



SOUTH WAIRARAPA DISTRICT COUNCIL MEETING

MINUTES – 26 March 2012

Present: Mayor Adrienne Staples (Chairperson), Councillors Margaret Craig, Dean Davies, Mike Gray, Brian Jephson, Viv Napier, Julie Riddell, Keith Sexton and Max Stevens.

In attendance: Jen Olson (Resource Management Officer & Meeting Secretary)

Conduct of Business: The meeting was held in the South Wairarapa District Council Chambers at 19 Kitchener Street, Martinborough and was conducted in public between 9:00am and 10:50am

Media: Tessa Johnstone (Times Age)

A Preliminary Matters

A1. Apologies

COUNCIL RESOLVED (DC 2012/22) to receive apologies from Cr Robertson.

(Moved Cr Riddell/Seconded Cr Napier) Carried.

A2. Conflicts of Interest

Cr Stevens declared an interest in Elizabeth Stevens' submission, and in the Town Hall Committee submission.

Cr Riddell declared an interest in the Town Hall Committee submission.

A3. Public Participation

Public participation was not originally on the agenda but Councillors agreed to allow 5 minutes for public participation.

Perry Cameron, Lake Ferry Ratepayer & Residents Association, spoke about the facilities and functions to be considered by Council when making a decision about the future of the Town Hall (Appendix 1).

B Submissions Hearings

No.	Submitter	Start Time
45	David Kershaw preferred strengthening the hall to preserve an historic building and ensure its availability for future generations, and commented that the acoustics and size lent itself to a wide range of events. When questioned by Councillor Napier about any work required beyond strengthening, Mr Kershaw agreed that improvements to the interior, kitchen and toilets would be sensible, completed in stages.	9.07
29	Elizabeth Stevens	apologies

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No.	Submitter	Start Time
49	Angela Sears changed her submission to strengthen the old hall as it was the cheapest option. Ms Sears said that refurbishment would also be necessary to make it worth using, consulting all community groups to confirm their intended use of the hall.	9.15
31	Lindy Pacey	apologies
32	Noel Thomas was in favour of strengthening and maintaining the current hall, but had concerns about financing the work as the district has a relatively small number of ratepayers.	9.25
48	Jim Hedley pointed out that 1 district with 3 town halls now has an opportunity to downsize, and that money would be better spent elsewhere. Mr Hedley said that regardless of repairs the building is earthquake prone, and asked if anyone were killed in the Town Hall did the Council want that on their conscience.	9.50
50	<p>Ian Cresswell, Jim Clark and Winifred Bull, on behalf of the Martinborough Town Hall Committee (MTHC), were all in favour of strengthening and spoke individually.</p> <p>Ian Cresswell preferred to strengthen the unique and historic hall even if it isn't very beautiful, then refurbish gradually according to the plans provided by the Martinborough Town Hall Committee.</p> <p>Jim Clark believed the media presented the hall in an unfavourable light by using photos of the less attractive side of the hall. Mr Clark suggested the negativity around preserving the hall is from people who have not used it and therefore do not realize the benefits, like excellent acoustics for musical and theatrical performances.</p> <p>Winifred Bull recognized that 75% of the submitters want a facility of some kind. Ms Bull said the three town's halls compliment each other, and if the existing Town Hall is strengthened and refurbished the community will support it for theatre and ballet and similar.</p> <p>Councillor Napier asked the MTHC if refurbishment is necessary as well as strengthening, and all agreed.</p>	9.35
61	Richard Rudman considered that the cost estimates were 50% light and that the information provided is too limited to make	10.05

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	a decision. Mr Rudman submitted a letter from the New Zealand Historic Places Trust in 2005 to SWDC, recommending a conservation plan and thanking Council for its conservation work to date (Appendix 2).	
62	Conor Kershaw , on behalf of the Martinborough Business Association, recommended a multi-purpose building (a Community Centre rather than a Town Hall) with one large area and smaller rental areas to the sides to encourage use and bring in revenue 5 days a week. Mr Kershaw was neutral on whether this Community Centre would involve strengthening the current hall, or building something new.	10.15
30	Hiatt Cox supported Conor Kershaw's statements and said new uses for the hall must be developed before we commit to spending money, and that the youngest and brightest of the community should lead this conversation.	10.25
59	William Benfield discussed the seismic risk of older buildings and his related work on similar sized buildings in Wellington, and recommended building something new if funds allow. Mr Benfield suggested that strengthening would require perpetual fund raising as building codes changed, and base isolation, if required, could cost \$5million. Mr Benfield also supplied an additional written comment in support of his original submission (Appendix 3).	10.35

The meeting was adjourned at 10.50am. Councillors requested a report from Council officers to be tabled for the next full Council meeting on 4 April 2012.

Confirmed as a true and correct record

.....(Mayor)

.....(Date)

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APPENDIX 1:

Supplement to Perry Cameron's talk

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APPENDIX 2:

Supplement to Richard Rudman's submission

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APPENDIX 3:

Supplement to William Benfield's submission

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