

Manawatū District Council

ASSET MANAGEMENT PLAN

Community Facilities: Halls 2024 – 2034



Contents

1.	Executive Summary	3
1.1.	What we provide.....	3
1.2.	What we will do	3
1.3.	Strategic issues and risks.....	3
1.4.	What will it cost?.....	4
1.5.	The next steps.....	4
2.	Introduction.....	5
2.1.	Background	5
2.2.	Goals and objectives of asset management	5
2.3.	Plan framework.....	6
3.	State of the Assets	7
3.1.	Network overview/asset condition/performance.....	7
3.2.	Asset condition/performance	8
4.	Levels of Service	9
4.1.	Customer research/expectations and legislative requirements.....	9
4.2.	Legislative requirements.....	9
4.3.	Current levels of service	9
4.4.	Desired levels of service	10
5.	Future Demand.....	11
5.1.	Demand drivers.....	11
5.2.	Demand forecasts	11
5.3.	Population Forecasts	11
5.4.	Demographic Forecasts.....	11
5.5.	Demand management plan.....	11
5.6.	Key asset programmes to meet demand.....	12
6.	Lifecycle Management Plan.....	13
6.1.	Roles and responsibilities.....	13
6.2.	Maintenance plan	13
6.3.	Renewal plan	14
6.4.	Consequence of deferring maintenance and renewal.....	15
6.5.	Acquisition/upgrade plan.....	16
6.6.	Disposal plan	17
7.	Data and Information Systems	18
7.1.	Asset information.....	18
7.2.	Asset data collection responsibilities.....	18
7.3.	Data quality.....	18
8.	Managing Risk and Resilience	19
8.1.	Risk management plan.....	19
8.2.	Critical asset identification and management.....	20
8.3.	Risk assessment framework	20
8.4.	Approach to managing resilience	20

9.	Financial Summary	22
9.1.	Financial forecast summaries	22
9.1.1.	Proposed operations budget	22
9.1.2.	Proposed maintenance budget.....	22
9.1.3.	Proposed renewal budget	23
9.1.4.	Proposed Acquisition/Upgrade Budget	24
9.2.	Funding strategy	24
9.3.	Asset value	24
9.4.	Valuation forecasts	25
9.5.	Key assumptions made in financial forecasts	25
9.6.	Reliability and confidence estimates.....	25
10.	Plan Improvement and Monitoring.....	27
10.1.	Status of asset management practices	27
10.2.	Maturity assessment results.....	27
10.3.	Improvement plan	27
10.4.	Monitoring and review procedures	28
11.	Appendices	29
11.1.	Asset overview	29

1. Executive Summary

The primary objective of this Asset Management Plan (AMP or the Plan) is to enhance Council's efficiency in managing Halls assets throughout their lifecycle, and attempts to balance shorter-term financial constraints with longer-term asset sustainability and performance.

It aims to minimise risks, maximise asset performance, and ensure alignment with the Council's strategic goals, 10-year long Term Financial Plan (LTP) and regulatory compliance.

The AMP is a critical supporting document to inform decision making during the LTP process.

The Plan captures the types of assets and their condition, performance and the expected future demand. It also outlines the approach to lifecycle management, potential risks, financial forecasts and budget allocation for the assets. The Plan describes the levels of service, how they are provided and consequences of budgets on the service levels over the 10-year planning period.

1.1. What we provide

The Halls activity comprises 16 Council-owned community halls across the District. There are also five 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 total renewal value of the Council-owned assets within the Halls activity is \$14,744,000.

1.2. What we will do

The long-term financial plan determines the funding available for asset management planning and this Plan outlines the asset plan for the next 10-years and identifies those assets that were not funded and any potential risks or consequences on service levels.

This plan describes the following activity:

- Plan to maintain 16 Council-owned community halls located throughout the District, to meet service levels set by annual budgets.
- Plan to deliver a number of renewal projects within the 10-year planning period, all identified through condition assessments.

1.3. Strategic issues and risks

The Halls activity is facing a number of important strategic issues, which will have an impact of both the current assets within the portfolio and the future provision of the activity. Some of these key strategic issues are:

- Population increases
- Demographic changes
- Changes in population distribution
- Significant, historical deferred maintenance and renewals
- Rationalisation of low-use community halls

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, when assessed against Council's Risk Matrix.

