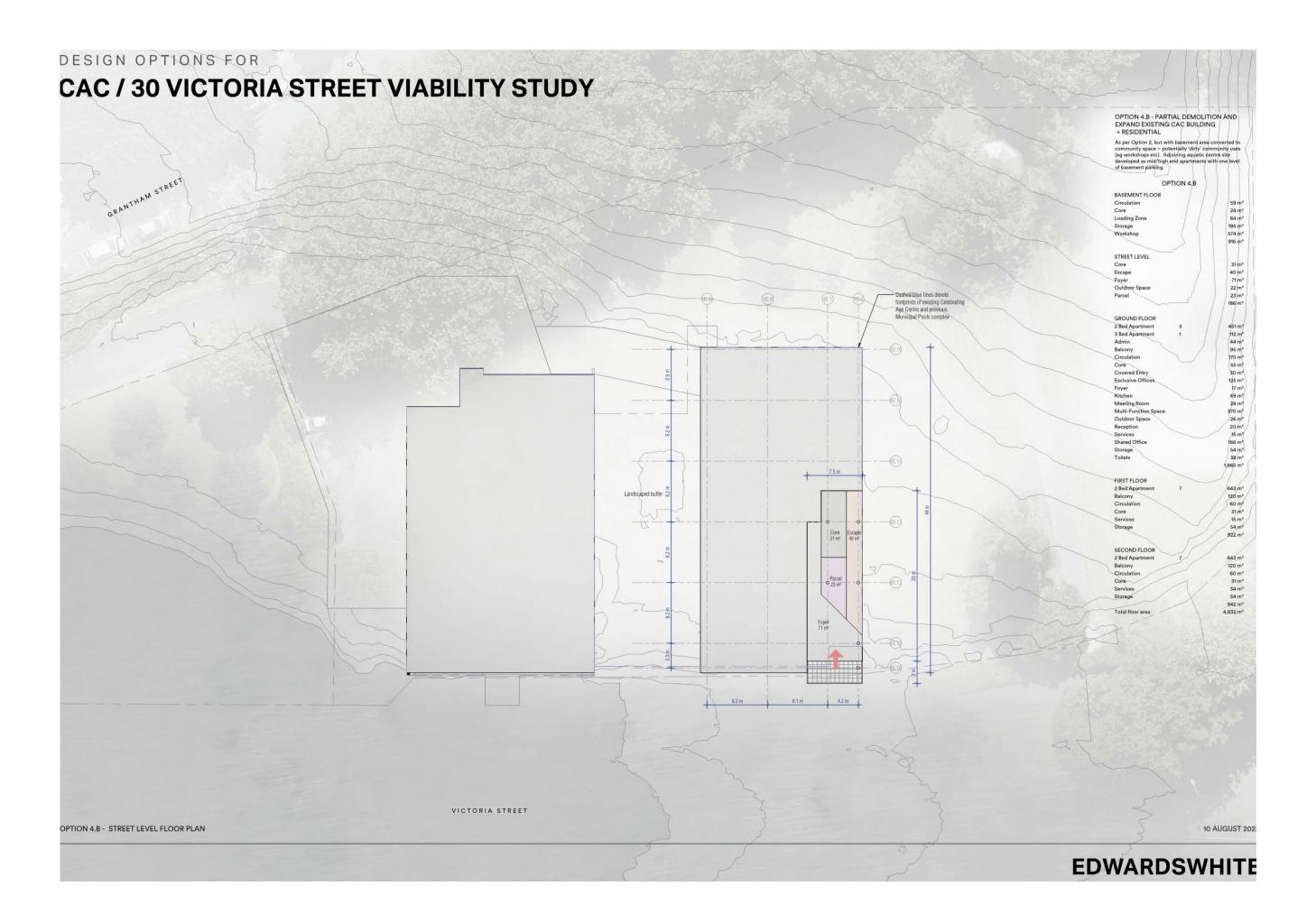
















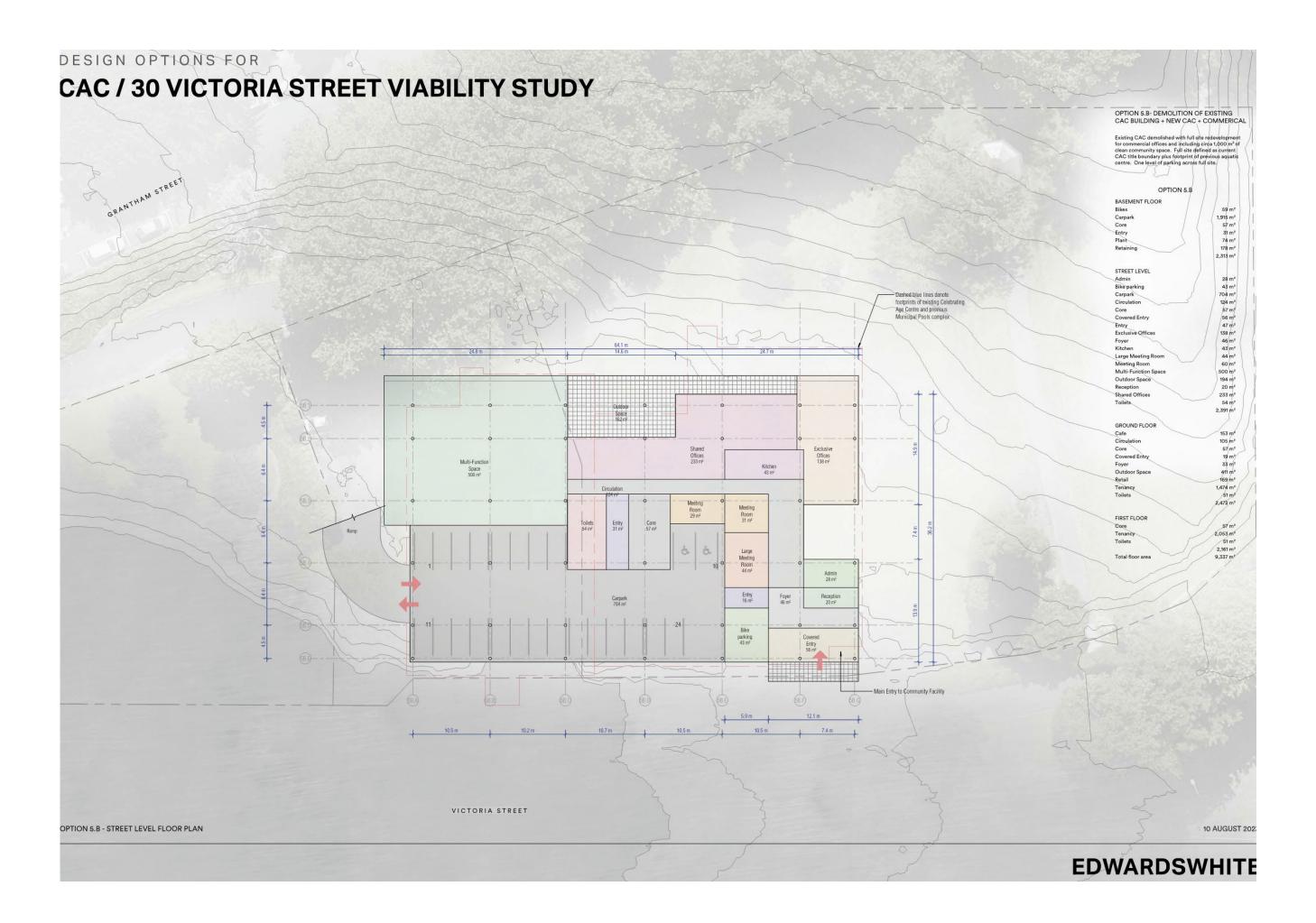








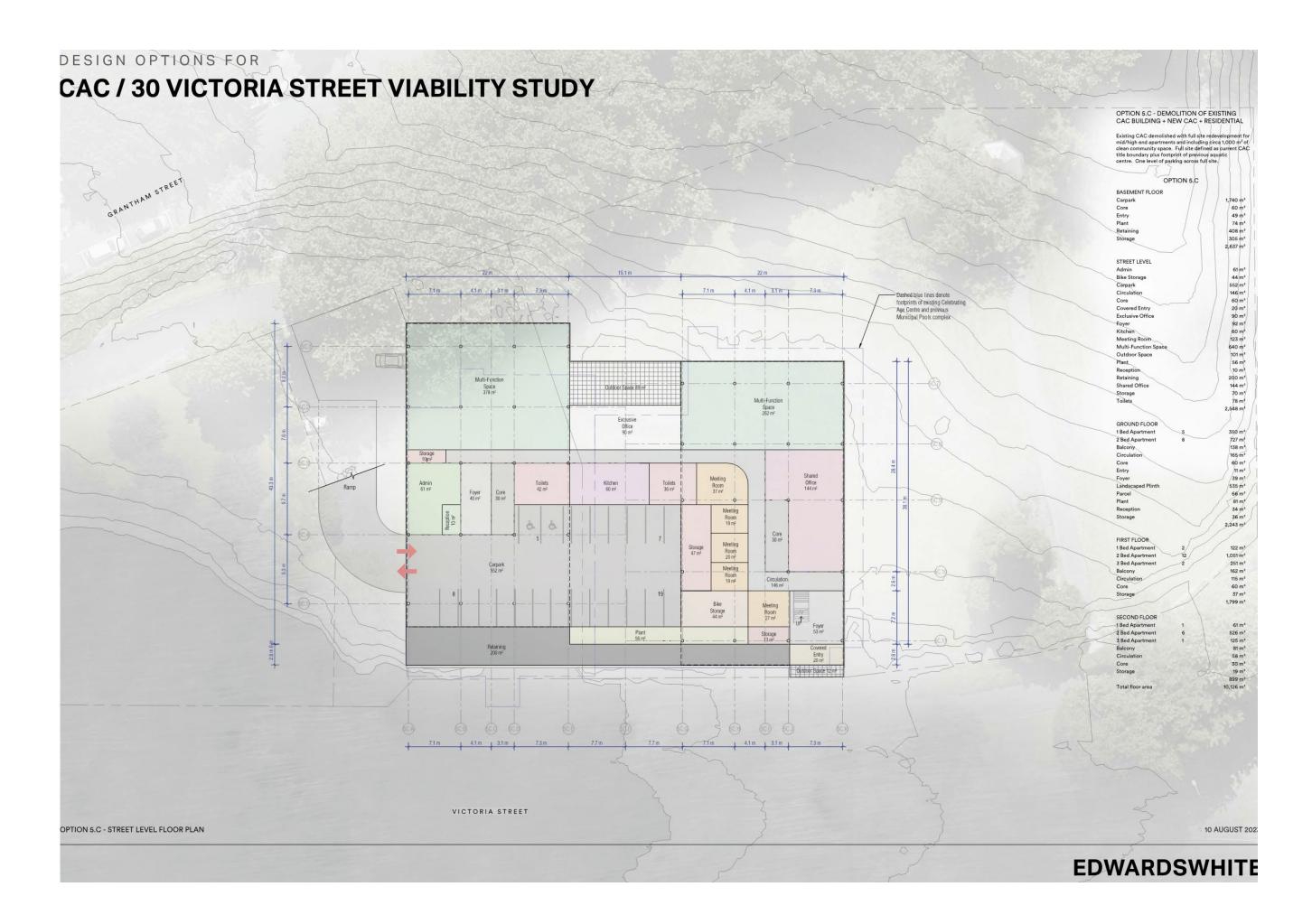
















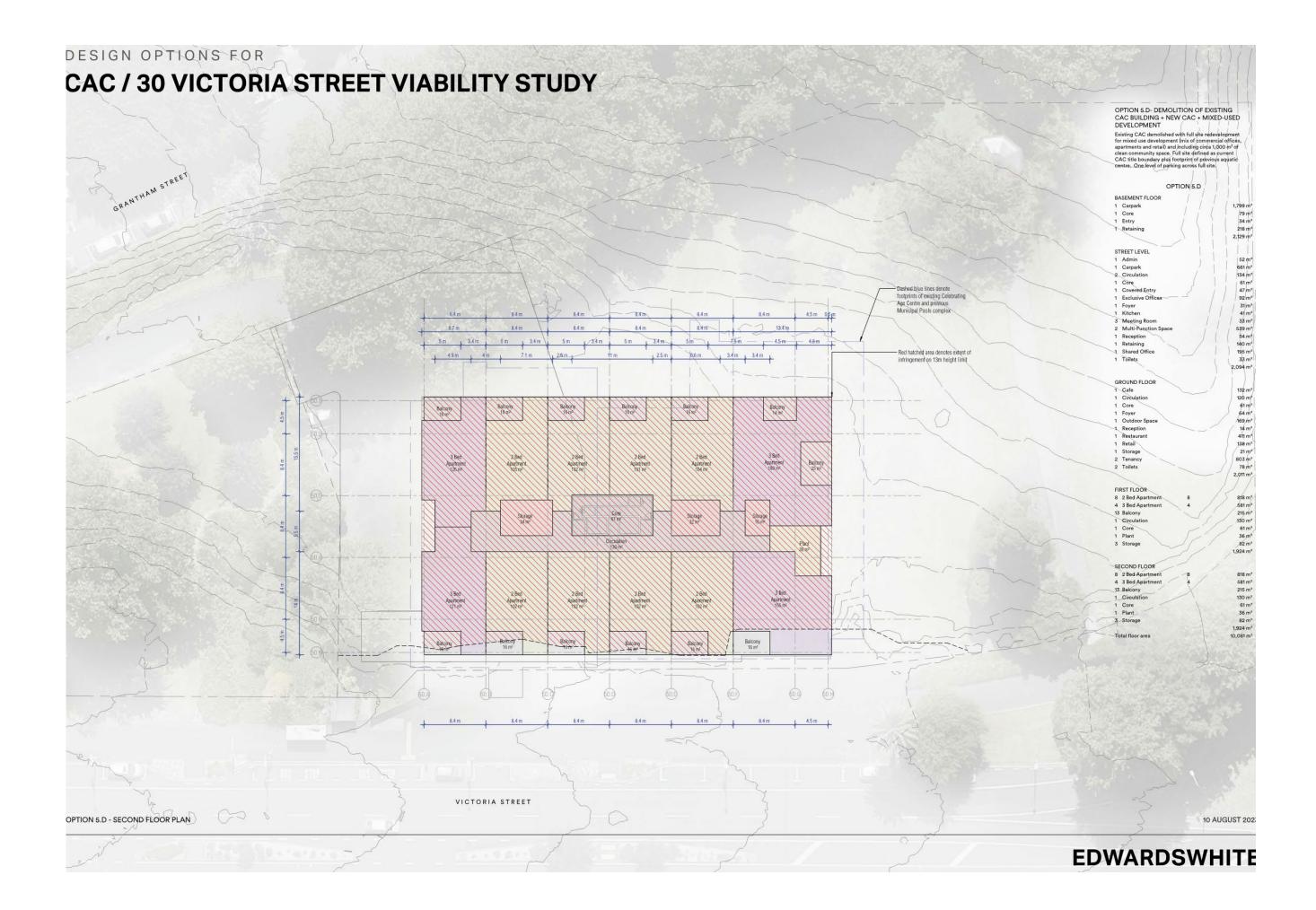


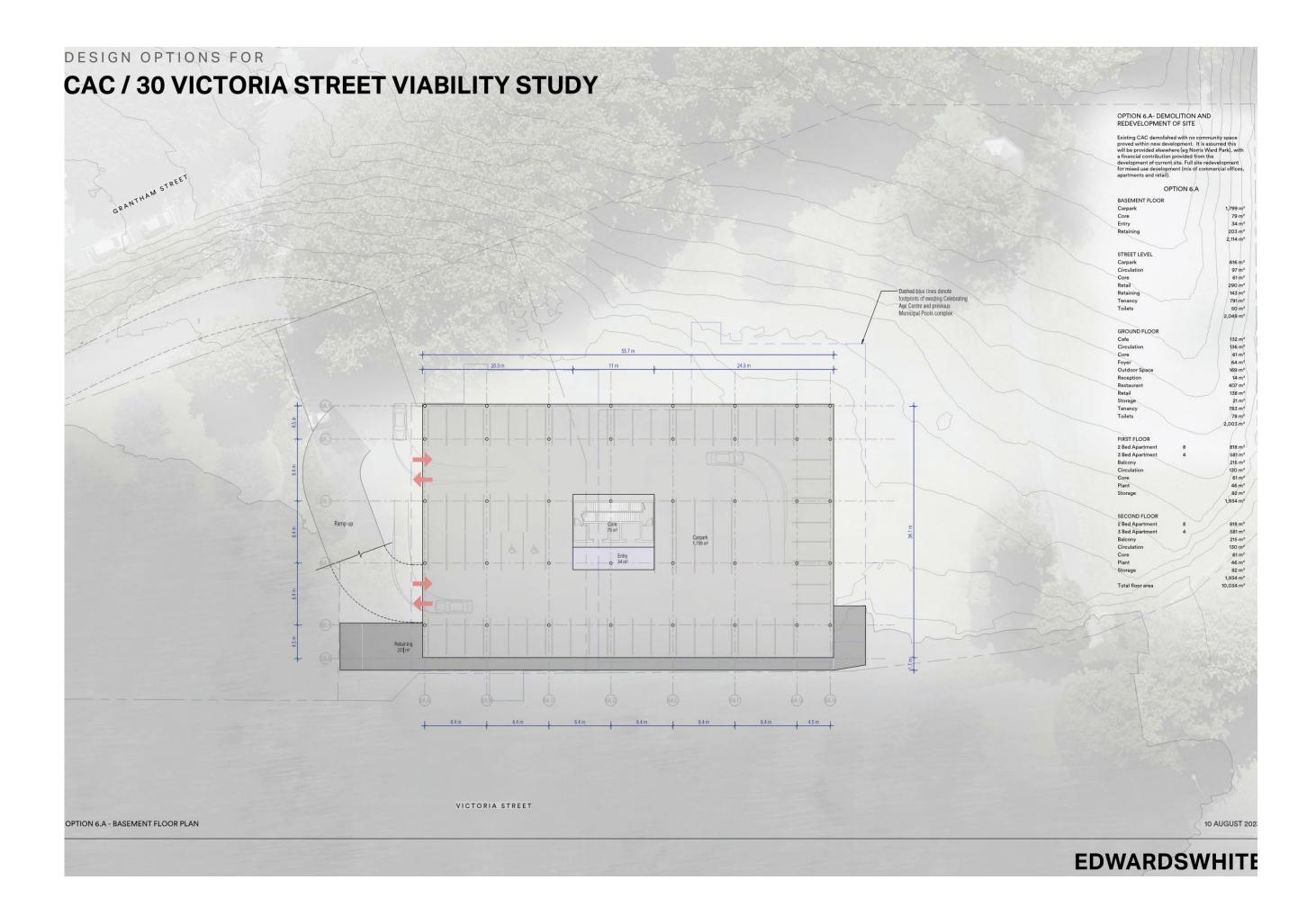






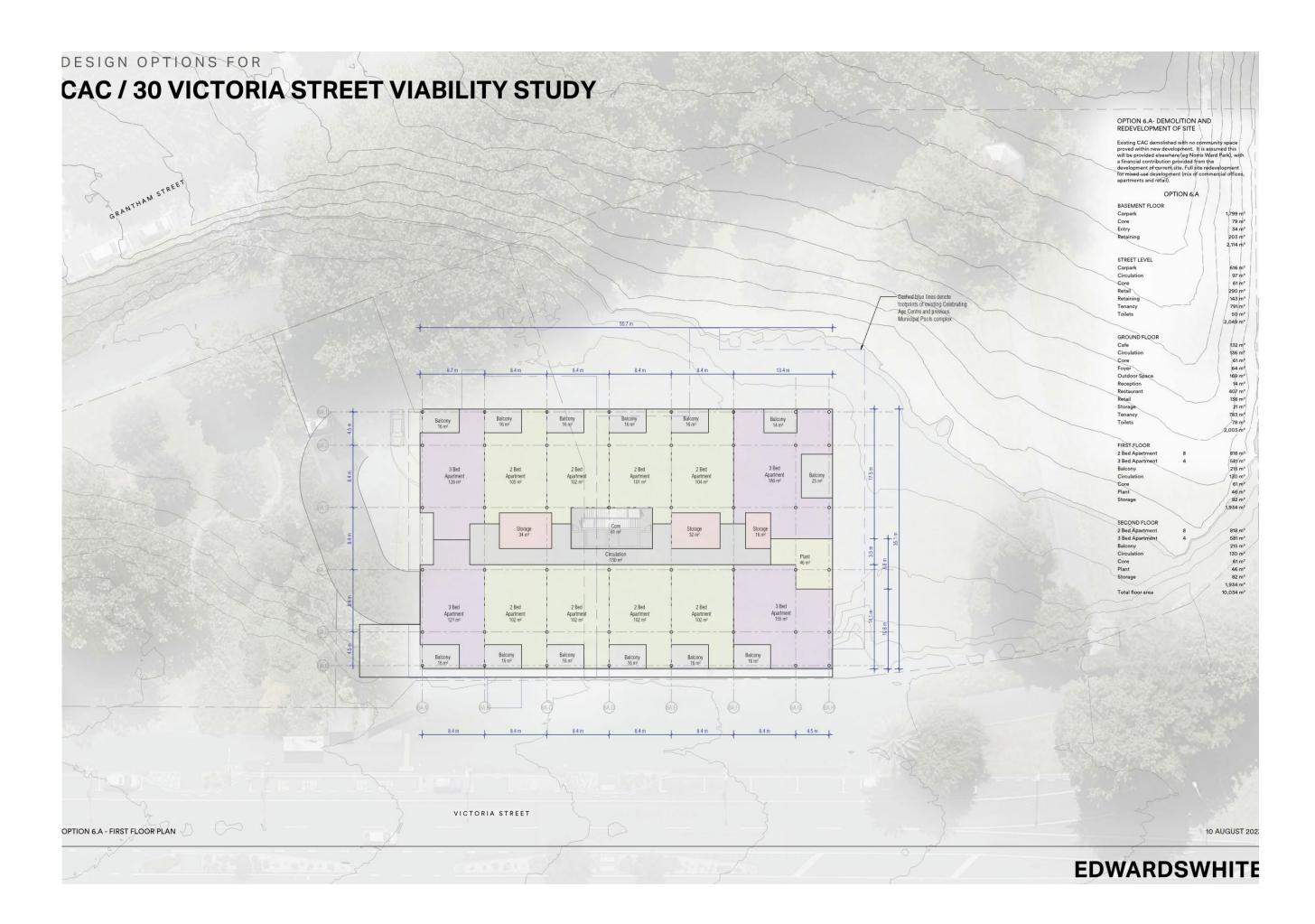


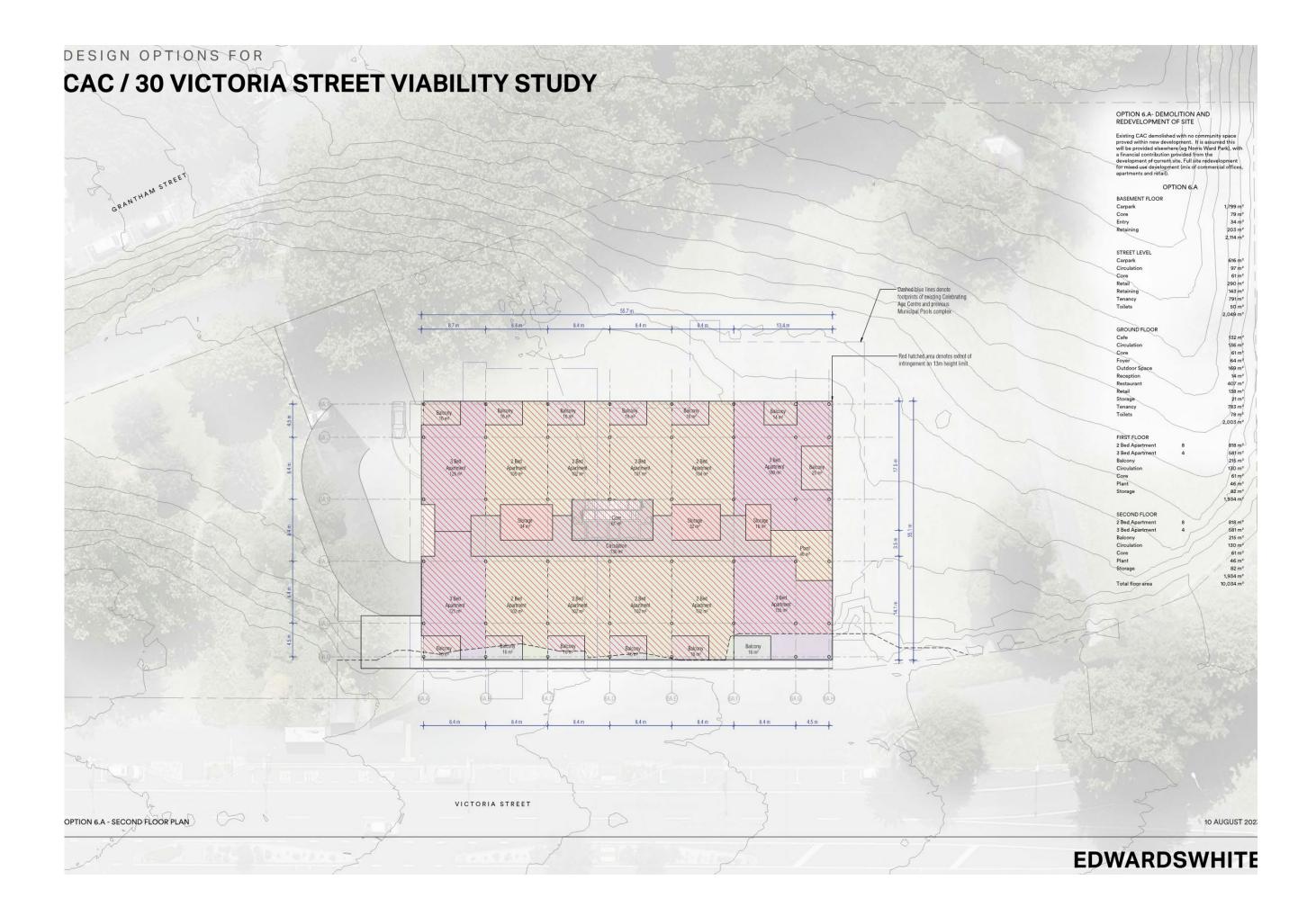












FERRYBANK DEVELOPMENT PLAN

HAMILTON CITY RIVER PLAN





"Te Awa Waikato - Tooku awa koiora me oona pikonga, he kura tangihia o te maataamuri"

King Tawhiao

The Waikato River - the river of life, and each curve more beautiful than the last

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Ferrybank Development Plan

August 2016

Prepared for

Hamilton City Council

Wraight Athfield Landscape and Architecture

McIndoe Urban PAUA Architects Ltd. The Stafford Group Tonkin + Taylor The following report has been prepared on behalf and for the exclusive use of Hamilton City Council. It is subject to and issued in connection with the provisions of the agreement between Wraight Athfield Landscape and Architecture Limited and Hamilton City Council. The consultant accepts no liability or responsibility whatsoever for or in respect of any use or reliance upon this design by any third party.

MAYOR'S INTRODUCTION



The Hamilton City River Plan sets a vision and outcomes to transform the way we use and view the 16kms of Waikato River running through Hamilton. The River Plan is about transforming Hamilton's future.

The Ferrybank Development Plan is a major project in the River Plan and provides the blueprint for how this historic area will become Hamilton's premier river destination.

