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1 Introduction

1.1 Aim and Purpose

The purpose of the *Community Facilities Asset Management Plan – Halls 2021-2031* is to create a comprehensive single document that summarises and highlights the issues, operational plans and renewal, capital and disposal projects, and improvement requirements for the Halls activity. Specifically, this plan aims to:

- 1. Ensure that the asset management requirements, which includes maintenance and renewal requirements, are appropriately funded, prioritised and scheduled;
- 2. Form the baseline document to work with Elected Members to identify capital or maintenance requirements to meet the community's needs now and into the future;
- 3. Plan for the management of assets in a fit for purpose and safe manner;
- 4. Understand the relationship between physical assets and the role of these assets in the delivery of Levels of Service (LoS) linked to the 10-Year Plan2021-2031;;
- 5. Align with the vision and strategic goals set out in the Community Facilities Strategy.

This plan aims to achieve a 'core' level of asset management sophistication. The Improvement Plan Section of this plan sets out how we intend to improve our asset management practices for Halls specifically.

1.2 Plan Structure

This separate Halls Asset Management Plan forms part of the *Community Facilities Asset Management Plan – Strategic Summary for 2021-2031* for Manawatū District Council (MDC). This is the first time a standalone Halls asset management plan has been produced, providing Officers, Elected Members and the Community with a comprehensive document that summarises the activity.

This asset management plan should be read in conjunction with the *Community Facilities Asset Management Plan – Strategic Summary 2021-2031*. How this Plan links to the *Strategic Summary* is detailed below:



Community Facilities Asset Management Plan - Strategic Summary 2021-2031

- Provides a summary of Community Facilities activities Cemeteries, Halls, Leisure and Recreation Facilities, Property, Public Conveniences, and Sportsgrounds, Reserves and Campgrounds.
- Describes and highlights the overall Community Facilities Activity demand and levels of service, asset responses, key issues and approaches to improvement.



Community Facilities Asset Management Plan - Halls

- Provides specific detail of the Halls Activity.
- Specifically describes and highlights demand, levels of service, asset responses and issues, and approaches to development and improvement for the Halls Activity.

1.3 Summary

The Halls Activity encompasses the planning, provision, maintenance, development, operation and administration of community halls within the Manawatū District.

Manawatū District Council owns and manages 17 community halls within the District. The Halls are managed by local community committees who are responsible for the day-to-day management of the halls.

There are also three community-owned halls located within the District, where Council has retained ownership of the land the Hall sits on but the building itself is owned by the Community.

The aim for the Halls Activity, as outlined in the Community Facilities Strategy 2020, is to:

Provide less, but higher quality hall facilities throughout the District, which are multipurpose community hubs.

1.4 Key Risks

The key risks for the Halls Activity are identified in the table below. These are the risks that have a post-treatment rating of *Extreme* or *High*. All of the identified risks relating to the Halls Activity are detailed in the *Risk Management* section of this Plan.

Risk Description	Post Treatment Rating	Further Controls or Treatments Proposed
Issue: Significant amounts of deferred renewal and upgrade across the activity, requiring considerable investment to bring the activity up to a fit for purpose standard, no depreciation funding available		The Community Facilities Strategy is proposed to identify a strategic way forward for the Halls activity to prioritise assets.
Risk:	High	
Failure to achieve service levels from failures		
Some negative publicity or damage to Councils reputation at a regional level, potential for serious political questions		
Inability to operate within financial targets		

1.5 10 Year Plan 2021-2031 Key Projects

The key projects for the Halls Activity for this Plan relate to renewal work on high-profile Halls identified through condition assessments carried out in 2020.

1.6 Key Financial Implications

Currently the majority of public halls have minimal renewal funding allocated to them. A number of these buildings require considerable investment to bring the facility up to a 'fit for purpose' standard.

Condition assessments on the assets within the Halls Activity were undertaken in March and June 2020. These condition assessments provide Council with a current view of the state of the assets within the Halls Activity, and a high-level idea of the work that would need to be undertaken on the assets to bring them up to an appropriate standard. The specific details of these condition assessments relevant to each Hall can be found within the Lifecycle section of this Plan.

1.7 Key Improvement Areas

The next steps resulting from this Asset Management Plan to improve asset management practices are:

- Implement the actions outlined in the Community Facilities Strategy 2020;
- Implement RAMM as the Asset Database for the Halls Activity:
- Implement a centralised booking system for the Halls Activity;
- Review and update the Hall Management Policy 2009;
- Create a schedule of periodic condition assessments to be carried out on assets within the Halls Activity;
- Conduct a comprehensive review of Levels of Service for the Halls Activity;
- Develop and implement planned/preventative maintenance plans for High Profile Community Halls.

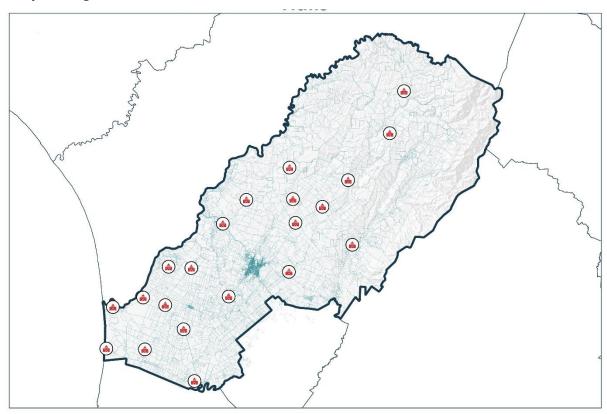
1.8 Summary of Assets/Scheme or Asset Group

The Manawatu District Council's 21 Halls are spread across the District, from as Far North as Waituna West to Himatangi Beach in the South. A breakdown of our Halls is shown in the table below.

Council-Owned Halls			
Hall	Location	Hall	Location
Apiti Hall	Apiti	Kiwitea Hall	Kiwitea
Beaconsfield Memorial Hall	Beaconsfield	Ohakea Hall	Ohakea
Carnarvon Hall	Rongotea	Pohangina Hall	Pohangina
Cheltenham Hall	Cheltenham	Rangiotu Hall	Rangiotu
Clydesdale Hall	Tangimoana	Rangiwahia Hall	Rangiwahia
Colyton Hall	Colyton	Sanson Hall	Sanson
Halcombe Hall	Halcombe	Stanway Hall	Halcombe

Himatangi Beach Hall	Himatangi Beach	Waituna West Hall	Waituna West
Kimbolton Hall	Kimbolton		
Community-Owned Halls			
** 11	_		
Hall	Location	Hall	Location
Awahuri Hall	Awahuri	Hall Oroua Downs Hall	Oroua Downs

A map showing the location of the District's halls:



The value of the built assets that comprise the Halls activity is summarised in the below table (this value does not include land value). These values are derived from Council's Insurance Schedule which is reviewed every three years.

Asset	Value
Halls Portfolio	\$17,682,500

1.9 Operation of Activity/Scheme or Asset Group Summary

Both Council-owned and community-owned halls within the Manawatū District are managed by Community Committees, who are responsible for the day-to-day manage of the Hall. The detail around the management of the Halls within the District is contained within the Lifecycle section of this Plan.

1.10 Physical Parameters Summary

The ownership of Halls within the District is a mixture of Council and Community owned facilities. The details on the ownership of the halls within the District is contained within the Lifecycle section of this Plan.

1.11 Asset Capacity/Performance Summary

Historically, it has been hard to determine the exact usage of the halls within the District as data is not readily available or provided to Council. The details on the usage and performance of the halls within the District is contained within the Lifecycle section of this Plan.

1.12 Asset Condition Summary

Facility	Condition Summary
Halls	Condition assessments on all of the assets covered by this Plan (aside from Carnarvon and Clydesdale Halls which are marked for disposal) were undertaken in March and June 2020. The results of these condition assessments painted a picture of aging and deteriorating assets which have had limited maintenance and repairs undertaken historically. Estimated maintenance schedules to bring these assets back up to a reasonable standard (not including development of the Halls to make them fit-for-purpose) were provided as part of this process. These schedules showed an estimated financial contribution of more than \$900,000 would be required to carry out the maintenance and renewals required.

2 Levels of Service

2.1 Understanding Customer Expectations

Our customers have differing expectations of our community halls. Generally, these expectations differ in relation to the demographic and location of the customer. Discussions around disposal of halls with low utilisation could see some negative reaction from the community.

An in-depth analysis of our customers' expectations is detailed in the *Community Facilities Asset Management Plan – Strategic Summary 2021-2031*.

2.2 Community Satisfaction – Annual Residents Survey

Council undertakes an annual residents survey to measure how satisfied residents are with the resources, facilities and services provided by Council.

An in-depth analysis of the results of Council's annual residents survey, and feedback received through other channels, for the Halls Activity is detailed in the *Community Facilities Asset Management Plan – Strategic Summary 2021-2031*.

The results of the 2019/20 survey show that 91% of survey participants are satisfied with the Halls Activity. This is a slight drop of 1% from the previous year.

2.3 Legislative, Strategic, External and Internal Contexts

This section should be read in conjunction with the *Community Facilities Asset Management Plan – Strategic Summary 2021-2031*, which provides a full description of the legislative, strategic, external and internal contexts under which this plan has been prepared.

How the Halls activity contributes to the wider strategic and corporate goals of the organisation are described more fully in each of the following sections, along with the internal and external strategic context specific to this activity.

2.3.1 Internal Context

This section explains the internal factors that influence the planning and operation of the Halls activity.

An in-depth analysis of these internal factors is detailed in the *Community Facilities Asset Management Plan – Strategic Summary 2021-2031*.

2.3.1.1 Council Vision and Outcomes

As part of preparations for the 2021-2031 10-Year Plan Council created a vision statement for the Manawatu District. It is a stated desire for the future and helps guide Council with the decisions it needs to make.

Manawatū District - Proudly provincial.

A great place to land.

To support the vision, six Council priorities which underpin the Manawatū District's vision were established. How the Halls Activity contributes to one of these six outcomes is described in the below table.

Council Priorities	How Halls contribute to Council's outcomes
A place to belong and grow	Halls and recreational complexes contribute to the social wellbeing of the community by providing a venue where members of the community can meet each other for recreation and events. They also contribute to the cultural wellbeing of the community through the ranges of events that can be held.

2.3.1.2 Community Facilities Strategic Framework

The Community Facilities Strategy acts as a tool to assist decisions on the planning of provision and distribution of community facilities, with the aim of providing a 'fit-for-purpose' network throughout the Manawatū District. The Strategy is split into three parts:

Part one is the Strategic Framework which sets out the vision and goals for the Community Facilities
 Activity. This framework also highlights all the points which need to be considered for future
 investment/divestment in community facilities.

- Part two are the various Sub-Plans which categorise each group of community facilities. These subpals set out the aim, set goals, objectives and actions specific to that facility type.
- Part three is a Community Toolbox which provides Council and the Community with decision-making guidelines and additional information about the Strategy.

The assets that make up the Halls Activity can be found within the Halls sub-plan.

2.3.1.3 Community Planning Process

Since 2012, each of the rural Community Committees have developed community plans to help support their local development and promotion. The majority of these Plans have signalled a desire by the Community for development of their community hall.

2.3.2 External Context

This section explains the external factors that influence the planning and operation of the Halls activity.

An in-depth analysis of these external factors is detailed in the *Community Facilities Asset Management Plan – Strategic Summary 2021-2031*.

2.3.2.1 Legislative Context

A full breakdown of the legislative and industry standards context relating to community facilities is provided in the *Community Facilities Asset Management Plan – Strategic Summary 2021-2031*.

The specific legislation, regulations and standards driving levels of service for Halls are detailed in the table below.

Legislation	Description	Impact for Service
Building Act 2004	To provide for the regulation of building work to ensure buildings can be used safely, that they contribute to people's health, wellbeing and physical independence and ensure that work is undertaken in accordance with the building code.	Buildings are constructed in accordance with the Building Code. Provides minimum standards for public safety in relation to buildings. Provides minimum standards for equal accessibility into buildings during times of modifications or improvements. Liability extends to buildings not owned by Council, however on Council land.
Buildings (Earthquake Prone Buildings) Amendment Act 2016	Requires that buildings (once identified as earthquake prone) need to be strengthened within seven years for priority buildings or 15 years for non-priority buildings.	Buildings identified as being earthquake prone strengthened or demolished within prescribed time period.

2.4 Current Levels of Service

The table below lists the current levels of service (as detailed in the 2018-2028 Asset Management Plans) applicable to the assets under the Halls Activity.

Level of Service Area	Description
Level of Service Statement	Managing Council's property portfolio and public spaces that provide for social interactions to enhance our community's sense of social connectedness, cultural wellbeing and civic pride.
Level of Service	You can expect property facilities to be well used
Performance Measure	We will measure this by monitoring the annual average use of Councilowned Community Halls.
	Year 1: Each hall is used on average 26 times a year
Performance Measure Standard	Year 2: Each hall is used on average 28 times a year
i ei ioi mance ricasul e Stanuai u	Years 3: Each hall is used on average 30 times a year
	Years 4-10: Each hall is used on average 30 times a year.

2.4.1 Activity Performance

The table below shows the achievement against the levels of service within the previous Long-Term Plan.

Measure	Standard	Result
You can expect property	2018/2019 We will measure this by monitoring the annual average use of Council-owned Community Halls - Target 26 Times	Not Achieved No Annual Hall Reports were received from Hall Committees at the time completing reporting
facilities to be well used	2019/20 We will measure this by monitoring the annual average use of Council-owned Community Halls - Target 28 Times	Not Achieved No Annual Hall Reports were received from Hall Committees at the time completing reporting

2.4.2 Desired Levels of Service

A review of current Levels of Service for the Halls Activity was undertaken in the 2020/21 year. Proposed levels of service for the 2021-2031 Plan are detailed in the table below:

Level of Service Area	Description					
Level of Service Statement	Halls contribute to the social wellbeing of the community by providing a venue where members of the community can meet each other for recreation and events. They also contribute to the cultural wellbeing of the community through the ranges of events that can be held.					
Level of Service	In-use Council-owned Halls are safe					
Performance Measure	% of in-use Council-owned Halls are compliant with current building warrant of fitness requirements and FENZ evacuation procedures					
Performance Measure Standard	Year 1: 100% of in-use Council Halls Year 2: 100% of in-use Council Halls Year 3: 100% of in-use Council Halls Year 4-10: 100% of in-use Council Halls					

3 Future Demand

The *Community Facilities Asset Management Plan – Strategic Summary 2021-2031* provides a greater level of detail relating to the demand drivers and trends that will affect the Community Facilities Activity. This section outlines the drivers and trends that will have a direct impact on the Halls Activity.

This Plan bases future demand on the population forecasts provided by Infometrics (August 2020), Council's own planning documents and observation of current trends.

3.1 Demand Drivers

3.1.1 Population and Demographic Changes

The resident population of the Manawatū District is forecast to increase by 14.2% to 37,320 during the period covered by this 10-Year Plan. The proportion of residents living in the urban area of Feilding is forecast to increase from 54.5% to 57.1% over the same period.

The portion of the population aged over 65 years and older is forecast to increase significantly from approximately 16.5% of the population in 2019 to 21.0% by 2051. Of particular interest is the percentage of the population aged 85 years and over which is also forecast to increase significantly, from 626 in 2019 to 2.684 in 2051.

When compared with national data the Manawatū District is predominantly bi-cultural, that is predominantly European and Maori, although the data does suggest that the proportion of residents identifying as Pacific Peoples or Asian has doubled between 2013 and 2018.

3.2 Demand Trends

3.2.1 Low Utilisation

Historically, Halls were placed in locations to serve a particular Community and their needs. They were well utilised as the focal point of the Community, for a number of community events. Since then, the interests and priorities of people and communities have changed, and today many Community Halls typically have low utilisation.

3.2.2 Aging and Deteriorating Facilities

A number of Council's Halls have had limited maintenance or renewals undertaken on them over the years, leaving them aged and deteriorating. This prevents Communities from being proud of their Hall facilities and reduces their utilisation. Aging and deteriorating Halls can also result in safety and legal issues.

3.2.3 Community Activated Emergency Centres

With an increase in intense weather events throughout New Zealand, and a forecast increase in severe weather events for the Manawatu/Whanganui Region, the need to provide safe locations for the Community in emergency events is important. Community Halls could provide an opportunity to act as Community Activated Emergency Centres as they provide a number of ancillary facilities (e.g. kitchens and generators) and they can host large numbers of people.

3.2.4 Lack of Accurate and Up-To-Date Data

Usage figures for Community Halls come from reports provided by Community Hall Committees. Historically these have been provided sporadically to Council by a small handful of Committees. As such it is difficult to determine the actual usage of Council's Halls.

It is proposed within this Plan to develop and implement a centralised booking system for Halls to provide Council with access to accurate and up-to-date information on the usage of Community Halls.

3.2.5 Freedom Camping

Since the introduction of the Freedom Camping Act 2011 the Manawatū District has seen an increase in the number of freedom campers visiting the District. The Manawatū District Council Freedom Camping Bylaw 2020 defines those areas within the District where freedom camping is prohibited.

