

3. Be Pragmatic

Where strengthening is required but where there are no proposed improvements, then we consider the minimalist approach.

One of the most sensible inputs into the CHCH EQ enquiry was from California, where experience had shown that the % approach to current EQ standards for older buildings was deemed to be inflexible and impractical. They instead have adopted a more pragmatic code based on the age, the type of construction and the intended use of the building. That is, a more individualistic assessment.

Our Town Hall is only occupied for about 1% (?) of its time, and the probability of anyone being in it during an EQ of a magnitude that would cause it to collapse resulting in injury are so low, that I would rather money raised go to some other community projects. In the end it is all about degrees of risk versus costs as its not possible to make buildings EQ proof. (eg if the ground opens up under it)

Summary

There are some great features of our Town Hall: Its high ceiling and mezzanine; its grand stage; and yes, a facade that can be improved to add to the charm and uniqueness of our town, and which I would not like to loose.

There is already an established (and passionate) group of community members who have been working to refurbish the building. We should leverage off the passion.

We do need to learn from the lessons for Christchurch but I think it is important not to be stampeded into what may be unnecessary and expensive action.

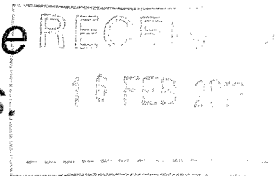
Thank you for calling for community input and giving me the opportunity to have my say

Yours faithfully

A handwritten signature in black ink, appearing to read 'Graeme Thomson', with a long horizontal flourish extending to the right.

Graeme Thomson

The undersigned are unable to be at the meeting, but wish to submit our options.



We vote for OPTION 3.

ENTERED

Our enterprising little district could build an easy access Town Hall for multiuse with good acoustics and changed entrance orientation.

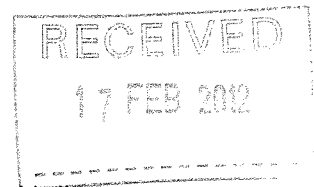
The library should be attached to the complex which could be built gradually, the design and quality of which should last for the next 100 years.

Part of the façade could be re-erected as a sculpture in the grounds, similar to the placement of the old Newtown Hospital façade.

We have looked at the town hall without sentiment and really the hall has awkward access which is unsheltered, and the facilities, hall and stage are well below par. The good acoustics can be reproduced with modern architectural and engineering knowledge (eg. Carterton Hall).

Signed :

John REATER Cherry van Kraaven
David ... J. O'Hara
Paul ...



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Submission Form – future of Martinborough Town Hall

16.02.2012

ENTERED

Submitters Name: Dave Lowe

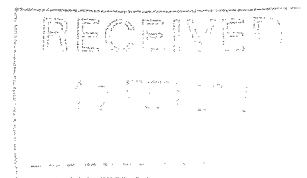
Address: 918 Ponatahi Rd

Email: daveandvivlowe@paradise.net.nz

Tel: 021 467310

1. I support the earthquake strengthening and modernisation of the Town Hall building.
2. It is very important to protect our historic buildings. The character of such buildings should reflect the development and changes of architectural styles over the period of our town's history. This Town Hall building is a prominent building in our townscape and should show the changing nature of the Martinborough economy. Concepts done to date have illustrated that new and old can blend together respectfully.
3. The process of redesigning the building and bringing it up to current building code and compliance is an essential and sensible progression in the life of this older building.
4. Historic buildings are not to be entombed as a static representation of time but are to be maintained and adapted to meet current user values and expectations.
5. In my professional opinion, the existing hall has good bones, therefore by retaining its character whilst also modernising it, this will be cost effective rather than replacing it with a new structure of the equivalent footprint and volume.
6. However, a lot more development work still has to be completed on all proposals. For options 1, 2 and 3, more in-depth design, along with broad outline specifications, will be needed to produce a robust budget and development costs for each option. To date the tabled preliminary estimates are lacking in detail and this is of concern to me if a decision is to be made by the community regarding which option is viable.
7. Having recently visited the heritage precinct and seen the preservation and redevelopment in Oamaru, I believe the need to value and preserve our past is paramount for sense of history and belonging.