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 Risk:	High	<ul style="list-style-type: none">• Continued renewal programme for Medium-Profile halls• Preventative maintenance plans for High and Medium-Profile Halls

- 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

1.4. What will it cost?

The forecast lifecycle costs necessary to provide the services covered by this Asset Management Plan include operation, maintenance, renewal, acquisition, and disposal of assets. Although the Asset Management Plan may be prepared for a range of time periods, it typically informs a long-term financial planning period of 10 years. Therefore, the total forecast costs for the Halls activity for the period of the Long-Term Plan 2024-34 is \$5,441,831.

There are some projects identified within the AMP that have not been able to be funded due to financial constraints within Council's financial strategy and these are identified with an* in the tables below.

1.5. The next steps

The next steps from this asset management plan to improve asset management practices are:

- Increase level of data held in RAMM.
- Carry-out periodic condition assessments on the assets within the Halls Activity.
- Conduct comprehensive review of Levels of Service for the Halls Activity; and,
- Continue implementing actions from the Community Facilities Strategy 2020.

2. Introduction

2.1. Background

This Asset Management Plan communicates the requirements for the sustainable delivery of community halls services through management of assets, compliance with regulatory requirements, and required funding to provide the appropriate levels of service over the long-term planning period.

This Plan should be read in conjunction with Manawatu District Council's planning documents:

- Community Facilities Strategic Asset Management Plan 2024-2034
- 2024-2034 10-Year Plan
- Community Facilities Strategy 2020

The Halls activity encompasses the planning, provision, administration, operation, maintenance and development of public Halls and associated facilities within the Manawatu District.

Council owns 16 community halls spread throughout the District from as far north as Waituna West to Himatangi Beach in the south. There are also five community-owned community halls located in Awahuri, Glen Oroua, Newbury, Oroua Downs, and Tangimoana.

Both Council-owned and community-owned halls within the Manawatu District are managed by community hall committees, who are responsible for the day-day-to management of the halls. This includes managing hall bookings, cleaning, general maintenance, and minor repairs. Necessary or recommended remedial works are submitted to Council each year in writing.

2.2. Goals and objectives of asset management

Our goal in managing assets is to meet a defined level of service (as amended periodically) in the most cost-effective manner for our present and future communities. The key elements of asset management are outlined in the *Community Facilities Strategic Asset Management Plan 2024-34*

As part of preparations for the Council's Long-Term Plan, a vision statement has been created for the Manawatu District. It is a stated desire for the future and helps guide Council with the decisions it needs to make.

"Proudly provincial. A great place to land – Wehi nā te kāinga taurikura nei ki tuawhenua"

To support the vision, six outcomes were also established. How the Halls Activity contributes to the relevant outcomes is described below.

Outcome	How Halls contributes
A place to belong and grow	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.

Council's vision and outcomes drive the acquisition and disposal of assets within the Halls activity, and, to some degree, the maintenance and renewal of these assets.

The Community Facilities Strategy 2020 is the key strategic document in the provision of community hall services within the Manawatu District. The Strategy acts as a tool to assist decisions on the planning of provision and distribution of community facilities. The aim is to provide a 'fit-for-purpose' network throughout the Manawatu District.

A key aspect of the Strategy is a vision and strategic goals for the provision of Community Facilities within the Manawatu District.

2.3. Plan framework

Asset management plans support Council’s Long-Term Plans by bringing together all the information relating to the management of Council’s assets. They outline how current assets will be maintained to ensure the delivery of current levels of service and identify projects for the acquisition or development of new assets.

The figure below shows how our asset management plans interact with Council’s other strategic documents.



