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## Chatham Islands Council

### AGENDA

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#### Notice of Meeting:

A Special meeting of the Chatham Islands Council will be held on:

**Date:** Thursday 8 February 2024

**Time:** 10.00am

**Venue:** Council Chambers, Tuku Road, Chatham Islands

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#### Membership

Chairperson: Mayor Monique Croon

Deputy Mayor: Councillor Keri Day

Members: Councillor Celine Gregory-Hunt  
Councillor Graeme Hoare  
Councillor Greg Horler  
Councillor Steve Joyce  
Councillor Judy Kamo  
Councillor Nigel Ryan  
Councillor Amanda Seymour

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Chief Executive

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[www.cic.govt.nz](http://www.cic.govt.nz)

Note: The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted. If you require further information relating to any reports, please contact the person named on the report.

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# Special Meeting

## 1. Waitangi Hall Consultation Submissions Report

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Date of meeting	8 February 2024
Agenda item number	1.
Author/s	Jo Guise, Executive Assistant

### Purpose

To give Council the background and information received through the special consultation process.

### Recommendations

- 1. THAT the Chatham Islands Council receives the report, and considers its content.**

### Background

Waitangi Hall was part of the Council office buildings until Council moved into new premises in January 2022. The old building was no longer fit for use and Council needed to decide what to do with it.

At its meeting on 8 June 2023, it was resolved that the future of the hall and associated buildings should be made by community consultation.

A report on the hall was prepared and advertised within the community. Submissions opened on 25 October 2023 and closed on 1 December 2024.

Council received 107 submissions, 58 hard copies and 49 online.

- Remove: 40
- Repair: 57
- Partially repair: 10

Of the submission received, 4 indicated they wished to speak to their submission. However, after contact was made with those submitters, 3 have now declined to speak. The only submitter wishing to be heard is Ms Toni Croon. Her submission is attached to this report.

## **Next Steps**

After receiving the submissions and hearing from the submitter, the meeting will be closed. Council will meet to deliberate on Monday 12 February at 10.00am. Council's final decision and reasons for that decision being made, will be included in a report to Council at the meeting on 14 March 2024.

## **Attachments**

1. Waitangi Hall Consultation Information Pack
2. Waitangi Hall Submissions Report
3. Summary of Submissions
4. Submission from Ms Toni Croon



chatham islands council

Chatham Islands Council

# **Waitangi Hall Consultation Information Pack**

October 2023

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## What's the situation?

Waitangi Hall was part of the Council office buildings until we moved into new premises in January 2022. The old building is no longer fit for use and Council needs to decide what to do with it.

### **We can't leave it as is.**

We want to hear what the community thinks.

The old Memorial Hall is over 100 years old and needs a lot of work to get it up to usable standard. The old offices/Council Chambers/Museum area is a mixture of buildings added between 1965-2005.

The bottom line is, whatever we do will have financial implications and will affect everyone. That's why it's so important for every voice to be heard regarding this decision.

### **Our options are:**

- 1) Get rid of the building.  
Demolish it or tender for removal.
- 2) Repair the entire building.  
Get it to a standard that is fit for use for something else. What could that be? You tell us!
- 3) Partially repair.  
Some newer parts of the building are in better condition and would require less work to fix. We could fix these parts and demolish the other parts.

Read on for what these options would mean for you.



## Summary of building report

The report was commissioned in May 2023 and undertaken by an independent, impartial builder. Costs are indicative only.

The report was divided into areas:

- Area 1 – Hall area including civil defence offices, kitchen, bathrooms and stage area (265m<sup>2</sup>)
- Area 2 – Kitchen/staff room area and toilets (65m<sup>2</sup>)
- Area 3 – Council offices including council chambers (146m<sup>2</sup>)
- Area 4 – Museum area (60m<sup>2</sup>)



## Roof

- The roof is in poor condition in all areas and would need to be fully replaced.
- Parts of the framing timber would need replacing where it has been affected by weather and is bowing or rotting.

