

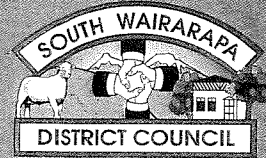
as a ring-in with the Wgtn. Youth Orchestra, and on background music for charity Art Shows.

The acoustics of the Town Hall are excellent, the hall has character, and for me it would be a great shame if it were torn down, to be replaced by a soulless modern structure. I have attended events in the new(ish) Greytown Hall, attached to their library, and I was very disappointed with the hall's ambience, and the structure itself. I found it uninviting and inadequate compared with their old hall and with inferior acoustics. After seeing the tragic demise of so many great old buildings in Christchurch, to me it seems a travesty to destroy our Town Hall, rather than make it stronger.

Submissions close on Friday 17 February 2012.

Please post this form to: South Wairarapa District Council, PO Box 6, Martinborough 5741

*W Jones*



Further information on the Martinborough Town Hall is available at [www.swdc.govt.nz/policies-plans-and-bylaws](http://www.swdc.govt.nz/policies-plans-and-bylaws)

or by contacting:

South Wairarapa District Council  
P O Box 6  
19 Kitchener St  
Martinborough  
Phone: 06 306 9611  
Fax: 06 306 9373

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

Submission Form - future of Martinborough Town Hall

39

Submitter's name: Honor Clark Address: "Waikare", 357 Te Maire Road, R.D.1  
Phone (day): 3088575 Email: Honz@xtra.co.nz Fstin

I would like to speak to my submission.

Please give your views on the four initial options and/or other ideas and options you would like to see considered.

Although the Martinborough Town Hall has historic significance to the town and people of Martinborough and the surrounding districts (as reflected in the District Plan), the cost of keeping the <sup>existing</sup> Hall, in any form, probably outweighs any benefit to the community. It maybe ~~the~~ common-sense to start again i.e. Option 3. Options 1 and 2 would enable some historic recognition of the building, but it isn't listed by the NZ Historic Places Trust, so therefore is it really worthy of protection. It is not a case, therefore of enabling money from outside sources like was used for the Careytown Hall. We will have to fund this ourselves, and I don't think the costs involved in Options 1 and 2 can be met by a community of this size. ~~Although~~ Option 3 is also expensive, but at least we will have a modern, new facility that will be an asset to the community rather than a burden.

ENTERED

Submission Form - future of Martinborough Town Hall

40

Submitter's name: Michele Morris Address: 9 Malcolm St, Martinborough  
Phone (day): 0274 713 807 Email: jhubmann@xtra.co.nz

I would like to speak to my submission.

Please give your views on the four initial options and/or other ideas and options you would like to see considered.

I support Option 1 in the first instance. If the Option is too expensive, then I support Option 2. I would like the Council to preserve this building as it forms a significant part of the charm of the Town Square.  
I do not support Options ~~3~~ 4 as I think a town hall is an essential part of the cultural life of a small town.

ENTERED

RECEIVED  
17 FEB 2012

Submission Form - future of Martinborough Town Hall

41

Submitter's name: Alan Jacobs Address: \_\_\_\_\_

Phone (day): 0274 431 001 Email: alan@ajob.co.nz

I would like to speak to my submission.

Please give your views on the four initial options and/or other ideas and options you would like to see considered.

ALTHOUGH IT IS A PRETTY, HISTORIC BUILDING IT IS IMPOSSIBLE TO MAKE IT PROPERLY SAFE IN THE EVENT OF EARTHQUAKES

THEREFORE DEMOLISH IT, AND IF REPLACED DO SO WITH A BUILDING HAVING THE SAME / SIMILAR FRONT APPEARANCE.

ENTERED

RECEIVED  
20 FEB 2012

Submission Form - future of Martinborough Town Hall

42

Submitter's name: R.A.S LIND Address: 11 STRASBOURSE ST. MBORO  
Phone (day): 3069808 Email: \_\_\_\_\_

I would like to speak to my submission.

Please give your views on the four initial options and/or other ideas and options you would like to see considered.

