

WE'RE **HALL** IN THIS TOGETHER

Questions & Answers

Questions about Earthquake Strengthening

Question: If the toilet block at the Hawarden Community War Memorial Hall is replaced, what, earthquake strengthening percentage does it need to meet? Could the hall remain at 40% New Building Standard and not need strengthening or does the toilet block replacement trigger a higher percentage on the hall?

Answer: Any new building work would need to be built to 100% of the current Building Code. Yes, the hall could remain at 40% new building standard, and no, the new toilet block replacement would not trigger a higher new building standard percentage.

Any new work may require an upgrade to the whole building around accessible facilities and means of escape from fire.

Question: Waikari Memorial Hall and Hawarden Community War Memorial Hall are Earthquake Prone Buildings, is this because of earthquake damage or is it the structural elements?

Answer: They are earthquake prone because the structural elements don't come up to scratch as identified in the Detailed Seismic Assessment. The halls also have some minor earthquake damage; however, this has nothing to do with the NBS percentage.

Question: What part of halls are Earthquake Prone? Structural or foundations or a combination?

Answer: Hawarden Community War Memorial Hall - Structural. Main reasons are that the unreinforced masonry in the toilet block not meeting earthquake prone threshold.

Waikari Memorial Hall - Structural. Main reasons are that the bracing in the roof and walls not meeting earthquake prone threshold.

Hawarden RSA Hall – Not earthquake prone.

Question: Can the Community chose to strengthen the halls to a higher percentage of the new building standard?

Answer: Yes. For example, the Hanmer Springs Community Board chose to bring the Hanmer Springs Hall up to 100% of the New Building Standard and the community were willing to fund that through amenity rates.

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Question: If we don't strengthen the halls to IL4 of the New Building Code (ie sector post for a natural disaster), what do we use when we have a large earthquake? What if there are no buildings standing?

Answer: The cost to build to IL4 may be significantly higher than building to IL2 and the difference in price could be investigated. Getting two different prices is likely to be more costly. In the event of a large natural disaster, the Council/Community would use the best available building standing. If no buildings are left standing, other resources or tents would be used.

Question: Why can't we build one strong building that will definitely stand during a natural disaster, that includes accommodation and offices.

Answer: The Community can choose to build a building stronger than what is required by the New Zealand Building Code. There is an increased cost to do this and there is still no guarantee the building would be standing after a disaster.

Question: If the halls are only brought up to 34% of the New Building Standard can future alterations be made?

Answer: Yes, future alterations can be made. For example, a new bathroom built onto the end of a hall would have to be 100% of the New Building Standard but the rest of the hall could remain at 34% of New Building Standard.

Question: Balcairn Hall – Was a scruffy, rundown hall that has been done up and very well used has it been earthquake strengthened?

Answer: This hall is timber framing, so it did not fit the criteria to be assessed as being Earthquake Prone.

Question: Can the Hawarden Community War Memorial Hall and Waikari War Memorial Hall need be brought up to IL4 standard for Civil Defence emergencies?

Answer: In an actual emergency the Council will use any building which is available and undamaged, as long as it has been assessed as safe to use.

The District requires at least one building to be used as an Emergency Operations Centre (EOC) building and the Hurunui Memorial Library in Amberley has been verified as safe to use after an emergency.

Question: Can we obtain another Engineering Assessment on each of the halls that are earthquake prone?

Answer: The best course of action is for the Community to decide what is the best option going forward, and then if it is to strengthen the earthquake prone halls and the

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Community consider it necessary to obtain a second opinion, this could be acquired at approximately \$8,000 per hall.

Question: What reinforcing is required in the Waikari Hall? How thick are the concrete walls? Before we go spending money on paint and maintenance to value identified in the document.