## Exterior

- Area 1 and 2 would need completely recladding as they are beyond repair. The windows and joinery are in very average condition.
- Area 3 and 4's exterior is fine to remain but requires a small amount of remedial work.

## Underfloor/subfloor

- Areas 1 and 2: the flooring would need to be fully removed and re-piled, new bearers and subfloor improvements made. New flooring substrate would then have to be laid. The kitchen and bathroom in these areas would need to be removed to make the repairs to the floor.
- Areas 3 and 4 seem to be in good condition.

## Estimated costs

Roofing repairs:	\$145,000 – \$185,000 plus GST
Exterior framing and cladding:	\$380,000 – \$465,000 plus GST
Subfloor	\$425,000 – \$590,000 plus GST
<b>Total</b>	<b>\$950,000 – \$1,240,000 plus GST</b>

## Additional improvements for consideration (all costs not including GST)

Reinstate toilets, bathrooms and kitchen (would need to be removed for repairs)	\$85,000 – \$115,000
Tidy/repair wall linings	\$15,000 – \$45,000
New floor coverings	\$60,000 – \$85,000
Paint interior	\$45,000
<b>Additional costs subtotal</b>	<b>\$205,000 – \$245,000</b>



## Exclusions

The above costs do not include plumbing, gas, electrical or heating installation costs, architectural and geotechnical survey costs, nor does it include flights, accommodation or food for tradespeople if they are required to be sourced from off Island.

If we were to go ahead with the repair, **these costs would be additional to those listed above.**

This information document is designed to be read alongside the full building report. You can download a copy from our website or pick up a hard copy from the Council office.

## The options

### Option 1 – Remove building

Removing the building (either demolishing or tender for removal) would be the cheapest option, but it would still incur the removal cost.

### Option 2 – Fully repair

The costs listed above are a minimum. The additional costs required for plumbing, electricity etc. would increase this, but we are unable to accurately indicate how much this could be.

Costs would either need to be covered by rates, external funding, or a combination of both.

As a rough estimate, for a \$2M upgrade, the equivalent rates increase would be approximately **\$200 per ratepayer each year for twenty years.**

This does not account for any grants or subsidies that we may or may not be able to obtain. If Option 2 was the preferred option, Council could appeal to Central Government for funding, but there is no way of knowing if this would be approved and how long it might take to see that funding come through.

### Option 3 – Partially repair

With Areas 3 and 4 in a much better condition, an option is to demolish Areas 1 and 2, and repair Areas 3 and 4. Areas 3 and 4 would still require some upgrades and a new bathroom and kitchen. This means we would still have a useable space, but the costs would not be as significant as if we restored the entire building.

Based on the building report, costs for repairing Areas 3 & 4 are closer to \$200,000-\$245,000. Bearing in mind, this is not including the costs for the removal of Areas 1 & 2, the subsequent

recladding of the exposed interior, plus all of the exclusions mentioned earlier. Without further investigation, we are unable to give an indication of what these costs might look like.

### **For consideration:**

If we go ahead with either option 2 or 3, which retains the building in part or in whole, the next question is what then do we do with the building?

We want to hear from the community on this. What do you think the space could be used for?

### **Making a submission**

We strongly encourage you to think about what you would like and let us know.

If you want to share your thoughts, please send in a submission form.

Submissions will be open between Wednesday 25 October and Friday 1 December.

Fill in the submission form on the back of this booklet or answer the survey on our website.

Submissions can be:

- Filled out online via the survey
- Dropped off at Council
- Emailed to [secretary@cic.govt.nz](mailto:secretary@cic.govt.nz)
- Posted to:  
Submission  
Chatham Islands Council  
PO Box 24  
Chatham Islands

Those who wish to be heard by Council will be given the opportunity to do so. If you wish to make an oral submission, please indicate YES on the submission form and ensure you have included your contact details. We will contact you to arrange a time for you to speak.

Submissions will be heard in early 2024.

