

WAIKATO REGIONAL THEATRE

LOCATION STUDY REPORT

PREPARED FOR WAIKATO REGIONAL THEATRE GOVERNANCE PANEL



REVISION HISTORY

REVISION	DATE	DESCRIPTION
A	04.05.2017	Issued for Waikato Regional Theatre Governance Panel



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STAGE 1 ANALYSIS OF 25 SITES

Aerial View



ANALYSIS OF 25 SITES

Assessment Criteria

PRIMARY CONSIDERATIONS

These considerations are non-negotiable and are vital to the success of the project. In particular they should address the primary objective for the theatre to be a TISO project (Transformational Intergenerational Strategic Outcomes). The strategic priorities of the TISO, which have been considered below, are: Respond to a clear need in the Waikato, be inspirational, be transformational, demonstrate leadership, and be scalable and sustainable.

The final site selection also needs to enhance the reputation of Hamilton as an arts destination and reinforce the theatres ability to attract the very best and most inspiring to the city and wider region.

Urban Design

- 1) Would the location positively reinforce the visual identity of the city and the Waikato region?
 - Prominence and scope for iconic form (if desired) with a strong presence in specific positions, related to surrounding spaces and movements.
 - Strength and nature of relationship to landscape – open spaces, river
 - Does the site allow for integration of large introverted spaces without presenting a primarily closed-in, blank box to the context?
 - Potential visibility to wider city or key passing movements of pre- and post-performance gathering in lobbies and surrounding external spaces
 - Potential for external performance spaces, formal and informal, in positive spaces with appropriate attributes for visibility, audibility, dimensions, seating etc?
 - Is there any potential for including existing building elements that might usefully reinforce identity?
- 2) Would the location have a strength of interaction with surrounding land uses creating a civic presence?
 - Existing or potential interaction with existing cultural, hospitality and entertainment activities within walking distance, to increase economic spin-off and support positive overlap of mutually beneficial activity.

- The site needs to support continuous community engagement throughout the day and week, ideally 24/7.
 - Establish a new creative precinct masterplan that integrates with the existing city plans.
 - Potential interaction with key social spaces, to increase use, safety and interest for these places
 - Potential for all-day activities and uses within the theatre development to be sustainable, attractive, viable, activating and interacting with the setting.
 - Existing and new pedestrian linkages, complementing the existing city plans and encouraging new linkages where appropriate.
 - Investigate what the site can enable around it locally and in the wider community.
 - The potential of the new theatre to define new and existing spaces.
- 3) Would the site have potential for catalytic regeneration effects?
 - Strengthening an area with attributes that already align with a Theatre use (e.g. already offers cultural, hospitality, public space, entertainment elements) is most important.
 - Stimulating regeneration of an area that is currently under-used or in need of investment and transformation.
 - Provide a location that encourages creativity from complimentary activities.
 - 4) Would the location provide potential for flexibility?
 - Does the location support co-activities, either closely related to theatre, or potential non-theatre uses that might support long-term funding and viability?
 - Does the zoning enable height and scale that offer greater options for co-activities?
 - 5) Does the location provide the opportunity for engagement and consultation?
 - Does the location offer potential for positive local and regional

- community engagement in the process of briefing, project direction, design decision making and ongoing activity hosting?
- Does the location offer a potential to be “a place to go and gather”?

Transport

- 1) Does the location reinforce the consolidation of the city?
 - Potential for sharing existing or new public parking facilities within a short distance, noting that walking to the theatre will drive safety & use of public spaces, and potentially a local economic uplift from pre and post theatre spending.
 - Level of integration with citywide public transport, cycling and walking network to increase access for all, and to minimise environmental impacts from transport.
 - Link to regional transport network, consideration of the requirements of long distance travellers to the theatre/city.

Site Area and Access:

- 1) Does the location encourage easy access for everyone?
 - Quality of surrounding streets, spaces and paths for theatre audience experience.
 - Circulation needs to be safe and accessible to all ages and physical abilities.
 - Provision of shared streets with priority for pedestrians.
 - The “front door” orientation should complement the street energy provided by pedestrian activity.
- 2) Does the site area have the ability to incorporate the theatre footprint?
 - Can the site fit the size theatre proposed in the brief? (1300 seat)
 - Any potential to purchase adjacent sites to increase overall site area.
 - Can the site accommodate loading and deliveries consistent with

ANALYSIS OF 25 SITES

Assessment Criteria

- performance types?
- Does the shape of the site restrict visitor and loading access?
- Does the site allow for expansion capacity?

Mana Whenua:

1) Does the location raise opportunities to build strong and positive relationships with mana whenua, to learn the stories of the people and the land and generate an understanding of Te Aranaga (Maori design principles), Te Ao Maori (the Maori world view) and to ensure reflectance of these when writing the story of the WRT.

- Acknowledgement of the local and wider regional iwi and their cultural landscape, identifying primary and secondary connections.
- Acknowledgement and insights into protocols relating to the site and the design process.
- Enhance Mana Whenua through cultural landscapes, both natural and built of the proposed site.
- Does the site help ensure that New Zealand's indigenous culture is integrated into the theatre building and surrounding landscape, in a meaningful way.

SECONDARY CONSIDERATIONS

These considerations are seen as flexible and not necessarily a key requirement of the development, however would still add to the richness of the project.

Sustainability:

1) Does the site have the ability to help create a new paradigm for the sustainable infrastructure, building design operational practices and stakeholder behaviours for the new theatre?

- Greenfield or brownfield site.
- Generate a shared vision for the sustainable redevelopment of the site.

- Conservation of Water, Ecology, Emissions and landscape features.
- Generate a masterplan roadmap for the ongoing integration of sustainable design onto the existing context.
- Low impact urban design practices.

Landscape Design:

1) Does the location reinforce the natural and built landscape of the city?

- The sites potential to showcase the importance of the building in its natural and or built environment.
- Potential of topography, geology, ecology, watercourses and vegetation.
- Hard/Soft landscape opportunities.
- Reference to the Hamilton River Plan.

Site History:

1) Does the site provide any opportunities to reinforce the cultural, social and built history of the city and wider region?

- Any historic buildings on or adjacent to the site?
- Was there any historic relevance of the site prior to development?
- Is there an opportunity to preserve the cities and regions built heritage?
- Development of the site needs to consider maintaining any adjacent heritage values.

Site Aspect:

1) Does the location and orientation of the site reinforce the local context?

- Sun and Wind - Potential of the site to create sunny sheltered outdoor spaces for public and private use throughout the year.
- Views – The site potential for high quality views from the building to

the surround landmarks and landscape. Also for potential views towards the building from key points in the surrounding context.

- Traffic noise. The potential traffic noise effect on the theatre and the outdoor environment.
- Reinforce or develop the character and energy of the site.

Development Controls:

1) What are the restrictions and opportunities with the site provided under the local council development plans?

- Compliance with Vista – Hamilton City Design Guide
- Compliance with local plans including: The Operative District plan, the Proposed District plan, the Hamilton Plan, Hamilton City River Plan, Central City Transformational Plan, Ferrybank Development Plan and the Hamilton Arts Plan.
- Flexibility around building height restrictions, setbacks, and site coverage,
- Consideration of any existing site utilities and infrastructure.

Acquisition Costs:

1) What are the costs associated with the acquisition of the proposed site?

- Site purchase costs
- Demolition of existing structures
- Relocation of existing services

ANALYSIS OF 25 SITES

Assessment Matrix

WAIKATO REGIONAL THEATRE																Revision c
				PRIMARY CONSIDERATIONS					Sub-Total	SECONDARY CONSIDERATIONS						Total
#	Site Location	Descriptor	Site Area	Urban Design	Site Area & Access	Transport	Manu Whenua			Landscape Design	Sustainable Design	Building Controls	Site History	Site Aspect	Site Cost	
1	University of Waikato	Park	667,502m2	3	9	7	6		40.5	9	8	6	8	9		80.5
2	Ferrybank Commercial (expanded)	Park	2779m2	7	8	7	8		52	9	8	5	8	9		91
3	Grantham Street	Reserve	14,670m2	5	6	7	9		45.5	9	8	5	9	9		85.5
4	Knox Street	Carpark	4,060m2	5	4	5	4		32	4	5	5	3	7		56
5	Cnr Victoria and Knox	Commercial	1,740m2	8	3	7	7		45.5	3	5	6	5	7		71.5
6	Ebbetts cnr Anglesea and Hood	Carpark	5,609m2	7	8	6	5		46	4	5	6	3	5		69
7	Cnr Collingwood and Tristram	Carpark	5,916m2	3	8	4	2		28.5	6	5	5	4	6		54.5
8	Cnr Collingwood and Tristram	Carpark & Commercial	4,261m2	4	5	4	3		28	6	5	6	4	5		54
9	Collingwood Street	Carpark	2,212m2	4	5	5	3		29.5	4	5	6	4	5		53.5
10	Cnr Victoria and Sapper Moore Jones	Historic	5,395m2	9	8	8	8		58.5	9	8	5	9	9		98.5
11	Artspost	Historic & Carpark	4,075m2	9	7	8	8		57	9	8	6	9	9		98
12	Existing Founders Theatre Site	Arts & Park	8,267m2	4	8	6	5		38.5	8	6	8	7	7		74.5
13	Wards Park	Park & Small Commercial	15,127m2	6	9	4	3		39	8	6	5	7	7		72
14	Nesbit Ward	Carpark & Small Commercial	1,583m2	4	3	4	3		25	4	5	5	4	4		47
15	Garden Place	Plaza	6,377m2	7	8	8	6		50.5	7	7	6	8	8		86.5
16	SkyCity Victoria Street	Carpark	1,613m2	7	4	7	6		43	6	5	5	8	6		73
17	611 Victoria Street	Carpark	2,535m2	5	5	5	4		33.5	4	5	5	4	7		58.5
18	Clarence Street	Small commercial?	2,019m2	4	5	4	3		28	6	5	5	5	7		56
19	Claudelands	Events Centre	163,569m2	3	9	2	4		30	8	7	6	5	7		63
20	London Street - St Paul's	Small Commercial	2,036m2	5	5	5	4		33.5	4	5	5	5	6		58.5
21	River Road - Sonnig	Carpark	9,760m2	5	9	7	8		48.5	9	8	5	7	9		86.5
22	HCC Municipal Building	Civic	6,315m2	7	8	8	6		50.5	8	6	5	7	8		84.5
23	HCC Central Library	Civic	1,937m2	7	3	8	6		43	8	5	5	7	7		75
24	Hamilton Gardens	Park	508,361m2	3	9	5	7		39	9	8	7	8	9		80
25	Garden Place	Commercial	1,283m2	7	3	8	6		43	8	6	6	7	8		78
		Weighting		2.5	1.5	1.5	1.5			0	0	0	0	0		

STAGE 2 ANALYSIS OF 7 SITES

Aerial View



ANALYSIS OF 7 SITES

Selection Process

Stage 2 of the investigation has focused on the 7 sites selected, providing a more detailed comparative analysis of each site. The following drawings address the local and wider context focusing on external factors beyond the site that will directly and indirectly have an influence on the chosen site. The wider context plans look at the big gestures that will be controlling the sites, including zoning, activities, environmental influences, transportation and Mana Whenua.

Context Plan 01 - Natural Features.

Hamilton is dominated by the Waikato River and to a lesser degree Lake Rotoroa and the Green Frame. We believe that there are some existing axis/linkages between these features that could be develop in the future and have a potential influence on the theater’s location.

