

## Central Hawke's Bay District Council – Report

**TO:** Council  
**FROM:** Chief Executive  
**DATE:** 17 February 2010  
**FILE REF:** PRO4-202  
**SUBJECT:** 2010 WAIPAWA MUNICIPAL THEATRE REFURBISHMENT

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### 1.0 SUMMARY

At the Council meeting of 18 September 2008 Council passed a resolution to use the maintenance budget of \$429,579 as approved in the 2006-2016 LTCCP as Council's contribution to the proposed \$2.9 million refurbishment of the Waipawa Town Hall (Municipal Theatre). Council also decided that the project would not commence until the full \$2.9 million was raised or pledged.

Fundraising for the Waipawa Municipal Theatre refurbishment project has gone very well with great support for the project from the residents of Central Hawke's Bay. Grants and pledges received from within CHB, the wider region and community trusts as at December 2009 have raised \$2 million of the \$2.9 million required for the project.

The next step for fundraising the remaining \$900 thousand is through the gaming trusts; corporate, community and in kind sponsorship. To apply for funding from gaming trusts; design plans and specifications need to be completed and tender documents issued and prices received.

Funders set time frames around when a project needs to have started and when the money needs to be spent, the \$180,000 from Eastern and Central Community Trust is due January 2011. To move the project forward Council is being asked to approve the Municipal Theatre Refurbishment Project in two stages, Stage One being the \$2 million already pledged with stage two starting when the remaining \$900 thousand has been raised. It is believed that this remaining \$900 thousand would be raised over the next 12 months.

Stage One work is self contained and can be completed within the existing \$2 million already pledged. Stage Two will be broken down into individual smaller packages of work within the \$900,000 and not start until funds are raised.

### 2.0 RECOMMENDATION

#### ***THAT***

Council approve the Waipawa Municipal Theatre Refurbishment Project proceed in two stages, the first being Stage One to a budget of Two million dollars (\$2 million) starting August 2010 and second being Stage Two to a budget of Nine hundred thousand dollars (\$900,000) as funds are raised.

#### **REASON**

**The Objective of the decision will contribute to the following Community Outcomes:**

- *Communities that value and promote their unique culture and heritage*
- *Strong regional leadership and a sense of belonging*
- *Supportive, caring and inclusive communities.*

### 3.0 BACKGROUND

The Municipal Theatre (Waipawa Town Hall) is an historic and iconic community building in the heart of Waipawa. For many years it has been a place of community gatherings, celebrations, performing arts and education.

#### **The decision to build**

In the 1890s there was a strong desire for the Central Hawke's Bay Community to have a Municipal Theatre of its own. The rationale was to give the community a theatre worthy of the town and given the size of the population, it was considered a significant show of faith in the future of the area. In May 1910 the Municipal Theatre was officially opened.

#### **The Town Hall - then until now**

The Town Hall has undergone a number of changes prior to 1950, in 1956 the Town Hall was re-piled and some interior alterations were carried out. In 1978 the Borough Council relocated leaving the council chambers to be used as a concert chamber. Between 1982 and 1984 major alterations were completed to modernise the Waipawa Town Hall. In 1998 the library was relocated to its present site. Since that time the Council has undertaken regular minor maintenance.

#### **The Project**

In 2006 Council commissioned Alpha Building Consultants to carry out a survey of the building based on the premise that Council wished to protect its asset and maintain it in a safe, tidy and operational condition. Council approved in the 2006-2016 LTCCP and resulting Annual Plans for \$429,579 to be spent on maintenance over this 10 year period.

Council staff investigated an option of using the approved forecasted maintenance budget as a contribution to a major refurbishment. Shand Shelton advised Council staff that a refurbishment is not only achievable but also advisable if the Town Hall is to have a viable future. The theatre is a fine example of an old hemp house of which there are only a handful still in existence with their key features intact.

At the Council meeting of 18 September 2008 Council passed a resolution to use the maintenance budget of \$429,579 as approved in the 2006-2016 LTCCP as Council's contribution to the proposed \$2.9 million refurbishment of the Waipawa Town Hall (Municipal Theatre).

#### **Fund Raising**

Fundraising up to December 2009 has raised the following funding;

Hawke's Bay Regional Council	\$500,000
Lottery Community Facilities Fund	\$500,000
CHB Community Power Trust	\$350,000
Eastern and Central Community Trust	\$180,000
Waipukurau Rotary	\$ 25,000
Waipawa M&D	\$ 10,000
CHBDC	\$429,000
Individual pledges and work in kind	\$ 10,000
	<b><u>\$2,004,000</u></b>

Fundraising for Stage Two is underway with a list of community fundraising events having been prepared, corporate fundraising visits being scheduled and information for gaming trust applications being put together.

### **Stage One**

From the quantity surveyors figures; under a traditional contract approach, Stage One will consist of the demolition of the buildings behind the proscenium arch, a new stage house plus mechanical flying equipment, orchestra pit, dressing rooms, scene dock and concert chamber stage house, including professional fees, resource and building consents. Depending on tender prices received, Stage One may not include the new kitchen, in which case the existing kitchen equipment will be relocated into the existing lean-to section at the front of the theatre.

Using a construction management approach, should allow an increase in the scope of the work and include the new kitchen under Stage One, for the existing \$2 million already pledged.

### **Stage Two**

This stage consists of the demolition of the lean-to section on the northern side, new front of house toilets, kitchen and restoration of the existing concert chamber and theatre auditorium; in effect remainder of the work.

## **4.0 OPTION**

That Council approve the Waipawa Municipal Theatre Refurbishment Project proceed in two stages, the first being Stage One to a budget of two million dollars (\$2 million) starting August 2010 and second being Stage Two to a budget of nine hundred thousand dollars (\$900,000) as funds are raised.

## **5.0 STATUTORY IMPLICATIONS**

Local Government Act 2002

## **6.0 CONSULTATION**

### **6.1 External**

Shand Shelton  
Giblin McLeod  
Project Control Group

### **6.2 Internal**

Mayor  
Councillors  
Council staff

## **7.0 FINANCIAL**

- Stage One; \$2 million available from fundraising to December 2009 and Waipawa Municipal Theatre maintenance money as per 2006-2016 and 2009/2019 LTCCP's.
- Stage Two - \$900,000 to be raised over the next 12 months.

## **8.0 STRATEGIC LINKS**

2006-2016 LTCCP

2009-2019 LTCCP

John Freeman  
**Chief Executive**