## Submission form – Waitangi Hall

Council values your opinions regarding the future of Waitangi Hall. As a building of significance to the Chatham Islands, it is important to us to capture the thoughts of our residents.

<b>Name</b>	
<b>Organisation name (optional)</b>	
<b>Contact address</b>	
<b>Contact phone number</b>	
<b>Email</b>	
<b>Preferred contact method</b>	

1) What should we do with Waitangi Hall? [Please circle]

- a. Remove it
- b. Repair it
- c. Partially repair it

2) If we were to repair or partially repair the building, what would you like to see done with it?

Any additional comments:

☐ I / We wish to speak to this submission.

Your name and contact details are required for transparency and the decision-making process. It also means we are able to update you on progress. All submissions will be publicly available through inclusion in Council agendas and/or retrievable by request under the Local Government Official Information and Meetings Act 1987.

Submit to Chatham Islands Council by Friday 1 December

13 Tuku Road, Chatham Islands, 8942 | PO Box 24, Chatham Islands 8942 | [secretary@cic.govt.nz](mailto:secretary@cic.govt.nz)



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Chatham Islands  
**Waitangi Hall Consultation  
Submissions Report**  
2023

## Executive summary

The Waitangi Hall was part of the Council office buildings until Council moved into new premises in January 2022. The old building is no longer fit for use and Council needs to decide what to do with it. With the understanding of the significance of the building to the community, and the financial implications, Council decided to seek community feedback as to their opinions on what should be done with it.

The options presented were:

- 1) Get rid of the building.  
Demolish it or tender for removal.
- 2) Repair the entire building.  
Get it to a standard that is fit for use for something else.
- 3) Partially repair.  
Some newer parts of the building are in better condition and would require less work to fix. Some parts could be fixed and the other parts removed.

A building report, summary building report and estimated figures was made available for the community to read and understand the implications to inform their submission. The information was available on the website, which was advertised via the Council newsletter, the Chatham Community Focus Trust newsletter and several social media posts. Additionally, we hosted two drop in sessions for the community to speak to Councillors.

## Response rate

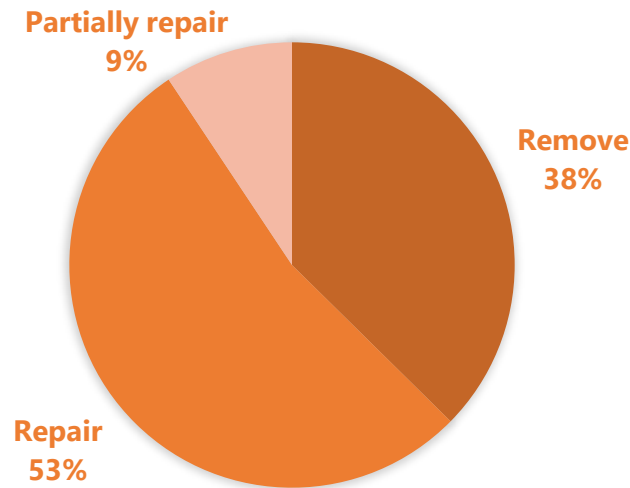
The survey received a total of 107 responses (49 online and 58 paper copies). This is a huge level of engagement from the community and Council is thrilled with this level of response. It is an indicator that the community is invested in this decision, and our methods of engagement have been effective.

## Submission responses

The submissions indicated a split perspective on what to do with the hall. However, **the majority voted to repair the building.**

The results were:

- Remove: 40
- Repair: 57
- Partially repair: 10



## Comments

We gave respondents the opportunity to provide comment as to what they would like to see the building or space used for if it were to be repaired (or not, in some circumstances). The comments can be categorised as follows:

- Hall/community space (26)
- Car park (10)
- Sport centre/indoor gym (10)
- Art/culture (9)
- Small business area/shops/market (5)
- Offices (5)
- Housing/accommodation (4)
- Not a car park (2)
- Gifted/sold to local person/organisation (2)
- Community koha kitchen (1)
- Pool (1)

The majority of comments indicated a desire for a community space and a restoration of the original purpose of the building. Many comments suggested a combination of the above. It is worth noting that some comments were instead for the use of the space, if the building was not to be repaired. For example, using the space for parking facilities. Often this comment was coupled with a desire for a partial repair, with the hall space to be removed and used for parking.