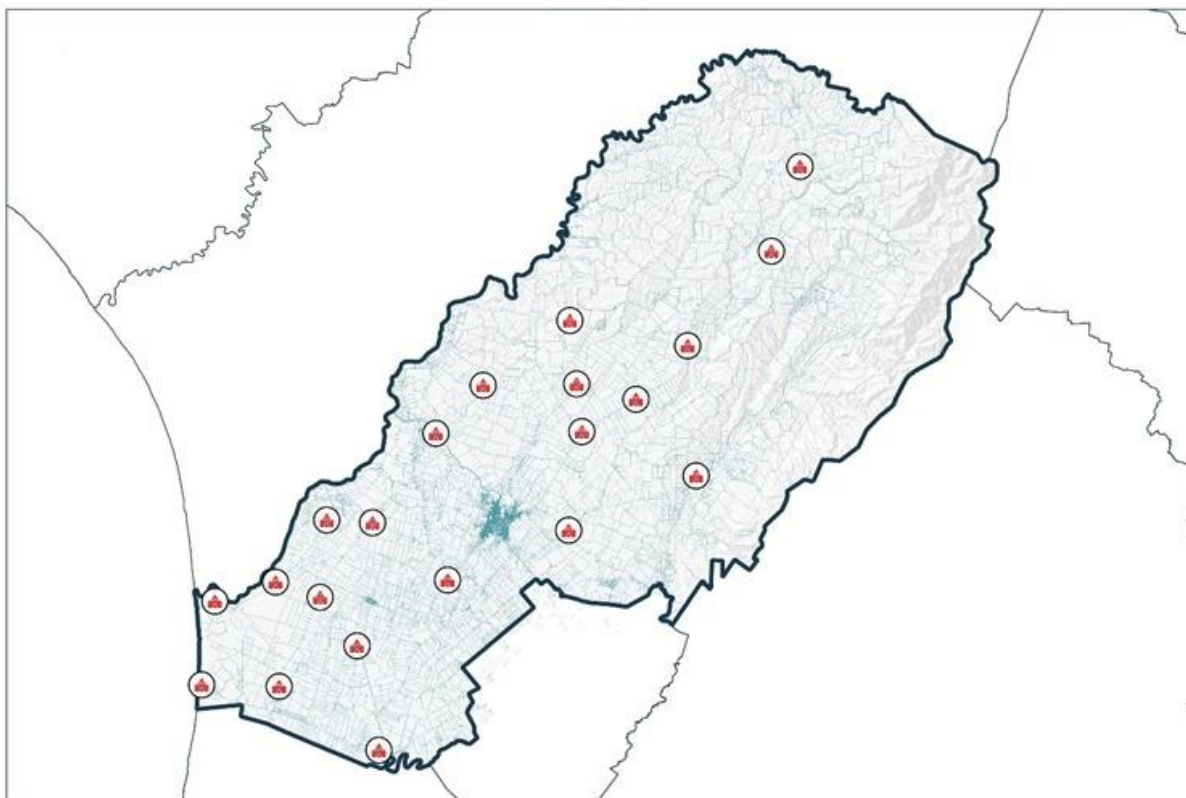
3. State of the Assets

3.1. Network overview/asset condition/performance

The Manawatu District Council’s 16 council-owned and five community-owned community halls are spread throughout the District, from as far north as Waituna West to Himatangi Beach in the South. A breakdown of our different community 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
Cheltenham Hall	Cheltenham	Pohangina Hall	Pohangina
Clydesdale Hall	Tangimoana	Rangiotu Hall	Rangiotu
Colyton Hall	Colyton	Rangiwahia Hall	Rangiwahia
Halcombe Hall	Halcombe	Sanson Hall	Sanson
Himatangi Beach Hall	Himatangi Beach	Stanway Hall	Halcombe
Kimbolton Hall	Kimbolton	Waituna West Hall	Waituna West
Community-Owned Halls			
Hall	Location	Hall	Location
Awahuri Hall	Awahuri	Oroua Downs Hall	Oroua Downs
Glen Oroua Hall	Glen Oroua	Tangimoana Hall	Tangimoana
Newbury Hall	Newbury		

A map showing the location of the District’s community halls:



3.2. Asset condition/performance

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 from the hall committees. Usage figures are supposed to be supplied through an annual hall report from each Hall Committee. However, these reports have only been provided sporadically by a small handful of Committees.

Condition assessments on all of the assets covered by this Plan (aside from Clydesdale Hall, which is 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. Some renewal and maintenance work was carried out on high-profile Halls (as identified within the Community Facilities Strategy 2020) under the previous iteration of this Asset Management Plan. Further maintenance and renewal works are planned for medium-profile Halls (as identified within the Community Facilities Strategy 2020) under this Plan.

Another round of condition assessments will be carried out prior to the next iteration of this Plan. This new round of condition assessments will ensure that the work carried out to date has rectified the issues identified within the previous round of condition assessments, and identify further works to guarantee the life of the building.