Answer: Engineering reports are available to read on the Council Website. When engineers did the Detailed Site Assessment (DSA), the brief was to look at the percentage building came up to in accordance with the New Building Standard (NBS). If they were below 34% NBS they were deemed EQ Prone. Waikari Hall is 20% NBS. The main area of concern is the main hall where the columns are, the recommendation is to put steel reinforcing into them. Not a huge amount of work but it is fairly costly. This is just strengthening and not damage repair. At this stage it meets the Government requirements.

Questions about Maintenance Plans

Question: Who did the estimated costs for the maintenance plans and how did they get to those figures?

Answer: A Council Property Officer that has 38 years' experience as a builder and previously owned his own building company carried out the condition inspections and drafted the maintenance plans. Quantities were based on square metre rates across the industry with comparable buildings as a basis for the maintenance.

Question: Can Council Officers look at costs of over 100 years for maintenance, whole of life costs going forward?

Answer: *We can put parameters of whole of life costs around these halls, however it is hard to do with such increasing costs. We could do an indicative 20-30 year budget.*

Questions about Insurance

Question: Are the Halls insured?

Answer: Yes, the halls are insured, but they do not have earthquake cover. The additional costs to add insurance cover for earthquake/natural disasters is estimated to be:

Hawarden Community War Memorial Hall - \$5,829.79

Waikari War Memorial Hall - \$5,241.39

Hawarden RSA Hall - \$947.73

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Question: There are estimated costs shown on the fact sheet to ratepayers for maintenance and renovations. Is there any double accounting? Are they absolute new figures?

Answer: No there is not double accounting. Yes, they are new costs that have not been budgeted before in the Long-Term Plan.

Questions about Asbestos

Question: Do the halls contain Asbestos?

Answer: Yes, details of where asbestos is contained in the Waikari Memorial Hall and Hawarden Community War Memorial Hall is in the table below. Hawarden RSA Hall has not been tested but Council Officers assume it would contain asbestos in the switchboard and lino backing.

Name of Hall	Floor	Location	Details of ACM
Waikari Memorial Hall	Ground Floor	Ticket Room	Inaccessible area presumed to contain asbestos
Waikari Memorial Hall	Ground Floor	Side Hall (2), Main Hall (1), sides of Stage (2), Ticket Office (1)	Switchboard backings
Waikari Memorial Hall	Ground Floor	Side Hall	Textured coating on ceiling.
Waikari Memorial Hall	Ground Floor	Room left of front entry	Textured coating on ceiling.
Waikari Memorial Hall	Ground Floor	Room at north end of side hall	Textured coating on ceiling.
Waikari Memorial Hall Unused Toilets	-	-	Assume asbestos present
Hawarden Community War Memorial Hall	Roof Void	Roof Void	Inaccessible area presumed to contain asbestos
Hawarden Community War Memorial Hall	Z-Sub Level 1	Sub Floor	Inaccessible area presumed to contain asbestos
Hawarden Community War Memorial Hall	Ground Floor	Kitchen	Hot water cylinder (1980) in cupboards below kitchen sinks.
Hawarden Community War Memorial Hall	External	Exterior	Cement cladding on exterior of building
Hawarden Community War Memorial Hall	External	Kitchen	Cement cladding on kitchen west wall and one ceiling panel. One panel on south kitchen wall.

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Hawarden Community War Memorial Hall	Ground Floor	Room 1	Fuse board backing and flash guards on east wall.
Hawarden Community War Memorial Hall	Ground Floor	Room 3	Vinyl floor covering on floor.
Hawarden Community War Memorial Hall	Ground Floor	Hall 1	Light switch box along interior hall walls
Hawarden Community War Memorial Hall	Ground Floor	Room 3	Fuse board backing and flash guards on Room 3 west wall.
Hawarden Community War Memorial Hall	Ground Floor	Storage 2	Fuse board backing and flash guards in storage 2 cupboard
Hawarden Community War Memorial Hall	External	Exterior	Electrical insulators on east external wall
Hawarden Community War Memorial Hall	Ground Floor	Storage 2	Vinyl floor covering on storage 2 floor.