Context Plan 02 - Mana Whenua

Looks into the spiritually significant axis and their relationship to the local Mana Whenua cultural landscape. While the Waikato River is an obvious strong visual link there is not always a visual link to these features. It is still important to acknowledge these links at this stage, as a potential organising principal. For example the Pacific Triangle is important as it is marked by significant arrival stories that have influenced the entire region.

Context Plans 03 & 04 - Transformational Plan & Precinct Plan

A key vision for the project is to help establish an arts precinct with its own distinct character within the Cultural, Hospitality and Entertainment zone. This precinct is intended to act as a catalyst for an arts based regeneration in the heart of the Cultural zone. We would envisage the surrounding sites being developed with co-located amenity and business partners such as fashion, media, film, printmaking etc. as well as supporting the local; cultural, hospitality and retail activities. The proximity to the current and proposed residential areas is also an important consideration as there is a strong relationship between these precincts that will help ensure a 24/7 activation of the theatre, rather than just limiting the activity to the hours around a performance.

Context Plan 04 - Arts & Culture

Mapping the existing arts and cultural venues shows a relatively even spread around the Victoria Street spine rather than a focus in any single part of the city. We anticipate that further arts based venues would be co-located near the new theatre site location.

Context Plan 05 - Environment & Views

Environmental influences have an important influence on the site selection and our investigation looks at the sites potential for sunny sheltered outdoor spaces that interface with the theatre. Where people can enjoy outdoor public and semi-public spaces throughout the year. Sun – The ideal sites will have a northerly aspect, with good exposure to sunlight during winter and summer months. Wind – There will need to be protection from the prevailing westerly wind which in some cases will be by

adjacent buildings, however further analysis of the immediate effects will need to be done once the final site is selected. Noise – Vehicular noise will be predominantly from Victoria Street during the morning and evening rush hours. Most of the noise will be mitigated by the existing buildings along Victoria Street with extra mitigation integrated into the theatres design as required. Views – There are potentially extensive views of the Waikato River depending on the final site selection. There are also more immediate view shafts to and from the sites from the surrounding road, cycle and pedestrian network.

Context Plans 07 & 08 - Key Buildings, Frontages & Activities

These overlays show the relationship between existing large buildings and public spaces and the high movement paths around them. Most key buildings and public spaces have been built up around predominantly daytime activity within the commercial precinct. A large cultural building would help create busier evening activity, extending the vibrancy time frame within the city centre.

Our investigation has also highlighted 3 locations that would potentially be good sites for the theatre. The sites are not part of the 25 sites initially provided, however we believe the locations would be successful, because of their potential to be gateway or anchor projects within the Cultural zone.

Context Plan 09 - Heritage

Heritage is an important part of understanding the city cultural and built history. This plan shows the key heritage buildings and significant trees that will need to be integrated into the design.

Context Plan 10 - Transport

Transportation is key to unlocking the sites potential to attract visitors. The site needs to reinforce the existing pedestrian linkages, cycle paths, public transport corridors and private parking facilities. The site also needs to provide opportunities to improve these networks and encourage multiple modes of transport to and from the site.

Context Plan 10 - Linkages

Aligned with this is the sites potential to engage with both the Waikato River and Victoria Street through existing and new linkages. Most sites currently “turn their back” on the river rather than engaging with it and we believe a strategic vision for the theatre would be to engage successfully with both the river and Victoria street.

The analysis has also compared each site against the vision outcome strategies in the Hamilton Central City Transformation Plan and this projects transformational vision. The matrix below shows each sites potential to satisfy each of the vision strategies. A green dot means that the site can satisfy the strategy, a red that it can’t and an orange dot means that the site could meet the strategy with further investigation through the next phase of the project.

City Transformation Strategy	Site 2	Site 3	Site 10	Site 11	Site 15	Site 21	Site 22
1 - Reshape the Central City and Define Precinct Identity and Character	●	●	●	●	●	●	●
2 - The Waikato River	●	●	●	●	●	●	●
3 - The Green Frame and Green Spaces	●	●	●	●	●	●	●
4 - Streetscape, Amenity and Beautification	●	●	●	●	●	●	●
5 - Strengthening Connections	●	●	●	●	●	●	●
6 - Investment and Business Attraction	●	●	●	●	●	●	●

- Achieved
- Possible
- Not Achieved

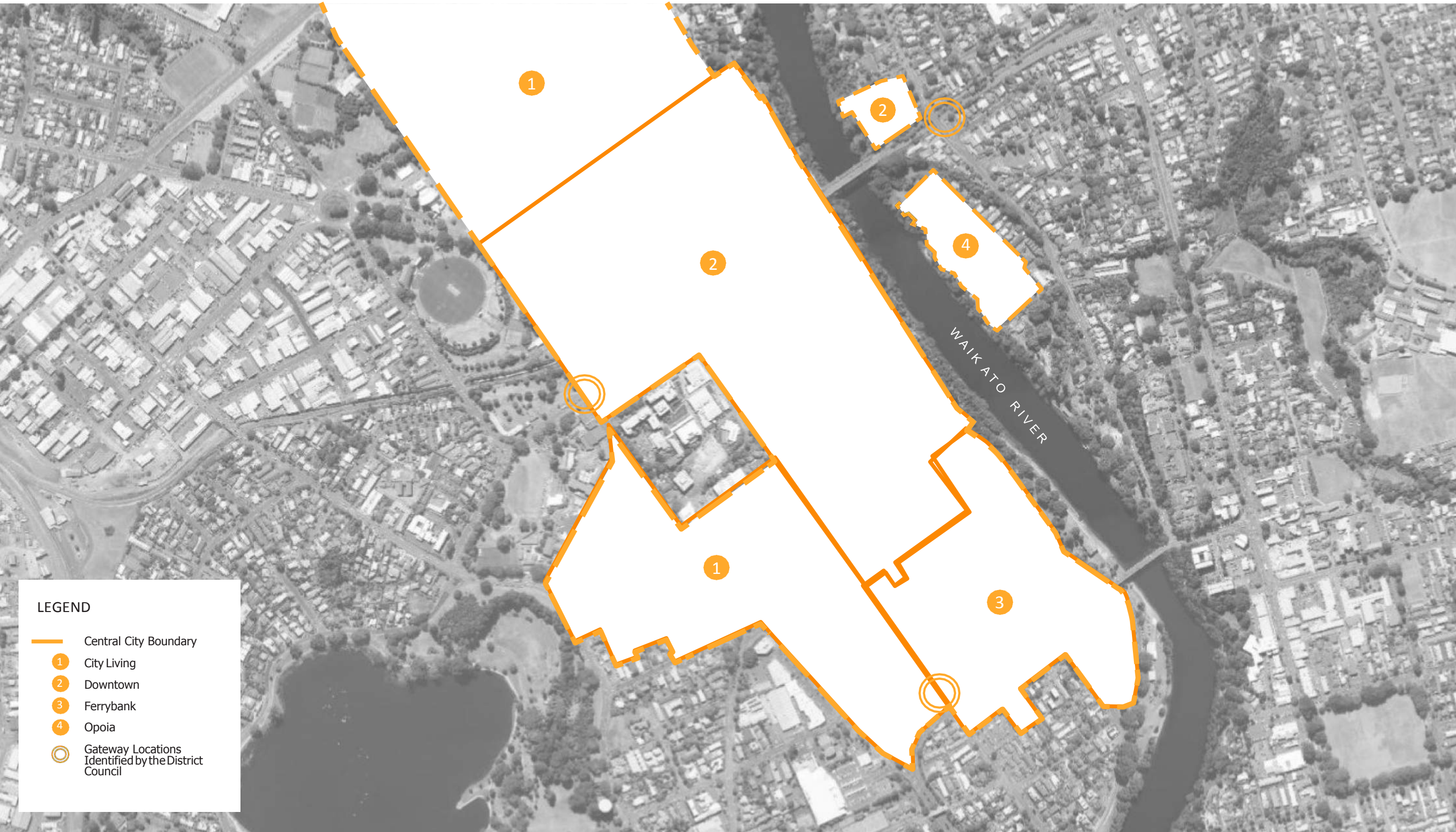
Transformational Vision	Site 2	Site 3	Site 10	Site 11	Site 15	Site 21	Site 22
1 - Regeneration	●	●	●	●	●	●	●
2 - Community	●	●	●	●	●	●	●
3 - Creative Precinct	●	●	●	●	●	●	●
4 - Linkages	●	●	●	●	●	●	●