This Plan builds on and celebrates the natural environment and maximises all the opportunities in this part of the city to deliver a variety of experiences and activities for everyone. It demands high quality, iconic buildings and unique built features, creating a Hamilton only experience. The transformational initiatives and design features integrate with the vision and outcomes of the River Plan and the Central City Transformation Plan, bringing together major strategic plans that deliver the Hamilton Plan.

Successful delivery of the Ferrybank Development Plan is about partnerships, working with the private sector, Waikato Tainui, and our philanthropic partners and our community.

The Ferrybank Development Plan is a plan unique to Hamilton, to our waterfront, and delivering the projects in it as part of the River Plan will transform Hamilton's future

JULIE HARDAKER Mayor of Hamilton

August 2016



REPORT INTRODUCTION

The Ferrybank Development Plan is a major project of the Hamilton City River Plan. This document is a strategic master plan that will guide future development. The Ferrybank Development Plan will be enabled by the District Plan and Reserve Management Plans.

The Ferrybank Development Plan is underpinned by the following qualities:

- Integrated seeks to reconcile the multiple and sometimes opposing interests connected with the site:
- 2. Tailored recognises the unique character, heritage, cultural and physical qualities of the site;
- 3. Realistic takes the ideas and aspirations of the community and translates them into specific project actions:
- 4. Achievable sets out priorities and outline staging and delivery targets.

The plan will be used to guide future decision making around:

- How land can be redeveloped and what types of activities are needed to realise the full potential of the area and to attract private investment;
- What facilities, services and infrastructure should (and need) be provided;
- How natural features and other elements which define the identity of the area could be protected or enhanced:
- How the plan can be effectively implemented over time including an assessment of the proposal against other relevant statutory plans and documents.

The Development Plan does not determine the architectural design of individual buildings, but provides selection of sites and defines appropriate scale and form to guide the detailed design of buildings.

The study area is located on land held by the Council in various ways including: unformed road; municipal endowment land and reserve land. Some adjustments to ownership, District Plan and Reserve Management Plans will be required to facilitate the changes to this area.

The Vision and Strategy for the Waikato River (2008) and the Hamilton City River Plan been primary directional documents in the development of this plan. It is recognised in the plan that the river is the defining natural feature of Hamilton and the core green space in the open space network providing a range of opportunities for social interaction, engagement and movement. The plan acknowledges, references and preserves significant historic and heritage assets within the Ferrybank area.

The river frontage is within the High Flood Hazard Area (Proposed District Plan) and has been designed to be resilient to flooding through the establishment of robust terraces and built elements within the frequently flooded zones. Future detailed design will also require adherence to the Regional Policy Statement in particular with recognition of the dynamic nature of the river ecosystem corridor, habitat and the influence of climate change on the Waikato River and gully system. As the area is located within the Waikato River Corridor, consent for any activity on the river and its banks will be needed from the Waikato Regional Council.

The Ferrybank Development Plan was developed through a 3 stage process which involved: 1) request for expressions of interest, which established a short-list of 3 teams to prepare; 2) a concept design which was reviewed and a selection made by an evaluation panel; and 3) detailed development plan, involving consultation with interested and affected parties with feedback guiding the development and refinement of the concept design, and with design principles and guidelines to assist future site planning, land use, built form and landscaping.

The structure of this document covers the vision and description of the development concept outlining the nature and location of activities, describes how culture and heritage values are addressed, provides urban design guidelines with regard to the proposed built form, public realm and landscape, and outlines the staging strategy to take the proposals into implementation.



EXECUTIVE SUMMARY

Overview description

A unique destination hub is created at Ferrybank which offers a strong tourism and recreation precinct to support the Hamilton Business District—commercial district adjacent to it. This will help grow the visitor economy and build on the recreational needs of locals via river edge open space and high quality parklands. Building on the strengths of the existing parklands and activities this plan develops the river edge open space and integrates additional activities to create a sophisticated riverfront environment that will attract people and provide a variety of opportunities for them to experience the river and riverside parklands in many different ways. It is a draw-card for Hamiltonians and visitors, complementing activity in other parts of the central city.

Underlying the quality recreational and tourism amenities are commercial activity to offer attractive revenue streams and to support commercial and residential development which can help underwrite the public open spaces. The commercial sites are well integrated into the high quality open spaces created and offer new development opportunities to support inner city living and entertainment demand.

These commercial opportunities offer important partnership with Waikato-Tainui and commercial operators to help activate the Hamilton City River Plan and Hamilton City Centre Transformation Plan.

The Ferrybank Development Plan document outlines the vision and concept. It comprehensively describes the characteristics of the site, and includes the urban design guidelines that will guide all aspects of the design of the various components of the plan. It includes direction for implementation and concludes with a summary of consultation undertaken.

This plan will be achieved by integrating commercial development opportunities, partnership with the commercial sector and community organisations, and ongoing coordinated planning in collaboration with those who have an ownership stake, and will continue to use and activate Ferrybank.

The Ferrybank Development Plan will deliver significant transformations for Hamilton and introduce new and enhanced recreational activity; local tourism experiences; as well as hospitality and living opportunities.

Transformational initiatives

- A bustling and generously proportioned riverside promenade to create a destination river edge site for events, tour boat mooring, rowing and general recreation use. Edged with multiple connections down to the water on one side and waterfront destination and club buildings on the other., it is both a shared pathway and a base for everyday river edge use by the rowing clubs and others.;
- A variety of commercial sites including new buildings at the edge of Grantham Street and along Victoria Street to enable high quality inner city owner occupied apartments and potentially short term commercial accommodation serviced apartments to meet market demand and strengthen the residential use of the area, well supported by food and beverage.
- A Waikato River Centre located on the Riverside
 Promenade, this is an iconic building and key river edge
 destination incorporating commercially operated food
 and beverage services, ticketing booking services, visitor
 information and an interactive pay for attraction to tell
 the stories of the river, Waikato-Tainui river history and
 offering attractive function venues;
- A river cycle and pedestrian bridge to link Hamilton East to the city centre and integrating Parana and Memorial Parks into the Ferrybank Precinct;
- A destination playground which offers a high quality free attraction for all ages to support local needs and visitors. This play opportunity extends down towards the river where there are additional play space adjoining the Waikato River Centre.; and
- An enhancement to the existing amphitheatre shaped events lawn. Supported by the new playground and historic band rotunda, this lawn provides a new destination for local events and recreational use with new connections to the River

These six transformational initiatives are further supported by a comprehensive set of open space, connection and activity initiatives.

Design features

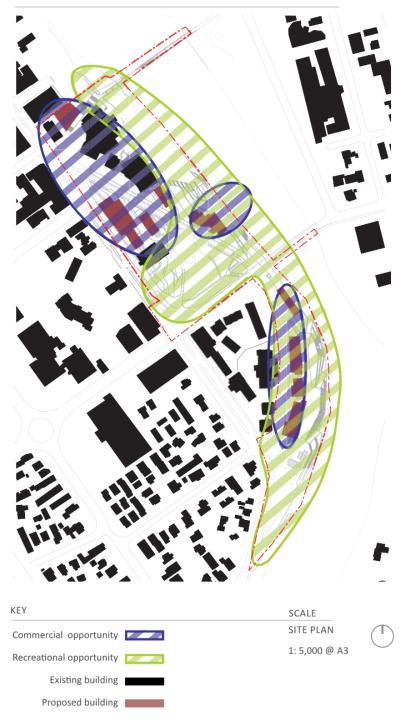
- The plan expresses and celebrates a series of terraces derived from the sloping contours of the site and which link the city and river. The integration of building and open space development with these terraces provides a diverse range of spaces and activities for people of all ages, at all times of day, for everyday uses and for events.
- Buildings and public open spaces are closely integrated.
 Buildings connect, shape, and support adjacent public open space and activity, and open spaces connect and contribute amenity, activity, outlook and value to buildings.
- An authentic sense of place is achieved by recognising and responding to the local ecology and unique Waikato-Tainui and European cultural history of the site. The plan recognises layers of history and the influence of river flows by locating river connections in the landing places used by both Maori and early European settlers.
- Buildings, including those along and close to Victoria Street, are located on sites historically occupied by buildings. This provides connections to memories of place, reduces further disturbance of the ground, and maintains the open parkland setting.
- Accessibility is assured with a range of new and varied paths within the area include a generous riverside promenade, the new pedestrian cycle bridge connecting to Memorial Park, and a new clip-on extension of the south edge of the Victoria Bridge. The River Promenade links a collection of activities, event spaces, buildings and destinations along the riverside.
- River edge buildings, including the Waikato River Centre, provide for a range of rowing, recreational, cultural, community, tourism, and food and beverage activities.
 The commercial and recreational activities within these buildings draw from and support the use of public open space.
- Buildings close to Victoria Street provide for high value residential and community activities, where occupants will establish a constituency for the area, and provide a custodial presence day and night.

- Riparian planting and ecology is restored to capture and filter stormwater before it enters the river.
 Robust local plant species are proposed on river's edge with exotics in the parkland and streets in character with existing landscapes.
- Existing mature vegetation is generally retained, with selective thinning and removal of lesser specimens and species to open up views to the river and enhance safety.
- Flexible and functional spaces provide multiple opportunities to occupy the river edge and accommodate a range of changing uses.
- Physical and visual connections between all buildings and the public open space are promoted.
- Vehicle movement is managed with traffic calming along Grantham Street and parking in places that are unobtrusive but conveniently accessible to destinations. Shared spaces accommodate flexible uses potentially including parking and servicing for major events. More parking than existing is provided, recognising that people will use and access the river edge in various ways and at different times.
- Flooding is addressed by ensuring all spaces and structures within the flood zone are sufficiently robust and resilient to cope with flooding, allowing for demountable facilities within the flood zone and placing flood sensitive activities above it.

Making it happen

- Significant transformation requires effort and investment over many years and this will be achieved in partnership with lwi, the private sectors and community. The potential for partnership in both cultural and commercial realms has strongly informed the plan. This includes the cultural, education and tourism opportunities relating to the Waikato River Centre, and the high value commercial opportunities relating particularly to the potential Victoria Street buildings.
- This is an appropriate and realistic vision for Hamilton, incorporating outcomes that are technically achievable in this demanding riverside environment, able to be implemented in stages, and sufficiently flexible to facilitate adjustment of scale and scope in response to ongoing user requirements and constraints.
- Commercial returns from development sites
 can assist with project funding. The focus
 activity for Victoria Street and Riverview Terrace
 buildings is quality residential, including long
 and short stay apartments with the potential for
 hotel accommodation. Large scale commercial
 development is not encouraged here in order to
 maintain the vitality of the city centre.
- Expectations for high quality building, landscape, open space outcomes are set by a comprehensive set of design guidelines for all parts of the area. These define aspirations and critical outcomes, and will help to ensure consistency of high quality design in each project.

Proposed Opportunities and Activity





CHAPTER 1_ VISION AND CONCEPT

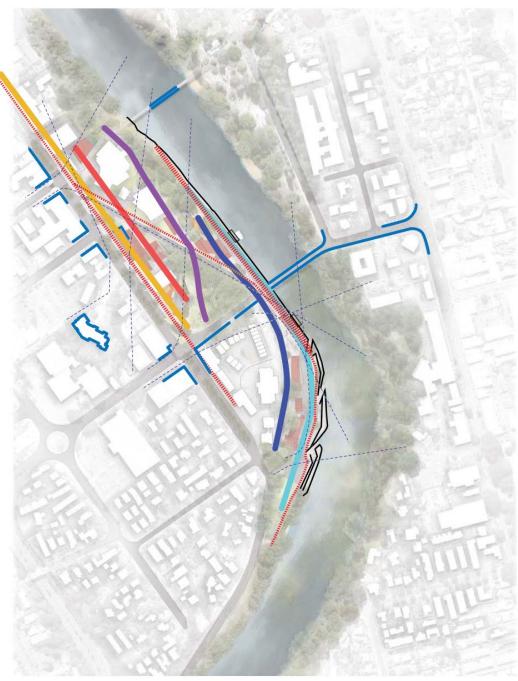
THE VISION

- ✓ ICONIC DESTINATION
- ✓ CONNECTED PLACES FOR PEOPLE
- √ VARIETY OF ACTIVITY
- ✓ RIVER PROMENADE

This site demands a sensitive response to river context, setting and heritage, a clear organisational structure to enhance wayfinding and access, and iconic buildings, spaces and riverside activities that will make this Hamilton's premier public destination.

The vision is based on six interrelated concepts:

- Expression and celebration of a series of terraces derived from the sloping contours of the site and which link the city and river.
- Celebrate Waikato-Tainui and European settler's relationships to the river and tell the River's cultural and ecological stories;
- 3 Diverse scaled and interrelated built and landscape places for people of all ages, at all times of day, for everyday use and events;
- 4 River promenade linking a series of event spaces, buildings and destinations;
- A bold and dynamic architecture that provides for the occupation, activities and events that in combination will make this an iconic destination; and
- 6 A network of connections improving access to and within this area, and complementing activity in other parts of the city.



CONCEPT DIAGRAM - ILLUSTRATING THE TERRACES

CONCEPT DIAGRAM

City Terrace A

Riverview Terrace C

Grantham Terrace D

Riverside Terrace E

Key access routes C

Prominent Built Edges Key Views ------
River Access

PRINCIPLES

These high level principles drive the development of the design concept, and indicative built form and landscaping response.

Integrated building and public realm

Ensure design integration: designing buildings and the public realm together; achieving coherence and relationship in all public realm projects as they are delivered over time.

Locate and design buildings to shape high quality open spaces and contribute to activity at the edges of and within those spaces.

Authentic sense of place

Develop the memorability of open spaces and paths with special elements/treatments that are site specific — in response to this place, its ecology and unique cultural history.

Integrate cultural reference through both the design process and the design response.

Accessible - choice of pathways for all

Develop the number of routes, spaces and settings to provide the public with multiple opportunities for how they access and use any space.

Provide for a range of mobility capabilities and ensure pedestrian priority at the river edges.

Managed vehicle movement and parking

Locate a choice of car parking and parking time limits in places that are conveniently accessible to destinations but unobtrusive. Design shared spaces to accommodate flexibility of use, and potentially including parking, and servicing for events.

High quality building aesthetic and quality

Express the Waikato River/Te Awa Waikato Centre as a building that will be known for its exceptional architecture and regarded as a key destination within the city.

Demonstrate design coherence, compositional and formal relationships between buildings so that while they must relate to their specific site and may express a particular function, they read as a family.

Utilise a 'kit of parts' approach to achieve design coherence and provide for change and adaptability.

Provide for visual interest and variation allied with repetition and rhythm to provide aesthetic coherence and capture economies of scale in construction.

Restored ecology

Restore a planted and filtering river edge capturing and cleansing stormwater before it enters the river.

Select robust local species to recognise the indigenous landscape and challenging riparian growing conditions, augmented with exotic species on the park and streets in character with existing landscapes.

Flexible and functional

Provide for flexibility and agility in the use of both internal spaces and the public realm, and consider how buildings and spaces may be adapted to allow for changes in use, and added to for growth.

Provide multiple places for people and activities within the public realm, including a range of informal sitting opportunities maximising interaction with the River's edge.

Optimise physical and visual connections

Enhance connections and views through the configuration and design of buildings, open spaces and pathways.

Ensure buildings positively address the spaces in which they sit

Optimise opportunities for public access and interaction on multiple levels between buildings and the adjacent terraced landscape.

Ensure a sense of human scale at the edges of all buildings and wherever possible enable and support occupation and activities in adjacent outdoor spaces.

Development Opportunity

Provide appropriate and complementary commercial opportunities in Ferrybank to stimulate development in Hamilton central city and support active and safe use of open space.

Resilient and robust

Ensure all components and elements are resilient, robust and fit for purpose.

Ensure specific flood resilience to components within the flood zone.

Place sensitive facilities and services above the flood zone.

Provide for temporary and mobile facilities which may be moved as required out of the flood zone.

FERRYBANK DEVELOPMENT PLAN

_ THE TERRACE LANDINGS

The Waikato River/ Te Awa Waikato edge comprises a series of terraces and has thereby been named 'The Terrace Landings'. The proposal works with this natural topography in developing a series of terraces that transition from the level of the city to the river's edge. This extends from Victoria Street and the City Terrace, through the intermediate level River view and Park terraces down to the Grantham and Riverside terraces. At these lower levels a finer grain of terraces, The Landing Terraces, relate to the changing levels of the river. Grantham Street traverses diagonally between the terraces, providing connections and access between them.

The terraces are interlinked to provide a pathway system that gives direct access and views (as well as meandering pathways and circuits) to encourage exploration and engagement with the landscape, river and built infrastructure.

New buildings are to be integrated within the landscape of the Ferrybank and Roose Commerce Park in a manner that helps define, connect and activate the terraces between the city and the river — supporting, enabling, and celebrating a range of existing and new activities. A particular architectural approach is proposed for buildings in response to their context and function. However rather than design solutions, these are proposed design 'armatures' incorporating an architectural 'kit of parts', sufficiently robust and agile to cater for a range of likely activities. These can be developed in response to the specific needs and interests of a range of stakeholders, and incorporate layers of specific identity and expression in consultation with those stakeholders. In addition, they are conceived as a series of projects that can be implemented progressively in response to emerging public, cultural, market or funding opportunities.



KEY LANDSCAPE + **PUBLIC REALM** Site boundary - - -Approximate Terrace Boundary Line - - -City Terrace Riverview Terrace 2 Park Terrace Grantham Terrace 4 Riverside Terrace 5 Grantham Street 6 Ferrybank River Promenade 7 Roose Commerce Park River Promenade (8) Ferrybank Ecological Terraces (9) Roose Commerce Ecological Terraces 10 Pontoons 111 Boat Ramp 🔞 Landing Terraces (13) Roose Wharf (1) City Terrace Destination Playground, 15 linked to Riverside Play Space 16 Events lawn and connection to Anzac Parade 📆 SUPPORTING BUILDINGS + STRUCTURES Victoria Street Buildings

Waikato River Centre

Park Terrace Building

South Riverview Terrace Building

D

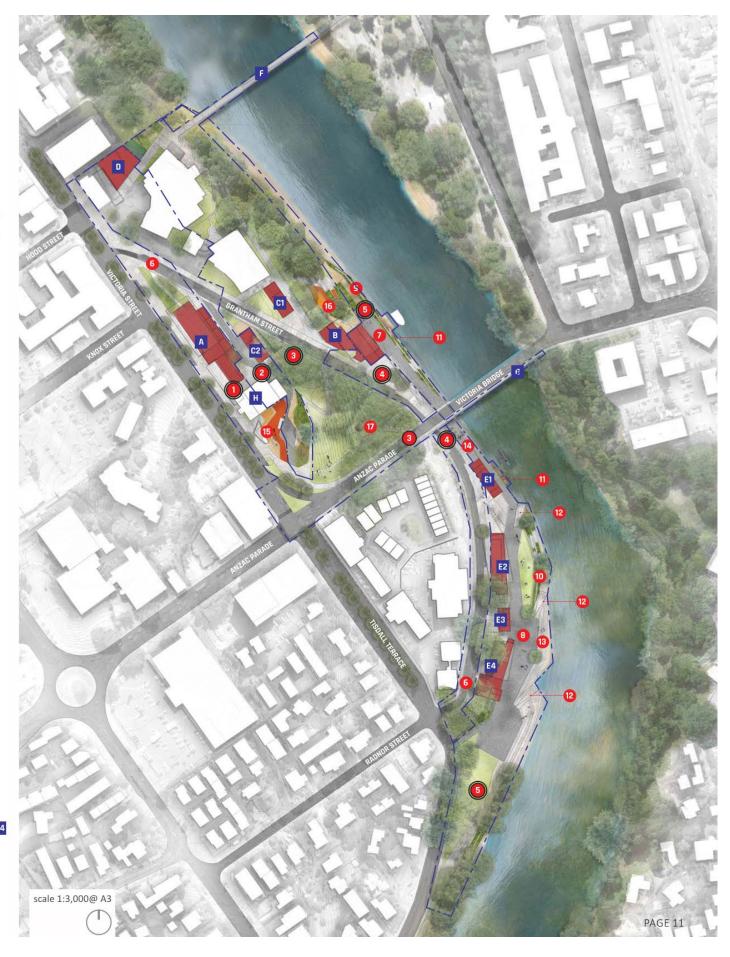
River Buildings incl Rowing Clubs (04#) E1 E2 E3 E4

Pedestrian/ Cycle Bridge F

Victoria Bridge clip on, including crossings over Anzac Parade

Celebrating Age / Community Centre H
KEY PLAN

TERRACE



CITY TERRACE

A broad civic scaled footpath on Victoria Street with generous provision for parking extends, a new high quality interface between the city and Ferrybank. Views from city to river, accentuated and framed by new buildings and landscape signal access towards the river and filter movement through to the Park and the river beyond.

Victoria Street is modified to accept angled parking along the eastern edge and the tree lined mediums are extended through to Anzac Parade.

The new building frontages and City Terrace Destination Playground will create an active edge to the Ferrybank and Victoria Street interface.



PAGE 12

City Terrace Destination Playground

On the City Terrace a new destination playground is co-located with the Celebrating Age Community Centre and the Events Lawn. This is proposed as a terraced landscape play space that provides visible activity at the city interface. Visually linked to this is the Riverside Terrace children's playground which is located just north of the Waikato River/Te Awa Waikato Centre. A pedestrian crossing for safe passage across Grantham Street is proposed.

This suite of play opportunities will complement playgrounds elsewhere in the city. The playground is proposed to be designed as a 'natural' play space. This playground type utilises the parkland setting and existing topography to develop a site specific play experience that will include active, imaginative and cognitive play using natural materials and forms. As a natural play space, it will have a distinctive local landscape character with stylised elements that will attract attention from the street. Because of this unique character, and range of different play facilities, this facility will create a draw for a new demographic to the area. In conjunction with the new Riverside Play space, and enhanced linkages to other recreational spaces within Ferrybank and Memorial Park, this will add diversity and 'critical mass' to the circuit of complementary recreational activities in the area.

Victoria Street

OPEN

BUILDINGS

New streetscape on Victoria Street would be considered as part of a whole of street approach, considering both sides of the street, primarily for the area south of Hood Street. This will allow the planned street trees to be implemented as part of a coordinated package. The selection of trees will reflect the traditional European trees, long-established in Anzac Parade, at the Band Rotunda park and Memorial Park, as well as those along Grey Street in Hamilton East. This will provide a contextual and cohesive theme in the broader neighbourhood. The nature of these European trees and their foliage enhances a sense of both majestic and intimate scale, of texture and permanence. Changes include new street trees, and 60 degree parking that will increase the amount of parking available for the park, the Celebrating Age Community Centre and the new playground. The footpath is widened to provide a new promenade along the eastern edge of Victoria Street, with regular crossing opportunities for pedestrians reflecting the style of Victoria Street, North of Hood Street.

Victoria Street Buildings

A new built edge is proposed along the eastern side of Victoria Street between the Celebrating Age Community Centre, and the Grantham Street Gateway to Ferrybank. Comprising 2 buildings- the Victoria Street Building and the Riverview Terrace building- this development sits into the edge of the City Terrace, enhancing this end of Victoria Street by spatially defining, fronting and activating the street. At its North end it defines a generous open space at the entrance to Grantham Street and the Waikato Museum. The building configuration will facilitate filtered views and new access ways between the city and river.

4 levels above the street, and some 60-80 metres in length, the Victoria Street building has commercial opportunities and would be ideally suited for high quality residential as its predominant use, with a mix of community tenancies and supporting hospitality at street level. This would include a substantial café/restaurant offering an opening out to the sunny North end Grantham Street gateway landscape. In combination with the other new Riverview Terrace buildings in this cluster, this development would create a significant and unique urban scale residential community overlooking the river, offering high value to the site and contributing 24/7 activity and passive surveillance benefits to Victoria Street and the adjacent parkland spaces.

Although contemporary in expression, the Victoria Street building recalls the presence of the former River View Hotel that used to front Victoria Street in this area.

The Celebrating Age Community Centre Building

This existing building, and the range of community activities it supports, is seen to be of high value to the development.

The form and scale of the building is seen as appropriate in combination with the larger new Victoria street building to the north, and with limited shading to the new playground to its south. Its modest height enables views and a sense of river connection for St Peters Cathedral behind. It has good potential to open out on its upper levels toward the playground, and its lower levels to be developed with north facing frontage to the new Riverview Terrace below. The range of community activities the building supports are in high demand and seen as an excellent complement to the playground and other existing and emerging recreational activities along the river.





1 New pedestrian and cyclist link through to Hamilton East is created with the ew bridge linkage beside to the Waikato Museum.



2 A new active frontage on Victoria Street with the proposed Victoria Street uildings. New street tree planting as well as medium tree planting is provided.



New destination playground connects Victoria Street to the Events Lawn and ovides an active entry into the broader river parkland environment.

KEY

LANDSCAPE + PUBLIC REALM

Site Boundary -

Approximate Terrace Boundary Line

City Terrace

City Terrace Destination Playground 15

SUPPORTING BUILDINGS + STRUCTURES

Victoria Street Buildings

Pedestrian and Cycle Bridge

Celebrating Age/ Community Centre H



RIVERVIEW TERRACE

The Riverview Terrace is the next terrace down into the river valley from the City Terrace. It aligns approximately with the level of the western frontages to the Museum and the ANZ Centre, as well as the existing service/ parking access to the Celebrating Age Community Centre. The Victoria Street buildings and the City playground span between, and connect these upper Terraces.



PAGE 14

KEY PLAN_ RIVERVIEW TERRACE

Public Realm

SPACE

OPEN

BUILDINGS

Riverview Terrace is around two levels down from Victoria Street, on the approximate level of the existing lower service access-way to the Celebrating Age Community Centre. It provides a new community courtyard and service/ parking access for the Victoria Street and Riverview Terrace buildings. It also enables potential new north facing occupation to new lower level uses for the Celebrating Age Community Centre Building (as detailed on Page 12, City Terrace).

The Riverview Terrace incorporates a high quality shared vehicle and pedestrian access route to the Victoria Street, Riverview Terrace and Celebrating Age Community Centre buildings, as well as a connecting landing from new pathways through to the City Terrace Destination Playground and Events Lawn.

South Riverview Terrace Building

This building steps down the hillside from the Victoria Street Building, forming a new eastern edge to the Riverview Terrace. Along with the Victoria Street building, and the redeveloped Celebrating Age Community Centre, it is accessed and serviced from the terrace in a manner that conceals parking and service from the parkland. It complements the form and activity of the other buildings in this Victoria Street development in providing for high quality river view residential. In combination with the Victoria Street building it will contribute both economic and activity based benefits to the area.

Parking and servicing could be accommodated in the two levels down from Victoria Street accessed from Grantham Street, and these levels would be faced with apartment-scale units looking through the trees over the river, and accessed to 'Riverview Terrace'.

North Riverview Terrace Building

The North Riverside Terrace building is sited to the north of the Museum building. It would suit a boutique 'Arts hotel' associated with, and potentially in support of the Museum and Arts Post buildings. The economic base, value, and demand for this activity in this location would be heightened with the development of the Ferrybank area, the Museum and any development of the area to the north of this site. This building will assist developing an intensity and quality of activity around the Waikato Museum as a city gateway anchor to the precinct as well as contributing to, and drawing from the activity and connections provided by the new pedestrian cycle bridge connecting to Memorial Park and Hamilton East.



