

HAMILTON CITY COUNCIL

Operative Twin Stadia Development Plan & Reserve Management Plan (Waikato Stadium & Seddon Park)

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Table of Contents

1	INTRODUCTION	1
1.1	STATUS OF THE LAND	1
1.2	RESERVES PLANNING FRAMEWORK	1
1.3	PURPOSE OF THIS RESERVES MANAGEMENT PLAN	2
1.4	OUTLINE OF THE PLAN	3
2	VISION FOR WAIKATO STADIUM AND SEDDON PARK (THE TWIN STADIA)	4
2.1	INTRODUCTION	4
2.2	VISION	4
3	WAIKATO STADIUM & SEDDON PARK: DESIRED LEVELS OF SERVICE	6
3.1	DESIRED LEVELS OF SERVICE	6
3.2	EXPLANATION TO THE VISION & DESIRED LEVELS OF SERVICE	6
4	WAIKATO STADIUM: MANAGEMENT OBJECTIVE AND POLICIES	8
4.1	MANAGEMENT	8
4.2	PARTNERSHIPS WITH SPORTS CODES AND COMMERCIAL GROUPS	8
4.3	VENUE AMENITY	8
4.4	FACILITY DEVELOPMENT	9
5	SEDDON PARK: MANAGEMENT OBJECTIVE AND POLICIES	11
5.1	MANAGEMENT	11
5.2	PARTNERSHIPS WITH SPORTS CODES AND COMMERCIAL GROUPS	11
5.3	PARK AMENITY	12
5.4	FACILITY DEVELOPMENT	12
6	WAIKATO STADIUM EVENT MANAGEMENT	14
6.1	EVENT MANAGEMENT	14
6.2	PUBLIC AMENITY	14
7	SEDDON PARK EVENT MANAGEMENT	16
7.1	ANNUAL EVENTS SCHEDULE	16
7.2	EVENT MANAGEMENT	16
7.3	PUBLIC AMENITY	16
8	EXPLANATION TO EVENT MANAGEMENT POLICIES	18
9	IMPLEMENTATION THROUGH STATUTORY PROCESSES	19
10	CONCEPT PLANS FOR THE TWIN STADIA	20
10.1	OVERVIEW	20
10.2	WAIKATO STADIUM	20
10.3	SEDDON PARK	21
11	LINKS WITH OTHER PLANS AND POLICY DOCUMENTS	22

APPENDICES:

- A: Location Plan: West Town Belt
- B: Site Plans and Legal Descriptions
- C: Concept Plan – Waikato Stadium
- D: Concept Plan – Seddon Park
- E: Summary of Resource Consents for the Operation of the Twin Stadia



REPORT INFORMATION		
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1 INTRODUCTION

Waikato Stadium and Seddon Park are situated on the West Town Belt that forms the western edge of the central area to Hamilton City. The parks are two of a 'chain' of parks that stretch from Lake Rotorua (Hamilton Lake) through to the Waikato River near to Fairfield Bridge. Parks on the West Town Belt include Norris Park, Boyes Park, Hinemoa Park, Willoughby Park, Beetham Park and Edgecumbe Park along with Waikato Stadium (formerly Rugby Park) and Seddon Park (formerly Westpac Park). The parks comprise a significant landscape feature in the urban environment of Hamilton City.

Appendix A provides the location plan for the West Town Belt.

1.1 STATUS OF THE LAND

Hamilton City Council is the administering body for and manager of Waikato Stadium and Seddon Park. The two venues, the 'twin stadia' are classified as 'Recreation Reserve' under the Reserves Act 1977.

Waikato Stadium is legally described as:

Sec 1 SO 57621, Sec 72

Reserves Act classification: Recreation Reserve

Seddon Park is legally described as:

Pt Sec 1 SO 57555

Reserves Act classification: Recreation Reserve

Copies of the legal descriptions and plans of the land parcels can be found in Appendix B.

The administering body has a duty to administer, manage, and control the reserves under its control and to manage this land in accordance with the appropriate provisions of the Reserves Act 1977.

In meeting this responsibility, the Hamilton City Council is continuing to develop the facilities and playing areas at both these venues to maintain and enhance their reputations as pre-eminent sports and events centres of regional, national and international importance.

Looking to the long term, these venues and facilities need to be managed proactively to maintain them as viable and iconic Council facilities. That requires an innovative and integrated approach to their management under the Reserves Act 1977 and the Resource Management Act 1991.

As the administering body, there is an obligation placed on the Council to prepare and submit a Management Plan for each reserve under its control, management and administration. That is the purpose of this first Reserve Management Plan for Waikato Stadium and Seddon Park.

1.2 RESERVES PLANNING FRAMEWORK

The Reserves Act 1977 provides the framework for the preparation of Reserve Management Plans by the administering body.

The Reserves Act 1977 (the Act) requires the Council to:

Prepare a management plan for the reserve(s) under its control, management, or administration. The management plan shall provide for and ensure the use,



enjoyment, maintenance, protection, preservation...and development, as appropriate on the reserve, for the purpose for which it is classified (section 41 refers).

The stadia are classified as 'Recreation Reserve' under section 17 of the Act. The principal purpose of a classification (the specified purpose of a particular piece of public, reserve land), as recreation reserve is:

To provide areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment...with an emphasis on the retention of open spaces and on outdoor activities (section 17(1) refers)

In addition, the public shall have the freedom of entry and access to the reserves, subject to the specific provisions of sections 53 and 54 of the Act which state, in part:

(d) prescribe, as to not more than 40 days in any year as it thinks fit, that the public shall not be entitled to have admission to the reserve or to any parts thereof...unless on payment of a charge..." and

Provided that with the prior consent of the Minister the number of days that the public shall be entitled to have admission...may be increased:

Provided that this paragraph shall not apply ...to any lease granted under the authority of section 54(1)(a) of this Act..."

Three purposes for reserve management planning can be identified from this summary; namely:

1. Promote the use and enjoyment;
2. Maintain, protect and preserve; and
3. Develop (and improve use).

The balance between use, protection and enjoyment of these two venues has changed significantly over time and dramatically since the late 1990's. With respect to Waikato Stadium, for example, a new stand and associated facilities for spectators and players has been built as a consequence of the advent of televised, night time sports, such as the Super 12 and now the extended Super 14 rugby competition. Waikato Stadium now is regularly and intensively used all year round.

This Management Plan seeks to accommodate the rapidly changing demands being placed on the two venues as a consequence of the growth of professional sports and events. In essence, sports now are a formalised, commercialised entertainment industry, requiring high quality venues for players and spectators alike, and sponsors who demand high profile exposure for their services and products.

Both Waikato Stadium and Seddon Park provide specialist playing arenas and facilities that need to be carefully managed, and today public access is controlled through admission/entry fees to almost all sports and events to support the management, maintenance, operation and commercial viability of the venues. It is evident therefore that the current Recreation Reserve classification for the twin stadia and their land use zoning of Recreation Major under the Hamilton City Proposed District Plan are no longer an appropriate reflection of their use and character.

1.3 PURPOSE OF THIS RESERVES MANAGEMENT PLAN

The draft Reserve Management Plan is prepared in accordance with the provisions of the Reserves Act 1977.



