



**Waikari- Hawarden Halls  
Feasibility Study – Final Report**

**Prepared for Hurunui District Council**

21 December 2023

Tēnā koutou katoa

This report has been prepared for the Hurunui District Council by Brian Milne, Jenn Benden, and Aidan Perry from Xyst, with concept design and cost estimates by Dion Gosling from 106 Architects.

[Xyst](#) advises clients primarily in the local government sector in the areas of parks, recreation and tourism and provides benchmarking services through [Yardstick](#). We aim to provide practical advice that can improve the lives of people through the provision of parks, recreation, and sustainable tourism.

#### Revision History

Rev.	Date	Author	Notes
1.0	18/10/2023	BM, AP	Draft report
1.1	19/10/2023	J.B.	Review
1.2	20/10/2023	B.M.	Preliminary report for review by Hurunui Committee
1.3	20/12/2023	B.M.	Draft Final Report
1.4	21/12/2023	J.B.	Review
1.5	21/12/2023	B.M.	Final Report issued to HDC

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## EXECUTIVE SUMMARY

### Introduction

Xyst Limited were engaged by the Hurunui District Council to assess the needs and feasibility of community halls and facilities in the Waikari and Hawarden Townships.

In Stage 1, research was completed on the needs of wider Hurunui and local Waikari and Hawarden townships through review of demographic data, financial data, historical booking data, and community recreation trends. Then, public consultation of key users of the halls and other facilities was carried out either in person or over the phone. Community meetings were also attended to receive further community input. A site visit of each hall and rugby clubrooms was undertaken to provide better understanding of the facilities. All of the information gathered within Stage 1 has been recorded and analysed within this report.

Following discussion with the Hurunui Committee it was agreed that the preferred option was to develop the United Rugby/Squash Clubrooms at Hawarden as the single multiuse community centre for the area.

Stage 2 involved the preparation of a design brief with a community working group and the development of concept functional designs and cost estimates.

### Council Provision of Community Halls in Waikari and Hawarden

The Council currently provides a community hall in each of the townships. There are several other community facilities provided by the Council and community organisations that provide for the indoor community and recreation activities. The use of the Waikari Hall and Hawarden Memorial Hall is currently very low with assessed occupancy rate for Waikari at 3% and Hawarden at 11%. The low occupancy rates result in poor financial performance with cost recovery rates of 5% for Waikari and 9% for Hawarden.

A low level of use and poor financial performance for community halls is not uncommon for many rural halls around New Zealand and it is common for councils to continue to maintain their community halls despite these issues.

However, for Hurunui District Council, both Waikari Hall and Hawarden Memorial Hall require substantial upgrades to meet new building codes including earthquake strengthening. The combined cost of these upgrades, together with some improvement works is not considered to be financially prudent, as there is no evidence that the large investment required would increase usage of the halls or better meet the needs of the community.

## Needs Analysis

It was found that there is low population in both Waikari and Hawarden townships, and an aging population. Neither of these factors significantly impact the community facility needs in the townships.

Future needs (not current) found in the needs analysis were:

- Indoor sports facility – particularly for basketball.
- Indoor rifle shooting facility.
- Camping facilities.
- Civil defence facilities.

A review of previous consultation responses as well as consultation with individual users identified that there is no significant gap between demand for spaces and the facilities available. If the facilities and halls did not require significant investment and continued in the status quo, community, social and recreation activities would continue to be reasonably well-catered for across the range of Council and community facilities currently available.

However, if Waikari Hall and Hawarden Memorial Hall were decommissioned due to building code requirements and investment, then the activities that these facilities are currently providing for would need to be catered for in another facility.

## Options Investigated

There were several potential options identified through the original community consultation and the resulting report, 'We're Hall in this Together', as well as part of the development of this project. The options identified and investigated are outlined in Table 1 below. Detailed descriptions and analysis of these options are available in the 'Needs Assessment – Potential Options' section of this report.

#	Option	Brief Description
1	Upgrade Hawarden Memorial Hall.	Upgrade to 34% New Building Standard plus other improvements.
2	Decommission Hawarden Memorial Hall.	Decommission or sell Hawarden Memorial Hall.
3	Upgrade Waikari Memorial Hall.	Upgrade to 34% New Building Standard plus other improvements (toilets and heating).
4	Decommission Waikari Memorial Hall.	Decommission or sell Waikari Memorial Hall.
5	Create community hub at Waikari Bowling Clubrooms.	This option assumes the decommissioning of Waikari Memorial Hall, and investment in the Bowling Clubrooms.

6	Extend and renovate Hawarden Rugby Clubrooms.	This option assumes decommissioning both the Hawarden and Waikari Halls and develop the Hawarden Rugby Club Rooms into a multi-purpose community centre.
7	Build new purpose-built facility.	This option assumes the decommissioning of both Waikari and Hawarden Memorial Hall, and building a new multi-purpose facility. The location for a new building was not discussed.
8	Waikari Reserve Room	Fit out the “spare” room in the relocated building into a purpose designed community room for small group activities and meetings.

*Table 1: Options Investigated*

## Stage 2 - Design Options

Several design options were developed and costed which fully meet the design scope and objectives developed with the community working group.

However, the cost estimate for these options produced costs in the order of \$7-\$8m. This level of investment was not considered justifiable based on the current identified demand and expected usage.

As a result, a further option (5) was developed, that was considered to meet the minimum key functional elements that would meet the needs of a multi-use community centre as well as continue to provide effectively for the rugby and squash clubs.

The total cost estimate for the preferred option (5) is \$4.1m, plus additional features that may be delivered by the community, with a value of approximately \$300,000.

The design also allows for the optional addition of a rifle range in the future, with an estimated cost of \$1m.

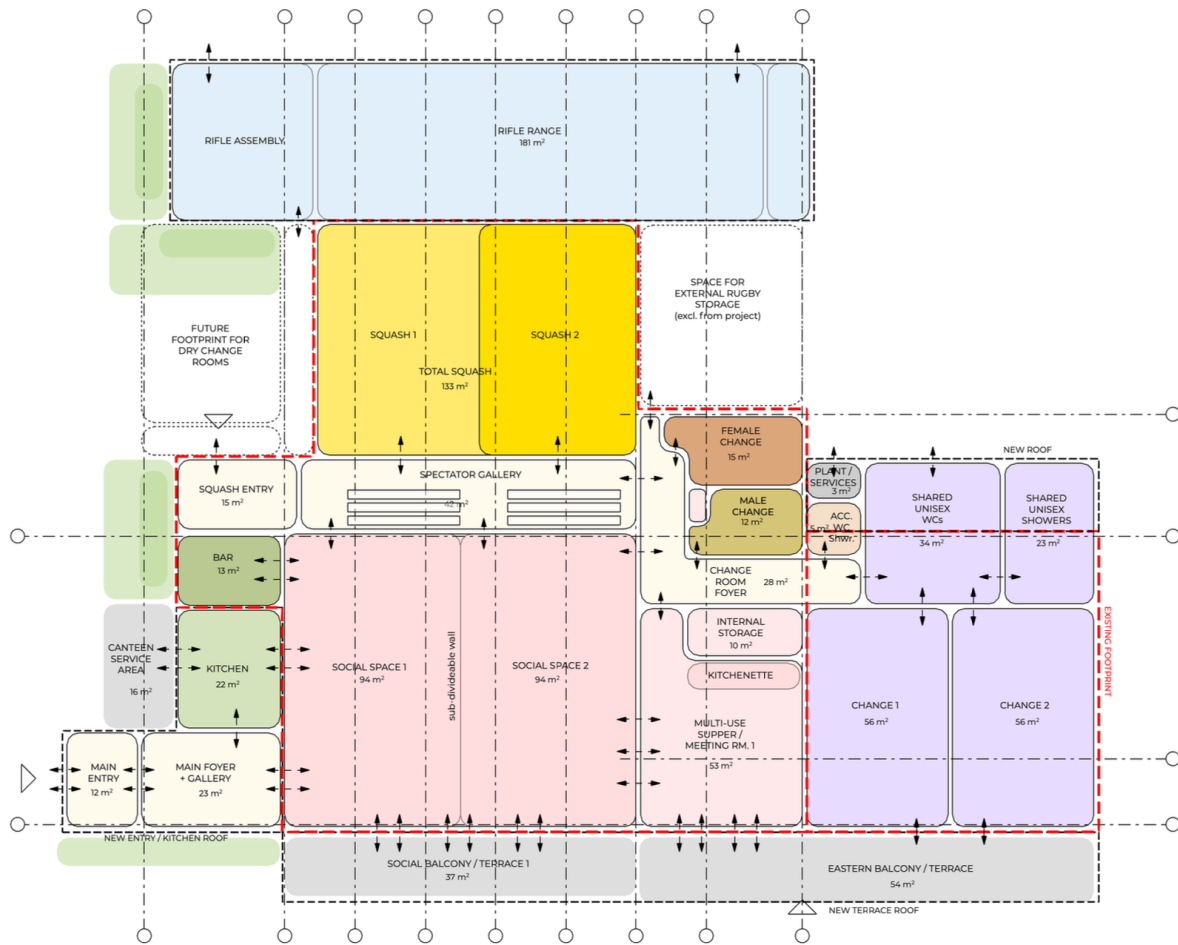


Figure2: Preferred Option(5) for development of United Rugby/Squash building

## Recommendations

1. Develop the United Rugby/Squash clubrooms at Hawarden as the single multiuse community centre for the area.
2. Decommission the Waikari and Hawarden Memorial Halls
3. Take Option 5 forward as the preferred design for future design development and funding, with an estimated cost of \$4.1m.
4. That a QS be engaged to review the architects cost estimate to confirm the required project budget.
5. Investigate the establishment of a community trust to oversee the development, funding and operation of the “new” community centre to ensure existing rugby and squash club interests are protected and the needs of the community are represented.

## Next Steps

Developing a combined community facility requires considering a number of factors which will occur as the project progresses. This includes:

- Opportunities for partnership both with operational management and funding opportunities;
- Investigate future building ownership and management, including the option for establishing a community trust;
- Determining the operational costs and budget;
- Assigning a project manager to work with the community and assist with fund raising;
- Design, procurement, and delivery.





## 1.0 FEASIBILITY STUDY – STAGE 1

### 1.1 Project Context

Xyst Limited have been engaged by the Hurunui District Council to assess the needs and feasibility of community halls/facilities provision in the Waikari and Hawarden Townships. While the facilities are located in the townships it is important to note that they also serve the wider rural community.

The Council currently provides a community hall in each of the townships. There are several other community facilities provided by the Council and community organisations that provide for the indoor community and recreation activities.

The two halls are aging facilities and the need for extensive earthquake strengthening has been identified to meet new building code standards. Both halls are typical of rural halls across New Zealand which were built in the mid-1900's. The halls met the needs of community social and recreation needs at the time, how the halls now have relatively low levels of use and require upgrading as well as modernising to meet current community and user needs and expectations. These halls are highly valued for their historic values and to provide a central point of focus for the community activities.

## 2.0 STRATEGIC ANALYSIS

### 2.1 Demographics

#### Hurunui

Hurunui has an aging population with a large portion of the population being in the 50-69 age brackets.<sup>1</sup> This is shown by the median age of people in the Hurunui District being 44.4 years as of the 2018 census, which is 10 years higher than the national median.

The census also showed signs that there was a population increase of children aged 5-14 compared to previous years.

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<sup>1</sup> Census, 2018

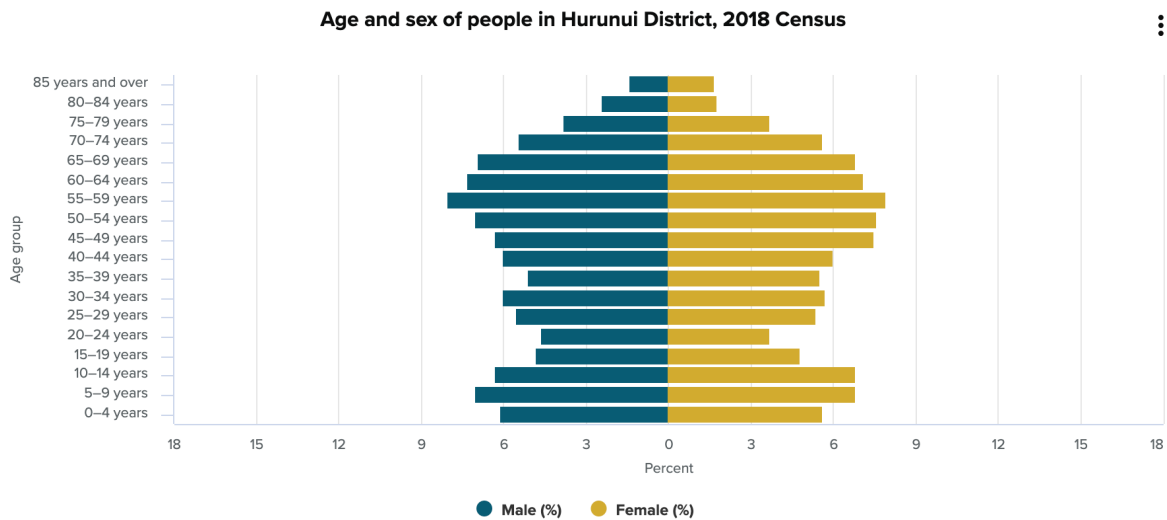


Figure 2: Age and Sex of people in Hurunui District, 2018 Census

By 2023, the district is projected to be mostly comprised of older adults (22.5%) and older retirees (8.7%)<sup>2</sup>. The growth of young children was also supported within the data, showing a high presence of young families (18.8%) and primary students (10.9%) within the Hurunui population.

Trends forecasted between 2018 and 2038 suggested an increase in the young retirees (up 4.8%) and older retirees (up 3.8%) populations and a decrease in the young family population (down 3.6%).

### Upper Hurunui

Waikari and Hawarden are classed in the Upper Hurunui area according to census data. The majority of those (almost 50%) living within the Upper Hurunui area were in the 30-64 age bracket. This is further demonstrated with the median age of those living within the area being 45.2 years old which is 11.8 years older than the national median. This data aligns with the overall trend facing the Hurunui District of an aging population.

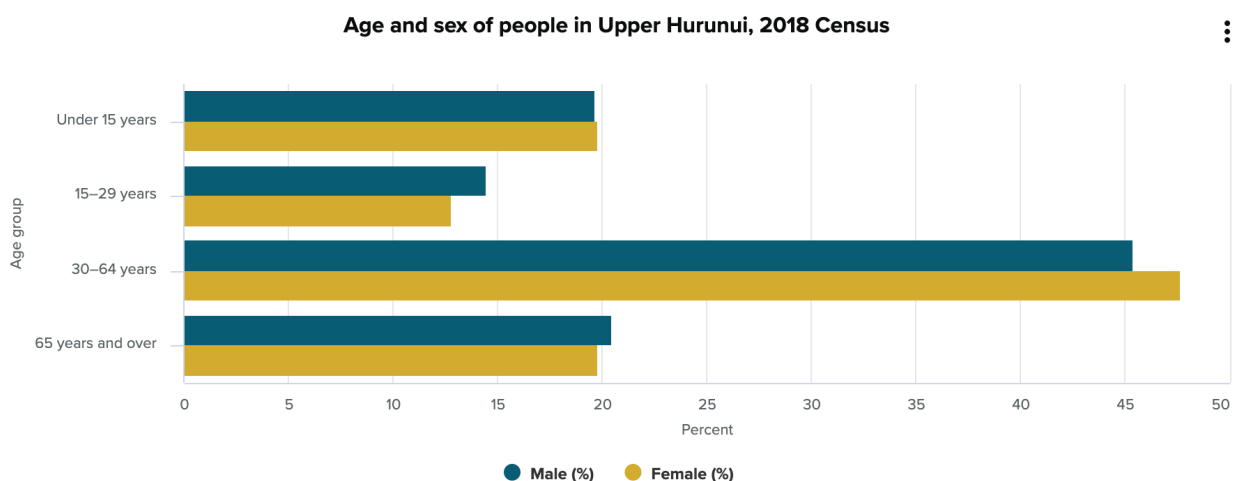


Figure 3: Age and sex of people in Upper Hurunui, 2018 Census

<sup>2</sup> Sport New Zealand Insights Tool, 2018

The demographic make-up of the Upper Hurunui area doesn't differ from the profile of the wider Hurunui District. It is project that the area would be mostly comprised of older adults (22.6%), young families (18.4%), young retirees (11.3%) and primary students (11.3%)<sup>3</sup>. There is a high presence of older adults and young retirees suggesting that this area is aging when compared to the wider district.

