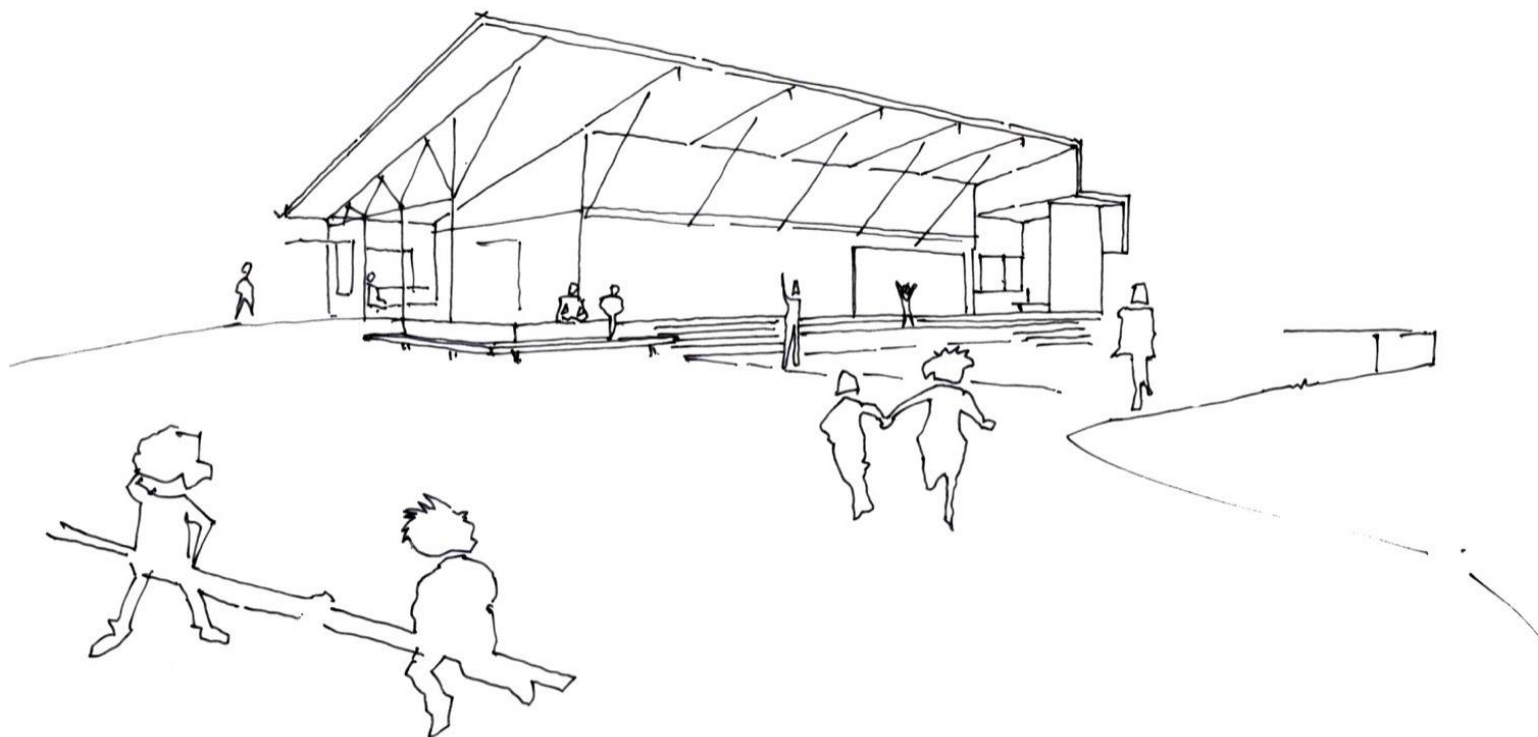


HALL'S WELL THAT ENDS WELL



**CHEVIOT COMMUNITY
FEEDBACK DOCUMENT
2024**

*We want to hear from our
community*



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About this Feedback Document

This feedback document is part of the process to make more informed decisions regarding the future use of the Parnassus Hall, Spotswood Hall, and the Old Scout Den/Courthouse, all located within the Cheviot area.



Why specifically these buildings?

Recent condition inspections on all three buildings unveiled major remediation work is needed within each, as well as identifying the ongoing maintenance to keep the building in a desirable condition. As these buildings are all considered halls that can be used as multi-purpose collaborative spaces, they have been highlighted. This is an additional cost to the Long-Term Plan (LTP) that is currently out for consultation, and the costs within this feedback document should be considered in conjunction with all the LTP costs.