However, this Reserve Management Plan differs from more conventional Reserve Management Plans by comprising a vision statement and overall approach long term to management of the two facilities, including potential developments for the Parks, as embodied in two Concept Plans, and the approach to event management on the two reserves.

A vision presents the future use of the reserve and its facilities as foreseen in twenty years time; that is, during the period 2005-2025.

In addition to presenting the Council's vision for these venues, the Management Plan also provides information to support and explain the request to reclassify the two reserves whereon the twin stadia facilities are sited, from Recreation Reserve to Local Purpose Reserve (Stadia) – to provide for and operate facilities for international sports, events and functions.

The request for reclassification is sought pursuant to section 24 of the Reserves Act 1977 and is based upon:

1. the significant change in the scale and character of activities now formally provided on the reserve, namely the scale and frequency of the activities that are carried out on the specialized playing surfaces and the buildings;
2. the evidence that the new activities in terms of their scale and frequency are no longer consistent with the present classification; and to
3. better specify the objectives and policies to guide future management of the facilities for the benefit of the community and the major user groups.

This Management Plan covers the areas outlined in Appendix B, and as described in the legal descriptions also contained in Appendix B. Two reserves are to be managed under the auspice of this Management Plan.

1.4 OUTLINE OF THE PLAN

Section 1 covers this introductory material.

Section 2 covers the **Vision for Waikato Stadium and Seddon Park.**

Section 3 covers the **Desired Levels of Service for Waikato Stadium and Seddon Park.**

Section 4 covers the **Management Objective and Policies for Waikato Stadium.**

Section 5 covers the **Management Objective and Policies for Seddon Park.**

Section 6 covers the **Event Management Policies at Waikato Stadium.**

Section 7 covers **Event Management Policies for Seddon Park.**

Section 8 provides the **Explanation** to the Event Management Policies.

Section 9 provides an **Explanation** of the Methods of Implementation.

Section 10 describes the **Concept Plans** that detail the developments proposed over the period of the Plan.

Section 11 summarises the **Links** with the other relevant Council plans and policy documents.



2 VISION FOR WAIKATO STADIUM AND SEDDON PARK (THE TWIN STADIA)

2.1 INTRODUCTION

There are on-going and potentially competing pressures on the finite land resources that comprise the West Town Belt of Hamilton City that was set aside over 100 years ago by the City forefathers.

The Vision for the twin stadia takes account of the following competing pressures to:

- 1 Recognise and safeguard the history (cultural heritage, environmental values) of the Town Belt as it links the Waikato River to Lake Rotorua, bordering the western edge of the central commercial area.
- 2 Recognise that the area comprises active and passive public open space and landscapes of high amenity value.
- 3 Recognise that within the Town Belt are two, unique, modern sports and events facilities that operate as charge grounds – that is, require payment for entry by patrons to view sports and events.
- 4 Recognise these facilities provide for regional, national and international sports and events and must be maintained and developed to retain their profile and market share to be successful and financially viable facilities.
- 5 Recognise that land uses adjacent to the Town Belt are changing to provide more intensive commercial services and accommodation facilities, and as a consequence the amenity values of the area are changing. Both stadia are increasingly seen as part of the central commercial area of Hamilton. This proximity will bring greater pressures for the commercial development of the stadia facilities and present a growing challenge to the integrity of the remaining green space that comprises the West Town Belt, in the future.
- 6 Enhance the Hamilton brand by hosting events that have regional, national and international status at high quality City facilities which in turn stimulates a growing city, and encourages vibrant lifestyle opportunities along with economic and social benefits.
- 7 Recognise that the Access Hamilton roading network strategy may include the eventual protection of the corridor to provide for the Ulster Street - Tristram Street link. This could affect the land managed under the Management Plan and neighbouring sites such as West Hamilton Cemetery, Beetham Park and Willoughby Park.
- 8 Recognise that the philosophy that underpins the City Design Strategy will need to be taken into account when considering the future development of the two Parks, to ensure both the venues' status as iconic venues in the Waikato and New Zealand are maintained and enhanced. Such matters include access to and from the City's road network (as noted above), pedestrian linkages to and from the city centre, public transport links from the city centre, the suburbs and surrounding towns and settlements in the Waikato, and the relationship with the built form in the neighbourhood for example.

2.2 VISION



The Vision has been developed through a series of workshops within Council and discussions with major user groups for the twin stadia and looks 20 years ahead to 2025. The Vision is:

The stadia are recognised as being world class venues, providing playing surfaces, facilities and amenities for day and night time use. That these facilities meet international standards for sports, special events and functions before live and televised audiences, and meet the customer and player expectations.

To achieve this Vision, the Council has established in consultation with the major sports users of rugby and cricket:

1. The **desired service levels** for sports, special events and functions – the core operational requirements for the stadia to be successful;
2. The **objectives** for the stadia – being concise statements of the principal aims of the Plan;
3. The **policies** for the stadia – being the actions/management guidelines to achieve the objective and therefore the vision;
4. The **Concept Plans** for the future development of the stadia; and
5. The **explanation** – to provide brief discussion of the key matters.

3 WAIKATO STADIUM & SEDDON PARK: DESIRED LEVELS OF SERVICE

3.1 DESIRED LEVELS OF SERVICE

The key requirements to enhance the use, versatility and viability of the Waikato Stadium are:

1. International standard practice and playing surfaces.
2. International standard player/participant facilities.
3. International standard facilities for sports and events media and broadcasting.
4. Quality facilities for spectator viewing and enjoyment.
5. Quality function and special event facilities.
6. Positive city, regional and international profile.
7. Optimise financial viability.

3.2 EXPLANATION TO THE VISION & DESIRED LEVELS OF SERVICE

The stadia facilities are pre-eminent sports and events facilities that Hamiltonians are proud of, and wish to see used regularly for major sports and events of regional, national and international importance.

The community also expects to see these publicly managed venues operate with minimal ratepayer support and where possible commercial arrangements are engaged to contribute toward the ongoing operation and maintenance of the venues. It is seen as essential to maintain the community's support for the facilities and continue to emphasize the venues as being icon facilities that Hamilton and Waikato residents are proud of. At the same time, the challenge is to continue to meet the expectations of major users.

The vision and the following supporting objectives and policies aim to secure the long term viability of Waikato Stadium by maintaining its status as an international standard sports venue, an icon facility in Hamilton, and to improve the seating capacity to cater for 'A' list Tests for example, from the New Zealand Rugby Union.

A similar challenge faces Seddon Park. The aim is to continue to secure on a regular basis international cricket at the one day and test match level. Support from New Zealand Cricket and Northern Districts Cricket Association is essential to achieve and maintain the venue's national and international profile.

At both venues there is also an opportunity to strengthen the weekday and evening use of the facilities for conferences, functions and events and retail activities, to continue to diversify the appeal of the venues for use from the business community, and to explore new commercial opportunities such as visitor accommodation.

Casey's Garden is recognised as a passive open space in the West Town Belt and will remain a vegetated backdrop to Seddon Park, with its formal use limited to major event days such as one day or test cricket matches where hospitality services can be provided on the reserve subject to the terms of an existing resource consent.