Some submitters provided comments that were not specifically related as to what to do with the building, but instead expressed other suggestions or concerns. These have been categorised as follows:

- Form a committee to acquire funding to help build/rebuild.
- Not happy about burden on ratepayers.
- Recommending the build be done in stages to help manage cost.
- Various suggestions on how to finance ongoing maintenance.
- Put the money for the sale or removal of it towards the build or erection of a war memorial for ANZACs.
- Concerns around boundary issue.

At one of the drop in sessions, a request was also made that the hall's name be changed to the Centennial War Memorial Hall.

A small number of submitters asked that their submission be spoken to in an upcoming Special Council meeting. These will be heard on 8 February 2024 at 10.00am.

Name:	Remove	Repair	Partial repair	What do you think the building should be used for?	Any additional comments?	speak to it?	
	1					No	
	1			Tender to remove it and clean up the site. Tender the new office building for a small home.			
	1			Not worth repairing	This building has served our community well but it is now time for change	No	
		1		All different community events, school events, community functions, welcomes on mutual ground.		No	
		1		Use it as a community space for activities like it use to be. Why would you put a parking lot there?			
	1					No	
	1			Kept how it used to be, not a carpark. Use it for a hall again. Form a committee to acquire funding to help build / rebuild.			
		1		Community Koha kitchen, with the cost of living so high at the moment I feel for our kaumatua, especially as we don't have a rest home or proper caregiving facilities. I believe there's funding around on the island & I've also looked into finding funding for food for communities to be able to sustain this idea. It's definitely viable, get the building coil kitchen approved and start serving and making meals for the community but also weekly services for kaumatua who need it			
		1					
		1		School production, movies (use stage so people can see) how it was used before. School prize giving (get them up on stage)			
	1						
		1	1	Something that community benefits from. Hire or rental, non-profit to Govt/Council, only those paying for the space. Mini mall area, regular markets, ladies /mens darts, hairdressers, massage space. Somewhere visitor populace can go and wander island when here, souvenirs etc, produce etc, homegrown. Local leases of space within for small businesses. i.e.art / crafts etc. something Chatham themed & community spirited, cinema nights, dances			
		1		Same same but updated			
	1			There is no realistic use for this venue that cannot be done at the Den. Absolutely uneconomical for repair of any sort. I am not at all interested in any increase in rates for anything to do with the hall.			
		1		Give it the respect it deserves			
		1		Yes, my grandfather build it. Great memories for alot of people.			
	1			Don't have anything to add		No	
	1			If Partial repair - Rent as office /shop space, and parking or farmers market space.	A community hall / sports facility / gym would be an asset for the community.	No	
	1			Area 1 & 2 should be demolished as I believe the costs far outweigh the idea of restoration.	Based on your figures i believe the best way forward is to do the repairs on area 3 & 4 and on sell these areas as a whole. I know Ha O Te Ora O Wharekauri Trust would be keen to purchase this area for our Organisation as, where we are presently is under claim and it would suit us to be situated in the centre of Waitangi.	No	
		1		I would like to see the hall repaired and used by the community for such activities as indoor bowls (oldies), volleyball, indoor basketball. Our tamariki at school have no facility for drama / plays and other activities.  The hall would also be a great place for art exhibitions. The hall has a lot of historical memories and has been part of our community for a long time.  I note, some years ago when Council was planning the new admin building there was an intention for a stage 2, to include a sport and recreation facility, this has not happened so I feel keeping the hall would provide a lot of community benefit promoting community well-being.		No	
	1				Yes remove building, and have the first large car park in Waitangi.	No	
		1					
	1			Dismantle the building			
		1		Productions, crafts, movies, indoor gym and more			
	1			When it was condemed and deemed unfit it was still used for years so unsure why you are asking now! It could have been easily fixed then. Waste of money repairing it now I believe. Put it up for removal as it has lots of good materials others could benefit from. Sell the kitchen and laundry to those who need it for a good price.	Put the money for the sale or removal of it towards the build or erection of a war memorial for ANZACS ..definitely something all can enjoy as a community.	No	
		1		Band/Music Gigs	storage space for instruments used	Yes	
		1		To pull it down to let the younger people rebuild memories or to make new memories for the future and for now too!!			
		1		Respect & Repair			
		1		Historical Building			
			1	Local offices ..	I think that the heart lands building Owen's office and the old museum could be all utilised, demolish the old parts	No	