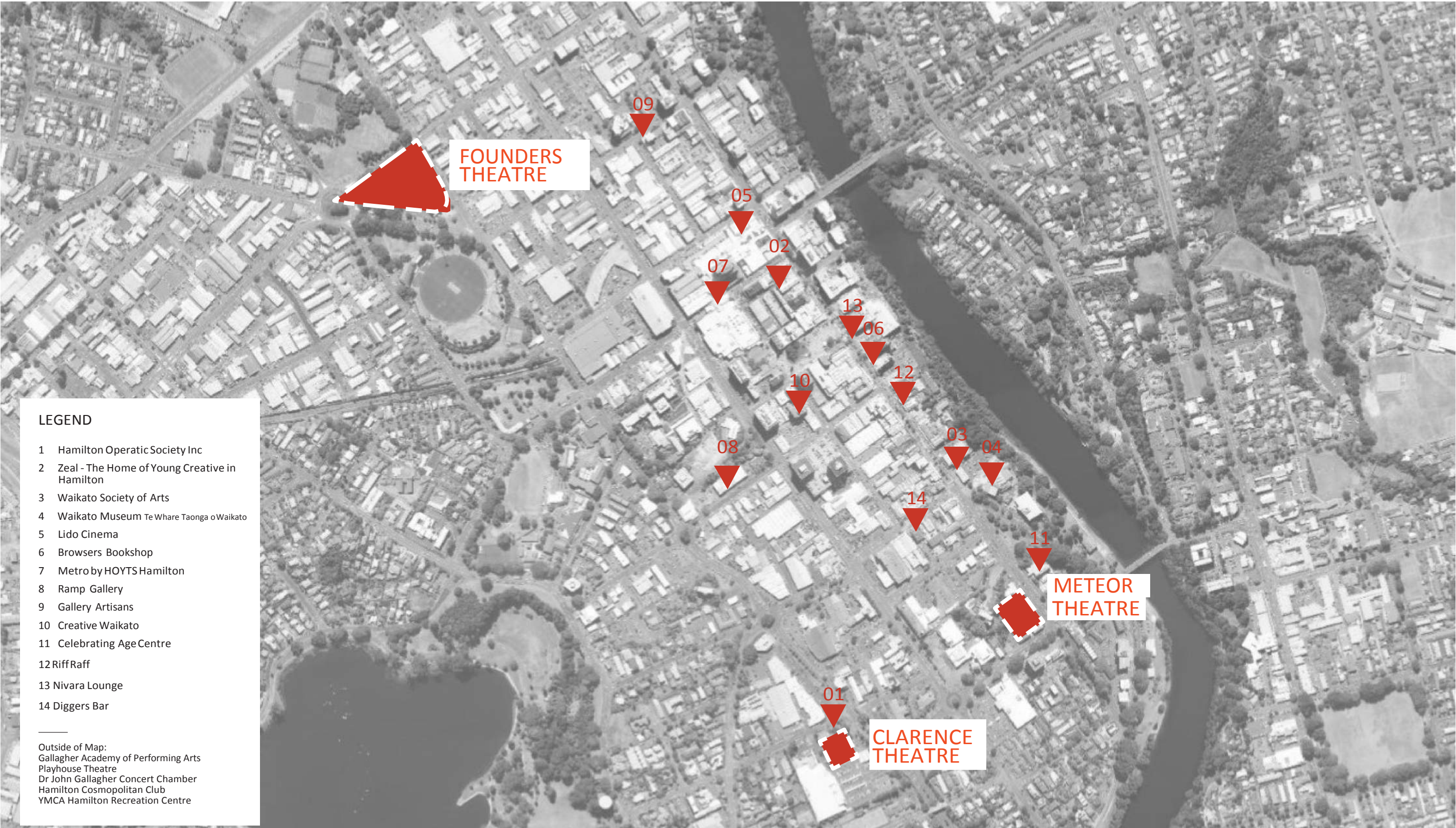
- Achieved
- Possible
- Not Achieved

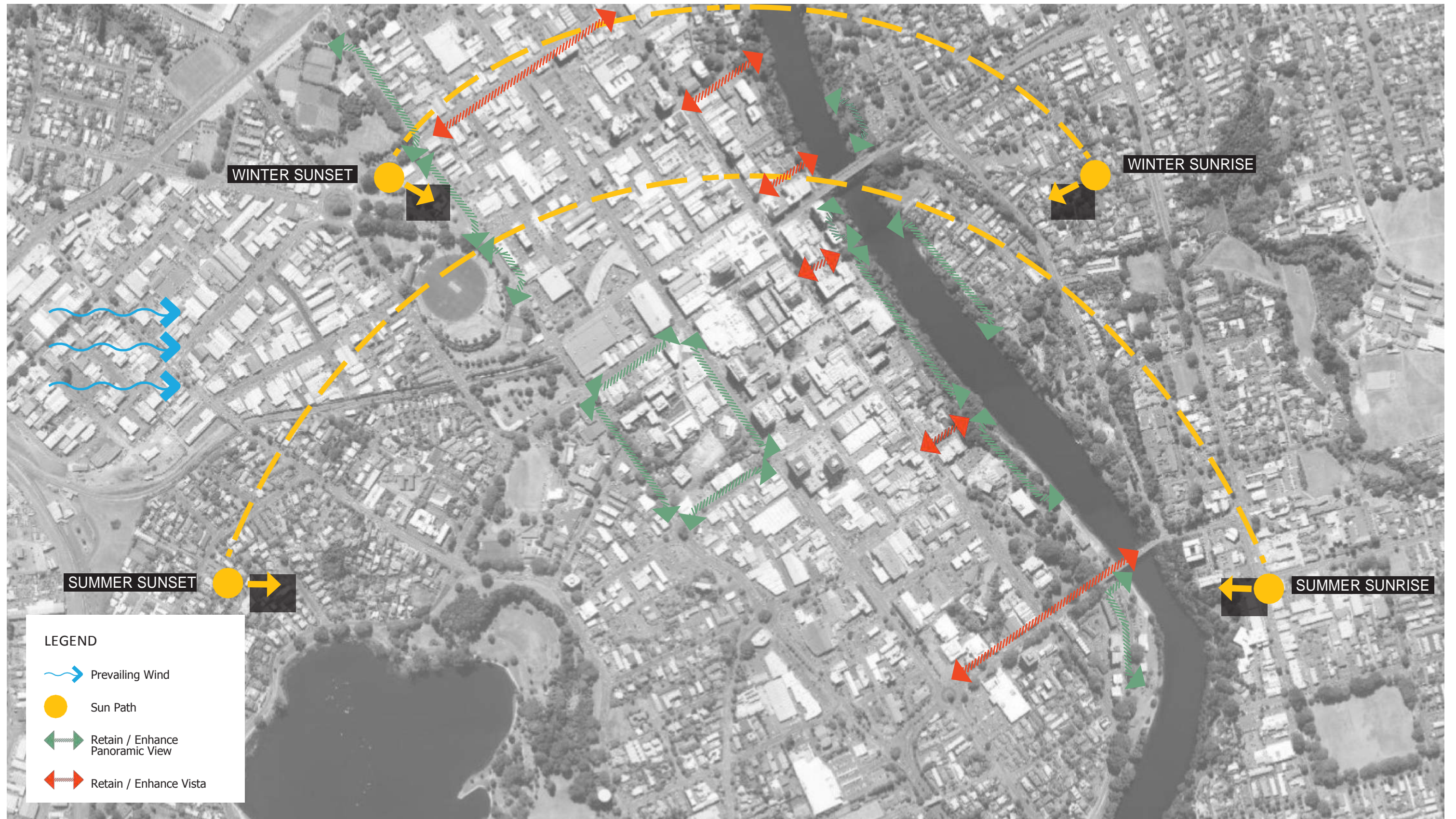












CONTEXT PLAN 07

Key Spaces & Buildings

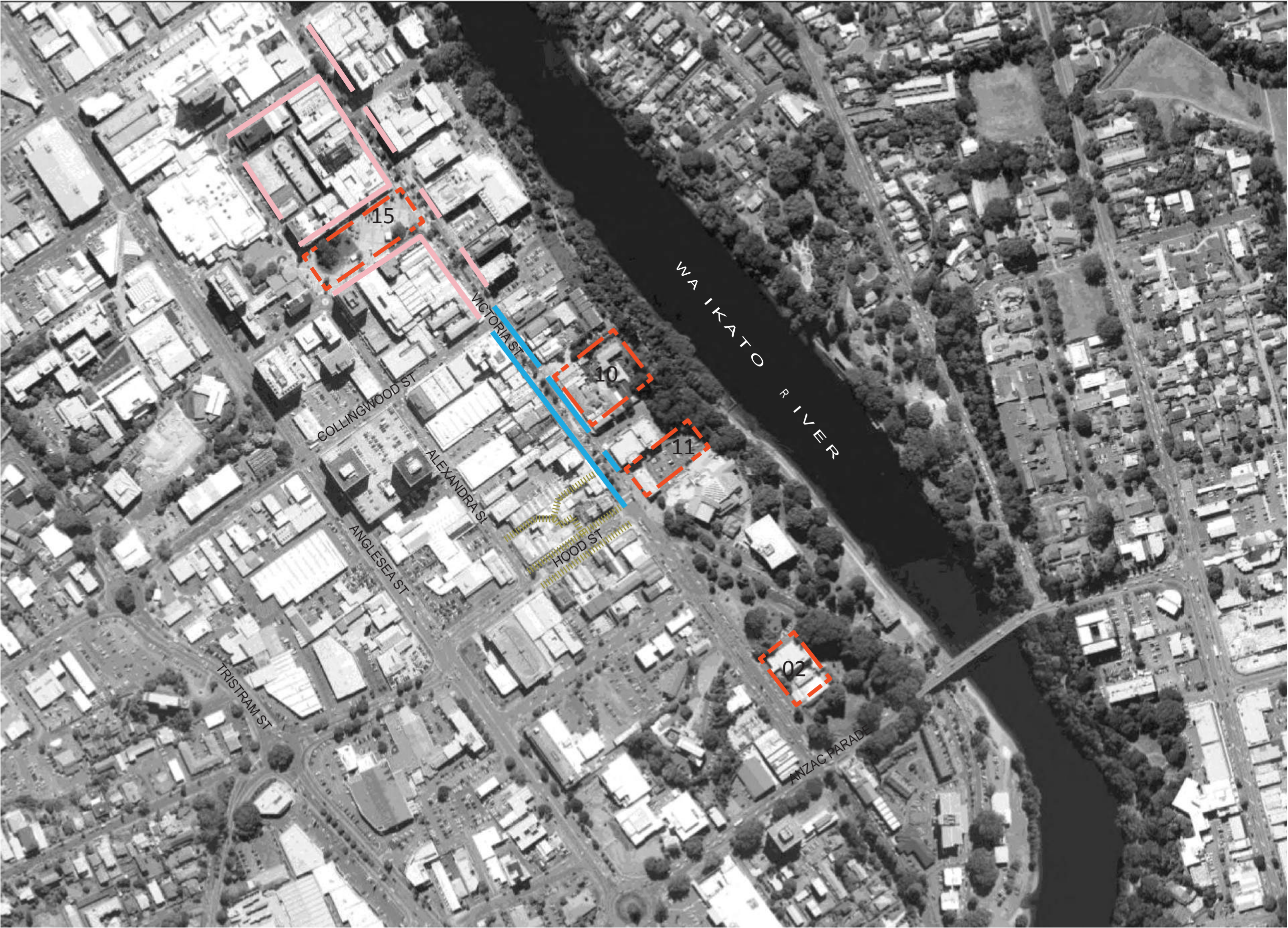


- Site
- Civic Buildings
 - Council Buildings
 - Hotels
 - Large Scale Retail / Entertainment
 - Transport Interchange
 - Proposed River Front Promenade*
 - Proposed Parkland*
 - Proposed Urban Terrace*
 - Proposed Riverside Play-scape
 - Education
 - ⬢ Potential Gateway Sites
 - ⬢ Potential site for Heart of Arts & Cultural Precinct

*Zones Proposed in the Ferrybank Masterplan




CONTEXT PLAN 08

Street Frontage Activity



- Sites
- Cafe/Shops (Day Time)
 - Cafe/Restaurants (Day Time/Evening)
 - Bars (Evening)



-  Sites
-  Existing Heritage Building Category A
-  Significant Trees

CONTEXT PLAN 10

Transport



- Site
- Pedestrian Loop
 - P Carpark Buildings
 - Bus Stops
 - ↔ Cycle path

CONTEXT PLAN 11

Linkages



- Site
- ➡ Pedestrian Friendly Link
 - ➡ Vehicular Link
 - ||||| Recreational Loop
 - ➡ Link to Lake Rotoroa
 - ➡ Access to River
 - ➡ Existing Laneway / Through-Site Links
 - ➡ Proposed Pedestrian / Cycle Bridge*

* As per Ferrybank Masterplan

ANALYSIS OF 4 SITES

Aerial View



STAGE 3 ANALYSIS OF 4

Selection Process

The stage 2 investigation has resulted in the removal of 2 sites from consideration, Grantham Street and River Road - Sonning:
Grantham Street (Site 3) This site is in a key part of the Ferrybank plan. The theatre would block access to a key part of the river, currently set aside for recreation activity. The site is also a difficult shape, being long and narrow, and would be a challenge to articulate with such a close proximity to the river edge. The site is very remote from the town centre and would struggle to attract people to the hospitality zone.
River Road – Sonning (Site 21) A key vision of this project is to reinforce the Cultural precinct by focusing arts based activities at its heart. This site is remote to the centre of the hospitality zone and is also difficult to access by foot. We believe that a theatre here would also be its own destination, rather than being part of a larger precinct, adding to its vibrancy.

Stage 3 investigates the remaining four sites in detail to establish a front runner, and focuses on site specific design responses to the questions asked in stage 1. The site context overview plans have helped establish the character of the four sites selected, by highlighting public spaces, linkages, active frontages, view shafts, development controls and its natural environment. This analysis has also included a volumetric study of the theatre on each site to help understand the bulk and location of a 1200 seat auditorium and the associated front of house (FOH) and back of house (BOH) spaces. This will help understand in detail, the opportunities that these 4 options present.
We have also anticipated what other complementary activities will need to be co-located with the theatre to ensure the precinct is successful both day and night seven days a week. We believe this is fundamental to the project being transformational.

SITE 10 OLD HOTEL

Site Analysis and Bulk Overlay



- ↔ Cycle path/walkway
- ↔ Access to River
- Bus Stops
- Cafe/Restaurants (Day Time/Evening)
- Bars (Evening)
- ↔ Pedestrian Friendly Link
- ↔ Road Network
- Existing Heritage Building Category A

SITE 10 OLD HOTEL

Site Analysis Summary



View 01



View 02



View 03



View 04



View 05



View 06

Location

Site 10 - The old hotel site on Victoria Street between Sapper Moore-Jones Place and Riff Raff.