Signage performs an important part of modern day sports and events promotion at major venues. It is anticipated that these venues will continue to provide for signage directed at spectators and the television viewing audiences as the primary audiences.

Commercialism and corporate sponsorship is essential to the operation of modern stadia, and international experience suggests that well designed stadia can be a catalyst to shaping and regenerating urban areas of cities into vibrant places for work and recreation.



4 WAIKATO STADIUM: MANAGEMENT OBJECTIVE AND POLICIES

This section presents a strategic level objective and supporting policies for promoting the long term development of the Waikato Stadium.

Objective

To recognise, develop and promote the Waikato Stadium as a pre-eminent rugby and sports, special events and functions venue in New Zealand.

Policies

The policies that directly focus on achieving the vision, the desired levels of service and the objective for the Waikato Stadium are grouped under the following four headings; namely:

1. Management;
2. Partnerships with Sports Codes and Commercial Groups;
3. Venue Amenity; and
4. Facility Development

4.1 MANAGEMENT

1. Provide for rugby and other sports, special events, functions and other uses that increase venue utilisation and yield consistent with the vision, development concept plan, and supporting objectives and policies.
2. Retain exclusive control or ownership of, and market the name 'Waikato Stadium' as the sole commercial name brand for the venue for all marketing and promotional initiatives.
3. Seek to engage in commercial activity that will enable the Stadium to optimise financial viability consistent with the objective of being a pre-eminent rugby venue.
4. Recognise, maintain and protect Whatanoa Gate as a site of cultural heritage including its illumination at night time and to consult with Tangata Whenua on all matters that may have the potential to adversely affect its significance to Maori.

4.2 PARTNERSHIPS WITH SPORTS CODES AND COMMERCIAL GROUPS

1. By working in association with the Waikato Rugby Union, enter into agreements with Waikato Rugby Union and The Chiefs franchise for the long term, commercial use of the facilities at the Waikato Stadium, and for the venue to remain the 'home' of Waikato and Chiefs rugby.
2. Enter into agreements with commercial organisations for the use of facilities and catering and restaurant services, for conferences, functions, offices and accommodation and entertainment services weekday, evenings and where appropriate during the Stadium's use by major sports users.

4.3 VENUE AMENITY

1. Where practicable and where consistent with the use of the land for events, maintain the established planting of exotic and indigenous trees and plants around the boundary of



the Stadium, and strengthen this wherever practicable, to enhance the visual and amenity values associated with the Park over time.

- 2 Encourage the use of eco-sourced indigenous plants.

4.4 FACILITY DEVELOPMENT

- 1 Achieve an increase in permanent seating of 5,000 to bring the total to 30,000 to meet the expectations of hirers and major user groups such as the New Zealand Rugby Union and the Waikato Rugby Union.
- 2 Provide for additional seating capacity above the 30,000 permanent seating capacity desired by renewing an existing resource consent for temporary seating on Tristram Street-Abbotsford Street beyond 2010.
3. Redevelop the 'WEL Networks' Stand to provide additional permanent quality seating, and related sports and entertainment facilities and services such as corporate boxes and accommodation, offices, restaurant and retail facilities, team changing rooms and support facilities, and replay screens positioned for convenient viewing by patrons while not compromising the use of No.2 field as a training field.
- 4 Upgrade and maintain the No 1 & No.2 playing surfaces to standards required by major user groups for sports and particularly rugby and rugby training, and events managed by the Waikato Stadium.
- 5 Consider the use of the No. 2 field for marquees and other entertainment/hospitality facilities on a temporary basis when associated with sports, functions and events when it can be managed in conjunction with its primary use as a training field for rugby.
- 6 Maintain existing ticket outlets and develop further ticket outlets suitable for temporary or permanent ticket sales on the Seddon Road frontage to the venue.
- 7 Enhance the entry gates and pedestrian corridors to support the appropriate level of service for access to Waikato Stadium to meet the anticipated growth in patrons attending sports, events and functions, while recognising the outcomes of Access Hamilton.
- 8 Develop appropriate merchandising and retail space to enable stand alone retail sales from the venue.
- 9 Formalise carparking adjacent to the No.2 field for event and player parking.
- 10 Advocate for the protection of the current classification of road reserve for the Willoughby Street extension that is within the West Town Belt.
- 11 Provide for commercial signage to be located on the site primarily directed towards the internal audience of the event and or television, with the approval of the Event Facilities Manager, Hamilton City Council or his/her successors.
- 12 Provide for event and promotional signage to be located on the site that promotes coming events and or city happenings and is directed primarily to the external audience to the Stadium venue, with the approval of the Event Facilities Manager, Hamilton City Council or his/her successors.

- 13 Provide for appropriate directional signage internal and external to the venue, to ensure safe access and egress for patrons, with the approval of the Event Facilities Manager, Hamilton City Council or his/her successors.
- 14 Ensure provision of spectator services, facilities and amenities is appropriate for the existing and proposed ground capacity (for example, toilets, catering, replay screens, scoreboard, entry/ticketing facilities).
- 15 Provide for appropriate naming of individual facilities and lounges on the site.



5 SEDDON PARK: MANAGEMENT OBJECTIVE AND POLICIES

This section presents a strategic level objective and supporting policies for promoting the long term development of Seddon Park.

Objective

To recognise, develop and promote Seddon Park as a pre-eminent cricket venue in New Zealand.

Policies

The policies that directly focus on achieving the vision, the desired levels of service and the objective for Seddon Park are grouped under the following four headings; namely:

- 1 Management;
- 2 Partnerships with Sports Codes and Groups;
- 3 Park Amenity; and
- 4 Facility Development.

5.1 MANAGEMENT

- 1 By working in association with Northern Districts Cricket Association, maintain a cricket block and outfield, and indoor and outdoor cricket practice and training facilities that meet the expectations of New Zealand Cricket, so as to maintain the Park as a regular venue for international test and one day cricket matches.
- 2 Provide for the southern area of the Park that borders Bryce Street, formerly known as Circus Park, to be managed in an integrated manner as part of Seddon Park to serve the primary purpose of being an international cricket venue, particularly for the provision of parking, hospitality, training facilities, commercial activity and public areas.
- 3 Seek to formalise the existing temporary uses of Casey's Garden for sports and events associated with the use of Seddon Park.
- 4 Retain exclusive control or ownership of, and market the Park's name as the sole commercial brand name for the venue for all marketing and promotional initiatives.
- 5 Seek to engage in commercial activity that will enable the Park to optimise financial viability consistent with the objective of being a pre-eminent cricket venue.
- 6 Involve Broadcast Communications Limited in discussions when new development at Seddon Park concerns building heights that may encroach above the 20 metre height limit, to take account of the microwave telecommunications link that runs from the company's Hamilton transmission site to Mt. Te Aroha.

5.2 PARTNERSHIPS WITH SPORTS CODES AND COMMERCIAL GROUPS

- 1 Maintain management agreements with Northern Districts Cricket Association for the commercial use of the facilities, while securing and maintaining as far as reasonably practicable, the service levels at the Park.



