

# **Comprehensive Report: Opoutere Hall**

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## **1 Background**

In 1965 the Crown set the land located at 1 Opoutere Rd apart (from the Tairua state forest) as a reserve for a site for a public hall subject to the Land Act 1948.

The Crown then appointed the Thames County Council to control and manage the reserve as a site for a public hall subject to the Reserves and Domains Act 1953.

The Hall was originally built in 1965 by the Te Rangi Marae Sunday School and Social Committee for the Opoutere community.

On 1 June 2006, Council entered into a lease agreement with the Opoutere Community Hall Incorporated to maintain and manage the Opoutere Hall building, with Council managing and maintaining the reserve and grounds.

On inspection by TCDC Property team, it was found that there was little to no maintenance completed on the hall with wall holes present, broken bathroom amenities (smashed vanity) and unhygienic/unsafe standards for a hireable space. Most notably, there was a considerable amount of black mould present on the hall ceiling.

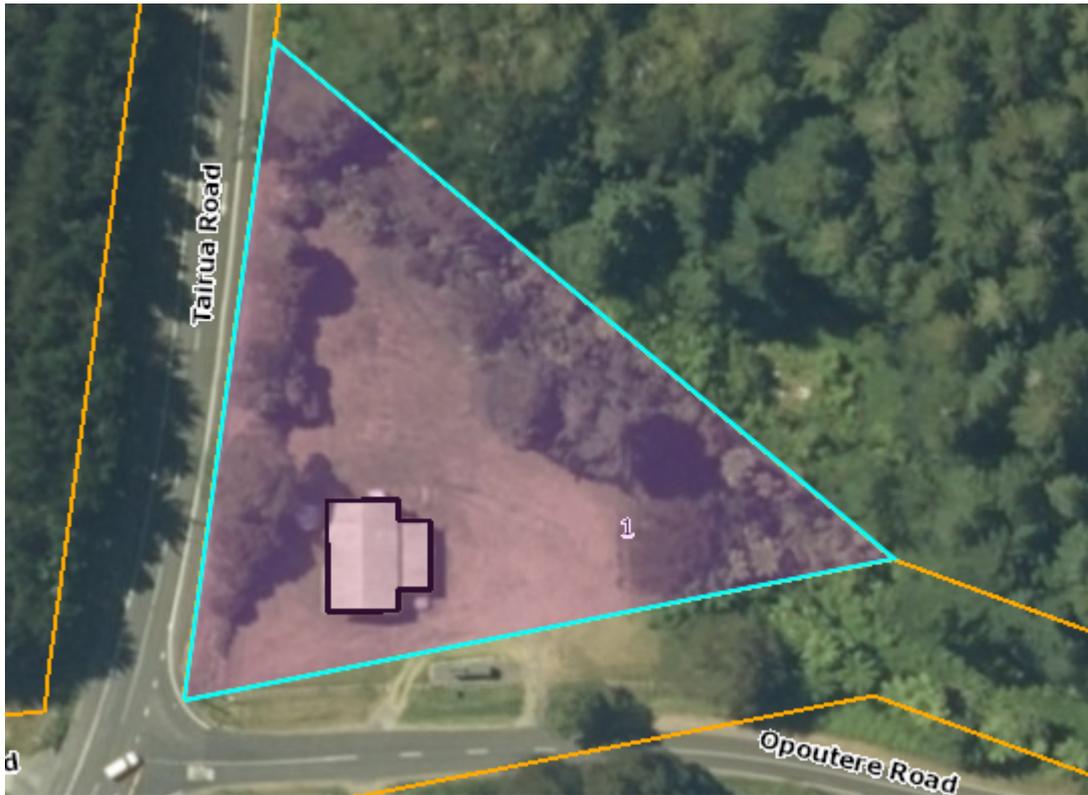
An Insanitary Building Notice has been issued due to mould in the ceiling and roof cavity.

The Opoutere Community Hall Incorporated had dissolved as of 04 March 2019 and been deregistered as an incorporated society. On further investigation it was found that the contact person for the hall had not been providing the annual and financial reports required as part of the lease agreement. The local community has concerns on how the facility has been managed which has resulted in the bad state of repair the hall is in now.

The lease was effectively terminated on deregistration of the Society and confirmed by Council 8 July 2020.