Why does this matter to me?

This is important to you because the halls are located on reserve land, which is amenity funded, therefore any costs of upgrades and ongoing maintenance is funded through your Cheviot amenity rates.

HOW

How can I make a difference?

Along with this feedback document, there will be a survey where you can provide your feedback on the potential future of each building. This will be available online on the Hurunui District Council website or in paper form at the Cheviot Service Centre.

How can I voice my opinion?

A public meeting will take place on Monday 15 April, 6:30pm at the Cheviot Knox Community Centre, 13 Reeves Street, Cheviot. This will give you the opportunity to meet with other like-minded individuals who wish to have their say and make a difference towards the future of the buildings.

Aerial Ratings Maps

Below within the turquoise bordered area is the ratings area for the Cheviot community who will be contributing rates towards the funding of these mentioned buildings.



Parnassus Hall



Parnassus Hall was built in the 1960s. Located at 82 Sisters Road on recreation reserve land, it was well used by the adjacent school until its closure in 2008. The hall was built to Ministry of Education standards of steel portal construction with solid materials.

Parnassus Hall had a Detailed Seismic Assessment conducted on the building in late 2021 which gave the overall building a New Building Standard (NBS) rating of 40%, therefore it is not considered earthquake prone.

A building between 34% NBS and 67% NBS is considered an earthquake risk and has a life safety risk 5-10 times higher than a new building built to 100% NBS. Any building under 34% is considered earthquake prone.

The hall does not get any regular weekly use.

Currently \$1,788 from the Cheviot Amenity Rates is being paid to maintain this building.

A local group has received interest to use the hall on a regular basis by two entities. The local group believes that they have found potential sponsors to undertake much of the maintenance work that is required.

The local group also believes all the halls and the Toy Library in the District are important assets for the wellbeing of the community. "It is in everyone's interests that a way forward is found to ensure all are kept. Once gone they will never be replaced."

Estimated Initial Repairs Costs (GST Exclusive): \$169,250

| Renovations Required | Estimated Renovation Costs (GST Exclusive) |
|----------------------------------|---|
| Roof Repair & Paint | \$32,000 |
| Exterior Cladding Repair & Paint | \$17,000 |
| Bathroom Refit | \$10,000 |
| Kitchen Refit | \$15,000 |
| Flooring Renovations | \$10,500 |
| Windows & Door Repairs & Paint | \$34,500 |
| Interior Paint | \$15,000 |
| Other Various Maintenance | \$1,400 |
| Total | \$135,400 |
| Plus, Contingency (25%) | \$169,250 |

Estimated Ongoing Annual Maintenance Cost (GST Exclusive): \$5,093.75

Ongoing annual maintenance is the expected maintenance that the building will need over the next 20 years if the renovations go ahead. The cost itself is averaged out over this 20-year period and with a 25% contingency cost added. The work includes, but is not limited to; annual gutter cleaning, external repaint (every eight years) & internal repaint (every eight years).

Costs Increase

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

Spotswood Hall



Built in 1910 and located at 6 Waiau East Road, the Spotswood Hall sits on recreation reserve land which is currently used for grazing purposes.

As a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands declared the reserve to be classified as a reserve for recreation purposes on the 7th day of November 1980.

The Spotswood Hall had a Detailed Seismic Assessment conducted on the building in 2019 which gave the overall building a New Building Standard (NBS) rating of 60%, therefore it is not considered earthquake prone.

A building between 34% NBS and 67% NBS is considered an earthquake risk and has a life safety risk 5-10 times higher than a new building built to 100% NBS. Any building under 34% is considered earthquake prone.

The facilities that the Spotswood Hall contains are two fireplaces, lounge, dance hall with stage, supper room, kitchen (with oven and fridge), limited seating (chairs and platform), male and female toilets and a double tennis court.

Currently there are no funds from the Cheviot Amenity Rates being paid to maintain this building or the adjoining reserve. The Hall Advisory Group runs sheep and takes bailage from the reserve which in turn funds the day to day running of the hall.

The Cheviot Community Committee recently approved funding of \$35,000 to undertake a full roof replacement. This work is yet to be undertaken.