- 2 Enter into management agreements with other sports codes and groups, and businesses for commercial use of the facilities at the Park that do not conflict with the venue's primary use as a cricket venue.

5.3 PARK AMENITY

- 1 Preserve the vegetated character of Casey's Garden as a passive open space as far as practicable.
- 2 Define and formalise the temporary use of Casey's Gardens for short-term activities whereon a compound can be provided to enclose marquees for hospitality and concessions associated with one-day cricket and test cricket matches at the Park.
- 3 Ensure that the boundary between the Casey's Garden reserve and the Park and perimeter fencing along the street frontages is unobtrusive while affording security to the assets and facilities in the Park.
- 4 Preserve the established planting of exotic and indigenous trees and plants around the boundary of the Park and embankment, and strengthen this wherever practicable, to enhance the visual and amenity values associated with the Park over time.
- 5 Encourage natural regeneration of the indigenous vegetation and the use of eco-sourced indigenous plants.

5.4 FACILITY DEVELOPMENT

- 1 Evaluate and pursue the viability of establishing and operating a sports academy (accommodation, coaching facilities, catering), further restaurant facilities, carparking, offices, and retail and accommodation activities associated with the operation of the Park, within a new grandstand.
2. Examine and pursue feasible options to increase the permanent and or temporary seating available to 16,000 to meet the expectations of New Zealand Cricket and Northern Districts Cricket Association and other promoters.
- 3 Examine and pursue feasible options for the extension of the Pavilion to provide for additional covered and uncovered seating, player changing rooms, viewing lounges and associated facilities, corporate lounges, bars and restaurants, retail activities and public toilet facilities.
- 4 Ensure that the design and appearance of new buildings and facilities, and any extension of the Pavilion is compatible with the character and scale of the existing Pavilion and the construction materials and colours used assist the building(s) to nestle into the perimeter planting on the Park.
- 5 Provide for commercial signage to be located on the site with the predominant view being directed towards the internal audience of the event and or television, with the approval of the Event Facilities Manager or his/her successors.
- 6 Provide for event and promotional signage to be located on the site that promotes coming events and or city happenings and is directed primarily to the external audience to the Park, with the approval of the Event Facilities Manager, Hamilton City Council or his/her successors.



- 7 Provide for appropriate directional signage internal and external to the Park, to ensure safe access and egress for patrons, with the approval of the Event Facilities Manager, Hamilton City Council or his/her successors.
- 8 Ensure provision of spectator services, facilities and amenities is appropriate for the existing and proposed ground capacity (for example, toilets, catering, replay screens, scoreboard, entry/ticketing facilities).
- 9 Provide for appropriate naming of individual facilities and lounges on the site.



6 WAIKATO STADIUM EVENT MANAGEMENT

This section promotes policies that assist with the day-to-day/event management, administration and use of the Waikato Stadium while still meeting the long term objectives and policies and service levels sought with respect to the venue, set out in the preceding sections.

This section provides policies grouped under the following two headings; namely:

1. Event Management; and
2. Public Amenity.

6.1 EVENT MANAGEMENT

- 1 Take overall responsibility for preparing, implementing and maintaining an Event Management Plan for the operation of sports, events and functions held at the Stadium covering matters such as onsite management of health and safety of the public, risk assessment, noise management, security, access control and public communications.
- 2 Take overall responsibility for preparing, implementing and maintaining a Traffic Management Plan for the operation of sports, events and functions when the crowd expectancy is over 8,000 patrons. This plan will cover matters such as traffic flow management (and road closures), parking (cars, buses, taxis, public transport); pedestrian flow management and safety, security, road signage, and public notification procedures.
- 3 Take overall responsibility for preparing, implementing and maintaining on an annual basis, an Events Schedule of activities held at the Stadium covering matters such as sports, functions, and special events.

6.2 PUBLIC AMENITY

Pyrotechnics

- 1 Deploy pyrotechnics within the confines of the Stadium in accordance with the conditions and frequency specified in the resource consents referenced in Appendix E.

Noise Management

- 2 Maintain a noise management plan for implementation at major sporting or cultural events at the Stadium to ensure noise levels at residential locations do not exceed those limits prescribed in the resource consents specified in Appendix E.
- 3 Provide for up to six Special Events each calendar year (or twelve month period), where noise levels comply with the standards set down for such special event activities in the Hamilton City District Plan.

Lighting

- 4 Provide for the use of the lighting system for night time and or televised sports, special events and functions, subject to the limitations on lux levels specified in existing resource consents specified in Appendix E.



- 5 Provide for the use of the lighting system for training and practice purposes in addition to the maximum specified night-time events per year recorded in the existing resource consents specified in Appendix E.

Parking

- 6 Promote locations off-site as key parking nodes for spectator parking such as Beetham Park, through partnership arrangements, promotions and or by facilitating joint initiatives.

Public Access

- 7 Maintain the Stadium venue as a secure facility restricting public access to protect the international standard playing surfaces and expensive infrastructure, and to ensure player security.
- 8 Strengthen pedestrian links from the central city area to the site as safe and convenient pathways for spectators to use during attendance at day and night time sports, events and functions.
- 9 Enhance the Tristram Street frontage as a pedestrian concourse for spectator access and egress, where this is consistent with the City wide roading strategy.
- 10 Develop Seddon Road entry areas as focal points for pedestrian and commercial services access on to the site.
- 11 Maintain a 'Condition of Entry' policy for the public when attending the venue to watch or engage in the sporting, special events or functions being held. This is to ensure player, crowd and venue safety and around possible commercial rights of any particular event or function.

Public Transport

- 12 Explore opportunities and facilitate service agreements with providers for improved access to the site by public transport services.
- 13 Identify and develop public transport destination nodes or drop off areas for the spectators at the Tristram Street and Seddon Road entrances to the site.
- 14 Identify and facilitate the provision of dedicated areas on and off site for bus parking that enables convenient and safe access to the Stadium for spectators.

7 SEDDON PARK EVENT MANAGEMENT

This section promotes policies that assist with the day-to-day/event management, administration and use of Seddon Park while still meeting the long term objectives and policies and service levels sought with respect to the venue, set out in the preceding sections.

This section provides policies grouped under the following three headings; namely:

1. Annual Events Schedule;
2. Event Management; and
3. Public Amenity.

7.1 ANNUAL EVENTS SCHEDULE

- 1 Continue to provide an Annual Events Schedule for the following activities and events in accordance with the terms of Resource Consent 2000/185 listed in Appendix E; namely:
 - Up to six special entertainment events (eg concerts, cultural);
 - Up to eighteen day/night cricket games;
 - Up to five other sports events (eg Aussie Rules, Hockey)(The term 'Special Event' is defined in the Hamilton City Proposed District Plan.)
- 2 For all events in the Annual Events Schedule, other than special entertainment events, the noise levels measured at the boundary of any residential zone shall comply with the conditions set out in Resource Consent 2000/185 listed in Appendix E.
- 3 Provide for the use of the four lighting towers up to twenty-nine nights per annum in accordance with the Annual Events Schedule as prescribed under Resource Consent 2000/185 listed in Appendix E.