SECTION B _ 1:1,000@ A3_VICTORIA STREET BUILDINGS DOWN TO THE WAIKATO RIVER



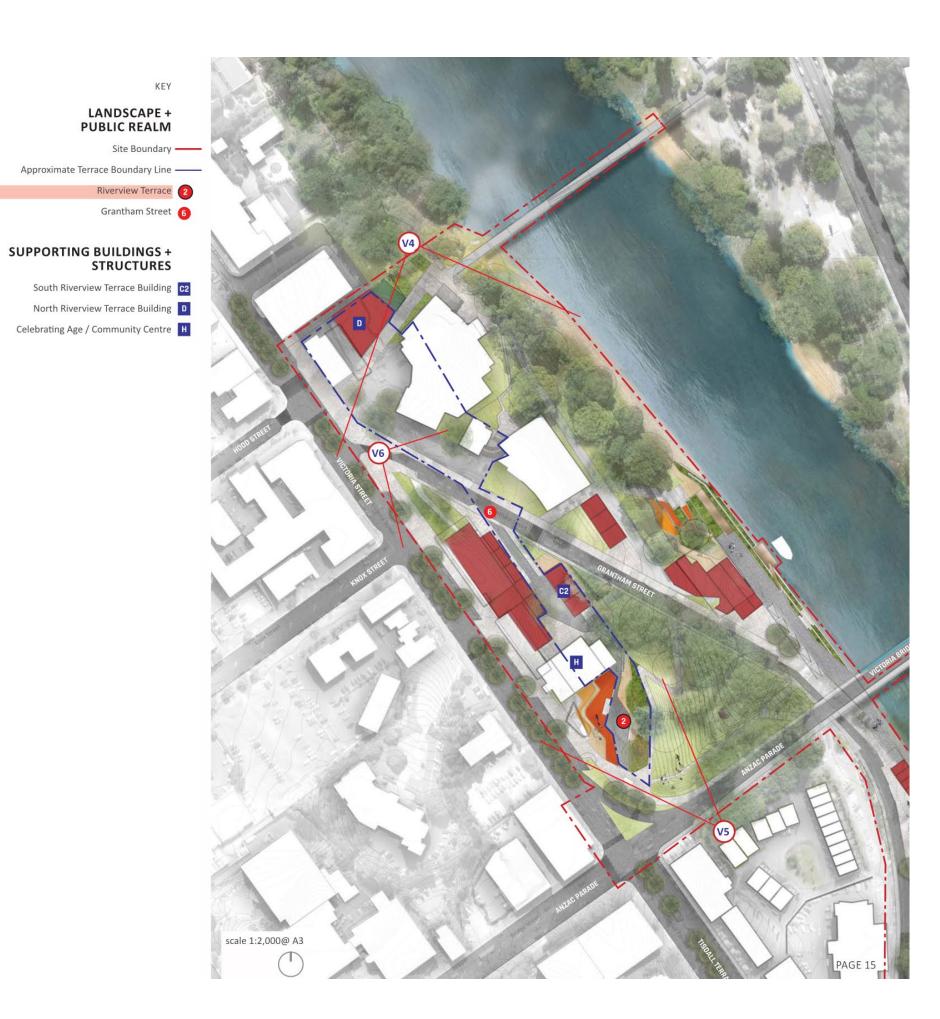
4 Model shot looking down Riverview Terrace from the north illustrating the oposed South Riverside Terrace Building.



5 The South Riverview Terrace Building complements the Victoria Street uilding and creates scaled, stepped buildings down to the Waikato River.



Multi-modal access and social spaces associated with eastern side of new velopment on Victoria Street.



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PARK TERRACE

Like the Riverview Terrace, the Park Terrace connects laterally along the river embankment. The Park Terrace aligns in level with an early settler lane and connects to the lower levels of the Museum and the ANZ Centre. This terrace extends beyond the site to the north - connecting with the new Park.



PAGE 16

OPEN SPACE

BUILDINGS

BRIDGES

Parkland

The Development Plan retains the broad swathe of parkland between Anzac Parade and the Waikato Museum along the River escarpment. This highly valued landscape of trees, lawns and planting is to be maintained through judicious tree removal of unsuitable trees, pruning to lift canopies and thin overgrown vegetation; thereby opening up views to the river and improving public safety.

The bowl-like lawn between Anzac Parade and Grantham Street is a natural amphitheatre. As a flexible open lawn with trees providing shade, it can be improved with accessible pathways for use as an Event Lawn. The historic band rotunda (as identified within the HCC District Plan as a A-Ranking built heritage site) is retained, with further consideration of its location to be investigated in future detailed design stages.

Riverside Play Space

On the Riverside Terrace a children's play space is located just north of the Waikato River Centre with a visual and physical link towards the City Terrace Destination Playground. A pedestrian crossing for safe passage across Grantham Street is proposed.

Park Terrace Building

The Park Terrace Building will complement the existing Museum Building and ANZ Centre that currently occupy this part of the site, and reinforce, activate and draw from the enhanced pedestrian/ cycle link that traverses the Park Terrace at the base of these buildings on the Old Settler's Lane / level alignment.

The Park Terrace Building is configured to form a gateway in combination with the Victoria Street cluster, and to moderate the scale and form of the ANZ Centre. With its form and orientation it would be ideal for high quality residential use, contributing additional 24/7 activity to the park. Its ground floor levels fronting Grantham Street and the Museum Terrace would include a component of interactive tenancy such as hospitality, gym, or community amenity drawing from and activating the adjacent pathways.

Pedestrian / Cycle Bridge and Victoria Bridge 'clip-on'

The new pedestrian bridge would provide a vital link for both pedestrians + cyclists from the city to the east. The bridge will celebrate and mark its presence from Ferrybank area and the city with prominent elegant vertical structures, while respecting the mana of the river, established landscape and neighbouring structures by maintaining a light and slender profile across the river valley.

Further connectivity to Hamilton East will be provided with the provision of an additional clip-on to the south side of Victoria Bridge and improved crossing points along Anzac Parade to this new pedestrian and cycle routeway.



MODEL PERSPECTIVE PARK TERRACE



The existing Band Rotunda will remain adjacent to the Event Lawn within the isting Parkland. Vegetation management will improve site views and public fety.



The proposed pedestrian and cycle bridge terminated in Memorial Park on e East bank.



Terraced play space with open views to the river provides riverside activities d forms an active nexus between Waikato River Centre and the other Terraces.



LANDSCAPE + PUBLIC REALM

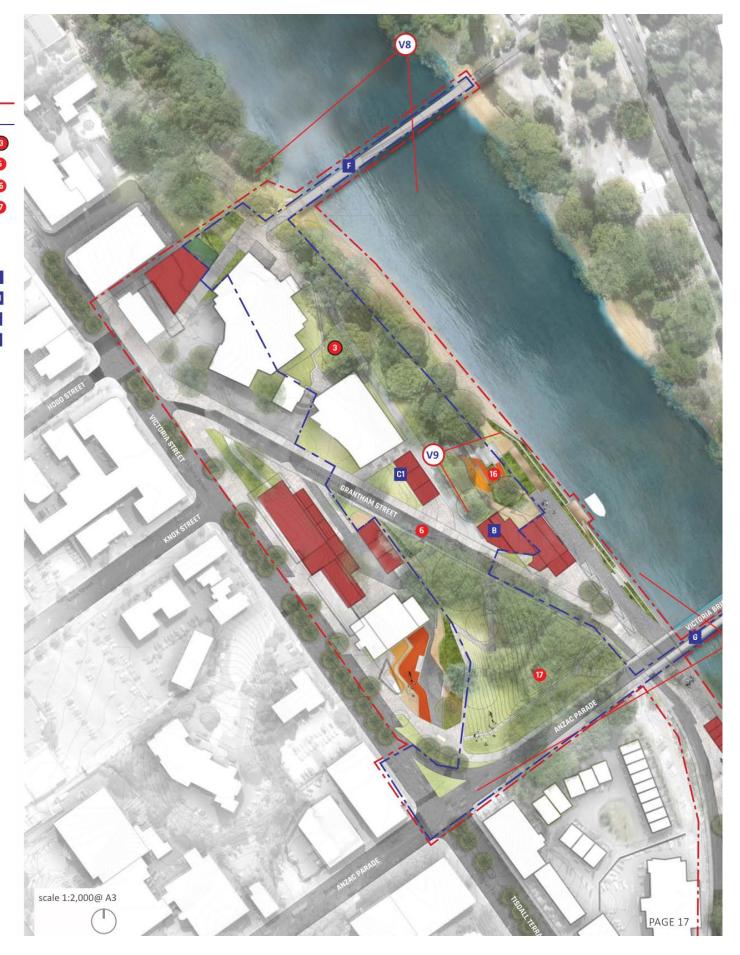
Site Boundary

Approximate Terrace Boundary Line

- Park Terrace 3
- Grantham Street 6
- Riverside Play Space 16
- Events lawn, and connection to Anzac Parade 17

SUPPORTING BUILDINGS + STRUCTURES

- Waikato River Centre B
- Park Terrace Building C1
- Pedestrian/ Cycle Bridge
- Victoria Bridge clip on G



GRANTHAM TERRACE

The Grantham Terrace is set at the level of lower Grantham Street as it extends from north of the bridge through to Tisdall Street. As one terrace up from the Riverside terraces, and just clear of the main flood zone, it provides continuous access and overlooks the riverside spaces and activities.



PAGE 18

Grantham Street

OPEN SPACE

BUILDINGS

One of Hamilton's earliest streets, Grantham Street cuts diagonally down to the river traversing and connecting the terraces and providing an open invitation to the river's edge. The traffic lane is to be narrowed with parking and single traffic direction retained. This enables a widening of the footpath on the river's side, to provide a quality footpath with slow moving traffic accessing the riverside.

Grantham Street will remain on its existing alignment as the primary connector through the terraces. New structures and constructed riverside spaces are configured to optimise connections to Grantham Street and also to enhance and accentuate key views along the Grantham Street route as it moves down into the river valley.

Although Grantham Street will remain a vehicle route with service access and parking, it will be made more pedestrian friendly both for movements along and crossings across the street at key points. The following measures will ensure this:

- The intersection of Grantham and Victoria Streets is proposed to be adjusted to accommodate a raised table and narrowing of the entry to reduce speed and signal a 'slow street'. Additionally, raised table pedestrian crossings (with paving change) are located at three key locations along Grantham Street, prioritising pedestrian flows and calming traffic, including a key safe crossing between the City Terrace Destination Playground and Riverside Play Space;
- · Narrowing of the carriageway, providing side friction from parked cars along the street; and
- · Adjustments to the alignment of the intersection at Radnor Street will further deter this route being used as a short cut.

Retaining vehicle traffic provides accessibility and ensures surveillance and serviceability of the area, and lowered speeds will enhance amenity.

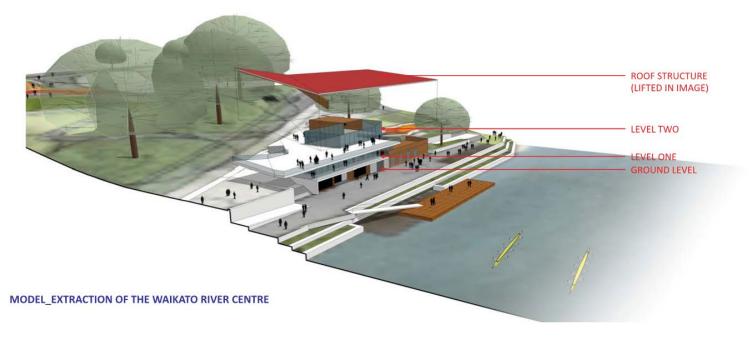
Waikato River Centre

This is an iconic building that fronts the river, providing a key nexus, or landing point between river and city. Built into the hillside, the structure steps up with the landscape over three levels with a continuous roof soaring over, integrating surrounding parkland and providing a strong gesture of welcome.

The Waikato River/Te Awa Waikato Centre will provide a key visitor experience anchor within Ferrybank and Hamilton, complementing other anchors of the Waikato Region. It will tell the story of the river through its architectural expression and via the activities it will host. The Waikato River/Te Awa Waikato Centre will be the region's premier riverside venue, a strong draw and catalyst for a range of activities both within the building and the adjoining riverside and landscape spaces.

As a centre for visitor experience it will include a mix of cultural, education, recreation and tourism based activities as well as additional commercial opportunities including spaces for events/ functions, hosting facilities and supporting café/ restaurant space.

It is envisaged this building will also house the core hosting infrastructure in support of a multitude of landscape and river based events and activities including rowing, waka ama and cultural events. These might include water sport clubs facility, ticketing and concessions, bike rentals, transitional 'pop-up' activities and support for outdoor weekend and night markets and exhibitions along the river promenade, and outdoor performances.





.0 The Waikato River Centre acts as a key destination on the Ferrybank River's ge with activities including Ferry cruising, hospitality and promenade.



.1 The new Ferrybank Precinct activates the Waikato River's edge. Ecological rraces act to treat site stormwater prior to discharge into the Waikato River, eeting a key principle of restoring ecology.



2 Vehicular access from Grantham Street to Roose Commercial Park omenade provide access for boats trailers and river activities.

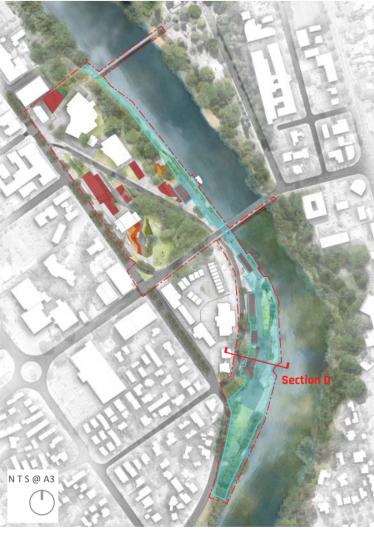


RIVERSIDE TERRACE

The Riverside Terraces provide a continuous promenade and series of spaces along the river's edge. They extend the length of Ferrybank and Roose Park and beyond.

These terraces are set in relation to the varying level of the river. The Riverside promenade, at approx. 16.50 RL, is set above the normal and frequent variations in river level, but within the 1 in 100 year flood event. As a result, the landscape, building space, and activities on this level are appropriately resilient to handle this level of occasional flooding.

On Roose Commerce Park River Promenade, rowing and Waka Ama take centre stage. Boat storage occupies the river promenade level in buildings. Generous apron space allows ease of boat manoeuvring and the movement of pedestrians and cyclists along with the occasional boat and trailer. New landing terraces and ramped edges provide both audience seating and boat access to the water. Floating pontoons may be added to this edge with the ability to pull up the ramps as necessary to avoid the floods.



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KEY PLAN_ RIVERSIDE TERRACES

Adaptable Use

SPACE

OPEN

BUILDINGS

Spaces along the River Promenades are flexible. The Roose Commerce Park and Waikato River Centre buildings provide sheltered spaces for pop-up activities such as night markets or summertime cafés. These can be adaptable uses, adjusted to seasons, events and moveable in a flood.

The Landing Terraces provide good prospect of the river and the activity on it. Interspersed with solid edges are planted ecological terraces, located to pick up the stormwater outlets, collecting and filtering the water by dispersing it along linear planted terraces, prior to it entering the river.

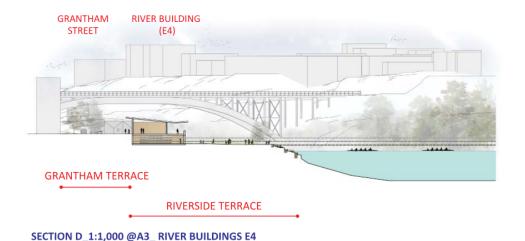
Three boat ramps are disbursed along the Landing Terraces to provide access for boat trailers and trolleys. Adjacent Victoria Bridge the wharf edge follows an historical alignment and adds to the variety of river edge engagement while maximising space in this constrained area. Pontoons provide additional landing and embarkation facility for a variety of boats.

River Building including Rowing / Waka Clubs

Upstream from the Waikato River/Te Awa Waikato Centre, within the Roose Commerce Park area, a series of river buildings are proposed. These buildings facing the river promenade have a solid base built into the change in level like a retaining wall, with generous steps down between. The lowest level within the flood zone provides for activities that can be moved in the event of a 1:5 year flood, such as boat storage, gyms, bases for events and related storage, a potential market, and pop up cafés or food outlets. The building spaces above open to the terraces on the lid of the base plinth looking out at the river, and also to the west, providing sunny sheltered outdoor space accessed from Grantham Street. On the upper levels, lighter more glassy structures allow activity within to be visible, taking advantage of this park and river edge location. These spaces will act as beacons when the buildings are occupied at night.

The building spaces above the plinths can be configured in response to demand over time. Two types of structures are indicated in this proposal, a 'pavilion type' for larger format activities such as clubrooms, cafés, events, or other hosting activities, and a 'boat house' type for smaller format activities. These might be separately leasable small business or accommodation units associated with water based recreational activities

The configuration of the buildings allows for retention of the existing trees, and multiple aspects for each building. The gaps between provide framed views, and stepped or ramped access between Grantham Street and the river.





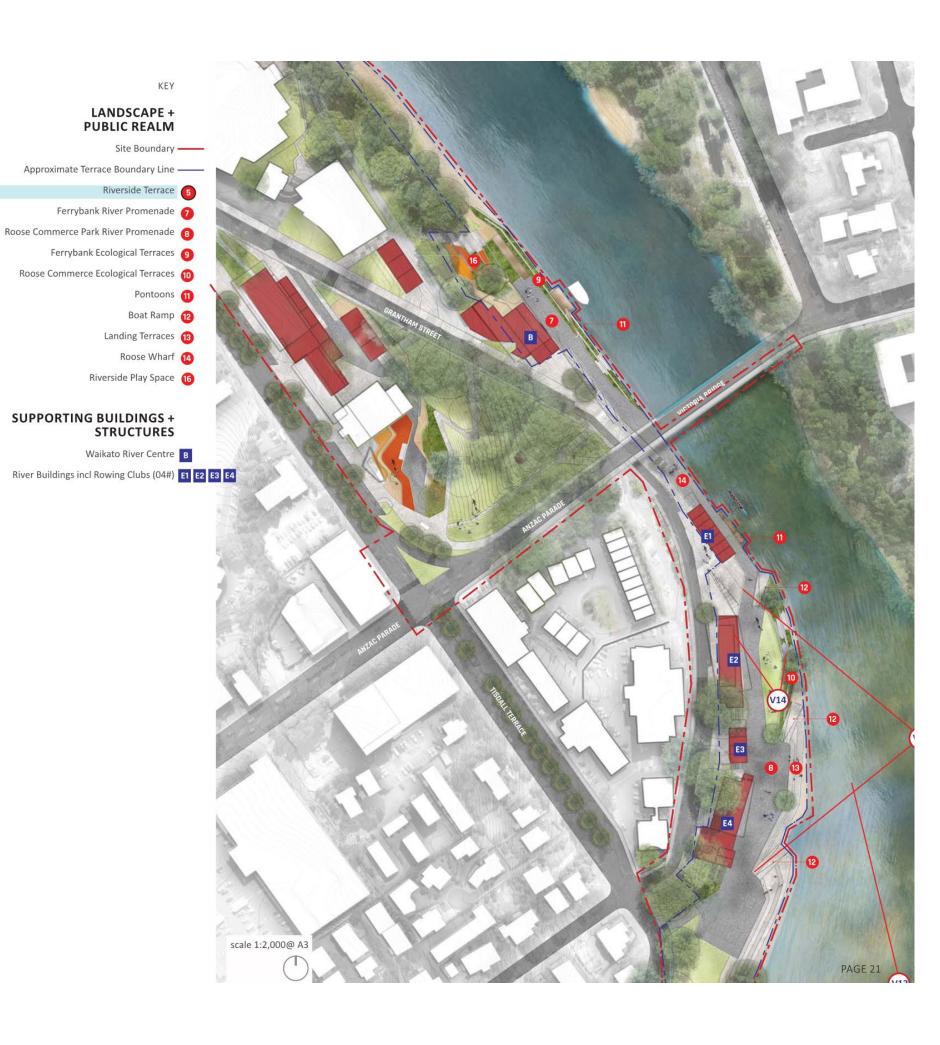
3 Robust surfacing and edging materials are proposed on the River omenade that can tolerate flood events.

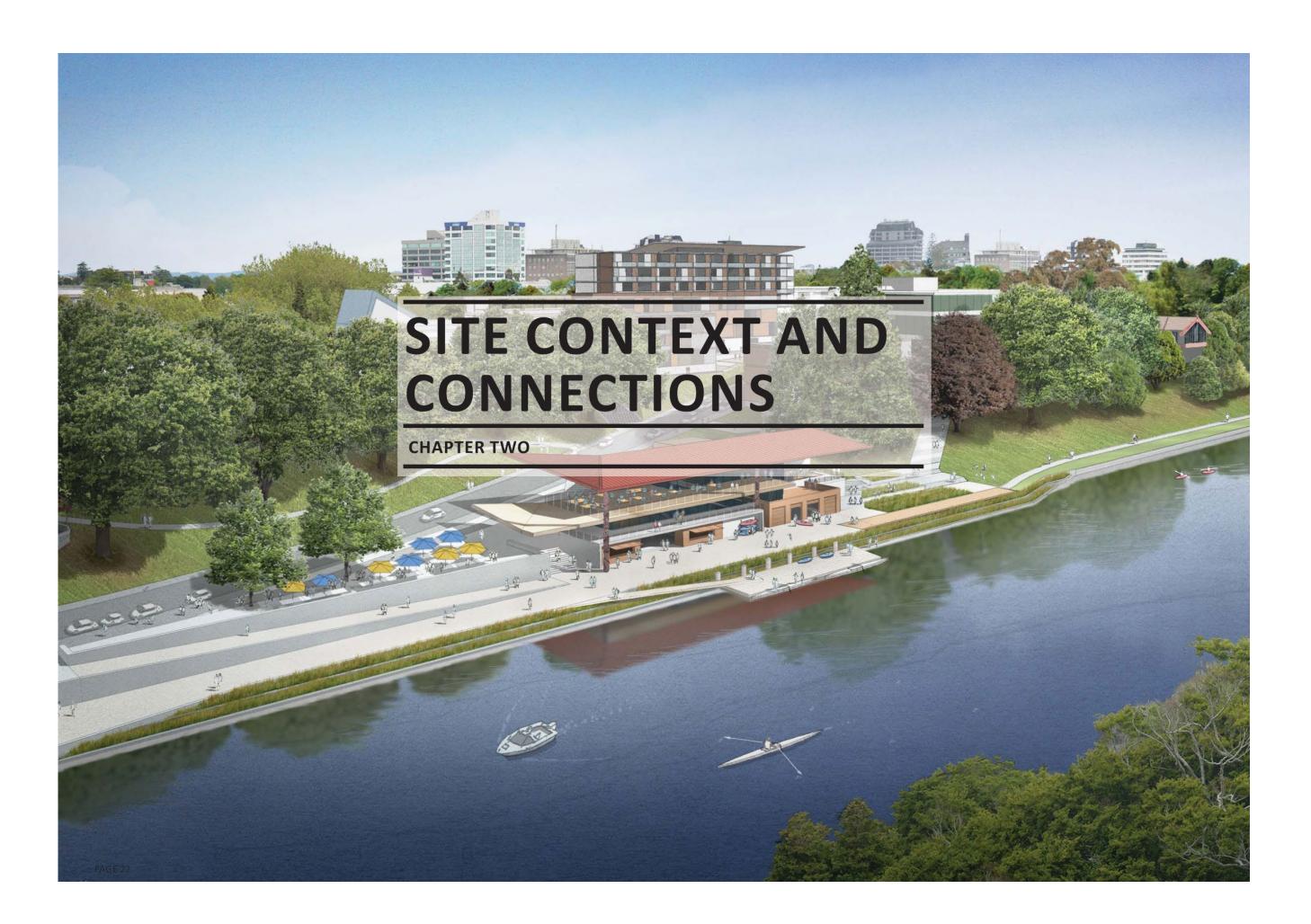


4 A mix of durable hard and soft surfacing create flexible, user friendly aces, as well as catering for a broad demographic of users and activities.



L5 There are provisions for structured recreation such as rowing preparation id access to storage, boot-camps and gym training.





CHAPTER 2_ SITE CONTEXT AND CONNECTIONS

EXISTING PLANNING CONTEXT

Site character introduction

Ferrybank Precinct is located in central Hamilton on the edge of the Waikato River. The site character is most significantly influenced by:

- The Waikato River
- · The site topography; and
- The site's location with Hamilton City.

The following pages analyse the key urban characteristics of Ferrybank and assess how they are likely to be affected - either negative effects mitigated, or positive effects enhanced by the proposals.

Existing planning context

The site is identified on the adjacent plan by the dashed red site boundary and identified within the Hamilton City Council district plan as:

- Central City Zone,
- Destination open space zone: and
- Natural open space zone.

Within this zoning Ferrybank also has a number of key features, including:

- Significant Archaeological, Historical and Cultural Sites,
- Significant trees
- Flood Hazards, and
- Waikato River Bank Stability Areas

Ferrybank Development Plan

To enable implementation of key parts of the Ferrybank Development Plan, changes to a number of other statutory plans and documents will be required. These include the Proposed District Plan, Reserve Management Plans, and in some cases land status changes to Reserve land to allow for commercial development opportunities on those lands. This is discussed within the implementation section of this report.





PLANNING CONTEXT_ZONING AND FEATURES

Ferrybank site boundary

HCC District Plan Categories District Plan , Volume 2, Appeal Version September 2014

Significant Archaeological, Historic and

Built Heritage (A and B Ranking)

Group 2

Natural Environment
Significant Trees

Waikato River Bank Stability Area

DesignationsNatural Hazard Area

Flood Hazard Sub-catchment Boundary

Residential Zones

Residential Intensification Zone

Business 2 Zone - Commercial Fringe

Business 4 Zone - Large format Retail

Recreational ZoneSports and Recreation Open Space Zone

Neighbourhood Open Space Zone

Natural Open Space Zone

Destination Open Space Zone

Natural Open Space - Waikato River

Other Zones Central City Zone

Community Facilities

Note: Omitted for clarity of data is

- Waikato River and Gully Hazard Area
- Low flood Area
- Medium Flood Area
- · High flood area
- Hamilton East Residential Intensification Area

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EXISTING AND PROPOSED LAND USE

Existing land use

Ferrybank is currently principally parkland with the provision for community facilities adjacent to the access spines of Victoria and Grantham Streets.

Parkland and Open Space

The land-uses on the site consist of a mix of exotic trees in lawn and mixed native/exotic planting on river embankments. Vegetation in places is visually dense, sometimes framing but mostly obscuring views. River edge landscape is in poor condition with visible stormwater outlets and vertical retaining walls causing scouring.

Existing Community Facilities

A mix of community facilities in Ferrybank include the Celebrating Age Community Centre, the Museum, Arts Post, and the now closed municipal pool. With the exception of the latter, these provide for a mix of users to the area. However, in some cases the buildings that house the facilities' connection to the surrounding landscape is limited, so the benefits of these users to occupy, activate or provide passive surveillance in the Ferrybank area is currently limited.

Existing Sporting Facilities

The rowing and Waka Ama clubs provide for positive activity to the river edges and the river itself. The buildings however are of variable quality, do not engage well with the surroundings and provide little broader public amenity to their riverside context.

Ferrybank Development Plan

The proposal enables revitalisation to the area and provides for a mix of existing and proposed uses.

Varying building types will accommodate a range of activities, and buildings are integrated with multi-functional open spaces, as well as multiple paths and connections. This configuration, characterised by choice and flexibility, allows various uses to co-exist and for a variety of changing activities.

The proposed range of land-use and activity includes recreational, cultural, community, visitor experience, education and residential. This range has been carefully considered to be commensurate with the significance and amenity of the site in the context of Hamilton city and the river and is seen to complement rather than compete with the range of other activities elsewhere in the city and region.