Trends forecasted between 2018 and 2038 suggest an increase of the older retirees (3.9%) and young retirees (5%). It also showed a decrease of younger families (2.9%). This falls in line with the wider Hurunui District Data.

## 2.2 Population, Ethnic and Gender Trends

### Hurunui

The population statistics between 2006 and 2018 outlined constant population growth in the Hurunui District. In 2006 the population was 10,476, in 2013 it was 11,529 and in 2018 it was 12,558. Between the 2013 and 2018 census the population grew over 1028 people (9.2%). It is predicted that by 2038 the population in the Hurunui will grow to 14,080 people.

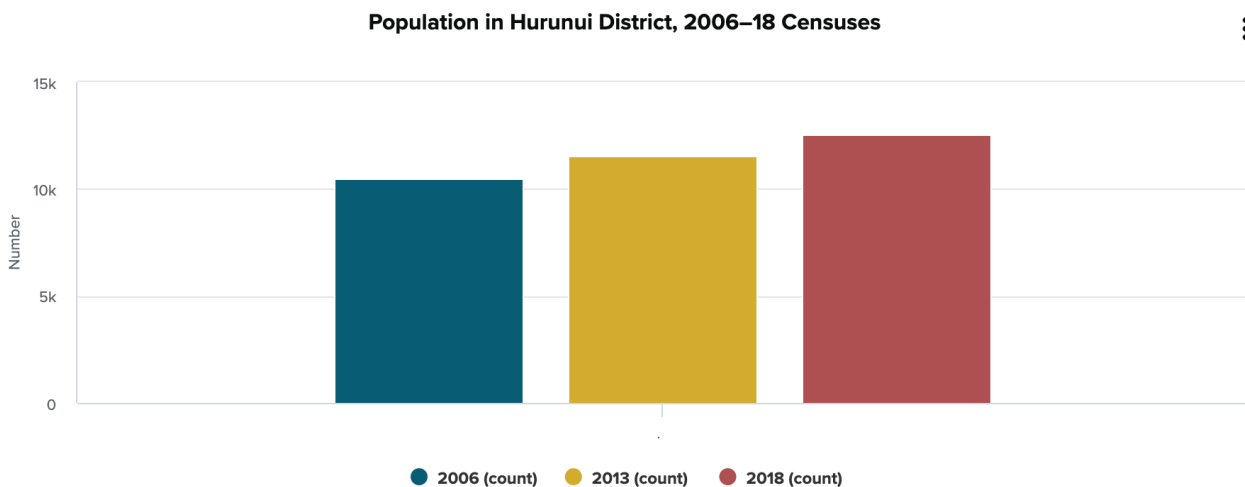


Figure 4: Population in Hurunui District, Statistics New Zealand, 2018.

The Hurunui District has 6369 males who make up 50.7% of the population and 6192 females who make up 49.3% of the population. Trends forecasted between 2018 and 2038 suggested an increase in the male population base which would end up surpassing the female population by 2%.

### Upper Hurunui

The Upper Hurunui population has been increasing steadily since 2006. In 2006 the population was 1365, it then increased to 1425 in 2013 and then increased to 1473 in 2018. The population in the upper Hurunui area is expected to rise to 1564 by 2038.

<sup>3</sup> Sport New Zealand Insights Tool, 2018 census



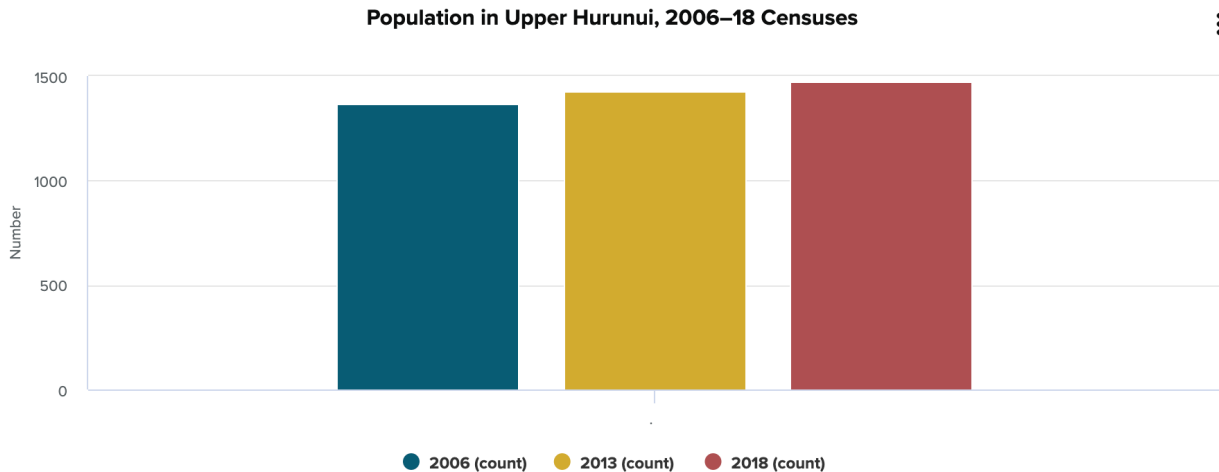


Figure 5: Population in Upper Hurunui, Statistics New Zealand, 2018

The Upper Hurunui has 747 males who make up 50.7% of the population and 729 females who make up 49.3% of the population. Trends forecasted between 2018 and 2038 suggested an increase of the female population by 0.1%. Trends forecasted between 2018 and 2038 suggested a 0.1% increase in the male population base which would end up surpassing the female population by 1.6%.

## Demographic Impact on use of Community Halls

As seen from figures 1 and 2, the Hurunui District and Upper Hurunui area currently has an aging population. The medians for the Hurunui District (44.4) and Upper Hurunui (45.2) are 10 years or higher than the current national median (34.4). With an aging population there is a need to provide appropriate community facilities and activities. As we age people tend to reduce the amount/intensity of our sport and recreation activities and try other things. An example of this is yoga. A trend is currently emerging where people are staying active and socially active for longer periods of their lifetime. Community facilities are ideal places for people to do this as it provides a central space for everyone to meet to stay active/socialise.

If no community facilities are provided for our aging population, then this will likely cause a decrease in the amount of people socially interacting and participating in sport and recreation activities. This will lead to an added strain on local and national health boards due to the increased mental and physical impacts that occur from not being active/socialising.

Figures 3 and 4 demonstrates that the Hurunui and Upper Hurunui have smaller population bases compared to other districts nearby. Due to the smaller population base, it means a few things for community halls. Firstly, a smaller population means if money is required for these facilities, it is likely going to increase rates which will mean a higher increase per person. This creates less funding available for these facilities. Secondly it runs the risk of having an oversupply of community facilities for the amount of people that use them. These areas require maintenance and expenditure which is expensive for council to do for so few people. The smaller population creates less demand for large/expensive or facilities due to the likely level of usage that this facility would receive. Finally the smaller population means higher levels of attachment to certain facilities due to them being part of the community.

## 2.3 National Sport, Recreation and Play Trends

To support analysis of needs at the Hawarden Hall, Hawarden Rugby Clubrooms and the Waikari Hall, the Active NZ Participation Survey 2022 was analysed to understand national sport, recreation and play trends for Adults, Tamariki and Rangatahi in New Zealand. To support analysis of needs at the Hawarden Hall, Hawarden Rugby Clubrooms and the Waikari Hall, the Active NZ Participation Survey 2022 was analysed to understand national sport, recreation and play trends for Adults, Tamariki, and Rangatahi in New Zealand. The survey provides data surrounding what and who is participating and in what activities This can be useful to highlight what activities could be included in the halls/clubrooms and in the Hurunui district.

### National Adult Sport, Recreation and Play Trends (18+)

New Zealand adults (aged 18 and over) weekly sport and recreation participation has been stable at 73% since 2017 with only minor (1%) adjustments in 2018 and 2019. Adults are now less likely to be participating in a range of individual sports and activities going from 2.3 activities in 2021 to 1.8 in 2022. The majority of sports and recreation activities saw a decrease in participation with the only sport to see an increase in participation for adults between 2021 and 2022 was rugby/touch rugby/rugby league up 1%.

Full data on adult sport, recreation and play trends from the Active NZ Participation Survey are outlined on the New Zealand Participation Survey 2022.

### National Rangatahi Sport, Recreation and Play Trends (18+)

The survey outlined that for Rangatahi (12-17) weekly sport and recreation participation has been decreasing by 3% since 2019 with 94% of Rangatahi participating in 2019 to 88% participating in 2022. Rangatahi are now less likely to be participating in a range of individual sports and activities going from 4.9 in 2021 to 4.2 in 2022. Like adults, Rangatahi show a decrease in participation in sport and recreation activities, with the only sport to seen increase in participation being badminton up to 7% from 5% in 2021.

## 2.4 Local and Regional Sport, Recreation and Play Trends

### Local Trends (Hurunui and Upper Hurunui)

The Hurunui District population participates in sport and recreation in many ways. As a district 24% of the population was recorded as being inactive which is 1.8% decrease from the national average. The most popular. The most popular activities from the district are those based in recreation and play.

The participation rates for activities relevant to the halls and rugby clubrooms are in the table below. The halls and clubrooms are large spaces which can allow for indoor sport, recreation and play activities. It also includes activities that members of the community mentioned were currently missing. In the table below we have the percentage of the Hurunui and Upper Hurunui population that participate in sport, recreation and play activities.

Activity	Hurunui Participation (%)	Upper Hurunui Participation (%)
Playing games	19.6%	19.7%
Group Exercise class	9.1%	9.2%
Playing	7.4%	7.7%
Dance	6.5%	6.6%
Pilates/Yoga at gym/class elsewhere	6.1%	5.9%
Scootering	4.4%	4.5%
Trampolining	4.3%	4.5%
Netball (Outdoor)	3%	3.1%
Basketball	2.7%	2.8%
Touch Rugby	2.4%	2.5%
Rugby	1.8%	1.9%
Tennis	1.9%	1.9%
Cricket	1.8%	1.8%
Gymnastics	1.7%	1.7%
Football (Outdoor)	1.6%	1.6%
Table tennis	1.4%	1.4%
Martial arts	1.4%	1.4%
Athletics (Track and field)	1.2%	1.2%
Badminton	1.2%	1.1%
Squash	1.0%	1.0%
Volleyball	0.8%	0.9%
Bowls (indoor)	0.8%	0.8%
Boxing	0.7%	0.8%
Skateboarding	0.7%	0.8%
Tai Chi	0.6%	0.5%
Shooting (Rifle and pistol)	0.5%	0.5%
Handball	0.4%	0.5%
Rugby League	0.3%	0.3%
Roller Blading	0.3%	0.3%
Weightlifting	0.3%	0.5%
Cheerleading	0.1%	0.1%

Table 2 3: Activity Behaviours, Sport New Zealand, 2023

## Local Trends impact on Community Hall Use

Table 1 provides a guide on the activities participated in throughout the Hurunui District and Upper Hurunui alongside the percentage of people participating. The data can be used to make informed decisions around the need for certain facilities within the Waikari/Hawarden townships.

Classes such as Group Exercise Class, Dance and Pilates/Yoga at the gym or class are popular within the District and Upper Hurunui. These classes require indoor facilities which are large enough to cater for class size/requirements. Currently halls are providing for these classes.

Basketball is a popular sport within the Hurunui (2.7%) and Upper Hurunui (2.8%) but there are currently no full indoor courts that can cater for competitive basketball in the Waikari or Hawarden townships. Players must travel for competitive games.

Activities such as badminton (1.1%) and table tennis (1.4%) are popular within Upper Hurunui. These are activities that require an indoor facility with specific court markings. The markings on a badminton court can also cater for pickleball, which is a new sport that is rapidly growing in popularity throughout New Zealand.

Shooting (Rifle and pistol) has (0.5%) of the Upper Hurunui area participating. This activity requires a specific distance/area that they can use and have multiple safety standards that needs to be fulfilled. This is an indoor activity in the winter and without any facilities, they will be unable to train/compete. Rugby (1.9%) and touch rugby (2.5%) are popular within the Upper Hurunui area. These spaces are currently unprovided for in the Waikari and Hawarden townships.

## 3.0 REVIEW OF RELEVANT STRATEGIES AND DOCUMENTS

There are several relevant strategic documents that were reviewed as a part of the Needs Assessment which are listed below in **Error! Reference source not found..** Further detail on each document has been provided below.

Document Title	Author
<b>Sport and Recreation Facility Development Guide</b>	Sport New Zealand
<b>Maintenance Plan and Earthquake Strengthening Halls</b>	Hurunui District Council
<b>We're Hall in this together – Update and where to from now?</b>	Hurunui District Council
<b>Future of the Halls: Community's ideas/suggestions received after the public meetings</b>	Hurunui District Council
<b>Maintenance plans</b>	Hurunui District Council

<b>Hawarden Community War Memorial Hall Detailed Seismic Assessment</b>	Elliot Sinclair
<b>Waikari War Memorial Hall Detailed Engineering Evaluation and Quantitative assesment</b>	Spiire

Table 3: Relevant Strategies and Documents

### 3.1 Sport and Recreation Facility Development Guide (2017)

This guide produced by Sport New Zealand was developed to achieve Sport New Zealand’s vision of the world’s most successful sporting nation as measured by more kids in sport and active recreation, more New Zealanders involved in sport and active recreation, and more New Zealand winners on the world stage. Having the right sporting facilities in the right places is critical to helping increase participation. A major concern for many in the sport and recreation sector is the cost of providing new or upgraded facilities.

This guide delivers a step-by-step guide on how to develop facilities that are affordable, efficient, effective, and sustainable. The guide has a particular focus on multi-sport centres that meets a range of community needs. This is relevant due to the potential option of developing a multi-use area and demonstrates to council how they can achieve this. Council can follow this guide if required to develop a effective/efficient facility

### 3.2 Maintenance Plan and Earthquake Strengthening Halls (2022)

This report produced by the Hurunui District Council was developed to advise the Hurunui Community Committee on the costs and options around the earthquake strengthening for the halls in the Waikari and Hawarden area. The report was written so the committee could understand the costs and consequences associated to strengthening to the different levels of the New Building Standards and the costs associated to the maintenance and renewal of these halls on the local committees.

For a building to not be deemed earthquake prone a 34% or high NBS is required. After inspections were undertaken and maintenance costs identified to bring the halls up to the required level of service would be around \$350,000. This would be on top of the costs to carry out earthquake strengthening work. A table can be seen below.

	Three yearly average revenue	Estimated initial repair costs	Estimated earthquake repair to >34%
<b>Hawarden Community War Memorial Hall</b>	\$1,266.70	\$200,000	\$40,600.00
<b>Waikari Memorial Hall</b>	\$724.68	\$150,000	\$110,700.00

Table 4: Earthquake Strengthening costs

It was recommended by the chief operations officer that the Hurunui Committee agree to consult with the community regarding future use of the community halls prior to earthquake strengthening work or substantial maintenance work being undertaken. Following on from this recommendation, the reasons for it, is included, as well as alternative options to be considered.