Currently Rangiwahia Hall provides facilities for freedom campers to use, including toilet facilities and parking. An opportunity for other Halls to provide basic camping facilities could be explored to increase their use.

3.3 Demand Impacts on Assets

The table below shows the demand issues and the asset programme/approach to meet this demand for the Halls Activity.

Demand Issue	Description of Demand	Asset programmes / Approach to meet demand
Low Utilisation	Change in interests and priorities of people and communities have resulted in low utilisation of some Community Halls.	All medium and low-profile Halls will be taken through the divestment process within the Community Facilities Strategy 2020 Disposal of those Halls identified as surplus to requirements.
Aging and Deteriorating Facilities	Limited maintenance and renewal work have been undertaken on the assets within the Halls Activity, leading to tired and run-down halls.	All medium and low-profile Halls will be taken through the divestment process within the Community Facilities Strategy 2020 Disposal of those Halls identified as surplus to requirements. Development of planned/preventative maintenance programmes for those Halls retained through the divestment process.
Community Activated Emergency Centre	Predicted increase in intense weather events for the Manawatu/Whanganui Region, Council needs to provide safe emergency locations for the community.	Halls can provide an opportunity to act as Community Activated Emergency Centres if they are safe and well maintained.
Lack of Accurate and Up-To-Date Data	Council is unable to make informed decisions on the provision of the Halls Activity without accurate information on the usage of Halls.	Development of centralised booking system for Halls to ensure accurate usage data is captured.
Freedom Camping	Freedom camping is an increasingly popular form of tourism in New Zealand which creates demand issues with space and access to public conveniences.	Make appropriate Halls available to the freedom camping community to encourage tourism in the District.

4 Financial Plan

The *Community Facilities Asset Management Plan – Strategic Summary 2021-2031* provides a detailed breakdown of the financial implications of the operational, renewal and development funding requirements for the Community Facilities Activity.

The following sections outline the funding requirements for operational, renewal and development projects for the Halls Activity for the 10-Year Plan 2021-2031.

4.1 Operational Funding Requirements

This section outlines the operational funding requirements for the Halls Activity. Operational funding is for those activities which are carried out to provide a service by an asset.

4.1.1 Summary of New Operational Funding Requirements

This section outlines the new operational funding requirements as a result of consequential operating expenses from the completion of new assets and operating projects.

The figures below do not include any depreciation or finance costs and are solely the new operating costs for the Halls Activity.

New Asset OPEX Funding	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10	Total
Requirement	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	
No new operational funding is required for this Plan											

4.1.2 Operational Funding Requirements

This section outlines the operational funding requirements for the Halls Activity.

Opex Funding Requirement	Y1 21/22	Y2 22/23	Y3 23/24	Y4 24/25	Y5 25/26	Y6 26/27	Y7 27/28	Y8 28/29	Y9 29/30	Y10 30/31	Total
Halcombe Hall	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000
Total	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000

4.2 Renewal Funding Requirements

This section outlines the renewal funding requirements for the Halls Activity. Renewal funding is for activities that return the service capability of an asset up to that which it had originally provided.

The summary of renewal funding requirements for the Halls Activity is detailed in the table below.

Renewal Funding Requirement	Y1 21/22	Y2 22/23	Y3 23/24	Y4 24/25	Y5 25/26	Y6 26/27	Y7 27/28	Y8 28/29	Y9 29/30	Y10 30/31	Total
Apiti Hall	\$0	\$31,797	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,797
Colyton Hall	\$0	\$31,797	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,797
Halcombe Hall	\$0	\$95,391	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$95,391

Himatangi Beach Community Centre	\$0	\$21,198	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,198
Kimbolton Hall	\$0	\$0	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000
Rangiwahia Hall	\$0	\$0	\$21,918	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,918
Sanson Hall	\$61,860	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,860
Total	\$61,860	\$180,183	\$41,918	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$283,961

4.3 Development Funding Requirements

This section outlines the development funding requirements for the Halls Activity. Development funding is for activities to provide a higher level of service or a new service that did not exist previously.

The summary of development funding requirements for the Halls Activity is detailed in the table below.

Development Funding Requirement	Y1 21/22	Y2 22/23	Y3 23/24	Y4 24/25	Y5 25/26	Y6 26/27	Y7 27/28	Y8 28/29	Y9 29/30	Y10 30/31	Total
Rangiwahia Hall	\$0	\$10,640	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,640
Total	\$0	\$10,640	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,640

4.4 10 Year Plan Outcomes 2021-2031

An extensive asset management planning exercise was undertaken for the assets within the Halls Activity. The aim of the exercise was to determine the operational and capital investment required over the 10-year period of the 2021-2031 10- Year Plan.

In the current economic climate, Council needs to ensure all of its decisions align with the principles outlined within its Financial Strategy. This has resulted in a number of projects within this Halls Asset Management Plan not being funded through the 2021-2031 10-Year Plan. These projects have been identified within the Lifecycle section of this Plan. The Financial section of this Plan shows only those projects that will be funded through the 2021-2031 10-Year Plan.

5 Risk Management

5.1 Risk Context

The purpose of risk management for infrastructure is to document the findings of identification, assessment and treatment of risks associated with providing services for infrastructure.

When identifying the risks associated with the Halls Activity, the risk appetite of Council has been considered as per Council's Risk Appetite Statement 2020.

Risk appetite is the level of risk we are willing to accept in the pursuit of our outcomes and objectives. Our aim is to consider all options to respond to risk appropriately and make informed decisions that are most likely to result in successful delivery whilst also providing an acceptable level of value for money.

The acceptance of risk is subject to ensuring that all potential benefits and costs are fully understood and that appropriate measures to manage risk are established before decisions are made.

The key risks relating to the Halls Activity are summarised in the table below. It includes the risk assessment, controls and treatments identified. The risks were developed during a workshop with Community Facilities team members.

5.2 Risk Assessment Matrix

	Controls	s or Treatn	nent			er Control Treatmen		e igh or	thod	
Risk Description	Likelihood (1-Rare 5- Certain)	Consequence (1-16) Either 1, 2, 4, 8, 16	Raw Score Low, Guarded, Moderate, High or Extreme	Current Controls or Treatments	Likelihood (1-Rare 5- Certain)	Consequence (1-16) Either 1, 2, 4, 8, 16	Post control or treatment rating	Post Treatment Scor Low, Guarded, Moderate, Hi Extreme	Proposed Risk Control/Treatment metho avoid, transfer or mitigate	Further Controls or Treatments Proposed
 Issue: Unknown amounts or location of Asbestos in Halls Risk: Some negative publicity or damage to Council's reputation at a regional level, potential for serious political questions Inability to operate within financial targets Longer term disruption to delivery of some activities Breach resulting in Legal action. 	5	16	80	Implementation of Asbestos Management System, including creation of Asbestos Management Plans for all Halls identified as containing asbestos	3	4	12	Moderate	Mitigate	Implement asbestos management system Plan to undertake further asbestos samples on buildings where key projects are proposed to identify future project risks
Issue: Significant amounts of deferred renewal and upgrade across the activity, requiring considerable investment to bring the activity up to a fit for purpose standard Risk: • Failure to achieve service levels from failures • Some negative publicity or damage to Council's reputation at a regional level, potential for serious political questions • Inability to operate within financial targets	5	4	20	Asset management improvement practices Identify priorities and opportunities for rationalisation Identify strategic way forward to address demand and understand deferred maintenance	5	4	20	High	Mitigate	Community Facilities Strategy is proposed to identify a strategic way forward for the activity to prioritise assets.
 Issue: Declining use of Hall Assets, with low or no use of assets with a high level of provision Risk: Failure to achieve service levels from failures Major Inability to deliver activities Some negative publicity or damage to Council's reputation at a regional level, potential for serious political questions. 	5	2	10	Continue to promote hall usage where possible Identify strategic way forward to address demand and options for rationalisation	5	1	5	Guarded	Mitigate	Community Facilities Plan is proposed to identify a strategic way forward for the activity to prioritise assets.
 Issue: Medium to low level of confidence in detailed condition of assets Failure to achieve service levels from failures Major Inability to deliver activities Some negative publicity or damage to Council's reputation at a regional level, potential for serious political questions 	3	4	12	 Asset management improvement practices Additional resources Proactive maintenance reporting Proactive inspections 	2	1	2	Low	Accept	No further controls or treatments are proposed
 Issue: Deferral of decision on rationalisation and/or disposal of assets Risk: Some negative publicity or damage to Council's reputation at a regional level, potential for serious political questions. Failure to achieve service levels from failure Inability to deliver activities 	3	4	12	Including communities in decision making processes (rationalisation) Thorough condition assessments with approximate maintenance costs to support rationalisation	2	4	8	Moderate	Accept	No further controls or treatments are proposed
Issue: Te Tiriti o Waitangi claims on leased land Risk: Loss of land leased from LINZ to be used by Council for recreational purposes Failure to meet levels of service Inability to deliver activities	4	8	32	Continued dialogue with Land Information New Zealand Keep communication lines open with Iwi to discuss potential claims on Council land	4	8	32	Extreme	Accept	No further controls or treatments are proposed

6 Routine Operations and Maintenance Plan

Routine maintenance is the regular ongoing work that is necessary to keep assets operating. This also includes instances where portions of the asset fail and immediate repair is required to make the asset operational again.

6.1 Operations Plan

The table below outlines how the Halls Activity is operated, from the day-to-day management of the assets within the Halls Activity to the strategic and asset management responsibilities.

	Day to Day Management	Strategic and Asset Management	Programme Management	Operational Tasks and Duties	Customer and Administrative Functions
Community Halls	The day-to-day management of the Halls Activity is undertaken by various Community Hall Committees throughout the District. The Committee is responsible for managing hall bookings, cleaning, general maintenance and minor repairs.	The strategic overview of the Halls Activity is provided by the Community Facilities Manager and the Parks and Property Team Leader. The Community Facilities Manager has the overall asset management responsibility for the activity to support the Parks and Property Team Leader as the Asset Manager, in the effective operation of the activity.	Programme management is not applicable to the Halls Activity.	The undertaking of day-to-day operational tasks and duties such as cleaning, inspections and minor maintenance, is undertaken by the Community Hall Committee. Unplanned maintenance is undertaken as a result of contractor or staff inspections, or through maintenance requests from Community Hall Committees. Most maintenance is generally reactive in nature, with a minor level of planned maintenance undertaken. Council takes responsibility for obtaining the annual Building Warrant of Fitness.	Customer enquiries relating to Community Halls are directed to the relevant Committee.

6.1.1 Community Facilities Strategy Operational Actions

The *Community Facilities Strategy 2020* includes six sub-plans which categorise community facilities into groups. These sub-plans include an action plan to ensure Council continues to effectively manager and deliver the facilities within that group.

The *Community Halls* sub-plan lists the following operational actions for the assets covered by the Halls Activity:

Operation Actions - Community Halls											
Key Action	Partners	Cost (est.)	Timeframe								
Continue and increase the quality of Hall Committee annual reports received by Council to support investment/divestment decision process.	Hall Committees	No Cost	2020 Onwards								

Council to request additional details of passively and actively managed activities undertaken at halls to understand the financial and administration constraints and opportunities.	Hall Committees	No Cost	2020-2021
Annual Hall Committee and Community Committee meeting/workshop continues with an agenda driven by the hall committees, facilitated by Council.	Hall Committees	No Cost	2020 Onwards
Annual Plan project requests process continued.	Hall Committees	No Cost	2020 Onwards
Community halls assessments (including building condition assessments) completed biannually.	Council	\$20,000	2020 Onwards
Apply the Halls Policy Guidance when making day-to-day recommendations on the provision of Community Halls across the network (refer to the Community Toolbox for the Policy Guidance specific to Community Halls).	Hall Committees	No Cost	2020 Onwards
Ensuring an Asset Management Plan remains in place and, at its minimum, achieves a 'basic' level of advancement. Ideally, the Asset Management Plan will evolve to become of 'intermediate' standard reflecting a continuous improvement of asset management practises across Council.	Council	No Cost	2021-2031
Ensuring a forward maintenance and renewal programme of works informing the Long-Term Plan.	Council	No Cost	2021-2031

6.1.2 Summary of Future Operational Costs

The total cost of proposed operational projects over the ten years of the plan is \$25,000. The table below summarises the operational costs associated with the assets within the Halls Activity. A summary of the operational costs for each category can be found in the Financial Section of this Plan. A full breakdown of the proposed operational projects for each category can be found within the Lifecycle Section.

Hall	Summary of Future Operational Costs
Halcombe Hall	Exterior repaint

6.1.3 District-Wide Operational Projects

The following proposed operational projects have been identified for Halls across the District.

Hall	Project Description	Criticality (high/med/low)	Consequence if not completed (high/med/low)	Estimated cost of project (Excl GST)	Desired time of Project (1 to 20 years)
District-Wide Halls	Costs associated with the disposal of assets within the Halls Activity which have been proven surplus to requirements through the Divestment Process within the Community Facilities Strategy - NOT FUNDED	High	High	\$50,000 PA	1-10
Beaconsfield Memorial, Halcombe Memorial, Kiwitea, Oroua Downs, Pohangina, Rangiotu, Stanway, Waituna West, Cheltenham, Ohakea	Implement Community Facilities Strategy - Undertake investment/divestment assessment on all Medium and Low-Profile halls to consolidate the number of halls in the districtwide network as detailed and recommended in the Community Facilities Strategy - NOT FUNDED	High	High	\$10,000	1
Beaconsfield Memorial, Halcombe Memorial, Kiwitea, Oroua Downs, Pohangina, Rangiotu,	Implement Community Facilities Strategy - following completion of the investment/divestment assessment of all Medium and Low-Profile halls, complete the disposal of halls confirmed for disposal – NOT FUNDED	High	High	\$120,000	2

Stanway, Waituna West, Cheltenham, Ohakea					
Apiti, Colyton, Himatangi Beach Community Centre, Kimbolton, Rangiwahia, Sanson	Implement Community Facilities Strategy – Development of a preventative maintenance programme that covers all consolidated High and Medium-Profile Halls – NOT FUNDED	High	High	ТВС	2
District-Wide Halls	Comprehensive condition assessments on all Community Halls – NOT FUNDED	High	High	\$20,000 PA	2, 5 & 8

6.2 Maintenance Plan

This section covers the strategy and approach to the maintenance of Council's Halls.

6.2.1 Maintenance Strategy

Three categories of maintenance are performed on Halls as outlined in the table below.

Maintenance Aspect	
Reactive Maintenance	Repair of assets required to correct faults identified by management committee inspections or notification from hall users. This has been the predominant maintenance approach with these facilities in the past. The Community Hall Committee has responsibility for organising and, in some cases, completing reactive maintenance. They generally rely on local trades people to provide support in technical areas such as plumbing and electrical repairs. In some cases, volunteers with the appropriate skills may undertake the work. All contractors are required to be Health and Safety compliant before being engaged.
Routine Maintenance	Routine maintenance predominantly relates to cleaning services and is organised by local Community Hall Committee. Some of the responsibility is placed back onto hirers with the balance being carried out by Committee members or local persons who undertake caretaking duties.
Planned Maintenance	Also defined as preventative or programmed maintenance. Typical work includes repainting of external surfaces, repainting and redecoration of interiors, minor repairs and replacement of building components that are failing or will fail but do not require immediate repair. The programme and priority for work is based on condition inspections and reporting to monitor asset condition, identify emerging risks, and identify the need for maintenance and repair work, both current and predicted future failure. Undertaking the condition survey and developing the building maintenance plan is the responsibility of the Property and Parks Team Leader.

6.2.2 Maintenance Approach

Council undertakes reactive maintenance to the assets within the Halls Activity, based on requests from the Hall Committees. Hall Committees are responsible for maintaining the interior of their facilities, keeping them in a clean, tidy and safe condition. Council assists where necessary, to ensure adherence to public health, environmental and building regulations. Maintenance to meet health and safety requirements is given priority.

7 Renewal Plan

Renewal expenditure is major work which does not increase the asset's design capacity but restores, rehabilitates, replaces or renews an existing asset to its original capacity.

7.1 Identification of Renewals

Renewal works are identified through requests for maintenance and condition assessments.

Conducting condition assessments enables assets to be renewed prior to failure and reduces the risk of increased maintenance costs and reactive tasks.

A series of condition assessments were carried out on Council's halls during 2020. These condition assessments provided Council with a picture of the current state of the assets within the Halls Activity, as well as estimated maintenance schedule for each Hall. The Improvement Plan of this Plan proposes that periodic condition assessments should be carried out on all assets within the Community Facilities Activity to inform planned/preventative maintenance plans which will ensure the assets are well maintained.

7.2 District-Wide Renewal projects

The following desired renewal projects have been identified for Halls across the District.

Asset Description	Estimated Remaining life (years)	Consequence if not renewed (high/med/low)	Estimated cost of renewal (Excl GST)	Desired time of Renewal (1 to 20 years)
There are no District-Wide renewal projects identified within this Plan				

7.3 Summary of Renewal Project Costs

The total cost of the proposed renewals for the assets within the Halls Activity over the ten years of this plan is \$283,961. This is made up of significant renewal projects on a number of Halls, based on maintenance schedules created during recent condition assessments.