	1					No	
	1				Like all old buildings it becomes expensive to maintain, personally I'd like to see something new there but not sure what and I'm sure if there was something new surely there must be something good enough to salvage from the old building for memories sake. The new build for council and the museum is beautiful and the old needs to go.		
		1		Repaired to a state where it can be used for community events			
		1		Community groups. Hui. Wananga. Craft hub. Building skills taught via the repair. Monthly dances. Education centre.		No	
		1		Respect & Repair			
		1		Not at the cost of the ratepayer. The hall has always been a war memorial hall. The lack of maintenance and pride for our people who went to war is where Council as tenants has got us today. Therefore repairs a Council responsibility not ratepayers. Council assumes to know where to get funding for projects. Bring to a safe standard allows for communal activities, offices for lease e.g. Hauora office, gym, meeting, social events etc. I hope in a Tsunami towns folk don't have to assemble at the Den. 2-3 quotes would give a better gauge of repairs required and cost. The results of this survey will be determined by how much Council wants rid of the sad state this war memorial hall has been left in. Please make known the survey blocks of Council land & adjoining sections.			
		1		Sports centre	We have a lot of up-and-coming sports on the island and a place where we can come together all year around would benefit the community.	No	
		1					
	1					No	
		1		We struggle with what little buildings we have now, so why with a choice get rid of another			
		1		Used a hall / gathering place for all community. Can be used for Housie, Cards, Weddings and Plays.			
	1					No	
			1	Spaces to be leased by the community or businesses for whatever they see fit, massage, office, shops, hopefully a fly in fly out hairdresser		No	
	1					No	
		1		Mayor could do more			
			1	An small Art Gallery and internal sports area	The Hall should be demolished to make a parking area and also a space for the surfboat currently near the bridge	No	
		1		Bit at a time as funds allow. The building is a war memorial hall not Council hall. The concern after what 20 yrs maintenance by Council - now Council wants feed back to justify an end to a means? E.g. last 2 houses removed because too big job to repair, now both houses are habitable fortunately locals benefited and both received TLC raises questions of Councils ability to maintain, spend wisely. No confidence in Council managing public assets. Now its been left in state - you want to put costs squarely on ratepayers.			
		1				No	
		1		Entertainment purposes for the Chatham Island Community		Yes	
	1						
			1	Repair the area built in the 70's. Could be kept utilised and rented out office & storage space. Parts of the building may be worth saving as above. The hall itself likely too costly, added cost to the ratepayers. I think we need prioritise our spending. Perhaps advertise building for sale as is, to either demolish or repair or rebuild with right to lease the land long-term.			
		1		Community halls offer a "one place for all" area, not managed by one particular group, which allows for Community halls to be located at the heart of a communities, providing places for many different activities including community gatherings, arts, culture, recreation, celebrations and learning. If it was repaired as a multipurpose community hub, then it had the opportunity to be utilized by all members of the community  Some ideas of what the hall could be used for include - a movie theatre - for sporting event, i.e could set up, and host things such as table tennis tournaments open to all ages of the community - Community market hall - host jumble sales - For event hire for functions, mum groups, sporting groups ect - Local art gallery, show-casing local artists work that's available to purchase, and partial profit of sales could be use towards hall maintenance	Community centres are important hubs across the country that give people an opportunity to socialise, learn and access key services. Although I no longer live on the Chathams, I feel like demolishing this hall as a resource would be detrimental towards the community's available resources, particularly in the event of a natural disaster	No	
		1		No! Car Park			