Questions about Building Consents

Question: What are the number of building consents in Waikari verse Hawarden?

Answer: From 2017-present:

Hawarden area – 12 dwelling consents with a value of \$2.6 million

Waikari area – 10 dwelling consents also with a value of \$2.6 million

Question: 100 meters from the Waikari Memorial Hall is a fault line. Do engineers factor this in with seismic assessments?

Answer: Yes. Any building work consented would take into account the risk of the fault line. In the earthquake strengthening reports for each hall, the engineers have taken any fault lines into account.

Questions about Finances/costing/budgets

Question: Could the money rated for Earthquake Strengthening be used on a new build?

Answer: The CEO is confident the Council would support the money been used on a new build if the Community decided not to strengthen some or both the halls.

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Question: If the earthquake strengthening for the halls comes in more than the estimated amount would all the funding come from the district wide earthquake fund?

Answer: Yes, it would. However, Council in most cases would be looking to obtain external funding from places such as the Lottery Grant Board.

Question: What is the cost to replicate the halls

Answer: Based on current commercial build figures of \$5,000 - \$6,000 plus GST per square metre:

Hawarden Community War Memorial Hall - \$2.6 - \$3.2 million plus GST (520 m2)

Waikari War Memorial Hall - \$2.1 - \$2.6 million plus GST (420 m2)

Hawarden RSA Hall - \$450 - \$540 thousand plus GST (90 m2)

Question: Cost to build a new building?

Answer: Based on current commercial build figures of \$5,000 - \$6,000 plus GST per square metre. This is based on pricing obtained from similar building types from both within the district and outside the district.

Grants and funding are more easily obtained for new builds through agencies such as the Lottery Grant Board.

Question: How much would it cost to better insulate the halls?

Answer: Due to the construction of the halls, to install insulation would be costly as wall linings and ceiling linings would need to be removed. The Hawarden Community War Memorial Hall and Hawarden RSA Hall would be the most feasible and cost effective, in particular the ceilings, as these are accessible.

Hawarden Community War Memorial Hall and Hawarden RSA Hall (ceilings only) - \$10,000 - \$15,000 plus GST. The Waikari War Memorial Hall was not included in these estimates as the linings would need to be removed to enable the insulation to be installed.

Question: Why is there such a large contingency on the costings?

Answer: There is a high degree of uncertainty currently and it is intended to take account of that. Once decisions are made and designs are provided it is expected that the contingency will be reduced to a normal level. Some of current thinking takes account for timber going up by 40% in a week. Building costs, overall are running at a 15%-20% increase.

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Question: Where does the money (budget) come from to carry out any of these proposals and does the Council have a budget to carry out initial investigation works.

Answer: Any renovations to the halls, extensions to existing buildings or a new build would be funded by the local Hurunui rates, i.e., Hawarden, Waikari and Medbury areas. Depending on the Communities' preferred option going forward, funding could be applied for from external parties (no guarantee on any funding).

No budget has been set to investigate any ideas. The Hurunui Community Committee will pick some options for Council Officers to investigate based on the feedback/ideas provided by the community.

Question: How much funding can we get for a new build from external parties?

Answer: Council has had some success recently with securing up to 50%, funding couldn't be sought until formal options have been established.

Question: What would be the cost to install heat pumps in the halls?

Answer: To install hi-wall heat pumps:

Waikari War Memorial Hall - \$30,000 plus GST

Hawarden Community War Memorial Hall - \$30,000 plus GST

Hawarden RSA Hall - \$7,000 plus GST

Question: If the Community is prepared to spend a large amount of money on an upgrade or a new build, will Council support this?

Answer: Community will determine the priority of spend, it comes down to the Community's decision. The costs outlined in the fact sheet are funded in two lots. Earthquake strengthening is funded by a district wide rate (with Council approval this money possibly can be used elsewhere in the Community, if the Community decide they don't want to strengthen the halls). Maintenance, upgrades and new builds would be funded from amenity rates (i.e., local Hawarden/Waikari rating area).