A summary of the renewal costs for each hall can be found in the Financial Section of this Plan. A full breakdown of the renewal project costs for each hall can be found within the Lifecycle Section.

8 Development Plan

Development is the acquisition or creation of new assets that did not previously exist or works which will upgrade or improve an existing asset beyond its existing capacity. New assets may result from growth, demand, social or environmental needs, or be donated to/vested in Council.

8.1 District-Wide Development Plans

The following proposed development projects have been identified for Halls across the District.

Development Description	Increased level of service (%) These three	Response to growth demand (%) percentages to 100%	Includes component of renewal (%) should add up	Desired time of Development (1 to 20 years)	Estimated cost of development (Excl GST)	Estimated other capital income (grants not Council)
There are no District-wide development projects identified within this Plan						

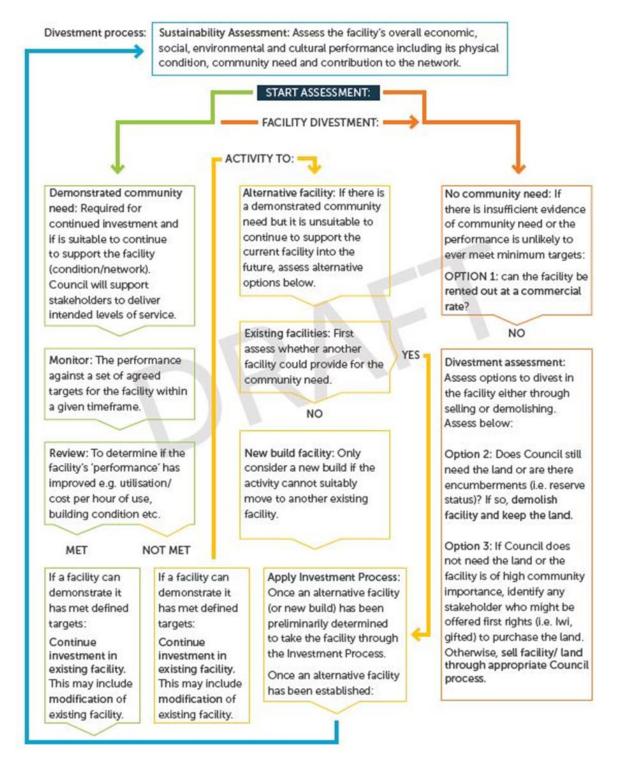
8.2 Summary of Key Development Projects Costs

The only development project proposed for this Plan is the development of a BBQ area at Rangiwahia Hall, with a total cost of \$10,640.

9 Disposal Plan

Disposal is any activity associated with the disposal of a decommissioned asset, including sale, demolition or relocation.

The *Community Facilities Strategy 2020* outlines a divestment process for Community Facilities which are no longer sustainable. This process provides a transparent, robust approach to assess whether a facility should be divested. A flow diagram of the process is featured below:



Also included within the *Community Facilities Strategy 2020* is the 'Community Halls Assessment Criteria Schedule'. This Schedule outlines the criteria Council should consider when making decisions on its Halls.

9.1 Disposal Schedule

The table below shows those assets within the Halls Activity that have been identified for disposal and the desired timing:

Facility	Location	Timing of Disposal
Clydesdale Hall	1370 Tangimoana Road, Tangimoana	1
Carnarvon Hall	2064 State Highway 1, Rongotea	1

A project has been identified within this Plan to take those facilities that are classed as Medium and Low-Profile Community Halls through the Divestment process outlined within the *Community Facilities Strategy 2020*. Those Halls that are identified through the Divestment Process as being surplus to requirements will be added to be above list.

An annual operational budget provision has been made within this Plan for the costs associated with the potential disposal of assets within the Halls Activity. This budget provision can be found within the Routine Operations and Maintenance Plan.

10 Improvement Plan and Monitoring

10.1 Improvement Plan

The full Improvement Plan for the Community Facilities Activity is detailed within the *Community Facilities Asset Management Plan: Strategic Summary*. This section outlines the future improvements for this Plan and the planning process, to ensure effective asset management and informed decision making.

Task	Responsibility	Resources Required	Timeline
Implementation of Community Facilities Strategy to provide strategic direction on provision of Halls	Community Facilities Manager and Parks & Property Team Leader	Staff Time; within existing budgets	2021-2024
Implement RAMM as asset management database for assets within the Halls Activity	Community Facilities Manager and Parks & Property Team Leader	Staff Time; within existing budgets	2021-2024
Implement Centralised Hall Booking system for Halls within the District	Parks & Property Team Leader	Staff Time, Booking System; additional budget provision	2021-2024
As an action from the Community Facilities Strategy Conduct a review of the Hall Management Policy 2009	Community Facilities Manager and Parks & Property Team Leader	Staff Time; within existing budgets	2021-2024
Carry-out periodic condition assessments on the assets within the Halls Activity to provide accurate condition data.	Parks & Property Team Leader	Third Party Building Inspector; additional budget provision	2021-2024
Conduct comprehensive review of Levels of Service for the Halls Activity to ensure community expectations are being met	Community Facilities Manager and Parks & Property Team Leader	Staff Time; within existing budgets	2022/2023
Develop and implement planned/preventative maintenance plans for High Profile Community Halls.	Parks & Property Team Leader	Staff Time, relevant contractors; additional budget provision	2021-2024

10.2 Monitoring and Review Procedures

The table below describes the tasks involved in the monitoring and review of the *Community Facilities Asset Management Plan: Halls.* These tasks seek to align this Plan with Council policy and community needs, as well as bring the Plan to the appropriate level of advancement.

Frequency	Monitoring/Review Task
Ongoing	Asset management plan data updated on a continual basis as operations, maintenance and renewals are carried out or new assets are created.
Annually	Internal review of the asset management plan including renewal projections and valuation. Customer satisfaction surveys carried out and customer complaints register analysed.
Three-yearly	Formal review of the asset management plan prior to the review of the 10-Yaer Plan, strategic plan and funding and financial policies. External audit of the asset management plan.
Six-yearly	Formal level of service review carried out in line with the wider community outcomes consultation.

11 Lifecycle Plans

The following separate Lifecycle Plans have been developed:

Section	Hall
11.1	Apiti Hall
11.2	Awahuri Hall
11.3	Beaconsfield Hall
11.4	Cheltenham Hall
11.5	Colyton Hall
11.6	Glen Oroua Hall
11.7	Halcombe Hall
11.8	Himatangi Beach Community Centre
11.9	Kimbolton Hall
11.10	Kiwitea Hall
11.11	Ohakea Hall
11.12	Oroua Downs Hall
11.13	Pohangina Hall
11.14	Rangiotu Hall
11.15	Rangiwahia Hall
11.16	Sanson Hall
11.17	Stanway Hall
11.18	Tangimoana Hall
11.19	Waituna West Hall

11.1 Apiti Hall Lifecycle Plan



11.1.1 Summary

Apiti Hall	
Status:	Vested in Council
Age:	Constructed 1922 (Title date: Oct 1899)
Address:	10 Makoura Road, Apiti
Owner:	Manawatū District Council
Parcel ID:	0181/23 & 0181/24
Valuation Ref:	13860/09300
Hall Floor Area:	324 square metres
Property Area:	0.2024 hectares
Capacity:	105 people
Land Value:	\$36,000
Capital Value:	\$210,000
Legal Description:	SEC 98 TOWN OF APITI
Gazette Notice/CT:	N/A
Rates:	Nil
Fire Evacuation Scheme	Approved April 2014

11.1.2 Asset Description

The hall is located on Makoura Road, off Oroua Valley Road, close to the centre of Apiti township. Good, sealed parking is available in front of the hall. The hall consists of the main hall with stage, supper room, kitchen, cloakroom, men's, and women's toilets. The hall has wheelchair access and an accessible toilet. Walls are constructed of wood and iron with concrete piles and an iron roof.

The hall has been a focal point for the community over the years, with users including the Country Women's Institute, Returned Services Association and Indoor Bowls.

11.1.2.1 Operations

The hall is managed by the Apiti Hall Committee who are responsible for the day-to-day management of the hall, including managing hall bookings, cleaning, general maintenance, and minor repairs. Necessary or recommended remedial works are submitted to Council in writing each year as part of the Halls Funding process, with quotes where possible.

The public toilets, which are separate to the hall building are not considered part of the hall, however, have been treated this way in the past. Council pays 50% of the hall electricity account as a contribution to the operational costs of the toilets.

11.1.2.2 Physical Parameters Summary

The Apiti Hall is owned by the Manawatū District Council and was opened on 27 June 1923. The previous hall was destroyed by a mysterious fire on 15 February 1920.

11.1.2.3 Asset Capacity/Performance Summary

The hall is a low use hall. It is largely used for community meetings and larger events such as ANZAC Day Services. Apiti School is located on Bryce Street, a block away from the hall.

A condition assessment of the hall was undertaken in March 2020, including asbestos identification and sampling. The various focus areas of the inspection returned either a moderate or high level of concern (there were no areas of low level of concern), and asbestos was detected within the building materials. The main areas of concern centred around structural defects, roof and wall leaks, exterior cladding condition and safety items.

Part of the condition assessment was an estimated maintenance schedule for the building, which showed a significant financial contribution would be required to bring the building to an acceptable standard.

11.1.3 Demand

Usage figures for Community Halls come from reports provided by Community Hall Committees. Historically these have been provided sporadically to Council by a small handful of Committees. As such it is difficult to determine the actual usage of Council's Halls.

It is proposed within the Improvement Plan of this Plan to develop and implement a centralised booking system for Halls to provide Council with access to accurate and up-to-date information on the usage of Community Halls within the District.

11.1.4 Key Issues and Threats

The risks identified in this Plan apply to all of the assets within the Halls Activity. There are no risks that apply singularly to this Hall.

11.1.5 Operations Plan

This section sets out the operational projects and new operational funding required for the successful implementation of this plan for Apiti Hall.

11.1.5.1 New Operational Funding Requirements

These are the new operational funding requirements identified for Apiti Hall. They are the result of increased levels of operational maintenance identified in this plan to respond to demand and/or to meet the desired levels or service, or as a result of consequential operational expenditure because of development.

The values provided below, are not inclusive of depreciation or any funding costs such as interest.



11.1.5.2 Operational Projects

The following proposed operational projects have been identified for Apiti Hall. These projects have either been identified as a result of identifying extraordinary, planned maintenance or are projects required for the future planning of the assets.

Project Description	Criticality (high/med/low)	Consequence if not completed (high/med/low)	Estimated cost of project (Excl GST)	Desired time of Project (1 to 20 years)
Pest control – borer, birds and rodents (as per condition assessment March 2020) – NOT FUNDED	Med	Med	\$5,000	1
Full asbestos survey (as per condition assessment March 2020) – NOT FUNDED	High	High	\$500	1

11.1.6 Renewal Plan

Renewal plans provide for the renewal of all or part of an asset, which increases the life of an asset or replaces the asset at the end of its lifecycle.

The proposed renewal plan for Apiti Hall is detailed in the table below:

Asset Description	Estimated Remaining life (years)	Consequence if not renewed (high/med/low)	Estimated cost of renewal (Excl GST)	Desired time of Renewal (1 to 20 years)
Hall renewals as per condition assessment March 2020	0	High	\$31,797	2

11.1.7 Development Plan

The proposed development plan for Apiti Hall is detailed in the table below.

Development Description	Increased level of service (%) These three	Response to growth demand (%) e percentages sl to 100%	Includes component of renewal (%) hould add up	Desired time of Development (1 to 20 years)	Estimated cost of development (Excl GST)	Estimated other capital income (grants not Council)
No development projects have been identified within this Plan						

11.1.8 Disposal Plan

The *Community Facilities Strategy 2020* identifies Apiti Hall as a High-Profile facility. High-Profile facilities have a high-level of annual utilisation, demonstrate strong historical significance, have a strong Hall Committee, produce a high condition assessment result, be located or connected to other complimentary community facilities/activities and have Civil Defence emergency service potential for the Community.

Given its profile as a High-Profile facility, Apiti Hall is not being considered for disposal at current.

11.2 Awahuri Hall Lifecycle Plan



11.2.1 Summary

Awahuri Hall	
Status:	Community Owned
Age:	Constructed 1963 (Title date: Oct 1964)
Address:	1641 State Highway 3, Awahuri
Owner:	Awahuri Hall Society Incorporated
Parcel ID:	9590/154
Valuation Ref:	14190/11000
Hall Floor Area:	360 square metres
Property Area:	0.1133 hectares
Capacity:	340 people
Land Value:	\$100,000
Capital Value:	\$245,000
Legal Description:	LOT 2 DP 25102 BLK 1 KAIRANGA SD
Gazette Notice/CT:	WNC1/1089
Rates:	Nil
Fire Evacuation Scheme	

11.2.2 Asset Description

The hall is located on State Highway 3 near the Awahuri-Feilding Road junction. Unsealed, off road parking is available. The hall consists of the main hall, supper room, kitchen, foyer, storage room, women's and men's toilets (there is no disability access). The walls are constructed of concrete and fibrolite, with an iron roof.

11.2.2.1 Operations

The Awahuri Hall Committee was started in August 1998 and meets as required. The hall committee is responsible for the day-to-day operations of the hall, including managing hall bookings, cleaning, general maintenance and minor repairs.

Volunteer input includes cleaning, lawn-mowing, working bees and minor maintenance.

11.2.2.2 Physical Parameters Summary

The hall is owned by the Awahuri Hall Society Incorporated with the land being retained by Manawatū District Council The hall was opened in 1963 by contractors and voluntary labour following the disrepair on the previous hall.

11.2.2.3 Asset Capacity/Performance Summary

The hall is a low use hall. It is largely used for community meetings. The hall is also a Civil Defence post. There is no School in Awahuri; the nearest School is Kopane.

A condition assessment of the hall was undertaken in March 2020, including asbestos identification and sampling. The various focus areas of the inspection returned either a moderate or high level of concern (there were no areas of low level of concern), and asbestos was detected within the building materials. The main areas of concern centred around exterior cladding condition, structural items and plumbing leaks.

Part of the condition assessment was an estimated maintenance schedule for the building, which showed a significant financial contribution would be required to bring the building to an acceptable standard.

11.2.3 Demand

Usage figures for Community Halls come from reports provided by Community Hall Committees. Historically these have been provided sporadically to Council by a small handful of Committees. As such it is difficult to determine the actual usage of Council's Halls.

It is proposed within the Improvement Plan of this Plan to develop and implement a centralised booking system for Halls to provide Council with access to accurate and up-to-date information on the usage of Community Halls within the District.

11.2.4 Key Issues and Threats

The risks identified in this Plan apply to all of the assets within the Halls Activity. There are no risks that apply singularly to this Hall.

11.2.5 Operations Plan

This section sets out the operational projects and new operational funding required for the successful implementation of this plan for Awahuri Hall.

11.2.5.1 New Operational Funding Requirements

These are the new operational funding requirements identified for Awahuri Hall. They are the result of increased levels of operational maintenance identified in this plan to respond to demand and/or to meet the desired levels of service, or as a result of consequential operational expenditure because of development.

The values provided below are not inclusive of depreciation or any funding costs such as interest.

New Asset/Opex Funding	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Requirement	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
No additiona	l opera	tional	fundin	g is red	quired	for this	s Plan			

11.2.5.2 Operational Projects

The following proposed operational projects have been identified for Awahuri Hall. These projects have either been identified as a result of identifying extraordinary, planned maintenance or are projects required for the future planning of the assets. The projects are listed in the table below.

Project Description	Criticality (high/med/low)	Consequence if not completed (high/med/low)	Estimated cost of project (Excl GST)	Desired time of Project (1 to 20 years)
Structural Engineers report (as per condition assessment March 2020) – NOT FUNDED	High	High	\$1,000	2
Pest control – borer, birds and rodents (as per condition assessment March 2020) - NOT FUNDED	Med	Med	\$1,000	2

Full asbestos survey (as per condition assessment March 2020) – NOT	High	High	<i>\$500</i>	2
FUNDED				

11.2.6 Renewal Plan

Renewal plans provide for the renewal of all or part of an asset, which increases the life of an asset or replaces the asset at the end of its lifecycle.

The proposed renewal plan for Awahuri Hall is detailed in the table below:

Asset Description	Estimated Remaining life (years)	Consequence if not renewed (high/med/low)	not renewed renewal	
Renewals to ensure weathertightness of building (as per condition assessment March 2020) – NOT FUNDED	0	High	\$27,000	2
Cosmetic renewals to ensure correct functioning of facilities (e.g. plumbing, electrical etc.) (as per condition assessment March 2020) – NOT FUNDED	0	Med	\$8,500	2

11.2.7 Development Plan

The proposed development plan for Awahuri Hall is detailed in the table below.