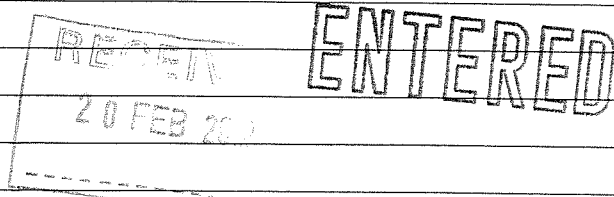
① I am of the opinion that No 1 option is still a old hall overpowering the surrounding area not a good look,

② If the existing hall facade is left in place, I feel that the hall will look more like a patched up job.

③ I favour this option, as it is a step towards the future for this community and the surrounding area, for many years to come

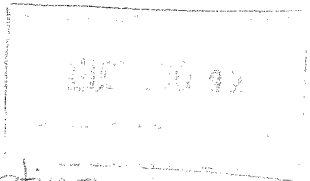
④ Not a option, as a community should have a hall, that suits the town + area,

⑤ The other option would be to leave the existing floor, if it is in good order, and build a hall to the floor area,



25-10-11

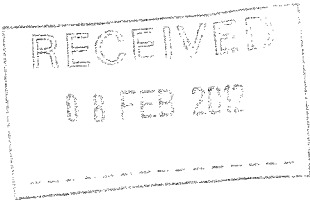
Martinborough Town Hall  
Option 4



We wont be at the public meeting on  
Thursday 24 Nov. As rate payers we  
had enough of paying more and more  
on rates. Pull the used by date building  
down, for little use it gets there are  
other halls within Martinborough that could  
full ones needs.

T. Moran  
Theresa Moran  
5 oak view pl,  
Greytown.

ENTERED



ENTERED

N. F. WHITE  
22 - 24 Nelsons Road  
Martinborough  
(06) 306-9567

44

8.2.2012

MARTINBOROUGH TOWN HALL

IN MY POSITION DURING W II AS A TYPIST/RECEPTIONIST AT THE FEATHER STON COUNTY COUNCIL WE WERE SHOWN THE ORIGINAL PLAN FOR THE MARTINBOROUGH TOWN HALL.

THAT FULL PLAN WAS NEVER COMPLETED, THERE<sup>were</sup> PROVISIONS FOR AN INDOOR SPORTS BOWL WITH ELEVATED SEATING, ALSO FOR COUNCIL CHAMBERS AND THEIR ADMINISTRATION OFFICE. THE PARCEL OF LAND ADJACANT WAS TO BE USED FOR THIS COMPLETION. THIS IS NOW WHERE THE CHILDRENS PLAY AREA IS.

AS A LONG TERM RESIDENT, THE TOWN HALL HOLDS ALOT OF MEMORIES AND DIFFERENT EVENTS THERE.

TO NAME SOME I REMEMBER OF ATTENDING OR HAVE KNOWN DEBUTANTE BALL GIRLS PRESENTED WITH GREAT PAGEANTRY TO THE MAYOR AND TOWN , IMPORTANT PEOPLE, PIPE BANDS FOR SCOTISH COUNTRY DANCING, QUEEN CARNIVALS FOR FUND RAISING FOR THE BATHS CABARETS WITH LADIES IN STUNNING EVENING WEAR AND MEN WEARING SUITS AND WHITE GLOVES, R.S.A. BALLS WERE SUCH A GRAND EVENT WHEN CHARLIE MICHELL AND HIS HELPERS DECORATED THE HALL IN DIFFERENT THEMES SO BEAUTIFULL\FIT FOR A QUEEN IT WAS TRULLY AMASING, NATIONAL SPEAKERS CANDIDATES FOR ELECTION. POLLING, ART DISPLAYS , CONCERTS OF EVERY DISCRPTION PRIZE GIVINGS, FAIRS, FAREWELLS AND WELCOME HOME DANCES PUT ON BY THE COUNCIL FOR MEN COMING AND GOING TO THE FRONT FOR WII, NOT FORGETTING THE RECENT FLOWER SHOWS