Proposed Land-use Existing Land-use KEY SCALE SITE PLANS Public realm and roading: Community facilities: Sports facilities: Rowing and Waka Ama Clubs Parkland and open space Celebrating Age / Community Centre A 1: 5,000 @ A3 (including limited other usage Off street parking and Museum B such as hospitality and 'pop-up') vehicle access Arts Post C Other use: Roads and on street parking Commercial use Municipal pool (closed) Pedestrian / cycle bridge Mixed use H Playgrounds Band Rotunda

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EXISTING AND PROPOSED BUILT CONTEXT

Existing Built Context (Built Coverage approx 11%):

A review of existing buildings on the site identified the following:

- Building density on the site is relatively low at approximately 11%;
- The existing buildings are of variable scale and quality/ condition and house a range
 of activities. Except for the rowing sheds, there is little consistency in architectural
 type, use or expression of building;
- Many of the buildings have poor interfaces with each other, the landscape, river, or the street:
- Few buildings contribute positively to the definition or activation of adjacent open space, or to public circulation;
- The east side of Victoria street has little built edge, and is consequently poorly activated and poorly defined as a city street edge;
- The rowing club buildings, while providing for a highly valued range of water recreation, are of marginal quality with variable quality connections with the landscape/ river.

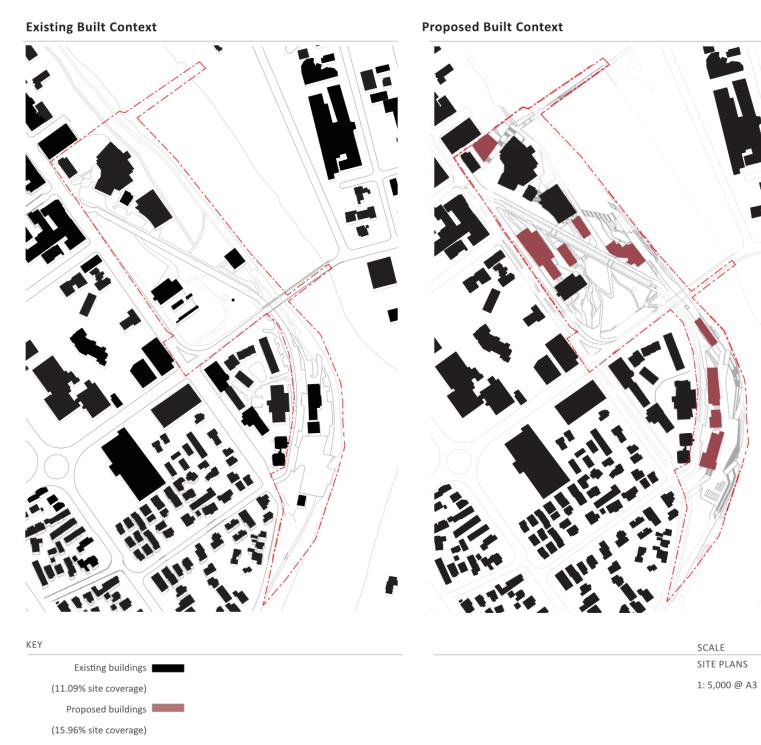
Ferrybank Development Plan (Built Coverage approx 16%)

New buildings are integrated within the landscape in a manner that:

- Provides for a complementary range of activities and economic sustainability;
- Integrates with the terraced landscape;
- Provides interface and activity to adjacent public spaces, streets and pathways;
- Contributes to the spatial structure of the area- defining edges to open spaces and streets and connecting with other built structures;
- · Contributes to legibility and wayfinding;
- Integrates and complements the existing and historical urban grain of the area.



MASSING DIAGRAM / MODEL_LOOKING EAST FROM THE WEST OF THE SITE



PROPOSED CONNECTIONS

Existing Context and Connections

Ferrybank is located on the river in landscape setting with a close proximity to both the City and local parks.

There are currently constraints on the existing site connectivity including:

- Poor connection to the City due to an obscured visual link.
- Poor connections along the river which is not currently celebrating Te Awa River Ride.
- Poor connections across the Waikato River to the Memorial Park, Hamilton East, and the Claudelands circuit

Ferrybank Development Plan

Enhance links to Te Awa River Ride

The broad paths each side of the Waikato River within Hamilton City currently serve well for fitness and recreational activities including cycling. With the progressive expansion of the Te Awa cycleway, and the growth in popularity in a range of cycling activities coming not only from Te Awa, but also from the Avantidrome, road cycling and mountain biking in the greater Waikato and Bay of Plenty, it is envisaged that cycling activity along the riverside pathways and in the vicinity of the Ferrybank Development will also intensify and that pedestrians and cyclists will share the spaces here. Ferrybank should be considered as a possible Regional Hub. In addition, the cafés and the fitness facilities will be popular with cyclists, and they will bring further activity, including to the Waikato River/Te Awa Waikato Centre.

Enhance links to Hamilton East _ New Bridge connection

Connections to Hamilton East are strengthened with the planned new pedestrian bridge, and enhanced by the proposed additional pedestrian cycle 'clip on' to the southern edge of the Victoria Bridge.

Enhance the river promenade

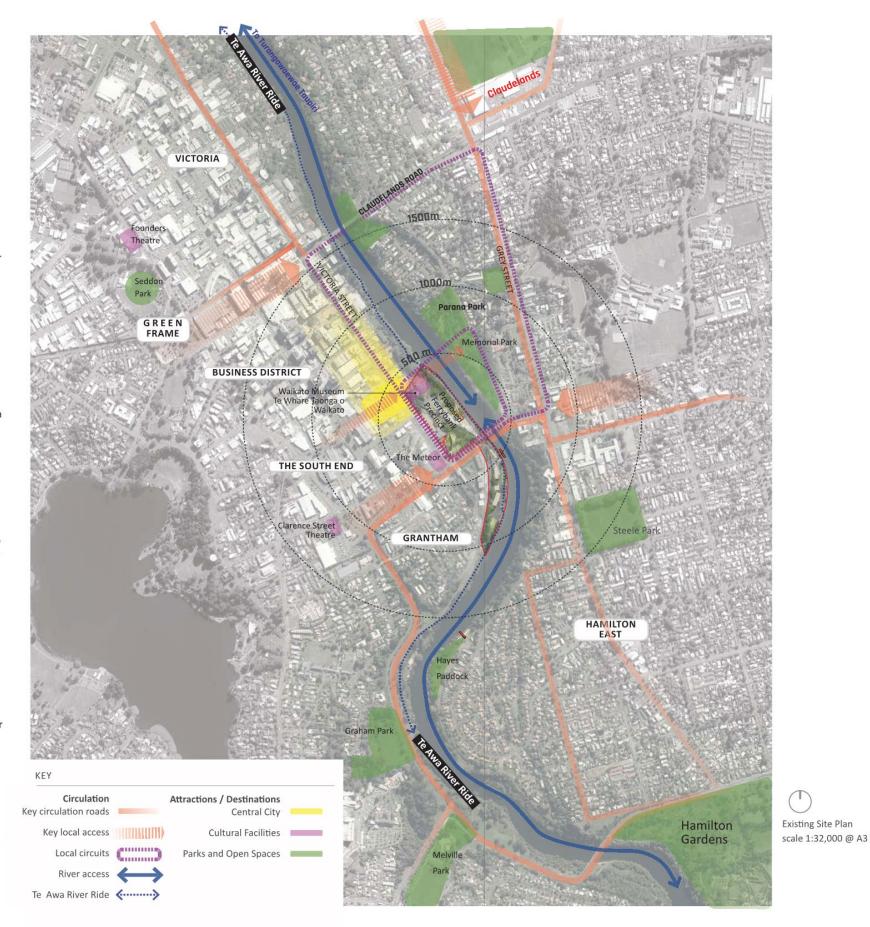
There are many ways to access and use the river with a range of edge conditions including steps, ecological terraces, three ramps, and pontoons. At the same time functional connections are made with a potential art trail and other public art initiatives which complement the arts and cultural precincts, and provide an attraction which will support existing entertainment and food and beverage activities.

A pontoon is proposed at Ferrybank, linked to the river promenade and below a new Waikato River/Te Awa Waikato Centre. Multiple launching ramps within the Roose Commerce Park zone provide opportunities for other types of on-water transport. These landings provide the opportunity to link up the river to Hamilton Gardens and down river to Tūrangawaewae or other future landing sites.

Enhance City connection

Enhanced pedestrian connections to the surrounding arts, cultural and entertainment precincts. The proposal aims to ensure pedestrian activity and quality pedestrian amenity predominates at street level.

Physical connection is enhanced with more and better links up to Victoria Street, including from the Anzac Parade/Victoria Street corner, and north of the Celebrating Age Community Centre.



EXISTING AND PROPOSED ACCESS AND ACCESSIBILITY

Existing Access and Accessibility

There are currently limited pathways for cyclist and pedestrian routes within the Ferrybank site. Grantham Street or the steps down from Anzac Parade are currently the only routes from Victoria Street to the river.

There is limited accessible access to various areas of Ferrybank due to the topographical constraints of the existing path layout.

Ferrybank Development Plan

Increase access opportunities

Multiple additional routes are provided from Victoria Street down to the river, including step access from Victoria Street north of the Celebrating Age Community Centre down steps and terraces to the river edge; and connection from the corner of Victoria Street and Anzac Parade down to the new Waikato River/Te Awa Waikato Centre.

Access provided is to be generous width stairs and ramps and multiple connections from various levels into buildings allowing for easy access, and multiple use of the Centre. Stairs and ramps are sleeved between buildings along Grantham Street, providing framed views to the river, encouraging access and providing choice.

Waikato River access

The proposals provide for many new ways to access and use the river with a range of edge conditions including steps, ecological terraces, three ramps, and pontoons.

There is enhanced access through more ways of accessing the river-front via a fine-grained network, and with more generous paths. This access in conjunction with flexible open space will provide opportunities for the existing everyday activities, and creating an environment that will attract more people and activity;

Connection to the new bridge

The route at the north of the Waikato Museum is enhanced and this provides for connection to a future pedestrian/ cycle bridge.

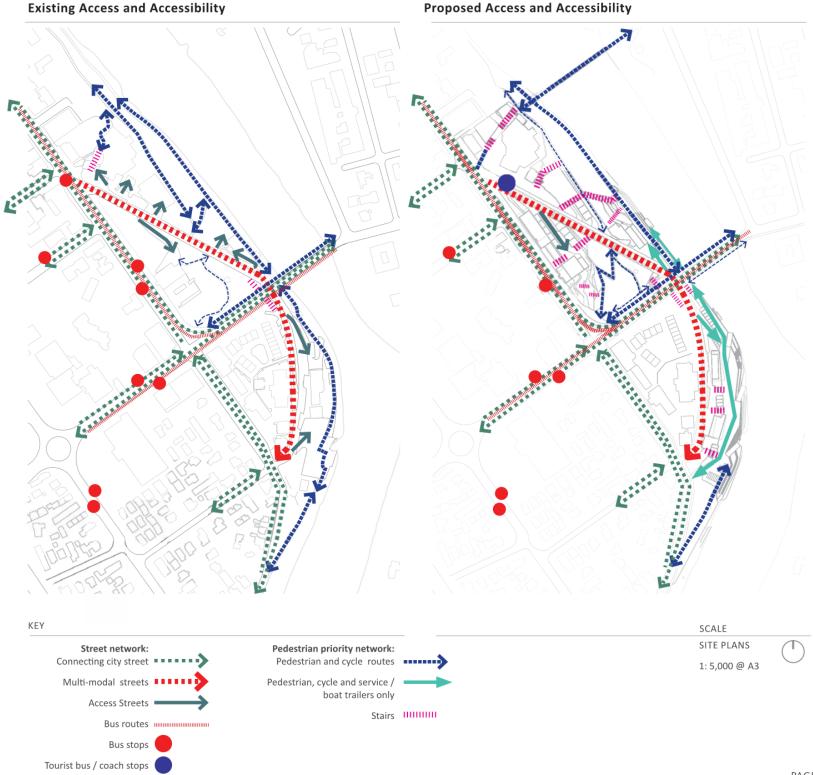
The new bridge location is located where it will maximise the benefit of connection to the Waikato Museum and Hood Street, and provide for a Ferrybank and Memorial Park recreational circuit. At mid-terrace level, the bridge allows for linkage without significant grade change. This is important for convenient crossing, and easy accessibility for pushchairs, cyclists, scooters, wheelchairs and the like.

Public transport

It is proposed that the public bus routes remain on Victoria Street with coach stops on Grantham Street added for tourists and group drop off and pick up. Grantham Street thereby has an appropriate street design to accommodate bus manoeuvres.

Reflect principles of universal access

Universal Access is provided by a combination of accessible car parking located close to important destinations, inclusion of public toilets, and gently graded ramps and pathways.



EXISTING AND PROPOSED PARKING PROVISION

Existing parking

The current Ferrybank parking is oversupplied and underutilised with limited on site facilities attracting public use and the topographical constraints limiting the use of site parking for the wider area.

Ferrybank Development Plan

The parking philosophy has three key principles:

- Parking to be managed in relation to adjacent activity.
- Parking time and duration to be managed and able to be adjusted over time as required.
- Parking location and numbers should not dominate use of public open space.

Parking provision

Total on street parking	Existing 135 #	Proposed 160 #	(Difference + 25)
Total off street parking	Existing 72 #	Proposed 72 #	(Same)
Total public parking	Existing 207 #	Proposed 232 #	(Difference + 25)
Bus / coach stops	Existing 04 #	Proposed 04 #	(Same)

Parking - General comments

Parking and servicing are critical components, and parking needs to be accessible, inexpensive, convenient to areas of activity and use, and adjustable for events. But it should be provided and managed in a way that provides good service but does not dominate the river-front.

Business parking should over time be relocated from the public waterfront to other lower value sites of lesser public significance. Commuter car parking is not consistent with riverside recreation and public amenity. Change in expectations of parking users can be by pricing strategies which favour short term parking for visitors and recreational users over long term parking.

Location of parking

Car parking is to be located in places that are conveniently accessible to destinations but unobtrusive. The design of the shared spaces should accommodate flexibility of use potentially including parking. Dedicated parking is located primarily along Grantham Street. Quality parking conveniently located close to all destinations is important to ensure accessibility.

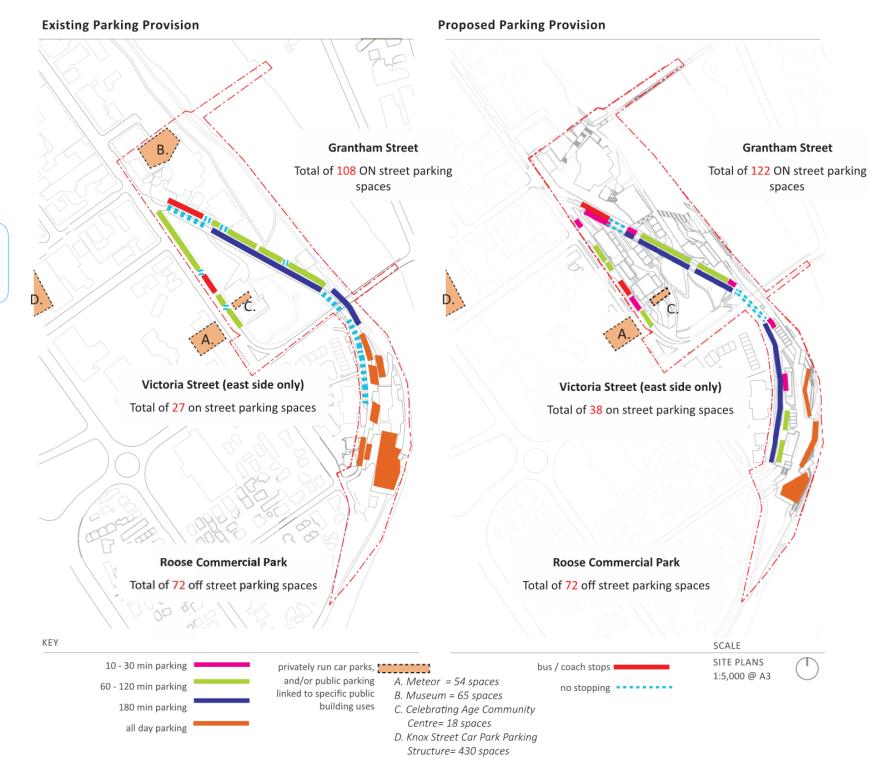
Boats and trailers are provided for at Roose Commerce Park on the paved area with overflow over the turf to the south. The configuration and scale of this area can be dialled up or down to suit the optimum balance of service parking and river use on a day to day basis, as well as areas of overflow or overlap on special event days.

Accessible parking will be provided at each terrace level key destinations, and ramp access is provided to and from the river promenade. These ramps provide attractive Universal Access for all users.

Angled parking has been added to Victoria Street, which will increase parking available and facilitate activity there. This is augmented by existing parking in adjacent areas on the City Terrace.

Parking management and flexibility

Careful management of parking including appropriate pricing strategies will maximise the level of parking service and ensure conflicts with pedestrian flows and the use of public spaces are minimised or eliminated.



EXISTING AND PROPOSED BOAT AND WATER ACCESS

Existing boat and water access

The current access is limited to the car parks areas serviced off Grantham Street. There are three boat ramps and some beach access.

Ferrybank Development Plan

Access to the River by boat is a critical function of the redeveloped river edge and promenade. Boat and water access is provided via a combination of ramps, terraces and broad steps. These are located parallel to the river flow to avoid impediment to flow and also take advantage of beach areas when water levels permit. The proposal acts to improve the promenade experience whilst also enhancing the boat activities such as boat storage, access, wash down areas and water access.

Boat ramp access

Three new boat ramps are proposed with small beaches at the base of these ramps to provide safe launching and landing at times when river levels are low. Boat ramps are generally located in similar positions to existing ramps and provide access for coach boats and other small craft in good proximity to boat sheds.

Staggered access allows longer rowing boats to be carried down parallel to the shore and river, accommodating varying river levels.

Promenade

The broad river promenade allows mixed use of boats, manoeuvring, and pedestrians and cyclists. The shared space facilities by a generosity of space with good visibility of other users. Lawn areas provide flexible recreational space and boat wash down surface. Overflow parking in events, or marquees can be accommodated on the southern lawn.

Circulation for vehicles servicing the area is one way and unchanged from Grantham Street.

Rowing Boat and Waka Ama Buildings

The proposals provide for enhanced and modernised sports facilities and clubhouses. The plinths and pavilions along the edge of Roose Commerce Park provide for new modernised sports facilities and clubhouses. The precise functional and space demands, and scope for potential shared use to optimise facility and performance should be explored at the design development stage.

These are enhanced by providing for secure boat storage, better access to the river with both steps and ramps, and high quality multi-functional space between the buildings and the river to suit a range of functions and sporting operations.

Existing Boat and Water Access Proposed Boat and Water Access KEY SITE PLANS Pontoon 01,02 Boat sheds Beach ____ 1:2,500 @ A3 Boat ramps 01,02,03 External boat storage and manoeuvre areas Beach access Associated parking areas Boat trailer circulation (including on street) Hard standing Lawn and planted areas

PROPOSED MICRO-CLIMATE AND SUSTAINABILITY

Micro-climate

Existing micro-climate and site sustainability

The Ferrybank site's micro-climate and the public sense of warmth and shelter are affected by the surrounding landscape and local environmental conditions including prevailing winds, built structure and tree shadow and shade.

Currently the site has a high area of permeable surfaces due to the parkland setting. A number of mature trees and planting are present and of these the number are native species. The site currently relies on a piped subterranean stormwater system that does not aim to treat water prior to its discharge into the Waikato River.

Ferrybank Development Plan

The layout of the Development Plan aims to managed these influences.

Sun paths

Key attributes of the site include the outlook - the views directly across the river are to well-treed parks, and these catch the sun well through the day and into the evening, providing a great atmosphere.

The sports clubs are orientated to catch the evening sun on the Western Grantham Street side of the buildings, and this orientation allows worthwhile activation between the street and the sports and supporting facilities.

The River terraces receive good morning to midday sun throughout the year and the western facing spaces along Grantham and Victoria Streets receive good afternoon sun.

Shelter

The orientation and location of the Ferrybank and Roose Commerce Parks are fortunate in that they are, by nature, sheltered from the prevailing westerly winds. The Park and River Terraces are sheltered from prevailing westerly winds.

Proposed improved site sustainability and ecological benefits

The key environmental drivers are the changing levels and overwhelming power of the Waikato River/Te Awa Waikato and natural riparian vegetation. These drivers are responded to by:

- Respecting the power of the Waikato River/Te Awa Waikato with physically robust interventions along the river edge that align with the river flow;
- Establishing levels that elevate spaces above minor floods, and providing robust construction of all elements and structures that will be inundated by severe flooding;
- Maintaining contours and natural terraces and expressing these as conceptual drivers;
- Ecological repair including removal of weed species in some places and re-introduction of locally indigenous species in the ecological terraces increasing bio-diversity and habitat; and
- Treating storm-water in the ecological terraces.

KEY SITE PLANS Micro-climate Sustainability 1:5,000 @ A3 Sun path |||||| Existing stormwater pipes Prevailing winds ~ Ecological terraces Tree canopy - Existing trees Discharge of treated stormwater Tree canopy - Proposed new trees Pervious surfaces Built structures

Proposed Sustainability

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Canopy structures

PROPOSED PLANTING

Existing Planting

The Ferrybank site is principally a parkland setting with existing planting comprising of large scale exotic parkland trees with some native trees along the river and park. Under-planting is predominantly exotic to the city edge and native along the river bank park.

District Plan

Hamilton District Plan identifies trees deemed to be 'significant' based on the assessment methodology of the Royal New Zealand Institute of Horticulture (RNZIH) which addressed a range of criteria including size, importance of position, occurrence, setting, life expectancy, form, historic, cultural and scientific value. This assignment affords the tree protection from inappropriate developments.

Ferrybank Development Plan

Vegetation Management Plan

Vegetation management will align with Hamilton City Council's Vegetation Management Plan, which seeks to more actively manage the river side planting with view opening and preservation in mind. Tree thinning and uplifting the branches of the Significant Trees at Ferrybank will need to be undertaken to open views but maintain good health and form of these trees.

Any pruning or tree removal will need to be undertaken in accordance with Hamilton City Council's Vegetation Management Plan and Infrastructure Technical Specification - Section 7 - Landscape. Any pruning work that is to be undertaken in Significant Trees requires a resource consent.

Site Trees

All trees that are defined in the District Plan as Significant Trees are proposed to be retained. Some non-significant trees are proposed to be removed along Victoria Street, Ferrybank, Roose Commerce Park and Memorial Park (for the bridge landing). New trees are also proposed to be planted in these areas where appropriate. Additional to the noted Significant Trees, the Development Plan aims to retain the trees that contribute to the amenity of the river setting, and recommends planting some new trees including along the edge of Victoria Street.

The parkland mix of exotic and native tree is proposed to be maintained to the city edge. The rivers edge is proposed to be planted in indigenous native species to enhance the ecology and character of the river.





EXISTING PHOTOGRAPHS FROM WITHIN THE EVENT SPACE

Proposed Planting Zones and trees

Kowhai

Hehes

Low Level ground covers

Foot and Hill Zone

Cabbage trees

Tree fuscia

Tree ferns



Levi Zone

Kowhai

Mingi mingi

Riverbank Zone

Mingi mingi

Endemic reeds and sedges

HCC District Plan Categories

Based on Hamilton City Council District Plan , Volume 2, Planning Maps Zoning and Features - Appeal Version September 2014

Significant Trees

Significal	organicant rices				
7.1	English Oak	7.11	Japanese Cedar		
7.2	English Oak	7.12	London Plane		
7.3	English Oak	7.13	London Plane		
7.4	Japanese Cedar	7.16	California big tree / Giant Sequoi		
7.5	English Beech	7.17	Japanese Cedar		
7.6	English Beech				
7.7	Pin Oak (missing?)	73.1	Phoenix Palm		
7.8	London Plane	73.2	Phoenix Palm		
7.9	Japanese Cedar	73.3	Pheonix Palm		
7.10	London Plane	73.4	Karaka		

Existing trees retained (significant) as identified on HCC District Plan Existing trees retained (other) Proposed new trees

SCALE SITE PLANS 1:5,000 @ A3

ADDRESSING TOPOGRAPHY, FLOODING AND GEOTECH

Existing topography and flooding

As a river valley, the site includes steep slopes and terraces. There is over 20m height difference between Victoria Street and the Waikato River promenade.

River levels can vary 2 metres in the normal course of events without considering droughts or floods. Since 1975 the water level at the Victoria Bridge has varied from a maximum of RL 16.7m on 15 July 1998 to a minimum of RL 11.7m on 28 April 2010 (see WRC Graph of "Minimum and maximum level from 1975 to 2015 monitored on Victoria Bridge"), a range of 5m. The graph of minimum water level shows a steady decline of some 0.4m since 1975 which is due to the bed degradation rather than decreasing flow. The WRC graph of "Water level monitored on Victoria Bridge with the minimum flow regime imposed in 2001" of the percent of time water level is exceeded shows that the water level is above RL 13.5m for 10% of the time and below RL11.8m for 10% of the time; a range of 1.7m. The river has a greater flow velocity under the Victoria Bridge than where it widens downstream by the Museum.

Ferrybank Development Plan

Flooding

Resilience to flooding for buildings and elements within the 100 year flood zone is provided by:

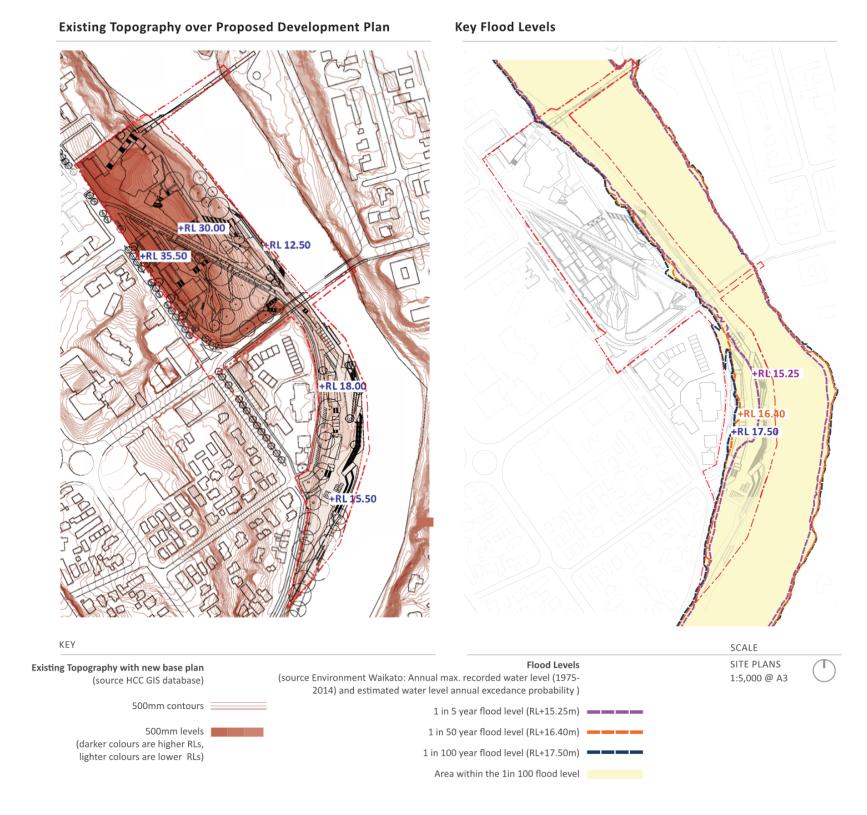
- Aligning riverside elements and structures along the riverbank, generally parallel to the water flow;
- Physical robustness of both structure and building fabric capable of
 withstanding the effects of flooding without damage;
 Use for functions
 which allow removal of sensitive contents prior to predicted flood events, eg
 boats, and modular/pop-up café facilities;
- Placement of critical and permanent services and sensitive functions above the flood level: and
- Fail-safe services and systems within the flood zone, with fittings that are variously flood-proof, or sacrificial and readily and inexpensively replaced.