Description

Area 5,395m2, medium stepped sloping site located near the top of the Waikato river bank. Currently there is a mix of disused heritage and older buildings on the site. Vehicular access is possible from Victoria street and Snapper Moore-Jones Place.

Development Controls

Height Constraint is 16m or 24m with single bonus, 32m with double bonus and over 32m with triple bonus.
Height overlay 1
Zone - Downtown - Riverfront overlay
Street wall height maximum 3 stories
Existing grade A heritage building on site. Heritage building backs onto archaeological site. (Hua u te atua urupa)
5:1 Building intensity

Strengths

The site is in a premium location within the cultural precinct.
Strong stand-alone identity from the Waikato River.
Strong relationship with the Waikato River and Victoria Street.
Excellent co-location with existing hospitality activities.
Strong potential for catalytic regeneration through future co-location of complimentary activities.
Excellent connections to city transport links and parking buildings.
Excellent opportunity to preserve the cities built heritage.
Close proximity to residential areas.
Close proximity to Hotels.
Good site access from Victoria St and Snapper Moore-Jones Place.

Weaknesses

Topography is a high risk.
Site area is irregular creating constraints.
Compromised standalone identity from Victoria Street.

SITE 10 OLD HOTEL

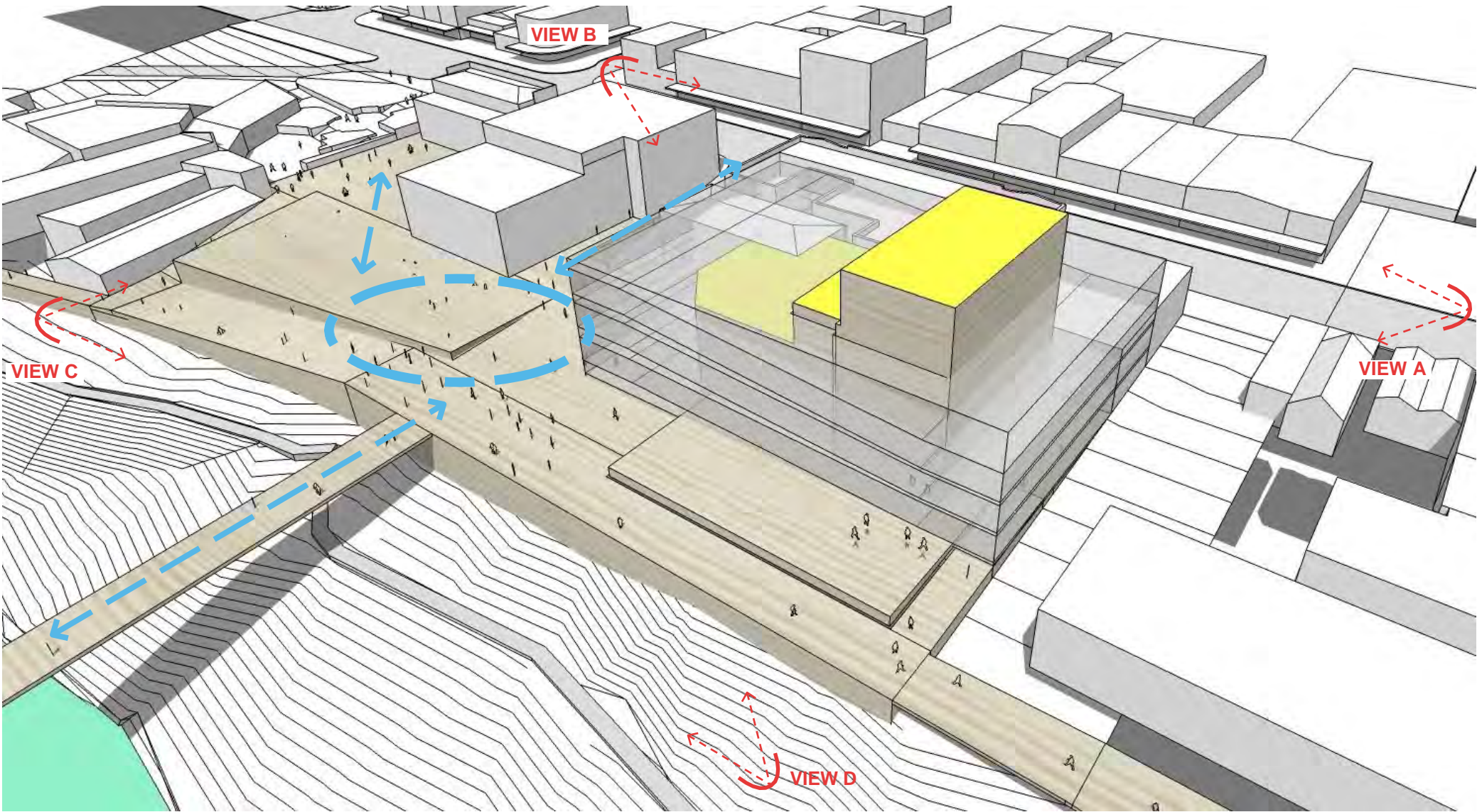
Site Analysis and Bulk Overlay

Site Specific Responses

- Consolidation of the cultural precinct.
- Growth of cultural community through engagement, consultation and outreach programmes.
- Responsive to the existing vibrant cafe and restaurant culture.
- Excellent opportunity as head tenant to create 24/7 activity through catalytic regeneration.
- Excellent relationship between Victoria Street and the Waikato River.
- Drop-off access potential to side roads or Victoria Street.
- Restricted standalone identity due to prominence of the hotel.
- Opportunity to incorporate existing heritage building into design to give interesting front of house spaces.
- Excellent opportunity for expansive views to and from the river acknowledging the cultural significance of the landscape features.
- Good opportunity to generate and integrate sustainable design into the existing context.
- Excellent opportunity to consolidate the citywide and regional public transport networks.
- Good walking distances to parking buildings, transport interchange and residential zones creating pre and post theatre spending.
- Opportunity to improve quality of adjacent streets, spaces and paths for theatre audience arrival experience.

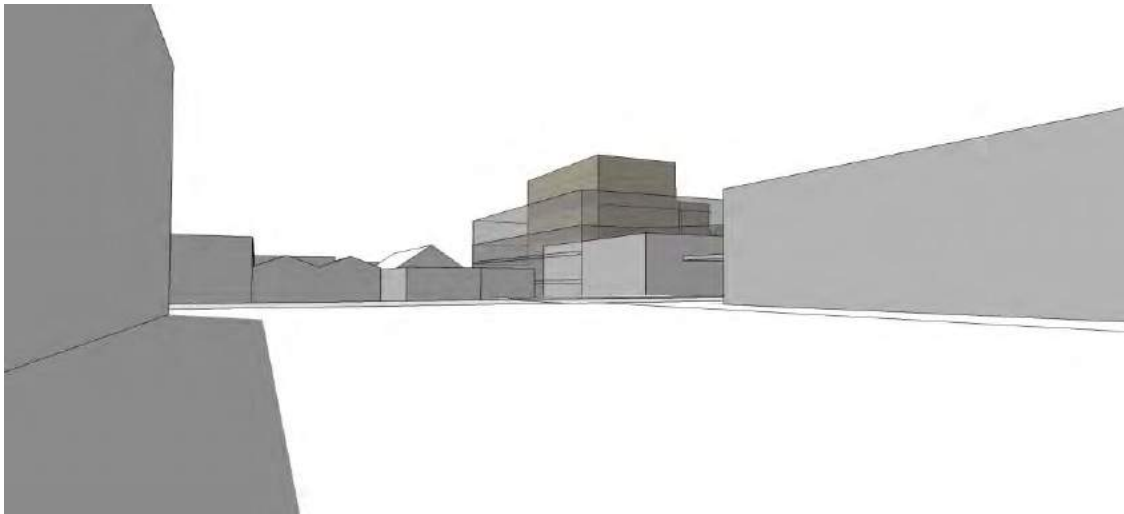
Complementary Regeneration Activities

	Day	Evening	Late
• Restaurants	*	*	
• Cafes	*		
• Bars		*	*
• Market place	*		
• Bridge & Public Plaza	*	*	
• Galleries	*		
• Library	*		
• Boutique cinemas	*		
• Lane-way type festival	*		
• Performance spaces	*	*	
• Studios	*	*	
• Workshops	*	*	
• Specialty Retail	*		