AS A PICTURE THEATRE IT WAS A GRAND PLACE TO GO AN AFTERNOON AND EVENING SHOWING WITH FULL HOUSES. THE DANCES AND BALLS WERE SUCH HAPPY TIMES AND A GATHERING OF THE COMMUNITY, I HELPED PLAY FOR EXTRAS WITH A GAYAE GORDON FOXTROT AND WALTZ WHILE THE 8 PIECE BAND HAD THEIR SUPPER, SO THE HALL HOLDS MANY MEMORIES BUT I LIKEN IT TO AN AGEING PERSON AT THE END OF A WORTHWHILE LIFE CONTRIBUTING TO THE COMMUNITY THAT PERSON WE SEE NO LONGER BUT WE HAVE MEMORIES.

THE HALL HAS SERVED THE COMMUNITY WELL IT HAS BECOME INADAQUATE IMPRACTABLE AND DEEMED UNSAFE AND NO MATTER WHAT UPGRADING AT A HUGE EXPENSE WONT CHANGE ANYTHING. IT IS TIME TO MOVE ON AND LOOK TO THE FUTURE WITH A NEW AND SAFE TOWN HALL BUT MEMORIES REMAIN.

53 *Nelene White*

## Submission Form – Future of Town Hall

David Kershaw 108 Regent Street Martinborough

Phone: 06 3065 104[w] Email: [david@pandk.co.nz](mailto:david@pandk.co.nz)

ENTERED

I wish to submit the following comment on the four initial options in reverse as listed.

### Option 4:

*Demolish the existing hall and do not rebuild.*

This option is a total no brainer verging on sacrilege and anyone choosing this option should be sent to the Salt Mines in Russia as tarring and feathering is banned now.

### Option 3:

*Demolish the existing Hall and build a new one of similar floor area and functionality.*

This option sounds great but is fraught with so many what ifs and maybes re costs and design that it is dangerous. Because it would be done over a finite time I believe we would in all probability end up with a School Assembly Hall type building as the costs blow out. Remember once you pull it down, it is gone and you don't have a hall!

### Option 2:

*Demolish the existing hall except for the front facade. Take down the Proscenium Arch that frames the stage. Build a hall of similar floor area functionality, with the retained facade and incorporating the salvaged arch.*

This option sounds good in theory but would in my opinion [and experience] again it would be fraught with danger of cost over runs as once partially demolished it would have a finite time to be rebuilt. Which in turn would in all likelihood mean we would end up with an unfinished mess or possibly a building looking like a camel with a hump in the roof for the Proscenium Arch!!

### Option 1:

*Earthquake strengthen the existing hall to comply with modern standards.*

I believe this is the only and correct option for the council to support.

The reasons are:-

- It is an existing building which has its place in history of the town.
- It is a noble old construction and we have a duty to protect that for future generations. We all know we have to look after our old girls!
- It still works. There is no other building in Wairarapa that competes with it for its acoustics and its comfortable size for small shows and wedding etc
- It has had a certain amount of expenditure already done for strengthening which should be an advantage and not forgotten about.



- It can be repaired, it will be expensive but there are deadlines for the standards to be met and it can be an on-going project in the years ahead for council budgets.
- The rate of repairs and development can be spread over many years.
- There are already enthusiastic committees that work to keep the Hall development and maintain the standards.
- If there is cost over runs etc which are a usual occurrence for all restoration works – we still have a hall!
- To the critics who say the Hall is not used enough – neither is the Michael Fowler Centre nor Carnegie Hall but they play a very important part in the life of their cities as does the Town Hall for Martinborough.



David Kershaw

13/02/2012

46

**Christine Allanson - Receptionist/PA**

**From:** Graham Stephenson [graham.stephenson@xtra.co.nz]  
**Sent:** Tuesday, 7 February 2012 07:22  
**To:** Enquiries  
**Subject:** Fw: martinborough town hall

ENTERED

----- Original Message -----

**From:** Graham Stephenson  
**To:** enquiry@swdc.govt.nz  
**Sent:** Monday, February 06, 2012 7:45 PM  
**Subject:** martinborough town hall

Hi Max - we support the renovation of our town hall and look forward to seeing progress made - this is a landmark that is well worth preserving.