			1	Utilise areas 2,3,4 for sml business or community clubs, groups, projects etc. The group rents the room, all groups share the cost of power, maintenance etc. Area 1: I feel this should be demolished or tendered for removal. This area could be used for parking with a little area kept aside for seating / picnic tables.			
	1						
			1	Use the building as a cultural museum with Moriori and Maori history and miheki/toanga.  Have the skeletal remains of rautini the whale as the centre piece. Possibly work with HMT to have the removed rakau moiori preserved and displayed.  Whale in the middle. Moriori one side MÄŕi on the other.		No	
			1	Accommodation for 2024 celebrations. Back packers			
	1			It has become obious that more parking is needed. A carpark.			
			1	Use it for renting out for people to use. Get rid of 1 & 2 & part 3 for car parks.			
		1		Keep maintaining it and look after it.			
		1		Community Hall		No	
		1		Represent the history of the hall. Use as a drop-in or meeting place / plays / get togethers / art gallery. Repair if possible. If not possible, rebuild but same style as if is so that it looks the same but is a new building.			
	1				Space for a decent car park.	No	
	1			Nice to have a stage for presentations and performances but the den provides everything else it offered.	If you have money to spend a sport hall with stage, positioned near the school would be useful for the islanders.	No	
	1					No	
		1		To be used.			
	1			(1) repair it in full or partially cost over million plus Rate payers foot the Bill No Thanks GET REAL	Demolish it haul it to the rubbish dump The CICC HAVE BUILD ANEW COMMUNITY CENTER	No	
		1					
		1		Be in use for community events & venue hire.			
		1		social events and various club meetings.		No	
		1		Made as usable to all. It was made by volunteers so something should be done to repair or replace it.			
	1					No	
	1					No	
	1			'-	'-	No	
	1			There have been many suggestions with few offering any income for the Council.	There is a boundary issue which on advice from Jared Ormsby a barrister Council agreed to solve with a land swap. These decisions were made when the building was to be removed to make way for the new council/museum complex on the adjoining site, Unless resolved in some other way the Council will have breached its agreement with the neighbour,	No	
		1		It's a centennial hall with lots of memories and needs to be restored back to how it was and its original purpose.			
		1		Done in stages \$\$\$			
	1					Y	
		1		Indoor sports venue€} darts, bowls, gymnastics etc that we can€™t hold elsewhere. Venue for plays, theatre, movie screenings, weddings etc.		No	
	1						
	1			pull it down.	tender the newer side and pull the rest down make a car park	No	
		1					
		1		Market Day Venue, Childrens activities, Dance Fusion venue, Visitors can display wares. My grandfather built this building. Many dances, welcomes and community events held and remembered. Original pickture theatre and Bring & Buy Days. My father repaired this building. My grandmothers & mother cooked and supplied food here.			
		1		Use it for what it was bult for and respect what it was representing our fallen soldiers. Have respect for them and the ones that hel build this building. Its a disgrace the way this building has been left to go to rack and ruin. Maintenance should have been kept up over these many years instead of somone wanting to get famous by having a new building.			
		1		Gymnasium			
		1		For recreational purposes e.g. movies, indoor sports, get together evenings			
		1		Any thing the community wishes to use it for,	It would be great for the school to have use of it	No	
		1		Toilets upgraded and Kitchen upgraded			
		1		To be continued to use as the Town Hall			
			1	Partial accommodation place			
	1					No	
	1					No	
		1					
	1					No	