Estimated Initial Repairs Costs (GST Exclusive): \$200,875

| Renovations Required | Estimated Renovation Costs (GST Exclusive) |
|----------------------------------|---|
| Roof Repair & Paint | \$50,300 |
| Exterior Cladding Repair & Paint | \$15,750 |
| Bathroom Refit | \$80,000 |
| Flooring Repairs | \$1,000 |
| Windows & Door Repairs | \$1,000 |
| Interior Repairs & Paint | \$12,000 |
| Other Various Maintenance | \$650 |
| Total | \$160,700 |
| Plus, Contingency (25%) | \$200,875 |

Estimated Ongoing Annual Maintenance Cost (GST Exclusive): \$4,509.38

Ongoing annual maintenance is the expected maintenance that the building will need over the next 20 years if the renovations go ahead. The cost itself is averaged out over this 20-year period and with a 25% contingency cost added. The work includes, but is not limited to; annual gutter cleaning, external repaint (every eight years) & internal repaint (every eight years).

Costs Increase

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

Old Scout Den



The Courthouse and the Scout Den are both historical buildings. The courthouse was moved to Hutchinson Street from its original site on Seddon Street in the late 1960's. The adjoining Scout Den was then built by the community shortly after.

In 1999 the building and land were vested to Council for recreation purposes and used by the Cheviot Scout Group right up until 2015.

The Cheviot Toy Library has leased the old Scout Den building for the last seven years. The rental is a peppercorn rental of \$1.00. In return, the Cheviot Toy Library committee has to maintain the interior of the Scout Den and a section of grounds at its own cost.

The Council's responsibilities were to keep the building weatherproof, and undertake any repairs, upgrades or refurbishments to the interior would be the responsibility of the Cheviot Toy Library.

Currently there are no funds from the Cheviot Amenity Rates being paid to maintain these buildings.

Council Officers received these comments from a representative of the Cheviot Toy Library:

"The buildings both have historical meaning and value for many members of the Cheviot community including previous Scouts, Scout Masters, and all the local community elders who were involved with the Cheviot Court. We would like to see these buildings preserved for future use".

“The Cheviot Toy Library has been providing a quality service to the community for over 20 years. Giving caregivers, parents, and grandparents access to a wide range of fun and educational toys for their families to use. It is an environmentally smart resource that is valuable in this age of reduce, reuse, recycle, by reducing the amount of plastic entering our landfills”.

“The Toy Library enables our local families to connect with each other and gives children the opportunity to build stronger and healthier relationships that benefit the community”.

“The Toy Library wishes to remain at the Scout Den as it is in an optimum location. The Scout den is a secure and watertight space for us to store, display and hire out our toys from. As there is no other available space for us to move to, without the Scout den the Cheviot Toy Library will be forced to close”.

“We are aware the upgrades are of a significant nature, however that they are essential to ensure future generations can use these public spaces for years to come”.

“The land the buildings stand on is currently getting a big tidy up as the Jed River catchment gets under way”.



Figure 1 Our toys take up the entire Scout Den

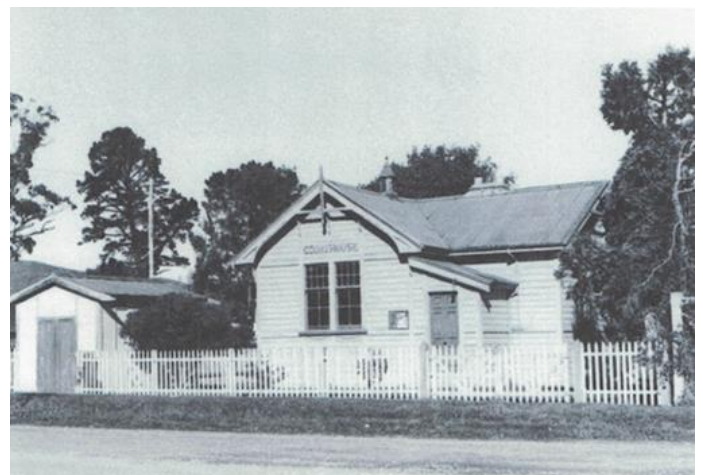


Figure 2 Cheviot Courthouse with Morgue beside it, Seddon Street - 1965

Estimated Cost of a Structural Engineer: \$15,000 (GST Exclusive)

If the community decide that they want the Scout Den and Courthouse kept, Council Officers highly recommend that a structural engineer carries out an assessment of the building before any repair work is undertaken.