Cheers Graham and Leonie Stephenson

39 New York St. Martinborough.

ENTERED

## SUBMISSION FOR TOWN HALL MARTINBOROUGH

I believe we should demolish the existing building, transfer the old Court House to the site to be the library and build a new single storey structure as the "function" centre that is a character building in design.



Ash Reed  
58 New York Street  
Martinborough

ENTERED

Submitter's Name: Council of Martinborough Town Hall

Submitter's Name: Jim Hedley  
Phone (bldg): 06 3088 449

Address: 153 Hikunui Road, RD1 Featherston  
Email: jim.paul.hedley@xtra.co.nz

I would like to be heard on my submission.

Please give your views on the proposal options and/or other ideas and options you would like to be considered.

Demolish the whole building and not rebuild.

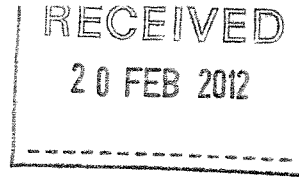
Fax very faint: send.

Jim Hedley  
153 Hikunui Road  
RD1 Featherston  
06 3088 449  
jim.paul.hedley@xtra.co.nz

Would like to be heard.

Demolish the whole building and not rebuild.

Angela Sears  
PO Box 106 Martinborough  
06-3058 925 angela.sears@orcon.net.nz



49

**Submission- Future of Martinborough Town Hall**

Would like to be heard.

Given my liking for older, wooden buildings it was somewhat of a surprise to decide that my preference is for option 3, possibly combined with a retained façade.

Reasons for and against the suggested options.

ENTERED

**Option 1**

**For** – The present hall has fine acoustics. Visiting musicians, for example Donald Armstrong of the NZ Symphony and Chamber Orchestras rated the acoustics among the best in the region. If the hall is replaced then excellent acoustics are a must along with a schedule for the promotion of the venue for musical events both local and visiting.

**Against** – Many things are unsatisfactory about the present hall quite apart from its vulnerable state and the money and time needed to strengthen it. The spaces and stage are not flexible. The supper room is inconvenient and inadequate. The balcony is inconvenient of access and viewlines. The entrance steps are steep and access awkward. The surrounds of the hall and car-parking are unattractive, noisy and bitty. A new design could avoid all of these problems.

**Option 2**

**For** – Historical and visual continuity is important for any established community and the façade is well-proportioned, dignified and familiar. The retention of the proscenium arch is less important and might well restrict flexible use of any new stage or performance area.

**Option 3**

**For** - A new building, purpose-built for as wide a variety of functions as possible is very desirable provided that its maximum use is promoted. Given Martinborough's enthusiastic tourist numbers this should not be a problem but promoting its use both locally and more widely would be a new and important Council function. (The new Carterton Centre seems to have incorporated new and appealing uses, whereas the Greytown Town Hall, attractive as it is, seems to have reduced the space available for public use.) Without wishing to be too parochial I think that Martinborough deserves a fine multi-purpose building behind its impressive façade in well-landscaped grounds.

**Against** – There is the troublesome issue of cost. Option 3 says 'demolish' the hall but I am very much against demolition. Much of the building should be recycled, either for use in a new building, for example, flooring, roof, balustrading or for tender to builders doing restoration. If the new building option is chosen then all community groups should be approached for ideas on how they might wish to use it as a group or as individuals and how they think funds could be raised. Martinborough made an amazing effort with the Medical Centre fund-raising. Brainstorming and competitive fund-raising can really get a community going after an initial 'here we go again' if people have been involved in discussing what they can get out of their Town Hall when it's built, whether it's hip hop, choir, Tai chi, ballroom dancing, drama productions, weddings, art shows, jazz concerts, lectures on UFOS or what you will.

**Option 4**

**Against** - There is no case for demolition without replacement. The residents of Martinborough need a sizeable, safe, accessible public hall which if designed, built and managed well would attract use and income from the wider region.

