

WE'RE **HALL** IN THIS TOGETHER

Future of the Halls Public Meeting

19 October 2022 at Hawarden Community War Memorial Hall – 7:00pm

NOTE: These are meeting notes and not formal minutes

Names have been removed for confidentiality purposes

Attendee: Who estimated these costs?

Council Officer: Costs quantified using square metre rates across the industry with comparable buildings as a basis (for the maintenance costs).

Attendee: Believes earthquake strengthening costs are a lot less than the realistic amount.

Council Officers to Research: Revisit earthquake strengthening cost estimates.

Attendee: Are the halls insured?

CEO: No, Council made this decision due to the rise in costs (rose from around \$1,000 to around \$7,000 following the earthquakes).

Mayor Black: Decision to get the halls insured ultimately sits with Community.

Council Officers to Research: Find out insurance costs for each hall and compare what impact these will have on total costs.

Attendee: Are the earthquake prone buildings damaged or is it just the structural elements that need strengthening?

Council Officer: The Detailed Seismic Assessment (DSA) states – under guidelines from the Ministry of Business, Innovation and Employment (MBIE), the halls have structural issues more than damages.

Attendee: What part of building is earthquake prone? Structure or foundations? Or is it a combination of both?

Council Officer – It is the structure. The bracing in roofs and walls. Future more, the concrete block part at the Waikari War Memorial Hall is damaged where different parts of the blockwork have separated.

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Attendee: Are you sure that with the 'estimated additional costs to ratepayers' that there has been no double accounting? Are they absolute new figures?

Council Officer – Yes, they are new costs that have not been budgeted before in the Long-Term Plan (LTP).

Attendee: What is the rough estimate which each halls income is per year?

Council Officer: Refers to document where it has been recorded.

Waikari Advisory Group Representative: Numbers were affected due to Covid.

Council Officers to Research: pre-Covid estimates of each halls income per year.

Hawarden Advisory Group Representative: Flowtopia (annual event) income at the Hawarden Community War Memorial Hall is around \$1,400 for the week it is held for.

Attendee: If Community is prepared to spend money on a preferred option, will Council do this?

Mayor Black: Community will determine priority of spend, needs to come down to the community's decision.

CEO: Money is pooled in two lots. Earthquake strengthening is District-wide rates (this money can potentially be used elsewhere if the community decide they don't want to strengthen) and maintenance is funded from Community rates.

Attendee: Instead of upgrading each building, Council should be looking at alternatives.

Attendee: The United Rugby/Squash Clubrooms in Hawarden could be extended to create a fit-for-purpose Community building. Could we approach the United Rugby/Squash Clubrooms to find out their annual estimated income?

Attendee: There has been discussions around the Rugby and Squash Clubs adjoining clubs. Could be upgraded and improved. Bring in more sports and create a sports hub and a community hub and could create conference and meeting rooms, more tournaments in the future more attractive for more community events. Early stages of discussion though, there is nothing set in stone yet.

Attendee: Further to previous comment, Waihora & Dunsandel could be used as an example of a sports and community hub as they always have meetings and conferences, look at these examples before making decisions.

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Potential Option: Extend the United Rugby/Squash Clubrooms in Hawarden and upgrade the facilities to create a community centre.

Attendee: If the Hawarden RSA Hall is sold, is the money used for community use?

Council Officer: The building is located on a Local Purpose Reserve. Therefore, to sell the land, the reserve status needs to be revoked. Depending on how Council acquired the land will determine what revenue the Council get if the land is sold.

CEO: Any profit made from the sale must be funded back in the Community.

Attendee: Why are we paying for Canterbury Museum in our rates?

CEO: We are required to pay for the museum by legislation.

Attendee: The Balcairn Hall is an example of a scruffy rundown hall that has been done up and is very well used now. Has it been earthquake strengthened?

Council Officers to research: Has the Balcairn Hall been earthquake strengthened?

Potential Option: Strengthen and renovate current halls.

Attendee: I am more in favour of the existing buildings being done up than building new. Usually, you get two or three different quotes normally, do Council do the same?

Council Officer: Council has a Procurement Policy for when to obtain multiple different quotes.

Painting Circle Group Representative: Uses the Hawarden War Memorial Community Hall. For history's sake look after these halls, the community are emotionally connected to the halls, and it will affect community further if they are taken away.

Attendee: The Waipara Hall strengthening has begun, has their community already gone through this process?