ENTERED



MARTINBOROUGH TOWN HALL

The future of the Martinborough Town Hall is very important. But it is also important to investigate all aspects of the future of other community facilities in conjunction with making any decisions regarding an upgrade or rebuilding. Working towards a community centre comprising all facilities is the logical outcome, and it is now an ideal time to at least consider this, even if it may take a huge amount of time, effort and cost.

Before any decision can be made, it is important to establish the future use of a Town Hall. Input from younger members of the district should be sought to find out a direction which they may see important as the town moves forward for future generations.

A focused Community Centre situated on the site of the present Town Hall, whether incorporating the old Town Hall, or rebuilding, would add huge focus to an already beautiful Town Square, and bring the visitors and locals alike into the centre of town. A possible country market could be an extension of this, in the Square, in the future.

The centre could include:

1. The Town Hall, incorporating kitchen, supper/community room for hire for local clubs, meetings, etc.
2. The Library,
3. The Information Centre and outside information Board and Map.
4. Public Toilets
5. The Playground.
6. The Museum

Library. The present library is far too small, cramped, and claustrophobic. I suspect it is also a serious earthquake risk, and I never spend more time in there than is absolutely necessary, which as a retired Librarian, is a sad way to feel. The new Greytown Library, where I was yesterday, would appear to be an example of a possible way to go, including it with the town hall. Locals there tell me it works well. The other possibility is the relocation of the Court House to become part of the development, housing the Library.

The Court House. This would be an appropriate time to consider the future use of this building, relocating it, and incorporating it in some form to house either the Library or the Information Centre. Maintenance on the building which I understand cannot be commercially leased out in its present location is obviously going to cost the Council in the future, and the land could then be handed back to its owners to dispose of. It is sad to see this piece of history deteriorating so.

The Information Centre The present Centre is adequate, but if it were part of a Community Centre, there would be much more focus to a beautiful Square which should be the centre of the whole town.

Public Toilets. It is imperative that new improved public toilets become part of any new development.

The Playground. While this was upgraded not so long ago, its present state is not at all good. A visitor from Wellington commented to me this February that the area is shabby and some of the equipment unsafe. Perhaps this is an area where Council could work together with Lions or Rotary in conjunction with the whole Community Centre.

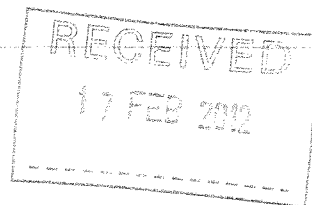
The Museum This is already situated ideally to become a part of this Centre, and would become much more accessible for visitors.

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Christine Allanson - Receptionist/PA

From: quentin wilson [qmwilson@hotmail.com]
Sent: Friday, 17 February 2012 08:44
To: Enquiries
Subject: Future of the Town Hall



We are ratepayers at 46a Cromarty Drive and wish to make comment on this issue.
We believe the building should be demolished and not rebuilt.
Any other option would be expensive and we don't believe justified given the geographical spread of ratepayers
Our phone no is 043815302 and we do not need to speak o the submission

Fax received 16.02.12
This is a copy as the fax was too faint to photocopy.

ENTERED

John Moynihan
30 Jellicoe Street, Greytown
04 385 9513
John.Moynihan@xtra.co.nz

I am concerned that Council hasn't provided rates payers with essential information including:

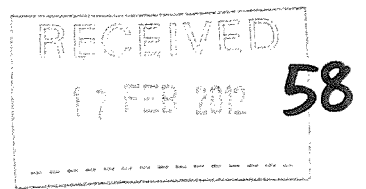
The annual cost of the existing Martinborough Town Hall.
How often it is used and for what purposes.
The revenue generated - for cost recovery and a return to Council.

With regards to upgrading or replacing, Council should first be addressing fundamental questions including:

The need for a Martinborough Town Hall?
The annual cost of such a facility?
Who would use it, how often and for what purpose?
What revenue could be generated?
What level of rates payer subsidy would be required?
Whether alternative suitable venues might already be available?

Options 1, 2, 3 should only be further considered if there is a clearly defined need for a Martinborough Town Hall and if projected income would make it economically viable. Otherwise option 4 would seem to be the only realistic option.

ENTERED



Submission Form – The future of Martinborough Town Hall.