50

## SUBMISSION TO SWDC ON MTH

ENTERED

From: **Ian Cresswell** (oldcrez@hotmail.com)  
Sent: Friday, 17 February 2012 4:19:41 p.m.  
To: swdc front desk christine (enquiries@swdc.govt.nz)  
Cc: tnpcolenso@orcon.net.nz; ngaipu@ruralinzone.net; winifred.bull@xtra.co.nz;  
clark1nz@yahoo.co.nz; pakohe@infogen.co.nz; stevensmax@clear.net.nz

*\* Would like to be heard.*

South Wairarapa District Council  
Box 6  
Martinborough. 5741.

Dear Council

A submission from the independent members of the Martinborough Town Hall Committee (MTHC).

re: **Martinborough Town Hall**

There are 7 members of MTHC but the four who are either South Wairarapa District Councillors or Martinborough Community Board (MCB) members, or both, have abstained from this submission as having a vested interest.

We argue that our submission carries special weight because

1. We (like other MTHC members) were appointed by the MCB to represent all Martinborough ratepayers
2. We were charged with responsibility for **the** Hall (viz. the 1912 hall, not any other), albeit without powers to exercise that responsibility.
3. After much detailed and exhaustive work, our reports and proposals were well received by you, MCB and the public.

### Submission

#### The Building

- Close forthwith any 2-storey part of the building which is below ca. 12% of the current building code
- Demolish those parts as soon as practicable
- Strengthen the remaining parts of the building to 100% of the code. Do this as one project, or in stages. Without much "making good", temporarily re-open the strengthened but unimproved Hall, for free hire (or at reduced rates).
- Consider the concept plans received last year from MTHC, choose the most suitable proposal (after reviewing ratepayer submissions on those concepts, already received) and seek further input by

architect/engineer/landscape architect/builder/MTHC so as to be able to present a clear proposal to go to a chosen architect.

- Recognise that the Hall's usage must be greatly increased to make such an approach worthwhile.
- Recognise that this will require a much improved Hall with altered/improved surrounds and general appearance.

### Finance

- Without implying criticism or rancour, it must be seen that both Martinborough Borough Council and SWDC have failed to maintain the property to the highest standards over the years or to keep its strength up to prevailing building codes. Full responsibility for this must now, however unfortunately, rest with the existing Council along with the catch-up costs. These costs should therefore be met in the normal way for District financing such as through rates and borrowing.
- We submit that the expense of improving the Hall and its surrounds should be met differently. A trust should be put in place and there are prominent people in our community wanting to be involved. Its formation and operation would need the approval and support of SWDC. This body would be registered as a "charitable trust" and raise funds through direct gifts, suspensory loans and charitable donations (cf. Carterton District Community Facility Trust which was so closely involved in the new \$6m Carterton events centre and restored library building).
- From the Eastern Consulting/Maltbys work, it seems that strengthening/restoring/improving the existing Hall for about \$3m is likely to be the lowest cost option of the choices you have suggested (apart from outright rejection, demolition and no replacement). About half of this is a Council obligation - see 1st bulletpoint above - and the other half should be met by the efforts of the proposed trust. If that exceeded \$1.5m, we believe an active trust could cope.

### Heritage

- It takes 100 years to create a 100 year old building! This little hall is unique: its existence and wellbeing must be guarded zealously.
- Its outward appearance from all angles as well as the interior must be retained and enhanced, to the greatest extent possible - it has been messed with too much already.
- There is a strong case for restoring the old Courthouse in Cork St, owned by SWDC, but sited on Crown land. We recommend that it be moved to a position between the Hall and the Museum and restored to its original handsome state. It might then become the Martinborough Events Centre.

perhaps incorporating the i-Site and the Town Hall management office (see below).

### Organisation

- We submit that the MCB should disestablish the present MTHC. If a Town Hall committee is wanted, it might work better if made up of ratepayers who are not district councillors or community board members. You might call for expressions of interest, appoint 3 start-up members who then add further members, subject to your approval. They elect their own office bearers; you might wish to appoint 1 member from Council/Community Board for liaison.
- This committee could then become the Board of Management for the Hall, reporting to you. The above mentioned trust could have long term existence involved particularly with finance for a better hall and no doubt for other matters.
- The Board could promote and operate the Hall, as well as be responsible for maintenance.