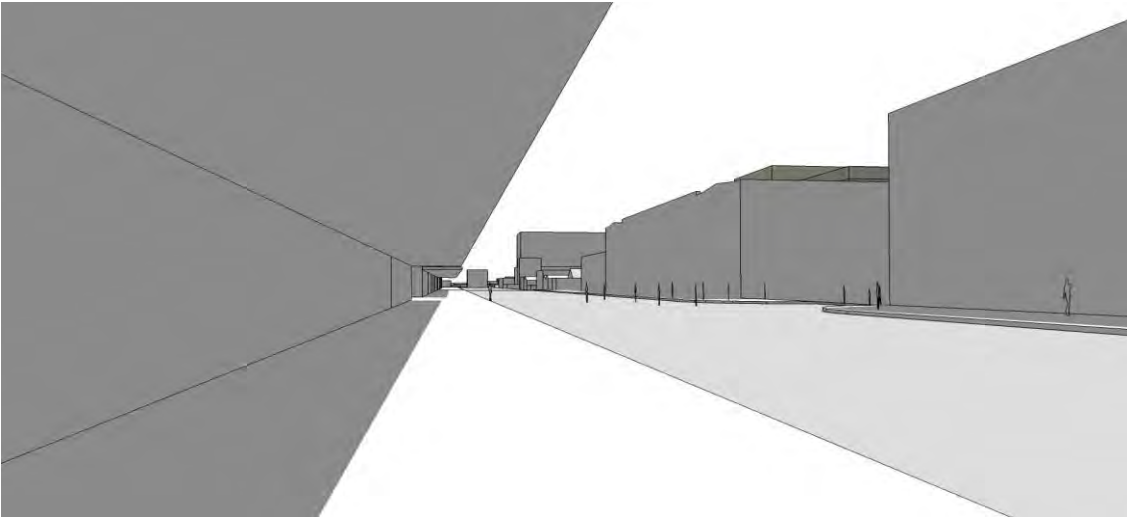


SITE 10 OLD HOTEL

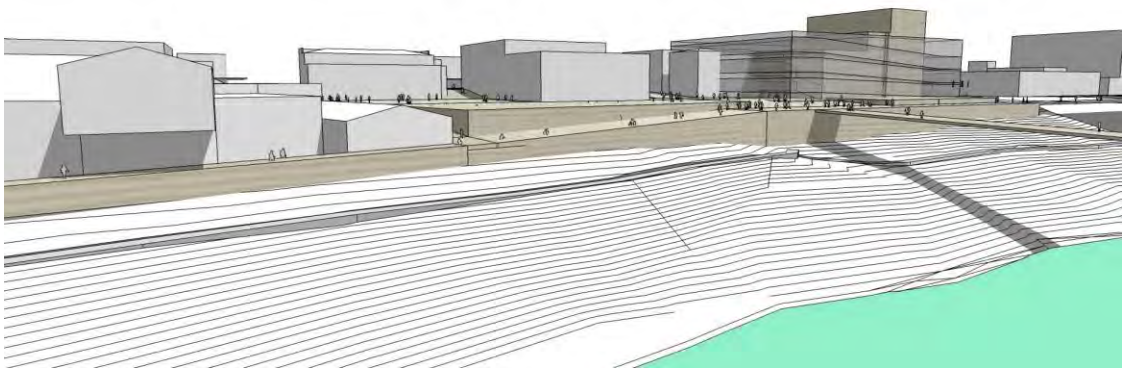
Site Analysis and Bulk Overlay



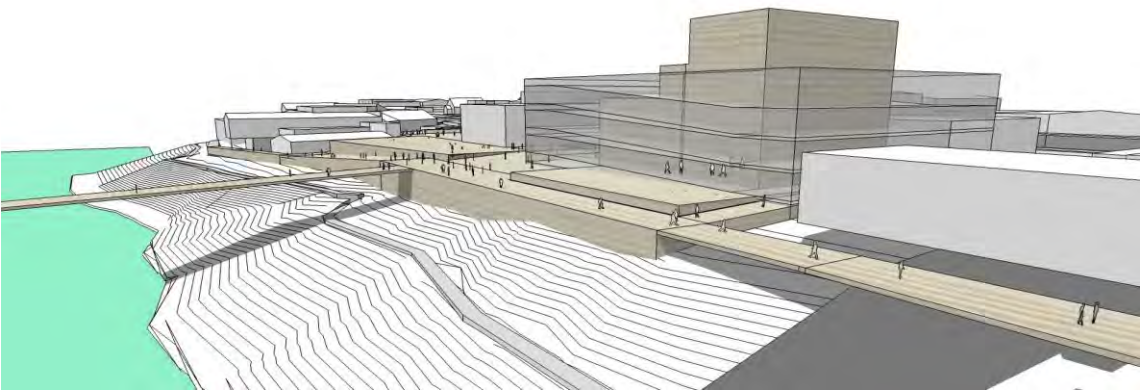
VIEW A



VIEW B



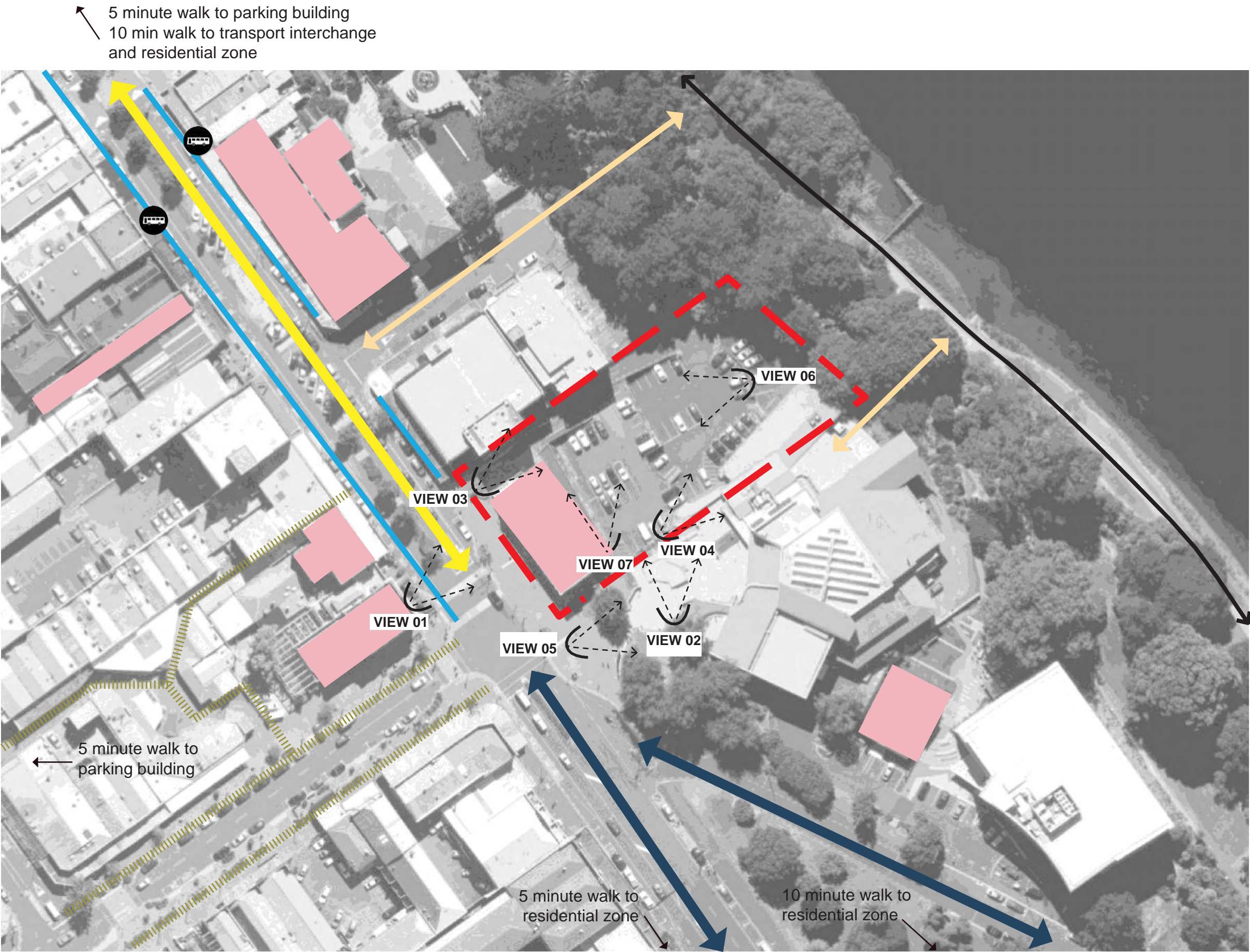
VIEW C



VIEW D

SITE 11 ARTSPOST

Site Analysis and Volumetric Overlay



- ↔ Cycle path/walkway
- ↔ Access to River
- Bus Stops
- Cafe/Restaurants (Day Time/Evening)
- - - Bars (Evening)
- ↔ Pedestrian Friendly Link
- ↔ Road Network
- Existing Heritage Building Category A
- - - Future Activity

SITE 11 ARTSPOST

Site Analysis Summary



View 01



View 02



View 03



View 04



View 05



View 06



View 07

Location

Site 11 - Victoria Street behind the Artspost building and adjacent to the Hamilton museum.

Description

Area 4,075m², steeply sloping stepped site located near the top of the Waikato river bank. Current usage is a stepped slab on grade carpark, with a 2 storey gallery building to the street frontage. The site is adjacent to the museum forecourt.

Development Controls

Height Constraint is 16m or 20m with single bonus
Height overlay 2
Zone - Ferrybank - Riverfront overlay
Secondary active frontage
Street wall height maximum 3 stories
Existing grade A heritage building on site
2.5:1 Building intensity

Strengths

The site is in a premium location within the cultural precinct.
Excellent co-location with existing vibrant hospitality activities.
Strong potential for catalytic regeneration through colocation of complimentary activities.
Strong relationship with the Waikato River.
Excellent connections to city transport links.
Excellent opportunity to preserve the cities built heritage.
Close proximity to Hotels.
Good site access from Victoria St.
Good city anchor site, due to proximity to museum.

Weaknesses

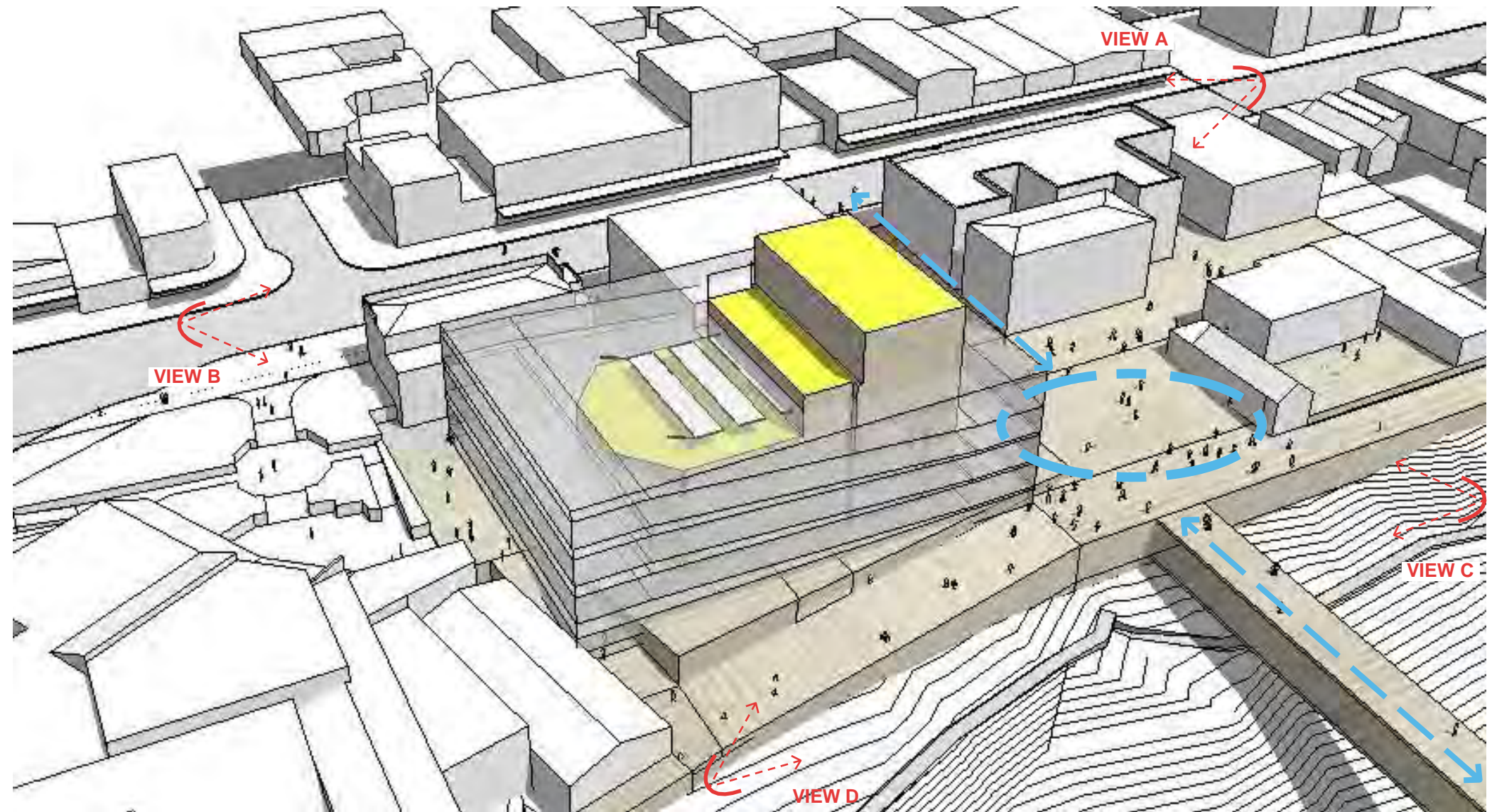
Topography is a high risk.
Contaminated soil is a high risk
Site area is irregular and small creating high risk constraints.
Compromised standalone identity from Victoria St north.
Bulk and location dominates the museum

