

8 April 2025

To: Te Horo Hall Society AGM

From: Andrew Annakin, Outgoing Chairperson, Te Horo Hall Society

Another Extraordinary Year!

This is my second yearly report to the Society's AGM and essentially concludes the project I signed up for: to oversee the earthquake strengthening of Te Horo Hall. My report is more of a personal reflection than strictly a business report, but I think that is appropriate.

It was clear from the outset of my first term that unless the Hall's future could be secured, there would be little incentive to invest in it further. Progressing the much talked about quake strengthening was the obvious critical first step, and that is what we have achieved as a committee of local volunteers.

It has been an honour and a privilege to lead the Te Horo Hall Committee to a celebrated re-opening of the Hall after a successful building project. This was only made possible by all of the support, fundraising, and donations we received along the way.

The committee worked to a clear project plan and stuck to the narrative we adopted at the outset. I could not be prouder of what has been achieved over such a relatively short timeframe given the size of the task and the fact that we had to work in ways that were quite different to what had gone before.

It's been an intensely rewarding two years for myself and Kerry, often to the exclusion of our personal goals. I don't regret a moment of it, but now is the right time to pass on the baton to the next leadership group. Kerry and I will continue to retain a keen interest in the Hall and we both intend to help where we can. I will also make myself available to my successor for whatever initial assistance is required.

Mission Accomplished

When the committee started the 2024/25 term our fundraising was still in full swing but we looked to be coming up short on our Budget for the Hall. The committee recast its goals and committed to a clear set of priorities.

Throughout this time, there was confusion whirling around us about the Building Act requirements and even talk about the then new government exempting buildings such as ours. This speculation was unsettling, and I commend the committee for staying the course. If we had not acted at this time, the Hall would have continued to deteriorate and would still be facing an uncertain future.

As our budgets tightened towards the end of the project, the committee again deftly adjusted its priorities and expectations as we clearly couldn't do everything we had hoped for (hence the Phase 1 and Phase 2 solution).

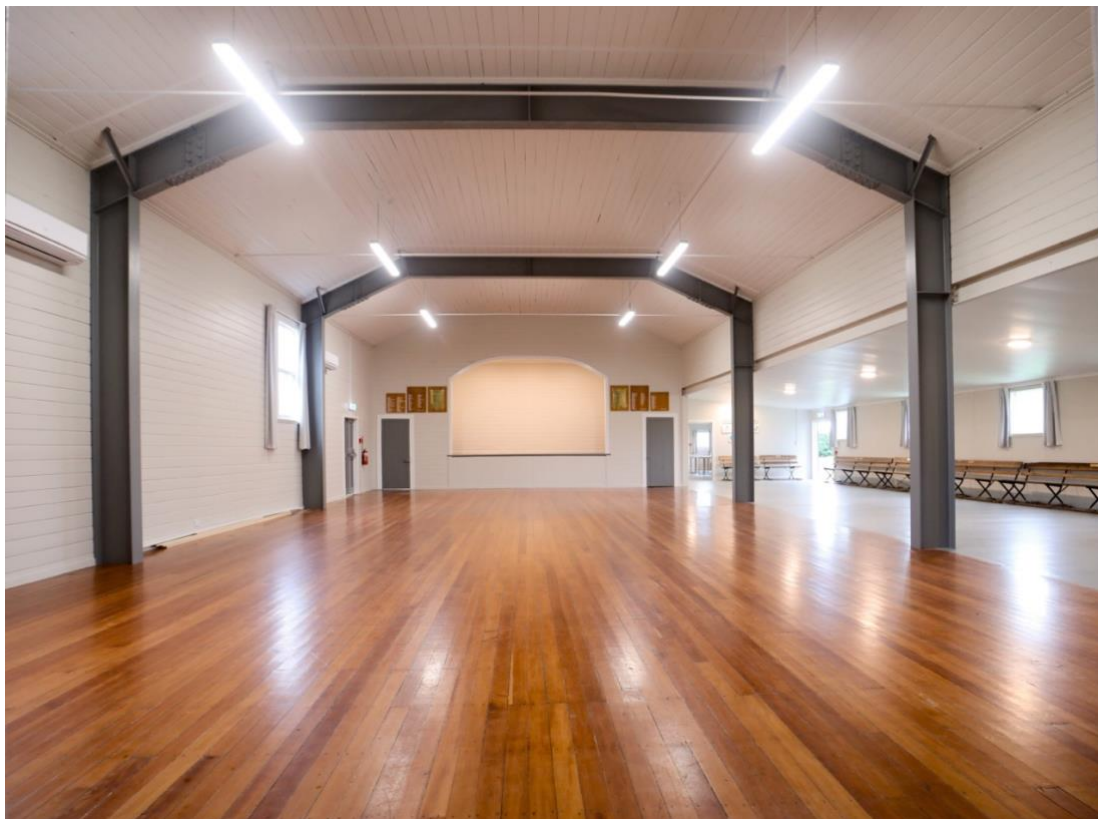
The committee also had to accept mounting compliance costs as well as significant cost increases typically encountered when renovating an old building and bringing it up to contemporary standards that were never anticipated when the building was first constructed, or as modified in the '70s, plus addressing the consequences of decades of deferred maintenance.