		1		What it has always been used for. School performances, plays and musicals, dances, indoor sports, presentations. Speeches, markets		No	
	1			Tender for removal old hall. Tender for new part - someone could use it for a home or use for crafts etc.			
		1		If it can economically be repaired and fit for purpose, I think it would be great for a sports stadium ie for basketball, volleyball, badminton etc, other sports options for our tamariki/adults to participate in. If this isn't possible, I think demolition would be the next best option.	If its to be demolished, maybe look at a new build there or at the Norman Kirk for the above sports and activities to be held, and just as another thought, maybe a new community pool facility as well, one that could be open year round for our families.	No	
	1					No	
		1					
	1				Car park	No	
			1	I would like to keep this area. (Marked area on map). As Council knows, I own part of the land. I would be turning it into offices to lease out. It would save you demolishing this part. I propose it is gifted to me.		Y	
	1			Build a youth / performing arts centre and let our young people create new memories			
		1		If it was repaired it would be good to see it being used as an event centre			
	1			With the popularity and success of the new museum, council office etc there seems to be a shortage of parking. I believe that also a unique public area can be created with seating, sculpture, in conjunction with the museum. With the removal of the current eyesore we have a blank canvas so let the imagination run amok.			
		1		It would be nice to repair building and keep in memory of those who served.			
		1		<p>I think we should be able to use it as an events centre of sorts.</p> <p>For example:</p> <p>School Plays</p> <p>Youth events</p> <p>Discos</p> <p>Karaoke Nights</p> <p>A lot of times there is a great idea to put forward for an event but there either isn't the right space for it, or there isn't a space big enough.</p> <p>As a young adult in our community I would love to see our money spent on restoring a building we already have rather than wasting money to build an entirely new building.</p> <p>Not only does it cost an unnecessary amount to demolish and then rebuild a building, but it destroys a part of our history.</p> <p>We aren't a big place, we don't have a very long history compared to a lot of other places. I think it is important to protect and preserve the little bits of history that we do have.</p> <p>I understand that as a whole; the young adults within our community are not very forthcoming with ideas as to how we can improve and utilise our pre existing facilities but I do strongly feel that if we renovated the building and used it as a community base to do any plethora of things then it would be an initiative that was</p>	<p>Irrelevant to this question but we also shouldn't be wasting unnecessary money on a new terminal building.</p> <p>As much as we would like to think we are going to get a huge influx of tourists. It is unrealistic to think that we will be getting enough tourists through our island to warrant spending so much money to rebuild and already well-functioning terminal building.</p> <p>Upgrades and renovations can be made for sure but it is unnecessary to rebuild the entire thing.</p>	No	
	40	57	10				
			106 responses				



chatham islands council

## Submission form – Waitangi Hall

Council values your opinions regarding the future of Waitangi Hall. As a building of significance to the Chatham Islands, it is important to us to capture the thoughts of our residents.

Name	Toni Croon
Organisation name (optional)	
Contact address	Toni 03 3050048
Contact phone number	
Email	accounts@hotelchatham.co.nz
Preferred contact method	

1) What should we do with Waitangi Hall? [Please circle]

- a. Remove it
- b. Repair it
- c. Partially repair it

2) If we were to repair or partially repair the building, what would you like to see done with it?

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Any additional comments:

(See comments next page)
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☒ I / We wish to speak to this submission.

Your name and contact details are required for transparency and the decision-making process. It also means we are able to update you on progress. All submissions will be publicly available through inclusion in Council agendas and/or retrievable by request under the Local Government Official Information and Meetings Act 1987.

Submit to Chatham Islands Council by Friday 1 December  
13 Tuku Road, Chatham Islands, 8942 | PO Box 24, Chatham Islands 8942 | secretary@cic.govt.nz

recladding of the exposed interior, plus all of the exclusions mentioned earlier. Without further investigation, we are unable to give an indication of what these costs might look like.

### **For consideration:**

If we go ahead with either option 2 or 3, which retains the building in part or in whole, the next question is what then do we do with the building?

We want to hear from the community on this. What do you think the space could be used for?

### **Making a submission**

We strongly encourage you to think about what you would like and let us know.

If you want to share your thoughts, please send in a submission form.

Submissions will be open between Wednesday 25 October and Friday 1 December.

Fill in the submission form on the back of this booklet or answer the survey on our website.