SITE 11 ARTSPOST

Site Analysis and Bulk Overlay

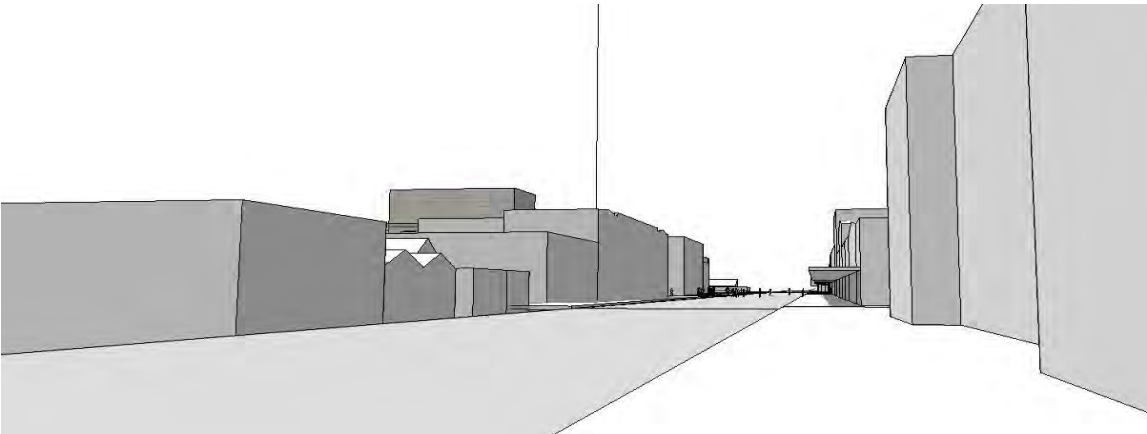
Site Specific Responses

- Consolidation of the cultural precinct.
- Growth of cultural community through engagement and consultation and outreach programmes.
- Responsive to the existing vibrant cafe and restaurant culture.
- Excellent opportunity as head tenant to create 24/7 activity through catalytic regeneration.
- Excellent relationship between Victoria Street and the Waikato River.
- Excellent adjacency with Waikato Museum that would create a strong cultural anchor point.
- Drop-off access potential adjacent to museum forecourt.
- Standalone identity adjacent to museum forecourt.
- Excellent opportunity for expansive views to and from the river acknowledging the cultural significance of the landscape features.
- Good opportunity to generate and integrate sustainable design into the existing context.
- Opportunity to incorporate existing heritage building.
- Excellent opportunity to consolidate the citywide and regional public transport networks.
- Good walking distances to parking buildings, transport interchange and residential zones creating pre and post theatre spending.
- Opportunity to improve quality of adjacent streets, spaces and paths for theatre audience arrival experience.

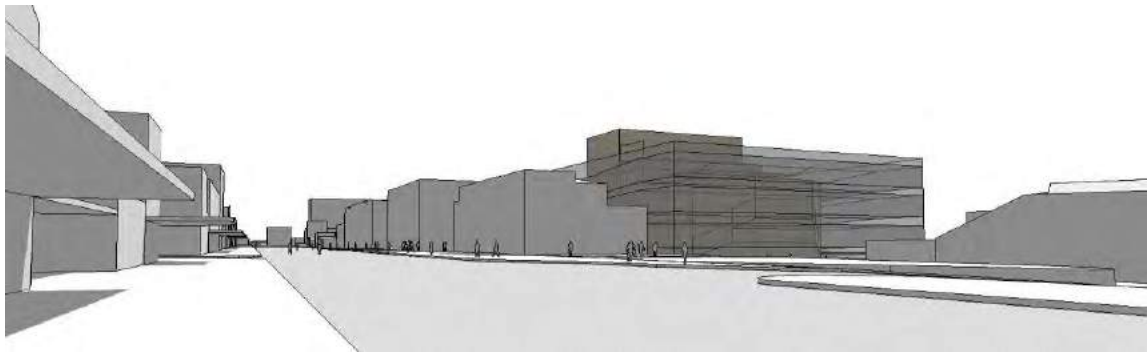


SITE 11 ARTSPOST

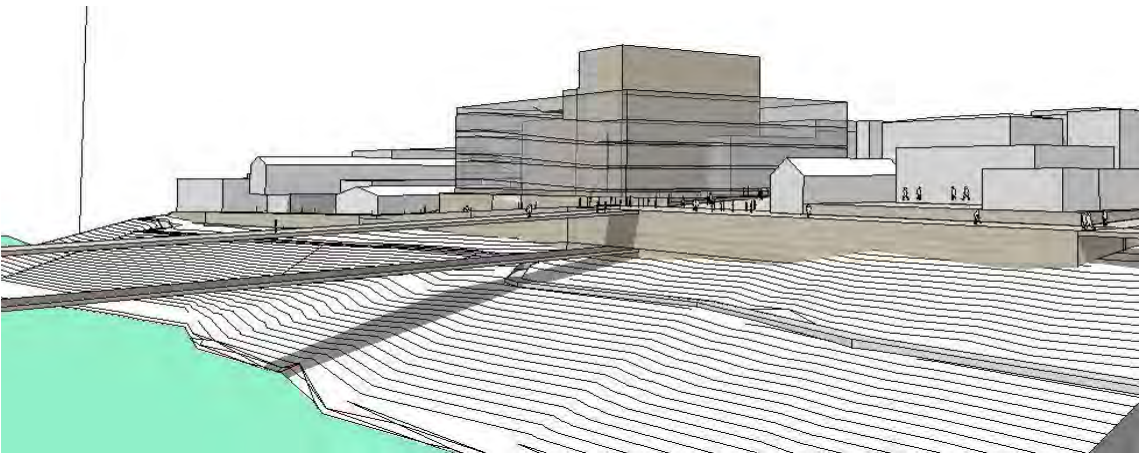
Site Analysis and Bulk Overlay



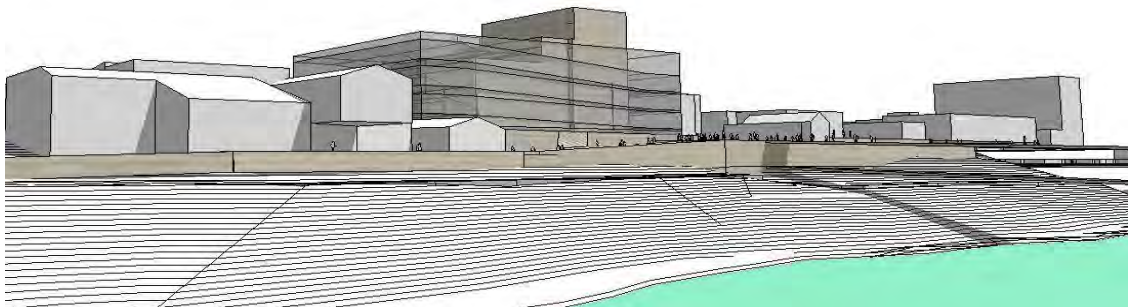
VIEW A



VIEW B



VIEW C



VIEW D

SITE 02 SWIMMING BATHS

Site Analysis and Bulk Overlay



- ↔ Cycle path
- ↔ Access to River
- Bus Stops
- Cafe/Restaurants (Day Time/Evening)
- Bars (Evening)
- ↔ Road Network
- Existing Heritage Building Category A
- Significant Trees
- ↔ Retain/Enhance Vista

SITE 02 SWIMMING BATHS

Site Analysis Summary



View 01



View 02



View 03



View 04



View 05



View 06

Location

Site 2 - The old swimming baths between Victoria Street and Grantham Street.

Description

Area 2,779ms (although may be able to use more of the site) Gentle-moderate sloping site. Currently there is a mix of green field site, community hall and existing disused swimming pool complex. Vehicular access is possible from Victoria street and Grantham street.

Development Controls

Height Constraint is 13m with no bonus.
Height overlay 3
Zone - Downtown - Ferrybank overlay
No active frontage
Multiple significant trees and 1 protected tree.
2.5:1 Building intensity

Strengths

Strong stand-alone identity.
Very good potential for gateway building adjacent to Meteor theatre.
Good relationship with the Waikato River.
Good connections to city transport links.
Good site access from Victoria St and Grantham street.

Weaknesses

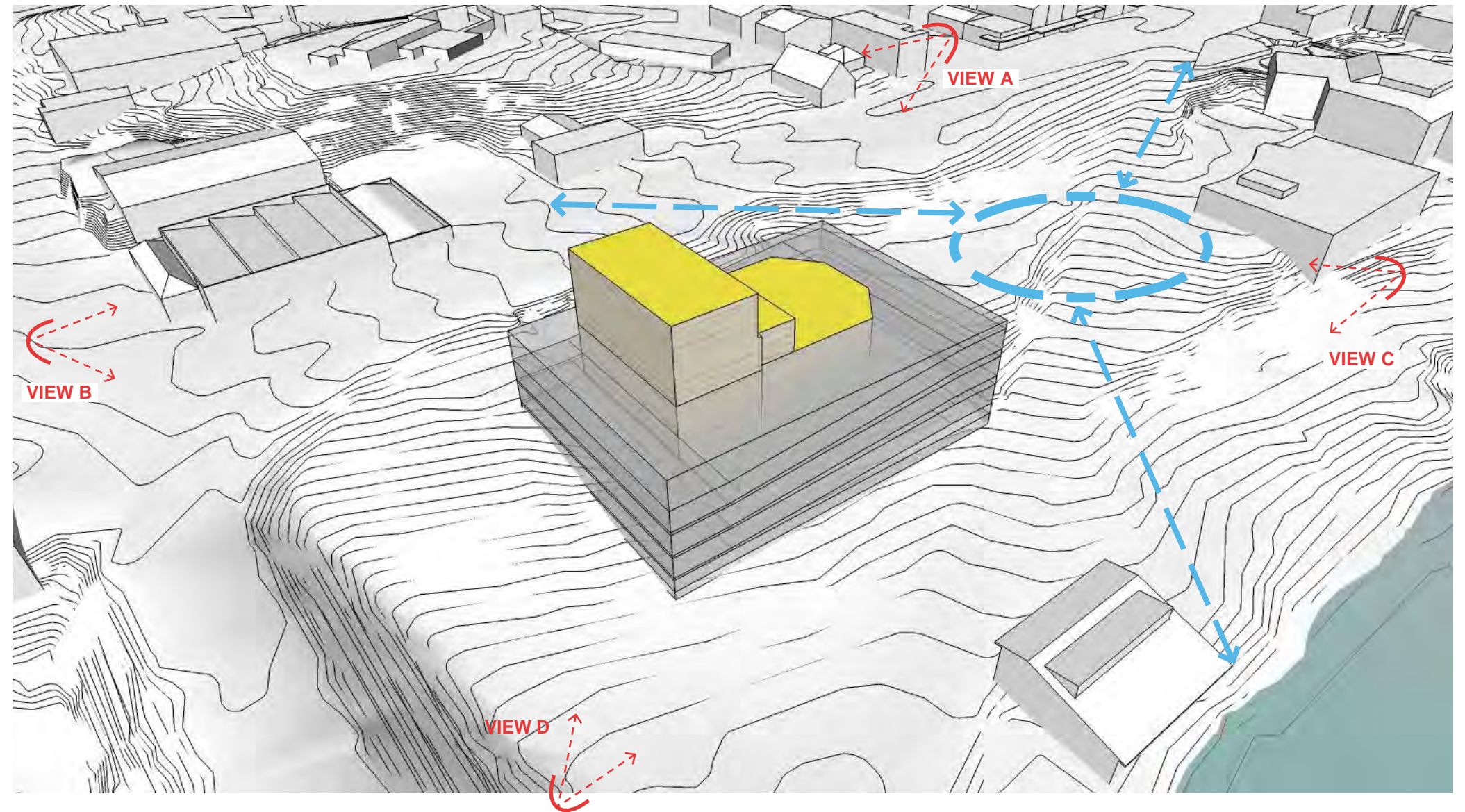
Topography is medium - high risk with possibility of deep foundations.
Removed from the cultural precinct and city centre.
Limited potential for catalytic regeneration through co-location of complimentary activities.
Large trees will restrict building location.
Co-location with existing hospitality activities.
Development controls are restrictive regarding height.