Development Description	Increased level of service (%) These three	Response to growth demand (%) percentages to 100%	Includes component of renewal (%) should add up	Desired time of Development (1 to 20 years)	Estimated cost of development (Excl GST)	Estimated other capital income (grants not Council)
No development projects have been identified within this Plan						

11.2.8 Disposal Plan

The Community Facilities Strategy 2020 identifies Awahuri Hall as a Medium-Profile facility. Medium-Profile facilities have a medium level annual-utilisation, a functioning hall Committee, adequate condition assessment results and may be connected to other complimentary facilities/activities.

A project identified within this Plan aims to take all Medium and Low-Profile facilities through the investment/divestment assessment within the Community Facilities Strategy 2020. The outcome of this assessment will decide whether a Hall should be considered for disposal.

11.3 Beaconsfield Hall Lifecycle Plan



11.3.1 Summary

Beaconsfield Hall	
Status:	Vested in Council
Age:	Constructed 1954 (Title date: Oct 1948)
Address:	74 Beaconsfield Valley Road, Beaconsfield
Owner:	Manawatū District Council
Parcel ID:	0219/240
Valuation Ref:	13830/30300
Hall Floor Area:	209 square metres
Property Area:	0.1442 hectares
Capacity:	216 people
Land Value:	\$71,000
Capital Value:	\$185,000
Legal Description:	LOT 83 DP 96 BLK III OROUA SD
Gazette Notice/CT:	WN535/234
Rates:	Nil
Fire Evacuation Scheme	Nil

11.3.2 Asset Description

The Beaconsfield Hall is located on Beaconsfield Valley Road. Sealed, off road parking is available. The hall consists of the main hall, stage, kitchen, foyer, women's and men's toilet (there is no disability access). The walls are wood and asbestos, with a wooden foundation and iron roof. The wooden floor has a painted Badminton court with nets.

11.3.2.1 Operations

The Beaconsfield Hall Committee are responsible for managing the hall, with support from Council, and meets once a year. There is a Chairperson and secretary with other local residents helping when asked. The hall committee is responsible for the day-to-day operations of the hall, including managing hall bookings, cleaning, general maintenance and minor repairs.

11.3.2.2 Physical Parameters Summary

The hall is owned by Manawatū District Council and was opened in 1957 by the Rangitikei Member of Parliament. It was always intended to name the hall the Beaconsfield War Memorial Hall. However, when the sign writer turned up, the person allocated the task of getting the name painted had lost the exact wording and the word 'war' was omitted.

11.3.2.3 Asset Capacity/Performance Summary

The hall is a low use hall. The Beaconsfield community is a small farming one with many families using facilities closer to larger villages or towns.

11.3.3 Demand

Usage figures for Community Halls come from reports provided by Community Hall Committees. Historically these have been provided sporadically to Council by a small handful of Committees. As such it is difficult to determine the actual usage of Council's Halls.

It is proposed within the Improvement Plan of this Plan to develop and implement a centralised booking system for Halls to provide Council with access to accurate and up-to-date information on the usage of Community Halls within the District.

11.3.4 Key Issues and Threats

The risks identified in this Plan apply to all of the assets within the Halls Activity. There are no risks that apply singularly to this Hall.

11.3.5 Operations Plan

This section sets out the operational projects and new operational funding required for the successful implementation of this plan for Beaconsfield Hall.

11.3.5.1 New Operational Funding Requirements

These are the new operational funding requirements identified for Beaconsfield Hall. They are the result of increased levels of operational maintenance identified in this plan to respond to demand and/or to meet the desired levels or service, or as a result of consequential operational expenditure because of development.

The values provided below, are not inclusive of depreciation or any funding costs such as interest.

New Asset/Opex Funding	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10			
Requirement	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31			
No addition	No additional operational funding is required for this Plan												

11.3.5.2 Operational Projects

The following proposed operational projects have been identified for Beaconsfield Hall. These projects have either been identified as a result of identifying extraordinary planned maintenance or are projects required for the future planning of the assets. The projects are listed in the table below.

Project Description	Criticality (high/med/low)	Consequence if not completed (high/med/low)	Estimated cost of project (Excl GST)	Desired time of Project (1 to 20 years)
Pest control - borer (as per condition assessment March 2020) - NOT FUNDED	Med	Med	\$5,000	2
Full asbestos survey (as per condition assessment March 2020) – NOT FUNDED	High	High	\$500	2

11.3.6 Renewal Plan

Renewal plans provide for the renewal of all or part of an asset, which increases the life of an asset or replaces the asset at the end of its lifecycle.

The proposed renewal plan for Beaconsfield Hall is detailed in the table below:

Asset Description	Estimated Remaining life (years)	Consequence if not renewed (high/med/low)	Estimated cost of renewal (Excl GST)	Desired time of Renewal (1 to 20 years)
Renewals to ensure weathertightness of building (as per condition assessment March 2020) – NOT FUNDED	0	High	\$35,000	2
Cosmetic renewals to ensure correct functioning of facilities (e.g. plumbing, electrical etc.) (as per condition assessment March 2020) – NOT FUNDED	0	Med	\$61,000	2

11.3.7 Development Plan

The proposed development plan for Beaconsfield Hall is detailed in the table below.

Development Description	Increased level of service (%) These three	Response to growth demand (%) percentages to 100%	Includes component of renewal (%) should add up	Desired time of Development (1 to 20 years)	Estimated cost of development (Excl GST)	Estimated other capital income (grants not Council)			
No development projects have been identified within this Plan									

11.3.8 Disposal Plan

The Community Facilities Strategy 2020 identifies Beaconsfield Hall as a Medium-Profile facility. Medium-Profile facilities have a medium level annual-utilisation, a functioning hall Committee, adequate condition assessment results and may be connected to other complimentary facilities/activities.

11.4 Cheltenham Hall Lifecycle Plan



11.4.1 Summary

Cheltenham Hall	
Status:	Vested in Council
Age:	Constructed 1895 (Title date: 23 May 1895)
Address:	1477 Kimbolton Road, Cheltenham
Owner:	Manawatū District Council
Parcel ID:	1160/136
Valuation Ref:	13830/36300
Hall Floor Area:	357 square metres
Property Area:	0.1012 hectares
Capacity:	128 people
Land Value:	\$103,000
Capital Value:	\$235,000
Legal Description:	LOT 12 BLK 1 DP 134 BLK VII OROUA SD
Gazette Notice/CT:	WN77/266
Rates:	Water only (Kiwitea Rural Water Scheme)
Fire Evacuation Scheme:	Nil

11.4.2 Asset Description

The Cheltenham hall is located near the State Highway 56-Kimbolton Road junction. Limited sealed, off road parking is available. The hall consists of the main hall with stage, summer room, kitchen and women's and men's toilet (disability access is available). The walls are wood with concrete piles and an iron roof.

11.4.2.1 Operations

The Cheltenham Hall Committee was reformed committee in 2017 and is responsible for managing the hall. The hall committee is responsible for the day-to-day cleaning, maintenance and operation of the hall. Council undertakes minor maintenance in conjunction with the hall committee.

11.4.2.2 Physical Parameters Summary

The Hall is owned by Manawatū District Council and was opened in 1895, a supper room, kitchen and toilet area was added later. Cheltenham school used the hall after the school burnt down in 1956.

11.4.2.3 Asset Capacity/Performance Summary

The Cheltenham Community Committee have observed that hall bookings appear to be getting smaller, with most community functions being held at the adjoining Cheltenham Hotel, rather than the Hall.

A condition assessment of the hall was undertaken in March 2020, including asbestos identification and sampling. The various focus areas of the inspection returned either a moderate or high level of concern (there were no areas of low level of concern) and asbestos was detected within the building materials. The main areas of concern centred around exterior cladding and joinery condition, structural items and safety items.

Part of the condition assessment was an estimated maintenance schedule for the building, which showed a significant financial contribution would be required to bring the building to an acceptable standard.

11.4.3 Demand

Usage figures for Community Halls come from reports provided by Community Hall Committees. Historically these have been provided sporadically to Council by a small handful of Committees. As such it is difficult to determine the actual usage of Council's Halls.

It is proposed within the Improvement Plan of this Plan to develop and implement a centralised booking system for Halls to provide Council with access to accurate and up-to-date information on the usage of Community Halls within the District.

11.4.4 Key Issues and Threats

The risks identified in this Plan apply to all of the assets within the Halls Activity. There are no risks that apply singularly to this Hall.

11.4.5 Operations Plan

This section sets out the operational projects and new operational funding required for the successful implementation of this plan for Cheltenham Hall.

11.4.5.1 New Operational Funding Requirements

These are the new operational funding requirements identified for Cheltenham Hall. They are the result of increased levels of operational maintenance identified in this plan to respond to demand and/or to meet the desired levels or service, or as a result of consequential operational expenditure because of development.

The values provided below, are not inclusive of depreciation or any funding costs such as interest.

New Asset/Opex Funding	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10		
Requirement	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31		
No additional operational funding is required for this Plan												

11.4.5.2 Operational Projects

The following proposed operational projects have been identified for Cheltenham Hall. These projects have either been identified as a result of identifying extraordinary planned maintenance or are projects required for the future planning of the assets. The projects are listed in the table below.

Project Description	Criticality (high/med/low)	Consequence if not completed (high/med/low)	Estimated cost of project (Excl GST)	Desired time of Project (1 to 20 years)
Structural Engineers report (as per condition assessment March 2020) – NOT FUNDED	High	High	\$2,000	3
Pest control (as per condition assessment March 2020) – NOT FUNDED	Med	Med	\$5,000	3

11.4.6 Renewal Plan

Renewal plans provide for the renewal of all or part of an asset, which increases the life of an asset or replaces the asset at the end of its lifecycle.

The proposed renewal plan for Cheltenham Hall is detailed in the table below:

Asset Description	Estimated Remaining life (years)	Consequence if not renewed (high/med/low)	Estimated cost of renewal (Excl GST)	Desired time of Renewal (1 to 20 years)
Renewals to ensure weathertightness of building (as per condition assessment March 2020) – NOT FUNDED	0	High	\$11,500	3
Renewals to ensure structural integrity of building (as per condition assessment March 2020) – NOT FUNDED	0	High	\$1,000	3
Cosmetic renewals to ensure correct functioning of facilities (e.g. plumbing, electrical etc.) (as per condition assessment March 2020) – NOT FUNDED	0	Med	\$2,500	3

11.4.7 Development Plan

The proposed development plan for Cheltenham Hall is detailed in the table below.

Development Description	Increased level of service (%) These three	Response to growth demand (%) percentages to 100%	Includes component of renewal (%) should add up	Desired time of Development (1 to 20 years)	Estimated cost of development (Excl GST)	Estimated other capital income (grants not Council)			
No development projects have been identified within this Plan									

11.4.8 Disposal Plan

The Community Facilities Strategy 2020 identifies Cheltenham Hall as a Medium-Profile facility. Medium-Profile facilities have a medium level annual-utilisation, a functioning hall Committee, adequate condition assessment results and may be connected to other complimentary facilities/activities.

11.5 Colyton Hall Lifecycle Plan



11.5.1 Summary

Colyton Hall	
Status:	Vested in Council
Age:	Constructed 1890 (Title date: January 1893)
Address:	548 Taonui Road, Colyton
Owner:	Manawatū District Council
Parcel ID:	0124/43 & 0124/44
Valuation Ref:	14020/05800
Hall Floor Area:	384 square metres
Property Area:	0.2023 hectares
Capacity:	192 people
Land Value:	\$165,000
Capital Value:	\$405,000
Legal Description:	PT SEC 10 MANCHESTER DIST
Gazette Notice/CT:	64-2188 / WM66/75
Rates:	Nil
Fire Evacuation Scheme:	Approved June 2014

11.5.2 Asset Description

The Colyton hall consists of the main hall and stage, foyer, meeting room, kitchen, supper room, men's and women's toilets and storage rooms. The Rifle Club building is attached to the hall by a covered hallway. There is a sealed, off road front car park and an unsealed side car park. The walls are constructed of wood and iron, with wood and concrete piles and an iron roof.

11.5.2.1 Operations

The Colyton Hall Committee are responsible for managing the hall, with support from Council. The hall committee is responsible for the day-to-day operations of the hall, including managing hall bookings, cleaning, general maintenance and minor repairs.

11.5.2.2 Physical Parameters Summary

The Hall is owned by Manawatū District Council and was opened in 1890.

11.5.2.3 Asset Capacity/Performance Summary

Colyton Hall is a medium use hall with regular use by Colyton School and Pre School, Colyton Rifle Club and Colyton Bunnythorpe Lions. Volunteer Input includes cleaning, administration, maintenance and working bees. Colyton School is located approximately 300 meters away.

11.5.3 Demand

Usage figures for Community Halls come from reports provided by Community Hall Committees. Historically these have been provided sporadically to Council by a small handful of Committees. As such it is difficult to determine the actual usage of Council's Halls.

It is proposed within the Improvement Plan of this Plan to develop and implement a centralised booking system for Halls to provide Council with access to accurate and up-to-date information on the usage of Community Halls within the District.

11.5.4 Key Issues and Threats

The risks identified in this Plan apply to all of the assets within the Halls Activity. There are no risks that apply singularly to this Hall.

11.5.5 Operations Plan

This section sets out the operational projects and new operational funding required for the successful implementation of this plan for Colyton Hall.

11.5.5.1 New Operational Funding Requirements

These are the new operational funding requirements identified for Colyton Hall. They are the result of increased levels of operational maintenance identified in this plan to respond to demand and/or to meet the desired levels or service, or as a result of consequential operational expenditure because of development.

The values provided below, are not inclusive of depreciation or any funding costs such as interest.

New Asset/Opex Funding	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10		
Requirement	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31		
No additional operational funding is required for this Plan												

11.5.5.2 Operational Projects

The following proposed operational projects have been identified for Colyton Hall. These projects have either been identified as a result of identifying extraordinary planned maintenance or are projects required for the future planning of the assets. The projects are listed in the table below.

Project Description	Criticality (high/med/low)	Consequence if not completed (high/med/low)	Estimated cost of project (Excl GST)	Desired time of Project (1 to 20 years)
Structural Engineers report (as per condition assessment June 2020) – NOT FUNDED	High	High	\$2,000	1
Pest control – borer, birds and rodents (as per condition assessment June 2020) – NOT FUNDED	Med	Med	\$2,000	1
Full asbestos survey (as per condition assessment June 2020) – NOT FUNDED	High	High	\$500	1

11.5.6 Renewal Plan

Renewal plans provide for the renewal of all or part of an asset, which increases the life of an asset or replaces the asset at the end of its lifecycle.

The proposed renewal plan for Colyton Hall is detailed in the table below:

Asset Description	Estimated Remaining life (years)	Consequence if not renewed (high/med/low)	Estimated cost of renewal (Excl GST)	Desired time of Renewal (1 to 20 years)
Hall renewals as per condition assessment June 2020	0	High	\$31,797	2

11.5.7 Development Plan

The proposed development plan for Colyton Hall is detailed in the table below.

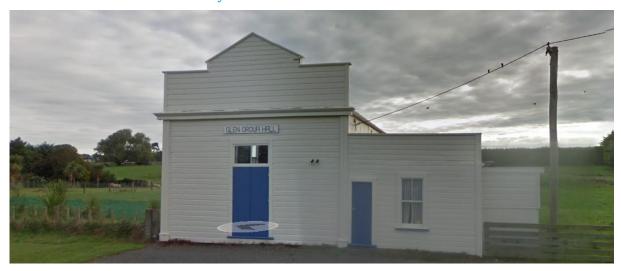
Development Description	Increased level of service (%) These three	Response to growth demand (%) percentages to 100%	Includes component of renewal (%) should add up	Desired time of Development (1 to 20 years)	Estimated cost of development (Excl GST)	Estimated other capital income (grants not Council)
No development projects have been identified within this Plan						

11.5.8 Disposal Plan

The Community Facilities Strategy 2020 identifies Colyton Hall as a High-Profile facility. High-Profile facilities have a high-level of annual utilisation, demonstrate strong historical significance, have a strong Hall Committee, produce a high condition assessment result, be located or connected to other complimentary community facilities/activities and have Civil Defence emergency service potential for the Community.

Given its profile as a High-Profile facility, Colyton Hall is not being considered for disposal at current.

11.6 Glen Oroua Hall Lifecycle Plan



11.6.1 Summary

Glen Oroua Hall	
Status:	Community Owned
Age:	Constructed 1905 (Title date: August 1913)
Address:	523 Milner Road, Glen Oroua
Owner:	Glen Oroua Hall Society Inc.
Parcel ID:	0027/21
Valuation Ref:	14250/08700
Hall Floor Area:	363 square metres
Property Area:	0.1024 hectares
Capacity:	226 people
Land Value:	\$100,000
Capital Value:	\$265,000
Legal Description:	LOT 9 DP 2557 BLK XI TE KAWAU SD
Gazette Notice/CT:	WN219/61
Rates:	Nil
Fire Evacuation Scheme:	

11.6.2 Asset Description

The hall is located on 0.1024ha of recreation reserve land in Glen Oroua. The hall has limited sealed, off road parking available. The hall consists of the main hall with stage, supper room, kitchen and toilets. Walls are constructed of wood with concrete piles and an iron roof.