### 3.3 We're Hall in this together – Update and where to from now? (2023)

This report produced by the Hurunui District Council was developed to provide an update for the Council and their officers about initial research and costing on the five options that received support at the public meetings. It also has the committee's suggestion about what direction they want to take moving forward.

The five options are as follows:

**Option 1:** Feasibility study.

A feasibility study provides an independent study of the community buildings and what is required to meet the needs of the future.

**Option 2:** Survey the Community

A survey about the options that received strong support at the public meetings would be brought forward from council officers to the next community committee meeting. The answers from this survey will provide the committee with two outcomes.

That the community wish to retain the two existing halls or that the community would like the committee to investigate more of these options in depth.

**Option 3:** Approve the earthquake work to 34% NBS using the approved Earthquake Prone Building fund and approve the maintenance plans for the Halls.

This option would cause a substantial increase in amenity rates.

**Option 4:** The committee approve funding for council officers to investigate further community suggested options.

These options are as follows:

- Extend and renovate the Hawarden Rugby Clubrooms and demolish the Hawarden Community War Memorial Hall
- Create a community hub at the Waikari Bowling club rooms and sell the Waikari Hall and land.

- Build a new purpose-built facility and sell/demolish both halls.

**Option 5:** That the Committee recommends that the Hawarden RSA Hall the local purpose reserve status revoked.

### 3.4 Future of the Halls: Community's ideas/suggestions

This document provides four opinions from residents of the local communities received after the public meetings (2023). These opinions are as follows:

#### Resident 1

Waikari Hall – They believe it would be best to do the existing hall up as they feel the rebuild/demolition costs would be too much.

Hawarden RSA Hall – Against the social housing option. Land should for the community.

Hawarden War Memorial Hall – Not against demolishing it and maybe adding to the rugby clubrooms but also not against doing it up either as it would cost less rebuilding and demolition together.

#### Resident 2

Wants to see the gym at the Hurunui College extended by adding another bay and would make it big enough for competitive basketball and use for community when they need a big hall.

Demolish the hall in Waikari and dived land and sell these to cover the demolition costs. Do the same with the RSA building in Hawarden.

Renovate the clubrooms by extending it to the west to have a bigger, flexible venue.

#### Resident 3

Feels that should be retiring debt not creating debt and due to the recession people will stay closer to home therefore they won't go far. This means entertainment must occur within the district and therefore the halls will get more usage.

#### Resident 4

They believe the two communities are far enough apart that a single facility will not work for both. Both communities are growing at a similar rate but neither is big enough to justify a new build. They believe both halls could be smartened up and brought up to suitable earthquake resistance.

They think the Hawarden RSA Hall should be disposed of and its memorial functions and activities moved to the Hawarden War Memorial Hall.

### 3.5 Maintenance plans (2021)

This excel spreadsheet identifies the costs of maintaining the Waikari and Hawarden halls over a 20-year period. The maintenance for both halls include the building elements of; asbestos, roof, spouting and downpipes, exterior cladding, bathroom and laundry, kitchen, flooring, windows and doors,



interior walls and ceilings, and facilities and disabled areas. The Hawarden Hall has an additional electrical element.

It is important when looking at these to consider an annual increase of CPI which is 6%. It should also be known that these maintenance plans don't include unplanned maintenance e.g. broken heat pump.

## Cost of Maintenance

Year	Waikari Hall Price (\$)	Hawarden Hall Price (\$)
1/07/21	\$6,700	\$2,200
1/07/22	\$200	\$200
1/07/23	\$119,450	\$159,200
1/07/24	\$200	\$200
1/07/25	\$250	\$250
1/07/26	\$250	\$250
1/07/27	\$250	\$250
1/07/28	\$6300	\$5250
1/07/29	\$300	\$300
1/07/30	\$300	\$300
1/07/31	\$90,000	\$75,000
1/07/32	\$0	\$0
1/07/33	\$7,000	\$0
1/07/34	\$0	\$0
1/07/35	\$0	\$0
1/07/36	\$0	\$0
1/07/37	\$0	\$0
1/07/38	\$8,000	\$0
1/07/39	\$105,000	\$0
1/07/40	\$0	\$0
<b>Total</b>	<b>\$344,200</b>	<b>\$243,400</b>

Table 5: Maintenance costs over a 20 year period

### **3.6 Hawarden Community War Memorial Hall Detailed Seismic Assessment (2020)**

Based on the results of the seismic assessment, the building has a seismic rating of less than 33% of new building standard (NBS) for an importance level 2 building as defined by NZS1170.0:2002. The building is therefore categorized as a Grade D building following the New Zealand Society for Earthquake Engineering (NZSEE) grading scheme.

Grade D buildings represent a risk to building occupants equivalent to 10-25 times that expected for a new building, indicating a high earthquake risk exposure. The building is therefore considered to be Earthquake Prone in its current damaged state.

### **3.7 Waikari War Memorial Hall Detailed Engineering Evaluation and Quantitative assesment (2012)**

Based on the information available an applying the importance Level 2 it was calculated that the building capacity is in the order of 34% NBS. The hall is assessed to be able to perform reasonably in a moderate earthquake and therefore is not classed as earthquake prone, but it is still classed as an earthquake risk due to the brittle nature of the structural systems and materials.

## 4.0 REVIEW OF COMMUNITY FACILITIES

The following section outlines and reviews the community facilities available within the Waikari and Hawarden townships. Each community facility is described and the feedback from consultation with the stakeholders is provided.

### Community and Stakeholder Feedback Method

Community and stakeholder feedback was gathered through two methods, in-person meetings and phone interviews.

In-person meetings were held with:

- Hurunui Committee.
- Hawarden Reserves Advisory Committee.
- Waikari Reserves Advisory Committee.
- Hawarden Rugby Club.
- Hurunui Area School.
- Waikari School.

Phone interviews were held with:

- Community organisations.
- Recreation organisations.

A list of key users and those who were interviewed is provided at Appendix 1.

### 4.1 Current Utilisation of Waikari and Hawarden Halls

The utilisation of the current halls is very low. There are minimal regular booking/activities, and the participation numbers for these bookings are relatively low. Most use is for one off events, with quite a high number of these being regular annual events.

The average number of bookings for the Waikari Hall is approximately 2.5 booking per month (over the past two years), mainly for larger group meetings of 2 hours or longer. However, it is believed the Waikari School usage is under reported in the information provided.

The average number of bookings for the Hawarden Hall is 24 booking per month (over the past year years). There are approximately 6 regular weekly bookings which boost the average usage compared to the Waikari Hall. However, it appears the Waikari Hall hosts more one-off meetings/annual events. It also appears that while the halls have multiple separate spaces, most use occurs as single bookings for the whole hall.

To assess the feasibility and effectiveness of an indoor community facility, a percentage occupancy rate can be used based on the number of hours a facility could potentially be used over a year. From the booking information available, it is difficult to calculate this accurately, however using an average time for each booking the following occupancy rates have been calculated:

- Waikari Hall – 3% (calculated over past 23 months bookings)
- Hawarden Hall – 11% (Calculated on typical annual bookings)

It is difficult to determine what a minimum or ideal occupancy rate should be for rural community hall or centre for it to be considered viable/efficient, due to a lack of readily available benchmarking data. However, based on Recreation Aotearoa Yardstick benchmarking program results (2015-18), a utilisation rate of at least 35% could be expected.

## 4.2 Wider Feedback

### Future Activities

Respondents were asked if there were any activities that they thought were not currently being provided for either now or not cater for in the future, they gave the following feedback:

Comments	Theme
There are a few primary school kids into triathlon, athletics. Have no real facilities for these people. Something needed.	Sport
Music class. Used to be a free move it, to music classes. There is also no bookable office co-sharing space for study or small businesses.	Classes and office spaces
The rugby club and Hawarden fields are not utilised enough. There are 10 teams playing soccer, but they have nowhere to play. Park sport can't dictate whole areas.	Sport
Lots of sporting opportunities that are missed due to lack of space or people to use them. (no full-sized basketball court).	Sport
More youth facilities.	Youth opportunities
Few sports teams that play but no areas available for them.	Sport
Used to have badminton in the area.	Sport
Young people and young mums aren't having needs completely catered for.	Youth opportunities
Want a place to play volleyball/throw a ball around.	Sport
Something for the younger age group involving bikes, scooters, skateboards.	Wheeled play
Hopefully tennis can come back.	Sport
Access to more class-based fitness stuff or trained professionals.	Classes
Scout and girl guides are brought back. It would be nice to have after school activities. Rugby training/games in the Hawarden area.	Sport and youth opportunities
There are things that should be occurring but there needs to be a person/people stepping up to drive them.	Volunteers

Opportunity for a place to have a coffee after 2pm and on a Monday. People go for coffee instead of beers.	Shops
She thinks it's not the facilities it's the lack of facilitators. It's not the lack of venue.	Volunteers
Everything must be run by volunteers.	Volunteers
Missing a rugby team.	Sport

Table 6: Responses to what facilities are needed in the future.

Key themes for missing activities are:

- Sport (Particularly Rugby and football).
- Music/fitness classes.
- Youth opportunities.
- Volunteers.

## Rooms and Facilities

Respondents were asked if there were any rooms and facilities that they thought were not currently being provided for either now or in the future at both the Waikari Hall and Hawarden Hall. There were many comments which alluded to what is needed within a combined community hall as outlined in the table below:

Comments
Kitchen facilities, big room, curtain off or create a separate room for smaller meetings, built to modern standard, needed for emergency.
If scout den was done up then people would be more appealed to have meetings. A room purposed for Toy library and preferably that space shared with the play group.
Low/ small persons toilet for kids. Permanent large family room for playgroup/music and off the side the Toy Library. Small toilet in these areas. Small meeting rooms can be opening into 1 large area. A kitchen.
One facility is needed for civil defence to run out of.
Little meeting rooms would be fantastic. Being able to divide the large areas up. More light and outlook to show the good views.
An area for all the smaller community groups e.g. Menzshed that is safe and functional. Having a space for sports events.
Meeting room, commercial kitchen, updated toilets, Waikari entranceway slightly bigger. Most people he speaks to are hoping for a vast improvements.
A better meeting room, a community hub where all groups can be in one spot.
Smaller meeting rooms (through the use of potential moveable walls). A good sound system. Adequate heating. Keep the pricing as it is for groups.
She thinks they have a good range of hall sizes and portions that can removed as they are.
It would need to be able to provide for different groups at the same time. E.g. providing an area for youth and then a children's area.

Toilets, kitchen, a large and small area for people to meet in. Need an area that can hold 15-20 people and area to have 100-200. Versatility to have both. Somewhere that has good power and lighting. Somewhere with decent parking facilities.
An area specifically for meetings or even for big group. A stage area for an event that people would use. A multi-purpose venue that would be able to cater for everyone’s requirements. This would increase usage as she has noticed they don’t get much use.
Needs to be a place where 100-120 people can meet. Then needs to be a room for 30- 40 people.
Versatility. More of an open plan style.
It needs to be fit for purpose with a stage, a large hall which can be multi-purpose, having meeting rooms and a commercial kitchen.
An area for the rifle club. Keep a couple of smaller rooms. Have 2 separate meeting spots and areas for people to meet.
Possibly a cinema/movie theatre that can be used. Create things such as a fan zone for the rugby.
Smaller rooms that can be heated up quickly.
Just keeping it simple and he is happy with the stuff in the Waikari Hall.
Function centre, meeting room, kitchens.
Small, warm meeting rooms with carpet. Plenty of parking.
Need a big space so you can run events e.g. wedding/birthday party. Decent set of toilets/showers. Needs a stage. Having a decent storage area that can be locked. Good heating.
Decent size to have community events. Needs heating and a good kitchen.
It’s good to have a meeting room for various organisations. Sometimes you only need a small space instead of a large hall. Afternoon tea room. Somewhere that can cater for large.
He personally likes the old halls.
All of what they have got now. Shower unit into the hall.
If new build you would have a major hall, supper room area, meeting rooms. Same stuff that is already there.

*Table 7: Responses to what facilities are required within a Hawarden/Waikari Hall*

The table below provides key themes as to what the community are wanting. These are as follows:

- Small meeting rooms.
- A community hub/multi- use area that can provide for different groups at the same time and can cater for everyone’s requirements.
- A large area to hold events.
- Good kitchen and toilet facilities.

### Further Comments

Respondents were asked if had any further feedback to give on this project. Additional comments are outlined in the table below:

Comments
Toy group and play group in the same site (make sense for them to cross over). Bathrooms a big issue for young people. Warmth and heating a problem.
She wouldn't like to see the hall be lost. Take away a building like that and you lose your community connections. Something is better than nothing. If a building was to be built it needs to be thought about in a multi-purpose way.
Both old buildings and it would be nice to future proof, and it would be good to start again. It is an old hall and personally he feels it would be good to push it over and start again.
She knows there is talk and for her there is a real benefit to use the hall. It would be worth keeping open.
She does worry about pulling all the buildings down on how much it is going to cost the community. Needs to be aware of the income of the community and for families. She is concerned for families within the community.
To see the communities raise money and put up the structures from after the war means something. The halls are part of their community, and they are a necessary part of the community.
He would like to see one good facility, between the two areas. Doesn't see any point in having two facilities so close together.
A fresh multi-purpose building would be good so it can be focused on one main building instead of 3. Have one main central spot.
He thinks it ludicrous to have more than one because its double the cos.
If it was up to him, he would push down both halls and build one new facility.
Stop spending money on something and get on with it. Yes, they should be smashed down and made modern. They are unsafe and should be made safe and brought up to spec.
He suggests that they should be used more. He would support getting rid of one of the two community halls. It would ideally be the Hawarden Hall due to the rugby club already being in Hawarden. He agrees it is a very delicate situation.
There are too many little halls, if you could build onto one to make it multi use. Build something onto the rugby rooms for Hawarden.
They feel fortunate that there are many facilities that are open to use.
Seems crazy to have two facilities in the same area.
He believes the district has changed, which he believes people don't have affiliation with their local hall. In his view its simple to have Hawarden rugby club, should be utilized more. (Yes, it needs a kitchen upgrade and shower block a tidy up) but don't want to over capitalise. You can build some reasonable stuff without spending millions. Would hate to see the district paying more than is needed. He thinks the clubrooms is pretty good for the building code. He would hate to see Waikari lose everything and there is history within the halls. He thinks the Hawarden Hall should go and then develop the Rugby clubrooms into a multipurpose area. Waikari hall should stay or something similar should be built and made simple with not huge costs. Could really make a good community hub out of the rugby club building.
They are just aging old things and where do you start and stop with money wise. The population just isn't there to put the money into them
Flatten Hawarden Hall and sell the Waikari hall if they have to.
You have two communities that are distinct but for many ways they are similar. Both areas require two separate facilities through school usage. You can't just force areas to just become one

community you need infrastructure in each. The issue to him is the square meter of the building is big and to replace it with another building would be difficult or extremely expensive.

*Table 4: Further comments*

Key points from these further comments are as follows:

- People are wanting to see a multi-purpose area which can accommodate for all events and meetings.
- People are concerned about the spending.

### 4.3 Hawarden Hall

When asked if respondents use Hawarden Hall, responses were as follows in the table below:

Yes	No	People surveyed
23	6	29

*Table 5: Respondents Hawarden Hall usage*

Most of the people who responded yes that they currently use the hall, only use it occasionally for events e.g., weddings, Anzac Day etc. These people usually use the hall 1-4 times a year. The number of people that only use it occasionally is 14 out of the 23 people. This equates to 61% of users.

Out of the other 9 people, 5 people use the hall once or more a week. 3 people use it fortnightly, and 1 person uses it monthly.

