

## Waikari Memorial Hall - Estimate of Costs

Author	Glenda Clark, Team Leader Property and Amenities Planning (Will not be in attendance)
Reviewed by	Dan Harris, Chief Operations Officer
Significance	Medium

### Purpose

The purpose of this report is to provide the Hurunui Community Committee (HCC) with a review of the work undertaken to this point and include estimates and information for both the earthquake strengthening, subsequent repairs and potential upgrades. This report has been written to provide information to the Committee to assist with discussing, how to proceed as part of the Halls Review Project.

### Summary

- The Hurunui Community Committee met with the Chief Operations Officer (COO) to create a list of desired works for the Waikari Memorial Hall to bring the building to an acceptable level for community use and to subsequently provide a report to the HCC outlining estimates for those specific works. It includes structural works and upgrades to the building.
- High level estimates have been provided at this stage until a final decision on what works will be completed and formal plans/designs can be drawn up for contractor pricing.
- There are many aspects to this complex situation that officers require guidance on, in order to propose what the next steps of this process may be.

### Officer recommendation

That the committee discusses the information provided, specifically;

- In what region of cost would ratepayers deem as an acceptable/affordable outcome?
- If significant funds are invested in the Waikari Memorial Hall, it will over-capitalise the property. Can the sum exceeding the value of the property match the benefit to all ratepayers who will be funding the upgrades?
- The life of any new assets for the hall will likely exceed its life without further upgrades into the future
- How might the introduction of other buildings being considered for renovation (scout den etc) impact any work to the hall?
- How might Ward residents react to diverting attention away from Hawarden based on a petition about the Waikari Memorial Hall?
- Would a community working group be supported by the committee, led by Officers, namely the COO.

### Background

## Summary of actions/activity to date

1. Feasibility study approved to go ahead April 2023.
2. Feasibility study was presented and the committee arranged a group to decide on what was required.
3. An architect and QS were engaged and after discussions with user groups arrived at an \$8m solution. Realising that this was unaffordable a revised version was presented for \$4m and a more modest \$1.4m was presented to the community.
4. In September 2024 Hurunui Community Committee held drop-in sessions in both Hawarden (31 attendees) and Waikari (68 attendees). The Hurunui Community Committee presented an idea to the communities around a proposed renovation at the United Rugby Club rooms. This included costs and drawings. The community feedback on the presented options was not met with positivity. 204 people provided feedback, including 174 specifically requesting that the Waikari Memorial Hall be retained.
5. After the drop-in sessions a petition to Save the Waikari Memorial Hall was presented involving 164 signatures.
6. A petition for 'No to New Builds' was also presented containing 117 signatures. All but 5 of these also signed the Save the Waikari Memorial Hall petition.

Note: The above petition organisers commented that they ran out of time to canvas Hawarden people, so we are unable to conclude, for instance, whether Hawarden people would have supported 'saving' the Waikari Hall; or whether Hawarden people would have signed a similar petition to 'save' the Hawarden Hall.

7. In December 2024 Council's Chief Operating Officer, met with the Chair and other Committee members at the Waikari Memorial Hall to talk through the works to bring the building up to an acceptable standard.
8. At this meeting a list of desired works was created and officers worked with local and other preferred suppliers to ascertain cost estimates
9. Officers also provided additional information for consideration on the longevity of the improvements and also the ongoing future maintenance of the Waikari Memorial Hall once the works are complete.
10. Current maintenance plan showing the planned and budgeted activity in the 10yr long term plan

## Interested and affected parties

11. Hurunui Community Committee
12. Waikari and Hawarden community members
13. Local reserve advisory groups and sports clubs
14. Hawarden Waikari Community Trust
15. Petitioners for Save the Waikari Memorial Hall
16. Users of the hall/ buildings
  - Cranial/Fascia Massage therapist – up to 3x weekly – 1 on 1
  - Yoga – twice weekly – 5-10pax per session
  - Line Dancing – weekly – between 30-40pax
  - Woolcraft Spinners – monthly – 10-15pax

- Buffalo Lodge – monthly - 4pax

#### Annual Bookings

- School – EOY prizegiving, several other bookings during the year as well
- Council and water meetings
- Every second year – ANZAC service
- Potential – Movies restarting, in discussion currently
- Other bookings such as community gatherings

#### The process to move forward

17. It is advisable to consider the appointment of a working group of key community members and Council Officers, with the aim of reviewing all work to date. This would include a review of all buildings, their usage and costs.
18. Establish a series of requirements and form options for building usage
19. Options would be proposed to the HCC as the decision making committee