11.6.2.1 Operations

The Glen Oroua Hall Society Incorporated manages the hall, it meets annually and when required. It is responsible for the day-to-day operations of the hall including hall maintenance, bookings, receipt of payment and hall inspections. As an incorporated society, the committee is elected on an annual basis.

11.6.2.2 Physical Parameters Summary

The Hall is owned by the Glen Oroua Hall Society Incorporated, with Manawatū District Council retaining ownership of the land. The hall was opened in 1905 after being built by residents.

The community purchased the hall in 1920 and modified it extensively.

11.6.2.3 Asset Capacity/Performance Summary

The hall is classed as a low usage hall. Key groups that utilise the facility include the Country Women's Institute, Glen Oroua School, Glen Oroua Bowls, National Party and Federated Farmers.

11.6.3 Demand

Usage figures for Community Halls come from reports provided by Community Hall Committees. Historically these have been provided sporadically to Council by a small handful of Committees. As such it is difficult to determine the actual usage of Council's Halls.

It is proposed within the Improvement Plan of this Plan to develop and implement a centralised booking system for Halls to provide Council with access to accurate and up-to-date information on the usage of Community Halls within the District.

11.6.4 Key Issues and Threats

The risks identified in this Plan apply to all of the assets within the Halls Activity. There are no risks that apply singularly to this Hall.

11.6.5 Operations Plan

This section sets out the operational projects and new operational funding required for the successful implementation of this plan for Glen Oroua Hall.

11.6.5.1 New Operational Funding Requirements

These are the new operational funding requirements identified for Glen Oroua Hall. They are the result of increased levels of operational maintenance identified in this plan to respond to demand and/or to meet the desired levels or service, or as a result of consequential operational expenditure because of development.

The values provided below, are not inclusive of depreciation or any funding costs such as interest.

New Asset/Opex Funding	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Requirement	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
No additional operational funding is required for this Plan										

11.6.5.2 Operational Projects

The following proposed operational projects have been identified for Glen Oroua Hall. These projects have either been identified as a result of identifying extraordinary planned maintenance or are projects required for the future planning of the assets. The projects are listed in the table below.

Project Description	Criticality (high/med/low)	Consequence if not completed (high/med/low)	Estimated cost of project (Excl GST)	Desired time of Project (1 to 20 years)
Pest control - borer (as per condition assessment June 2020) – NOT FUNDED	Med	Med	\$5,000	3
Full asbestos survey (as per condition assessment June 2020) – NOT FUNDED	High	High	\$500	3

11.6.6 Renewal Plan

Renewal plans provide for the renewal of all or part of an asset, which increases the life of an asset or replaces the asset at the end of its lifecycle.

The proposed renewal plan for Glen Oroua Hall is detailed in the table below:

Asset Description	Estimated Remaining life (years)	Consequence if not renewed (high/med/low)	Estimated cost of renewal (Excl GST)	Desired time of Renewal (1 to 20 years)
Renewals to ensure weathertightness of building (as per condition assessment June 2020) – NOT FUNDED	0	High	\$23,000	3
Renewals to ensure structural integrity of building (as per condition	0	Med	\$2,000	3

assessment June 2020) – NOT FUNDED				
Cosmetic renewals to ensure correct functioning of facilities (e.g. plumbing, electrical etc.) (as per condition assessment June 2020) – NOT FUNDED	0	Med	\$11,000	3

11.6.7 Development Plan

The proposed development plan for Glen Oroua Hall is detailed in the table below.

Development Description	Increased level of service (%) These three	Response to growth demand (%) percentages to 100%	Includes component of renewal (%) should add up	Desired time of Development (1 to 20 years)	Estimated cost of development (Excl GST)	Estimated other capital income (grants not Council)
No development projects have been identified within this Plan						

11.6.8 Disposal Plan

The Community Facilities Strategy 2020 identifies Glen Oroua Hall as a Low-Profile facility. Low-Profile facilities have a low-level annual utilisation, have little historical significance, will not meet condition standards and may not be connected to other complimentary facilities/activities.

11.7 Halcombe Hall Lifecycle Plan



11.7.1 Summary

Halcombe Hall	
Status:	Vested in Council
Age:	Constructed 1938-39 (Title date: August 1877)
Address:	75 Willoughby Street, Halcombe
Owner:	Manawatū District Council
Parcel ID:	0592/39
Valuation Ref:	13990/29300
Hall Floor Area:	351 square metres
Property Area:	0.1206 hectares
Capacity:	192 people
Land Value:	\$76,000
Capital Value:	\$245,000
Legal Description:	LOT 356 DP 42 HALCOMBE TNSP
Gazette Notice/CT:	64-2188 / WN9/208
Rates:	\$706.00 – targeted wastewater
Fire Evacuation Scheme:	Approved July 2014

11.7.2 Asset Description

The hall is located on the roadside in Willoughby Street close to the centre of Halcombe. Parking is available along the roadside and a gravel car park next to the hall. The hall consists of the main hall with stage, supper room, kitchen, bar, storage room and toilets.

There is disabled access. Walls are constructed of wood with concrete piles and an iron roof.

11.7.2.1 Operations

The hall is managed by the Halcombe Memorial Hall Committee who are responsible for the day-to-day management of the hall, including managing hall bookings, cleaning, general maintenance and minor repairs. The Halcombe Hall Committee is a sub-group within the Halcombe Community development Group.

11.7.2.2 Physical Parameters Summary

The hall is owned by Manawatū District Council and was opened in 1939. The stage and dressing rooms were added to the hall after its opening and further additions were made in 1956 including outside toilets.

11.7.2.3 Asset Capacity/Performance Summary

Use has grown over the last few years and with a growing community, the committee expect this to continue. Other halls/venues in Halcombe are the St Johns Church Hall, Halcombe Rugby Football clubrooms and Halcombe School Hall. Halls nearby are located at Mt Biggs and Stanway.

A condition assessment of the hall was undertaken in March 2020, including asbestos identification and sampling. The various focus areas of the inspection returned either a moderate or high level of concern (there were no areas of low level of concern) and asbestos was detected within the building materials. The main areas of concern centred around structural defects, roof and wall leaks, exterior cladding condition and safety items.

Part of the condition assessment was an estimated maintenance schedule for the building, which showed a significant financial contribution would be required to bring the building to an acceptable standard.

11.7.3 Demand

Usage figures for Community Halls come from reports provided by Community Hall Committees. Historically these have been provided sporadically to Council by a small handful of Committees. As such it is difficult to determine the actual usage of Council's Halls.

It is proposed within the Improvement Plan of this Plan to develop and implement a centralised booking system for Halls to provide Council with access to accurate and up-to-date information on the usage of Community Halls within the District.

11.7.4 Key Issues and Threats

The risks identified in this Plan apply to all of the assets within the Halls Activity. There are no risks that apply singularly to this Hall.

11.7.5 Operations Plan

This section sets out the operational projects and new operational funding required for the successful implementation of this plan for Halcombe Hall.

11.7.5.1 New Operational Funding Requirements

These are the new operational funding requirements identified Halcombe Hall. They are the result of increased levels of operational maintenance identified in this plan to respond to demand and/or to meet the desired levels or service, or as a result of consequential operational expenditure because of development.

The values provided below, are not inclusive of depreciation or any funding costs such as interest.



11.7.5.2 Operational Projects

The following proposed operational projects have been identified for Halcombe Hall. These projects have either been identified as a result of identifying extraordinary planned maintenance or are projects required for the future planning of the assets. The projects are listed in the table below.

Project Description	Criticality (high/med/low)	Consequence if not completed (high/med/low)	Estimated cost of project (Excl GST)	Desired time of Project (1 to 20 years)
Exterior repaint	Med	Med	\$25,000	1
Pest Control – borer, birds and rodents (as per condition assessment March 2020) – NOT FUNDED	Med	Med	\$5,000	1
Structural Engineers report (as per condition assessment March 2020) – NOT FUNDED	High	High	\$2,000	1
Full asbestos survey – NOT FUNDED	High	High	<i>\$500</i>	1

11.7.6 Renewal Plan

Renewal plans provide for the renewal of all or part of an asset, which increases the life of an asset or replaces the asset at the end of its lifecycle.

The proposed renewal plan for Halcombe Hall is detailed in the table below:

Asset Description	Estimated Remaining life (years)	Consequence if not renewed (high/med/low)	Estimated cost of renewal (Excl GST)	Desired time of Renewal (1 to 20 years)
Re-roof hall	1	High	\$95,391	2
Renewals to ensure weathertightness of building (as per condition assessment June 2020) – NOT FUNDED	0	High	\$44,000	1
Renewals to ensure structural integrity of building (as per condition assessment June 2020) – NOT FUNDED	0	High	\$12,000	1
Cosmetic renewals to ensure correct functioning of facilities (e.g. plumbing, electrical etc.) (as per condition assessment June 2020) – NOT FUNDED	0	Med	\$1,500	1

11.7.7 Development Plan

The proposed development plan for Halcombe Hall is detailed in the table below.

Development Description	Increased level of service (%) These three	Response to growth demand (%) percentages to 100%	Includes component of renewal (%) should add up	Desired time of Development (1 to 20 years)	Estimated cost of development (Excl GST)	Estimated other capital income (grants not Council)		
No development projects are proposed for this Plan								

11.7.8 Disposal Plan

The Community Facilities Strategy 2020 identifies Halcombe Hall as a Medium-Profile facility. Medium-Profile facilities have a medium level annual-utilisation, a functioning hall Committee, adequate condition assessment results and may be connected to other complimentary facilities/activities.

11.8 Himatangi Beach Community Centre Lifecycle Plan



11.8.1 Summary

Himatangi Beach Community Centre	Himatangi Beach Community Centre							
Status:	Vested in Council							
Age:	Constructed 1959 (Title date: May 1984)							
Address:	6 Koputara Road, Himatangi Beach							
Owner:	Manawatū District Council							
Parcel ID:	0510/92,93							
Valuation Ref:	14300/02100							
Hall Floor Area:	282 square metres							
Property Area:	0.1012 hectares							
Capacity:	330 people							
Land Value:	\$33,000							
Capital Value:	\$180,000							
Legal Description:	LOT 30 DP 13009							
Gazette Notice/CT:	WN25B/564, WN25B/216 Recreation Reserve							
Rates:	Nil							
Fire Evacuation Scheme:	Approved June 2014							

11.8.2 Asset Description

The hall is located on 0.1012 hectares of Recreation Reserve on Koputara Road. It is set back from the roadside. Parking is available along the roadside and a sealed car park next to the hall. The hall consists of

the main hall with stage, supper room, kitchen, women's and men's toilets, community library and medical centre. There is disabled access. Walls are stucco with concrete piles and an iron roof.

Part of the Hall is used as the medical centre for Himatangi Beach for nurse visits, while another part of the hall is used as the Himatangi Beach Community Library.

11.8.2.1 Operations

The hall is managed by the Himatangi Beach Community Trust Incorporated who hold a deed of lease for the hall. The Trust are responsible for the day-to-day management of the hall, including managing hall bookings, cleaning, general maintenance and minor repairs.

11.8.2.2 Physical Parameters Summary

The hall is owned by Manawatū District Council and was opened in 1960. The kitchen was refurbished in 2014 to provide the community with a commercial kitchen and in 2015 the entire interior was repainted.

11.8.2.3 Asset Capacity/Performance Summary

The Hall receives a Medium level of use. Other halls/venues available in Himatangi Beach are the St Mark's Church Hall, Palmerston North Surf Lifesaving Club and Himatangi Beach Bowling Club. Nearby halls are located at Tangimoana and Oroua Downs.

A condition assessment of the hall was undertaken in March 2020, including asbestos identification and sampling. The various focus areas of the inspection returned either a moderate or high level of concern (there were no areas of low level of concern) and asbestos was detected within the building materials. The main areas of concern centred around sand build up in guttering and other areas, and structural integrity of concrete roof over front door.

Part of the condition assessment was an estimated maintenance schedule for the building, which showed a significant financial contribution would be required to bring the building to an acceptable standard.

11.8.3 Demand

Usage figures for Community Halls come from reports provided by Community Hall Committees. Historically these have been provided sporadically to Council by a small handful of Committees. As such it is difficult to determine the actual usage of Council's Halls.

It is proposed within the Improvement Plan of this Plan to develop and implement a centralised booking system for Halls to provide Council with access to accurate and up-to-date information on the usage of Community Halls within the District.

11.8.4 Key Issues and Threats

The risks identified in this Plan apply to all of the assets within the Halls Activity. There are no risks that apply singularly to this Hall.

11.8.5 Operations Plan

This section sets out the operational projects and new operational funding required for the successful implementation of this plan for the Himatangi Beach Community Centre.

11.8.5.1 New Operational Funding Requirements

These are the new operational funding requirements identified for the Himatangi Beach Community Centre. They are the result of increased levels of operational maintenance identified in this plan to respond to demand and/or to meet the desired levels or service, or as a result of consequential operational expenditure because of development.

The values provided below, are not inclusive of depreciation or any funding costs such as interest.



11.8.5.2 Operational Projects

The following proposed operational projects have been identified for the Himatangi Beach Community Centre. These projects have either been identified as a result of identifying extraordinary planned maintenance or are projects required for the future planning of the assets. The projects are listed in the table below.

Project Description	Criticality (high/med/low)	Consequence if not completed (high/med/low)	Estimated cost of project (Excl GST)	Desired time of Project (1 to 20 years)
Structural Engineers report (as per condition assessment March 2020) – NOT FUNDED	High	High	\$2,000	1
Pest control – borer, birds and rodents (as per condition assessment March 2020) – NOT FUNDED	Med	Med	\$2,000	1

11.8.6 Renewal Plan

Renewal plans provide for the renewal of all or part of an asset, which increases the life of an asset or replaces the asset at the end of its lifecycle.

The proposed renewal plan for the Himatangi Beach Community Centre is detailed in the table below:

Asset Description	Estimated Remaining life (years)	Consequence if not renewed (high/med/low)	Estimated cost of renewal (Excl GST)	Desired time of Renewal (1 to 20 years)
Hall renewals as per condition assessment March 2020	0	High	\$21,198	2

11.8.7 Development Plan

The proposed development plan for the Himatangi Beach Community Centre is detailed in the table below.

Development Description	Increased level of service (%) These three	Response to growth demand (%) percentages to 100%	Includes component of renewal (%) should add up	Desired time of Development (1 to 20 years)	Estimated cost of development (Excl GST)	Estimated other capital income (grants not Council)		
No development projects have been identified within this Plan								

11.8.8 Disposal Plan

The *Community Facilities Strategy 2020* identifies Himatangi Beach Community Centre as a High-Profile facility. High-Profile facilities have a high-level of annual utilisation, demonstrate strong historical significance, have a strong Hall Committee, produce a high condition assessment result, be located or connected to other complimentary community facilities/activities and have Civil Defence emergency service potential for the Community.

Given its profile as a High-Profile facility, Himatangi Beach Community Centre is not being considered for disposal at current.

11.9 Kimbolton Hall Lifecycle Plan



11.9.1 Summary

Kimbolton Hall	
Status:	Vested in Council
Age:	Constructed circa 1917 (Title date: January 1915)
Address:	2877 Kimbolton Road, Kimbolton
Owner:	Manawatū District Council
Parcel ID:	1160/4
Valuation Ref:	13830/13400
Hall Floor Area:	389 square metres
Property Area:	0.0698 hectares
Capacity:	230 people
Land Value:	\$40,000
Capital Value:	\$250,000
Legal Description:	PT SEC 3 TN OF KIMBOLTON
Gazette Notice/CT:	WN231/179
Rates:	Water Rates Only (Kiwitea Rural Water Scheme)
Fire Evacuation Scheme:	

11.9.2 Asset Description

No information has been provided during the completion of this plan.

11.9.2.1 Operations

The hall is managed by a hall committee who are responsible for the day-to-day management of the hall, including managing hall bookings, cleaning, general maintenance and minor repairs.

11.9.2.2 Physical Parameters Summary

The hall is owned by Manawatū District Council and was opened in 1917.

11.9.2.3 Asset Capacity/Performance Summary

A condition assessment of the hall was undertaken in March 2020, including asbestos identification and sampling. The various focus areas of the inspection returned either a moderate or high level of concern

(there were no areas of low level of concern) and asbestos was detected within the building materials. The main areas of concern centred around friable asbestos material, exterior wall line deflection, exterior cladding condition and borer.

Part of the condition assessment was an estimated maintenance schedule for the building, which showed a significant financial contribution would be required to bring the building to an acceptable standard.

11.9.3 Demand

Usage figures for Community Halls come from reports provided by Community Hall Committees. Historically these have been provided sporadically to Council by a small handful of Committees. As such it is difficult to determine the actual usage of Council's Halls.

It is proposed within the Improvement Plan of this Plan to develop and implement a centralised booking system for Halls to provide Council with access to accurate and up-to-date information on the usage of Community Halls within the District.

11.9.4 Key Issues and Threats

The risks identified in this Plan apply to all of the assets within the Halls Activity. There are no risks that apply singularly to this Hall.