Geotechnical

Previous investigations have revealed that there are no significant subsurface or hydraulic features that would preclude development at Ferrybank and Roose Commerce Park:

- It is considered that the buildings proposed for this location will have suitable foundation conditions, noting that some may require engineered solutions.
- The proposed low intensity / low impact structures at the river edge are not expected to have any significant impacts on river flows and dynamics.

Detailed subsurface investigations would be undertaken at the next stage of design to confirm conditions around and under specific developments, structures and buildings.



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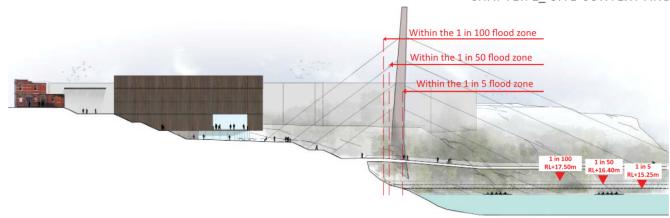
Published geological information indicates the site straddles an area of recent river alluvium along the river bank with older Hinuera deposits forming the steeper river bank and near level surface. A large part of the Ferrybank Development site is on an inside curve of the river and is aggregative (material deposits) compared to the opposite (eastern) side of the river. Some uncontrolled fill may have been used to fill old gullies and behind retaining walls.

This Development Plan takes these hydraulic and geotechnical issues into account with steps, terraces and ramps giving a natural shape to the bank that allows the same access and proximity to the water over the range of levels; the access from these structures not being at fixed level as for jetties or wharfs. The pontoon is strategically sited so as not to impede river flow and allow boat access at various water levels in a quieter section of the river. There are no fixed structures that jut out into the river channel to impede flood flows or allow flood debris to build up against them, and the natural slopes of the river bank are maintained so as not to impede flood flows. There are no piers associated with the pedestrian bridge in the river.

Waikato Regional Council (WRC) Consent

WRC consent will be a matter for investigation at the next stage of design development. However, the proposal should have a respectful 'light touch' which includes a focus on maintaining river flows, accommodating variation in river levels, environmental remediation, and cultural and heritage integration that will allow a strong case to be made for meeting the WRC's Regional Plan assessment criteria (8.1.3) for rivers and lakes. For reference, the Regional Plan requires an assessment of the environment effects of the activity to include:

- the potential effects on bed and bank stability,
- the extent to which the activity will adversely affect areas of significant indigenous vegetation and significant habitats of indigenous fauna,
- the extent to which the activity will adversely affect the natural character of the water body,
- the extent to which the activity will affect neighbouring or downstream properties,
- the extent to which the activity will affect any other lawfully established structure,
- the extent to which the activity affects tangata whenua values,
- the effects on the uses and values of the water body.



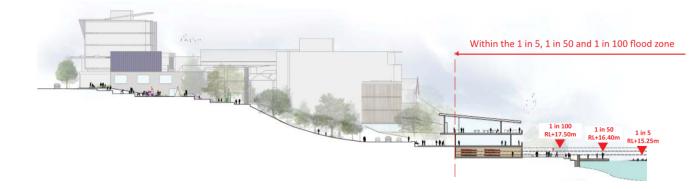
Section A - VICTORIA STREET TO THE RIVER

1:1,000 @ A3



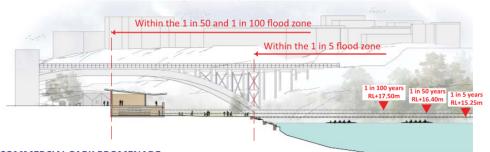
Section B-VICTORIA STREET BUILDINGS-RIVER TERRACES-FERRYBANK RIVER PROMENADE

1:1,000 @ A3



Section C - VICTORIA STREET Terrace - TE AWA WAIKATO / WAIKATO RIVER CENTRE - FERRYBANK RIVER PROMENADE

1:1,000 @ A3



Section D - GRANTHAM TERRACE - ROOSE COMMERCIAL PARK PROMENADE

1:1000 @ A3

HISTORICAL CONTEXT

The Waikato River has a rich cultural history with at least 800 years of inhabitation with Māori from Waikato-Tainui waka in the area for over 400 years.

The Waikato River is recognised as the tupuna (ancestor) of the Waikato-Tainui tribe. Ferrybank was a tauranga herenga waka - a 'resting place and anchorage for

European settlement of Kirikiriroa (Hamilton) began in 1864 with Ferrybank being an important landing site and area of settlement.

Archaeology

As detailed in the Opus Archaeological Assessment of September 2015, it is anticipated that constructed development in the Roose Commerce Park area is likely to have little archaeological significance owing to previous industrial-scale intervention post-1900. Elements of old wharf structures may have the potential to be retained and interwoven into design responses.

North of Victoria Bridge however, at the lower Ferrybank site, and along upper Grantham Street, development work is likely to uncover some artefacts dating to Hamilton's earliest European history, and possibly pre-European times requiring appropriate archaeological investigation, recording and retrieval. It is possible that the results of the investigations, and the artefacts, are integrated within the Waikato River/Te Awa Waikato Centre, contributing to the sense of history of the location and the development. The Development Plan retains much green space untouched in the area of the Band Rotunda Park, and to the north of the current Ferrybank building.

Many of the proposed new buildings are aligned to sites of previous buildings, tapping into the collective memory and reducing further site disturbance. Interpretation of the history of each site can be incorporated into the new buildings and open space structures, and any further archaeological investigation will inform this.



The Rawhiti, 1925

Ferrybank Landing, 1866



Ferrybank Rowing Club, 1929

The Paddle Steamer, 1870

A113 A119 SITE PLANS = 1:5,000 @ A3

PLANNING CONTEXT **ZONING AND FEATURES**

HCC District Plan Categories District Plan, Volume 2, Appeal Version September 2014

Significant Archaeological, Historic and **Cultural Sites**

Built Heritage - A Ranking (Schedule 8A) NONE PRESENT

Built Heritage - B Ranking (Schedule 8A) Group 1 (schedule 8B) 8

Group 2 (schedule 8B) (48)

Natural Environment Significant Natural Areas (Schedule 9C) NONE PRESENT

Significant Trees (schedule 9D)

Other Ferrybank Features Building Footprints 1878

Building Footprints 1917 Building Footprints 1948-1961

> Building Footprints 1979 Possible Borrow Pits

"Nga Tapuwae O Hotumauea" Maori Landmarks on Riverside Reserves Management Plan - April 2003

Development Proposal - Poa (and sign)

Desk-top Archaeological Assessment Prepared by Opus for HCC

High / medium risk area - General area of archaeological potential)

Punt and possible landing site 1.

Dye works 2.

Boarding House 3. Shop 4.

Town hall 5.

Government stables 6.

Built Heritage Sites (HC Proposed District Plan)

Notes on Ferrybank Specific Features

A Ranking (H)8 Victoria Bridge (H)12Band Rotunda A Ranking (H)13 Hamilton Club A Ranking Former Post office Social Welfare (H)35A Ranking Municipal Baths

Archaeological and Cultural Sites (HC Proposed District Plan)

The Hamilton Punt / borrow pits Group 2

ADDRESSING CULTURE AND HERITAGE

Ferrybank is a place that can showcase development that is culturally and environmentally sustainable and aligned with Waikato-Tainui's vision and aspirations for the Waikato River/Te Awa Waikato.

Development should reflect and celebrate Hamilton's cultural diversity and unique natural environment and ecosystem.

Response to cultural and built heritage is proposed to be achieved by integrating culture and heritage in the design. The broad structure proposed in the development plan achieves this with terracing to improve landings and engagement with the river, locating new buildings in relation to historic locations such as the wharf and Riverview Hotel that was previously located here, and retaining significant trees.

All proposals are to reference and support the strategies outlined in the Hamilton City River Plan, Waikato Creative Infrastructure Plan and Hamilton Central City Transformation Plan.

Design Consideration

Three key considerations have informed the

conceptualisation of this design. **Firstly**, the appreciation of the Waikato River/Te Awa Waikato as a place of activity and a pathway connecting riverside communities. Most immediate are the connections between Ferrybank, Te Taraahi, Opoia and Miropiko, beyond to Te Parapara, Kirikiriroa, and further afield to Turangawaewae, Taupiri and Waahi. Building on the proximity of Te Winika within the Waikato Museum, the Waikato River/Te Awa Waikato Centre is enabled as a connecting repository and dissemination of the stories of these places and people. The possibility of a whare waka, a walkway and cycling bridge, and riverboat excursions setting out from Ferrybank heightens and enlivens the river relationship. That Ferrybank is the place where Hamilton's water sports are centred enriches the broader river story.

Secondly there is an environmental and spiritual desire to cleanse and restore the urban overland and reticulated stormwater before re-entering the river system through riparian treatment gardens. The health of the Waikato is a reflection of the relationships we all have with the river. The endeavour to enhance the water purity, water-edge flora, water-life and bird life along the Ferrybank site creates a highly-visible and productive model for replication elsewhere along the Waikato River/Te Awa Waikato.

And **thirdly**, the discussions and consultation with mana whenua have identified a desire to have a commercial and cultural presence within the Ferrybank Development. The broad range of activities based around water sports and recreation, leisure, hospitality, retail, tourism and residential at the Ferrybank location, provides a momentum upon which development and investment foreseeably delivers a return for the long-term.

Te Awa Waikato

Proposals should be aligned with Waikato-Tainui's vision and aspirations for the Waikato River/Te Awa Waikato

"Te Awa Waikato - Tooku awa koiora me oona pikonga, he kura tangihia o te maataamuri"

King Tawhiao

(The Waikato River - the river of life, and each curve more beautiful than the last.)

A key imperative in the ongoing development of Ferrybank with Hamilton City, is the full and meaningful dialogue and engagement with Waikato-Tainui and Ngati Wairere in order to further shape the nature of the Ferrybank plans and as to how that development would progress. This imperative relates to the natural association of te mana whenua with the Waikato River/Te Awa Waikato and lands, the intents and requirements of te Tiriti o Waitangi.

It is also importantly recognised that Te Awa Waikato is an ancestor, a tupuna with a spirit and life that connects te whenua, nga tangata me ngaa iwi from Lake Taupo along its length and breadth through to Port Waikato. This relationship and associated guardianship is encompassed within the Waikato-Tainui Tai Tumu Tai Paru Tai Ao plan, and this document will provide key guidance in further developing of the Ferrybank plan.

Mana Whenua Narrative

In pre-colonial times, Ferrybank was a tauranga herenga waka - a 'resting place and anchorage for waka'. There were many tauranga herenga waka up and down the river. The kaumatua of Te Ha would like to "reinforce the idea that its story needs to be read and understood in the broader context of tauranga herenga waka along the entire length of the awa inclusive of the frequently taken for granted 'role of anchorage' in determining the location of pa or kainga."

The Waikato whakatauki (proverb) - He piko he taniwha, he piko he taniwha - at every bend a chief, which can also mean, at every bend exists a tauranga waka is an appropriate whakatauki to inform the briefs for inclusion of integrated art works in the future design development of the Ferrybank. Opportunities exist for this to occur within major infrastructural elements such as the river edge walls and terraces.











Responding to culture and heritage inherent in Ferrybank development will provide a strong identity for Hamilton and a sense of place

This can be achieved by:

- Establishing a creative partnership with mana whenua in shaping the built landscape and art-forms responsive to the stories of the people and the river;
- Integrating culture and heritage in the landscape design with terracing to improve landings and engagement with the river, locating new buildings in relation to historic locations such as the wharf and Riverview Hotel that were previously located here, and retaining significant trees;
- Celebrating the unique combination of rowing and Waka Ama and other waterfront events;
- Expressing on this high river park the terraces and plinths that variously recognise and ameliorate the effects of flooding or avoid it entirely; and
- Reinforcing and connecting to the cultural and entertainment precinct at the area at the top of Grantham Street.

Provide opportunities for public art

Finding the activities which can draw a visitor market is critically important and novel and sophisticated public art installations can contribute to this. Furthermore, growing patronage for performing and visual arts in the city will require out of town visitors.

Public art would be developed by accomplished artists, and in partnership with the local community and cultural institutions. There is local interest in such a project with people/groups such as the MESH Sculpture Trust, and the Theatre of the Impossible Trust that may contribute by curation, funding and implementation. These matters would be explored during design development with the development of a place-specific arts vision, concept and implementation strategy.

A variety of terraces, trails and open spaces provide multiple opportunities for public art. Concepts to be explored in development include:

- A sound and light show to activate the river at night. This could express myths and legends and is a dynamic way of conveying cultural heritage;
- Lighting installations on or within the Victoria Bridge which as well as being an attraction, would contribute to amenity and safety after dark;
- An art trail down by the river which will have the added benefit of encouraging walking. Such a trail would ideally have changing exhibits to encourage people to make return visits:

 A space for outdoor performance (possibly a 80-140 seat amphitheatre) in the Events Lawn to the north of the Victoria Bridge, which complements an art trail and the existing cultural venues in this vicinity; and

 An "under the stars" potentially art house style outdoor cinema experience down at the river bank. This could be located on the grassy area in front of the northern most boat shed/club house, or might be a floating cinema on the river with seating along the river terraces.

Encouraging family friendly evening-night time activity in spring through to autumn via a sound and light show or outdoor cinema can be expected contribute to increased patronage of the existing Central City's bars and restaurants.

Understand Hamilton's uniqueness and identity

Hamilton's unique identity is expressed by a river edge treatment that responds aesthetically to the power of the Waikato River/
Te Awa Waikato by aligning with rather than fighting the current, and at the same time provides a base for activities that are synonymous with the Waikato, including rowing and Waka Ama.

The Development Plan exemplifies Hamilton's growing appreciation of the local natural environment and habitat, its gully restoration and Halo programmes.

Incorporate the Museum and Arts

Ferrybank precinct provides a variety of settings and spaces for arts events, performance and installations. This is by providing physical connections and spaces that facilitate and incorporate arts initiatives, working with the Museum, and mana whenua, cultural and arts organisations and artists to design appropriate facilities to maximise opportunities and potential.

A key component of the Ferrybank precinct design approach is combining the South-End and Ferrybank precincts with the Museum marae atea and entrance as part of a pedestrian pathway circuit and experience. The Memorial Bridge design galvanises the connection between Memorial Park - and the park's commemorative purpose and nature - with the repository of the history of Waikato people at the Waikato Museum. The Waikato Museum is incorporated with:

- Introduction of a major cross-river connection adjacent to its entry:
- Potential to open for Te Winika to be in view from this bridge/walkway;
- Potential to open the Museum to the north on to this link, and to the east lower-level supported by the widened riverside pathway at the edge of the Museum Terrace; and
- Potential to utilise some of these enlarged outdoor spaces for museum related displays and events.









PROPOSED ACTIVITY

The project with its public promenade, park enhancements and Waikato River/Te Awa Waikato Centre and associated range of activities for people of all ages and aspirations will provide a new environment that transcends current needs, and will deliver an experience and opportunities previously not available to Hamiltonians. Current lifestyle needs are provided for by:

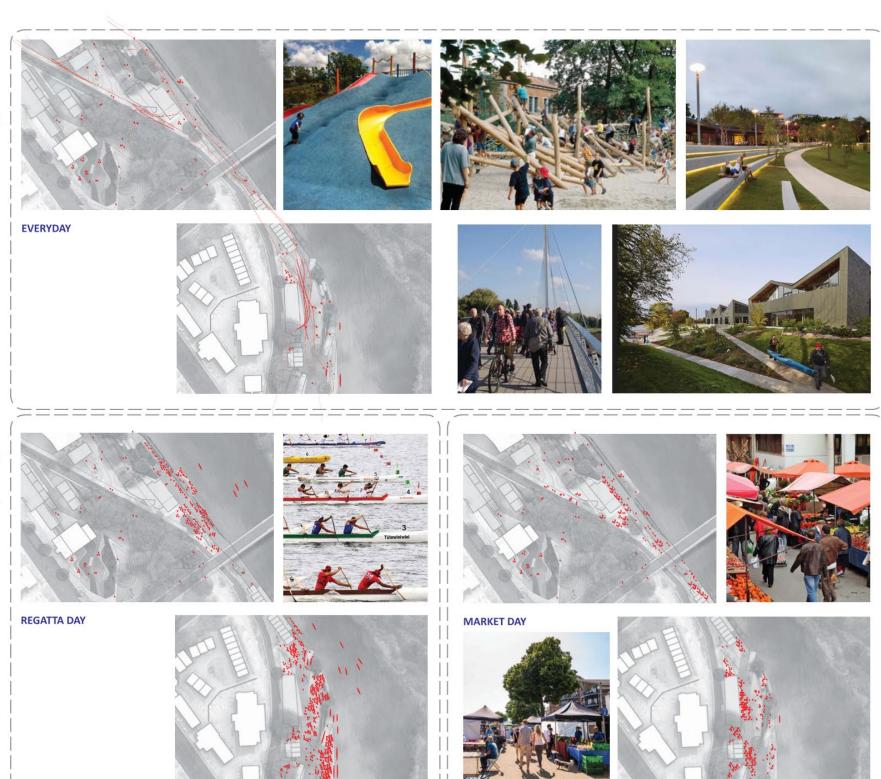
- The Waikato River/Te Awa Waikato Centre as the catalyst for increased use, and designing it to be a spectacular river edge pavilion that will attract that use and be the premier event venue of its size and type;
- Landscape, circulation and open space enhancements to improve access to and the quality of experience in this precinct;
- Establishing a robust podium as a base for river-based recreational activities, and on which a food hub and/or some new cafés and restaurants may be established above the flood line;
- Providing the space and supporting infrastructure for pop-up and portable activities to achieve immediate animation, and recognise the seasonal nature of this location;
- Recognising that the baby boomer retirees will be an active, socially and culturally-engaged component of Hamilton into the future, and that these people will be a significant lifestyle and economic part of the Ferrybank precinct;
- · Providing opportunities for children's play where currently there are none;
- Co-locating residential development with the Celebrating Age Community Centre and the playground, which provides opportunities to increase use and extend hours of occupation; and
- Co-locating boutique hotel activities with Artspace and the Waikato Museum.
 This provides opportunities to combine answering a shortfall in hotel accommodation in the city with the repair and development of an arts/ cultural precinct along the city/ river edge.

Future aspirations and activities are provided for by ensuring building, open spaces and landscape elements are functionally robust, relatively un-programmed, and therefore inherently suitable for a wide range of uses. New initiatives that might be explored include a food hub, and intensification of river based educational facilities. There is also the opportunity to deliver a new inner city community with quality apartments in this prime location for older residents looking to sell the large home or farm and move closer to services and facilities.

The application of CPTED principles

Key CPTED initiatives include:

- Providing for after-hours occupation in the area along the river bank that provides informal surveillance.
- Providing for overlook and custodial supervision of Grantham and Victoria Streets with the mixed use building cluster here.
- Developing a high quality ambience and environmental quality that will engender pride of place in users.
- Lighting including spill lighting from pavilion buildings that creates a safe and attractive night-time environment.
- Selective thinning of vegetation along the edges of key areas and paths both to provide views through and enhance personal safety.



PROPOSED VIEWS AND VISTAS

The Development Plan seeks to enhance views and vistas. A variety of enhanced views are provided with:

- Framed axial views down Grantham Street and towards the river;
- · Glimpse views between buildings and under trees;
- Elevated terrace views, including from the south end of Victoria Street over Ferrybank; and
- · Expansive panoramic views at the river edge.

Axial and glimpse views are particularly important for orientation and wayfinding. Expansive panoramic views are achieved with change to the river vegetation along the southernmost river edge of Roose Commerce Park.

The treatment of views recognises the merits of foreground and mid-ground elements in views of the river adding visual interest, and the experiential benefits of gradual and dramatic revelation including as the viewer moves between and past buildings.

Vegetation management such as selective thinning, tree removal and crown lifting should be undertaken to open and improve key views into and from the site.

Long approach views

In addition, the Development Plan is sensitive and responsive to a series of 'long approach' views into the site from surrounding public spaces and streets. These are important in maintaining and enhancing key city/ river open space connections and vistas as well as drawing interest from afar and extending invitation to the site. Key long approach views include:

A The view/ open space connection from St Peters Cathedral entrance to the river.

The Celebrating Age Community Centre and the playground will be foreground elements and activities in a view that looks through towards the river. It is important that the southern extent of the larger Victoria Building is configured to frame and not impede this visual connection.

- The approach to Ferrybank from the city centre via Victoria Street/ Hood street corridor.
- The western approach to Ferrybank via Hood Street and Knox Street

From these approaches the nature and configuration of the open space and the edges defining the Grantham Street entry is critical. Improved foreground landscape, (including elements such as 'Tongue of the Dog'), developed frontage to the Museum, axial views down Grantham, and the new Victoria Street building, with its sunny north end café at ground level will enhance the vista into the site from these approaches. The northern extent of the Victoria Street building is set in relation to the Knox Street corridor. The sculptural vertical structure of the bridge will be visible from Hood Street and help mark the entry to the park and the cross river connection at this point.

The eastern approach to Ferrybank and Roose Commerce Park from Victoria Bridge

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The south western approach to Ferrybank via Anzac Parade

Currently with the density of planting and the Municipal Pool structure in the foreground, this introduction to the park is relatively closed. The proposal opens up the view into the river valley, and contributes a dynamic and active foreground with the new Play space, with new accessible routes into the park. The Victoria Street Buildings with their active frontage, and new streetscape also enhances the vista to the north and invites movement towards the city centre.

VIEWS AND

Key long distance views

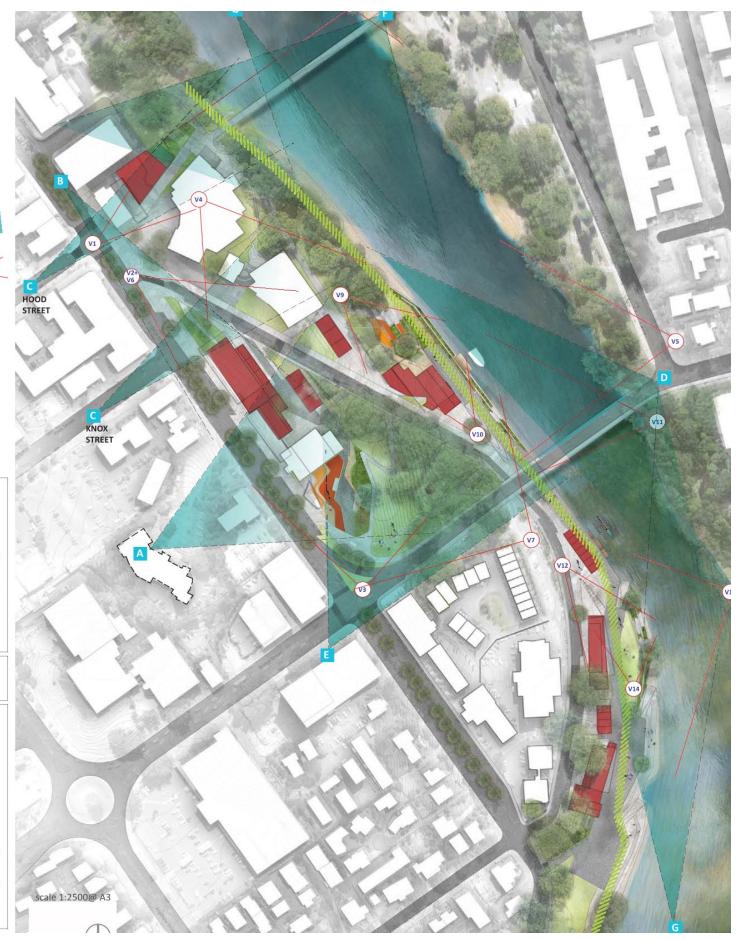
VISTAS

River Promenade \\\\\\

Artists Perspectives (V1

- The north eastern approach to Ferrybank and Roose Commerce Park from the Memorial Park via the new Pedestrian/ Cycle Bridge.
- G Upstream and Downstream approaches via the river.

The proposed development of river edge, landscape, buildings, pathway and bridge infrastructure are carefully composed to enhance these important approaches and arrivals to the site. The river and the terraced valley edges remain foreground. New buildings are designed into the terraces and step up in scale from river edge to city, and pathways are clear and legible as they filter movements between. By its location and design, the new bridge will complement rather than compete with the Victoria bridge in long views along the river valley. It will also provide new vistas over the river and new landscape to people approaching from the north east.





PROPOSED SITE MATERIALS

Ferrybank is a unique location with both close spatial and character relationships to the river and the Central City. It is therefore proposed that street furniture and materiality are selected and designed to connect to these spatial and character relationships.

Victoria and Grantham Streets are defined in the City Heart - Hamilton Central City paving upgrade documentation within the HCC Infrastructure Technical Specification: Victoria Street as main street and Grantham Street as central city core. Furniture and materials selections should conform with this document.

Furniture and Material selections for park and river terraces are to be developed in detailed design to relate to the street selections; take into account recent open space developments along the river; and also to define a character that is site specific to Ferrybank.

The Riverside Terrace has specific requirements for engineering and robustness to be resilient when flooding occurs. Surfaces and furniture need to be designed to suit this specific condition. It is proposed that surfaces a mix of asphalt, exposed aggregate concrete paving, lawn and planting. Seating is to be integrated into terraces retaining.

Play elements are to be developed as 'natural' landscaped play spaces to reflect the existing topography and parkland setting. Materially these suites of play elements are to be designed using natural materials, forms and attention-drawing stylised elements that will complement playgrounds around the city but retain the distinct local landscape character and setting.

Maintenance and serviceability

- 1. Utilise robust and simple structures and surfaces that are capable of withstanding the rigours of daily use.
- 2. Consider along the River edge locations possible occasional flood events and ensuring maintenance does not become a burden.
- 3. Consider material robustness and life cycle costing.



STREET FURNITURE AND PAVING STRATEGY DIAGRAM

from HCC Infrastructure Technical Specification_ Section 3 Transportation (p102)

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PLAYGROUNDS



CHAPTER 3_URBAN DESIGN GUIDELINES

Intention

The overall intent of the guidelines is to:

- Capture and give effect to the vision of the Ferrybank Development Plan as it is implemented over time; and
- Ensure consistency and high quality of design in each project.

This is in order to achieve the transformational intentions of the plan for this important part of the city.

These guidelines will be used in developing detailed design briefs for specific projects, and will be the key reference in professional design quality review. They define aspirations and critical outcomes but are not regulatory. They will be supplemented by the district plan controls and assessment criteria.

Structure and content

This provides both generic guidelines that apply to all projects, and targeted, site-specific guidelines.

- All guidelines and objectives are to be read in combination with Ferrybank Development Plan which describes the location and general arrangement of initiatives and provides the key guidance for site planning.
- The objectives apply to all projects within the Ferrybank Development Plan, and along with that plan describe the design intention.
- Overarching guidelines define overall quality expectations, are generic and apply to all projects and initiatives.
- Supplementing the overarching guidelines are generic quality guidelines, detailed in two sections, the first set referring to the Ferrybank landscape and open space, and the second set referring to Ferrybank buildings only.
- Each project or initiative is then subject to locationspecific design guidelines, which apply only to that project or a specific location.
- 6. The scope of guidelines integrates intentions, as well as relevant quality criteria.