SITE 02 SWIMMING BATHS

Site Analysis and Bulk Overlay

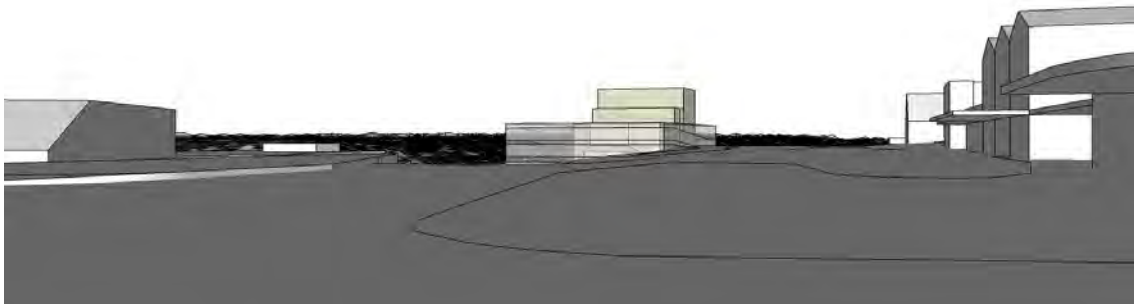
Site Specific Responses

- Good relationship between Victoria Street and the Waikato River.
- Excellent drop-off access potential
- Excellent standalone identity.
- Strong landscape features and adjacency to Waikato river.
- Excellent opportunity for expansive views to and from the river acknowledging the cultural significance of the landscape features.
- Good opportunity to generate and integrate sustainable design into the existing context.
- Growth of cultural community through engagement, consultation and outreach programmes.
- Good opportunity to consolidate the citywide and regional public transport networks.
- Walking distances to parking buildings, transport interchange and residential zones creating pre and post theatre spending.
- Opportunity to improve access to museum site.

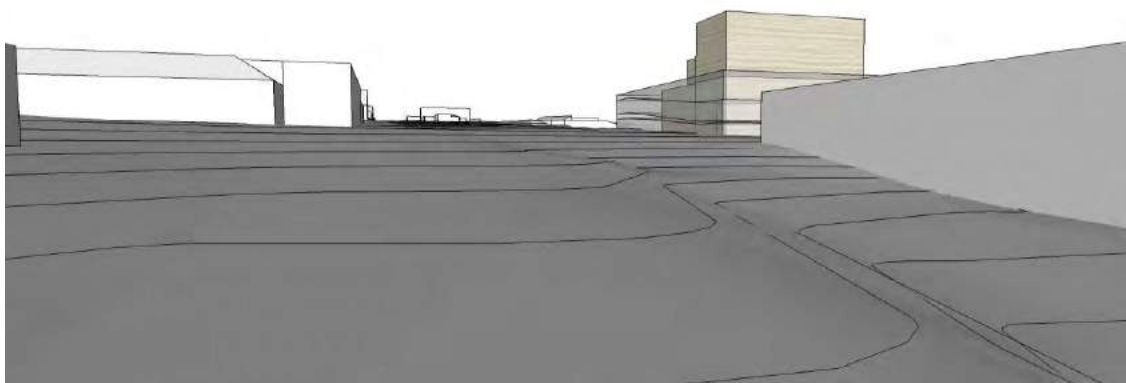


SITE 02 SWIMMING BATHS

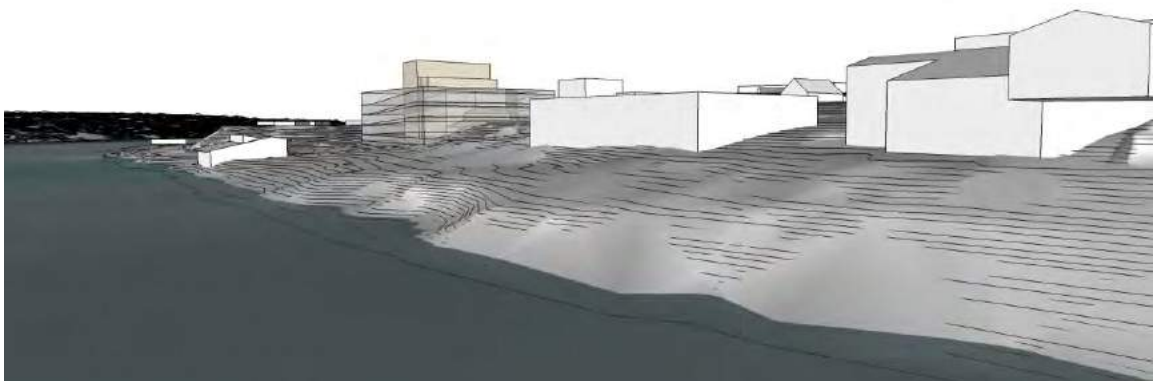
Site Analysis and Bulk Overlay



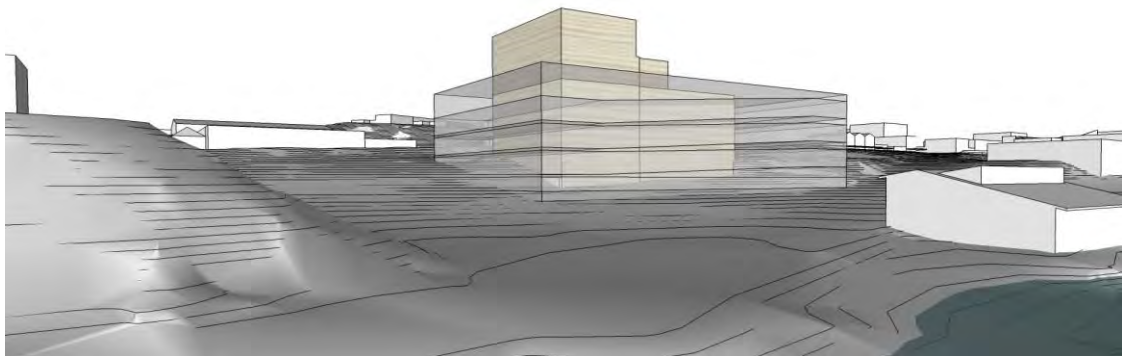
VIEW A



VIEW B



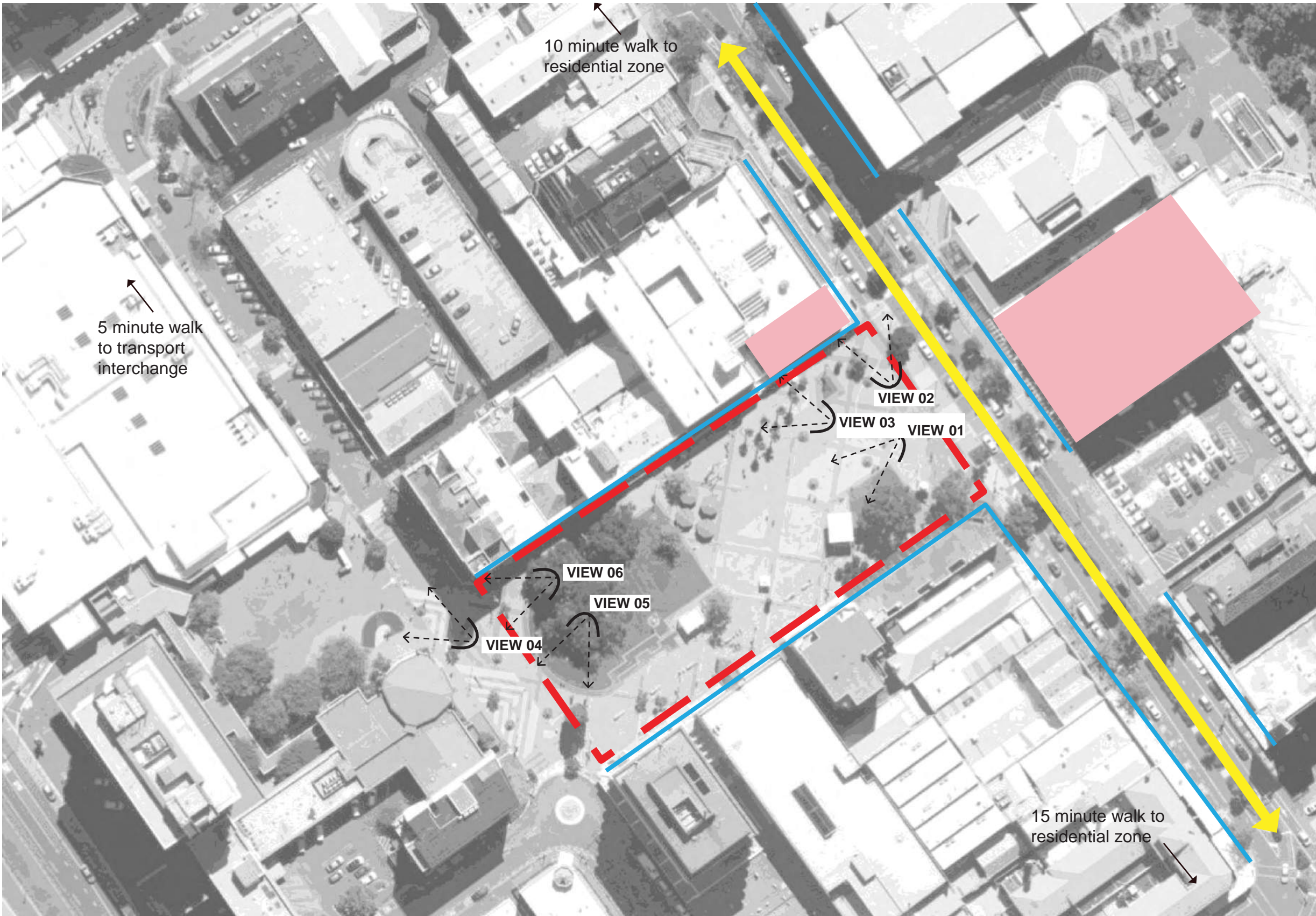
VIEW C



VIEW D

SITE 15

Site Analysis and Bulk Overlay



- ↔ Cycle path/walkway
- ↔ Access to River
- Bus Stops
- Cafe/Restaurants (Day Time/Evening)
- ▤ Bars (Evening)
- ↔ Pedestrian Friendly Link
- ↔ Road Network
- Existing Heritage Building Category A
- - Future Activity



View 01



View 02



View 03



View 04



View 05



View 06

Location

Site 15 - Garden Place off Victoria Street between Collingwood Street and Garden Place.

Description

Area 6,377m2 flat site. There is a mix commercial, retail and civic buildings surrounding the site. Vehicular access is possible from Victoria Street, Alexandra Street and Worley Place.

Development Controls

Height Constraint is 16m or 24m with single bonus, 32m with double bonus and over 32m with triple bonus.
Height overlay 1
Zone - Downtown Precinct 1
Primary and secondary frontage
Street wall height maximum 3 stories
I Historic building neighboring the site
5:1 Building intensity.

Strengths

Strong stand-alone identity possible.
Good potential for catalytic regeneration through co-location of complimentary activities.
Good connections to city transport links.
Good site access and drop off.
Topography and contamination low risk.
Good co-location with existing hospitality activities.

