

WE'RE **HALL** IN THIS TOGETHER

Let's Face the Facts

Waikari War Memorial Hall

Freehold Land



Earthquake Strengthening Requirements

The Waikari Hall is deemed 'Earthquake Prone' and requires strengthening. The building is less than 20% of the New Building Standard (NBS). To get to the required 34% NBS to no longer deem the building as earthquake prone, it is estimated **\$198,914.06 (2024)** worth of strengthening will need to go into the hall. This will be paid from the earthquake fund*.

**The earthquake fund is money that has been granted to strengthen all Council owned buildings that have been identified as earthquake prone. This is funded by District rates.*

Renovations Required

Upon a recent condition inspection, it is estimated around **\$225,957.04 (2024)** needs to be spent to renovate the building to a desirable and operational level.

Renovations Required	Estimated Renovation Costs (GST Inclusive)
Roof Paint	\$28,750
Exterior Paint	\$35,937.50
Bathroom Refit	\$21,562.50
Flooring Renovations	\$32,343.75
Door Replacements	\$7,906.25
Interior Paint	\$43,125
Other Various Maintenance	\$11,140.63
Total (2022)	\$180,765.63
Plus 25% increase over last two years (2024)	\$225,957.04

Ongoing Maintenance Costs Needed Going Forward

It is estimated that **\$17,654.30 (2024)** a year needs to be spent on the building to keep it in a desirable condition. These ongoing costs primarily include repaints of the exterior walls, interior walls and roof as it is recommended that they are repainted every eight years following the initial painting, which has been accounted for in the renovation costs.

Costs Increase

Due to these costs being estimates only and with the cost increases currently being experienced in the building industry the costs would likely be more accurate with a 25% increase. This increase has been applied over all costings.

Questions please contact:

Liz Atkins or Cameron Ashworth: property@hurunui.govt.nz or 03 314 8816

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Due to unexpected issues not necessarily being identified until work is underway, costs can potentially be significantly more than anticipated, which is why we also need to factor in a contingency cost of around 25%. This contingency cost has not been added to the costs due to its unpredictability but still needs to be noted in case actual costs come back much different from the estimates.

Estimated Increase to Rates

At the June 2022 Hurunui Community Committee Meeting, the Committee agreed to consult with the public regarding renovation and ongoing maintenance costs for Waikari Hall, Hawarden Community Hall and Hawarden RSA Hall and how they would be funded going forward. Below is a table which displays the required estimated increase to rates to fund the renovation and ongoing maintenance for the Waikari Hall. The maintenance plan identifies priority works which are identified below as the renovation works. These works are considered necessary by Council in Year 3 of the Long-Term Plan (LTP) to bring the building up to a desirable condition. The ongoing maintenance cost would be dependent on renovation works happening.

	Upgrade and Ongoing Maintenance (Estimated cost over next 10 Years)	Ongoing Maintenance Only (Estimated cost over next 10 Years)	Upgrade Cost Only (Estimated one off cost but rating could be calculated over 10 years)	Earthquake repairs to 34% NBS (Estimated cost)
Waikari Hall	\$402,500.04	\$176,543	\$225,957.04	\$198,914.06
Estimated Additional Cost to Each Ratepayer Per Year*	\$47.86	\$20.99	\$26.87	Paid from Earthquake fund

*If the additional cost forms part of the Hurunui amenities rate, then 90% will be collected by way of fixed charge and the remaining 10% by way of capital charge.

Current Situation

The hall gets regular use by Hurunui Outreach Youth Group, Grand Lodge Buffalos, Hawarden-Waikari Wool Craft Group and Flegal Spinal Flex. Other functions hosted at the hall include, but are not limited to birthday celebrations, weddings, funerals, ANZAC service (every second year), Waikari School functions and end of year prizegiving. The annual income for the hall in 2022 was: \$895.69. This is the last available income statistics.

History

The Waikari War Memorial Hall was opened on 22 March 1927 following the Old Fellows Hall which had been burnt to the ground to clear the site of infection after functioning as a morgue during the influenza pandemic. It is understood that in 1935, locals gathered at the hall to watch the switching on of the first electric power in the district.

Soldiers were farewelled as they left to fight in the Second World War. In 1947 the people of the district, keen to recognise the six local men who lost their lives in the war, raised money along with the help of a government subsidy to renovate the hall and unveil a Roll of Honour board.

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In 2012 the hall was reinstated as a picture theatre as the Rangiora Hall was closed due to earthquake damage.

Hawarden Community War Memorial Hall

Recreation Reserve Land



Earthquake Strengthening Requirements

The Hawarden Hall is deemed 'Earthquake Prone' and requires strengthening. The building is 19% NBS. To get to the required 34% NBS to no longer deem the building as earthquake prone, it is estimated **\$88,711.00 (2024)** worth of strengthening will need to go into the hall. This will be paid from the earthquake fund*.

**The earthquake fund is money that has been granted to strengthen all Council owned buildings that have been identified as earthquake prone. This is funded by District rates.*

Renovations Required

Upon a recent condition inspection, it is estimated around **\$288,937.50 (2024)** needs to be spent to renovate the building to a desirable and operational level.

Renovations Required	Estimated Renovations Costs (GST Inclusive)
Roof Paint	\$33,062.50
Roof Repairs	\$54,625
Exterior Paint	\$28,750
Bathroom Refit	\$21,562.50
Interior Repaint	\$28,750
Replacement Window Joinery	\$14,375
Replacement Heaters	\$14,375
Flooring Renovations	\$28,031.25
Other Various Maintenance	\$7,618.75
Total (2022)	\$231,150
Plus 25% increase over last two years (2024)	\$288,937.50

Maintenance Costs Needed Going Forward

It is estimated that **\$14,570.31 (2024)** a year needs to be spent on the building to keep it in a desirable condition. These ongoing costs primarily include repaints of the exterior walls, interior walls and roof as it is recommended that they are repainted every eight years following the initial painting, which has been accounted for in the renovation costs.