11.9.5 Operations Plan

This section sets out the operational projects and new operational funding required for the successful implementation of this plan for Kimbolton Hall.

11.9.5.1 New Operational Funding Requirements

These are the new operational funding requirements identified for Kimbolton Hall. They are the result of increased levels of operational maintenance identified in this plan to respond to demand and/or to meet the desired levels or service, or as a result of consequential operational expenditure because of development.

The values provided below, are not inclusive of depreciation or any funding costs such as interest.

No additional operational funding is required for this Plan										
New Asset/Opex Funding	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Requirement	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31

11.9.5.2 Operational Projects

The following proposed operational projects have been identified for Kimbolton Hall. These projects have either been identified as a result of identifying extraordinary planned maintenance or are projects required for the future planning of the assets. The projects are listed in the table below.

Project Description	Criticality (high/med/low)	Consequence if not completed (high/med/low)	Estimated cost of project (Excl GST)	Desired time of Project (1 to 20 years)
Pest control – borer, birds and rodents (as per condition assessment March 2020) – NOT FUNDED	Med	Med	\$5,000	1
Structural Engineers report (as per condition assessment March 2020) – NOT FUNDED	High	High	\$2,000	1
Full asbestos survey (as per condition assessment March 2020) – NOT FUNDED	High	High	\$500	1

11.9.6 Renewal Plan

Renewal plans provide for the renewal of all or part of an asset, which increases the life of an asset or replaces the asset at the end of its lifecycle.

The proposed renewal plan for Kimbolton Hall is detailed in the table below:

Asset Description	Estimated Remaining life (years)	Consequence if not renewed (high/med/low)	Estimated cost of renewal (Excl GST)	Desired time of Renewal (1 to 20 years)
Hall renewals as per condition assessment March 2020	0	High	\$20,000	3

11.9.7 Development Plan

The proposed development plan for Kimbolton Hall is detailed in the table below.

Development Description	Increased level of service (%) These three	Response to growth demand (%) percentages to 100%	Includes component of renewal (%) should add up	Desired time of Development (1 to 20 years)	Estimated cost of development (Excl GST)	Estimated other capital income (grants not Council)		
No development projects have been identified within this Plan								

11.9.8 Disposal Plan

The *Community Facilities Strategy 2020* identifies Kimbolton Hall as a High-Profile facility. High-Profile facilities have a high-level of annual utilisation, demonstrate strong historical significance, have a strong Hall Committee, produce a high condition assessment result, be located or connected to other complimentary community facilities/activities and have Civil Defence emergency service potential for the Community.

Given its profile as a High-Profile facility, Kimbolton Hall is not being considered for disposal at current.

11.10 Kiwitea Hall Lifecycle Plan



11.10.1 Summary

Kiwitea Hall	
Status:	Vested in Council
Age:	Constructed circa 1922 (Title date: January 1924)
Address:	2095 Kimbolton Road, Kiwitea
Owner:	Manawatū District Council
Parcel ID:	1160/83
Valuation Ref:	13830/40500
Hall Floor Area:	329 square metres
Property Area:	0.0562 hectares
Capacity:	144 people
Land Value:	\$60,000
Capital Value:	\$205,000
Legal Description:	PT SEC 235 SANDON TNSP BLK IV OROUA SD
Gazette Notice/CT:	WN318/197
Rates:	Water Rates Only (Kiwitea Rural Water Scheme)
Fire Evacuation Scheme:	Approved March 2014

11.10.2 Asset Description

The hall was built in 1922, with the title transferred to Kiwitea County Council in September 1980.

11.10.2.1 Operations

The hall is managed by the Kiwitea Hall Committee who are responsible for the day-to-day management of the hall, including manging hall bookings, cleaning, general maintenance and minor repairs.

11.10.2.2 Physical Parameters Summary

The hall is owned by Manawatū District Council and was opened in 1922.

11.10.2.3 Asset Capacity/Performance Summary

The hall is classed as a low use hall. There are three Halls within a 10-kilometre radius, being Cheltenham, Beaconsfield and Kimbolton Halls. There is volunteer input into the hall, this includes cleaning, working bees and other jobs when necessary. Kiwitea School is across the road from the hall.

A condition assessment of the hall was undertaken in March 2020, including asbestos identification and sampling. The various focus areas of the inspection returned either a moderate or high level of concern

(there were no areas of low level of concern) and asbestos was detected within the building materials. The main areas of concern centred around roof condition, borer and cladding condition.

Part of the condition assessment was an estimated maintenance schedule for the building, which showed a significant financial contribution would be required to bring the building to an acceptable standard.

11.10.3 Demand

Usage figures for Community Halls come from reports provided by Community Hall Committees. Historically these have been provided sporadically to Council by a small handful of Committees. As such it is difficult to determine the actual usage of Council's Halls.

It is proposed within the Improvement Plan of this Plan to develop and implement a centralised booking system for Halls to provide Council with access to accurate and up-to-date information on the usage of Community Halls within the District.

11.10.4 Key Issues and Threats

The risks identified in this Plan apply to all of the assets within the Halls Activity. There are no risks that apply singularly to this Hall.

11.10.5 Operations Plan

This section sets out the operational projects and new operational funding required for the successful implementation of this plan for Kiwitea Hall.

11.10.5.1 New Operational Funding Requirements

These are the new operational funding requirements identified for Kiwitea Hall. They are the result of increased levels of operational maintenance identified in this plan to respond to demand and/or to meet the desired levels or service, or as a result of consequential operational expenditure because of development.

The values provided below, are not inclusive of depreciation or any funding costs such as interest.

New Asset/Opex Funding	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10	
Requirement	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	
No additional operational funding is required for this Plan											

11.10.5.2 Operational Projects

The following proposed operational projects have been identified for Kiwitea Hall. These projects have either been identified as a result of identifying extraordinary planned maintenance or are projects required for the future planning of the assets. The projects are listed in the table below.

Project Description	Criticality (high/med/low)	Consequence if not completed (high/med/low)	Estimated cost of project (Excl GST)	Desired time of Project (1 to 20 years)
Pest Control – borer, birds and rodents (as per condition assessment March 2020) – NOT FUNDED	Med	Med	\$5,000	1
Full asbestos survey (as per condition assessment March 2020) – NOT FUNDED	High	High	\$500	1

11.10.6 Renewal Plan

Renewal plans provide for the renewal of all or part of an asset, which increases the life of an asset or replaces the asset at the end of its lifecycle.

The proposed renewal plan for Kiwitea Hall is detailed in the table below:

Asset Description	Estimated Remaining life (years)	Consequence if not renewed (high/med/low)	Estimated cost of renewal (Excl GST)	Desired time of Renewal (1 to 20 years)
Renewals to ensure weathertightness of building (as per condition assessment June 2020) – NOT FUNDED	0	High	\$82,000	1

Renewals to ensure structural integrity of building (as per condition assessment June 2020) – NOT FUNDED	0	High	\$2,000	1
Cosmetic renewals to ensure correct functioning of facilities (e.g. plumbing, electrical etc.) (as per condition assessment June 2020) – NOT FUNDED	0	Med	\$9,000	1

11.10.7 Development Plan

The proposed development plan for Kiwitea Hall is detailed in the table below.

Development Description	Increased level of service (%) These three	Response to growth demand (%) percentages to 100%	Includes component of renewal (%) should add up	Desired time of Development (1 to 20 years)	Estimated cost of development (Excl GST)	Estimated other capital income (grants not Council)
No development projects have been identified within this Plan						

11.10.8 Disposal Plan

The Community Facilities Strategy 2020 identifies Kiwitea Hall as a Medium-Profile facility. Medium-Profile facilities have a medium level annual-utilisation, a functioning hall Committee, adequate condition assessment results and may be connected to other complimentary facilities/activities.

11.11 Ohakea Hall Lifecycle Plan



11.11.1 Summary

Ohakea Hall	
Status:	Vested in Council
Age:	Constructed 1955 (Title date: October 1953)
Address:	355 Speedy Road, Ohakea
Owner:	Manawatū District Council
Parcel ID:	0003/26
Valuation Ref:	14130/12000
Hall Floor Area:	256 square metres
Property Area:	0.0961 hectares
Capacity:	80 people
Land Value:	\$60,000
Capital Value:	\$195,000
Legal Description:	LOT 4 DP 12795 BLK XV RANGITOTO SD
Gazette Notice/CT:	WN607/161
Rates:	Nil
Fire Evacuation Scheme:	

11.11.2 Asset Description

Ohakea Memorial Hall was built in 1955 and is a 256m² plaster building located on a 0.0961ha site on Speedy Road. The hall consists of a main hall, supper room, kitchen and toilets. There is no disabled access. There is a sealed off-road car parking. Walls are constructed of plaster on asbestos with concrete piles an iron roof.

11.11.2.1 Operations

The hall is managed by the Ohakea Hall Society who are responsible for the day-to-day management of the hall, including hall bookings, cleaning, general maintenance and minor repairs.

11.11.2.2 Physical Parameters Summary

The hall is owned by Manawatū District Council and was opened in 1955 as a war memorial following World War Two.

11.11.2.3 Asset Capacity/Performance Summary

The hall is classed as a low-use hall. Mt Biggs Hall, Te Kawau Recreational Centre and Sanson Hall are within 10 kilometres of the Ohakea Hall. Bulls township is also under 5 kilometres away.

11.11.3 Demand

Usage figures for Community Halls come from reports provided by Community Hall Committees. Historically these have been provided sporadically to Council by a small handful of Committees. As such it is difficult to determine the actual usage of Council's Halls.

It is proposed within the Improvement Plan of this Plan to develop and implement a centralised booking system for Halls to provide Council with access to accurate and up-to-date information on the usage of Community Halls within the District.

11.11.4 Key Issues and Threats

The risks identified in this Plan apply to all of the assets within the Halls Activity. There are no risks that apply singularly to this Hall.

11.11.5 Operations Plan

This section sets out the operational projects and new operational funding required for the successful implementation of this plan for Ohakea Hall.

11.11.5.1 New Operational Funding Requirements

These are the new operational funding requirements identified for Ohakea Hall. They are the result of increased levels of operational maintenance identified in this plan to respond to demand and/or to meet the desired levels or service, or as a result of consequential operational expenditure because of development.

The values provided below, are not inclusive of depreciation or any funding costs such as interest.

New Asset/Opex Funding	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Requirement	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
No additional operational funding is required for this Plan										

11.11.5.2 Operational Projects

The following proposed operational projects have been identified for Ohakea Hall. These projects have either been identified as a result of identifying extraordinary planned maintenance or are projects required for the future planning of the assets. The projects are listed in the table below.

Project Description	Criticality (high/med/low)	Consequence if not completed (high/med/low)	Estimated cost of project (Excl GST)	Desired time of Project (1 to 20 years)		
No operational projects have been identified within this Plan						

11.11.6 Renewal Plan

Renewal plans provide for the renewal of all or part of an asset, which increases the life of an asset or replaces the asset at the end of its lifecycle.

The proposed renewal plan for Ohakea Hall is detailed in the table below:

Asset Description	Estimated Remaining life (years)	Consequence if not renewed (high/med/low)	Estimated cost of renewal (Excl GST)	Desired time of Renewal (1 to 20 years)		
No operational projects have been identified within this Plan						

11.11.7 Development Plan

The proposed desired development plan for Ohakea Hall is detailed in the table below.

Development Description	Increased level of service (%)	Response to growth demand (%) e percentages s to 100%	Includes component of renewal (%) hould add up	Desired time of Development (1 to 20 years)	Estimated cost of development (Excl GST)	Estimated other capital income (grants not Council)
No development projects have been identified within this Plan						

11.11.8 Disposal Plan

The *Community Facilities Strategy 2020* identifies Ohakea Hall as a Low-Profile facility. Low-Profile facilities have a low-level annual utilisation, have little historical significance, will not meet condition standards and may not be connected to other complimentary facilities/activities.

11.12 Oroua Downs Hall Lifecycle Plan



11.12.1 Summary

Oroua Downs Hall	
Status:	Community-Owned
Age:	Constructed 1922 (Title date: June 1922)
Address:	1097 State Highway One, Oroua Downs
Owner:	Manawatū District Council
Parcel ID:	1239/91
Valuation Ref:	14220/29100
Hall Floor Area:	306 square metres
Property Area:	0.0809 hectares
Capacity:	200 people
Land Value:	\$85,000
Capital Value:	\$185,000
Legal Description:	LOT 1 DP 5574
Gazette Notice/CT:	WN292/45
Rates:	Nil
Fire Evacuation Scheme:	

11.12.2 Asset Description

Oroua Downs Memorial Hall was built in 1922 and is a 306m^2 timber building located on a 0.0809ha site on State Highway 1. The hall consists of a main hall with stage, supper room, kitchen, meeting room and toilets. There is disabled access with a sealed off road and car parking.

11.12.2.1 Operations

The hall is managed by the Oroua Downs Hall Committee who are responsible for the day-to-day management of the hall, including hall bookings, cleaning, general maintenance and minor repairs.

11.12.2.2 Physical Parameters Summary

The hall is owned by the Community and was opened in 1922 as a war memorial and for social gatherings.

11.12.2.3 Asset Capacity/Performance Summary

Data for hall bookings has historically not been provided by the Committee, so usage is unknown. Three other community halls are located within a 10km radius of Oroua Downs Hall.

11.12.3 Demand

Usage figures for Community Halls come from reports provided by Community Hall Committees. Historically these have been provided sporadically to Council by a small handful of Committees. As such it is difficult to determine the actual usage of Council's Halls.

It is proposed within the Improvement Plan of this Plan to develop and implement a centralised booking system for Halls to provide Council with access to accurate and up-to-date information on the usage of Community Halls within the District.

11.12.4 Key Issues and Threats

The risks identified in this Plan apply to all of the assets within the Halls Activity. There are no risks that apply singularly to this Hall.

11.12.5 Operations Plan

This section sets out the operational projects and new operational funding required for the successful implementation of this plan for Oroua Downs Hall.

11.12.5.1 New Operational Funding Requirements

These are the new operational funding requirements identified for Oroua Downs Hall. They are the result of increased levels of operational maintenance identified in this plan to respond to demand and/or to meet the desired levels or service, or as a result of consequential operational expenditure because of development.

The values provided below, are not inclusive of depreciation or any funding costs such as interest.

New Asset/Opex Funding	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10	
Requirement	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	
No addition	No additional operational funding is required for this Plan										

11.12.5.2 Operational Projects

The following proposed operational projects have been identified for Oroua Downs Hall. These projects have either been identified as a result of identifying extraordinary planned maintenance or are projects required for the future planning of the assets. The projects are listed in the table below.

Project Description	Criticality (high/med/low)	Consequence if not completed (high/med/low)	Estimated cost of project (Excl GST)	Desired time of Project (1 to 20 years)
Pest control – borer treatment (as per condition assessment June 2020) – NOT FUNDED	Med	Med	\$2,000	2
Full asbestos survey (as per condition assessment June 2020) – NOT FUNDED	High	High	\$500	2

11.12.6 Renewal Plan

Renewal plans provide for the renewal of all or part of an asset, which increases the life of an asset or replaces the asset at the end of its lifecycle.

The proposed renewal plan for Oroua Downs Hall is detailed in the table below:

Asset Description	Estimated Remaining life (years)	Consequence if not renewed (high/med/low)	Estimated cost of renewal (Excl GST)	Desired time of Renewal (1 to 20 years)
Renewals to ensure weathertightness of building (as per condition assessment June 2020) – NOT FUNDED	0	High	\$34,000	2
Renewals to ensure structural integrity of building (as per condition	0	High	\$5,000	2

assessment June 2020) – NOT FUNDED				
Cosmetic renewals to ensure correct functioning of facilities (e.g. plumbing, electrical etc.) (as per condition assessment June 2020) – NOT FUNDED	0	Med	\$51,000	2

11.12.7 Development Plan

The proposed development plan for Oroua Downs Hall is detailed in the table below.

Development Description	Increased level of service (%) These three	Response to growth demand (%) percentages to 100%	Includes component of renewal (%) should add up	Desired time of Development (1 to 20 years)	Estimated cost of development (Excl GST)	Estimated other capital income (grants not Council)	
No development projects have been identified within this Plan							

11.12.8 Disposal Plan

The *Community Facilities Strategy 2020* identifies Oroua Downs Hall as a Medium-Profile facility. Medium-Profile facilities have a medium level annual-utilisation, a functioning hall Committee, adequate condition assessment results and may be connected to other complimentary facilities/activities.

11.13 Pohangina Hall Lifecycle Plan



11.13.1 Summary

Pohangina Hall	
Status:	Vested in Council
Age:	Constructed 1933
Address:	1273 Pohangina Road, Pohangina
Owner:	Manawatū District Council
Parcel ID:	0145/9, 0145/10
Valuation Ref:	13860/65100D
Hall Floor Area:	490 square metres
Property Area:	0.0 hectares
Capacity:	160 people
Land Value:	\$45,000
Capital Value:	\$180,000
Legal Description:	SEC 8 & 9 BLK V TN OF POHANGINA
Gazette Notice/CT:	N/A
Rates:	Nil
Fire Evacuation Scheme:	

11.13.2 Asset Description

The hall consists of the main hall, kitchen, supper room, two dressing rooms and men's and ladies' toilets. There is disabled access. There is no separate carpark but limited off road car parking is available.