I enclose this submission as a ratepayer. I have no qualifications in the building area, I have tertiary qualifications in teaching, librarianship and photography. I have been a partner in Benfield & Delamare for the last twenty five years, which I have run with my husband Bill Benfield.

In the early nineties, the community got behind a plan to renovate and strengthen the town hall. A lot of money was raised and the results appeared to be a fairly superficial, paint and interior decoration, with some bracing as required at that time. It didn't seem to address real structural issues of the building or improve its functionality, although, small brightly lit fairies were placed on the roof!!

It was suggested at the recent town hall, meeting, that if you have a wonderfully restored premise it will automatically attract high quality performance acts. I think this idea is unfortunately flawed. While I am sure many residents would appreciate high quality musical performance on a regular basis, the small population of Martinborough, its distance from major arterial routes, the continually rising cost of travel and in the past a low uptake of high price tickets to previous top end musical events has meant that some have not been profitable. The concept is flawed.

Max Stevens in his report in the Martinborough Star of the Town hall meeting last year, suggested that the consensus of the meeting was that the building be retained. In fact, several people questioned its structural safety using the method proposed, and questioned the cost to the community of continual upgrades required to meet changing building standards.

I am personally fond of character buildings, having spent twenty years living in and restoring the Consedine Stables to a comfortable dwelling. However the current town hall is not a building of particular historical merit and its room layout, and remote location off the square does not serve the community well. I understand there is a lot of fond association connected with the old building, but the problems of retaining it are such that the community should be looking to the future.

I think the council should build a sensitively designed new auditorium suitable for multiple purpose. That meeting rooms and a kitchen should be incorporated into the complex and most importantly a safe, purpose built new public library building. As the public library currently has high usage it would provide the hub of the new complex.

Sue Delamare 35, New York Street, Martinborough. 06 306 9926
suvIEWS@xtra.co.nz.

RECEIVED
17 FEB 2002

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Options for the Martinborough Town Hall and other community resources.

Submission of W.F. Benfield, Architect.

ENTERED

To The Mayor and Councillors, South Wairarapa District Council.

I am a Registered Architect, and hold an Honours degree in Architecture from Auckland University. I have considerable experience in public works for local government, including projects such as the Keith Spry Pool in Johnsonville, the Community Resource Centre in Lower Hutt as well as numerous other works.

Although the Town Hall is the item on the table in the current discussion, I think it important that we consider seismic risk to both residents and council staff from all the public buildings. To this end, I include the Library in the agenda. Dealing with each building separately, and of the proposed options for the town hall, I think it possible to provide a combined solution to both.

The Martinborough Library.

A leased space, occupying two former narrow shop sites. High brick walls to each side and the rear. A central brick spine wall rises to full height and is stabilised only by the open roof structure at the front and a part mezzanine floor to the rear of the north bay only. Construction of front wall, unknown. As there is no obvious strengthening and as there are also the likely cumulative effects of time and decay, the structure would have to be considered at a high risk of failure due to even a minor earthquake. As the brick walls are high, and the spaces comparatively narrow, which means there would be little space safe from falling brickwork for occupants, this would be further compounded by the confusing egress arrangements. The front door, by which all users leave and enter is not the egress! As an inward opening door, it does not comply with egress requirements; the egress is by a rear door into an enclosed yard, with high brick walls on two sides.

I continue to be surprised that the Council still operates from this building. To all appearances it is so far short of meeting current earthquake requirements, a case may be made that it is un-necessarily risking the lives of both staff and the public.

The Martinborough Town Hall.

The Town hall was built early last century, and is typical example of a more simple and provincial late Victorian style. It is also a classic example of "facadism", ie. a building to be looked at only from the frontal aspect. Viewed from either side or rear, it could be anything from a factory to a generator enclosure. However, it does serve a purpose as a "Town Hall" and were it not for being a vulnerable building in proximity to major earthquake fault lines and revisions to building codes, there would be no reason to do anything about it.

Events have reached a point where to do nothing would be to invite the claim of negligence in the event of a tragedy. Something has to be done, and in that

regard, we have as the Council's letter explains, 4 options; to upgrade, to retain features and re-build, to totally replace, or to demolish. Dealing with each.