Mayor Black: Yes, they have tapped into this funding, this funding was ceased in 2019, but started again since and the Waipara community have used that.

Attendee: The Medbury Hall is not very accommodating for children and is not warm.

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Attendee: The Toy library is a wellbeing service and counselling service. Think about future i.e., 20 years' time. Look into why these halls were built, to gather large amount of people? Do homes accommodate this now?

Attendee: Do we need two halls?

Potential Option: Do up the Waikari Bowling Clubrooms as an alternative.

Attendee: As there are two townships (Hawarden & Waikari), it makes decision difficult.

Potential Option: Bigger Hall at the United Rugby/Squash Clubrooms in Hawarden and a smaller purpose-built building in Waikari that is modern and fit for meetings.

Potential Option: Sell Waikari War Memorial Hall as it is on Freehold Title, demolish the Hawarden Community War Memorial Hall and rebuild on that site in Hawarden.

Council Officers to Research: Are the United Rugby/Squash Clubrooms in Hawarden earthquake prone?

Council Officers to Research: Cost to bring the Waikari Bowling Clubrooms up to standard (i.e., raise the ceiling up). Note: Council owns the land, but the building is privately owned.

Council Officers to Research: Number of Building Consents in Hawarden vs. Waikari.

Attendee: Would earthquake strengthening money be used on a new building?

CEO: Confident they could be used on new buildings if they decided not to strengthen others.

Attendee: If we are renovating both and decide to earthquake strengthen more than the required minimum 34% New Building Standard (NBS) would it come from that fund still?

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CEO: Yes, it would. Can apply for external funding like lotteries for strengthening. An example Waiau Hall and Scargill Hall.

Attendee: What is happening with the new building at the Waikari Reserve?

Waikari Advisory Group Representative: Will have a common/gathering room (can be made separate to camp area), public building will be the intended use of that building. A Resource Consent is currently underway.

Attendee: Would we look at getting another engineering assessment?

CEO: Would rather do something (i.e., start strengthening) than get another engineering report.

Cr Armstrong: Seismic assessment documents are available to look at.

Council Officers to Research: Calculate square metre cost to replicate the same buildings.

Attendee: Need a facility that the community can use (fit-for-purpose). We need to think of the costs in terms of monetary cost as well as the value added to the community. Extension for a hub cost? New build costs? Are community prepared to pay for a new facility? What are the comparisons for ratepayers?

CEO: It is easier to attract funding for new build, we can investigate how much we can get chipped in from lotteries.

Attendee: The Waikari Medical Centre was supposed to be paid off in 20 years, yet is still being paid off, what are the ongoing costs?

Mayor Black: Repairs and maintenance outside of budgeted works will still need to be paid going forward.

Council Officers to Research: Costings for better insulation in all the halls.

Attendee: The Waikari Bowling Clubrooms were very cold and since has had heat pumps installed which has made it very warm, good for smaller meetings.

Council Officer: Prices for new radiant heaters are included for all the halls.

Council Officers to Research: Costings for heat pumps to go into the halls.

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Attendee: Can we strengthen these buildings so they can be used for Civil Defence purposes?

CEO: Pragmatic approach and Council can't apply for more funding if going for IL4 to become an Emergency Operations Centre (EOC).

Attendee: Cost of demolition and who covers this cost?

CEO: It would be a whole collaborative cost.

Attendee: If the Waikari War Memorial Hall is demolished, would the rubble go into the Waikari Limeworks?

CEO: We would recycle as much as possible, dirty waste to Kate Valley (i.e. lead paint). There would need to be a testing process.

Attendee: With an internal refit, will it still look the same?

Council Officer: Structure will remain the same. Note: Floor sanding is starting to get thin. Just a repaint won't make it look like a brand-new building but will make it a lot safer.

CEO: Bringing building up to 34% New Building Standard (NBS), Community has the choice to go to a larger amount. Hanmer Springs chose to go up to 100% and were willing to fund that.

Attendee: Is there any asbestos in these halls?

Council Officer: There is an asbestos register. The Waikari War Memorial Hall meter boards have asbestos. The removal of this asbestos will add to the total costs of demolishing buildings.

Attendee: If building is bought to 34% NBS can you make future alterations?

Council Officers: You can make an alteration, but that alteration will have to be to 100% NBS. I.e., a new bathroom would have to be 100% but not the total building.