Walls are constructed of wood (Rimu with matai floor) and sheathed with vertical corrugated iron. There are concrete piles an iron roof.

11.13.2.1 Operations

The hall is managed by the Pohangina Hall Committee who are responsible for the day-to-day management of the hall, including hall bookings, cleaning, general maintenance and minor repairs.

11.13.2.2 Physical Parameters Summary

The hall is owned by Manawatū District Council and was opened in 1933 by the Pohangina County Council. The original hall was built by Pohangina residents in 1895.

11.13.2.3 Asset Capacity/Performance Summary

Data for hall bookings has historically not been provided by the Committee, so usage is unknown. Pohangina Hall is the only hall in the area, however there are other community facilities available for hire in Pohangina.

A condition assessment of the hall was undertaken in March 2020, including asbestos identification and sampling. The various focus areas of the inspection returned either a moderate or high level of concern (there were no areas of low level of concern) and asbestos was detected within the building materials. The main areas of concern centred around lichen growth on roofing, ceiling sagging, plumbing leaks and safety items.

Part of the condition assessment was an estimated maintenance schedule for the building, which showed a significant financial contribution would be required to bring the building to an acceptable standard.

11.13.3 Demand

Usage figures for Community Halls come from reports provided by Community Hall Committees. Historically these have been provided sporadically to Council by a small handful of Committees. As such it is difficult to determine the actual usage of Council's Halls.

It is proposed within the Improvement Plan of this Plan to develop and implement a centralised booking system for Halls to provide Council with access to accurate and up-to-date information on the usage of Community Halls within the District.

11.13.4 Key Issues and Threats

The risks identified in this Plan apply to all of the assets within the Halls Activity. There are no risks that apply singularly to this Hall.

11.13.5 Operations Plan

This section sets out the operational projects and new operational funding required for the successful implementation of this plan for Pohangina Hall.

11.13.5.1 New Operational Funding Requirements

These are the new operational funding requirements identified for Pohangina Hall. They are the result of increased levels of operational maintenance identified in this plan to respond to demand and/or to meet the desired levels or service, or as a result of consequential operational expenditure because of development.

The values provided below, are not inclusive of depreciation or any funding costs such as interest.

New Asset/Opex Funding	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Requirement	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
No addition	No additional operational funding is required for this Plan									

11.13.5.2 Operational Projects

The following proposed operational projects have been identified for Pohangina Hall. These projects have either been identified as a result of identifying extraordinary planned maintenance or are projects required for the future planning of the assets. The projects are listed in the table below.

Project Description	Criticality (high/med/low)	Consequence if not completed (high/med/low)	Estimated cost of project (Excl GST)	Desired time of Project (1 to 20 years)
Pest control – borer, birds and rodents (as per condition assessment March 2020) – NOT FUNDED	Med	Med	\$5,000	2
Full asbestos survey (as per condition assessment March 2020) – NOT FUNDED	High	High	\$500	2

11.13.6 Renewal Plan

Renewal plans provide for the renewal of all or part of an asset, which increases the life of an asset or replaces the asset at the end of its lifecycle.

The proposed renewal plan for Pohangina Hall is detailed in the table below:

Asset Description	Estimated Remaining life (years)	Consequence if not renewed (high/med/low)	Estimated cost of renewal (Excl GST)	Desired time of Renewal (1 to 20 years)
Renewals to ensure weathertightness of building (as per condition assessment June 2020) – NOT FUNDED	0	High	\$7,500	2
Renewals to ensure structural integrity of building (as per condition assessment June 2020) – NOT FUNDED	0	High	\$5,000	2
Cosmetic renewals to ensure correct functioning of facilities (e.g. plumbing, electrical etc.) (as per condition assessment June 2020) – NOT FUNDED	0	Med	\$9,000	2

11.13.7 Development Plan

The proposed development plan for Pohangina Hall is detailed in the table below.

Development Description	Increased level of service (%) These three	Response to growth demand (%) percentages to 100%	Includes component of renewal (%) should add up	Desired time of Development (1 to 20 years)	Estimated cost of development (Excl GST)	Estimated other capital income (grants not Council)	
No development projects have been identified within this Plan							

11.13.8 Disposal Plan

The *Community Facilities Strategy 2020* identifies Pohangina Hall as a Medium-Profile facility. Medium-Profile facilities have a medium level annual-utilisation, a functioning hall Committee, adequate condition assessment results and may be connected to other complimentary facilities/activities.

11.14 Rangiotu Hall Lifecycle Plan



11.14.1 Summary

Rangiotu Hall	
Status:	Vested in Council
Age:	Constructed 1899/1900 (Title date: October 1953)
Address:	1130 Rangiotu Road, Rangiotu
Owner:	Manawatū District Council
Parcel ID:	1238/141
Valuation Ref:	14280/18900
Hall Floor Area:	284 square metres
Property Area:	0.1012 hectares
Capacity:	110 people
Land Value:	\$80,000
Capital Value:	\$185,000
Legal Description:	LOT 1 DP 3676
Gazette Notice/CT:	WN413/297
Rates:	Nil
Fire Evacuation Scheme:	

11.14.2 Asset Description

The Hall is of a timber, iron and fibrolite construction. The hall consists of the main hall with stage, supper room, bar room, kitchen, storage room and toilets.

11.14.2.1 Operations

The hall is managed by a Community Committee who are responsible for the day-to-day management of the hall, including hall bookings, cleaning, general maintenance and minor repairs.

11.14.2.2 Physical Parameters Summary

The hall is owned by Manawatū District Council and was opened in 1900.

11.14.2.3 Asset Capacity/Performance Summary

The hall is classed as low-use and the Rangiotu Marae is located less than 1km from the hall site.

A condition assessment of the hall was undertaken in March 2020, including asbestos identification and sampling. The various focus areas of the inspection returned either a moderate or high level of concern (there were no areas of low level of concern) and asbestos was detected within the building materials. The main areas of concern centred around structural roof sagging and uneven floors.

Part of the condition assessment was an estimated maintenance schedule for the building, which showed a significant financial contribution would be required to bring the building to an acceptable standard.

11.14.3 Demand

Usage figures for Community Halls come from reports provided by Community Hall Committees. Historically these have been provided sporadically to Council by a small handful of Committees. As such it is difficult to determine the actual usage of Council's Halls.

It is proposed within the Improvement Plan of this Plan to develop and implement a centralised booking system for Halls to provide Council with access to accurate and up-to-date information on the usage of Community Halls within the District.

11.14.4 Key Issues and Threats

The risks identified in this Plan apply to all of the assets within the Halls Activity. There are no risks that apply singularly to this Hall.

11.14.5 Operations Plan

This section sets out the operational projects and new operational funding required for the successful implementation of this plan for Rangiotu Hall.

11.14.5.1 New Operational Funding Requirements

These are the new operational funding requirements identified for Rangiotu Hall. They are the result of increased levels of operational maintenance identified in this plan to respond to demand and/or to meet the desired levels or service, or as a result of consequential operational expenditure because of development.

The values provided below, are not inclusive of depreciation or any funding costs such as interest.

New Asset/Opex Funding	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10	
Requirement	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	
No addition	No additional operational funding is required for this Plan										

11.14.5.2 Operational Projects

The following proposed operational projects have been identified for Rangiotu Hall. These projects have either been identified as a result of identifying extraordinary planned maintenance or are projects required for the future planning of the assets. The projects are listed in the table below.

Project Description	Criticality (high/med/low)	Consequence if not completed (high/med/low)	Estimated cost of project (Excl GST)	Desired time of Project (1 to 20 years)
Pest control – borer, birds and rodents (as per condition assessment March 2020) – NOT FUNDED	Med	Med	\$5,000	2
Structural Engineers report (as per condition assessment March 2020) – NOT FUNDED	High	High	\$2,000	2
Full asbestos survey (as per condition assessment March 2020) – NOT FUNDED	High	High	\$500	2

11.14.6 Renewal Plan

Renewal plans provide for the renewal of all or part of an asset, which increases the life of an asset or replaces the asset at the end of its lifecycle.

The proposed renewal plan for Rangiotu Hall is detailed in the table below:

Asset Description	Estimated Remaining life (years)	Consequence if not renewed (high/med/low)	Estimated cost of renewal (Excl GST)	Desired time of Renewal (1 to 20 years)
Renewals to ensure weathertightness of building (as per condition assessment June 2020) – NOT FUNDED	0	Hight	\$17,500	2
Renewals to ensure structural integrity of building (as per condition assessment June 2020) – NOT FUNDED	0	High	\$25,000	2

11.14.7 Development Plan

The proposed development plan for Rangiotu Hall is detailed in the table below.

Development Description	Increased level of service (%) These three	Response to growth demand (%) percentages to 100%	Includes component of renewal (%) should add up	Desired time of Development (1 to 20 years)	Estimated cost of development (Excl GST)	Estimated other capital income (grants not Council)	
No development projects have been identified within this Plan							

11.14.8 Disposal Plan

The *Community Facilities Strategy 2020* identifies Rangiotu Hall as a Medium-Profile facility. Medium-Profile facilities have a medium level annual-utilisation, a functioning hall Committee, adequate condition assessment results and may be connected to other complimentary facilities/activities.

11.15 Rangiwahia Hall Lifecycle Plan



11.15.1 Summary

Rangiwahia Hall	
Status:	Vested in Council
Age:	Constructed circa 1907 (Title date: October 1953)
Address:	2527 Rangiwahia Road, Rangiwahia
Owner:	Manawatū District Council
Parcel ID:	1194/144
Valuation Ref:	13810/20100
Hall Floor Area:	388 square metres
Property Area:	0.0889 hectares
Capacity:	200 people
Land Value:	\$5,000
Capital Value:	\$148,000
Legal Description:	SEC 170 TN OF RANGIWAHIA
Gazette Notice/CT:	N/A
Rates:	Nil
Fire Evacuation Scheme:	

11.15.2 Asset Description

Hall is a timber and aluminium building and consists of the main hall with stage, lounge, dressing rooms, kitchen and toilets.

11.15.2.1 Operations

The hall is managed by a Community Committee who are responsible for the day-to-day management of the hall, including hall bookings, cleaning, general maintenance and minor repairs. The Committee is very active with a current membership of nine meeting approximately every three months.

11.15.2.2 Physical Parameters Summary

The hall is owned by Manawat \bar{u} District Council and was opened in the early 1900's. A major renovation of the hall was undertaken in 1985, prior to the 100-year celebrations.

11.15.2.3 Asset Capacity/Performance Summary

There are two halls in the village; the Memorial hall is mostly used for playgroups and Plunket, and is not bigger enough for larger gatherings. Tables and chairs are also hired out to residents for private functions.

The hall is ideally structured to accommodate small and large gatherings as the supper room and main hall can be closed off. Heating has been an issue but helped by a grant used to install a heat pump to supplement the fire and ceiling insulation.

Demand for hiring of the hall may increase due to main roads being sealed and accessibility to the District for Motorhomes.

A condition assessment of the hall was undertaken in March 2020, including asbestos identification and sampling. The various focus areas of the inspection returned either a moderate or high level of concern (there were no areas of low level of concern) and asbestos was detected within the building materials. The main areas of concern centred around safety items, wall openings/renovations and water damage/decay.

Part of the condition assessment was an estimated maintenance schedule for the building, which showed a significant financial contribution would be required to bring the building to an acceptable standard.

11.15.3 Demand

Usage figures for Community Halls come from reports provided by Community Hall Committees. Historically these have been provided sporadically to Council by a small handful of Committees. As such it is difficult to determine the actual usage of Council's Halls.

It is proposed within the Improvement Plan of this Plan to develop and implement a centralised booking system for Halls to provide Council with access to accurate and up-to-date information on the usage of Community Halls within the District.

11.15.4 Key Issues and Threats

The risks identified in this Plan apply to all of the assets within the Halls Activity. There are no risks that apply singularly to this Hall.

11.15.5 Operations Plan

This section sets out the operational projects and new operational funding required for the successful implementation of this plan for Rangiwahia Hall.

11.15.5.1 New Operational Funding Requirements

These are the new operational funding requirements identified for Rangiwahia Hall. They are the result of increased levels of operational maintenance identified in this plan to respond to demand and/or to meet the desired levels or service, or as a result of consequential operational expenditure because of development.

The values provided below, are not inclusive of depreciation or any funding costs such as interest.

New Asset/Opex Funding	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Requirement	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
No addition	No additional operational funding is required for this Plan									

11.15.5.2 Operational Projects

The following proposed operational projects have been identified for Rangiwahia Hall. These projects have either been identified as a result of identifying extraordinary planned maintenance or are projects required for the future planning of the assets. The projects are listed in the table below.

Project Description	Criticality (high/med/low)	Consequence if not completed (high/med/low)	Estimated cost of project (Excl GST)	Desired time of Project (1 to 20 years)
Pest control – borer, birds and rodents (as per condition assessment March 2020) – NOT FUNDED	Med	Med	\$5,000	1
Structural Engineers report (as per condition assessment March 2020)	High	High	\$2,000	1
Full asbestos survey (as per condition assessment March 2020) – NOT FUNDED	High	High	\$500	1

11.15.6 Renewal Plan

Renewal plans provide for the renewal of all or part of an asset, which increases the life of an asset or replaces the asset at the end of its lifecycle.

The proposed renewal plan for Rangiwahia Hall is detailed in the table below:

Asset Description	Estimated Remaining life (years)	Consequence if not renewed (high/med/low)	Estimated cost of renewal (Excl GST)	Desired time of Renewal (1 to 20 years)
Hall renewals as per condition assessment March 2020	0	High	\$21,918	3

11.15.7 Development Plan

The proposed development plan for Rangiwahia Hall is detailed in the table below.

Development Description	Increased level of service (%) These three	Response to growth demand (%) percentages to 100%	Includes component of renewal (%) should add up	Desired time of Development (1 to 20 years)	Estimated cost of development (Excl GST)	Estimated other capital income (grants not Council)
Development of a BBQ area at Rangiwahia Hall	100%			2	\$10,630	

11.15.8 Disposal Plan

The *Community Facilities Strategy 2020* identifies Rangiwahia Hall as a High-Profile facility. High-Profile facilities have a high-level of annual utilisation, demonstrate strong historical significance, have a strong Hall Committee, produce a high condition assessment result, be located or connected to other complimentary community facilities/activities and have Civil Defence emergency service potential for the Community.

Given its profile as a High-Profile facility, Rangiwahia Hall is not being considered for disposal at current.

11.16 Sanson Hall Lifecycle Plan



11.16.1 Summary

Sanson Hall	
Status:	Vested in Council
Age:	Constructed 1982 (Title date: October 1953)
Address:	26 Fagan Street, Sanson
Owner:	Manawatū District Council
Parcel ID:	0551/1
Valuation Ref:	14130/06405
Hall Floor Area:	692 square metres
Property Area:	0.8287 hectares
Capacity:	746 people
Land Value:	\$175,000 (includes swimming pool)
Capital Value:	\$1,285,000 (includes swimming pool)
Legal Description:	LOT 1 DP 75673, LOT 1 DP 83509 – Local Purpose Reserve
Gazette Notice/CT:	N/A
Rates:	Nil
Fire Evacuation Scheme:	

11.16.2 Asset Description

The hall is concrete with an iron roof and has a 500-seater capacity. It consists of a main hall, supper room, kitchen, foyer, storage room and toilets. There is also a large storage area built to the side of the female toilets, which houses the towns Christmas lights.

11.16.2.1 Operations

The hall is managed by a Community Committee who are responsible for the day-to-day management of the hall, including hall bookings, cleaning, general maintenance and minor repairs. The Committee consist of three members, including a Chairperson, hall custodian and one other member.

11.16.2.2 Physical Parameters Summary

The hall is owned by Manawatū District Council and was opened in 1982.

11.16.2.3 Asset Capacity/Performance Summary

Sanson School is the main user of the hall, along with marching teams, church, caravan and pony clubs making up the remainder of the bookings.

A condition assessment of the hall was undertaken in March 2020, including asbestos identification and sampling. The various focus areas within the inspection returned either a moderate or high level of concern (there were no areas of low level of concern) and asbestos was detected within the building materials. The main areas of concern centred around the condition of the exterior cladding, roof maintenance, stormwater and gutter maintenance, and a sagging beam was located during the inspection.

Part of the condition assessment is an estimated maintenance schedule for the building, which showed a significant financial contribution would be required to bring the building to an acceptable standard.

11.16.3 Demand

Usage figures for Community Halls come from reports provided by Community Hall Committees. Historically these have been provided sporadically to Council by a small handful of Committees. As such it is difficult to determine the actual usage of Council's Halls.

It is proposed within the Improvement Plan of this Plan to develop and implement a centralised booking system for Halls to provide Council with access to accurate and up-to-date information on the usage of Community Halls within the District.

11.16.4 Key Issues and Threats

The risks identified in this Plan apply to all of the assets within the Halls Activity. There are no risks that apply singularly to this Hall.