Provision for departure from some guidelines

There is some flexibility in the guidelines, and provision for departure from these. This is because there may be many and varied design solutions to deliver aspects of the Ferrybank Development Plan.

Innovative and imaginative design might create inspired solutions that are not predicted but which when examined might be shown to satisfy the requirements of the Ferrybank Development Plan and project intentions and objectives in an exemplary way. In this event, it must be convincingly demonstrated by the designer that the proposal achieves required qualities and satisfies the wider range of high level design objectives. Departure from the guidelines will however require exemplary resolution of architecture and the open space at both the conceptual and detailed design levels.

In assessing any such departures, in addition to relation to the Ferrybank Development Plan and the detailed objectives and intentions of the guidelines, the following will be considered:

- The overall formal and planning elegance of the solution
- Its overall architectural and landscape design quality
- the quality and public relevance of the activities provided, and
- Its relationship to the context of this prime river edge public environment in Hamilton.

Implementation of guidelines

Combined with the Ferrybank Development Plan, the guidelines are the primary frame of reference for designers, Council design reviewers in determining the merits of design approaches, and the Urban Design Panel in undertaking independent design review.

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Victoria Street edge Building

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North Riverview Terrace Building

Park Terrace Building

OVERARCHING QUALITY EXPECTATIONS

Overarching Objectives

These high level objectives are the primary reference for expectations of any initiative developed as part of the Ferrybank Development Plan.

Create a **unique destination** that is a draw-card for locals and visitors, and complements rather than competes with activity in other parts of the central city.

Provide the iconic spaces, landscapes and buildings supported by the riverside activities and events that will make this Hamilton's premier public destination.

Contribute to **activation** with a curated and managed wide range of changing and seasonal activities supported by permanent occupation and everyday use.

Provide attractions for people of different ages and cultures and with different expectations and levels of mobility, at different times during the day, week and year.

Celebrate **authenticity**, with the design expressing the richness of history and responding in a sensitive, subtle and sophisticated way to its site and cultural context.

Display **design excellence** in all aspects of building and landscape with a level of creativity and quality that will draw favourable attention from local, national and international audiences.

Provide a network of connections that improve access to and within Ferrybank.

Overarching Guidelines

These overarching guidelines define overall quality expectations, are generic and apply to all projects and initiatives.

1. Consistency

Maintain consistency with and giving effect to the Ferrybank Development Plan spatial arrangement and intentions for design quality.

This is the primary reference for the planning and activity intentions on any site and ensuring overall, whole of precinct, site planning coordination.

2. Design excellence

Demonstrate outstanding design merit.

This will be distinguished by creativity and imagination, satisfying complex programmatic requirements in an inspired and context-sensitive way, and creating high quality buildings and public spaces that contribute to an appropriate and memorable sense of place. This necessitates integrating all relevant design criteria in the best possible way.

3. Design coherence

Ensure each design solution is coherently designed and demonstrates design integrity.

Design coherence comes from the consistency and cohesion that are provided by a definable integrating design concept. Integration requires that the planning, formal composition, and visual qualities of the building and/or open space are considered as a whole, as well as separately.

4. Design integration

Design buildings and open spaces together to optimise the quality of both building and open space.

Spatial definition, and quality of the interface between buildings and spaces contributes to a high quality and attractive open space.

5. Responsiveness to physical and cultural context

Recognise the particularities of this site with design that reflects local narratives, and complements other spaces and buildings on or near the Ferrybank Precinct.

Integrate cultural reference through both the design process and the design response, and incorporate interpretation of the history of each site into the new buildings and open space structures.

6. Public Safety

Consider CPTED (Crime prevention through environmental design) and IPTED (Injury prevention through environmental design) principles in all design.

7. Accessibility and Parking

Provide multiple choice of routes and means of access including public transportation, and parking provisions to ensure that as wide a range and number of people as possible can get to and enjoy the Ferrybank Precinct.

All buildings and open space provisions need to provide Universal Access. Parking is to support people who visit, live and work here rather than commuters.

8. Functionality

Provide for an appropriate range of events, activities and access, as well as serviceability in a complex and challenging environment.

Activating, programming and fostering public activity is central to the success of this area.

9. Resilience and adaptability

Provide for resilience and flexibility in the design of spaces, places and buildings.

Open spaces and landscape elements should be functionally robust, relatively un-programmed, and therefore inherently suitable for a wide range of future uses. Major spaces and tenancies within buildings should be designed to readily accommodate change of use, with servicing and multiple points of access considered to support this.

10. Wayfinding

Design open space and buildings to allow people to readily find their way to and from destinations and understand where they are within the Ferrybank

This relates to the continuity and logic of paths, stairs and ramps, as well as providing visibility of key entrance points and destinations. It involves providing for both axial and glimpse views, and openness at key spaces and destinations.

11. Visual richness

Design to attract and sustain attention while ensuring a unified and coherent overall composition.

Ensure richness of detail is provided in public areas and other parts of buildings that are experienced by the public at close range and for extended periods of time. This may be by formal or surface articulation, expression of a narrative theme, sculptural elements and/or intensive activation. Articulate or eliminate wall surfaces that are out-of-scale and otherwise featureless or plain.

12. Feasibility

Apply innovative design strategies and management approaches to achieve economic viability and sustainability.

LANDSCAPE AND PUBLIC REALM GUIDELINES_GENERIC QUALITY GUIDELINES

Form and concept

- Ensure the river promenade, streets, paths and open spaces are memorable both for their quality as well as their riverside setting, and for the vibrant range of activity and the people that will be attracted here.
- Use the contours and natural terraces of the site as conceptual drivers for the form and expression of the overall design.
- Establish levels that elevate the river promenade above minor floods and provide robust/resilient construction of all elements and structures that will be inundated by severe flooding.
- 4. Utilise the wider Hamilton City materials palette on open spaces, streets and pathways and develop the memorability and local character of key open spaces, streets and paths with special, site-specific elements and treatments that respond to the ecology and unique cultural history of the place.

Design coordination

 Ensure consistency and coherence in the design of standard landscape elements, furniture, details, surface treatments that extend through the entire Ferrybank Precinct while allowing for the special site-specific elements and treatments as detailed above.

Accessibility and choice

- Develop a high level of choice in the number of routes, open spaces and the external settings within the Ferrybank Precinct to give multiple opportunities for how people may access and use the Precinct.
- Provide for multiple options of access with a focus on Universal Access, integration with the public transport network, and visitor parking close to key destinations.
- 8. 3. Provide pedestrian priority along the shared space River promenade.

Shelter and occupation

- Provide multiple places with a variety of aspects for people to sit, including in the shade or in the sun.
- 10. Sheltered spaces are important so that people can use the River-front in a variety of weather conditions. The detailed design of spaces should take into account the prevailing winds and when a given public open space is likely to be used most.
- Consider winter sun and summer shade in location of spaces, furniture and landscape elements to provide comfortable conditions for users.

Planting

- Utilise existing mature vegetation as an asset, and to provide variously an element of wind shelter and summer shade.
- 13. Selectively thin and remove lesser species in line with Hamilton City Council's Vegetation Management Plan to open views to the river, provide for sight-lines between key destinations and eliminate potential for concealment next to key areas and paths that can be expected to be used after dark.
- Consider selective thinning for the enhancement and long term health of identified 'significant trees' as detailed in Section 20 Natural Environments Hamilton District Plan Guidelines.
- 15. Select appropriate species for the location. In the riparian zones select robust native species to recognise the indigenous landscape and challenging riparian growing conditions. Augmented with exotic species on the escarpment and streets in character with existing Hamilton city landscape.
- 16. Install riparian planting at the river edge that is native to this edge and its dynamic condition.

Environmental infrastructure and sustainability

- 17. Support ecological function and biodiversity by including native plants species, plants and trees providing food, shelter and nesting opportunities for local wildlife
- 18. Undertake ecological repair including removal of weed species in some places and re-introduce locally indigenous native species in the ecological terraces increasing bio-diversity and habitat.
- 19. Treat storm-water in the ecological terraces.
- 20. Collect and treat road and parking area stormwater runoff into vegetated raingardens

Maintenance and serviceability

- 21. Utilise robust and simple structures and surfaces that are capable of withstanding the rigours of daily use.
- 22. Consider along the River edge locations possible occasional flood events and ensuring maintenance does not become a burden.
- 23. Consider material robustness and life cycle costing.

Parking provision

- Provide quality parking conveniently close to key destinations for accessibility.
- 25. Provide accessible parking at key destinations, with ramp access into buildings as required by New Zealand Standards thereafter to these destinations.
- 26. Carefully manage parking including with appropriate time duration and pricing strategies to maximise the level of parking service for River-front destinations and ensure conflicts with pedestrian flows and the use of public spaces are minimised or eliminated.

LANDSCAPE AND PUBLIC REALM GUIDELINES

LOCATION-SPECIFIC GUIDELINES

PLAYGROUNDS (CITY TERRACE DESTINATION PLAYGROUND LINKED TO RIVERSIDE PLAY SPACE)

This premium destination playgrounds that will be a major attraction to residents, visitors and tourists.

This suite of play opportunities will complement playgrounds elsewhere in the city. Because of its unique character and range of different play facilities, this facility will create a draw for a new demographic to visit the area. Quality and attributes will be consistent with 'Playgrounds of the Future: Hamilton's Playground Plan'. As a 'Destination Playground' it will:

- be of a quality and in a setting that provides a day out experience for the whole family;
- · cater for all ages and abilities;
- be easily accessed by wheel chairs, prams and less mobile caregivers;
- be connected to public transport routes and linked to pedestrian pathways and cycleways where possible;
- be designed using creative principles to tell the story and reflect the character of the Waikato River and local area;
- be designed to celebrate and use the physical landscape to give a unique quality;
- · provide adequate shade;
- provide appropriate supporting facilities such as toilets and car parking;
- incorporate CPTED (Crime prevention through environmental design) principles including good surveillance from the street; and
- involve the community in its design as detailed in the Hamilton City Council Playgrounds of the Future plan.

City Terrace Destination Playground

This play scape connects Victoria Street to the Events Lawn, and provide an active entry into the broader river parkland environment:

- Utilise contours to strengthen and define the Event Lawn's bowl shaped character.
- Exploit contours as a play feature to add to the character, amenity and recreational potential of the playground.
- Install new large windows in the Celebrating Age Community Centre to front and overlook the playground.
- Provide access to toilets, possibly associated with the Celebrating Age Community Centre building.
- Explore opportunities for water play. All water elements are to design with careful consideration of the cultural importance of water and the important relationship between the Waikato river and Waikato-Tainui.

Riverside Play Space

This terraced play space is an extension of the City Terrace Destination Playground and has open views to the river as well as connecting to and relate compositionally to the Waikato River Centre and parkland river stair access

- Complement and coordinate with the City Terrace
 Destination Playground including visual as well as physical
 connection to that space. A pedestrian crossing for safe
 passage across Grantham Street is required.
- Provide access to public toilets, potentially in the Waikato River Centre.
- · Integrate with the river ecological terraces.













RIVER EDGE ACCESS

This is provided with stepped and ramped boat access from the River-front Promenade to the water's edge:

- Integrate many ways to access and use the river with a range of edge conditions including steps, ecological terraces, three ramps, and pontoons as described in the Ferrybank Development Plan.
- Ensure the pontoons are appropriate for the Waikato River. Pontoons are to be:
 - floating, not fixed.
 - of a size less than 15m x 3m.
 - designed using lightweight materials to give minimum draft.
 - accessed by ramps are from the promenade level to minimise slopes.
 - of a design to allow 'making safe' and to exclude public during extreme events.
 - of a design to meet resource and building consent requirements.
- Respect the power of the Waikato River/Te Awa Waikato with physically robust interventions along the river edge that align with the river flow.
- Incorporate robust and durable edges against which the river may rise and fall.
- Provide rowing club access to the river with a combination of ramps, steps and beaches.
- Ensure boat ramps are designed to provide access for boat trailers and trolleys.
- Design new landing terraces for casual and river event audience seating in addition to river edge access.
- Locate the planned new wharf adjacent to Victoria Bridge on the historical alignment of the original wharf.

RIVER ECOLOGICAL TERRACES

These gabion basket retained indigenous reed garden terraces are located to pick up stormwater outlets, and collect and filter the water by dispersing it along linear planted terraces prior to it entering the river.

- Locate and design to provide stormwater filtering and integrate indigenous river edge planting with a level of resilience to fluctuating water levels.
- · Design as key visual amenity features.
- Ensure alignments, both vertical and horizontal, are planned to coordinate with possible staged installation along the promenade.
- Integrate potential for the terraces and steps to provide pedestrian access to water's edge where appropriate.

RIVERSIDE TERRACES, INCLUDING THE FERRYBANK AND ROOSE COMMERCIAL PARK PROMENADES

The promenade provides connection and a sequence of changing, rich and interesting experiences along the river edge. It will be a shared pathway. In addition to providing for river access and river sport access, it will be designed to accommodate a range of non-motorised uses including strolling, cycling, roller-skating, scooters, pushchairs and wheelchairs. Rowing and Waka Ama take centre stage on the Roose Commerce Park portion of the River Promenade.

- Establish the Riverside Terrace levels to recognise various flood levels:
 - the 1 in 5 year flood event sets the lowest at 15.25 RL for the River Promenades;
 - the 1 in 50 year flood event is at the level 16.40 RL and the
 - the 1 in 100 year event sets the next level, a floor above at 17.50 RL. This level along Roose Commerce Park connects to Grantham Street, providing direct level access into the first floor spaces with interior and exterior flexible social spaces addressing the street and late sun.
- Recognise historical context and understanding of river flows by locating river connections in the landing places used by both Māori and early European settlers.
- Ensure that this flexible, multi-functional social and movement space that provides physical and visual access to the Waikato River and caters to a broad demographic of users and activities including:
- structured recreation including rowing, waka ama preparation and access to storage, boot-camp/gym training
- informal recreation including walking, jogging, cycling, picnicking, promenading and enjoying proximity to the river
- · growers markets and other special events
- Design generous apron space for ease of boat manoeuvring in combination with the occasional boat and trailer, as well as pedestrian and cyclist movement.
- Ensure robust surfacing and edging materials that can tolerate flood events.
- Include a mix of durable hard and soft surfacing to create flexible, user friendly spaces.
- Ensure any areas for parking here are multi-functional, and can be utilised for a major event. Everyday parking is provided along the street edges. Some multi-purpose paved open spaces in Roose Commerce Park can be managed to provide for additional space if required.











URBAN TERRACES

(CITY TERRACE, RIVERVIEW TERRACE, PARK TERRACE AND GRANTHAM TERRACE)

These are constructed landscape terrace spaces, potentially the roofs of podiums based around providing building access and social/entertainment space

- Integrate with the design of the building with which the terrace is co-located.
- Design the interface with buildings to provide edge shelter, and generous and convenient connection with relevant parts of building interiors.
- Ensure public access is level, easy and welcomed from the street.
- Integrate lighting, services and provision for shelter to maximise the utility of these terraces.
- Provide potential for shade over parts of the terraces.
- Ensure activity on the terraces remains in view from Grantham Street and where appropriate, the river.
- Ensure elements within the terraces allow for views through between and past buildings to the river.
- Provide for north facing new occupation in lower level parts of the Celebrating Age Community Centre opening out to the urban terrace in this location.
- Provide for some conceptual and aesthetic consistency of approach to the terraces in different locations, while ensuring each maximises the potential of its particular location.

SHARED SPACE - RIVERVIEW TERRACE

This is access, service and social space associated with the eastern side of new development on Victoria Street.

- Provide a base for new building development extending down from Victoria Street.
- Provide for multi-modal access and make this a shared social space to serve the occupants of the buildings here.

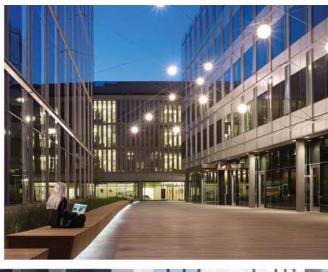
GRANTHAM STREET

- Retain the existing carriageway and alignment of Grantham Street, and modify footpath width to improve edge conditions,
- Add raised crossings in strategic locations and narrow the traffic lane to discourage through traffic,
- Design the entry from Victoria Street to moderate 'rat run' traffic, prioritise pedestrian movement, and improve the visual invitation to the river.
- Widen the footpath on the river side, to provide a quality footpath with slow moving traffic.
- Narrow the traffic lane while retaining parking to calm traffic.
- Plan car parking provision and/or manage parking duration so that parking will generally be available by the Riverside play space area for playground users.
- Investigate possible re-alignment of the intersection at Radnor Street to further deter this route being used as a short cut.

VICTORIA STREET

- Extend Victoria Street's existing pattern of streetscape and planting with a tree lined promenade in conjunction with a widened, civic-scaled footpath and reconfigured parking along its eastern edge.
- Provide for entry points relating to river views to signal access towards the river and filter movements.
- Ensure generous provision of parking for park and playground users.
- Plan car parking provision and/or manage parking duration so that parking will generally be available by the City Terrace Destination playground and Riverside play space for playground and park users.
- Maintain bus stops to provide convenient access to and from the Celebrating Age Community Centre and the Victoria Street terrace.













PARKLAND

These are flexible lawn spaces that give informal access from the city to the river and provide for a broad range of everyday and organised activities, and events of varying scales.

- Maintain the existing informal arrangement of trees, including large deciduous and woodland trees in a way that:
 - provides a balance of tree shelter and open sky;
 - provides openness at ground level and particularly by paths as necessary for personal safety; and
 - frames views and vistas of the Waikato River.
- Enhance access to the river-front via a fine-grained network of paths, with generous dimensions.
- Provide suitable openness for activity, at and near the water edge to contribute to safety.
- Ensure flat open spaces near the river are uncluttered and have simple robust surfacing that is suitable for a range of events.









PEDESTRIAN AND CYCLE BRIDGE

A new pedestrian bridge located midway between Victoria bridge and Claudelands bridge would provide a vital link for both pedestrians + cyclists from the city to the east.

Although the final design is yet to be confirmed, the design approach is to celebrate and mark its presence from Ferrybank area and the city with prominent elegant vertical structures, while respecting the mana of the river, established landscape and neighbouring structures by maintaining a light and slender profile across the river valley.

One end of this bridge is located at mid height, north of the Museum Terrace and extending across the river into the middle of the Memorial Park, landing at approximately the same level. This makes a recreational circuit which helps to activate the mid-height terraces, and brings Memorial Park into the interconnected Ferrybank public realm. This integrates Memorial Park into the city edge river bank area, enhancing the accessibility to and use of both areas.

In this location the bridge:

- Provides a Hamilton East connection that provides an alternative to the existing Victoria Bridge;
- Connects on a similar level to the Museum Terrace- half way up the valley, making the bridge as level as possible for easy and convenient accessibility;
- Achieves visual separation from the existing Victoria Bridge to avoid compromising the aesthetic of that bridge;
- Extends the capture of Memorial Park (and East Hamilton) into the riverside recreational circuit;
- Offers a new experience and outlook back over the riverincluding the view back to Victoria Bridge, the Museum, and the broader Ferrybank area- as well as to Memorial park;
- Improves the accessibility, safety, and appreciation of Memorial Park;
- Ensure integration of bridge landing and ramping structure into the Memorial Park landscape, providing clear lines of site for ease of pedestrian and cycle movement;
- Pay particular attention to CPTED in the design of the bridge, lighting and sight-lines to and from points of entry
- Ensure vertical supports for the bridge are responsive to cultural sensitivities regarding new elements in or near the water.
- Ensure an integrated design approach with structural elegance and efficiency.

Grade separation will aim to utilise existing contours and the precise alignments and solution would be subject to detailed survey.











BUILDING DESIGN GUIDELINES GENERIC QUALITY GUIDELINES

Form and scale

- Ensure buildings are in scale, considering relationship to the dimensions and proportions of buildings around, the dimensions of adjacent streets and other open spaces, and also relation to human scale.
- 2. Align building form to define 'positive' and coherent usable spaces around the building.
- Integrate buildings within the landscape in a manner that helps define, connect and activate the spaces and terraces between the city and the river.
- Provide a generous floor to ceiling height at those levels of buildings intended for public use or events or publicly relevant activities.

Aesthetic approach

- Demonstrate design coherence, compositional and formal relationship between buildings in any grouping so that while they must relate to their specific site and may express a particular function, they also read as a family.
- Incorporate layers of specific identity and expression in consultation with user groups and other stakeholders.
- Ensure building materials and components contribute to a coherent architectural concept as well as being robust and fit for purpose.

Façade and edge treatment

- 8. Face onto the open space to help define the spaces around, provide for natural surveillance and wherever possible provide activities at the edge that engage people in the open space.
- Maximise multiple connections from various levels into buildings allowing for easy access, multiple uses and/or tenancies within the building, and for edge activation.
- Locate truck docks and service functions in unobtrusive locations, with refuse bins, mechanical plant, equipment and other such elements discreetly located and concealed from public view.
- Locate parking below grade or concealed from view within the building in ways that do not detract from edge activation or the external appearance of the building.
- 12. Use glazing systems that maintain visual connections between public spaces and building interiors.
- 13. Design lighting for aesthetic as well as functional effect and to contribute spill lighting from buildings to create an attractive night-time environment as well as contribute to safety and security.

Flexibility

 Design to support a range of activities, with sufficient flexibility or adaptability to readily accommodate various and changing uses, particularly at ground level.

Flood risk mitigation

- 15. Establish floor levels that elevate sensitive building components, services and internal spaces above minor floods, and design the base of Riverside Terrace buildings that may be inundated by severe flooding to be 'flood-proof', accommodating this with the planning and construction of all building elements, services and structures.
- 16. Accommodate flood risk at the lowest level(s) of any building within the flood zone by using space to provide for boat storage, bases for events and related storage, a potential market, and pop up cafés or food outlets.
- Accommodate only those uses within the flood zone that can be readily moved in case of an imminent flood event.

Environmentally Sustainable Design

18. Integrate 5 Star Green Star, 4 Star Home Rating or equivalent features into all buildings.

BUILDING DESIGN GUIDELINES_LOCATION-SPECIFIC GUIDELINES

WAIKATO RIVER/TE AWA WAIKATO RIVER CENTRE BUILDING

The Waikato River/Te Awa Waikato Centre will provide a key visitor experience anchor within Ferrybank and Hamilton, complementing other anchors within Hamilton and the Waikato region. It will tell the story of the river through its architectural expression and via the activities it will host.

This is an iconic pavilion building fronting the river and connecting to Grantham Street and landscape terraces over multiple levels. It will provide a key nexus, or landing point between river and city. The Waikato River/Te Awa Waikato Centre will be the regions premier riverside venue, a strong draw and catalyst for a range of activities both within the building and the adjoining riverside and landscape.

As a centre for visitor experience it will include a mix of cultural, education, recreation and tourism based activities as well as provision for events/ functions and hosting facilities and supporting café/ restaurant space. It is envisaged this building will also house the core hosting infrastructure in support of a multitude of landscape and river based events and activities including rowing, waka ama and cultural events. These might include a water sport clubs facility, ticketing and concessions, bike rentals, transitional 'pop-up' activities and support for outdoor weekend and night markets and exhibitions along the river promenade, and outdoor performances.

Form and scale

- Develop a strong architectural presence three levels above the River-front Promenade and exploiting the contours to connect directly to its surrounding space at the Promenade and each upper level.
- Configure the building to provide adequately for the range of accommodation anticipated and comfortably function as a focus of river edge activity and events.
- Configure and site the building with generous threshold spaces (terraces and roof form) in a manner that shelters and frames the promenade and adjoining landscape spaces
- Consider as a substantial landmark building with:
- a scale in proportion to the openness of this river edge setting;
- a horizontal emphasis, parallel to the river, responding and respecting the river as the dominant element; and
- a strong architectural form befitting its function as a primary river edge destination.

Architectural approach

- Design as a flood resilient podium base with crafted pavilion forms above with frontages on all sides, and a high degree of edge transparency and activation.
- Express as a building that will be known for its exceptional architectural quality, and regarded as a key destination within the region.
- Design to be a spectacular and celebrated gateway and shelter between land and river with an architectural form to provide a strong and welcoming gesture of arrival.

 Achieve scale moderation with articulation of form stepping in represents the contours of the land, and offering ways for people to engage with the building from multiple directions and a sense of human scale at all edges.

Façade and edge treatment

- Utilise roof elements and verandas to integrate the indoor and outdoor spaces, extending out on multiple fronts and on multiple levels.
- Locate services and back-of house facilities in unobtrusive or underground locations to maximise potential for the main interior event and function spaces to engage physically and visually with this setting.
- Consider the night-time environment, potential for spill light, and for the building to glow like a beacon.
- Build into the hillside, and step up with the landscape, connecting at all levels.
- Establish a primary address and outlook to the river, but also ensure access and interface to Grantham Street to the east, and to the redeveloped landscape, ecological terraces and children's play area to the north-west.
- Provide for uses such as robust water activity based spaces on the lowest level fronting the river promenade and pontoon landing and large format multi-purpose spaces on the upper levels, and arrange these upper level spaces to suit a range of activities and configurations.
- Provide sheltered spaces for pop-up activities such as night market or summertime cafés. These can be adaptable uses, adjusted to seasons, events and moveable in a flood.















ROOSE COMMERCE PARK RIVER BUILDINGS

The plinths and pavilions along the edge of Roose Commerce Park provide for new modernised sports facilities and clubhouses. The precise functional and space demands, and scope for potential shared use to optimise facility and performance should be explored at the design development stage. Two types of river buildings are proposed, a 'pavilion type' and a 'boat house' type.

- Conceive as a series of projects that could be implemented progressively in response to emerging public, cultural, market or funding opportunities, and which will nevertheless achieve a coordinated, coherent and integrated outcome.
- These buildings facing the River Promenade have a solid flood resilient base built into the change in ground level between the Riverside Terrace and the Grantham Terrace like a retaining wall.

Northernmost river building - "Pavilion"

Intended for larger format activities such as clubrooms, café, events, or other hosting activities.

- Two storey scale with a generous glazed pavilion top floor at the level Grantham Street over a visually solid podium base directly connected to the River-front Promenade.
- Ensure a horizontal emphasis, parallel to the river, thus respecting the river as the dominant element.
- Provide a high degree of edge transparency particularly to the north and east to allow activity within the pavilion to
 be visible as well as take advantage of this park and river edge location, and to act as a beacon when the buildings are
 occupied at night.
- Ensure visibility of activity in glazed pavilion structures above the more robust and solid podium bases.

Southern river buildings - "Boat house"

Accommodation for smaller format activities. These might be separately leasable small business or accommodation units associated with water based recreational activities. These offer potential for shared use such as a high quality gym facility, potentially extending outdoors and interfacing with adjacent open space, walkways, cycleways and running trails.

- · Calibrate the dimensions of building forms on the podium to relate to the form and scale of the nearby housing.
- Plinth and up to two storey scale above this, with secure boat storage provided for within the plinth.
- Configure building components on top of the plinths to allow staged implementation and respond to changes in demand over time.
- Buildings should be of a size and shape that relate to the spaces around, the neighbouring buildings within this complex and to both the River-front and Grantham Street.

Façade and edge treatment

- Open upper level building elements variously out to the terraces on the lid of the base plinth, and also back out to the west to outdoor space accessed from Grantham Street
- Open spaces within the plinth open out to the Promenade and make these suitable for a range of activities, with supporting infrastructure such as power, water and public toilets.

Space between and around buildings

- Provide generous steps down between buildings from Grantham Street, through the terraces.
- Locate buildings to retain trees and allow glimpses to the river. The stepping configuration of the buildings allows retention of the existing trees, and multiple aspects for each building.

 Provide for framed views to the river in the gaps between buildings, and stepped or ramped access down from Grantham Street.