### **Summary**

Keep the 1912 building and improve it, with as little change as possible. Have it run separately from SWDC and charge those involved with making it one of the most sought-after small halls in the lower NI for stage and flat-floor events. Have a Trust and a Management Board for finance and operational matters.

Yours etc,

Ian Cresswell, Chairman  
Winifred Bull, Secretary-Treasurer  
Jim Clark

The independent members of Martinborough Town Hall Committee.



After closing date

51

**Christine Allanson - Receptionist/PA**

**From:** Karen Coltman  
**Sent:** Monday, 20 February 2012 03:53  
**To:** Enquiries  
**Subject:** submission objection to spending on Martinborough Town Hall

ENTERED

Hi,

I couldn't find the area on the website to send this to so am using this main email address.  
Note: I can't access Gmail at work so am using my work email in case I run out of time to have my submission considered. My email address though is: [coltmankaren@gmail.com](mailto:coltmankaren@gmail.com)

I have filled out the pamphlet but not posted it, so not much use there.

**Re the Martinborough Town Hall:**

I strongly feel that it would be a huge waste of money to fix it to earthquake proof standard or to keep the facade (which is frankly a dull lump of concrete) for the huge amount of money mentioned. It seems to be only used for jumble sales every now and then, surely not worth the spend...

We have very little money and to spend so much on this would in my view be appalling when our footpaths in Featherston are shot to pieces and there seems to be a rather dead in the water attempt to fix tiny bits from time to time, our water is an issue, signage is bad and so on.

1. Sell the building and let the new owner deal with it. Get us some money back in the coffers not out of them.
2. Don't repair it. I doubt there is a very, very good business case to justify the spend, showing how many people in the SW would benefit from the hall (not tourists). Martinborough is an outskirt town that many other ratepayers actually never go to. Why not give some money to the Featherston Community Centre instead and they desperately need it.
3. Better to spend the money on other buildings and spread it round.
4. Just leave it there empty and it can harmlessly fall down if there is an earthquake.

Thanks for the opportunity to have a say.

Karen Coltman  
22 Waite Street  
Featherston  
ph 021 574 156

=====

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Thank you.

=====

16 February 2012

Martinborough Town Hall Submission  
From Graeme Thomson  
48 Oxford Street

ENTERED

Dear SWDC

Before I detail my thoughts, I would like to record my appreciation of the good work that is being done by the SWDC.

**My submission is in support of the option to retain the main body of our town hall.**

**I am very much against the option to demolish the existing structure** and start with a clean sheet. This option I believe would result in a compromise building trying to satisfy those ratepayers wishing for "replaced Grandeur", versus those wanting Multi-Multi function, and all being constrained by the budget minded ratepayers wanting to minimise the impact on rates. The resulting building I fear may well end up being functional, but would be lacking all the charm, character and acoustic performance of our existing facility. And that is assuming a consensus can be achieved without splitting the community in the way the stadium split the ratepayers of Dunedin.

I feel also that undue weight may be given to the demolition option as an over reaction to the earthquakes in Christchurch. There will likely be an overly conservative position taken by engineers, and local and central government on the re-assessment of the building's earthquake resistance, which would be understandable given the tendency these days for media driven blitzkriegs calling for blood whenever something goes wrong.

### **My Submission**

#### **1.**

Maintain the main body of our Town hall, and progress with the proposed 2009 improvements, but modify them to add strengthen to main body where their are perceived weaknesses.  
Do this in a measured way that will give the community time to raise the funds.

Before the Canterbury earthquake, there were a number of proposals being considered based on the premise that earlier earthquake strengthening of the main body of the town hall had made it "reasonably" sound. To me that has not changed, and like Jim Clarke said in a letter to the paper, "I would much prefer to be in our Town Hall than in the middle of Cuba street Wellington during a big quake"

#### **2. Give Ourselves Time**

We can give ourselves time by putting a notice at the front of the building for all to see along the lines of "this building does not yet meet the current EQ standards. We enter at our own risk"  
In truth is I believe it would be safer choosing to entering the town hall than to crossing the road to the Pukemanu.