7.2 EVENT MANAGEMENT

- 1 Take overall responsibility for preparing, implementing and maintaining an Event Management Plan for the operation of sports, events and functions held at Seddon Park, covering matters such as onsite management, health and safety of the public, risk assessment, noise management, security, access control and public communications.
- 2 Take overall responsibility for preparing, implementing and maintaining a Traffic Management Plan for the operation of sports, events and functions catering when the crowd expectancy is over 8,000 patrons. This plan will cover matters such as traffic flow management (and road closures), parking (cars, buses, taxis, public transport); pedestrian flow management and safety, security, road signage, and public notification procedures.
- 3 Take overall responsibility for preparing, implementing and maintaining on an annual basis, an Events Schedule for activity held at Seddon Park, covering matters such as sports, functions, and special events.

7.3 PUBLIC AMENITY

Lighting

- 1 Maintain the performance of the lighting system to meet the requirements for televised sports and events, up to a maximum of twenty-nine night-time events per year, subject



to the limitations on lux levels and hours of use specified in existing resource consents listed in Appendix E.

Pyrotechnics

- 2 Continue to provide for Pyrotechnics or fireworks displays on up to five occasions per year and in accordance with Resource Consent 2000/185 listed in Appendix E.

Noise Management

- 3 Maintain a Noise Management Plan for sports and events on the Park in accordance with Resource Consent 2000/185 listed in Appendix E.

Vehicle Access and Parking

- 4 Maintain part of the area of the Park adjacent to the Bryce Street frontage formerly known as Circus Park, along with the carparks allocated under an existing resource consent in the Ward Street carpark, as off-street parking areas for use as required for sports and events, and training held at the Park with the area managed according to an approved Traffic Management Plan at the times that sports and events are held at the Park.
- 5 Retain Seddon Road as the primary vehicle access to the Park for staff, patrons/customers and service providers.

Pedestrian Access

- 6 Strengthen pedestrian links from the central city area to the venue as safe and convenient pathways for spectators to use during attendance at day and night time sports, events and functions.
- 7 Maintain the Park as a secure facility restricting public access to protect the international standard playing surfaces and expensive infrastructure, and to ensure player security.
- 8 Maintain a 'Condition of Entry' policy for the public when attending the venue to watch or engage in the sporting, special events or functions being held. This is to ensure player, crowd and venue safety and around possible commercial rights of any particular event or function.

Scoreboard and Replay Facilities

- 9 Maintain a scoreboard within the Park as required by international cricket and other sporting users.
- 10 Provide a permanent position for a replay screen to be seen from within the Park.

8 EXPLANATION TO EVENT MANAGEMENT POLICIES

The turf surfaces and facilities at Waikato Stadium and Seddon Park are not available for community recreation and sporting activity on a casual basis. Use is almost entirely for significant sports and events and on a scheduled basis.

Day to day use and management of the two venues is already influenced by the increasingly specialised turf and playing surfaces provided, that are predominantly used for professional sports. This requires special management arrangements and therefore public use of the facilities is restricted, depending upon availability and hire costs are met.

Day to day use and management of the two venues is already influenced greatly by the number of resource consents granted under the Resource Management Act 1991 for activities and their permitted environmental effects. On this basis, the current range of events, functions and sports can continue to operate legitimately.

The list of resource consents that govern the current operation of the venues is included in Appendix E to this Plan.

The consents govern the number of events able to be held at each venue, the actual management of the events including lighting, pyrotechnics, parking, and noise for example.

The proximity of both venues to the central area of Hamilton affords ongoing opportunities to promote pedestrian access.

Running well managed, safe venues for sports, events and functions will enhance the appreciation of these venues by international and national sporting organisations, players, residents and visitors, and sponsors of these occasions, and realise the aim for these venues to be iconic facilities for the City.

9 IMPLEMENTATION THROUGH STATUTORY PROCESSES

Policies common to both stadia to achieve the Vision and the above supporting objectives and policies are:

Management

- 1 Grant exclusive use, management and long-term development responsibilities to a designated Committee of Hamilton City Council, to investigate and carry out initiatives that are consistent with the vision, the desired service levels and supporting objectives and policies of this Reserve Management Plan.
- 2 Provide facilities, services, playing fields/surfaces and amenities necessary to meet and exceed client, visitor, spectator and player expectations consistent with achieving the vision of this Reserve Management Plan.

Change the Land Use Zoning from 'Recreation Major' Zone to 'Major Facilities' Zone

- 3 Lodge with the Hamilton City Council a request to rezone the two facilities to Major Facilities Zone in the Hamilton City Proposed District Plan (References Version 2001), to better reflect current patterns of use and management, and to accord with the vision for the future development and use of these venues as pre-eminent sports, functions and events centres at the regional, national and international level.

Prepare and Lodge Concept Plans

- 4 Lodge separate Concept Plans with Hamilton City Council for Waikato Stadium and Seddon Park in accordance with the provisions of Major Facilities Zone; namely Rule 4.7.2 and Rule 4.7.3 of the Hamilton City Proposed District Plan (References Version 2001).
- 5 Provide for the construction of further facilities at the Waikato Stadium and Seddon Park in those locations generally shown in the respective Concept Plans prepared pursuant to the provisions of Major Facilities Zone; namely Rule 4.7.2 and Rule 4.7.3 of the Hamilton City Proposed District Plan (References Version 2001).
- 6 Recognise and continue to provide for facilities, functions, sports and special events in the manner allowed for under the respective resource consents for Waikato Stadium and Seddon Park granted by the Hamilton City Council.

Management Plan Reviews

- 7 Review this Management Plan at least every five years based on regular monitoring and reporting, customer surveys and feedback from neighbours, the identification of new development opportunities, and policy guidance from the other plans and policy documents of the Hamilton City Council.

West Town Belt and Environs

- 8 Identify, assess and advocate on proposals that may adversely affect the continued operation of the Stadia, to protect current and future development opportunities on the respective sites in accordance with the objectives and policies of this Reserve Management Plan.



10 CONCEPT PLANS FOR THE TWIN STADIA

10.1 OVERVIEW

Rule 4.7.2a)i) of the Hamilton City Proposed District Plan (2001) enables the organisation responsible for the management of any Major Facility to prepare and maintain a Concept Plan.

Hamilton City Council through the Event Facilities Manager has overall responsibility for the ongoing management and development of the site.

Rule 4.7.2a)ii) states:

Any such concept plan shall show diagrammatically, in the form of precincts:

- *The general distribution of activities, buildings, open space and parking facilities*
- *Provision for access to and movement within the site for vehicles, pedestrians and cyclists*
- *The inter relationships with the surrounding locality including buffer areas, linkages to local centres and access to public transport*
- *Future development areas, major framework landscaping and protected natural areas and cultural features.*

The purpose of the Concept Plan is to:

- Show the existing buildings, facilities, uses and events currently operating from the site;
- Detail the nature, scale and general location of future development, redevelopment and activities as part of a Concept Plan for the reserve land zoned Major Facilities; and
- Provide an indication of the possible staging of these works over the next 10 (or more) years, where this is possible.

A Concept Plan is presented for each venue. Each Concept Plan comprises one precinct for each site for the purpose of interpreting the rules of the District Plan.

