

WE'RE HALL IN THIS TOGETHER

Future of the Halls Public Meeting

21 November 2022 at Waikari War Memorial Hall – 7:00pm

NOTE: These are meeting notes and not formal minutes

Names have been removed for confidentiality purposes

Waikari Advisory Group Representative: Waikari Primary School want the Waikari War Memorial Hall kept as they still regularly use the hall for various activities (prize giving's, productions, movie nights etc). There is a strong emotional connection to the hall, funeral service held for choir teacher who passed. Ties to the War and this is used in the History teachings at the school. In good location to the school and readily available for use.

Waikari Advisory Group Representative: *Read letters written from Waikari Primary School Students* General theme from the kids comments on the hall were that there was an emotional connection. Multiple letters (around 10 from the kids from Waikari School – all pro keeping the hall). Various events can be held at the hall, curricular and non-curricular.

Attendee: If Community decide to go ahead with the buildings being demolished, how would demolition take place? Could we sell parts of the building, could we use builders as volunteers?

Cr Armstrong: A lot of memorabilia we would like kept.

Council Officer: Not really at stage of demolition, more just looking at costs. Prioritise sustainability and recycle as much material as possible and that could cut down on demolition cost. Costs based off all debris going to landfill (worst case scenario).

Attendee: Remind us of the process? Suggestions/questions stage, what is process after that?

Cr Armstrong: Yes, Community now shapes process going on after this.

Attendee: Are there going to be more meetings?

Cr Armstrong: Group planning the process, hopes themes will emerge so we can look at numbers for certain options so Community can make a more informed decision. What do we need now/what do we need in the future?

Attendee: Can we investigate how Council obtained the Hawarden RSA Hall?

Council Officer: We can investigate that if Community want to do that. A lot of work goes into that to find the History, but it needs to be a serious option considered as there would be costs involved with looking into it (i.e., getting it verified from LINZ and DOC and legal services etc.)

Attendee: Discussions to be made now, as maintenance and upkeep was expensive so wants to explore sale of Hawarden RSA Hall to go towards maintenance of other buildings. The Toy Library are only users of building so there is not a lot of total income.

Hawarden Advisory Group Representative: Hawarden Reserve Group received funding to go towards the Hawarden RSA Hall additionally.

Attendee: Big difference between the needs of the Waikari War Memorial Hall (Waikari School uses this) vs. the Hawarden Community War Memorial Hall (a lot lower level of use). Differentiate these, as option of extending the United Rugby/Squash Clubrooms in Hawarden puts it closer to Hawarden School which means that they can utilise it more. Make that differentiation as the halls both have a

WE'RE *HALL* IN THIS TOGETHER

lot of different needs. Have we looked at suitability? Waikari War Memorial Hall is suitable for its current use, where the Hawarden Community War Memorial Hall is not as much.

Attendee: Can the Hawarden RSA Hall possibly be used as social housing?

Council Officer: The hall is divided into two sections, one room at each end, with a very small kitchen and toilet. No bathroom. To convert into housing/dwelling would be complicated and would leave a bare bone building. Cannot cost this currently.

Council Officer: We would have to investigate Reserve status, as some certain statuses you cannot live on.

Attendee: Looking back at the old document from the first meeting, we need to take into consideration that the contingency of 25% estimates is quite a big increase, Council needs to give this type of information and clarity ahead of meetings. The bickering between communities of Waikari and Hawarden needs to stop, and we need to be "Hall in this Together." Expenses are getting very high, valuations have doubled. Waikari Medical Centre is still being paid for as well, money is extremely important.

Council Officer: With the Long-Term Plan (LTP) we need to add contingency. Sums are normally between 10%-15% with a building going ahead straight away. We added more as we are still in the ideas stage. Better to put in a higher figure, than not have enough money when it comes time to build. Timber cladding has gone up by 40% in a week. Building costs are running at a 15%-20% increase, we think 20%-25% is more accurate. Contingency added of 25% and prudent to add another 25% in the future, as the first 25% will be caught up in 12-18 months.

Mayor Black: The Waikari Medical Centre's 20-year plan costs that have made an impact on this, decision made around Waikari Community Committee to spend these costs. Note that buildings can be converted, i.e., Amberley Plunket rooms at Amberley Library.

Cr Armstrong: There are two separate communities (Hawarden and Waikari), halls may be used and valued differently so need to value options for both communities. Themes are occurring. Need for buildings that are warm, particularly in winter. Multi-purpose rooms and flexible venues. Child friendly spaces. Scout Den in Waikari is used as a child friendly venue currently. Spaces for outside services i.e., social and wellbeing services where people can feel safe.

Attendee: Why just a 10-year maintenance schedule? Because of age of the buildings in 20-30 years' time the buildings will start to deteriorate again as they are very old. In my opinion, we should be looking at next 100 years instead (long term vs short term).