Submissions can be:

- Filled out online via the survey
- Dropped off at Council
- Emailed to [secretary@cic.govt.nz](mailto:secretary@cic.govt.nz)
- Posted to:  
Submission  
Chatham Islands Council  
PO Box 24  
Chatham Islands

Those who wish to be heard by Council will be given the opportunity to do so. If you wish to make an oral submission, please indicate YES on the submission form and ensure you have included your contact details. We will contact you to arrange a time for you to speak.

Submissions will be heard in early 2024.



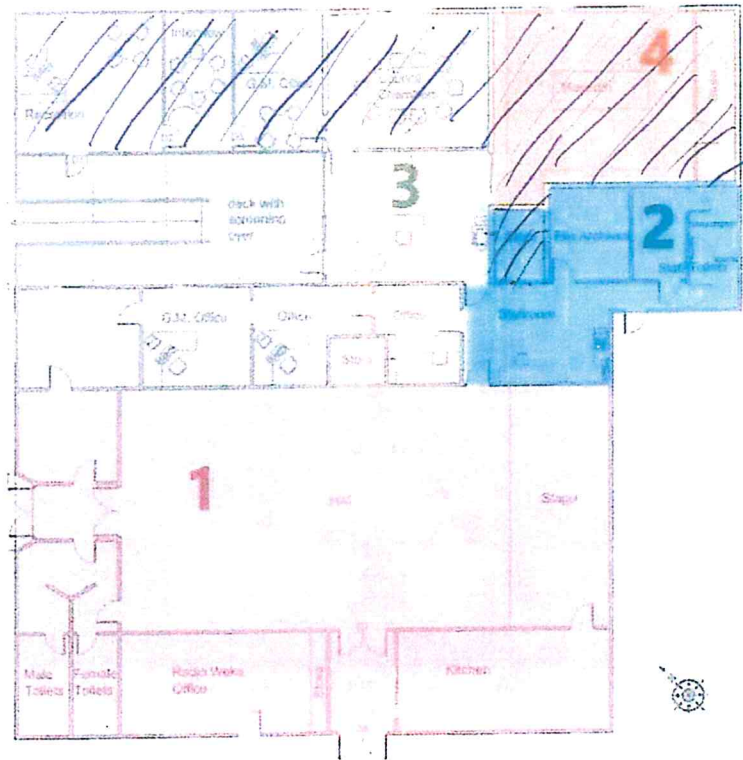
## Summary of building report

The report was commissioned in May 2023 and undertaken by an independent, impartial builder. Costs are indicative only.

The report was divided into areas:

- Area 1 – Hall area including civil defence offices, kitchen, bathrooms and stage area (265m<sup>2</sup>)
- Area 2 – Kitchen/staff room area and toilets (65m<sup>2</sup>)
- Area 3 – Council offices including council chambers (146m<sup>2</sup>)
- Area 4 – Museum area (60m<sup>2</sup>)

I would like to keep this area



as Council knows I own part of the land I would be turning it into offices to lease out, it would save u demolishing this part I propose it is gifted to me

Regards  
Toni

## What's the situation?

Waitangi Hall was part of the Council office buildings until we moved into new premises in January 2022. The old building is no longer fit for use and Council needs to decide what to do with it.

### **We can't leave it as is.**

We want to hear what the community thinks.

The old Memorial Hall is over 100 years old and needs a lot of work to get it up to usable standard. The old offices/Council Chambers/Museum area is a mixture of buildings added between 1965-2005.

The bottom line is, whatever we do will have financial implications and will affect everyone. That's why it's so important for every voice to be heard regarding this decision.

### **Our options are:**

- 1) Get rid of the building.  
Demolish it or tender for removal.
- 2) Repair the entire building.  
Get it to a standard that is fit for use for something else. What could that be? You tell us!
- 3) Partially repair.  
Some newer parts of the building are in better condition and would require less work to fix. We could fix these parts and demolish the other parts.

Read on for what these options would mean for you.