Environmental comfort

- Provide for winter sun with setback of buildings from the edge of Grantham Street to allow afternoon sun penetration into the terrace and access spaces between buildings.
- Provide summer shade with a combination of buildings and building edge treatments and retention of existing significant trees.
- Provide sheltered spaces for pop-up activities such as night market or summertime cafés. These can be adaptable uses, adjusted to seasons, events and moveable in a flood.



VICTORIA STREET BUILDINGS

A new built edge is proposed along the north western side of Victoria Street between the Celebrating Age Community Centre and the Grantham Street Gateway to Ferrybank. Comprising a cluster of buildings, this development would seat into the edge of the City Terrace.

The Victoria Street edge building

- Ensure a substantial city centre building scale, comfortably to five levels above the street and some 60-80 metres in length. While the form indicated in the plan is seen to be of an appropriate scale, and the north end should be constrained by the Knox Street alignment, there may be scope for some extension to the south. This would be subject to maintaining a clear view connection between St Peter's Cathedral and the river and providing a level of formal articulation along its length to maintain an appropriate sense of scale to the street.
- Provide for predominantly residential use in upper levels. Mixed use is possible with limited commercial/community function at the street edge, and a street level café at its sunny north end.
- Locate and design to repair the south end of Victoria Street by spatially defining, fronting to and activating the street.
- In combination with the ANZ Centre, define an entrance space leading down Grantham Street from Victoria Street and the
 Museum to the river with the northern façade extending not further forward than the site frontage alignment along the
 south side of Knox Street.
- Achieve a comfortable scale transition to the Celebrating Age Community Centre with generous setback from that building.
 Connecting building forms should be of an appropriate transitional scale to allow a spatial and view connection from St
 Peter's Cathedral towards the river, and a gap associated with a public access-way between Grantham and Victoria Streets.
- · Accommodate parking and servicing in the two levels down from the street and accessed from Grantham Street.
- · Provide a critical mass of activity at street level adjacent to the Celebrating Age Community Centre.
- Aim for the ground floors of buildings directly accessible from Victoria Street to include publicly relevant activities and spaces
 that activate the edge and might be accessible to the public.

South Riverview Terrace Building

- Face lower levels with apartment-scale units looking through the trees over the river, and accessed via 'Riverview Terrace'.
- Build to not more than three storeys of accommodation, potentially over underground parking in order to step down towards the park and river.
- Provide a strong frontage towards Grantham Street and the river.
- · Maintain the alignment of Victoria Street.
- Provide access from Grantham Street via the Riverview Terrace.

For both buildings

- Model to spatially define the Riverview Terrace shared space to the east and provide for public access down to the river at its southern end.
- Provide for generous and reasonably direct public access down to Grantham Street and the river through that spatial connection.
- Plan building form, landscape and external spaces to facilitate filtered views, activities and movements down from the Victoria Street Terrace into the river valley.
- Provide a strong publicly accessible connection from the City terrace and edge of Victoria Street down toward the river, with framed views to the river, encouraging access and providing choice.















NORTH RIVERVIEW AND PARK TERRACE BUILDINGS

North Riverview Terrace Building

The proposed North Park Terrace building is a new building- potentially a boutique arts hotel associated with, and potentially in support of, the existing and potential development of the Museum and Arts Post buildings. This building will assist developing an intensity and quality of activity around the Waikato Museum as a northern city gateway anchor to the precinct as well as contributing to, and drawing from the activity and connections provided by the new pedestrian cycle bridge.

- Ensure façades of the lower parts of the building aligned to define a clear and direct connection to the proposed bridge.
- · Maintain a respectful and complementary architectural relationship with the heritage Arts Post building.
- Although the scale indicated in the plan is seen to be appropriate, the additional height might be appropriate on this site as
 a marker for the City to park connection from the long approach down the Hood Street corridor. Consideration of increased
 building height would be subject to a sophisticated building form, and exquisite architectural treatment that establishes
 this as a landmark building, and responds in a compelling and sympathetic way to the Museum, its forecourt, and the Arts
 Post building.
- Configure in a manner that develops a celebrated and sheltered link to the Museum, linking the current Victoria Street Museum frontage down to the Park Terrace pathway and the potential new pedestrian and cycle bridge to Memorial Park.
- Consider integration with the development of the Museum building to provide a combined new riverside Museum frontage
 onto the Park Terrace pathway, supporting an enhanced cultural connection to the river and associated facilities such as the
 Waikato River/Te Awa Waikato Centre.
- Ensure edge to the new pedestrian/cycle link is activated with appropriate activity and/or façade design.
- Form and develop the southern edge of this building to define and activate the courtyard entry to the museum.

Park Terrace Building

This building helps to achieve a transition in scale from the ANZ Centre, and contribute a more human scale at the interface with Grantham Street. While this building might accommodate some mixed commercial use on lower levels, its scale, proportion and orientation would suit predominantly high quality apartments.

- Develop to three or four storeys.
- · Configure building form to define a gateway in combination with the Victoria Street cluster of buildings.
- Build to not more than three storeys of accommodation, potentially over underground parking in order to step down towards the park and river.
- Configure the building to moderate the scale of the ANZ Centre and achieve a stepped transition to the river valley landscape.
- Face lower levels with apartment-scale units looking through the trees over the river with a strong and active frontage towards Grantham Street and the Park Terrace.









CHAPTER 4_ IMPLEMENTATION STRATEGY

INTRODUCTION

The following pages provide a strategy for the successful implementation of the Ferrybank plan.

Design principles alone will not deliver a successful, viable and sustainable outcome and the following strategies for process and implementation are important. These are a critical response to ensuring viability and deliverability.

IMPLEMENTATION OBJECTIVES

- Viability
- Public ownership stakeholder support
- Quality development
- Optimising value
- Striking a balance between public costs and return from development

PRINCIPLES FOR IMPLEMENTATION

Partnership

- Establish partnerships between key stakeholders including Hamilton City Council, Waikato-Tainui, Mighty River Power and other commercial players in the area, drawing on the inputs of fresh new partners as catalysts and drivers for development.
- Aim for the delivery and funding of various building projects to be substantially or completely by building users/operators, and occupying organisations and their sponsors
- Establish and maintain consultation with stakeholders, user groups and the general public to refine the design direction and activity mix, and ensure political viability and public support.
- Explore local interest in public events and art initiatives with people and groups who may take over funding and implementation.

Design quality

- 5. The flow diagram below illustrates the processed that can allow design quality is maintained as projects are developed. This will establishes the image of the precinct and its attractiveness for business operators and visitors. Failure to do so can undermine the project by compromising the distinctiveness and attractiveness of the area, thereby failing to attract the events, activity and people that will bring it to life.
- Utilise design principles, briefings and reviews to guide a market led approach that will generate sustainable commercial outcomes. The outcome should integrate design and viability.
- Utilise independent urban design panel review, as well as frequent and thorough design reviews by council officers.
- Ensure continuity of design advice though the extended implementation process, with ongoing design review from a panel of independent technical experts in support of council officers.

- Use competitive processes for the private development of any site, ensuring that both financial and design outcomes are considered, and quality of outcome is prioritised in submissions to get the best design and development outcomes.
- Fund appropriately to ensure the necessary quality is achieved. Public expenditure will be needed to fund open space, although returns from development sites will contribute to that.

Maximising value

11. Plan and develop the open space first, to give certainty to the public on the quality of outcome that they are funding, and to private sector developers about the high quality environment that is the context for their development.

Activation

- Tourism attractions and activities will benefit from clustering activities together. Provision is made for this along the river promenade and at the edge of Victoria Street.
- The scale of sites allows for appropriate development to occur and which also interfaces well with the high quality public spaces around these development sites.
- 14. The unique nature of the sites, their location and scale will help encourage the very best operators and developers to participate. Actively market, manage and curate the precinct and hand-pick the best operators for activities and event planning.
- 15. Ensure place-making initiatives are conceptualised and implemented in parallel with development, and that place-making is appropriately resourced.

Viability

- Providing marketing strategies to deliver solid revenue generation and :
 - allowing for seasonality;
 - offering quality facilities and spaces to attract strong attendance for events and commercial usage of areas;
 - leveraging off the surrounding cultural arts precinct and the ability to offer art and food experiences for locals firstly, and visitor markets and
 - develop eventing and sports tourism around not only rowing and river based activities, but also the use of the river bank area for other sports activities.
- 17. Encouraging the participation of leading serviced apartment and commercial mixed use developers to ensure a high quality of development is created and seeing where support can be offered to activate these commercial developments in the short term
- 18. Testing the viability of components through introducing pop ups for food and beverage, displays and booking sites particularly to address seasonality
- 19. Working with the development industry to develop best practice commercial solutions.

Finance and cost

- 20. Stage the development of the open space and maintain budgets to ensure that high quality outcomes are achieved – if necessary, build less at any stage rather than compromise the quality of outcome.
- 21. Integrate cost and value management into all stages of design development to ensure designs are fiscally responsible and pragmatic with regards to the future 'buildability' of the development.
- 22. Identify components of the public space which can be sponsored or part funded by private and/or philanthropic investment including partnership opportunities. There will be an expectation of public investment into these partnership projects, the extent of which will vary from project to project, and will be ascertained with further post-framework implementation and funding investigations.

PLANNING ENABLING PROCESS

To enable implementation of key parts the Ferrybank Development Plan, changes to other plans and documents will be required. These include the Proposed District Plan, Reserve Management Plans, and in some cases land status changes to Reserve land to allow for commercial development opportunities on those lands. Hamilton City Council will commence these processes following the adoption of the Ferrybank Development Plan.

Proposed district plan

Changes to a District Plan are carried out as per schedule one of the Resource Management Act and, as a guide, can take up to 12months.

The destination open space zone that covers the majority of the Ferrybank Precinct allows for a number of uses including club and change rooms, community and conference centres, ancillary office, 100m2 of retail per park, but it does not provide for or foresee any residential activity, nor the scope of the commercial activity envisaged in the Ferrybank Development Plan. Therefore, a change or variation to the District Plan will be required.

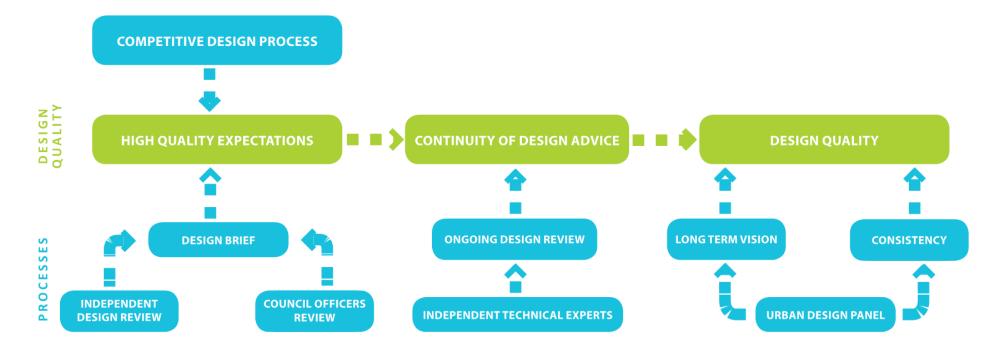
Reserve management plan change

Change to a Reserve Management Plan, such as the Riverside Reserves Management Plan, are carried out in accordance with the Reserves Act 1977. The current Management Plan relating to the Ferrybank precinct does not provide for many of the activities envisaged in the Ferrybank Development Plan. Therefore a Reserve Management Plan review will be required. The estimated time-frame for this review is 12-15 months.

Reserve revocation

The process for revoking reserve status of public land is outlined in section 24 of the reserves act 1977. The revocation of specific parcels of reserve land will be required to facilitate the private development opportunities, namely, the Victoria Street residential development site and associated buildings. The estimated time-frame to complete reserve revocation, subject to obtaining the approval of the minister of conservation, is 6-12 months.

RECOMMENDED DESIGN PROCESS TO MAINTAIN QUALITY OUTCOMES



PRINCIPLES AND RECOMMENDED DIRECTION FOR STAGING

Principles for staging

The development is planned to allow incremental, flexible and staged delivery. The following pages describe the recommended staging, and this and any variation on staging is based on the following principles:

- Potential for immediate impact including raising the profile of Ferrybank as a city destination
- 2. Provide high profile, high visibility locations
- 3. Provide catalytic sites and projects that will encourage private investment and/or public engagement
- Engage with funding sources and opportunities as they arise
- Balance incremental development with a balance of public and private investment, and each supporting the other.
- 6. Provide physical connections of the city to the river, and contribute to the river edge as a destination

Further considerations in staging development are:

- Ensure most existing facilities can remain in use until such time as replacements are constructed;
- Elements such as the main section of the river promenade should be delivered up front, whereby the provision and strengthening of the ecological and access terraces can be introduced over time if necessary;
- Boat shed components of new riverside buildings are modular and can added as necessary; and
- Expansion of buildings and activity spaces to the south is provided for to accommodate long term growth if and as increased demand for activity emerges.

Suitable activity

The inner city is short of owner occupied apartments and the visitor economy needs higher quality serviced apartment development. Development options which look to offer mixed used development to satisfy both local and visitor requirements need to be encouraged.

A new residential apartment cluster will also offer day and night time activity making the overall Ferrybank precinct safer and well utilised.

The proposed Victoria Street buildings would have capacity for approximately 60+ apartments over the two buildings with greater numbers achievable if a mixed use residential and serviced apartment complex was offered. The plan also encourages higher end hotel development north of the Waikato Museum to offer a more dynamic cultural and tourism precinct as a focal point for this part of the inner city.

Whilst new short term commercial accommodation needs to be actively encouraged within the Ferrybank precinct, new commercial office and retail space is not seen as desirable within the precinct as it will stretch the Central City commercial hub south and risks marginalising parts of the city.

The Waikato River Centre

The Waikato River Centre needs to be a commercial hub for Ferrybank acting as a tourism booking venue for river based experiences, offering a selection of food and beverage options, unique function venues and ideally an interactive visitor attraction to tell the story of the river from various perspectives. It should become the "go to" venue for various tours and visitor experiences including the important river link down to Hamilton Gardens and up river for various new experiences being planned.

Victoria Street buildings

The Victoria Street Buildings are seen as the commercial 'backbone' of the project and the best commercial opportunity is a residential apartment complex here, with the key to success being getting this to market as soon as possible. These will contribute a funding stream that can assist with developing the open space.

For this project which must achieve a balance of commercial yield as well as public realm contribution, critical ingredients include:

- Response to market:
- Critical mass, form fit to function, and flexibility:
- Street address, accessibility, car park access, and serviceability:
- Ground floor interfaces and connectivity/contribution to street and public realm:
- An integrated iconic combination of building, landscape and activity.

Start on implementation

Private development activity should be started as soon as possible with a focus on the Victoria Street Buildings, subject to the plans and policies being in place necessary to expedite it. The staging will need to illustrate the minimum level of public spend required to stimulate private sector investment at the front end.

Identify projects that may attract philanthropic funding or partnership

Potential to break public realm upgrade projects into stages or elements that may be attractive to philanthropic trusts should be explored. Parcels of say \$1m- \$2m, \$2-5m and \$5-10m might be developed.

Align with Waikato-Tainui's vision and aspirations for the Waikato River/te Awa Waikato

"Te Awa Waikato - Tooku awa koiora me oona pikonga, he kura tangihia o te maataamuri" King Tawhiao

(The Waikato River - the river of life, and each curve more beautiful than the last.)

Full and meaningful dialogue and engagement with Waikato-Tainui and Ngati Wairere is a key imperative in implementing the Ferrybank Development Plan. This will help refine detail of the Ferrybank Plan and inform how that development would progress. This imperative relates to the natural association of te mana whenua with the Waikato River/ Te Awa Waikato and lands, the intents and requirements of te Tiriti o Waitangi.

PARTNERSHIP APPROACH AND STAGING _ Stage 1 (Approximately 0-5 years)

Over the next pages are suggested three part staging for Ferrybank for the Public Funded Projects Public / Private Partnership Projects Private Investment periods: A Victoria Street Buildings, (excluding 6 Grantham Street (north of Victoria Bridge) B Waikato River Centre • Stage 1 _ Approximately 0 - 5 years contribution to public realm) 7 Ferrybank River Promenade 9 Ferrybank Ecological Terraces • Stage 2 _ Approximately 5 - 10 years 11 Pontoons • Stage 3_ Approximately 10 - 15 years 3 Park Terrace upgrade 14 Roose Wharf Stage 1 15 City Terrace Destination Playground The first stage is based on key public infrastructure projects and is compiled of 16 Riverside Play Space the following key aspects: • Establishes a link between the City and the River Promenade. · Adds value to high yield investment site. · Establishes Riverside destination. • The construction of Waikato River Centre and surrounds creates a key site public attraction The construction of the two playground areas as a public benefit / attraction. Establishes a precedence of precinct character and quality.

PARTNERSHIP APPROACH AND STAGING _ Stage 2 (Approximately 5-10 years)

Stage 2

Private investment opportunities from the Victoria Street Buildings A leveraged by the public space provision developed as Stage 1 will provide funding contribution to the public realm

The construction of one of the River Buildings E1 will allow for the temporary storage and provision of joint facilities for the River boat clubs during the demolition of their current facilities, and the construction of the additional three River Buildings.

The public works completed in Stage 2 will allow:

- The completion of the River Promenade.
- Address the Roose Commercial Park River edge as a single project for Resource Consenting efficiently and economies of scale in construction.

Public Funded Projects
Public / Private Partnership Projects
Private Investment

City Terrace
River Building - #1
Celebrating Age Building
Roose Commercial Park River Promenade
Roose Commercial Park Ecological Terraces
Landing Terraces

Private Investment

Roose Routh Riverview Terrace Building
Boose Commercial Park Ecological Terraces

Boat Ramps



PARTNERSHIP APPROACH AND STAGING_Stage 3 (Approximately 10-15 years)

Stage 3

The pedestrian / cycle bridge F and Victoria Bridge works G can be constructed with public funding at a Central or Local Government level

Private investment opportunities will provide funding contribution to the public works.

Following the construction of the pedestrian / cycle bridge the North Park Terrace Building an be constructed.

Public Funded Projects

Public / Private Partnership Projects

Private Investment

Park Terrace Building

Park Terrace (by Museum)

Park Terrace (by Museum)

Park Terrace (by Museum)

Park Terrace Building

Victoria Bridge clip on

Including new crossing to Anzac Parade

Private Investment

Park Terrace Building

River Building - #2

River Building - #3

Private Investment

Park Terrace Building

River Building - #4

Park Terrace Building

River Building - #4



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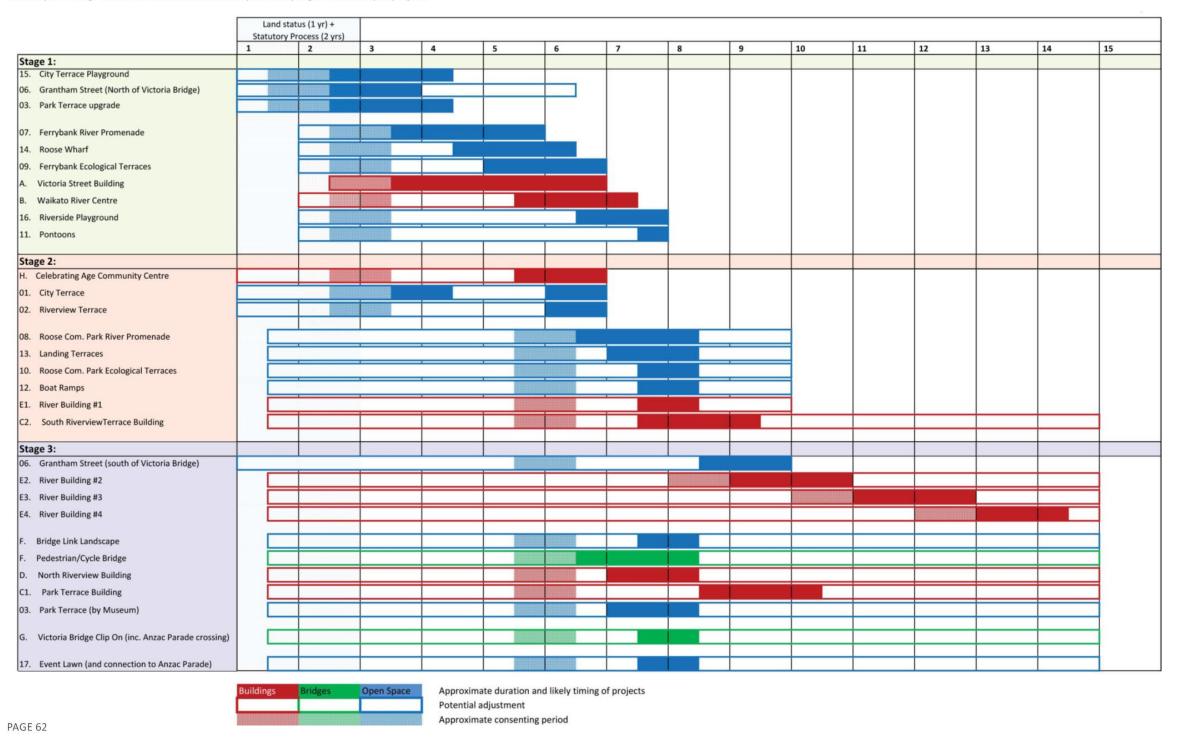
PARTNERSHIP APPROACH_ STAGING SUMMARY AND INITIAL ROUGH ORDER COST ESTIMATES

Successful transformation requires both public and private investment.

		PUBLIC FUNDED PROJECTS		PUBLIC / PRIVATE PARTNERSHIP PROJECTS		PRIVATE INVESTMENT
s for p projects	Stage ONE (0-5 YEARS)	 Grantham Street (north of Victoria Brid Ferrybank River Promenade Park Terrace upgrade 	\$ 2.2 \$ 6.6 \$ 1.9 SUBTOTAL \$ 10.7	B Waikato River Centre Building 09 Ferrybank Ecological Terraces 11 Pontoons 14 Roose Wharf 15 City Terrace Destination Playground 16 Riverside Play Space SUBTO	\$14.8 m \$ 3.2 m \$ 2.6 m \$ 4.4 m \$ 2.1 m \$ 1.2 m	A Victoria Street Buildings E2 River Building #2 E3 River Building #3 E4 River Building #4 D North Riverview Terrace Building C1 Park Terrace Building C2 South Riverview Terrace Building
aging / time-frame/private partnershi	Stage TWO (5-10 YEARS)	 Victoria Street / City Terrace Riverview Terrace Roose Com. Park River Promenade Landing Terraces 	\$ 5.3 m \$ 4.8 m \$ 7.7 m \$ 6.7 m SUBTOTAL \$ 24.5 m	E1 River Building #1 H Celebrating Age Community Centre Building 10 Roose Com. Park Ecological Terraces 12 Boat Ramps SUBTO	\$ 3.4 m \$ 2.5 m \$ 3.2 m \$ 1.6 m TAL \$ 10.7 m	
indicative st public and public/	Stage THREE (10-15 YEARS)	06 Grantham Street (south of Victoria Brid 03 Park Terrace (by Museum)	lge) \$ 2.2 m \$ 1.4 m SUBTOTAL \$ 3.6 m	F Pedestrian / Cycle Bridge Including bridge link landscape G Victoria Bridge clip on including new crossing to Anzac Parade 17 Event Lawn	\$18.0 m \$ 4.8 m \$ 4.3 m \$ 0.3 m \$ 1.0 m	
	excluded GST, eyond 2016 and s detailed in	PUBLIC FUNDED PROJECTS TOTAL	\$ 38.8 M	PUBLIC / PRIVATE PARTNERSHIP PROJECTS TOTAL	\$ 67.4 M	PRIVATE INVESTMENT \$ 102 M PROJECTS TOTAL AT 2016 \$ 208 M

IMPLEMENTATION PROGRAM

The following table outlines a possible programme for implementing works over a 15 year period. While this programme is indicative, and may vary depending on circumstances, opportunities or constraints, it follows a viable and logical sequence based on the principles and staging outlined earlier in this section. The programme includes a 1 year period for confirming the land status across the site and a 2 year statutory process, including process such as land revocation and District Plan changes as required. In addition, a 1 year consenting process is allowed per project, and an assumption that consenting might occur in two stages. It is acknowledged that in reality some areas will have less stringent consenting requirements than others, and that consenting phasing might vary depending on the circumstances and degree of certainty per project. While a likely timing, duration and project co-dependency is indicated by the bold colours, in most cases there is a degree of flexibility re timing. The non-bold bars indicate this potential programme slide per project.



Economic Development Committee Agenda 14 September 2023- OPEN



CHAPTER 5_ CONSULTATION

The project team sought input from a range of stakeholders throughout the creation and refinement of the Ferrybank Development Plan. The general public views on the initial concept were collected during a public and online exhibition between 28 November and 6 December 2015.

Throughout 2016 the project team met with Waikato-Tainui and a Ferrybank and Roose Commerce Park Stakeholder Group consisting of: Hamilton Rowing Club, Waikato Rowing Club, Hamilton City Hawks Club, Waikato Sports Fishing Club, and the Waikato Dragon Boating & Waka Ama Association.

The project team wishes to thank these stakeholders and the following organisations for taking the time to meet with them during the creation of the plan:

- Mana whenua representatives at the Te Ha O Te Whenua O Kirikiriroa Trust
- Waikato Regional Council
- The Celebrating Age Centre user groups
- Heritage New Zealand
- Members of Hamilton City Council's Urban Design Advisory Panel
- Property Council Waikato Branch
- Momentum Waikato
- Te Awa River Ride
- Hamilton and Waikato Tourism
- Creative Waikato
- Waikato Museum
- Hamilton City Council staff

The project team wishes to thank the Evaluation Panel consisting of Rob Kerr (Ōtākaro Limited), Morten Gjerde (Victoria University of Wellington), Iain White (Waikato University), Wayne Harris (Waikato-Tainui), Mayor Julie Hardaker and Councillor Martin Gallagher. The Evaluation Panel was convened at the commencement of the Ferrybank Development Plan project to select the winning design team (WALA). The Evaluation Panel had an ongoing role in the project meeting on two separate occasions to assess WALA's progress against the Design Brief and offer feedback.

IMAGE CREDITS

Images as shown on each page, top to bottom, left to right.

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 V11. View under the bridge. Illustration by Stantiall's Studio Ltd.

Page 8:

2. V3. City playground. Illustration by Stantiall's Studio

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- 3. V1. Looking towards the pedestrian bridge from Victoria St. Illustration by Stantiall's Studio Ltd.
- 4. V2 (+V6). View of Grantham and Victoria Street.
 Illustration by Stantiall's Studio Ltd.
- 5. V3. City playground. Illustration by Stantiall's Studio Ltd.

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V2 (+V6). View of Grantham and Victoria Street.
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- 7. V8. Proposed bridge terminating in Memorial Park.
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- V9. Terraced play space with views to the river.
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- 9. V10. Waikato River Centre. Illustration by Stantiall's Studio Ltd.
- V11. View under the bridge. Illustration by Stantiall's Studio Ltd.
- 11. V12. Vehicular access from Grantham St. Illustration by Stantiall's Studio Ltd.

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- V14 View on the Riverside Terrace by building E2.
 Illustration by Stantiall's Studio Ltd.
- 15. V15. View of the River Buildings. Illustration by Stantiall's Studio Ltd.

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16. V5. View of the Ferrybank Precinct from above Victoria Bridge. Illustration by Stantiall's Studio Ltd.

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- 17. Photograph within Ferrybank Park, Image source WALA 2015.
- 18. Photograph within Ferrybank Park, Image source WALA 2015.