Costs Increase

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Due to these costs being estimates only and with the cost increases currently being experienced in the building industry the costs would likely be more accurate with a 25% increase. This increase has been applied over all costings.

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Estimated Increase to Rates

At the June 2022 Hurunui Community Committee Meeting, the Committee agreed to consult with the public regarding renovation and ongoing maintenance costs for Waikari Hall, Hawarden Community Hall and Hawarden RSA Hall and how they would be funded going forward. Below is a table which displays the required estimated increase to rates to fund the renovation and ongoing maintenance for the Hawarden Hall. The maintenance plan identifies priority works which are identified below as the renovation works. These works are considered necessary by Council in Year 3 of the LTP to bring the building up to a desirable condition. The ongoing maintenance cost would be dependent on renovation works happening.

	Upgrade and Ongoing Maintenance (Estimated cost over next 10 Years)	Ongoing Maintenance Only (Estimated cost over next 10 Years)	Upgrade Cost Only (Estimated one off cost but rating could be calculated over 10 years)	Earthquake Repairs to 34% NBS (Estimated cost)
Hawarden Hall	\$434,640.60	\$145,703.10	\$288,937.50	\$88,711.00
Estimated Additional Cost to Each Ratepayer Per Year*	\$51.68	\$17.32	\$34.36	Paid from Earthquake fund

*If the additional cost forms part of the Hurunui amenities rate, then 90% will be collected by way of fixed charge and the remaining 10% by way of capital charge.

Current Situation

The hall is regularly used through the week for activities such as karate, ballet, yoga, 60s and over exercise classes and various meetings. The Small-Bore Rifle Club also use the hall throughout the year as well as being used for the annual ewe fair, A&P Show, birthday celebrations and weddings etc. The annual income for the hall in 2022 was: \$1,026.58. This is the last available income statistics.

History

The hall began life as the 'Hawarden Saleyards Community Hall' and was built and owned by a farmers' cooperative. With local fundraising and government subsidy, the Memorial Park Board bought the hall in 1952 and after extensive alterations was reopened in 1954 as the 'Hawarden Memorial Park Community Hall.'

For 79 years it was the base for catering for the annual Ewe Fair, and the Plunket Spring Flower Show was held in the hall annually from 1938 until its ending several years ago. In the 1960's and 1970's entertainers were engaged to play in the hall three or four times a year.

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The annual Hawarden A&P Show exhibits were displayed in the hall and then the hall was cleared for the evening dance.

Hawarden RSA Hall Local Purpose Reserve Land



Earthquake Strengthening Requirements N/A.

Renovations Required

Upon a recent condition inspection, it is estimated around **\$96,312.50 (2024)** needs to be spent to renovate the building to a desirable and operational level.

Renovations Required	Estimated Renovations Costs (GST Inclusive)
Roof Paint	\$14,375
Roof Repairs	\$10,062.50
Exterior Paint	\$17,250
Interior Paint	\$10,062.50
Flooring Renovations	\$8,625
Kitchen Repairs	\$7,187.50
Bathroom Repairs	\$4,312.50
Other Various Maintenance	\$5,175
Total (2022)	\$77,050
Plus 25% increase over last two years (2024)	\$96,312.50

Maintenance Costs Needed Going Forward

It is estimated that **\$7,807.42 (2024)** a year needs to be spent on the building to keep it in a desirable condition. These ongoing costs primarily include repaints of the exterior walls, interior walls and roof as it is recommended that they are repainted every eight years following the initial painting, which has been accounted for in the renovation costs.

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	Upgrade and Ongoing Maintenance (Estimated cost over next 10 Years)	Ongoing Maintenance Only (Estimated cost over next 10 Years)	Upgrade Cost Only (Estimated one off cost but rating could be calculated over 10 years)
Hawarden RSA Hall	\$174,386.72	\$78,074.22	\$96,312.50
Estimated Additional Cost to Each Ratepayer Per Year*	\$20.73	\$9.28	\$11.45

*If the additional cost forms part of the Hurunui amenities rate, then 90% will be collected by way of fixed charge and the remaining 10% by way of capital charge.

Current Situation

The hall is currently leased and used solely by the Hawarden-Waikari Toy Library, which paid an annual rental this year of \$287.50

History

The Hawarden RSA Hall was vested in the Council in 1975. In most recent years and still currently, the hall is leased and used by the Toy Library.

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Estimated Total Cost of all Three Buildings (2024)

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Estimated Additional Cost to Each Ratepayer Per Year*	\$47.86	\$20.99	\$26.87	Paid from Earthquake fund
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Estimated Additional Cost to Each Ratepayer Per Year*	\$51.68	\$17.32	\$34.36	Paid from Earthquake fund
Hawarden RSA Hall	\$174,386.72	\$78,074.22	\$96,312.50	N/A
Estimated Additional Cost to Each Ratepayer Per Year*	\$20.73	\$9.28	\$11.45	N/A
Estimated Total Costs	\$1,011,527.36	\$400,320.32	\$611,207.04	\$287,625.06
Estimated Additional Cost to Each Ratepayer Per Year*	\$120.27	\$47.59	\$72.68	Paid from Earthquake fund

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