Weaknesses

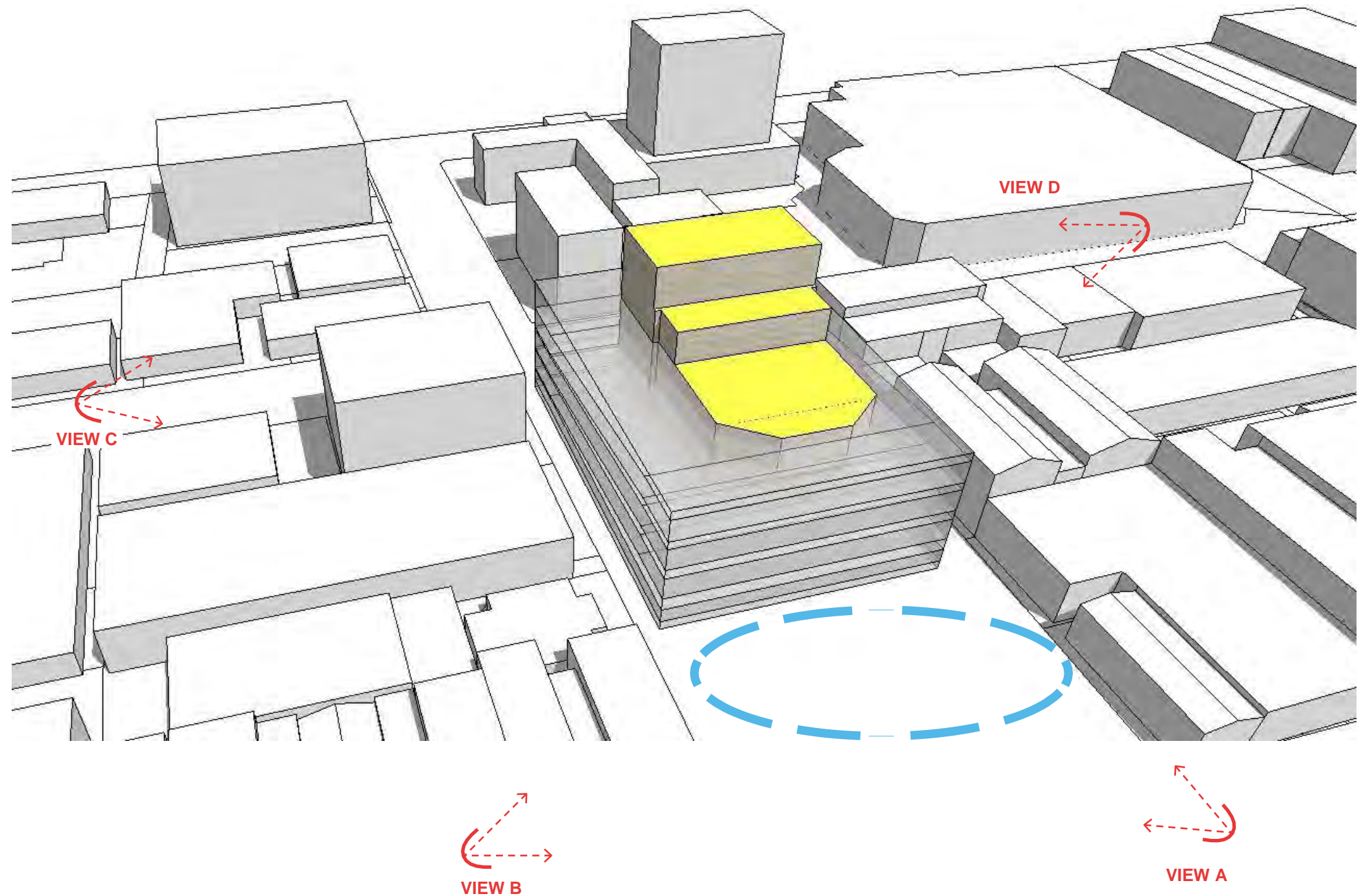
Removed from the cultural precinct.
The new Theater will compromise surrounding shop frontages and possibly have a negative impact on Garden Place functionality.
Reduced access to Waikato River.
Sensitive cultural and historic site.

SITE 15 GARDEN PLACE

Site Analysis and Bulk Overlay

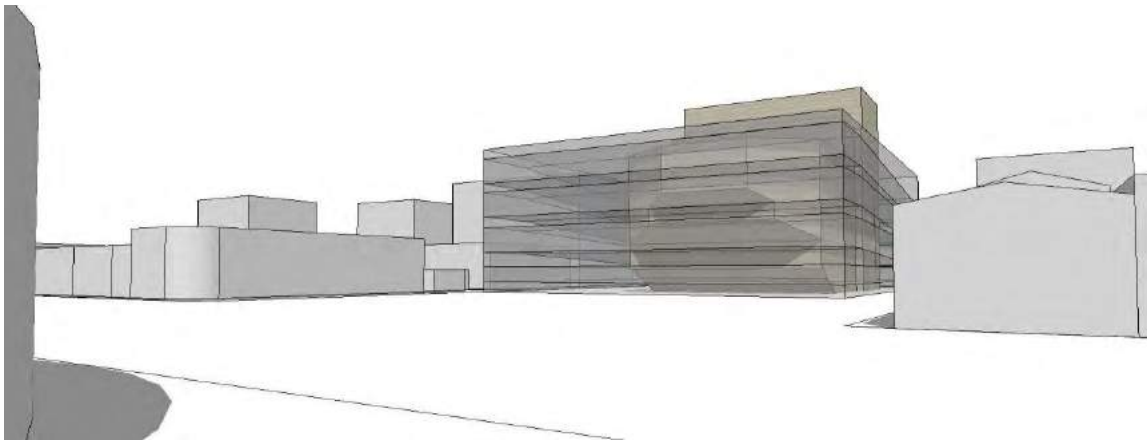
Site Specific Responses

- Excellent drop-off access potential
- Excellent standalone identity.
- Responsive to the existing cafe and restaurant culture.
- Excellent opportunity as head tenant to create 24/7 activity of plaza through catalytic regeneration.
- Growth of community through engagement, consultation and outreach programmes.
- Excellent opportunity to consolidate the citywide and regional public transport networks.
- Walking distances to parking buildings, transport interchange and residential zones creating pre and post theatre spending.

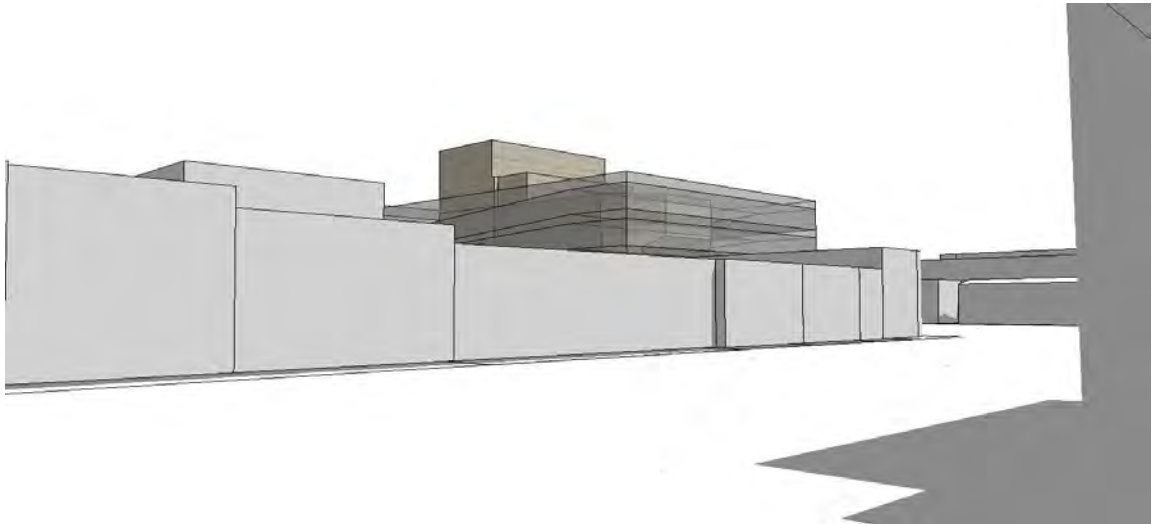


SITE 15 GARDEN PLACE

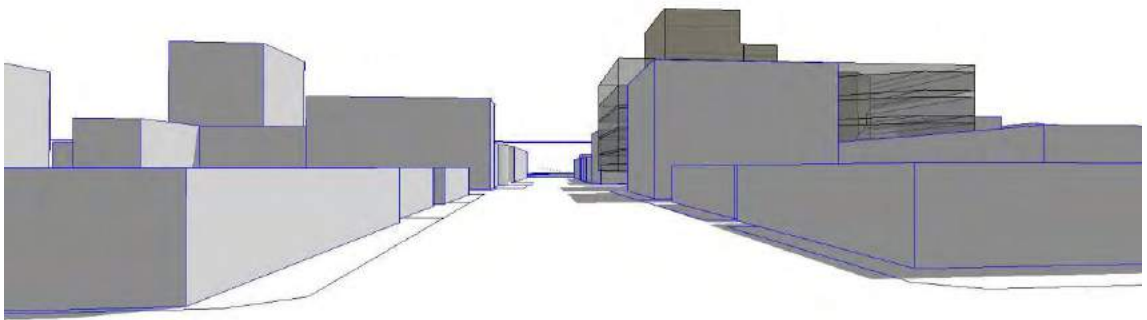
Site Analysis and Bulk Overlay



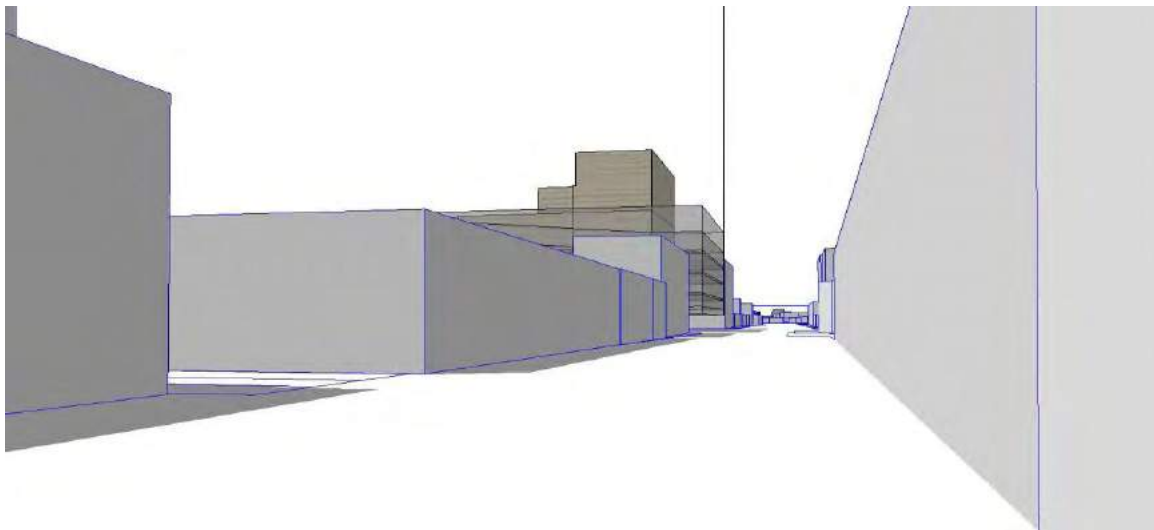
VIEW A



VIEW B



VIEW C



VIEW D