



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 (265m²)
- Area 2 – Kitchen/staff room area and toilets (65m²)
- Area 3 – Council offices including council chambers (146m²)
- Area 4 – Museum area (60m²)



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
Total	\$950,000 – \$1,240,000 plus GST

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
Additional costs subtotal	\$205,000 – \$245,000

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. 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
- 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.

Name	
Organisation name (optional)	
Contact address	
Contact phone number	
Email	
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?

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