The Treasurer will give more detail on the fundraising and budgets in his report. But as Chair – and contracts manager – I was most grateful for Matthew's expertise (along with the support of others) as we poured over spreadsheets through the tricky balancing act of funding the critical strengthening work while also factoring in both the heritage requirements, and additional compliance requirements, and the excellent kitchen upgrade.

The only part of the project plan that failed was around the overly protracted and difficult to navigate resource consent process. When the expectations of the District Plan were finally understood, an urgent process had to be put in place to meet KCDC's strict and very non-negotiable conditions. This delayed the building works slightly and led to a rocky start, but we worked through the issues and the committee has now complied with all compliance requirements to date.

I am especially proud of how the committee rose to all those challenges in such a logical and considered manner. Once we had agreed to pursue quake-strengthening the committee was unwavering in its commitment to follow through.

And look at it now!



What an awesome community we live in

While earthquake strengthening was the committee's primary goal, the rewards for our efforts have been so much broader. I have worked with many communities of interest in my time, but I have never seen one respond to a challenge as did Te Horo.

We as a committee were clear from the outset that without a community mandate there was little point in proceeding. But we needn't have worried; the community's engagement and fundraising responses were outstanding – even more so considering Te Horo is barely recognised as a community by KCDC and noting how spread out our small community is. But there was something about Te Horo Hall and its storied local history that drew people together to support its retention and renovation.

Final thoughts

I am confident the committee will continue to focus on the work ahead – Phase 2!

And if I may make one plea to the new committee: For most of its life the Hall has simply been a facility to be used, with running repairs made as needed. However, after so much effort has gone into bringing the Hall up to its current state – albeit with more to do - this approach must change. The Hall is now a \$3 million asset for Te Horo and its value to the community will only grow over time.

Therefore, I urge the committee to adopt a structured asset management approach to maintaining the Hall going forward. This includes the cottage and other assets, notably the tennis courts and hopefully a new carpark soon. Our promise to the community as part of our fundraising was that the Hall would be there for future generations. This does not happen organically, and a robust asset management regime (with professional help as needed) will best ensure that.

I also hope the Committee will retain and regularly update the website and adopt a more integrated and professional approach to marketing for revenue generation while also ensuring community access and arranging lots of fun events!

Finally, the Committee needs to purchase suitable cloud storage to ensure its records are properly archived and accessible to future committees and Hall historians. I also have a few gigabytes of documents, project plans, spreadsheets and photos to hand over!

I wish the new committee every success.

Nga mihi,

Andrew Annakin
Outgoing Chairperson, Te Horo Hall Society Inc