Option 1, Upgrading the existing hall.

The existing structure has already had considerable structural up-grading since the 1942 Wairarapa quake. The first, that carried out in the late 1940's, when reinforced pilasters and a bond beam were built over the existing brickwork, and secondly, in the early 1990's, when a lot of community fundraising went into further strengthening which now fails to meet current code requirements. Hence yet another major strengthening is now required. Due to the great weight of brickwork in the present building (roughly a tonne of brickwork for every 1.5 square metres of 13.5" brick wall, hence thousands of tonnes of masonry to be stabilised in the event of an earthquake), upgrading could well be trying to achieve a standard which may be applicable today, but in a few years would no longer apply due to further research and likely changes to the building codes as is the case of previous strengthening exercises. Currently figures of the order of \$1,345,000.00 for upgrading have been bandied about, however, opinion in Wellington would suggest current code requirements would require base isolation. Even if not now, base isolation may soon become a requirement. For a similar sized church in Island Bay, base isolation has been estimated at \$5,000,000.00. This would mean a realistic costing of around \$6,500,000.00 just for basic structural upgrading. Current estimates for strengthening Wellington Town hall are of the order of \$40 million. Changing code requirements would mean upgrading is likely to commit the community to perpetual fundraising to meet future requirements. It would still be a building that would not meet current requirements for new buildings. Due to the fact that not every square metre of brick wall can have a guaranteed anchor to the new structure, there is no surety that bricks and rubble will not be thrown into the hall and onto occupants in the event of a major quake. It would still not be a safe building; further in the event of a damaging earthquake, it is likely the building would have to be demolished anyway, with the loss of any further investment the community may make in it.

It should also be noted the existing building contains no provision for community services other than the side "green room" and kitchen.

Option 2, Retaining façade and proscenium and re-building.

Commits to retaining present site and size, although it does allow the incorporation of additional features, such as library, visitor centre and community spaces. One would seriously have to question whether the façade and proscenium are of such merit as to justify the cost and limitations involved in their retention.

Option 3, Replacement.

If Martinborough is going to have a town hall, replacement is the best long term option. It would also allow other issues to be addressed, such as the provision of library and community facilities for volunteer services and community board functions. In other words, a combined hall and community resource centre.

One of the reasons given for retaining the present town hall is that the space has good acoustics which could not be replaced. This argument cannot be sustained. The form of the concert hall is a traditional pattern for un-amplified music or oration, a form which used to be known as a "Leipzig box". An acoustics engineer can easily calculate the ratio of height to width to volume to achieve a proper design. There are cost effective construction techniques such as those used on the Mitre 10 building which can re-create the traditional concert space if what is wanted is a hall for more traditional musical events. However, such halls tend not to perform so well when used for more modern electronically amplified musical activities. For this reason, modern halls seek to be more multifunction and are differently engineered for use with both amplified modern music and the more traditional.

Although seeming close to the square, the existing hall is definitely out on a limb, and so fails to integrate with the square and the town. Re-siting to where the present public toilets are beside the museum would add considerably to the importance of the hall and its facilities in the heart of the town. It would also ensure the library and ancillary functions are closer to community needs.

The estimated cost of replacement of \$2,238,000 is a fraction of the possible true cost of retention of the existing building, and even that aside, a new facility would far better serve the long term needs of the wider community.

Option 4, Demolition.

If the community is unable to raise the necessary funding for a new building, then demolition is the only outcome. As I noted earlier, in the event of a significant earthquake with loss of life, charges of negligence could be made against the Council if the building was left in its present condition. This applies even more so for the library. If funding for a town hall is not available, work should at least be put in hand urgently to re-locate the library to safer premises.

Conclusion.

Within the budget figures given by the Council in its brochure, it should be possible to build a complete Community Resource Centre, incorporating a multi-purpose hall to suit wider community needs, a dedicated library, toilets and facilities to service all the other functions such as plunket and legal aid.

Proposals and budgets should be sought from several designers, to ensure the town gets the best possible facilities that it can afford.

I am available to discuss these matters further if required.

Yours faithfully,
W.F. Benfield.
Architect.

Attached, photos.



198-204 Hereford Street