#### Discussion Points

20. In what region of cost would ratepayers deem as an acceptable/affordable outcome?
  - a. Ratepayers are currently paying ~\$106 in a targeted rate for Amenities (e.g. hall and building maintenance, street cleaning, officer wages, community library). There is debt which is driving an increase (5.5%) for the foreseeable future. This is to deal with current debt levels.
  - b. Setting a realistic upper limit will help guide officers and the committee in discussing where this project will head. Two aspects need to be considered when doing this
    - i. Repairs, maintenance and ongoing management. To aid with the discussion, an extra \$30k of operational costs would increase the targeted rate to circa \$150
    - ii. Debt funding is currently being managed by the 5.5% year on year increase. Significantly increasing the debt would see that 5.5% increase accordingly, thus driving up the targeted rate as well.
21. If significant funds are invested in the Waikari Memorial Hall, it will over-capitalise the property. Can the sum exceeding the value of the property match the benefit to all ratepayers who will be funding the upgrades?
  - a. Currently the hall usage generates around \$1k per annum.
    - i. There are few instances of hall usage through the year and unless aesthetic changes are made as part of the upgrades, it is unlikely the usage would increase proportionally.
  - b. If a significant sum is spent to improve some aspects of the hall to make it more usable, will the number of people increase to the same level of investment. E.g. if \$200k is spent will the income increase to match?
  - c. If the income does not increase to match the renewal expenditure, would this cause concern for other ratepayers?
22. The life of any new assets for the hall will likely exceed its life without further upgrades into the future

- a. The hall has a book value of \$310k (\$200k land + \$110k hall). Spending significant sums on the hall would unlikely increase that value, thus that expenditure, in terms of book value, becomes worthless.
  - b. The over-capitalising needs to be balanced with the 'social good' to ensure it is a good use of funds.
23. How might the introduction of other buildings being considered for renovation (scout den etc) impact any work to the hall?
- a. With an aging portfolio of buildings whatever expenditure allocated to the Waikari hall needs to consider requirements to other buildings
  - b. This makes the process complex and can be confronting. If the committee has struggled to reach a conclusion, it may be worthwhile looking to other community groups, or the commencement of a working group, to work with officers and establish a firm course of action.
  - c. The working group could include representation from the HCC, respected community group(s), key local personnel and Council's COO and a member of the property team
  - d. Any recommendations will be cognisant of the other points in this discussion, primarily focussed on the affordability aspect.

## Legal and policy implications

### Policy

24. As a discussion only, no legal or policy implications apply

### Alignment with Council Strategy

25. This report supports the Council Strategy community involvement

### Delegations

26. The Officer has reviewed the Committee's delegations and recommends that the Committee is able to advise Council on this matter, this is by way of recommendation to Council. If the Committee provide this advice, a report will go to a subsequent Council meeting.

## Financial considerations

Item No.	item description	Price Indication (\$)	Lifespan estimate
1	Meet 34% of the NBS – based on inflation of Jan 2022 estimate	200,000	50 years
2	Upgrade all the power throughout and new power outlets. Includes some new lighting	80,000	30 years
3	Ensure all access/fire doors are fully functional. Repair and/or replace	10,000	30 years
4	Replace all windows with modern ones - cladding repair work will be needed.	100,000	
5	Updated kitchen	20,000	20 years
6	Updated bathroom	25,000	20 years
7	Removal of the old bathroom block. Will this affect the number of people the hall can accommodate	20,000	20 years
8	Repair the arched window and removing the wooden panel covering it. (includes scaffolding)	5,000	30 years
9	Repair the holes in the floor.	5,000	30 years

10	Strengthen the stage so it can be used as a storage space for tables and chairs. concrete floor will be \$20,000	10,000	50 years
11	Full interior repaint	120,000	15 years
12	Heating the rooms (price per room) – There is current ventilation that can be utilised so heat pumps to each space quoted	47,000	10 years
13	Inspection for borer and an estimate to remove and repair timber.	10,000	10 years
14	Fibre connection and wireless device to cover the entire building.	5,000	20 years
15	New gutters and downpipes where required and connection to stormwater system.	15,000	10 years
16	A new roof if required	120,000	30 years
	<b>Total</b>	<b>792,000</b>	

27. Excludes any changes to maintenance costs

## Significance and engagement assessment

Requirement	Explanation
Level of significance and rationale	<p>The significance of this information is considered to be medium. Community have indicated no support for spending large on a new build or extensive upgrades</p> <p>Local community have expressed interest in keeping and maintaining this building rather than one in Hawarden</p> <p>No funding outside the planned maintenance budget (see attached) so either LTP implications or targeted rates</p>
Consideration of mana whenua?	<p>This decision does not involve a significant decision in relation to ancestral land, a body of water or other elements of intrinsic value, therefore this decision does not specifically impact mana whenua, their culture, and/or traditions.</p>

## Next steps

Date	Action	Detail
26 <sup>th</sup> March 2025	Report	Information report presented to Hurunui Community Committee for discussion
		Hurunui Community Committee to liaise with COO about next steps

## Appendices

none