#### Hall Bookings

Day	Booking length	Hirer	Room	Duration	Number of people
<b>Monday</b>	Weekly	Mothers' weekly hot chocolate	Meeting room/supper room	1 hour	8
<b>Tuesday</b>	Weekly (Estimated 48 weeks)	Karate	Main hall	1.5 hours	6
<b>Tuesday</b>	Weekly( Estimated 46 weeks)	Elderly exercise class	Main hall	1 hour	6-8
<b>Thursday</b>	Weekly (Estimated 46 weeks)	Yoga class	Main hall	1.5 hours	6 – 12
<b>Friday</b>	Weekly (Estimated 46 weeks)	Elderly exercise class	Main hall	1 hour	6- 8



<b>Once a week</b>	Winter season (Estimated 30 weeks)	Rifle shooting	Main hall	2 hours	6- 8
<b>Summer months</b>	1-10 times a year	Caravan club social events	N/A	N/A	N/A
<b>January</b>	One off	Hawarden annual ewe fair	Whole hall	N/A	50 +
<b>March</b>	Week (13th to 19th)	Hawarden A & P show	Whole hall	N/A	50 +
<b>Yearly</b>	1-10	Meetings	Meeting/supper room	N/A	N/A
<b>Yearly</b>	1-10	Events (e.g. Anzac service, weddings)	N/A	N/A	N/A

Table 60: Hawarden Hall bookings

From the above information it is estimated that the hall is used approximately 287 times per year. Most of the users of the hall as mentioned above only used it on occasions or for events. This has caused the time that people used the hall to range anywhere from 1 to 8 hours or longer. Most people estimated that they used the hall for 4-5 hours.

## Requirements and Needs

When those who use the Hawarden Hall were asked whether the hall meets all their requirements and needs, answers were varied with half and half answers.

Some key comments emerged from those that answered **YES** that the hall did meet their needs/requirements. These are as follows.

Comments
Yes, they are out of date and a new area would be fabulous, but the area is currently sufficient. It is a much-needed space for people to connect.
They get by using it. It does all they need; the meeting rooms need some warmth though.
The size is about right. It depends on what you are doing.
It provides a place for kids to play, and it also has the kitchen and toilets.
It's an old hall and no one is expecting it to be posh. It suits her needs well. Haven't had kids or parents complaining.
Because he sees other community groups using it.
Because it meets the needs of everyone.
it is undercover and provides a large space, kitchen, and toilet. Plenty of parking. Can have a bar licence.
Large groups they do.
Hall is reasonable (it's an old building so not expecting to be flash).

They just put up with it.
All they really need is a space. Has good heating in the winter. She is quite happy with it.
It's got good heating in the winter, and it's got lots of space. Gets a bit hot in the summer.
It has everything you need (kitchen supper room, hall, toilets).
They are good for larger functions because they can hold large numbers.
They are fit for purpose currently. They are all aged, but they are in good/tidy repair. They aren't an embarrassment to take people into. Need to keep it for the community.

*Table 71: Responses to yes, the Hawarden hall meets users requirements and needs*

From these comments, some key themes emerged.

- The hall is currently sufficient and provides a much-needed space for the community.
- It has everything you need.

Some key comments emerged from those that answered **No** that the hall didn't meet their needs/requirements. These are as follows:

Comments
The roof leaks and the floors terrible and uneven. Due to the slippery floors, they are unsafe to use to people without shoes. They are also not clean.
Kitchens aren't good, very cold and bathrooms are gross. Halls aren't perfect and past their use by date.
They aren't always clean. For the likes of catering the kitchen needs to be brought up to better standard. The heating isn't great in the winter.
Halls isn't clean with mouse droppings everywhere. Kitchen facilities aren't great, and the hall is quite run down.
Need an area which is smaller for meetings.
Going under health and safety it might not be able to meet future requirements through policing of the gun club. No area for the smoke to get away from the shooter.
The toilets aren't great
Small groups it doesn't suit. Lots of people use fire station because it's a smaller room because they can use heat pumps and its carpeted. The area at the fire station is warm, small enough and caters for them. Usually by the time the hall has heated up, it is time to leave. The seats are also hard to use.
It is falling to bits and every time you go in to use it you must clean up before use.
kitchen of an old standard (unsure if it meets health requirements).
They serve their purpose but are aging

*Table 82: Responses to no, the Hawarden Hall doesn't meet users requirements and needs*

From these comments, some key themes emerged.

- Needs better heating for the smaller supper/meeting rooms.
- Kitchen needs to be cleaned and brought up to a better standard.

- Bathrooms aren't clean and not great to use.
- Needs general painting/repairs.

## Barriers

There were limited comments surrounding barriers to use, these comments were mixed with barriers and enablers. These are as follows:

- Hawarden hall difficult to access for disabled.
- For smaller functions the hall is a bit big. People would use these areas more if they had smaller meeting rooms.
- It is cheap and easy to book.
- No because the cost is reasonable. Sometimes think its too big, to have small meetings.
- Kitchens aren't good, cold area and bathrooms are gross.
- Good accessibility for wheelchairs/elderly.

## Improvements

Comments	Would this create a usage change?
Fix the roof and floor.	No
Toilet areas can be improved.	No
New kitchen, new bathrooms, earthquake damage repairs, central heating, new flooring, and better seating.	No
The lights aren't currently protected (so it's a bit dangerous). These need to be repaired. Sometimes the gym isn't available, so Hawarden Hall used. Lack of being able to play ball games.	No
Getting the kitchens up to date and heating.	It would as more people would want to use it
Could do with a sound system for events such as Anzac day.	No
Need an upgrade. The toilet and kitchen need serious attention. The heating and lighting also.	Yes
Need an area which is smaller for meetings.	Yes
Air flow to get smoke away from shooter. Have easier access to where they have the target traps (unpleasant crawling out under the stage).	Yes
Should be smashed down and made modern.	No
Nicer bathrooms are needed, they are currently old and crappy.	Yes
Needs to be refreshed and re painted. The toilets need to be repaired and modernized. The main hall is pretty good, just needs a painting and a jazzing up. Seats need to be replaced.	No
Earthquake strengthening is need.	No
They have passed their use by date. Either have to be repaired, pulled down or replaced.	Yes

The kitchen can do with a good spruce up. Can do with a dishwasher. The hole in the ceiling needs to be fixed. Window frames and some curtains can be renewed/painted.	No
It could do with a spring clean and a splash of paint.	?
Making the areas warmer and improve the lighting. Old parts windows etc can be spruced up.	Yes
Flatten Hawarden Hall.	No
Hawarden kitchen could do with a spruce up. Can always make improvements but nothing that is urgent need of replacement.	No
Hawarden hall is a bit cold, so heating is needed.	No

Table 13: Users recommended improvements for Hawarden Hall

Key improvements that emerged from these comments are as follows:

- Toilet areas to be improved/repared/replaced.
- The kitchen can be improved through developing a commercial kitchen. (This idea of a commercial kitchen was mentioned frequently).
- Needs better heating systems.
- Smaller meeting rooms.
- The hall needs a general clean up and refurbishment.

## 4.4 Waikari Hall

When asked if respondents use Waikari Hall, responses were as follows in the table below:

Yes	No	People surveyed
19	10	29

Table 94: Respondents Waikari Hall usage

Most of those surveyed who responded yes to currently using the hall, use it only on occasions e.g., Anzac Day or weddings. Of the 18 people who responded yes to using the hall 18 of these people used the hall about 1-4 times a year. This equates to 95% of all users.

The one person who uses the Waikari Hall uses it monthly for spin club.

### Hall Bookings

Data from the usage of the Waikari Hall has been collected from January 2022 to November 2023. This has been shown in the table on the next page.

Key findings from the booking data:

- It appears there are no regular bookings. All the bookings seem to be one off events.
- For smaller meetings it seems the hall isn't utilised with only a handful of bookings having less than 15 people attend. That being said the hall was utilised for larger meetings.

- On average over the bookings, a booking would usually have around 41 people attend.
- Over 23 months (January 2022 – November 2023) the hall was booked out a total of 59 times.
- Majority of bookings are over 2 hours.
- Based on interview with the Waikari School, it is believed the usage identified below underrepresents the total usage by School.

Day	Hirer	Room	Duration	Number of people
<b>November 20<sup>th</sup> 2023</b>	ECAN	Whole hall	All day	80-100
<b>October 26<sup>th</sup> 2023</b>	Community Garden	Meeting room	2.5 hours	15-20
<b>October 11<sup>th</sup> 2023</b>	Community Garden	Meeting room/supper room	5 hours	20-30
<b>October 10<sup>th</sup> 2023</b>	Xyst/Advisory Group	Meeting room	1 hour	4
<b>October 9<sup>th</sup> 2023</b>	N/A	Meeting room/Kitchen	2 hours	30-40
<b>September 7<sup>th</sup> 2023</b>	Waikari School bowls	Main hall	1.5 hours	10
<b>September 7<sup>th</sup> 2023</b>	Community Garden	Meeting room	2 hours	10 to 15
<b>August 31<sup>st</sup> 2023</b>	Waikari School bowls	Main hall	1.5 hours	10
<b>August 22<sup>nd</sup> 2023</b>	Friends of Waikairi Hospital AGM	Meeting room/supper room	3 hours	30
<b>August 10<sup>th</sup> 2023</b>	Community Garden	Meeting room	N/A	10 to 15
<b>August 1<sup>st</sup> 2023</b>	ECAN	Meeting room/supper room	6 hours	50-80
<b>July 16<sup>th</sup> 2023</b>	Party	Whole hall	N/A	50-80
<b>July 15<sup>th</sup> 2023</b>	Party	Whole hall	N/A	50-80
<b>July 10<sup>th</sup> 2023</b>	NC Vets	Supper room	3 hours	20-30
<b>June 13<sup>th</sup> 2023</b>	Funeral Service	Whole hall	N/A	80-100
<b>May 31<sup>st</sup> 2023</b>	Water Liason group	Meeting room/supper room	3 hours	30-40
<b>May 18<sup>th</sup> 2023</b>	HDC	Meeting room/supper room	5 hours	20-30
<b>May 16<sup>th</sup> 2023</b>	Funeral Service	Whole hall	N/A	80-100
<b>May 8<sup>th</sup> 2023</b>	Sport NZ	Meeting room	2 hours	10
<b>April 28<sup>th</sup> 2023</b>	Lions (Its in the bag)	Whole hall	N/A	130
<b>April 5<sup>th</sup> 2023</b>	NC Vets	Supper/Kitchen	3 hours	20-30

<b>March 1st 2023</b>	HDC	Supper room	4 hours	30
<b>February 7th 2023</b>	Waikari Medical Centre	Supper room	2 hours	10 to 15
<b>January 17th 2023</b>	Lions	Supper/Kitchen	3 hours	30
<b>December 17th 2022</b>	Wedding	Whole hall	All day	80
<b>December 15th 2022</b>	Waikari School Prizegiving	Whole hall	All day	60
<b>December 13th 2022</b>	AgedCare driving course	Supper room	N/A	15-20
<b>December 7th 2022</b>	HDC	Meeting room	N/A	20-30
<b>November 27th 2022</b>	Friends of Waikairi Hospital Movie	Whole hall	3 hours	80
<b>November 21st 2022</b>	Public meeting re halls	Meeting room/supper room	2 hours	60
<b>November 10th 2022</b>	Halls future meeting	Meeting room	N/A	10
<b>September 26th 2022</b>	Waikari School	Whole hall	8 hours	50-70
<b>September 22nd 2022</b>	HDC	Meeting room/supper room	3 hours	20-30
<b>August 23rd 2022</b>	Friends of Waikairi Hospital	Meeting room	N/A	30
<b>August 3rd 2022</b>	Advisory group	Meeting room	N/A	10
<b>August 2nd 2022</b>	HDC	Meeting room	N/A	20
<b>July 31st 2022</b>	Rogain	Whole hall	N/A	200-300
<b>July 26th 2022</b>	Community Services awards	Whole hall	N/A	100
<b>July 14th 2022</b>	Hall future meeting	Meeting room/supper room	N/A	10
<b>July 12th 2022</b>	HDC	Meeting room	N/A	30
<b>July 6th 2022</b>	HDC	Meeting room	N/A	30
<b>July 4th 2022</b>	CD meeting/gallery	Meeting room	N/A	40-50
<b>June 24th 2022</b>	Funeral Service	Whole hall	N/A	100
<b>June 22nd 2022</b>	Hurunui Community Committee meeting	Meeting room	N/A	10 to 15
<b>June 14th 2022</b>	Banking Awareness meeting	Meeting room/supper room	N/A	20-30
<b>June 13th 2022</b>	HDC water liason group	Meeting room/supper room	N/A	30

May 26th 2022	CD info evening	Meeting room/supper room	N/A	40-50
May 25th 2022	Hurununi Community Committee meeting	Meeting room	N/A	10 to 15
May 20th 2022	CD	Meeting room	N/A	5
May 12th 2022	HDC	Supper room	N/A	20
May 6th 2022	Beef+ Lamb NZ	Meeting room	N/A	10
May 3rd 2022	Sport NZ	Meeting room	N/A	30
April 27th 2022	Hurunui Can Can meeting	Meeting room	N/A	10 to 15
April 25th 2022	Anzac Service	Whole hall	N/A	100 +
March 26th 2022	Papanui Cycling club	Whole hall	N/A	50-70
February 24th 2022	Beef+ Lamb NZ	Meeting room/supper room	N/A	20
February 23rd 2022	Hurunui Can Can meeting	Meeting room	2 hours	10 to 15
February 22nd 2022	Waikari Hospital training day	Meeting room/supper room	N/A	20-30
January 13th 2022	HDC Hall Maintenance Plan	Meeting room	N/A	5

Table 105: Hall booking for Waikari Hall from January 2022 to November 2023

## Requirements and Needs

When those who use the Waikari Hall were asked whether the hall meets all their requirements and needs.

Some key comments emerged from those that answered **YES** that the hall did meet their needs/requirements. These are as follows:

Comments
Yes, they are out of date and a new area would be fabulous, but the area is currently sufficient. It is a much-needed space for people to connect.
They get by using it. It does all they need; the meeting rooms need some warmth though.
Because he sees other community groups using it.
Because it meets the needs of everyone.
Old hall but it's tired.
They just put up with it.

<b>Waikari hall meets lots of requirements. It is just outdated.</b>
<b>It is good for larger functions because they can hold large numbers.</b>
<b>Don't expect too much from it. Meets all the needs for a country hall.</b>
<b>It's fine for what it does at the moment. Something very good can be made from these conversations.</b>

*Table 116: Responses to yes, the Waikari Hall meets users requirements and needs*

From these comments, some key themes emerged:

- The hall is currently sufficient and provides a much-needed space for the community.
- Meets people's needs.

Some key comments emerged from those that answered **No** that the hall didn't meet their needs/requirements. These are as follows:

<b>Comments</b>
<b>It is falling to bits. Every time you go in you must clean up before use.</b>
<b>Always have to have a dust around and clean up cluster flies.</b>
<b>It isn't always clean. For the likes of catering the kitchen needs to be brought up to better standard. The heating isn't great in the winter.</b>
<b>Need an area which is smaller for meetings.</b>
<b>The meeting room needs some warmth though.</b>
<b>Waikari hall not easily accessible. If you are disabled, you have to open fire doors around the back. Can't go to the toilet if disabled.</b>

*Table 17: Responses to no, the Waikari Hall doesn't meet users requirements and needs*

From these comments, some key themes emerged.

- Needs better heating for the meeting rooms.
- Kitchen needs to be cleaned and brought up to a better standard.
- Needs general painting/repairs.

## **Barriers**

There were limited comments surrounding barriers to use, these comments were mixed with barriers and enablers. These are as follows:

- Good accessibility for wheelchairs/elderly.
- The cost is reasonable. Sometimes think it's too big to have small meetings.
- Cheap and easy to book.