## **2. The Property**

Address	1 Opoutere Road, Opoutere
Area	3521m <sup>2</sup>
Zone	Recreation Passive
Record of Title	GN S327252
Legal Description	Section 37 Blk VIII Tairua SD
Landowner	Crown-Department of Conservation
Capital value GV	\$331,000



### **3. The Issue**

The issue is to determine the future of the hall.

### **4. Discussion**

#### **Asset Condition**

The Opoutere Hall currently still sits with an Insanitary Building sanction on it and is closed.

The building is in poor condition. The primary concerns are water tightness and mould. The roof needs replacing, and its' leaking is the cause of the mould.



To bring it up to a sanitary standard the following works are the minimum requirement,

New roof and ceiling		\$29,000
Wall linings	Patch and paint to repair holes	\$9000
Bathrooms	Renovation including new pans, vanities, tapware etc	\$5,000
Flooring	Stripped and sealed	\$5000
Deep clean	All	\$1,600
	<b>Total</b>	\$49,600

Desirable works include,

Repaint exterior		\$ 39,000
Replace kitchen		\$13,802.50
Off street parking		\$ 60,000
Paths		\$ 15,000
	<b>Total</b>	\$127,802.50

TCDC Property team had applied for funding from Central Governments 'Shovel Ready Project' initiative to replace the roof and ceiling for a total cost of \$ 28,848.00. This application was declined.

The following works have been provided in the draft 2021-31 LTP.

(work)	(Year)	(Est Cost)
New roof and ceiling	21/22	\$29,000
Wall linings	21/22	\$11,000
Bathrooms	21/22	\$5,000
	<b>Total</b>	45,000

## Utilisation

Booking figures supplied by the last custodian showed the hall being used on average 5.5 days per month with majority of these bookings being for tangi, weddings, community meetings, unveilings and birthdays/anniversaries. Given issues with building condition, lack of sealed off-street parking, pathways and challenged management by the Society, it is difficult to place much weight on the figures. The buildings utilisation may be different if in good condition and run well.

## Stakeholders

TCDC Property were contacted by a member of the local community regarding the future of the Opoutere Hall. We were advised that "the Chairs of all 3 groups [Ohui Owners, Opoutere Ratepayer and Resident Association, and Wharekawa Catchment Care Group] are happy to meet to discuss setting up a new Hall management committee/Inc Society. They say it is a valuable community asset." Also, that initial thoughts from these groups were that "the Opoutere Hall must be run with more transparency in future [Committee, caretaker, cleaner, keyholder and website with online bookings and payments, no cash], with possibly a tier fee system, reducing for local groups." It was suggested that if a new group was to be formed and new lease granted, they would work to help correct some of the repairs needed

to get the hall to a operable standard but would still need funding help to deal with the roof & ceiling issue.

At this stage, the level of community interest in retaining the hall in this location and how it could be managed has not been canvassed and is unknown.

## Options

To make a more informed decision, the Board may wish for a consultation process to be undertaken with the Oputere Community to see whether there is a demand and need for a community hall in this area. This may help guide the following building and management options.

The building options include,

- a) Abandon the hall and relinquish reserve management and control back to DoC.
- b) Sell the hall for removal.
- c) Repair the hall.

The management options include,

- a) Council run the hall.
- b) Council finds a management body to run the hall.

## Assessment of options

### Building

- a) Abandon the hall and relinquish reserve management and control back to DoC.

The hall would remain closed. Council could relinquish management and control of the reserve in which case reserve management would revert to the Crown as would the building asset.

Pro's	Con's
Save capex and opex going forward- \$45,000 based on 2021-31 LTP	Loss of amenity in that community

- (b) Sell the hall for removal

This building may have a value of \$10k suitable for someone to convert to a house. In addition, removal costs would be estimated at \$3k.

- c) Repair the hall.

As noted above, there are some works that should be undertaken before it can safely be used which is estimated to cost \$50k. Desirable works with an estimated cost of \$127,802, can be considered as part of Annual Plan discussions.

## **Building Management**

Council does not currently run halls except Whitianga Town Hall, Whangamata Town hall and the Thames Civic Centre. While bookings could be managed through Customer Services a local presence might be preferable. Penny Rich has indicated there is local interest in the hall and another Incorporate Society being formed.

At this stage Council does not have much data on demand for a hall in this location nor on the capability in that community to run the hall in a proper manner.

## **Significance and engagement**

Under Council's Significance and Engagement Policy, the Board may feel it appropriate to canvass the level of interest in the community to the future of the hall and to canvass parties interested in maintaining and managing the hall.