Council has an opportunity to review the network and prioritise halls that still play an active role in the community. It is important that Council ensures it is providing the right number of hall facilities in the right place, which are fit for purpose and accessible by all members of the community.

4. Levels of Service

4.1. Customer research/expectations and legislative requirements

Our customers have differing expectations of our Halls, generally in relation to age, demographic and location of the customer. To understand our customer’s needs, Council undertakes both quarterly and annual Residents Surveys, consults regularly with its Community Committees and has enabled its communities to create plans for the future of their villages.

The quarterly residents survey also provides the data used to assess Council’s performance against the agreed customer levels of service in this Plan. These surveys are carried out by a third party with the goal of measuring residents’ satisfaction with Council’s services and facilities.

4.2. Legislative requirements

Council must operate within the boundaries set by Central Government and there are many legislative requirements relating to the management of assets. These statutory requirements provide Council with a minimum level of service standard.

The table below lists all legislation relevant to the Halls activity. The *Community Facilities Strategic Asset Management Plan 2024-2034* lists all legislation relevant to the Community Facilities Activity as a whole.

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.
Adapt and thrive: Building a climate-resilient New Zealand	Sets out Aotearoa New Zealand’s long-term strategy and first national adaptation plan to address the effects of climate change	The document outlines a number of objectives for infrastructure owners to ensure built infrastructure is resilient to the effects of climate change.

The Himatangi Beach Hall is the only asset within the Halls activity that has been identified as being earthquake prone. A detailed seismic assessment undertaken in 2017 gave the building a seismic rating of 30% NBS due to the lack of pan bracing in the roof. A project has been identified within this plan to undertake seismic strengthening of this building and allow the earthquake prone building notice to be removed.

4.3. Current levels of service

The table below lists the current levels of service (as detailed in the 2021-2031 Asset Management Plan) applicable to the assets under the Halls activity.

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

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

Measure	Standard	Result
In-use Council-owned Halls are safe	2021/22 We will measure this by monitoring the % of in-use Council-owned Halls are compliant with current building warrant of fitness requirements and FENZ evacuation procedures – 100%	Target Met 100% safe
	2022/23 We will measure this by monitoring the % of in-use Council-owned Halls are compliant with current building warrant of fitness requirements and FENZ evacuation procedures – 100%	Target Met 100% safe

4.4. Desired levels of service

A review of current levels of service for the Halls activity was undertaken in the 2020/21 year and no changes are proposed for the levels of service for this Plan. Proposed levels of service for the 2024-2034 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

To achieve these levels of service, staff work with an external contractor to ensure that all applicable buildings are compliant with legislative requirements relating to building and fire safety.

5. Future Demand

5.1. Demand drivers

Drivers affecting demand include things such as population change, changes in demographics, economic factors, technological changes, land use change, changing legislative requirements, changing regional and district planning requirements, consumer preferences and expectations, environmental awareness, and climate change.

The demand drivers that will have the greatest effect on the Halls activity are population changes, demographic changes, population distribution, low utilisation, and aging and deteriorating facilities.

5.2. Demand forecasts

5.3. Population Forecasts

Using the medium scenario projections from Infometrics, the Manawatu District's population is forecast to grow on average by 1.0% per year over the period 2020-2030. This is then forecast to drop to 0.7% per year for the period 2030-2054. The main drivers for the slowing population growth rates are population dynamics at the national level, including a shift from high net migration to moderate net migration, and lower fertility rates.

5.4. Demographic Forecasts

The demographic changes that will have the largest impact on the Halls activity are an increase in the portion of the population aged 56-years and older, and the diversification of the population. The 65-years-and-older age group has been Manawatū-Whanganui Region's fastest growing in the past two decades, growing 42% between 2003 and 2018. Infometrics predicts the 65+ age group to continue to be the fastest growing, increasing by 2.7% per annum between 2018 and 2033. The Manawatu District is multicultural, and ethnic diversity is projected to continue growing in Manawatū-Whanganui, and nationally. This reflects that non-European populations tend to be younger and have higher fertility, the increasing diversity of migrants, and the expected strength of net migration.

5.5. Demand management plan

Demand for new services will be managed through a combination of managing existing assets, upgrading of existing assets and providing new assets to meet demand and demand management. Demand management practices can include non-asset solutions, insuring against risks and managing failures.