## Improvements

Comments	Would this create a usage change?
Toilet areas can be improved.	No
New kitchen, new bathrooms, earthquake damage repairs, central heating, new flooring, and better seating.	N/A
Waikairi hall only has 2 plugs in the main area (needs more plugs).	N/A
Good to have a commercial kitchen, some better lighting and acoustics, better design, and a better meeting room. Better heat control.	No
Getting the kitchens up to date and heating.	Yes
Yes, they should be smashed down and made modern. They are unsafe and should be made safe and brought up to spec.	No
They need to meet earthquake minimum standards.	No
Earthquake strengthening is need.	No
They have passed their use by date. Either must be repaired, pulled down or replaced.	Yes
Making the areas warmer, lighting to be improved.	Yes

Table 18: Respondents recommended improvements for Waikari Hall

Key improvements that emerged from these comments are as follows.

- Toilet areas to be improved/repared/replaced.
- Needs better heating systems.
- The hall needs a general clean up and refurbishment.

## 4.5 Hawarden Rugby Clubrooms

### Facility Description

A relatively modern mid-size lounge area, small kitchen and dedicated bar is used quite frequently by the community, typically for social events. It appears to be used in preference to the Hawarden Hall due it being a more attractive/appealing space being more modern, with a sunny aspect and views over the reserve and well heated. One drawback is the acoustics of the lounge are not ideal.

The buildings main disadvantage for a community facility, is the current kitchen (operated by the Council), which is small and somewhat substandard. It also suffers from being openly accessible to campers in the reserve accessing the toilets/showers through the kitchen.

Hurunui College also uses the lounge for exams, social events and prize giving. Adjoining the main lounge are the squash courts, however there is no direct connection from the courts to rugby clubrooms. The creation of access between the squash courts and the lounge is under consideration by the clubs.

A double set of changing rooms are located on the western end of the building. Use of the facility by the rugby club is now minimal (once per year) due to all rugby games and practice now being held in Culverden. The rugby club are open to modifying the building to enable it to be more multipurpose and continuing to allow community use.

## Stakeholder Feedback

When asked if respondents use the Hawarden Rugby Clubrooms, responses were as follows in the table below:

Yes	No	People surveyed
15	13	29

*Table 19: Respondents Rugby Clubrooms usage*

Most of those surveyed who responded yes to currently using the Hawarden Rugby Clubrooms, use it only on occasions e.g., Club Day, when rugby is on, or for meetings. Out of the 15 people who responded yes to using the rugby clubrooms, 11 of those used the hall 1-4 times a year. This equals 73% of all users, use it for one off purposes.

The other 4 respondents use it differently with 2 of the 4 using it for civil defence meetings every 2 months. One uses it every 2 months for meetings, and one uses it every month for meetings/weekend sport.

## Rugby Clubroom Bookings

No data available at time of writing.

Usage of the clubrooms includes:

- Netball committee meetings/prizegiving.
- Civil Defence meetings (every 2 months).
- Weekend sport.
- PTA meetings.
- Meetings.
- Club day or when rugby is on.

These events usually last for:

- Netball meetings/prizegiving – 1.5 hours
- Civil defence – 2 hours
- Club day – 1-6 hours

## Requirements and Needs

When those who use the Rugby Clubrooms were asked whether the clubrooms met their needs and requirements, most responded with yes.

Some key comments emerged from those that answered **YES** that the clubrooms did meet their needs/requirements. These are as follows.

Comments
Rugby clubrooms meet a lot of requirements.
Halls are all falling to bits apart from the rugby clubrooms.
Its big, has a carpeted/vinyl area, its warm and has good facilities
It is warm

*Table 120: Responses to yes the rugby clubrooms does meet users requirements and needs*

Some key comments emerged from those that answered **No** that the clubrooms didn't meet their needs/requirements. These are as follows:

Comments
Kitchen is grungy
No/ poor internet and no secure storage facilities for equipment. (Civil defence)
Could have better acoustics for the Rugby Club

*Table 131: Responses to no the rugby clubrooms doesn't meet users requirements and needs*

From these comments and further participant comments, two themes emerged.

- Kitchen needs to be cleaned and brought up to a better standard.
- Toilets need to be upgraded.

## Barriers

No barriers to use the rugby clubrooms were mentioned.

## Improvements

Comments	Would this create a usage change?
Clubrooms need an update such as kitchen equipment.	No
Toilet areas can be improved	Not
New kitchen	Yes
In civil defence terms just getting them prepared for an event. The kitchen can be upgraded to become more rodent proof	Only if the need arose
Kitchen can be done up a little bit (including installing a dishwasher). Showers/bathroom could be done up and separating the camping bathrooms from the clubroom's bathrooms. (This stops it being abused by campers)	Yes
Ownership structure (main hall owned by rugby, kitchen owned by council) Frustrated that kitchen is open to campers so never any cutlery/plates etc.	No
The kitchen needs to be brought up to a better standard	N/A

Take out both halls and put money into the rugby clubrooms (make it multi use). Rugby club could do with better changing rooms/washrooms	
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*Table 142: Recommended respondents improvements for Rugby Clubrooms*

Key improvements that emerged from these comments are as follows.

- Toilet areas to be improved/repaired/replaced.
- Kitchen area needs to be upgraded.
- Community is frustrated with the shared use of the clubrooms with campers who use the kitchen and bathroom areas. There is never any cutlery for the community to use because this is usually taken by campers.

## 4.6 Hawarden RSA Hall (Council)

An older building used exclusively by the Toy Library. While named a “Hall” its design is more house like with several small rooms. As such its potential for other uses is limited, and its use as a Toy Library is well suited. As such there has been no further consideration regarding the use of this building, although some community feedback suggested that co-locating the playgroup and toy library would be ideal.

### Stakeholder Feedback

Comments about this were negative with users of the hall commenting that the building has no heating/double glazing/insulation so it’s cold. There is a lack of space to be able to display toys for the toy library and storage of these toys is also proving difficult. The users also think the toilet facilities aren’t great.

An improvement that was mentioned about the RSA building from a user was to build a new building as the current one is a “lost cause”. This new building would be insulated, heated, and have more storage areas.

## 4.7 Hurunui College Gymnasium

### Facility Description

A purpose designed sports gym/hall is located at the area school in Hawarden. The gym is only a ½ size basketball court or 2 badminton/volleyball courts. The facility is currently only used for school-based activities other than the school’s youth group use the gym out of school hours every two weeks.

In part this is due to issues with insurance and security/access system. These issues could potentially be overcome if community demand was sufficient, and Council funded the insurance cost and supervision of after-hours access and security.

There has been some interest from the community for indoor bowls and pickle ball.

There is the potential to double the size of the gym to a full-sized basketball court, however this would require the relocation of the recently upgraded toilets and change rooms to the side of the building. Therefore there is the potential for this facility to meet the areas longer term potential indoor sport's needs. To achieve this would require some of joint venture agreement between the school, Dept of Education and the Council.

The building has also been considered for emergency shelter in the event of an emergency, but the small kitchen facility and limited toilets means it is not viable for this purpose.

### **Stakeholder Feedback**

Comments about this facility were positive with one user commenting on its ability to hold sporting/play activities because it was a large area, and the roof was high.

Some improvements that users wanted were a volleyball area and a larger basketball court to allow for competitive basketball.

## **4.8 Hurunui College Library**

### **Facility Description**

The College Library is occasionally used for community meetings, primarily as it is the only facility in the area that has internet and technology to facilitate online meeting connections. Its potential for general community use is limited due to security issues (staff would need to be present).

### **Stakeholder Feedback**

From the community feedback, the library was a good spot to hold meetings due to having heating and an internet connection.

## **4.9 Hawarden Bowling Club**

### **Facility Description**

The bowling club has a typical building layout for a bowling clubroom which provides a space for meetings in Hawarden.

### **Stakeholder Feedback**

Feedback around the bowling club suggests that it gets used for meetings. Small groups often use this area for meetings due to the area being small and warm. The acoustics at the bowls club are better for meetings than at the hall. This area is preferred to be used for meetings over the Hawarden Hall.

## 4.10 Waikari Scout Den

### Facility Description

This building is used weekly for the Hawarden/ Waikari Play Group. The building includes a large space and a kitchenette, but the toilets are located outside of the building. This booking usually lasts 2.5 hours a week. It is also used for other community purposes.

### Stakeholder Feedback

From the community feedback several criticisms about the facility emerged with users of the hall commenting that the toilets are located outside of the den in the public domain which commentators have said is unsafe for kids to go to. The entrance way and area surrounding the den is seen as unsafe with a lack of safe parking spaces. Storage space is also an issue for users as the den is used for many purposes, so the play group must pack and put down equipment.

Improvements mentioned by users include needing new toilet and showering facilities and especially an area where younger children and mothers can go, and a better and safer entrance way into the den. Requests include improving the storage area for playgroups equipment, and a new kitchen and small meeting rooms that can be opened into 1 large area.

One user believes that if the scout den was done up, then it would appeal to more people to use.

## 4.11 Waikari Reserve

### Facility Description

The recently relocated school building includes a kitchen and lounge and toilets/showers intended for use by campers in the reserve. There is also another separate room which would be well suited for use by the community for small group activities and meetings. This potential use would be supported with the internal decoration, furniture, heating and other fittings being undertaken to a high standard designed for this purpose. Ensuring the building was fully accessible would also support its role as a community building.

### Stakeholder Feedback

The separate room which is within the relocated school building at Waikari Reserve is seen as a good opportunity for community use and could be utilised more if some investment was made.

## 4.12 Waikari Fire Station

### Facility Description

This building receives some community use for small groups and meetings as reported through the community feedback.

### Stakeholder Feedback

Comments about this facility were positive with some users commenting that they use this area for meetings due to its ability to hold small meetings, being warm and a modern building. This is preferred to be used for meetings over the Waikari Hall.

## 4.13 Hawarden Golf Club

### Facility Description

This building receives some community use for small groups and meetings as reported through the community feedback.

### Stakeholder Feedback

Users commented that this facility is better to use than the hall because it is a smaller size. It is also a warm area. This area is preferred to be used for meetings over the Hawarden Hall

## 5.0 NEEDS ASSESSMENT

### 5.1 Gaps in Community Facility Provision

From the consultation undertaken there is no significant gap between demand for spaces and the facilities available. General community and social and recreation activities are reasonably well catered for across the range of Council and community facilities currently available.

When asked what community facilities you know of, most responded both the Hawarden and Waikari halls and rugby club rooms. There were also a high number of respondents who responded the Scout Den. There was also some mention of the golf and bowling clubs. There was, however, significant feedback about the need to improve or upgrade some facilities, particularly the two Council halls.

The Hawarden and Waikari halls require earthquake strengthening, which may impact use if residents and users feel unsafe using the halls. Further, if earthquake strengthening is not completed, Council may be forced to close these buildings for community use, which may mean a gap is created.

It was found that there is low population in both Waikari and Hawarden townships, and an aging population. Neither of these factors significantly impact the community facility needs in the townships.

The use of the Waikari Hall and Hawarden Memorial Hall is currently very low with assessed occupancy rate for Waikari at 3% and Hawarden at 11%. The low occupancy rates result in poor financial performance with cost recovery rates of 5% for Waikari and 9% for Hawarden.

A low level of use and poor financial performance for community halls is not uncommon for many rural halls around New Zealand and it is common for councils to continue to maintain their community halls despite these issues.

Therefore, there is a gap in the quality and type of the facilities provided, but no gap for the number or size of facilities.

### 5.2 Future Needs for Community Facility Provision

An analysis of local trends and future needs within the District was undertaken, and consideration made of Council reports and consultation feedback. The following activities and spaces were found as future needs for Waikari and Hawarden Townships.

#### Indoor Sport Facility

Indoor sports facility provision could be regarded as a future need with only a half-size basketball size space provided at the Hurunui College, and public access of this facility is currently limited due to insurance and security issues. Basketball in particular is a growing sport nationally and popular within Upper Hurunui. An indoor court could be considered for the future, keeping in mind that demand for team indoor sports does not appear to be significant now.



## Rifle Shooting Facilities

Indoor rifle shooting is a regular weekly (winter only) activity at the Hawarden Hall. Indoor rifle shooting has specific space, design and facility requirements to meet national standards for indoor rifle shooting. This recreation activity is typically popular in rural based communities, and on-going provision for this activity would need to be considered if the Hawarden and Waikari Halls are not available in the future.

## Camping Facilities

Camping, which includes caravan and camper vans predominately, at the Hawarden and Waikari reserves is a popular activity. New facilities like the relocated school building have recently been developed at the Waikari Reserve to effectively meet the needs of campers at this reserve. At the Hawarden Reserve, campers are currently using the toilets and showers at the Rugby Clubrooms with access through the kitchen, which is not ideal.

Further consideration of the requirements for camping facilities is required at Hawarden to determine how this should best be catered for, with any redevelopment options for Rugby Clubrooms building. Given the recent development of camping facilities at Waikari, consideration should be given to why this would need to be duplicated at the Hawarden Reserve.

## Civil Defence Facilities

One of Council's roles is to ensure there are suitable facilities for emergency event management and welfare centres in the area. Due to the standards required for earthquake resilience, it is not practical to identify specific buildings as a welfare centre. The current approach identifies a range of sites that could be considered for use in an emergency event either as co-ordination centres or welfare centres based on the event and an assessment of what building are safe and would best meet the requirements of the situation.

Current buildings that would most likely be considered for use are the Hawarden Rugby clubrooms, Waikari School, Hawarden College and Hawarden College Gymnasium. The likely potential role of the current Hawarden and Waikari Halls would be if community meetings were held, which should be considered within any decommissioning decision.

## 5.3 Financial Analysis

As the budgets for the Waikari and Hawarden Halls are combined with the Reserves operation, it is not possible to identify the operational costs of each hall from the information provided.

An estimate for the annual operation cost of a rural community hall, assuming relatively low power and cleaning costs due to low usage is \$15,000 – \$20,000 including depreciation.

Based on this, the financial performance is assessed as follows:

Hall	Hall Hire Income	Typical OPEX	Annual subsidy	Annual Cost Recovery %
Hawarden Hall	\$1,596	\$17,500	\$15,904	9%
Waikari Hall	\$961	\$17,500	\$16,539	5%

Table 2315: Financial Performance of Hawarden and Waikari Halls

For an indoor community facility to be financially feasible, we would recommend an operational cost recovery percentage of at least 30% and up to 60% being a realistic target.

## 5.4 Potential Options

There were several potential options identified through the original community consultation and the resulting report, 'We're Hall in this Together', as well as part of the development of this project. The options identified and investigated are outlined in below.

#	Option	Description
1	Upgrade Hawarden Memorial Hall.	Upgrade to 34% New Building Standard plus other improvements.
2	Decommission Hawarden Memorial Hall.	Decommission or sell Hawarden Memorial Hall.
3	Upgrade Waikari Memorial Hall.	Upgrade to 34% New Building Standard plus other improvements (toilets and heating).
4	Decommission Waikari Memorial Hall.	Decommission or sell Waikari Memorial Hall.
5	Create community hub at Waikari Bowling Clubrooms.	This option assumes the decommissioning of Waikari Memorial Hall, and investment in the Bowling Clubrooms.
6	Extend and renovate Hawarden Rugby Clubrooms.	This option assumes decommissioning both the Hawarden and Waikari Halls and develop the Hawarden Rugby Club Rooms into a multi-purpose community centre.
7	Build new purpose-built facility.	This option assumes the decommissioning of both Waikari and Hawarden Memorial Hall, and building a new multi-purpose facility. The location for a new building was not discussed.
8	Waikari Reserve Room	Fit out the "spare" room in the relocated building into a purpose designed community room for small group activities and meetings.