Estimated Initial Costs: \$390,625 (GST Exclusive) for Scout Den repair and Courthouse demolition.

| Renovations Required | Estimated Renovation Costs (GST Exclusive) |
|---|--|
| Roof Repairs & Bracing | \$40,000 |
| Exterior Cladding Repairs & Replacements | \$55,000 |
| Spouting, Downpipes & Drainage Repairs | \$5,200 |
| Flooring Refinish | \$7,500 |
| Windows & Door Repairs & Replacements | \$25,000 |
| Interior Walls & Ceilings Repairs & Repaint | \$30,000 |
| Electrical Inspection & Replacements | \$10,000 |
| Structural Engineer | \$15,000 |

| | |
|---|------------------|
| Courthouse Demolition | \$45,000 |
| Installation of prefab toilet and kitchenette | \$80,000 |
| Total | \$312,700 |
| Plus Contingency (25%) | \$390,875 |

Note: Depending on the outcome of a structural engineer's assessment, the estimated figure above could change considerably.

Estimated Ongoing Annual Maintenance Cost: \$5,468.75 (GST Exclusive) for Scout Den

Ongoing annual maintenance is the expected maintenance that the building will need over the next 20 years if the renovations go ahead. The cost itself is averaged out over this 20-year period and with a 25% contingency cost added. The work includes, but is not limited to; annual gutter cleaning, external repaint (every eight years) & internal repaint (every eight years).

Costs Increase

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

Old Court House



The Old Court House building is attached to the eastern side of the Toy Library. It is currently only used as a storage space and has a significant foundation and borer problem.

It had been intended to remove the Old Court House building from the site prior to 2018 but this work was not undertaken.

Estimated Initial Repairs Costs: \$395,250 (GST Exclusive) for both Courthouse and Scout Den

| Renovations Required | Estimated Renovation Costs (GST Exclusive) |
|---|--|
| Roof Repairs & Bracing | \$40,000 |
| Exterior Cladding Repairs & Replacements | \$55,000 |
| Spouting, Downpipes & Drainage Repairs | \$5,200 |
| Bathroom Refit | \$15,000 |
| Kitchen Repairs & Replacements | \$3,500 |
| Flooring Refinish | \$7,500 |
| Windows & Door Repairs & Replacements | \$25,000 |
| Interior Walls & Ceilings Repairs & Repaint | \$40,000 |
| Electrical Inspection & Replacements | \$10,000 |
| Foundation Piles Replacement | \$50,000 |
| Borer Damaged Materials Replacement | \$50,000 |
| Structural Engineer | \$15,000 |
| Total | \$316,200 |
| Plus, Contingency (25%) | \$395,250 |

Note: Depending on the outcome of a structural engineer's assessment, the estimated figure above could change considerably.

Estimated Ongoing Annual Maintenance Cost: \$5,468.75 (GST Exclusive) for both Courthouse and Scout Den

Ongoing annual maintenance is the expected maintenance that the building will need over the next 20 years if the renovations go ahead. The cost itself is averaged out over this 20-year period and with a 25% contingency cost added. The work includes, but is not limited to; annual gutter cleaning, external repaint (every eight years) & internal repaint (every eight years).

Costs Increase

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

New Build



Pictured above: Example of a recently built community facility at the Rangiora Showgrounds.

An option the community can consider is the option for a brand new, multi-purpose community facility to be built. This facility could be built fit-for-purpose to meet all the community's needs (i.e., large hall, meeting rooms, space for toy library, kitchen and bathroom facilities etc.)

The location of where this facility would be situated would also need to be taken into consideration.

The example pictured above came at a cost of around \$500,000 (\$2,000 per square meter). The size of this building is approximately 250m², but a new building size would be dependent on what the community desire in a multi-purpose community facility.

Other costs to take into consideration would be the design work, planning and building consents tied into a new build, ongoing maintenance as well as any other associated costs.

There also is the opportunity of seeking external funding for a new build that could cover some of the costs. Although historically new builds are easier to seek funding for than major renovations on existing buildings, Council cannot make any guarantees that external funding would be granted.

Estimated Construction Cost: \$625,000 (GST Exclusive)

Estimated Ongoing Annual Maintenance Cost: \$2,500 (GST Exclusive)

Below is a graph of what the cost of a new build could look like verse keeping all three existing buildings over a 75-year period, with the spikes in existing buildings cost representing the building’s natural end-of-life, even post upgrade.

Costs Increase

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

Graph

This graph represents the lifespan of the existing buildings verse a new building and what it would cost you as a ratepayer to maintain these buildings over their total lifespans (including additional estimate life added post upgrade).

The yellow line represents all the existing buildings, the blue line represents a new build that is entirely funded by the community, and the orange line represents a new build that is half externally funded and half funded by the community.