The description of the Concept Plans and the developments proposed are discussed in the following sections of the report. The numbering cross-references the descriptions to the footprints identified in each Concept Plan.

10.2 WAIKATO STADIUM

The Concept Plan in Appendix C provides for development upgrade proposals:

Grandstand [Footprint 2]

It is proposed to construct a new Grandstand for an additional 3-5,000 seats, replacing or enhancing the existing 'Wel Network' Stand. The structure would be approximately 100m long by 20m high and in addition to the seating would have several levels including car parking, player facilities, professional offices, merchandising spaces, visitor accommodation and catering concessions.

Ticketing at Gate 2 [Footprint 4]

It is proposed to improve Gate 2 on Seddon Road with a purpose-built ticketing and merchandising outlet. The footprint will be approximately 20m by 20m and will allow for improved pedestrian flow.

Formalised car parking [Footprint 5]

Located on the No 2 field behind the 'Wel Network' Stand and at each end of the field will be two formalised car parks having the capacity of approximately 100 and 60 carparks respectively.



'Greenzone' seating [Footprint 3]

It is proposed to construct an additional seating level above the existing greenzone embankment. This will cover an area of approximately 90m by 40m in width, with the top level having 3,000 uncovered seats. Access and egress shall be from the existing Greenzone concourse, which provides for catering and toilet facilities.

This shall be concrete with moulded seats and will improve the current standing area below by providing a roofed structure.

Temporary Stand [Footprint 1]

A resource consent currently provides for a temporary stand catering to 5,000 spectators. This stand will continue to be a relocatable structure built on an annual basis covering approximately 80m in length by 20m width by 9m in height.

10.3 SEDDON PARK

The Concept Plan in Appendix D provides for the following development upgrade proposals:

Pavilion Extension [Footprint 1]

Located adjacent and to the east of the existing Pavilion with the design in keeping with the current building. The extension would be approximately 12m in height by 80m long and include facilities for corporate hospitality, catering, bars, media and broadcasting facilities and improved player changing areas.

Grandstand 1 [Footprint 2]

Catering for an additional 3,000 spectators this would be a relocatable seating structure that fits onto the flat area on the city side of the park adjacent to Tristram Street. It will be approximately 80m in length 20m with width and 9 m in height. The structure will be fully contained within the Seddon Park boundary and accessed from within the Park.

Grandstand 2 [Footprints 3 and 6]

It is proposed to construct a five level grandstand/cricket training centre behind the southern embankment comprising of approximately 100m long by 20m height. It would house indoor cricket training facilities and offices, medical and professional suites along with a level of car parking, a level of public concessions, media rooms and lounges. On the park side at the top, there would be covered seating for approximately 4-5,000 spectators.

Spectator Amenities [Footprints 4 and 5]

With the existing and proposed increase in spectators at the park, there are not enough public toilets or catering facilities. It is proposed to construct additional toilets and a catering concession at the southern end of the park within the old practice block area. The toilet block would be approximately 20m by 10m comprising toilets for male, female and disabled persons. The catering concession would be approximately 15m by 15m and catering to the public for takeaway food and beverages. Adequate screening from the main cricket pitch to ensure minimal disruption to the game will be required.

Training Facility Carpark [Footprint 7]

This is an unformed carpark area for access restricted to ground staff and players using the training facility. Up to fifteen parks may be provided.

11 LINKS WITH OTHER PLANS AND POLICY DOCUMENTS

This Reserve Management Plan should also be considered and given effect to alongside the following relevant plans of Council:

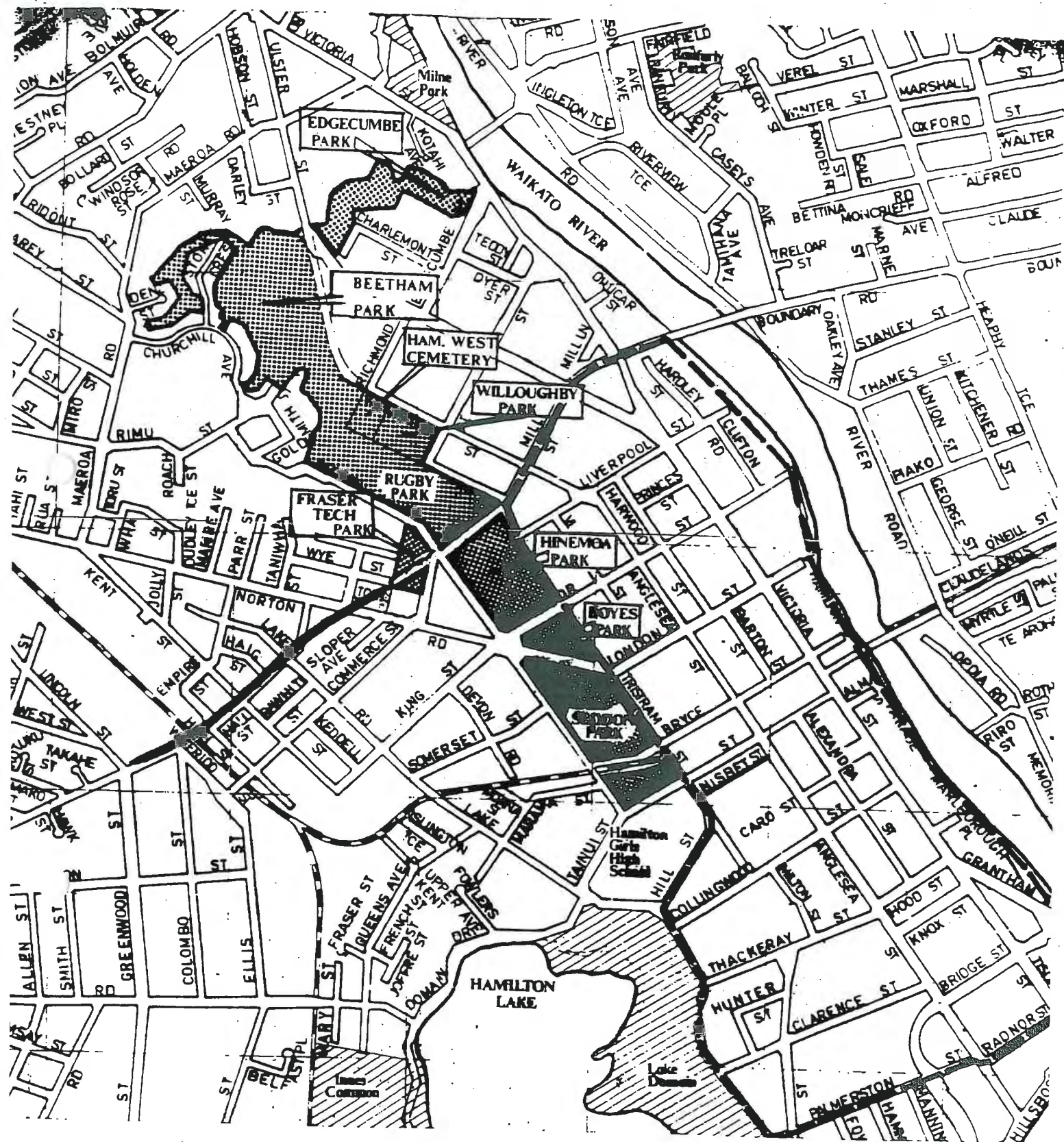
- 1 Hamilton City Proposed District Plan – a Variation or change to the District Plan is necessary to rezone the venues to 'Major Facilities' Zone;
- 2 Long Term Council Community Plan (LTCCP) – to secure funding provision over the long term for the development and upgrading of facilities;
- 3 Operative Gully Reserves Management Plan (May 2001) – a management framework for the gully systems including the Waitawhiriwhiri Gully system, which is adjacent to Waikato Stadium;
- 4 Operative Neighbourhood and Amenity Reserves Management Plan (December 2002) – a management framework for reserves including several reserves adjoining the Stadia in the West Town Belt;
- 5 Operative Sports Parks Management Plan (September 2004) – a management framework for sports parks in Hamilton which excludes these two venues and facilities, but which include adjacent sports fields such as Willoughby Park, for example; and
- 6 Interment Facilities and Cemeteries Management Plan (1999) – a management framework for Hamilton West Cemetery Plan, which is adjacent to Waikato Stadium.