Council Officer: After spent money on budgeted maintenance, we will still have an old building that is no longer earthquake prone and tidy, but materially has not changed, in 30 years what do we need? Needs will change over this time. Will need some further refurbishment. Will most definitely need maintenance and refurbs in 50 years' time. With a brand-new building, in 50 years will need to spend major money as well.

Attendee: Majority people in this community are a certain age (older), before we make decisions for the future of your children, let them make the decision instead. Don't make decision and then blame the Council in the future. Make sure Council does not make the wrong decision on your behalf.

Attendee: I have no emotional attachment, so having two separate areas when there is not a lot of people when both groups are similar in approaches does not make sense to me. One good facility covering all purposes is what we should be looking at. An important factor is the long-term future of Waikari School, could this be combined with Hawarden School in the future?

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Attendee: What do we need versus what do we currently have? We have country hotels & churches struggling, could they meet some of our needs, young people often now go to vineyards and not halls for weddings etc anymore. There are kids that want to come to the halls. Is vehicle accessibility practical enough. What do we want from these halls? History as a value to be considered.

Attendee: Is there reinforcing in the Waikari War Memorial Hall? How thick are the concrete walls? Before we go spending money on paint and maintenance look at these factors to value worth.

Council Officer: Engineering reports are available on the Council Website, or you can leave your postal address for them to be sent to you.

Council Officer: When the engineers carried out Detailed Seismic Assessments (DSA), the brief was to look at % they came up to New Building Standard (NBS). If they were below 34% NBS they were deemed earthquake prone. Waikari War Memorial Hall is 20% NBS, main area of concern is main hall where the columns are, they would put steel reinforcing into them. Not a huge amount of work but is costly. This is just strengthening and not damage repairing. At this stage it meets the Government requirements. The Storage areas also require strengthening work. More strengthening work is required on the Waikari War Memorial Hall than the Hawarden Community War Memorial Hall where the main concern is toilet block. If the toilet block is brought up to 100%, the whole building would be 34%.

Attendee: Don't know about sharing sites. Would it be better that both Hawarden and Waikari have their own buildings? Sports hall in Hawarden - could upgrade that and do up Waikari War Memorial Hall.

Attendee: Both Waikari and Hawarden need something, purpose built complex (United Rugby/Squash Club upgraded for Hawarden), Upgrade the Waikari War Memorial Hall/ build a new building for that area. Big ideas will take a lot of work and costings, want some preferred options to take away to do research on.

Attendee: Safety aspect of the Waikari War Memorial Hall vs the Hawarden Community War Memorial Hall. The main road is a bit of a risk at the Waikari War Memorial Hall. Accessibility of parking is a lot better at the Hawarden Community War Memorial Hall.

Attendee: There are two communities. Built something in Hawarden, and with the freehold land at Waikari War Memorial Hall we can sell and use profit on Hawarden build.

Council Officer: Freehold land can be sold a lot easier than a building on a reserve. Need to go through the reserve revocation process, but it can be done. Small process in comparison to the bigger picture.

Attendee: There has been a bit of money received from the sale of other Toy Libraries/Plunket Rooms. Upgrade and insulate the Waikari Scout Den and turn it into the Toy Library and accommodate the play group as well as it is not currently warm enough.

Earthquake strengthening: Civil Defence to take place in building that is still standing after an emergency. What if there are no buildings standing? Why can't we build one proper, safe building that will stand during an earthquake that can have accommodation and offices?

CEO: If we build a new facility, we will aim to build to IL4. Does not guarantee it will stand in 50 years' time. If earthquake occurred in the Alpine Fault it would head towards this area, about 4 minutes of shaking with a magnitude 8.0 earthquake. In the event of a large earthquake, we would look at best available building standing, if no buildings left standing, we would resource tents etc.

WE'RE HALL IN THIS TOGETHER

Attendee: I would like a place where the whole Community gets together and there is no separation between Hawarden and Waikari. My son would use a Toy Library, purpose-built building for play group, birthday parties etc. One building to bring everyone together.

Attendee: Earthquakes cannot be calculated. 100 metres from here is a fault line. Do engineers factor this in with seismic assessments?

Council Officer: Work consented would take into account the risk of the fault line.

Council Officer: In the earthquake strengthening the engineers have taken this into account, would also need to consider this with a new build.

Hawarden Reserve Advisory Representative: The Darfield earthquake proved that there are Fault lines that we are not aware of, therefore there could potentially be fault lines in Hawarden that we are not aware of. We need to hope for the best, as it is up to mother nature at the end of the day.

Cr Armstrong: Hope experts have it locked down when factoring in earthquake risks.

Attendee: Centralised community centre that is utilised in Hawarden. Look at the history, Hawarden was (and still is) the centre for a major farming community. Bring the Community together. Existing United Rugby/Squash Clubrooms in Hawarden could be a good base and need toilet facilities upgraded so we could look at that. Do we really need/want to keep the Waikari War Memorial Hall? We could sell/remove Hawarden RSA Hall. Waikari War Memorial Hall is built in two stages. Hawarden Community War Memorial Hall is built in four stages, Waikari War Memorial Hall is more easily upgraded (less parts of the building to upgrade).