Question: If the Hawarden RSA Hall were to be sold, would the money be available for Community use?

Answer: The Hawarden RSA Hall is located on Local Purpose Reserve, therefore, to sell the land the reserve status would need to be revoked. Depending on how Council acquired land will determine what profit (if any) the Council get if the land is sold. Any profit of the sale will be funded back in the Community.

Question: What is the income from each hall over recent years?

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Answer: The Hall incomes are listed below by financial year (1st July to 30th June):

Financial Year	16/17	17/18	18/19	19/20	20/21	21/22
Waikari Memorial Hall	\$1391	\$993.99	\$2375.05	\$913.1	\$843.53	\$895.69
Hawarden Community War Memorial Hall		\$2709.31	\$2066.88	\$1455.26	\$1371.74	\$1026.58
Hawarden RSA Hall	\$250	\$250	\$250	\$250	\$287.5	\$287.5

Question: Is Council required to get a number of quotes prior to accepting a price for any proposed work?

Answer: Any purchases that Council Officers make, must be in accordance with the Procurement Policy which outlines among other things:

- Purchases \$9,999 and under – Direct purchase from supplier (preferred supplier where possible),
- Purchases \$10,000 to \$49,999 – Purchase directly from a preferred supplier or, obtain a minimum of three written quotes,
- Purchases \$50,000 to \$199,999 – Obtain a minimum of three written quotes from preferred suppliers,
- Purchases \$200,000 and above – Purchase via open tender.

Procurement Policy:

https://www.hurunui.govt.nz/repository/libraries/id:23wyoavbi17q9ssstcjd/hierarchy/Support_Services/Policies/Council/Procurement%20Policy%20-%20Updated%2021%20August%202019.pdf

Questions about altering or using other Community Buildings

Please note: at this stage no formal discussions have taken place with the membership of these clubs.

Question: Could the Waikari Bowling Green be done up to accommodate the community's needs?

Answer: Council owns the land, but the building is privately owned by the Bowling Club. If the Bowling Club were interested in sharing the facility with the Community a legal document would be drawn up to outline the shared use and who the maintenance costs etc would sit with.

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Question: If the Waikari Bowling Club Rooms was an option to have as a shared facility, what would be the cost to raise the ceiling up?

Answer: To obtain a price to raise the ceiling in the Waikari Bowling Club Rooms Council Officers would need to obtain the services of a structural engineer to see if this is possible. Council Officers recommend that a price to raise the roof not be obtained until the Community decide that this is an option that they strongly want to investigate.

Question: Are the Hawarden Rugby Clubrooms and Squash Courts Earthquake Prone?

Answer: The Hawarden Rugby Clubrooms had a Detailed Engineer Evaluation and Detailed Seismic Assessment in 2019 stating the building was 50% New Building Standard (NBS). The building is not Earthquake prone.

Question: Is it a viable option to extend the rugby and squash club rooms at the Hawarden Domain?

Answer: Council owns the land, but the building is in shared ownership. The kitchen is owned by the Council, the rugby clubrooms are owned by the Hawarden Rugby Club and the squash courts are owned by the Hawarden Squash Club.

If the Clubs were interested in having a shared facility with the Community a legal document would be drawn up to outline the shared use and who the maintenance costs etc would sit with.

A Council Officer has viewed the current building and considers it a suitable building to extend if this is an option the Community want Council Officers to investigate further.

Question: With a refit will the halls still look the same?

Answer: Yes, structure will remain the same.

Demolition

Question: If a hall is demolished could the demolition material go to the Waikari Limeworks?

Answer: The Waikari Limeworks Site is no longer dump, so nothing can be dumped at the site. Demolition material would need to be recycled as much as possible, contaminated demolition material would go to Kate Valley Landfill, for example building materials which has been painted with lead paint.