11.16.5 Operations Plan

This section sets out the operational projects and new operational funding required for the successful implementation of this plan for Sanson Hall.

11.16.5.1 New Operational Funding Requirements

These are the new operational funding requirements identified for Sanson Hall. They are the result of increased levels of operational maintenance identified in this plan to respond to demand and/or to meet the desired levels or service, or as a result of consequential operational expenditure because of development.

The values provided below, are not inclusive of depreciation or any funding costs such as interest.

Kequii eillent	21/22				, ' , , , , , , , , , , , , , , , , , ,	, ' , , , , , , , , , , , , , , , , , ,	/	28/29	29/30	30/31
No additional operational funding is required for this Plan										

11.16.5.2 Operational Projects

The following proposed operational projects have been identified for Sanson Hall. These projects have either been identified as a result of identifying extraordinary planned maintenance or are projects required for the future planning of the assets. The projects are listed in the table below.

Project Description	Criticality (high/med/low)	Consequence if not completed (high/med/low)	Estimated cost of project (Excl GST)	Desired time of Project (1 to 20 years)
Full asbestos survey (as per condition assessment March 2020) – NOT FUNDED	High	High	\$500	1
Pest control – borer, birds and rodents (as per condition assessment March 2020) – NOT FUNDED	Med	Med	\$500	1

11.16.6 Renewal Plan

Renewal plans provide for the renewal of all or part of an asset, which increases the life of an asset or replaces the asset at the end of its lifecycle.

The proposed renewal plan for Sanson Hall is detailed in the table below:

Asset Description	Estimated Remaining life (years)	Consequence if not renewed (high/med/low)	Estimated cost of renewal (Excl GST)	Desired time of Renewal (1 to 20 years)
Hall renewals as per condition assessment March 2020	0	High	\$61,860	1

11.16.7 Development Plan

The proposed development plan for Sanson Hall is detailed in the table below.

Development Description	Increas ed level of service (%) These three	Response to growth demand (%) ee percentage up to 100%	Includes component of renewal (%) es should add	Desired time of Development (1 to 20 years)	Estimated cost of development (Excl GST)	Estimated other capital income (grants not Council)		
No development projects have been identified within this Plan								

11.16.8 Disposal Plan

The *Community Facilities Strategy 2020* identifies Sanson Hall as a High-Profile facility. High-Profile facilities have a high-level of annual utilisation, demonstrate strong historical significance, have a strong Hall Committee, produce a high condition assessment result, be located or connected to other complimentary community facilities/activities and have Civil Defence emergency service potential for the Community.

Given its profile as a High-Profile facility, Sanson Hall is not being considered for disposal at current.

11.17 Stanway Hall Lifecycle Plan



11.17.1 Summary

Stanway Hall	
Status:	Vested in Council
Age:	Constructed 1913 (Title date: October 1953)
Address:	1901 Makino Road, Halcombe
Owner:	Manawatū District Council
Parcel ID:	0196/133
Valuation Ref:	13990/08500
Hall Floor Area:	273 square metres
Property Area:	0.2146 hectares
Capacity:	112 people
Land Value:	\$101,000
Capital Value:	\$185,000
Legal Description:	LOT 1 DP 86808
Gazette Notice/CT:	WN54B/496
Rates:	Rural water scheme only
Fire Evacuation Scheme:	

11.17.2 Asset Description

The hall is of timber with an iron roof construction and consists of the main hall with stage, supper room, kitchen, storage rooms and toilets. It has a floor area of 273 square metres with capacity for 150 people.

11.17.2.1 Operations

The hall is managed by a community key holder who is responsible for the day-to-day management of the

11.17.2.2 Physical Parameters Summary

The hall is owned by Manawatū District Council and was opened in 1914.

11.17.2.3 Asset Capacity/Performance Summary

The hall is classed as low use.

11.17.3 Demand

Usage figures for Community Halls come from reports provided by Community Hall Committees. Historically these have been provided sporadically to Council by a small handful of Committees. As such it is difficult to determine the actual usage of Council's Halls.

It is proposed within the Improvement Plan of this Plan to develop and implement a centralised booking system for Halls to provide Council with access to accurate and up-to-date information on the usage of Community Halls within the District.

11.17.4 Key Issues and Threats

The risks identified in this Plan apply to all of the assets within the Halls Activity. There are no risks that apply singularly to this Hall.

11.17.5 Operations Plan

This section sets out the operational projects and new operational funding required for the successful implementation of this plan for Stanway Hall.

11.17.5.1 New Operational Funding Requirements

These are the new operational funding requirements identified for Stanway Hall. They are the result of increased levels of operational maintenance identified in this plan to respond to demand and/or to meet the desired levels or service, or as a result of consequential operational expenditure because of development.

The values provided below, are not inclusive of depreciation or any funding costs such as interest.

New Asset/Opex Funding	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Requirement	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
No addition	ial oper	ational	fundin	g is requ	uired fo	r this P	lan			

11.17.5.2 Operational Projects

The following proposed operational projects have been identified for Stanway Hall. These projects have either been identified as a result of identifying extraordinary planned maintenance or are projects required for the future planning of the assets. The projects are listed in the table below.

Project Description	Criticality (high/med/low)	Consequence if not completed (high/med/low)	Estimated cost of project (Excl GST)	Desired time of Project (1 to 20 years)
Pest control – borer (as per condition assessment June 2020) – NOT FUNDED	Med	Med	\$5,000	2
Structural Engineers report (as per condition assessment June 2020) – NOT FUNDED	High	High	\$2,000	2
Full asbestos survey (as per condition assessment June 2020) – NOT FUNDED	High	High	\$500	2

11.17.6 Renewal Plan

Renewal plans provide for the renewal of all or part of an asset, which increases the life of an asset or replaces the asset at the end of its lifecycle.

The proposed renewal plan for Stanway Hall is detailed in the table below:

Asset Description	Estimated Remaining life (years)	Consequence if not renewed (high/med/low)	Estimated cost of renewal (Excl GST)	Desired time of Renewal (1 to 20 years)
Renewals to ensure weathertightness of building (as per condition assessment June 2020) – NOT FUNDED	0	High	\$42,000	2

Renewals to ensure structural integrity of building (as per condition assessment June 2020) – NOT FUNDED	0	High	\$10,000	2
Cosmetic renewals to ensure correct functioning of facilities (e.g. plumbing, electrical etc.) (as per condition assessment June 2020) – NOT FUNDED	0	Med	\$22,000	2

11.17.7 Development Plan

The proposed development plan for Stanway Hall is detailed in the table below.

Development Description	Increased level of service (%) These three	Response to growth demand (%) percentages to 100%	Includes component of renewal (%) should add up	Desired time of Development (1 to 20 years)	Estimated cost of development (Excl GST)	Estimated other capital income (grants not Council)		
No development projects have been identified within this Plan								

11.17.8 Disposal Plan

The *Community Facilities Strategy 2020* identifies Stanway Hall as a Medium-Profile facility. Medium-Profile facilities have a medium level annual-utilisation, a functioning hall Committee, adequate condition assessment results and may be connected to other complimentary facilities/activities.

11.18 Tangimoana (McKelvie) Hall Lifecycle Plan



11.18.1 Summary

Tangimoana (McKelvie) Hall	
Status:	Community Owned
Age:	Constructed 1927 (Title date: October 1953)
Address:	17 Kuku Street, Tangimoana
Owner:	Tangimoana Public Hall
Parcel ID:	0543/5
Valuation Ref:	14230/09601
Hall Floor Area:	291 square metres
Property Area:	0.0673 hectares
Capacity:	253 people
Land Value:	\$67,000
Capital Value:	\$160,000
Legal Description:	PYT SEC 28 TN OF TANGIMOANA
Gazette Notice/CT:	N/A
Rates:	Nil
Fire Evacuation Scheme:	

11.18.2 Asset Description

The hall consists of a main hall and stage, there are several storage rooms, kitchen, foyer and toilets. The walls are timber and weatherboard, with a tin roof and concrete piles. There is also a community library housed within the hall.

11.18.2.1 Operations

The hall is managed by the Tangimoana Community Committee who are responsible for the day-to-day management of the hall, including hall bookings, cleaning, general maintenance and minor repairs.

11.18.2.2 Physical Parameters Summary

The hall is owned by the Tangimoana Public Hall Trust?? and was opened in the 1920's. A stage was added in the 1960's. Manawatū District Council has retained ownership of the land.

11.18.2.3 Asset Capacity/Performance Summary

The hall is used regularly throughout the year for meetings, family events and school productions. There is only one other building in the village large enough for public use which is located 50 metres away, however this building is not available for public use.

A condition assessment of the hall was undertaken in March 2020, including asbestos identification and sampling. The various focus areas within the inspection returned either a moderate or high level of concern (there were no areas of low level of concern) and asbestos was detected within the building materials. The main areas of concern centred around the plumbing, subfloor area, structural elements, roof corroding in areas, and damage to cladding and unsealed penetrations.

Part of the condition assessment was an estimated maintenance schedule for the building, which showed a significant financial contribution would be required to bring the building to an acceptable standard.

11.18.3 Demand

Usage figures for Community Halls come from reports provided by Community Hall Committees. Historically these have been provided sporadically to Council by a small handful of Committees. As such it is difficult to determine the actual usage of Council's Halls.

It is proposed within the Improvement Plan of this Plan to develop and implement a centralised booking system for Halls to provide Council with access to accurate and up-to-date information on the usage of Community Halls within the District.

11.18.4 Key Issues and Threats

The risks identified in this Plan apply to all of the assets within the Halls Activity. There are no risks that apply singularly to this Hall.

11.18.5 Operations Plan

This section sets out the operational projects and new operational funding required for the successful implementation of this plan for Tangimoana Hall.

11.18.5.1 New Operational Funding Requirements

These are the new operational funding requirements identified for Tangimoana Hall. They are the result of increased levels of operational maintenance identified in this plan to respond to demand and/or to meet the desired levels or service, or as a result of consequential operational expenditure because of development.

The values provided below, are not inclusive of depreciation or any funding costs such as interest.

Kequii eilielit	21/22		23/24		<u>'</u>	, '	27/28	28/29	29/30	30/31
No additional operational funding is required for this Plan										

11.18.5.2 Operational Projects

The following proposed operational projects have been identified for Tangimoana Hall. These projects have either been identified as a result of identifying extraordinary planned maintenance or are projects required for the future planning of the assets. The projects are listed in the table below.

Project Description	Criticality (high/med/low)	Consequence if not completed (high/med/low)	Estimated cost of project (Excl GST)	Desired time of Project (1 to 20 years)
Pest control – borer, birds and rodents (as per condition assessment March 2020) – NOT FUNDED	Med	Med	\$5,000	1
Structural Engineers report (as per condition assessment March 2020) – NOT FUNDED	High	High	\$2,000	1
Full asbestos survey (as per condition assessment March 2020) – NOT FUNDED	High	High	\$500	1

11.18.6 Renewal Plan

Renewal plans provide for the renewal of all or part of an asset, which increases the life of an asset or replaces the asset at the end of its lifecycle.

The proposed renewal plan Tangimoana Hall is detailed in the table below:

Asset Description	Estimated Remaining life (years)	Consequence if not renewed (high/med/low)	Estimated cost of renewal (Excl GST)	Desired time of Renewal (1 to 20 years)
Renewals to ensure weathertightness of building (as per condition assessment June 2020) – NOT FUNDED	0	High	\$34,000	1
Renewals to ensure structural integrity of building (as per condition assessment June 2020) – NOT FUNDED	0	High	\$1,000	1
Cosmetic renewals to ensure correct functioning of facilities (e.g. plumbing, electrical etc.) (as per condition assessment June 2020) – NOT FUNDED	0	Med	\$7,500	1

11.18.7 Development Plan

The proposed development plan for Tangimoana Hall is detailed in the table below.

Development Description	Increased level of service (%) These three	Response to growth demand (%) percentages to 100%	Includes component of renewal (%) should add up	Desired time of Development (1 to 20 years)	Estimated cost of development (Excl GST)	Estimated other capital income (grants not Council)		
No development projects have been identified within this Plan								

11.18.8 Disposal Plan

The Community Facilities Strategy 2020 identifies Tangimoana (McKelvie) Hall as a High-Profile facility. High-Profile facilities have a high-level of annual utilisation, demonstrate strong historical significance, have a strong Hall Committee, produce a high condition assessment result, be located or connected to other complimentary community facilities/activities and have Civil Defence emergency service potential for the Community.

Given its profile as a High-Profile facility, Tangimoana (McKelvie) Hall is not being considered for disposal at current.

11.19 Waituna West Hall Lifecycle Plan



11.19.1 Summary

Waituna West Hall	
Status:	Vested in Council
Age:	Constructed 1909 (Title date December 1912)
Address:	58 Waituna Tapuae Road, Waituna West
Owner:	Manawatū District Council
Parcel ID:	0245/74
Valuation Ref:	13830/23301
Hall Floor Area:	318 square metres
Property Area:	0.1032 hectares
Capacity:	180 people
Land Value:	\$70,000
Capital Value:	\$1046,000
Legal Description:	LOT 1 DP 85107 BLK XV ONGO SD
Gazette Notice/CT:	WN53A/367
Rates:	Rural water scheme only
Fire Evacuation Scheme:	

11.19.2 Asset Description

The hall is a 318m² timber building located on a 0.1275ha site on Waituna Tapuae Road. The hall consists of a main hall, supper room, kitchen, foyer and toilets.

11.19.2.1 Operations

The hall is managed by a subcommittee of the Waituna West & Districts Community Committee who are responsible for the day-to-day management of the hall, including hall bookings, cleaning, general maintenance and minor repairs.

11.19.2.2 Physical Parameters Summary

The hall is owned by Manawat \bar{u} District Council and was opened in 1909. The hall was relocated next to the school in 1998 to address pedestrian and traffic issues.

11.19.2.3 Asset Capacity/Performance Summary

The hall has consistent use from the school, playcentre and community residents. It is used for balls, parties and entertainment fundraisers. Demand is increasing as the hall is now more accessible.

11.19.3 Demand

Usage figures for Community Halls come from reports provided by Community Hall Committees. Historically these have been provided sporadically to Council by a small handful of Committees. As such it is difficult to determine the actual usage of Council's Halls.

It is proposed within the Improvement Plan of this Plan to develop and implement a centralised booking system for Halls to provide Council with access to accurate and up-to-date information on the usage of Community Halls within the District.

11.19.4 Key Issues and Threats

The risks identified in this Plan apply to all of the assets within the Halls Activity. There are no risks that apply singularly to this Hall.

11.19.5 Operations Plan

This section sets out the operational projects and new operational funding required for the successful implementation of this plan for Waituna West Hall.

11.19.5.1 New Operational Funding Requirements

These are the new operational funding requirements identified for Waituna West Hall. They are the result of increased levels of operational maintenance identified in this plan to respond to demand and/or to meet the desired levels or service, or as a result of consequential operational expenditure because of development.

The values provided below, are not inclusive of depreciation or any funding costs such as interest.

New Asset/Opex Funding	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Requirement	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
No additional operational funding is required for this Plan										

11.19.5.2 Operational Projects

The following proposed operational projects have been identified for Waituna West Hall. These projects have either been identified as a result of identifying extraordinary planned maintenance or are projects required for the future planning of the assets. The projects are listed in the table below.

Project Description	Criticality (high/med/low)	Consequence if not completed (high/med/low)	Estimated cost of project (Excl GST)	Desired time of Project (1 to 20 years)	
Pest control – borer (as per condition assessment June 2020) – NOT FUNDED	Med	Med	\$5,000	2	
Structural Engineers report (as per condition assessment (June 2020) – NOT FUNDED	High	High	\$2,000	2	

11.19.6 Renewal Plan

Renewal plans provide for the renewal of all or part of an asset, which increases the life of an asset or replaces the asset at the end of its lifecycle.

The proposed renewal plan for Waituna West Hall is detailed in the table below:

Asset Description	Estimated Remaining life (years)	Consequence if not renewed (high/med/low)	Estimated cost of renewal (Excl GST)	Desired time of Renewal (1 to 20 years)	
Renewals to ensure weathertightness of building (as per condition assessment June 2020) – NOT FUNDED	0	High	\$32,500	2	
Cosmetic renewals to ensure correct functioning of facilities (e.g. plumbing, electrical etc.) (as per condition assessment June 2020) – NOT FUNDED	0	Med	\$13,500	2	

11.19.7 Development Plan

The proposed development plan for Waituna West Hall is detailed in the table below.

Development Description		Response to growth demand (%)	component of	Desired time of Development (1 to 20	Estimated cost of development	Estimated other capital income (grants not		
		These three percentages should add up to 100%			(Excl GST)	Council)		
No development projects have been identified within this Plan								

11.19.8 Disposal Plan

The Community Facilities Strategy 2020 identifies Waituna West Hall as a Medium-Profile facility. Medium-Profile facilities have a medium level annual-utilisation, a functioning hall Committee, adequate condition assessment results and may be connected to other complimentary facilities/activities.



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