Table 2416: Potential Options - Waikari and Hawarden Halls Feasibility Study

## Option 1 & 2 - Upgrade or Decommission Hawarden Memorial Hall

### Option 1 – Upgrade Hawarden Memorial Hall

There is significant historical value in all community halls due to their extensive community impact over many years and the connection of the hall as a war memorial. If the hall did not require capital upgrades in future, then the low use of the hall may be able to continue for a longer period of time.

### Option 2 – Decommission Hawarden Memorial Hall

The current usage of the Hawarden Memorial Hall is very low and there does not appear to be significant current or future potential demand through population growth or sport and leisure trend changes, that will alter this situation.

There is quite strong community feedback and acceptance that expenditure on the existing Waikari and Hawarden Halls to bring them up to earthquake standard is not warranted. They require additional improvement works and yet would still be old buildings that are not appealing compared to other options already existing.

Upgrading the halls to meet 40% of the building standard for earthquake resilience is aimed at ensuring that the building is safe for any occupants during an earthquake but does not necessarily ensure it is not damage beyond repair in a significant earthquake event.

For Hawarden, there are other facilities that could be upgraded or combined with that could provide facilities that are more fit-for-purpose than the current hall.

## Option 3 & 4 – Upgrade or Decommission Waikari Memorial Hall

### Option 3 - Upgrade Waikari Memorial Hall

The Waikari Hall is an important facility to retain a focal point for the Waikari community and to also preserve the history associated with this building.

Waikari School make regular and extensive use of the hall and would not have a viable alternative option. The current usage records do not fully reflect the full utilisation by the school, and therefore further conversations are required to understand the needs of the school. A review of the relationship of the hall by the school may indicate high use, and retaining the hall may be seen as a higher priority for Hurunui District Council.

Expenditure on the hall, both to upgrade and meet ongoing operational cost, is difficult to justify given its comparative low level of use. However, the justification for expenditure may be affected by introducing the school use of the hall and the lack of other facilities available within Waikari.

### Option 4 - Decommission Waikari Memorial Hall

Like Hawarden Hall, there is quite strong community feedback and acceptance that expenditure on the existing halls to bring them up to earthquake standard is not warranted. The current usage of the halls is very low and there does not appear to be significant current or future potential demand

through population growth or activity trend changes, that will alter this situation. The halls require additional improvement works but would remain older buildings with high maintenance needs.

The halls require upgrading to meet 40% of the building standard for earthquake resilience. However, these upgrades are the minimum requirement, and the upgrades are aimed at ensuring that the building is simply safe for occupants during an earthquake. The upgrades do not necessarily ensure the building itself is protected from earthquake damage and may still be beyond repair following a significant earthquake event.

## **Option 5 - Create community hub at Waikari Bowling Clubrooms**

### **Why choose Option 5?**

This option was provided within the 'We're Hall in This Together' report. It provided an opportunity to combine facilities with another existing facility close to the Waikari Memorial Hall (down the road).

### **Why not choose Option 5?**

The Waikari Bowling Clubrooms were not included within the stakeholder list of contacts for combining facilities, and therefore was not analysed in full. The building itself is likely too small for providing community hall provision, and the ownership of the land is not known. The car parking availability is very limited and is not an ideal community hall location for more than one group to use.

## **Option 6 - Extend and renovate Hawarden Rugby Clubrooms**

### **Why choose Option 6?**

The Hawarden Rugby Clubrooms are relatively modern and already have a number of features, including a kitchen that Council owns, that make extending or renovating the clubrooms attractive. The capital invested in developing these clubrooms further for community use would be used to deliver more and better spaces, rather than having to use funding for the earthquake strengthening only.

There are a number of discussions on upgrades that could already be made in these clubrooms, such as connecting the squash courts to the clubrooms. Committing to upgrading these clubrooms as a community space may increase the overall use of the space, and make the financial investment more viable and successful for Council and the community.

Hawarden Rugby are open to developing these clubrooms further as a community space. Rugby is now played primarily in Culverden, and therefore the clubrooms have been mostly used as a community space for use and for hire.

### **Why not choose Option 6?**

This option would require partnership or collaboration with the Rugby Club, and potentially other groups as required. Designing and delivering new facilities with a current user or owner of buildings can be a difficult process that can take several years to determine the operational, ownership and financial models for. For example, one scenario might be the establishment of a Community Trust that owns and manages the facility to ensure it meets the widest community needs as possible. These agreements can take significant time and effort, depending on the management and operational structure decided on.

## Option 7 - Build new purpose-built facility

### Why choose Option 7?

A new purpose-built facility would provide a community (Waikari or Hawarden) with a fit-for-purpose, modern design that responds to the current wants and needs of the community. The design can respond to specific requests of community groups, residents, and Council.

### Why not choose Option 7?

There is insufficient demand to warrant the expenditure that would be required to build a new facility. For example, if a new community centre was built in Hawarden, this would adversely affect the use of the Rugby clubrooms, possibly making one of the buildings largely redundant, and create another problem of low use. At best, a new facility and the clubrooms would compete for the limited demand, diminishing the efficiency of both.

## Option 8 – Fit out Waikari Reserve ‘Spare Room’

### Why choose Option 8?

It was found that the Waikari Memorial Hall is used informally by the Waikari School very often, and this is not reflected in the bookings data provided. It is possible that decommissioning Waikari Memorial Hall completely may result in a provision gap for both the community and the school.

Utilising the ‘spare room’ which is within a relocated school building at Waikari Reserve would provide a very cost-effective provision of space for local Waikari community groups and residents.

### Why not choose Option 8?

The total use of the Waikari Hall is not known due to the lack of booking data from Waikari School, so the need to retain this room may not be required or it may not provide enough space. There is some further investigation required around provision of space at Waikari.

## 6.0 RECOMMENDATIONS

The confirmed preferred options chosen for carrying forward into the next stages were Option 2 – Decommission Hawarden Memorial Hall and Option 6 – Extend and renovate Hawarden Rugby Clubrooms. There requires a further discussion of community space provision within Waikari.

#	Option	Preferred Way Forward?
1	Upgrade Hawarden Memorial Hall	No
2	Decommission Hawarden Memorial Hall	Yes
3	Upgrade Waikari Memorial Hall	Maybe
4	Decommission Waikari Memorial Hall	Maybe
5	Create community hub at Waikari Bowling Clubrooms	No
6	Extend and renovate Hawarden Rugby Clubrooms	Yes
7	Build new purpose-built facility and decommission both Waikari and Hawarden Memorial Hall	No

8	Waikari Reserve Room	Maybe
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Table 25 17: Options Recommended to Move Forward

The combined recommended options are described below as Recommendation A (Options 2, 4, 6, 8) and Recommendation B (Options 2, 3, 6).

## 6.1 Recommendation A – includes options 2, 4, 6 & 8

### Option 2 & 4

Option 2 & 4 include decommissioning both the Hawarden and Waikari Halls.

### Option 6

This option will develop the Hawarden Rugby Club Rooms into a multipurpose community centre.

Potential criteria for the design to include:

- Addition of 1-2 smaller rooms.
- Expand/upgrade kitchen.
- Create access for squash club into the facility for social activities.
- Internet connection with free WIFI access and equipment and technology for online meetings.
- Fully accessible building and toilets.

Consideration for the design to include:

- Provision for access to facilities for campers
- Provision of indoor shooting range

This option requires discussion with the Rugby Club, and investigation of the operational management options such as establishing a Community Trust or partnership with Hurunui District Council and other community organisations.

### Option 8

The recently relocated school building on Waikari Reserve includes a kitchen and lounge and toilets/showers intended for use by campers in the reserve but there is also another separate room which would be well suited for use by the community for small group activities and meetings.

This potential use would be supported with the internal decoration, furniture, heating and other fittings being undertaken to a high standard designed for this purpose. Ensuring the building was fully accessible would also support its role as a community building.

## 6.2 Recommendation B – includes option 2, 3 & 6

### Option 2

This option includes decommissioning the Hawarden Hall only.

### Option 3

Selecting Option 3 would retain the Waikari Hall and upgrade to 34% New Building Standard plus other improvements including:

- Upgrade toilets including addition of accessible toilets.
- Effective and efficient heating in all rooms.

### Option 6

Option 6 would develop the Hawarden Rugby clubrooms into a multi-purpose community centre as described in the Option 6 description of Recommendation A above.

## 7.0 OUTCOME

The Hurunui Committee considered the information provided from the community consultation and needs assessment. From the various options and recommendations presented they agreed to move forward to Stage Two based on the following:

- Development of the Hawarden United Rugby/Squash clubrooms as the preferred site upon which to establish a single multiuse community centre for the area.
- Decommission the Hawarden and Waikari Memorial Halls
- Use of the “lounge” room in the recently relocated school building on Waikari Reserve as a community facility in Waikari was not supported, due to the mixed camping use.

## 8.0 CONCEPT DESIGN – STAGE 2

### 8.1 Introduction

The first stage of the project identified the United Rugby/Squash clubrooms as the preferred site upon which to develop a single multiuse community centre for the area.

Stage 2 of the project involved developing a concept plan and costing for the preferred option identified in Stage 1, being a re development of the United Rugby Clubrooms.

106 Architects were engaged to prepare preliminary concept options with broad cost estimates (non-QS) for the purpose of arriving at a preferred option for development at the United Rugby Clubrooms that meets the needs of the local community.

After identifying the preferred approach, two consultation workshops were undertaken with members of a community working group, which included representatives from the Council, Hurunui Committee, the United Rugby Club, the Hawarden Squash Club and the Hawarden and Waikari Reserves Committees:

**Workshop #1** - meet to discuss and develop a design brief for refurbishing the existing building, workshopping early options (1) for functional layouts and spatial arrangements.

**Workshop #2** – to workshop developed options (Options 2-4) alongside a rough order of cost estimate for each, to arrive at a preferred functional plan and rough cost estimate.

The workshopped options provide background to achieving the long term vision for the site, with the preferred option (Option 5) taken forward to future design development stages. The preferred option could potentially be staged to ensure benefits to the community can be experienced based on funding success or support.

### 8.2 Design Brief

The following is a summary of the key design elements and objectives identified at the consultation workshops:

#### Project Scope

- Demolish the existing rugby change rooms for new, fit-for-purpose amenities
- Refurbish parts of the building to achieve greater functional enhancement (bar, female & male change rooms, social space, squash entry)
- Modify the existing eastern terrace for expansion of change rooms and multiuse meeting room



- Provide allocation for future-proofing footprint for discretionary spaces (additional change rooms/WCs, external storage, rifle range)

#### Key Squash Club Elements

- Space for seating gallery / appropriate circulation
- Connection to the kitchen / servery area
- Enhanced connection to the social space
- Separate entry/exit - could double as a second emergency exit
- Access to refurbished change rooms & amenities

#### Key Rugby Club Elements

- Larger change rooms to facilitate match day activities
- Wet & dry areas are separated (shared amenities)
- Maximum change room size – 45 sq.m
- Minimum change room size – 16 sq.m
- 4x WCs + 6x cubicle showers (universal design)
- Bench seating for 18-24 players / support staff
- 1x Accessible Change (WC/Shwr.) room – could double as Referee Change Rm.
- Natural light & ventilation to change rooms is important
- Direct access to exterior

#### Key External / Community Elements.

- Rifle Club – allocation of rifle range (6.7m x 27m)
- Campers – use of rugby change amenities
- A&P – use for A&P show event & sale yards
- School – use for performances, events

#### Key Design Opportunities

- Shared/multi-use flexible spaces preferred to maximise utilisation for various group sizes
- Enhanced access points required for better external connections for various groups/uses at one time
- Viewing platforms & terraces preferred with covered shelter – for sun & wind
- Direct access to terraces from social spaces, meeting rooms & change rooms to provide more open' space & indoor/outdoor connections
- New entry/foyer to act as a gallery space for memorabilia & formalise entry to main social space (for way-finding)
- Location of kitchen/bar/canteen to service social space, external activities (servery window) & facilitate deliveries

### 8.3 Design Options Considered

Several functional design options were developed and costed which fully meet the design scope and objectives identified above.

However, the cost estimate for these options produced costs in the order of \$7-\$8m, which was considered unaffordable. Also, the current identified demand and expected usage was considered to not justify this level of investment.

As a result, a further option (5) was developed, that was considered to meet the key functional elements that would meet the needs of a multi-use community centre as well as continue to provide effectively for the rugby and squash clubs. This design had an estimated cost in the order of \$3.5m.

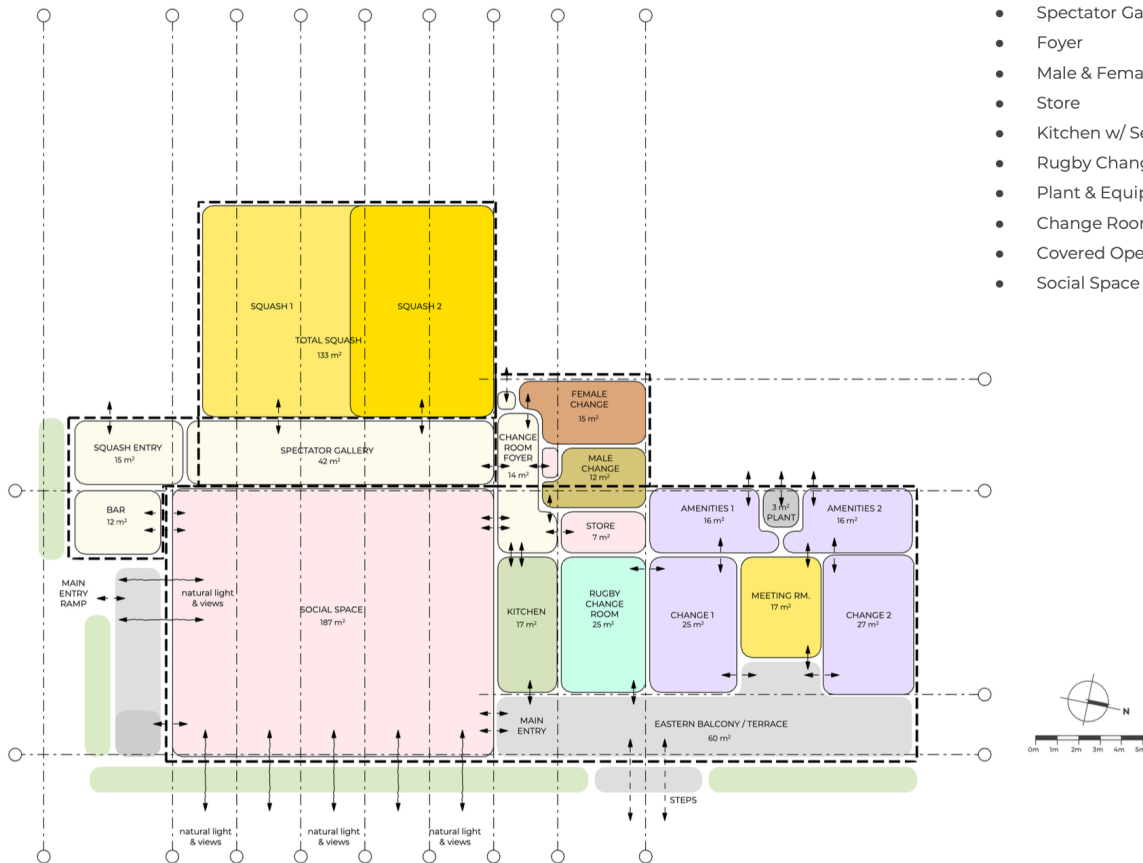
This design was discussed with the community working group and this resulted in some modifications, to arrive at a preferred final option for presentation to the Hurunui Committee and Council.

The total cost estimate for the preferred option is \$4.1m, plus additional features that may be delivered by the community, with a value of approximately \$300,000.