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

Answer: A lot of Memorabilia would be kept. Where possible we would prioritise sustainability and recycle as much material as possible, depending how this is undertaken this could increase or reduce costs. Costs are based off all demolition material going to landfill (worst case scenario).

Question: What is the cost to demolish each hall?

Answer: Demolition Pricing –

- Hawarden – \$70-75k Asbestos – 15k
- Waikari - \$65-70k Asbestos – 10k
- Hawarden – \$20-25k – Small amount included in demo

Question on the Electrical Condition in each Hall

Question: What is the condition of the wiring in each hall?

Answer: Council Officers engaged an electrical contractor to look at all three halls. As would be expected all three halls contain old style wiring, of varying conditions. The recommendation from the contractor is that the switchboard and wiring is replaced. There are items that require immediate attention, such as the main feed to both halls in Hawarden which had crumbling insulation to the wiring, which gives a good indication to the condition of the remaining wiring as well. Mainpower have been contracted to undertake this work. There is some other work that in the interim needs to be completed to make the electrical system safer, but in the long term, it is recommended that all three buildings are rewired.

- Hawarden Community War Memorial Hall - \$30,000 - \$35,000
- Waikari War Memorial Hall - \$50,000 - \$60,000
- Hawarden RSA Hall - \$7,500 - \$10,000

Questions on ventilation for rifle range in the Hawarden Community War Memorial Hall?

Question: What are the ventilation requirements for an indoor rifle range?

Answer: As this is a relatively new requirement there is little information around what is required. The New Zealand Police Shooting Range Manual only mentions new shooting ranges, the principles probably still apply. The New Zealand Police Shooting Range checklist mentions 'suitable ventilation' but does not quantify what this is.

There is a secondary part of inspection checklist which mentions cleaning of surfaces in the firing area. This is an area which does require a cleaning procedure in place.

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Questions about new Camp building at Waikari Recreation Reserve

Question: What is happening with the new campground building at the Waikari Recreation Reserve?

Answer: Currently reviewing quotes for the refurbishment of the relocatable building to be used as a camping amenity building.

The new campground building will have common/gathering room (can be made separate to camp area). It will be available to book for a meeting room.

Process

Question: What is the process after these meetings, and will there be any more meetings?

Answer: The Community now shapes the process going on after this. The Hurunui Community Committee hopes themes will emerge so they can look at a number for options for the Community to make a more informed decision.

Rsa Hall

Question: How did Council obtain the Hawarden RSA Hall site?

Answer: Council Officers can research how the land was obtained by Council if the Community want that. There is a bit of research involved to find out how the land was obtained, so it needs to be a serious option considered as costs would be involved looking into it, getting it verified from LINZ and DOC and legal services etc.

Question: Is it a democratic process?

Answer: Yes, insofar as the community has the ability to voice their view and the local community group will consider those and recommend to Council [your democratically elected officials] the communities' desires.