Adding on to the United Rugby/Squash Clubrooms in Hawarden and could be extended potentially as have been in discussions (Rugby & Squash Club needs to lead that). This would provide a big space that can be used for functions and a good playing field adjoining it.

NOTE: This was an option that the community wanted Council Officers to investigate further.

Council Officer: Multi use facilities are becoming popular. When grants are considered, they look at what the building can be used for, and if they are constantly being used by various groups. The new Dunsandel facility can be used as an example.

Attendee: Represents the Squash Club, But the Rugby Club needs to have serious meetings.

Attendee: Bowling Clubrooms in Waikari, how much land is available to make into a community hub?

Council Officer: Around 6 hectares (confirmed by attendee from the Bowling Club).

Discuss with the Waikari Bowling Club about possibility of using that building as a community facility.

NOTE: This was an option that the community wanted Council Officers to investigate further.

Attendee: Two similar sized halls, and an undersized Hawarden RSA Hall.

Investigate costs of disposing Hawarden RSA Hall or turning into social housing.

NOTE: This was an option that the community wanted Council Officers to investigate further.

Hawarden Reserve Advisory Representative: Hawarden RSA Hall has gone into recess.

Attendee: Turn Hawarden RSA Hall into social housing, can turn things around inside.

Cr Armstrong: There is a need for social housing.

WE'RE HALL IN THIS TOGETHER

Mayor Black: Need to remember it is a time-consuming process to revoke reserve status.

Council Officer: There is a public notification process, researching how land was obtained, LINZ investigates this as well.

Attendee: Land swap option. Freehold land to Reserve. Feels we are trying to force two communities into one, does not want this, have not succeeded in forming one big community in Hurunui District. Other halls upgraded in other areas as example. Have not forced these communities to be one community. Wants two unique communities that collaborate. Forcing amalgamation always leaves one winner and one loser. Look at costs of over 50 years for maintenance, whole of life costs going forward.

Council Officer: We can put parameters of whole of life costs around these halls, hard to do with such increasing costs, bring it back to 20-30 years to be more accurate. Big ticket items can be pushed back into later years costs. Can estimate these costs to a degree but cannot practically stretch to 50-100 years.

Mayor Black: Those other halls decisions have been brought out of other factors (i.e., earthquake, fires). No predetermination of these questions. Community needs to help us to consider the best options going forward into the future. Strong themes, one facility, but place of belonging is important.

Attendee: One community, these communities have different needs. One hall has a stage and one with more of a community hub. Wants one community facility in one town and one community facility the other town. One of each, instead of one fit for purpose in one area.

Attendee: Reinstate Bowling Clubrooms, Campground building in Waikari Reserve. What is the process after the options, does it come to a vote?

Cr Armstrong: Survey to hear everyone's preferred options.

Attendee: Where is this money coming from? Must have some budget to carry out initial works? Needs to have some limit to keep the costs realistic.

Cr Armstrong: Multi-purpose venue that would give us a ballpark estimate. What will we use that space for? Needs prices assigned to these questions. We need to service, insure, and maintain buildings. Dunsandel is a bigger community so is not a similar example.

Council Officer: The Dunsandel building is an example of a possible type of new building. Waihora was too big to use as an example. New facility would need floor plans designed so there would be costs incurred researching this.

Attendee: Hurunui College Gym, if we did this up and added a stage and a makeover of clubrooms and extend, could this be an option?

Upgrading the Scout Den in Waikari to make it a family friendly building.

NOTE: This was an option that the community wanted Council Officers to investigate further.

CEO: Potential costs: Waikari/Hawarden area looking at 2 million dollars, 2,000 over a household, \$140 onto rates.

Attendee: Breakfast in schools, and Op Shop.

Mayor Black: No one is currently leaning towards a new build, we know current costings to upgrade, explore revoking reserve status and land swap to create social housing units. Facility for the play

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group and our community. Scout Den re-purposed for a toy library/play group. Potential costings of upgrading the United Rugby/Squash Clubrooms. Community needs to feedback on these options.

Attendee: Do not disregard a new build. Could be an attraction to new people coming into the area.

Attendee: How much funding can we get for a new build?

Hamish: Experience suggests we can get up to 50%, possibly more. No guarantee though. Need certainty on the new build option before exploring further.

New build – Calculate costs to ratepayer for a new build.

NOTE: This was an option that the community wanted Council Officers to investigate further.

Attendee: Is this a Democratic process?

Mayor Black: Gathering information for a strategic process – Community gets back to Council Officers with preferred option then it will go to the Hurunui Community Committee and then to Council. Hurunui Community Committee will receive voting results from the Community. Guided by Reserves Advisory Groups and Community. Integrity of report – Represents the Community's overall thoughts and ideas.

CEO: Can be more participative i.e., surveys and then come together to discuss results. Informing everybody. Note to every ratepayer in the Hurunui area.