The design also allows for the optional addition of a rifle range in the future, with an estimated cost of \$1m.

Design options 1-4 are provided in Appendix Two.

## 8.4 Existing Facility and Floor Plan



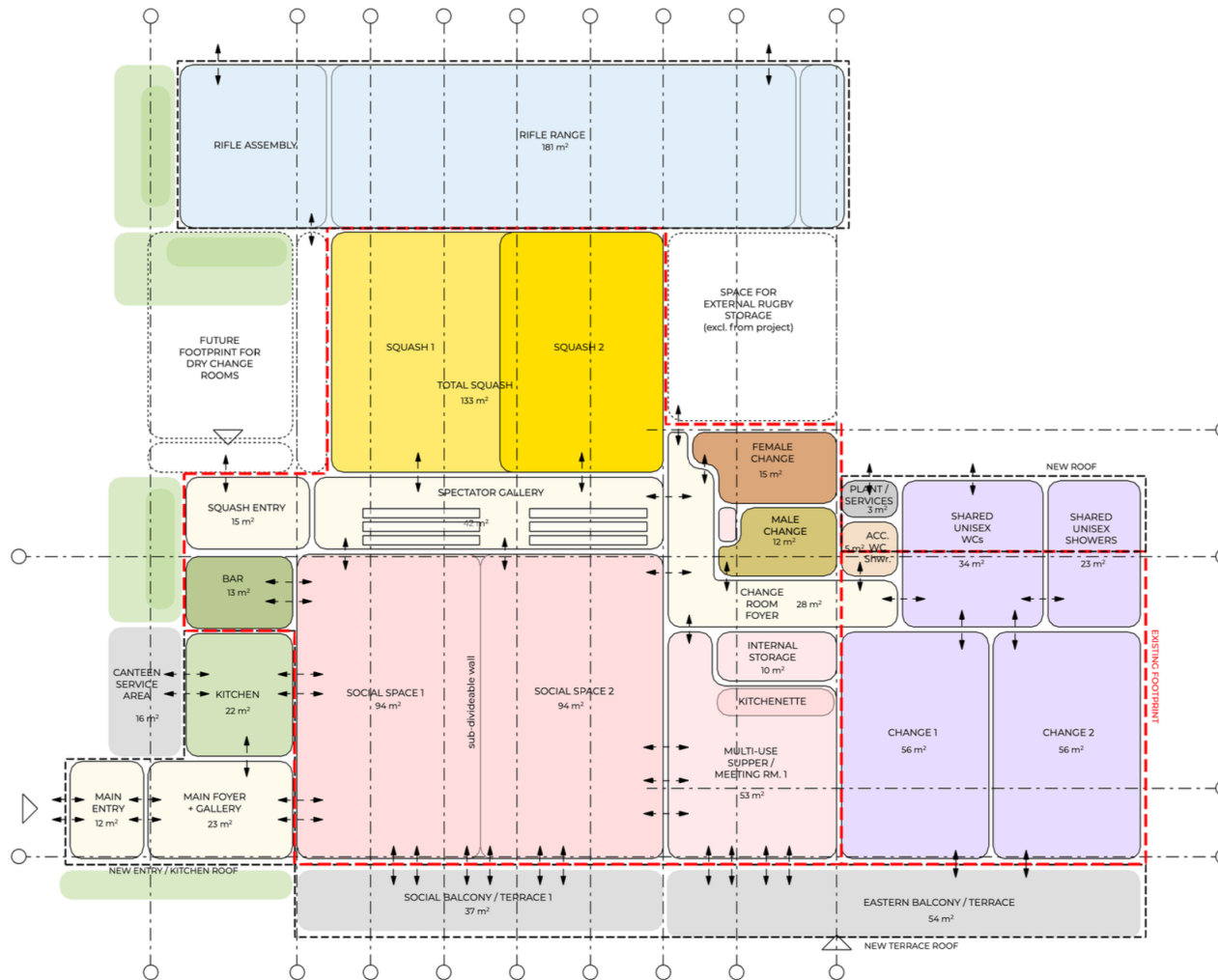
### Existing.

- Entry
- Squash courts – 2N<sup>o</sup>
- Spectator Gallery
- Foyer
- Male & Female Change
- Store
- Kitchen w/ Servery
- Rugby Change Room
- Plant & Equipment Room
- Change Rooms – 2N<sup>o</sup>
- Covered Open Spectator Balcony / Terrace
- Social Space



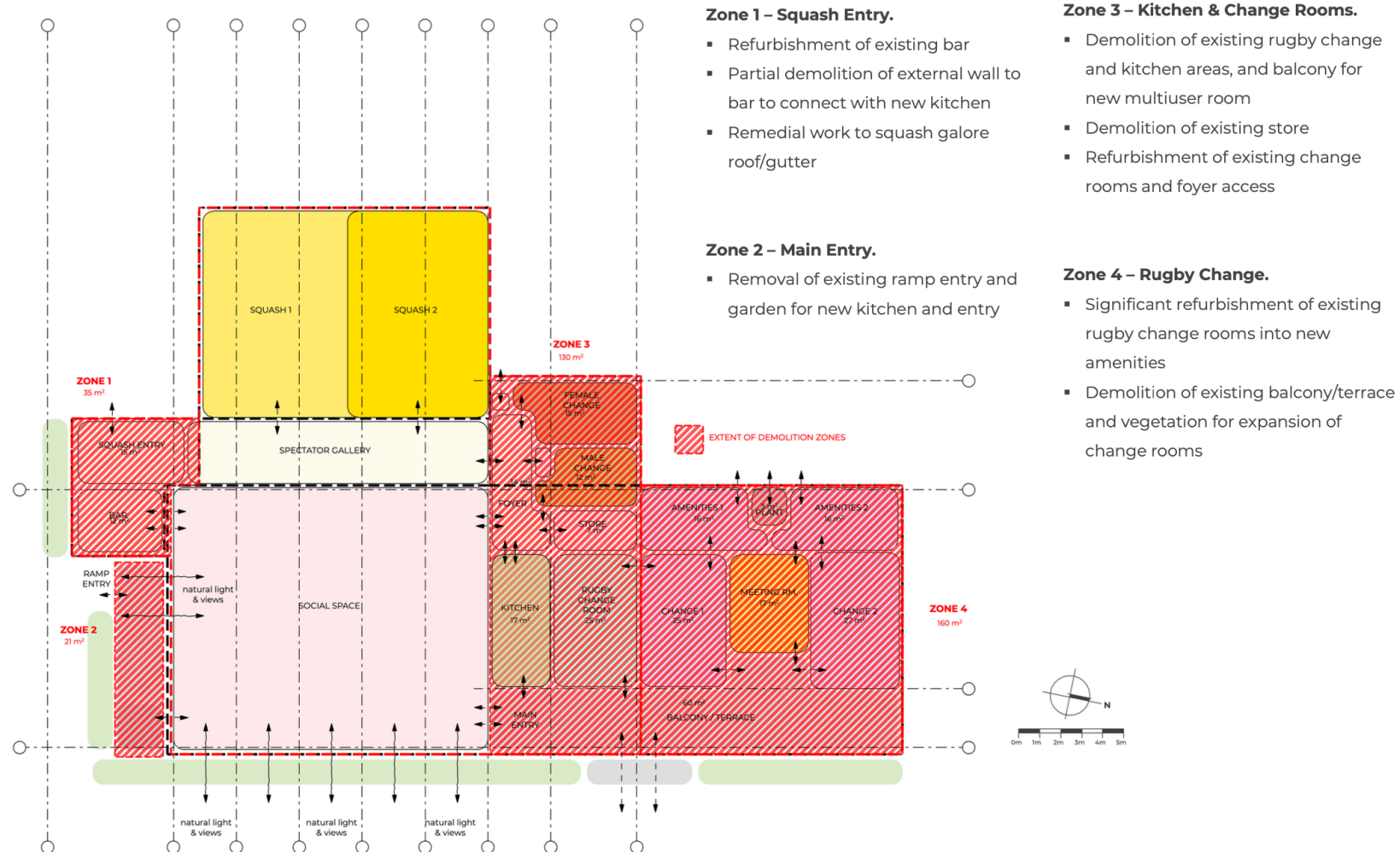


## 8.5 Functional Plan – Preferred Option (5)



- New main entry & foyer incorporating memorabilia gallery
- New kitchen w/ canteen service counter servicing social space
- Refurbished bar
- Squash courts & gallery – upgraded w/ new connection to social space
- Social space refurbished w/ new operable wall to create flexible rooms
- New multiuse supper room / flexible meeting room created from existing kitchen & rugby room
- Refurbished existing male & female squash change rooms w/ new accessible WC to replace storage room
- New internal storage, plant/services areas
- Refurbished & expanded rugby change rooms w/ upgraded amenities using existing footprint
- Future proof footprint for new Dry Change Rooms & external rugby storage area (budget dependent)

## 8.6 Demolition/Refurbishment Plan for Preferred Option (5)



## 8.7 Cost Estimate for Preferred Option (5)

### HURUNUI COMMUNITY HALL Hurunui District Council / Xyst

#### Cost Estimate - Option 5 - PREFERRED OPTION

Minimum Requirements  
R2 Date: 12-12-2023

Essential
Optional
Discretionary

Function	Area m2	Rate \$/m2	Cost - Option 5 - Preferred Option \$	Comments Scope of Work
<b>Ground Floor</b>				
<b>New</b>				
Main entry airlock	12	\$ 3,000	\$ 36,000	Included but noted as Optional
Main foyer / gallery	23	\$ 3,000	\$ 69,000	Included but noted as Optional
Kitchen (New)	22	\$ 4,000	\$ 88,000	New kitchen added adjacent to existing bar
- Extra for kitchen equipment			\$ 30,000	
Bar (refurbish existing bar)	13	\$ 2,400	\$ 31,200	Refurbish existing bar only
Squash entry	15	\$ 2,000	\$ 30,000	Retain existing, minimal work paint etc
Squash courts - refurbish only (lower spec.)	0	\$ 2,400	\$ -	Excluded
Squash gallery - refurbish only (lower spec.)	42	\$ 2,400	\$ 100,800	
Social Space - refurbish only (lower spec.)	188	\$ 2,400	\$ 451,200	
Multipurpose Room 1 including Kitchenette	53	\$ 4,000	\$ 212,000	Refurbish existing kitchen & rugby change room footprint for new multiuse space
Internal Storage	10	\$ 3,000	\$ 30,000	
Change room foyer (refurbish existing)	28	\$ 2,400	\$ 67,200	
Female Change (refurbish existing)	15	\$ 4,000	\$ 60,000	
Male Change (refurbish existing)	12	\$ 4,000	\$ 48,000	
<b>Change rooms</b>				
Change room 1	56	\$ 4,000	\$ 224,000	Refurbish and extend existing Change Room
Change room 2	56	\$ 4,000	\$ 224,000	Refurbish and extend existing Change Room
Shared Showers	23	\$ 4,000	\$ 92,000	Refurbish & extend existing amenities
Shared WCs	34	\$ 4,000	\$ 136,000	Refurbish & extend existing amenities
Accessible WC/Shower	5	\$ 5,000	\$ 25,000	
Plant & services	3	\$ 3,000	\$ 9,000	
Cleaner	included	\$ -	\$ -	
<b>Excluded Areas</b>				
External rugby storage	0	\$ -	\$ -	
Dry change rooms for Rifle, Squash	0	\$ -	\$ -	
Circulation areas to above	0	\$ -	\$ -	
<b>Total Ground Floor (excl external areas)</b>				
<b>610</b>				
<b>External Areas:</b>				
Canteen service area	16	\$ 1,600	\$ 25,600	
Social balcony / terrace 1	0	\$ 2,200	\$ -	Included in Community Items below the line
Eastern balcony / terrace	0	\$ 1,000	\$ -	Included in Community Items below the line
<b>Total External Areas</b>				
<b>16</b>				
<b>Total Ground Floor (incl external areas)</b>				
<b>626</b>				
<b>Level 1</b>				
<b>0</b>				
<b>Roof</b>				
<b>489</b>				
Roof (existing) - refurbish allowance	385	\$ 400	\$ 154,000	Allowance for remedial / maintenance work to facility roof
Roof (new) - Main Entry Canopy & Kitchen	65	\$ 1,500	\$ 97,500	
Roof (new) - Change Room Unisex Showers, WCs	39	\$ 1,500	\$ 58,500	
Preliminaries and Builders Work in Connection (BWIC) - building works	15%		\$ 344,850	
Allow for security	PROV SUM		\$ 35,000	
Allow for Audio Visual equipment	PROV SUM		\$ 50,000	
ESD Initiatives	5%		\$ 100,000	General allowance to meet Council min.
<b>Total GFA Building Works</b>				
<b>626 \$ 4,519 \$ 2,828,850</b>				
<b>External Works &amp; Services</b>				
Site Preparation	Allow		\$ 18,780	
Earthwork	Allow		\$ 25,040	
Demolition	Allow		\$ 50,000	
Allow for drainage & services infrastructure	Allow		\$ 100	
Allow for external signage	Allow		\$ 20,000	
Allow for soft landscaping	Allow		\$ 100,000	
Allow for electrical services - including power upgrade ??	Excl		\$ -	Electrical capacity unknown
Allow for concrete paving	Excl		\$ -	Excluded
Allow for carpark upgrades	Excl		\$ -	Existing No Works
Allow for new fencing and gates	Excl		\$ -	Existing No Works
Allow for new PA system	Excl		\$ -	Excluded
Preliminaries and Builders Work in Connection (BWIC) - external works	12%		\$ 25,670	
<b>Total External Works &amp; Services &amp; Additional Works</b>				
<b>\$ 239,590</b>				

### HURUNUI COMMUNITY HALL Hurunui District Council / Xyst

#### Cost Estimate - Option 5 - PREFERRED OPTION

Minimum Requirements  
R2 Date: 12-12-2023

Essential
Optional
Discretionary

Function	Area m2	Rate \$/m2	Cost - Option 5 - Preferred Option \$
<b>Subtotal</b>			
<b>\$ 3,068,440</b>			
Contractors' Margin		7%	\$ 214,791
Design Contingency		2%	\$ 61,369
Construction Contingency		10%	\$ 306,844
Cost Escalation		0%	\$ -
Professional Fees & Consents Allowance		16%	\$ 490,950
<b>Construction Cost</b>			
<b>\$ 4,142,395</b>			
Authority / Utility Fees & Charges	Allow		\$ 31,000
Loose Furniture and Equipment	Allow		\$ 100,000
Council Internal Costs			EXCLUDED
Legal, Permits, Marketing and other Professional Fees			EXCLUDED
Relocation/Decanting costs			EXCLUDED
<b>Total Project Cost (Excluding GST) in Today's Prices</b>			
<b>\$ 6,827 \$ 4,275,395</b>			
<b>STAGE 2 COMMUNITY WORK</b>			
Rifle club range	181	\$ 6,000	\$ 1,086,000
Social balcony / terrace 1	37	\$ 2,200	\$ 81,400
Eastern balcony / terrace	54	\$ 1,000	\$ 54,000
Roof (new) - Social balcony & Eastern terrace	104	\$ 1,500	\$ 156,000
<b>Total Community Works</b>			
<b>\$ 1,377,400</b>			