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19.

- Ferrybank Landing, 1866. Image source Kete Hamilton
- 20. The Rawhiti, 1925. Image source Kete Hamilton.
- 21. The Ferrybank Rowing Club, 1929. Image source Kete Hamilton.
- 22. The Paddle Steamer, 1870. Image source Kete Hamilton.

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- Hamilton Garden Sculpture by Chris Booth and Diggeress Te Kanawa from Te Kuiti. Image source http://onemouse.tumblr.com/
- 24. Te Winika's final journey to the Waikato Museum of Art and History, 1973. Image source Kete Hamilton.
- 25. The Manuwau, date unknown. Image source Kete
- Waka ama. Image source Mark Taylor for Waikato Times (http://www.stuff.co.nz/waikato-times/ photos/4561200/Scenes-from-the-National-Waka-Ama-Sprint-Championships)

Page 36:

- 7. The Model Family, Guy Bottroff. Image source flickr photo by Dylan Coleman
- Granary Row, Salt Lake City. Image source United Contractors.
- 30. Hermann park lit bridge and trees,Image source
 United Contractors. http://www.lampartners.com/
 category/lam-projects
- Light spheres. Pedestrian Zone Innichen by AllesWirdGut. Image source from Landezine website by AllesWirdGut.

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- Grand Park, Los Angeles. Image source http://www. springfieldlakeshotel.com.au/grande-park/
- 33. Climbing frame. Image source Richter Spielgeräte.
- 34. River Quay, Brisbane. Image source Arkhefield.
- 35. Reading Bridge, Design Engine. Image source Design Engine
- WMS Boathouse, Studio Gang. Image source Hedrich Blessing.
- 37. Waka ama. Image source Mark Taylor for Waikato Times (http://www.stuff.co.nz/waikato-times/photos/4561200/Scenes-from-the-National-Waka-Ama-Sprint-Championships)
- Farmer's market. Image source https://www.viator. com/tours/Santiago/Santiago-Like-a-Local-Private-Walking-Tour-with-Coffee-Markets-Street-Food-and-San-Cristobal-Hill/d713-3452SCLMKT
- Riverside Market. Image source RCMA Farmers' Markets. http://www.riversidemarket.org.uk/about.

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- V1. Looking towards the pedestrian bridge from Victoria St. Illustration by Stantiall's Studio Ltd.
- 11. V2 (+V6). View of Grantham and Victoria Street.
 Illustration by Stantiall's Studio Ltd.
- 42. V3. City playground. Illustration by Stantiall's Studio Ltd.
- 43. V5. View of the Ferrybank Precinct from above Victoria Bridge. Illustration by Stantiall's Studio Ltd.
- 44. V8. Proposed bridge terminating in Memorial Park.
 Illustration by Stantiall's Studio Ltd.
- V9. Terraced play space with views to the river. Illustration by Stantiall's Studio Ltd. V12. View down Grantham Rd. Illustration by Stantiall's Studio Ltd.
- 46. V10. Waikato River Centre. Illustration by Stantiall's Studio Ltd.
- 47. V11. View under the bridge. Illustration by Stantiall's Studio Ltd.39.
- 48. V12. Vehicular access from Grantham St. Illustration by Stantiall's Studio Ltd.
- 49. V14 View on the Riverside Terrace by building E2.
 Illustration by Stantiall's Studio Ltd.
- V15. View of the River Buildings. Illustration by Stantiall's Studio Ltd.

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- 51. Street bollard. Source Street Furniture New Zealand.
- 52. 'Bilateral' bench. Source Santa & Cole.
- 53. 'Type C' bicycle rack. Source Street Furniture New Zealand.
- 54. 'Mayfair' bin. Source Street Furniture New Zealand.
- 55. Putney Town Rowing Club. Image source Beckett Rankine.
- University College Boathouse, , University College
 Oxford, UK. Image source http://openbuildings.com/
 buildings/university-college-boathouse-profile-2368/
 media
- 57. Wharewaka, Wellington. Image source Jeff Brass.
- 58. Elwood Foreshore by ASPECT Studios. Image source Andrew Llovd.
- 60. Asphalt paving detail. Chaffers Park, Wellington. Image source Wraight and Associates Ltd.
- 61. Timber seating, Taranaki Wharf. Image source Wraight and Associates Ltd.
- 62. Gabion retaining wall. Image source Munstersche Zeituna.
- University College Boathouse, , University College
 Oxford, UK. Image source http://openbuildings.com/
 buildings/university-college-boathouse-profile-2368/
 media
- 64. Climbing frame. Image source Richter Spielgeräte.
- 65. Terra Nova Adventure Play Environment. Image source
 Landezine website http://www.habitat-systems.com/
 terra-nova-adventure-play-experience-csla-award/

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 V8. Proposed bridge terminating in Memorial Park. Illustration by Stantiall's Studio Ltd.

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- 67. Minogue Park, Hamilton. Image source Team Events
 Surfacing website, http://www.teamss.co.nz/project/
 playground-and-minogue-park-hamilton/
- 68. Terra Nova Adventure Play Environment. Image source
- 69. Climbing stilts. Image source Earth Wrights.
- 70. Climbing frame. Image source Richter Spielgeräte.
- 71. Climbing structure, Artillerivej Copenhagen. Image source Vega Landskab.
- 72. Osdorp Eroever, Carve Landscape Architecture. Image source Landezine.

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- 73. Wynyard Quarter waterfront, Auckland. Image source Wraight + Associates Ltd.
- 74. Jack Evans Boat Harbour. Image source Simon Wood.
- 75. Public piano. Image source Wraight + Associates Ltd.
 76. Farmer's market. Image source https://www.viator. com/tours/Santiago/Santiago-Like-a-Local-Private-
 - Walking-Tour-with-Coffee-Markets-Street-Food-and-San-Cristobal-Hill/d713-3452SCLMKT
- 77. Mulini Beach, Studio 3LHD. Image source ArchDaily.

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- 78.. Fort St. Brighton UK Image source Transportblog. co.nz
- 79. UW School of Medicine. Image source University of Washinaton.
- 80. Centenary lighting installation. Image source Ronstan Tensile Architecture.
- 81. Fort St. Brighton UK Image source Transportblog. co.nz
- 82. New Road, Gehl Architects. Image source Landezine.
- 83. Marunouchi naka-Dori Street. Image source https://www.tripadvisor.co.nz/Hotel_Review-g1066443-d310308-Reviews-The_Tokyo_Station_Hotel-Chiyoda_Tokyo_Tokyo_Prefecture_Kanto.html#photos;geo=1066443&detail=310308

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- 84. Outdoor concert performance. Image source Ignite Providence.
- 85. Waitangi Park. Image source Neil Price.
- 86. 'Moon' bench. Image source Santa & Cole.
- 87. Allegheny Park, Pittsburgh. Image source ASLA.
- 88. Reading Bridge, Design Engine. Image source Design Engine.
- 89. Reading Bridge, Design Engine. Image source Design Engine.
- 90. Reading Bridge, Design Engine. Image source Design Engine.
- 91. Erasmus Bridge Rotterdam, Ben van Berkel. Image source Turner and Lane.

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- 92. Auckland Art Gallery, FJMT + Archimedia. Image source Architizer.com.
- 93. Waitomo Glowworm Caves Visitor Centre, Architecture Workshop. Image source Wikipedia.

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- 94. National Assembly for Wales, Richard Rogers Partnership. Image source The Guardian.
- 95. Toitu Otago Settler's Museum, Robert Tongue +Baker Garden Architects. Image source Mike Hollman.
- 96. WMS Boathouse, Studio Gang Architects. Image source ArchDaily.
- 97. River Quay Brisbane, Arkhefield. Image source Arkhefield
- Wharewaka Precinct, Wraight + Associates. Image source Architecture Now.
- 99. WMS Boathouse, Studio Gang Architects. Image source ArchDaily.

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- 100. Clyde Quay Wharf, Athfield Architects. Image source Jason Mann
- 101. Luna Apartments St Kilda, Elenberg Fraser. Image source ArchDailv.
- 102. Station Centre, Union City, David Baker + Partners Architects. Image source ArchDaily.
- 103. Chews Lane and Victoria St façades, Athfield
 Architects. Image source Nick Servian Photography
- 104. Luna Apartments St Kilda, Elenberg Fraser. Image source ArchDaily.
- 105. Clyde Quay Wharf, Athfield Architects. Image source Jason Mann

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- 06. Gallienice 138 lodgements et commerces Nice, Comte Vollenweider. Image source Divisare.com
- 107. Peter Zumthor Home-Studio, Peter Zumthor. Image source designrulz.com
- 108. Neue Hamburger Terrassen Hamburg, Lan Architecture. Image source ArchDaily.

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109. V15 at dusk. View of the River Buildings. Illustration by Stantiall's Studio Ltd.

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110. V2 (+V6). View of Grantham and Victoria Street.
Illustration by Stantiall's Studio Ltd.

Council Report

Committee: Economic Development **Date:** 14 September 2023

Committee

Author: Nicolas Wells Authoriser: Blair Bowcott

Position: Strategic Property Manager **Position:** General Manager Strategy,

Growth and Planning

Report Name: Strategic Property Update - September 2023

Report Status	Open

May 2023 Purpose - Take

1. To inform the Economic Development Committee of the financial performance and position of the Municipal Endowment Fund as at 30 June 2023 (Q4 2022/23 FY).

Staff Recommendation - Tuutohu-aa-kaimahi

2. That the Economic Development Committee receives the report.

Executive Summary - Whakaraapopototanga matua

- 3. This is the regular report on the financial performance and position of the assets of the Municipal Endowment Fund (MEF). It covers the fourth quarter (Q4) of the 2022/23 financial year from 1 April 2023 to 30 June 20223.
- 4. The MEF has a current value of \$58.27M comprised of property assets totalling \$26.52M and reserves of \$31.76M.
- 5. The overall value of the MEF has increased by \$289K from \$57.98M to \$58.27M over the past quarter. This is largely attributable to accrued interest income and interest received on maturing term deposits in the period.
- 6. A profit and loss statement is included as (Attachment 1).
- 7. Staff consider the matters in this report have a low significance and that the recommendation complies with the Council's legal requirements.

Discussion – Matapaki

Municipal Endowment Fund 2022/23 FY Q4

- 8. Council's Municipal Endowment Fund (MEF) is divided into 3 parts:
 - i. The Municipal Endowment properties consist of ground leases where Council owns the land only but the improvements and leasehold interest in the land are owned by the lessee. Typically, this asset class returns a low yield. Council has previously encouraged lessees to freehold these properties to free up Council's capital for investment in higher yielding property assets.

- ii. The Municipal Investment properties consist of property assets purchased to generate the maximum possible yield. They include two industrial properties, and a group of three suburban shops.
- iii. The Municipal Endowment Reserve (\$31.76M) is invested in term deposits and mixed funds. The reserve is invested in accordance with an independently designed framework that is intended to diversify the investment portfolio, support liquidity, and preserve capital over the long term, as follows:

Term Deposits - \$20.5M

Provider	Amount	Term	Maturity	Expected Return
ANZ	\$10.5M	3 months	15 August 2023*	6.00%
ANZ	\$5M	6 months	14 August 2023*	5.75%
ANZ	\$5M	9 months	10 August 2023*	5.73%

^{*} Term deposits will be rolled over for the same period upon maturity. Term deposit rates in general have been improving as interest rates climb, and the Finance Manager recommends continuing with this strategy at this stage.

Mixed Funds - \$11M

Provider	Amount	Return*	Expense ratio
Milford Balanced Fund	\$6m	8.44%	1.05%
Forsyth Barr Fund	\$5m	2.7%	0.69%

^{* 5-}year net average return – noting that this figure is a based on past historical return averages and does not indicate or guarantee future returns.

Milford Balanced Fund					
Description	Value				
Initial investment	2,131,135.90	\$2.820	\$6,000,000.00		
Value at 30 June 2023	2,131,583.88	\$2.978	\$6,347,217.32		
Change in fair value movement – gair	\$347,217.32				

Forsyth Barr Fund					
Description	Value				
Initial investment	2,127,388.00	\$2.350	\$5,000,000.00		
Value at 30 June 2023	2,124,080.00	\$2.327	\$4,942,097.94		
Change in fair value movement – gair	(\$57,902.06)				

9. Since the last quarterly update, the overall value of the MEF has increased \$289K due to accrued interest income and interest received on maturing term deposits generated during the period (2022/23 FY Q4), which is credited to the MEF.

Financial Considerations - Whaiwhakaaro Puutea

 Strategic Property is a regular operating activity funded through the Long-Term Plan. Further MEF financial information for FY2022/23 Q4 is provided in Attachment 1.

Ethical Investment

11. The ethical status of the institutions providing the MEF investment vehicles were summarised in the <u>report</u> to the 24 May 2022 Economic Development Committee (Item 11, pp 377 – 381).

Legal and Policy Considerations - Whaiwhakaaro-aa-ture

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

Climate Change Impact Statement

- 13. Staff have used the climate adaptation assessment guidance and determined there are no known climate risks or adaptation opportunities associated with this option.
- 14. Staff have used the climate emissions assessment guidance and determined there is no change in greenhouse gas emissions associated with this option.

Wellbeing Considerations - Whaiwhakaaro-aa-oranga tonutanga

- 15. The purpose of Local Government changed on 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').
- 16. 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.
- 17. The recommendations set out in this report are consistent with that purpose.

Social

18. The strategic property activity allows the Council to promote better outcomes for the community at large, helping to create a more vibrant Hamilton with greater social interaction.

Economic

19. The MEF will fund key development opportunities to help attract business growth, grow the city's economy, aid potential public and private investment and help with prioritising future funding decisions and business cases.

Environmental

20. Strategic property developments align with the Council's Central City Transformation Plan, considering connections between the central city and the river to restore and protect the balance of the environment.

Cultural

21. The strategic property activity endorses and embraces the cultural identity of the city.

Risks - Tuuraru

22. There are no known risks associated with these matters – noting that the estimated yields from mixed fund investments are based on historical return averages, which does not guarantee future performance or yield.

Significance & Engagement Policy - Kaupapa here whakahira/anganui Significance

23. Having considered the Significance and Engagement Policy, staff have assessed that the recommendation of this report has a low level of significance.

Engagement

24. Given the low level of significance no engagement is required.

Attachments - Ngaa taapirihanga

Attachment 1 - MEF FY 2022/23 (Q4) - Profit and Loss Statement

STRATEGIC PROPERTIES

Select Financial Year:

Select Month:

ENDOWMENT FUND: PROFIT AND LOSS STATEMENT

How much money is in the Endowment fund today? \$31,756,568

How much interest have we earned this year on the MEF fund? \$890,823

Return on MEF Fund this year 2.81%

What is the value of our **MEF Properties?**

\$26,516,000

What is the value of our **MEF Investment Funds?**

\$20,500,000 **Term Deposits**

\$11,289,825 **Mixed Funds**

	Resource	YTD Actuals	YTD Budgets	YTD Variance	Annual Budget
INCOME	Rental Income	(\$1,208,191)	(\$1,131,895)	\$76,296	(\$1,131,895)
	Operating Contributions	(\$147,719)		\$147,719	
	Water Charges - Internal Charges	\$1,903		(\$1,903)	
	Rates Expense - Internal Charges	\$136,058	\$152,901	\$16,843	\$152,901
Total		(\$1,217,948)	(\$978,994)	\$238,954	(\$978,994)
EXPENSES	External Rates	\$10,126	\$8,803	(\$1,323)	\$8,803
	Electricity	\$2,698		(\$2,698)	
	Insurance	\$31,109	\$26,810	(\$4,299)	\$26,810
	Travel & Accommodation	(\$407)		\$407	
	Legal Services	\$2,006		(\$2,006)	
	Consultants	\$0		\$0	
	Service Providers	\$38,851		(\$38,851)	
	Contractors	\$0		\$0	
	Interest Received Special Funds	(\$890,823)		\$890,823	
Total		(\$806,441)	\$35,613	\$842,054	\$35,613
GAIN/LOSS	Unrealised Loss on Change in FV other	\$616,693		(\$616,693)	
	Loss on Fair Value of Invstmnt Prop	\$4,857,984		(\$4,857,984)	
	Unrealised Gain on Change in FV Other	(\$1,196,945)		\$1,196,945	
	Gain on Fair Value of Investmnt Property		(\$1,011,371)	(\$1,011,371)	(\$1,011,371)
Total		\$4,277,733	(\$1,011,371)	(\$5,289,104)	(\$1,011,371)

Total value of MEF assets: \$58,272,568

\$2,253,343 (\$1,954,752) (\$4,208,095) (\$1,954,752)

STRATEGIC INVESTMENT PROPERTIES: PROFIT AND LOSS STATEMENT

	Resource	YTD Actuals	YTD Budgets	YTD Variance	Annual Budget
INCOME	Rental Income	(\$464,460)	(\$372,263)	\$92,197	(\$372,263)
	Operating Contributions	(\$68,117)		\$68,117	
	Fees & User Charges		(\$256,494)	(\$256,494)	(\$256,494)
	Water Charges - Internal Charges	\$4,572		(\$4,572)	
	Rates Expense - Internal Charges	\$83,533	\$104,134	\$20,601	\$104,134
Total		(\$444,473)	(\$524,623)	(\$80,150)	(\$524,623)
EXPENSES	External Rates	\$4,799	\$3,524	(\$1,275)	\$3,524
	Electricity	\$1,748	\$3,414	\$1,666	\$3,414
	Insurance	\$15,627	\$12,670	(\$2,957)	\$12,670
	Vehicle Leases	\$0		\$0	
	Advertising, Promotion & Engagement		\$5,660	\$5,660	\$5,660
	Legal Services	\$1,400		(\$1,400)	
	Consultants	\$0		\$0	
	Management Fee		\$8,232	\$8,232	\$8,232
	Service Providers		\$6,174	\$6,174	\$6,174
Total		\$23,573	\$39,674	\$16,101	\$39,674
Total (Surpl	us)/Deficit	(\$420,900)	(\$484,949)	(\$64,049)	(\$484,949)

What is the value of our SIP Properties? \$23,000,000

Total Strategic Property asset value: \$81,272,568

Total (Surplus)/Deficit

Council Report

Committee: Economic Development **Date:** 14 September 2023

Committee

Author: Nicolas Wells **Authoriser:** Blair Bowcott

Position: Strategic Property Manager **Position:** General Manager Strategy,

Growth and Planning

Report Name: Policy Review – Municipal Endowment Fund Policy 2023

Report Status	Open
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Purpose - Take

1. To seek a recommendation from the Economic Development Committee that the Council approves the reviewed Municipal Endowment Fund Policy.

Staff Recommendation - Tuutohu-aa-kaimahi (Recommendation to the Council)

- 2. That the Economic Development Committee:
 - a) receives the report;
 - b) recommends that the Council approves the Municipal Endowment Fund Policy with no changes (Attachment 1).

Executive Summary - Whakaraapopototanga matua

- 3. On 26 August 1998, the Council adopted the Municipal Endowment Fund Policy (the Policy), which provides principles and criteria for management of the Municipal Endowment Fund and its ongoing investment.
- 4. The Policy is reviewed every three years and was reviewed in 2002, 2005, 2008, 2009, 2016, 2019 and most recently on 17 September 2020.
- 5. The Policy is due for review on 17 September 2023. A copy of the Policy is attached to this staff report (**Attachment 1**) and is also on the Council website (linked here).
- 6. The policy has been reviewed by staff and Tompkins Wake; both consider the current policy is fit for purpose and no changes are required.
- 7. Staff seek a recommendation from the Economic Development Committee that the Council approves the reviewed Policy (Attachment 1).
- 8. Staff consider the matters in this report have a low significance and that the recommendations comply with the Council's legal requirements.

Background - Koorero whaimaarama

9. The Policy was comprehensively reviewed in 2020 to better align with the requirements of the purpose of the Municipal Endowment Fund (MEF), and the Council's strategic vision. The 2020 review adopted the following principles for the Policy:

- i. The capital of the MEF must be preserved to comply with the common law principles of endowment.
- ii. Income earned from the MEF must be either accumulated and become part of the fund or applied for municipal purposes.
- iii. The MEF should be invested in property or property development where broader economic and social benefits can be secured in support of the Council's plans, city strategy, growth and liveability.
- iv. Investment should seek to increase and grow the capital value of the MEF.
- v. The MEF shall be subject to authoritative governance and management oversight by regular reporting to the appropriate committee of Council on a quarterly basis.
- vi. All income and expenditure attributed to the MEF should be reported separately to ensure the complete financial performance of the MEF is transparent.
- vii. The MEF should seek to generate medium- and long-term net revenue at or above market norm where possible at the lowest risk to the Council.

Discussion - Matapaki

- 10. The Economic Development Committee is delegated strategic governance oversight of the Municipal Endowment Fund. The Municipal Endowment Fund Advisory Group, which comprises Elected Members and staff, is tasked with providing tactical oversight of the operations of the MEF. The MEF is managed by the Council's Strategic Property Unit.
- 11. In 2021, independent consultants prepared a MEF Management Plan and MEF Action Plan. The purpose of the plans is to guide the use of the MEF to maximise achievement of the Council's principles and the wider outcomes of Hamilton City with the MEF in accordance with the Policy.
- 12. Staff and Tompkins Wake consider the Municipal Endowment Fund Policy remains fit for purpose.

Options

13. Staff have assessed that there are two reasonable and viable options for the Committee to consider. This assessment reflects the level of significance (described below). The options are:

Option one: Recommend that the Council approves the Municipal Endowment Fund Policy 2023

Option two: Do not recommend that Council approves the Municipal Endowment Fund Policy 2023.

14. Staff recommend **option one** for the reasons described earlier in the report.

Financial Considerations - Whaiwhakaaro Puutea

15. Costs for the Tompkins Wake legal review of this policy were \$953.06 and are covered by existing budgets.

Legal and Policy Considerations - Whaiwhakaaro-aa-ture

16. Staff confirm that the recommendation (**option 1**) complies with the Council's legal and policy requirements.

17. The Policy has been reviewed by Tompkins Wake.

Climate Change Impact Statement

- 18. Staff have used the climate adaptation assessment guidance and determined there are no known climate risks or adaptation opportunities associated with this option.
- 19. Staff have used the climate emissions assessment guidance and determined there is no change in greenhouse gas emissions associated with this option.

Wellbeing Considerations - Whaiwhakaaro-aa-oranga tonutanga

- 20. The purpose of Local Government changed on 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').
- 21. 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.
- 22. The recommendations set out in this report are consistent with that purpose.

Social

23. The MEF allows the Council to promote better outcomes for the community at large, helping to create a more vibrant Hamilton with greater social interaction.

Economic

24. The MEF will fund key development opportunities to help attract business growth, grow the city's economy, aid potential public and private investment, and help with prioritising future funding decisions and business cases.

Environmental

25. MEF developments align with the Council's Central City Transformation Plan, considering connections between the central city and the river to restore and protect the balance of the environment.

Cultural

26. The MEF endorses and embraces the cultural identity of the city.

Risks - Tuuraru

27. There are no known risks arising from this review.

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

28. Staff have considered the key considerations under the Significance and Engagement Policy and have assessed that the recommendation(s) in this report has/have a low level of significance.

Engagement

29. Given the low level of significance determined, the engagement level is low. No engagement is required.

Attachments - Ngaa taapirihanga

Attachment 1 - Municipal Endowment Fund Policy 2023

First adopted:	26 August 1998
Revision dates/version:	6 November 2002, 6 July 2005, 10 March 2008, 10 December 2008, 8 April 2009, 2 August 2016, 14 March 2019, 17 September 2020.
Next review date:	17 September 2023
Engagement required:	Not SCP
Document number:	D-3417298
Associated documents:	Appointment and Remuneration of Board Members of Council Controlled Trading Organisations (CCTOs) Policy; Freeholding of Council Endowment Land Policy; Sale and Disposal of Council Land Policy
Sponsor/Group:	General Manager City Growth

Municipal Endowment Fund Policy

Purpose and Scope

1. To provide principles and criteria for management of the Municipal Endowment Fund ("Fund") and its ongoing investment.

Principles

- The capital of the Fund must be preserved to comply with the common law principles of endowment.
- 3. Income earned from the Fund must be either accumulated and become part of the fund or applied for municipal purposes.
- The Fund should be invested in property or property development where broader economic and social benefits can be secured in support of the Council's plans, city strategy, growth and liveability.
- 5. Investment should seek to increase and grow the capital value of the Fund.
- The Fund shall be subject to authoritative governance and management oversight by regular reporting to the appropriate committee of Council on a quarterly basis.
- 7. All income and expenditure attributed to the Fund should be reported separately to ensure the complete financial performance of the fund is transparent.
- 8. The Fund should seek to generate medium and long-term net revenue at or above market norm where possible at the lowest risk to the Council.

Policy

- Management of the Fund is the responsibility of the Council. The responsibility for management may be delegated to a committee of Council, or to a Council Controlled Trading Organisation.
- Where possible the Fund should be invested to support, advance and implement the Council's strategic plans and vision. The Council will identify priorities for investment within each 10-Year Plan.
- 3. To achieve the outcomes required in paragraph 6, the entity managing the Endowment Fund may:
 - a. Carry out feasibility studies and develop master plans on best options and timings for use of the Fund for Council's approval;

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- Undertake new profitable medium- to long-term investments as cash flows allow which, over their life, will yield a substantially greater return than previously achieved;
- c. Promote development of properties in a manner which will maximise the commercial value of the asset while supporting broader economic and social benefits for the City of Hamilton in line with Hamilton's strategies to support growth and liveability;
- d. Encourage freeholding of remaining original endowment properties in accordance with the Council's existing freeholding policy to generate capital for investment in higher-yielding assets as soon as practicable;
- e. Ensure connectivity of future developments with other key groups within the Council to drive success;
- f. Undertake all appropriate due diligence and complete and assess business plans to mitigate risk in respect of all the Fund's investments and developments;
- g. Enter into joint venture or turn-key developments to provide flexible options for the future with approved development partners.
- 4. The Council shall at all times manage the Fund on a prudent basis and in accordance with the Council's legal obligations. In the course of such management the Council shall:
 - a. Enter into and effectively administer service contracts with other public and private sector entities; and
 - b. Strive to minimise operating costs.
- Where possible and appropriate any developments supported by the Fund should be undertaken in conjunction with a suitably experienced and qualified development partner (subject to appropriately documented and mutually beneficial partnership conditions).
- 6. All projects or proposals for investment by the Fund should include a proposed investment exit plan at a timeframe to be determined by the project needs (and partners).

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Resolution to Exclude the Public

Section 48, Local Government Official Information and Meetings Act 1987

The following motion is submitted for consideration:

That the public be excluded from the following parts of the proceedings of this meeting, namely consideration of the public excluded agenda.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution follows.

General subject of each matter to be considered	Reasons for passing this resolution in relation to each matter		
 C1. Confirmation of the Economic Development Committee Public Excluded Minutes of 28 June 2023 C2. Strategic Property Update C3. Strategic and general Update) Good reason to withhold) information exists under) Section 7 Local Government) Official Information and) Meetings Act 1987) 	Section 48(1)(a)	
C4. Waikato Regional Airport Strategic Review - Update Report			

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public, as follows:

Item C1.	to prevent the disclosure or use of official information for improper gain or improper advantage	Section 7 (2) (j)
Item C2.	to enable Council to carry out commercial activities without disadvantage to enable Council to carry out negotiations	Section 7 (2) (h) Section 7 (2) (i)
Item C3.	,	Section 7 (2) (h) Section 7 (2) (i)
Item C4.	to enable Council to carry out commercial activities without disadvantage to enable Council to carry out negotiations	Section 7 (2) (h) Section 7 (2) (i)