**Pukehina Community Centre/Hall Update December 2020**

The Pukehina Community Centre/Hall has been a vital part of our community for over 25 years. Housed at 16 Pukehina Parade, it has hosted many community events over this time including socials, weddings, community meetings and voting. This update is further to the update we sent out in October. To obtain a copy of this please visit our website or contact the Committee and they will deliver a hardcopy ☺

**History – Where have we come from?**

In 1996, the community worked together to raise the funds to build the Pukehina Community Centre/Hall with many giving their skills and services free of charge to make this happen. The Hall was initially administered by the Pukehina Emergency Services Trust and then managed by a volunteer committee who have worked to maintain this asset for the community’s use and enjoyment.  The Hall was built on land leased from the Western Bay of Plenty District Council (WBOPDC), with Ratepayers currently contributing $5.60 in their rates each year, towards the upkeep and maintenance of this asset.

**The current situation:**

On the 15th September, 2020 the Pukehina Hall Committee shared an update with the community on the status of the Hall via the local FaceBook page.  In summary, this update highlighted that while trying to renew the Building Warrant of Fitness and Certificate of Public Use for the Hall, the Hall Committee and WBOPDC became aware of water tightness issues. Public use of the building thereafter was not permitted until further notice. WBOPDC advised the Committee that any decisions made in relation to the Hall would be underpinned by community wide consultation and debate on the issue with no date set at that time for consultation. (*Rod Davenhill, Chairman Pukehina Hall Committee*)

* Following meetings with the Hall Committee and WBOPDC, the Pukehina Ratepayers’ and Residents’ Association (PRRA) took on the administration role of the Pukehina Community Centre/Hall on the 30thSeptember 2020 in order to help find a solution to get the Hall back up to building warrant standard. NB: Once the Hall is back up and running the current Hall Committee will continue to manage the day to day running and bookings of the Hall.
* A survey was sent from WBOPDC asking for community feedback on the remediation of the hall due to significant weather-tightness issues.  This survey suggested a cost of upwards of $600,000 to fix the hall, with a likely cost to ratepayers of between $100-$120 per year for the next 10 years and gave 4 options to the community (1- fix the Hall, 2- not fix the Hall, 3- Sell and use proceeds towards the Pukehina Surf Rescue Club, 4- Sell with proceeds retained by WBOPDC.
* WBOPDC will complete another consultation that includes a wider set of options and more accurate information following people’s reaction at the face-to-face meeting and initial consultation.
* There is an amount just over $40,000 of accumulated funds available for immediate repairs.

**An update on actions and next steps as at 18th December 2020:**

* The PRRA is currently undertaking additional investigations in order to made a more informed decision as to the to work needed to fix the Hall.
  + *Thermal Imaging report completed by Detect-A-Leak*
* The PRRA has engaged engineers to give advice on the structural integrity and fire requirements necessary for the building to gain a Building WOF.
  + *Awaiting these full reports but the Fire Report completed by Paul Dempsey from AS Fire has a list of recommendations that need to be completed:*
    - *T4 alarm system installed*
    - *Accessibility ramp at the front door*
    - *Some exit door handles to be replaced*
    - *Install fire-rated gib under the stairwell and on the ceiling of the mezzanine floor*
    - *Once these actions are completed and approved by both building inspectors (Rory and Ryan, WBOPDC) they will then issue a certificate of Public Use (CPU) and then the building will be functional again.*
  + *In terms of the other issues that have been identified (as per the Thermal Imaging report and Structural engineers report (yet to be obtained) we can replace/repair these things over the next 12 months.*
  + *“It’s leaking – sell it” (WBOPDC) – We say “It’s leaking – fix it!” (PRRA)*
* The PRRA has engaged a plumber and drainlayer to repair the known issues where water ingress has occurred and is seeking quotes from a builder for other repairs.
  + *Some works have been completed and paid for. Current spending $8,600. This includes the Thermal Imaging report plus:*
    - *Cleared all gutters (100kgs of debris)*
    - *Downpipes all cleared*
    - *Plumbing work: tap wear and kitchen sink washers all repaired, wastes (septic, outlets and vents now up to scratch), all pipe and wire penetrations now sealed.*
    - *New drain installed to the front of the emergency vehicle shed (as per the original drawings of 1997) and completed work at the back of the building.*
* We are currently waiting for quotes on all the work required to the Centre/Hall but are confident that the amount required will come in well under Council’s estimation of $600,000.  As soon as the PRRA know more about the costs involved to make the necessary repairs, we will let you know. If you know a builder who may be interested in providing a quote on the work required, please ask him to contact us.
  + *Quotes we have received:*
    - *Exterior repairs (install eyebrows over all windows, fix the horizontal control joints and painting): $19,425.000 plus gst*
    - *Interior painting: $13,800 plus gst*
    - *Fire Stairwell: $9,400 plus gst*
* WBOPDC are looking to include the Pukehina Community Centre/Hall in the upcoming Long-Term Plan.
  + *Another consultation will be happening that includes a more thorough presentation of history, current situation and potential options*
  + *Two Community meetings to be held on 16th and 18th February 2021 at the Pukehina Fishing Club*
* We urge people that filled out the recent WBOPDC consultation to reconsider the options until accurate costs are available and a comprehensive informed decision is possible.
  + *There are a number of things that have happened over the years/or not happened that have contributed to the current status of the Hall including the building never being issued with a Code of Compliance Certificate (CCC)*

If you have any questions, queries or would like to contribute, please contact Kirsty Garrett at [pukehina.bra@gmail.com](mailto:pukehina.bra@gmail.com)