

Tua Marina-Waikakaho Community Memorial Hall



**Tua Marina-Waikakaho
residents and ratepayers
association.
MAY 2023**

Introduction

We, the association, would like to present our application to the Marlborough District council for consideration for funding to update our community memorial hall. At this stage the facilities need to be upgraded to accommodate visitors with disabilities, and to bring the building within regulations and Health and safety requirements. The community hall sits alongside State Highway 1, within the Tua Marina village.

This building has been in the area since 1909 and was an important social gathering for the community. We endeavor as custodians to protect this integral part of the area for the future of our community.





History

In 1909 Mr A F Redwood erected a public hall, built by Mr William Carr using timber milled from flat creek mill, for a cost of 120 pounds. It was officially opened July 13th, 1909, by Mr John Duncan M.P.

From 1935 to 1945 it was used by the Army as headquarters for the artillery camp that was situated in the Tua Marina school grounds.

The rear of the Tua Marina Hall dates back to 1935 consisting of a Kitchen and supper room. In 1954 this part was shifted back to this site, and with a subsidy from War Memorial projects. The front part was erected to form the current Tua-Marina Memorial Hall, this was opened on 15th December 1954 by Mrs William Broughan who had lost her eldest son in the first World War and her youngest in the second World War. Two honour boards were unveiled naming 18 local men who had died in conflict and 94 who had mercifully survived the Boer and two World Wars. The hall was badly damaged in the July 1983 flood, repair work was done with a new floor being raised up to where a stage once was, over recent years the roof has been replaced with colour steel iron.

Hall Usage:

The Hall has had minimal use the past year but have several regular events happening throughout the year.

Table tennis has become the regular weekly evening hire and we also host local line dancing group social events quarterly.

There have been a few local birthdays also hosted at the hall along with regular meetings for the community regarding the Whale Trail Cycleway & committee meetings.

Looking forward, we aim to get the hall more presentable so that the local community will make more use of it.

A working bee will be taking place in the near future by committee members and any rate payers who wish to volunteer.

We also have the lawns mowed regularly by community workers as supplied by the Ministry of Corrections



Due to concerns being raised by some local residence regarding the condition of the Hall the committee engaged a local architect and builder to help provide some direction on what would be required to ensure the building meets all relevant building codes. Also to highlight any maintenance issues and potential H&S issues.

An asbestos report was obtained from ASG, for the exterior of the building. The asbestos report identified asbestos in the external wall cladding, broken asbestos waste beneath the building in the sub floor area and Lead paint in the external weather boards. They also presumed the fuse board had asbestos present.

The external asbestos cladding is unpainted, therefore is not encapsulated, and some elements of the cladding have various forms of damage and require remedy.

The associated timber weather boards and timber window frames and sashes are in a poor state with rot evident.

It is our opinion that the exterior of the building will require total replacement, along with a new cavity system and associated doors and windows.

The existing disabled ramp is also too steep and doesn't comply with the relevant codes. A new access ramp will be required.

The building was reroofed around 2018.

A fire report was also obtained by Smart Alliances. Some minor upgrades in illuminated signage and emergency lighting are required.

Internally the building needs a revamp and, with the required addition of a new disabled toilet area, will meet the relevant codes for the Halls capacity of 200 people.

The old pinex ceiling is sagging and it was agreed that the most efficient remedy is to install a new suspended ceiling, which would also allow for the installation of insulation.

New and more efficient lighting would also be required, and the building lacks any meaningful heating and no cooling so we would also see this as an opportunity to install a heat pump heating/cooling system.

The T&G timber floor was last sanded and sealed in approximately 1983, after the floods and this needs attention.

So basically, the hall needs a total makeover to ensure the safety of the local patrons and for the hall to remain a community asset in the future.

Costings to undertake this work are estimated at \$450,000 to \$500,000 plus any relevant professional fees.

Survey summary

A survey was conducted and sent via link to 85 members on the Tua Marina-Waikakaho community facebook page.

Of these 85 members, 23 participated in the survey and the results showed that all had participated in events in the last twelve months at the hall, ranging from social occasions to meetings. They would like to see the hall upgraded with most choosing between the bathrooms and the entire building being upgraded.

Civil Defense:

The Hall has always been a place of gathering for emergency situations as shown, in December 2016 after the earthquake, the hall was established as a civil defense center for the residents of Tua marina and Rarangi, after residents were told to evacuate. We would like to make sure the Hall in the future can accommodate any residents that require a safe haven, having the building upgraded will enable the building to be able to accommodate and assist any persons that require it.

Summary:

Tua Marina area stretches from beyond the Waikakho Valley North to the para swamp and then east towards pembers road and up Pukaka Valley. The area's population is 1,370 as of June 2022, it has population increase of 6.8% since the 2013 census. It boasts a respected School and a proud rural based community.

Some families have lived in the region for generations and continue to do so.

At the centre of it all is the community hall. Many locals have some history or connection with the hall, we as custodians ask for your help to endeavour it is still here for the next generations of Tua Marinaian's.

We thank you for your time.



Back of building



Mens bathroom





Exterior windows



Kitchen