## APPENDIX ONE

	Group / Club / Event	Contact Person
1	Waikari Reserve Advisory Group	Mel Ruck
2	Hawarden Reserve Advisory Group	Pete Black
3	United Rugby Club	Jack Ramsay
4	Hawarden Tennis Club	Simon Wilson
5	Hawarden Netball Club	Nicola Bamford
6	Squash club	Tjaart Grove
7	Hawarden-Waikari Play Group	Nicola Bamford (As above for Netball Club)
8	Hawarden Waikari Toy Library	Emma Gunn
9	Karate	Russell McCallum
10	Sunflowers Preschool	Nicky Gardner
11	Youth Council / HYP	Milly-Jane McIlraith & Will Munsey
12	Menzshed	Richard Todd Geoff Olerenshaw
13	Hawarden Youth Group; Hot chocolate for teens; Ladies Coffee group	Kerry Spencer
14	Waikari Gospel Hall	Kerry Spencer
15	Waikari Community Op Shop	Brenda Murchison
16	Glenmark-Waikari Anglican	Rev Elspeth wingham
17	Presbyterian Church	
18	Catholic Church	
19	Living Waters Outreach, incl Foodbank	Isaiah
20	Hawarden Waikari Community News	Paul Munnerly
21	Hawarden Waikari Civil Defence	Paul Munnerley
22	Hawarden A&P Association	Anna and Andy Sidey
23	Hawarden Ewe Fair	Jean Dalley
24	Hawarden Lions	Peter Crouchley
25	Hawarden Waikari Rifle Club	Darryn Quigley
26	Hawarden Gym	Robin Or Jessica
27	Hawarden Waikari Community Trust	Hugh Murchison
28	Waikari Medical Centre	Wendy Allan
29	Hurunui College	Steve Beck/ Megan – property officer
30	Waikari School	Phoebe Todd
31	Hawarden FENZ	Murray Tilson
32	Waikari FENZ	Brian Wood
33	Rural Fire	Dan Hodgen

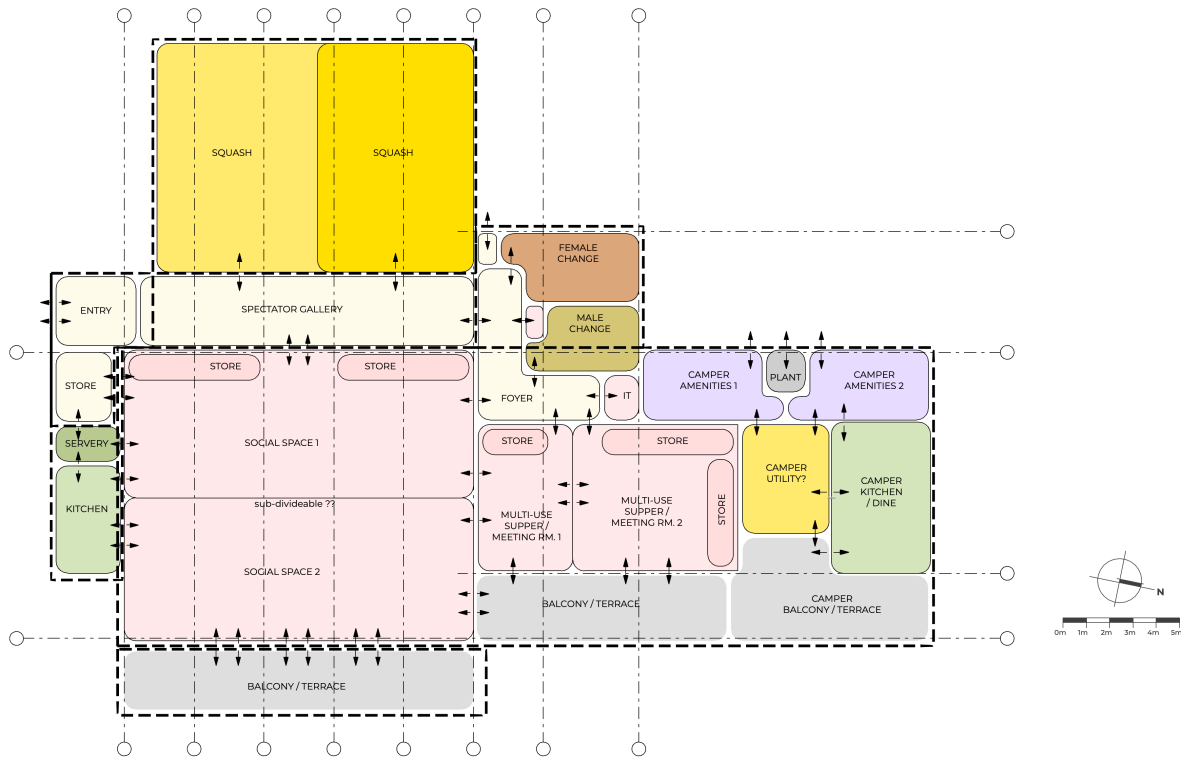


34	Woodcraft Group	Brenda Twose
35	Exercise group	Michele
36	Yoga	Lyn Crean
37	Red Cross	Pat Manning
38	Hurunui township	Rod McKay
39	The Peaks Hall	Bruce Churchwood
40	Haw/Wki Community Trust	Simon Wilson
41	Haw/Wki Health Board Chair	Hugh Murchison
42	Waikari Hall Custodian	Mel Ruck
43	Hawarden Hall Custodian	Mairi Hartnell
44	Council Civil Defence Officer	Allan Grigg

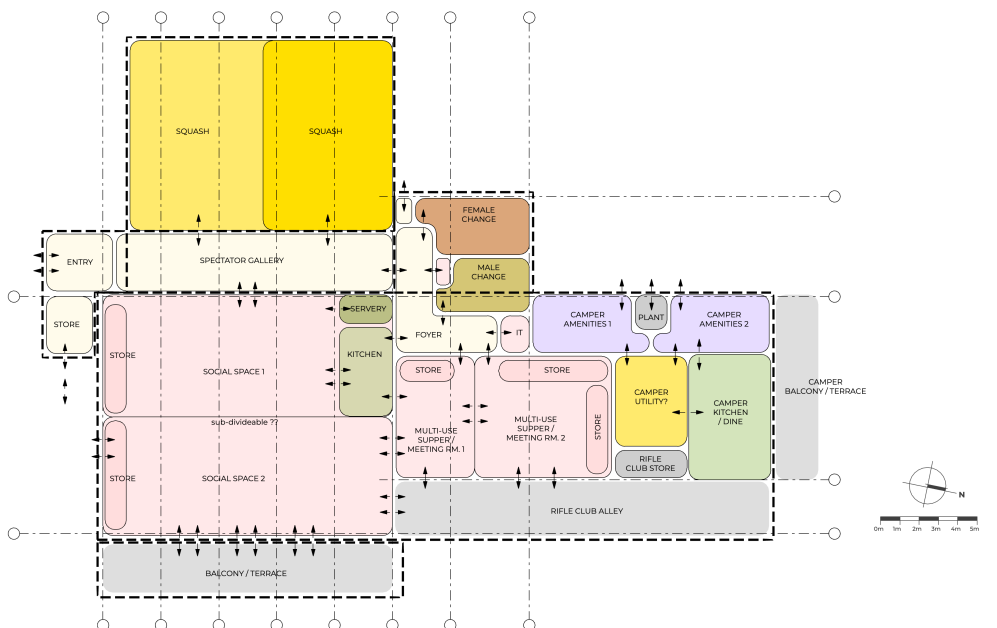
## APPENDIX TWO

Initial design options considered.

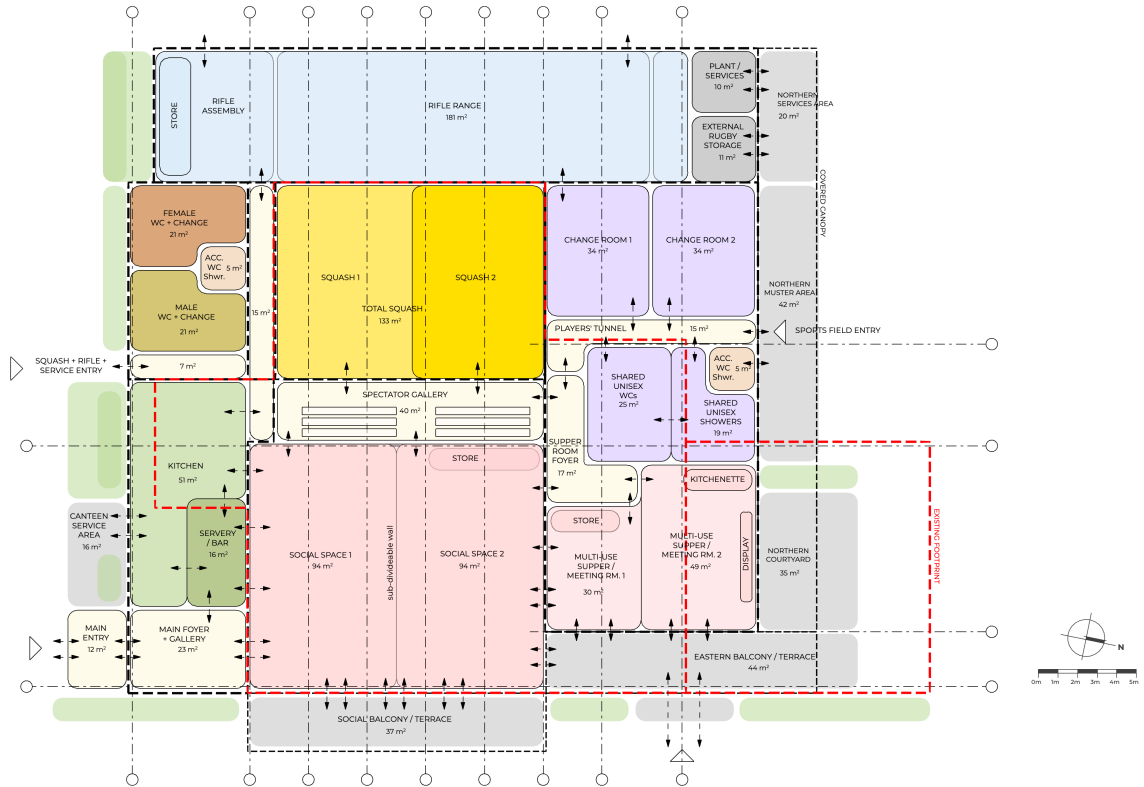
Option 1.



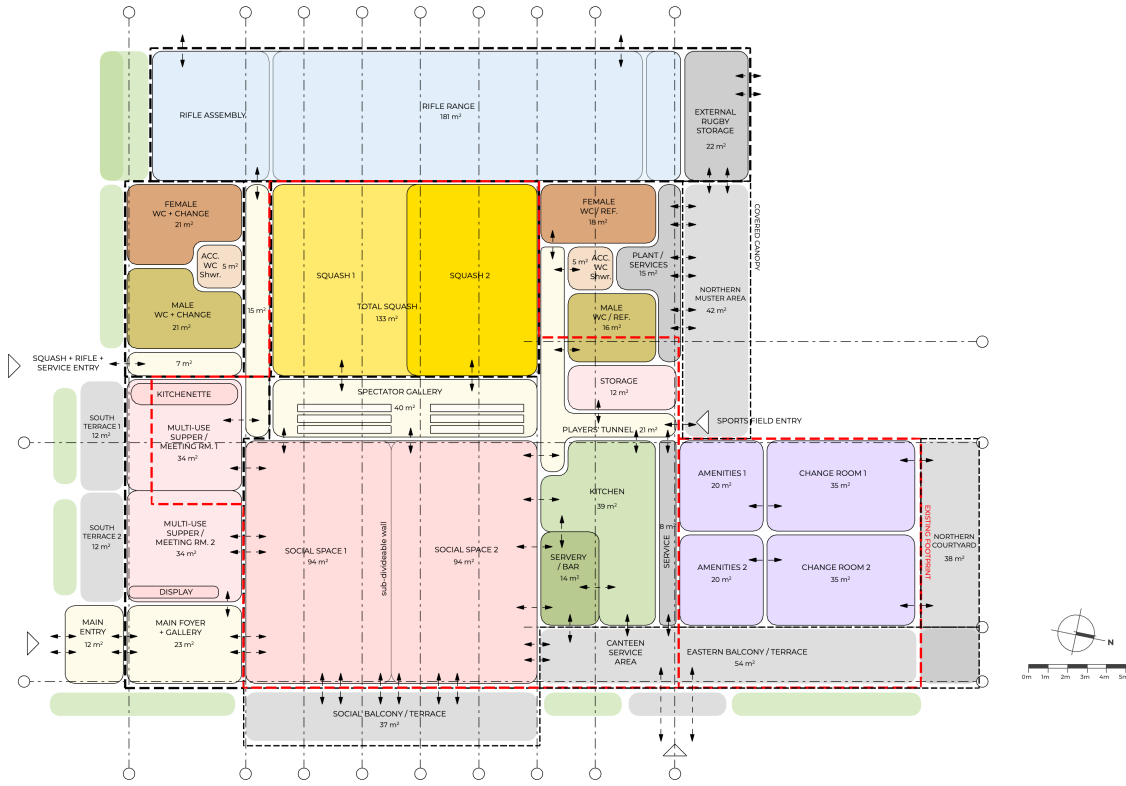
Option 1a.



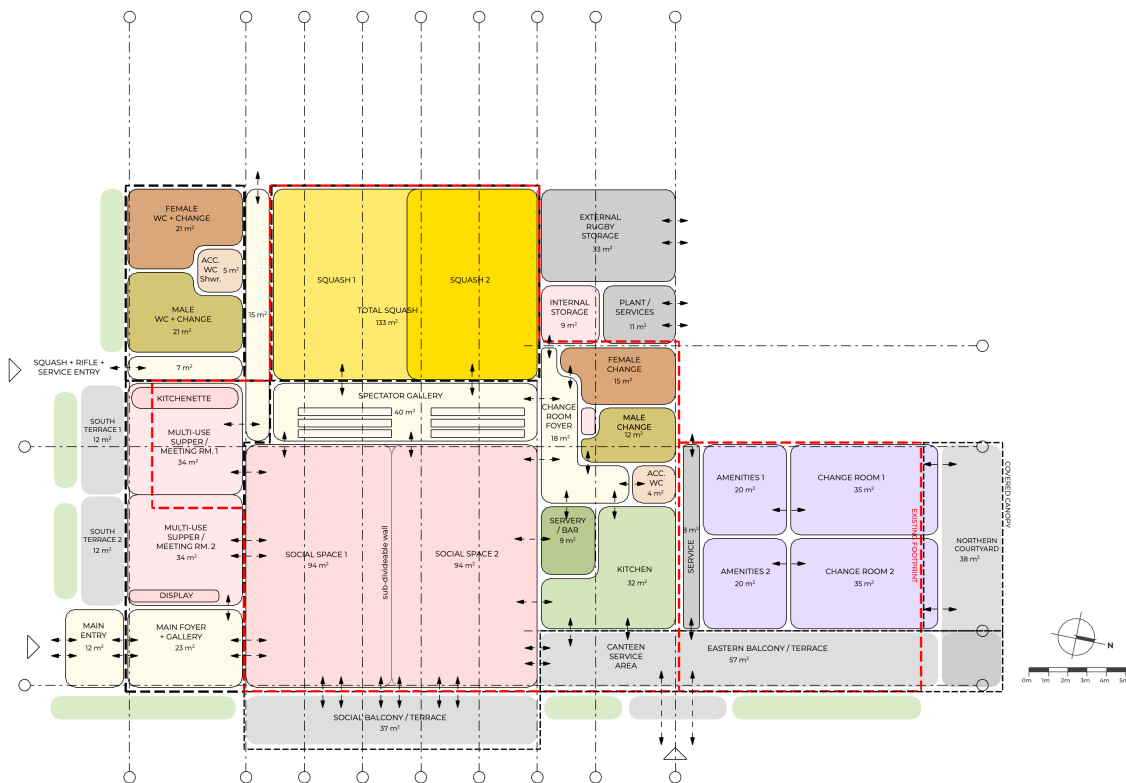
Option 2.



Option 3.



Option 3A.



Option 4