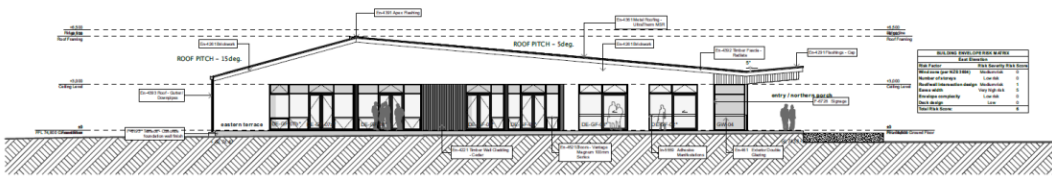
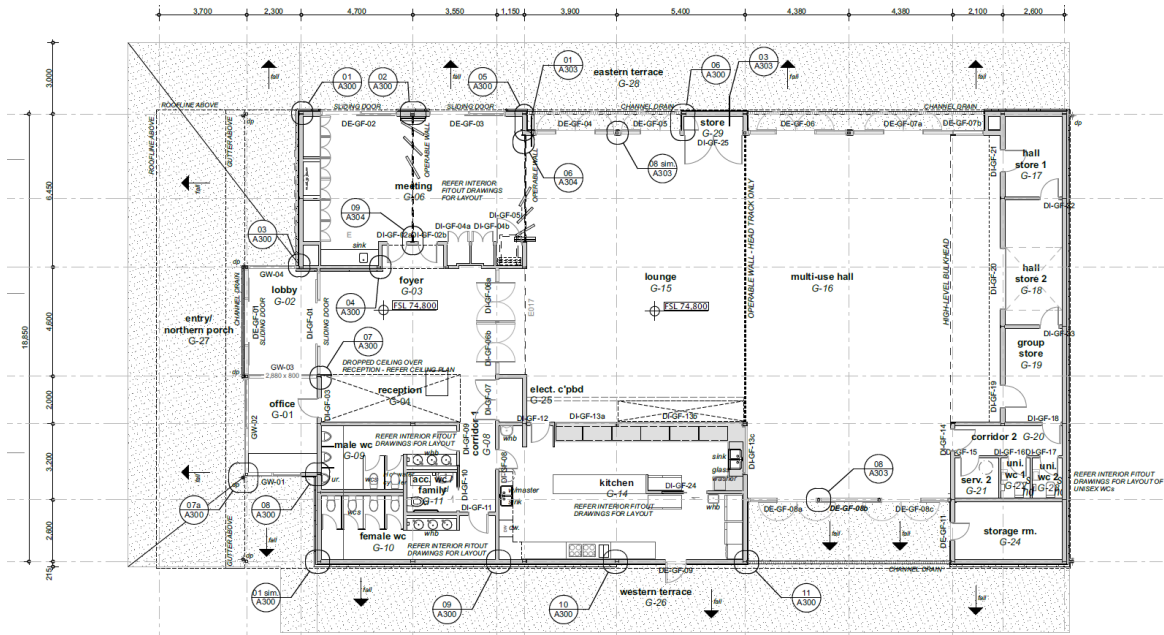
Example of New Build

Raised: Look at the Waihora and Dunsandel new community centres as examples.

Waihora: Council Officers had a look at the floor plan and considered it unlikely that it would be the scale of building the Community would require. However can obtain a copy of the floor plan if the Community want it.

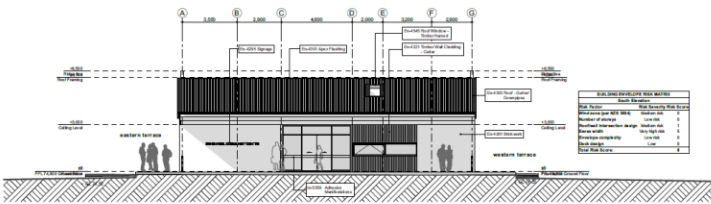
Dunsandel: Built in the 2016/17 financial year at a total build cost of \$3.8 million (\$5,282.79 per m²). The building is 719.316 m².

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EAST ELEVATION
1:100 @ A1

Selwyn District Council
Approved Building Consent Document
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NORTH ELEVATION
1:100 @ A1

- Notes**
- 44.1001: Refer to the following notes for details of the cladding system. The cladding system is a composite system consisting of a substrate, insulation, and cladding. The cladding is a composite system consisting of a substrate, insulation, and cladding. The cladding is a composite system consisting of a substrate, insulation, and cladding.
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Cladding System Design Summary & Compliance

Substrate: 100mm concrete slab with 10mm render.

Insulation: 100mm rigid insulation.

Cladding: 100mm composite cladding system.

Notes: The cladding system is a composite system consisting of a substrate, insulation, and cladding. The cladding is a composite system consisting of a substrate, insulation, and cladding.



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SEEN ISSUE
Durandell Community Centre
Selwyn District Council
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