In summary, this Reserve Management Plan is to guide the Hamilton City Council in its role of administering body managing the two venues. The overall purpose of the two reserves has been redefined with reclassification as Local Purpose (Stadia), and guidelines presented to assist promote the use, enjoyment, maintenance, development protection and preservation of each reserve over the next 10-20 years.

APPENDIX A

LOCATION PLAN: WEST TOWN BELT AND TWIN STADIA





LOCATION PLAN

Scale 1:15,000

WEST TOWN BELT



APPENDIX B

TWIN STADIA: SITE PLANS AND LEGAL DESCRIPTIONS



Park Information - Named Park

Lot Information for: Rugby Park Prop_Id: 51

Type: Sports Area

Dist Plan Zon: RECR Proposed New Plan Zone: Rec Major

Plan_No: SO 57621 Lot_No: Sec 1 Area: 4.8760

Irregular Legal Description: NA

Gazette References: 1989 pg 2230 1926 pg 289 10 Jan 1929 pg 5

Certificate of Title: 142433

Other Legal: Hamilton West Town B Land Status: Municipal

Classified: Classified Legal Purpose: Recreation Reserve

Plan_No: NA Lot_No: Sec 72 Area: 3.4626

Irregular Legal Description: Hamilton West Town Belt

Gazette References: 1989 pg 2230 1981 pg 2253 28 Feb 1957 pg 325

Certificate of Title: 142433

Other Legal: SO 33724 Land Status: Municipal

Classified: Classified Legal Purpose: Recreation Reserve

Total Area of: Rugby Park 8.3386

Park Information - Named Park

Lot Information for: Westpac Park Sports Prop_Id: 65

Type: Sports Area

Dist Plan Zon: RECR Proposed New Plan Zone: Rec Major

Plan No: SO 57555 Lot_No: Pt Sec 1 Area: 2.8900

Irregular Legal Description: NA

Gazette References: 16 Mar 1989 pg 1126 8 Jul 1929 pg 1828 14 May 1929 pg 1451

Certificate of Title: 51D/947

Other Legal: Land Status: Municipal

Classified: Classified Legal Purpose: Recreation Reserve

Total Area of: Westpac Park Sports 2.8900

Park Information - Named Park

Lot Information for: Westpac Park Sports Prop_Id: 65

Type: Sports Area

Dist Plan Zone: RECR

Proposed New Plan Zone: Rec Major

Plan_No: SO 57555

Lot_No: Pt Sec 1

Area: 2.8900

Irregular Legal Description: NA

Gazette References: 16 Mar 1989 pg 1126

8 Jul 1929 pg 1828

14 May 1929 pg 1451

Certificate of Title: 51D/947

Other Legal:

Land Status:

Municipal

Classified:

Classified

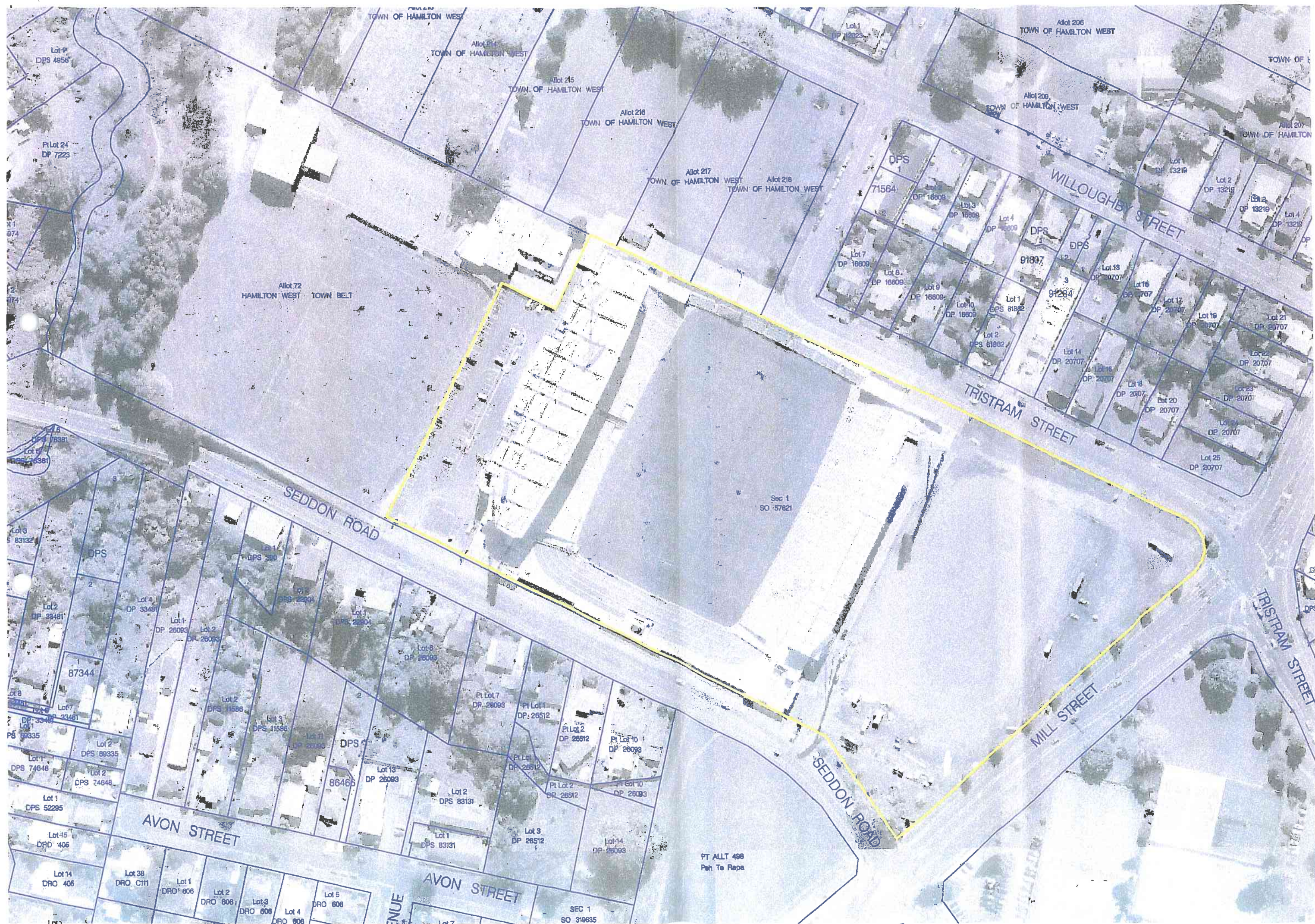
Legal Purpose:

Recreation Reserve

Total Area of: Westpac Park Sports

2.8900

WAIKATO STADIUM



This is an aerial photograph of a residential neighborhood in Hamilton, Ontario, overlaid with a cadastral map. The map shows numerous lots, many of which are numbered (e.g., 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 621, 623, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941, 943, 945, 947, 949, 951, 953, 955, 957, 959, 961, 963, 965, 967, 969, 971, 973, 975, 977, 979, 981, 983, 985, 987, 989, 991, 993, 995, 997, 999). The streets shown include Norton Road, Seddon Road, Tristram Street, London Street, Bryce Street, and Hamilton Street. A large, irregularly shaped area in the center of the map is outlined in yellow. This area contains a large, circular, light-colored feature, possibly a pond or a large open lot. The map also shows various lot numbers and street names, providing a detailed view of the local geography and infrastructure.

APPENDIX C

CONCEPT PLAN: WAIKATO STADIUM



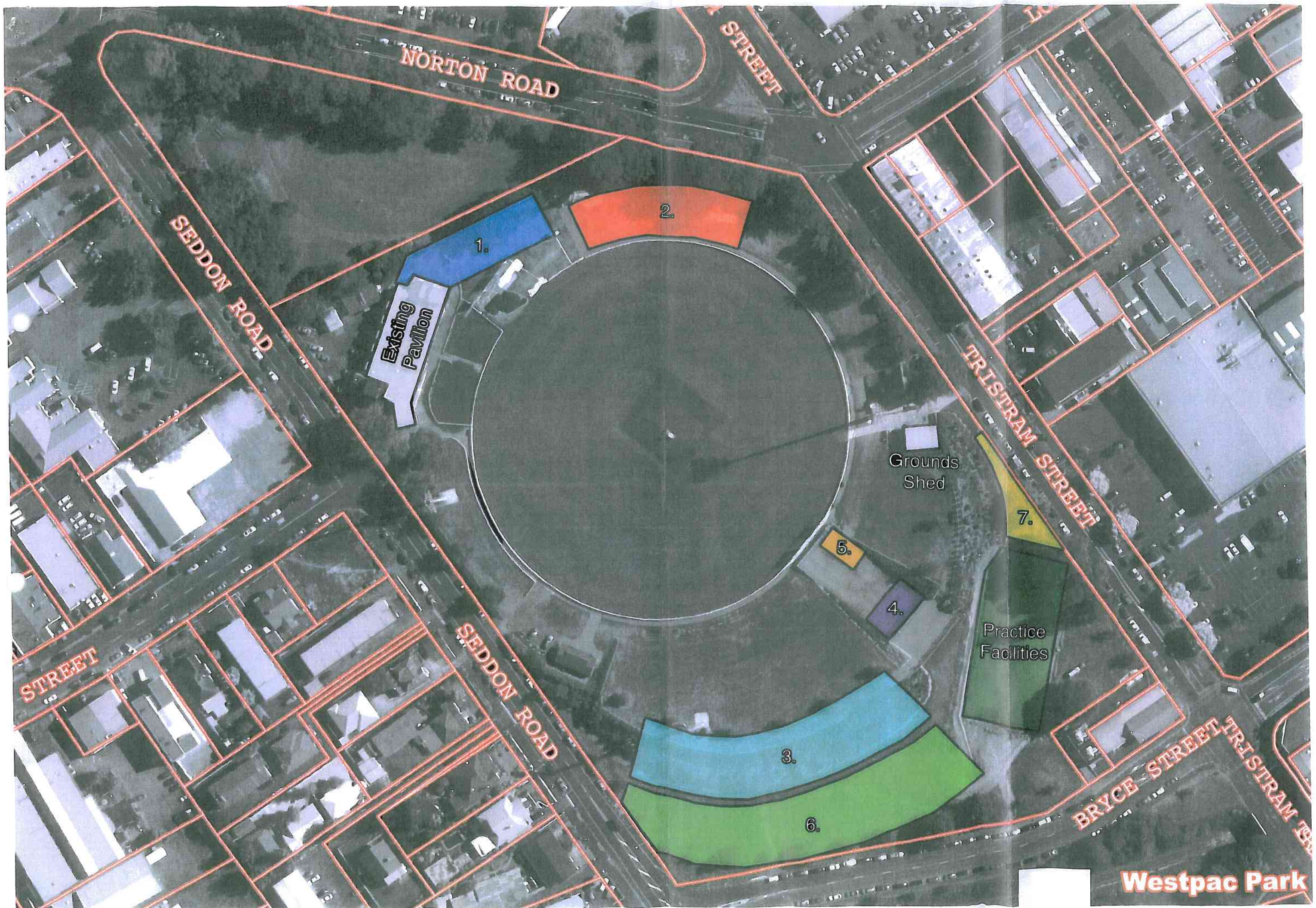


Waikato Stadium

APPENDIX D

CONCEPT PLAN: SEDDON PARK





Westpac Park

APPENDIX E

SUMMARY OF RESOURCE CONSENTS FOR THE OPERATION OF WAIKATO STADIUM AND SEDDON PARK



SUMMARY OF RESOURCE CONSENTS FOR THE TWIN STADIA

WAIKATO STADIUM RESOURCE CONSENTS

Table 1

Reference	Consent Descriptor
2004/87	Temporary 5,000 Seat Capacity - Tristram Street
2003/81NN	Gate and Eastern Stand Signage
2002/119NN	Entrance Gate Sign
2002/109NN	Grandstand Sign
2002/45	Tower Sign
2002/13NN	Low Intensity Signage
1998/50CC	Change of Conditions
1998/50CO	Objection to Change of Conditions
1998/50C	Change of Conditions
1998/50	Original Land Use Conditions
1998/50	Original Subdivision Conditions
1998/50	Original Lease conditions

WESTPAC PARK (SEDDON PARK) RESOURCE CONSENTS

Table 2

Reference	Descriptor
2004/790	Cricket Practice Net Facility
2002/22NN	Concert Event (Summer Jam)
37/1/2153	Alter existing Pavilion
2000/185C4	Change of Conditions – Casey's Garden
2000/185C3	Change of conditions - Carparks
2000/185C	Change of conditions – Light spill
2000/185	Original Land Use Conditions - Lights
2000/162NN	Original Land Use Conditions – Circus Park
2000/158NNC	Change of Conditions – Minor improvements
2000/158NN	Original Land se Conditions - Minor improvements
38/1/1435	Operate a Sports Retail Outlet