

David Borman

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From: David Borman
Sent: Tuesday, 15 April 2025 9:09 am
To: David Borman
Subject: Town Hall

My name is David Borman

I have been building here in the Wairarapa for 50 years

I had a successful building company up to 2011. When I sold the company, the company had just received an award from MB for being one of the first companies in NZ to get ten national house of the year awards.

One of the awards was a commercial award which we gained for moving the Woburn railway offices building from Woburn to Greytown and turning it into the White Swan.

Since 2011 I have been a full time commercial property developer.

I have always priced all of my own projects and managed them.

I have been working on The town hall building for 8 years trying to get Masterton a New Town Hall

I was also on the council steering committee towards the end in the last couple of years

As you know the building is made up of 3 buildings. It was very clear Town hall had to be demolished after going over original plans and engineers reports.,

Nothing to do with the soil. West and east walls are brick on lime mortar with no support. It would cost more to strengthen it than to rebuild it.

I wouldn't park my car out in the west carpark.

So knowing that the TH had to be demolished I

Commissioned plans to be drawn up for a 800 seats hall, quality back of house, met and greet area and meeting rooms to be built where the old TH was, I then costed it.

I then looked at saving the municipal building and civil defence building.

W. B. leaving the option of moving council staff back in from Queen Street to save costs

After seeing more detailed assessment of strengthening of this building I became concerned.

The front and back walls are not supported, they need tying together

Ground floor had to be removed and a concrete floor and foundations needed to go in.

A architect who was giving the steering committee advice suggested it would be cheaper to demolish the building. The risk factor was very high.

Also the building would near enough need to be rebuilt to make it into modern offices.

A extension on Wairata house would be cheaper.

So it was agreed to demolish.

Next we tried to save the facade.

We new it would cost 3mil at a minimum

It was decided in the end after a lot of discussion to demolish the façade.

3 reasons

1/ Cost to ratepayers. The council was under pressure by small groups to keep cost down

2/ Risk factor, The propping of the façade and strengthening the facade could quadruple.

The props would be on State Highway. Traffic management would be horrendous, Cones for miles.

3/ If the façade could stay the new town hall would need to be designed.

Reluctantly I agreed it needed to go, I wanted to save it.

We all agreed that as much as possible materials needs to be salvaged from the building, flooring beams bricks etc for reuse in the new town hall

I know a new hall can be designed using a bit of the past giving it character and be something special for our town and be built inside 25 mil
Masterton needs a town hall
Now's the time. It will never be cheaper. I have builders and sub contractors ring me looking for work
Material cost have come back
It will cost a lot more if left.

We have a council that was voted it to get things moving, which they have done. 9 years is too long. Let get on with it

Finally . I intend to be very much involved in fund raising.
The council also has a number of places they can apply for funding,
Proforming arts lotteries etc

Thank you