Increasing demand for services over time generates a requirement for the development of additional infrastructure. Therefore, expenditure programmes need to be planned to fund the capital works and associated on-going operational expenditure. Alternately, it may be possible to manage demand within the existing system capacity.

Where a reduced demand is forecast it may be appropriate to renew assets with a lesser capacity, operational expenses may decrease, or an asset may become surplus to requirements.

Opportunities identified to date for demand management are shown in the table below.

Demand Driver	Current Position	Projection	Impact on Services	Management Plan
Population Forecasts	33,900	Increase 1%pa 2020-2030, 0.7%pa 2030-2054	More demand for community hall use	Preventative maintenance plans and periodic condition assessments
Demographic Changes	65+ 20%	Over 65-year age group to increase by	Accessibility issues for both	Preventative maintenance plans and periodic

		2.8%pa to 2033	elderly and less abled	condition assessments
Population Distribution	Largest portion of population living in Feilding Town	Largest portion of population living outside of Feilding Town	More demand for community hall use as population around community halls increases	Preventative maintenance plans and periodic condition assessments
Low Utilisation	Decreasing utilisation due to changing interests and priorities of communities	Continued decrease in utilisation of low-profile community halls	Lack of income for Committees leads to aging and deteriorating facilities	Rationalisation of current stock
Ageing and Deteriorating Facilities	Historic deferral of maintenance and renewal, and little to no upgrade works undertaken, have led to ageing and deteriorating facilities	Continued deterioration of low-profile Halls as little to no renewal works planned and only reactive maintenance undertaken	Lower use of community halls	Rationalisation of current stock; Preventative maintenance plans and periodic condition assessments

5.6. Key asset programmes to meet demand

The new assets required to meet demand may be acquired, donated, or constructed. Additional assets are discussed in Section 6.4. Donated assets are assessed against Council's Vested Asset Policy before being accepted.

Acquiring new assets will commit the Manawatu District Council to ongoing operations, maintenance, and renewal costs for the period that the service provided from the assets is required. These future costs are identified and considered in developing forecasts of future operations, maintenance, and renewal costs for inclusion in the long-term financial plan (Refer to Section 6).

6. Lifecycle Management Plan

The Lifecycle Management Plan details how the Manawatu District Council plans to manage and operate the assets within the Halls activity to the agreed levels of service, while managing lifecycle costs.

6.1. Roles and responsibilities

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.

6.2. Maintenance plan

Maintenance activities are those activities necessary to retain an asset as near as practicable to an appropriate service condition, including regular ongoing day-to-day work necessary to keep an asset operational.

There are three approaches applied to Hall maintenance in the District. The Community Facilities Strategy 2020 differentiates community halls into a hierarchy, based on the type and quality of facility for its location. High-profile halls will receive a higher level of maintenance than low-profile halls. The key differences between the three standards are summarised 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 Community Assets Manager.

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, and environmental and building regulations. Maintenance to meet health and safety requirements is given priority.

The table below details the maintenance projects required to achieve the agreed levels of service for the Halls activity, including the identified criticality of the project and the level of consequence (or risk) of the project not being undertaken.

Hall	Project Description	Criticality	Consequence	Estimated Cost	Year
District-Wide	Preventative maintenance	High	High	\$65,000 PA	1-10
District-Wide	Costs associated with rationalisation of assets as per Community Facilities Strategy	High	High	\$25,000 PA	1-10
Oroua Downs	Investigate ownership and gifting to School	Med	Med	\$15,405	1
District-Wide	Periodic Condition Assessments	High	High	\$15,000 PA	2 & 7
Himatangi Beach	Corrosion treatment	High	High	\$9,645	9

6.3. Renewal plan

Renewals are major capital works to restore or rehabilitate an asset to its original service potential, without significantly altering the original service provided by the asset. Renewal works are identified through requests for maintenance, condition assessments and periodic inspections by both Council Officers and Council's Open Spaces Contractor.

Asset renewal is typically undertaken to either ensure the reliability of the existing infrastructure to deliver the service it was constructed to facilitate or ensure the infrastructure is of sufficient quality to meet the service requirements.

It is possible to prioritise renewals by identifying assets or asset groups that:

- Have a high consequence of failure,
- Have a high use and subsequent impact on users,
- Have higher than expected operational or maintenance costs,
- Have potential to reduce life cycle costs by replacement with a modern equivalent.

The ranking criteria used to determine the priority of identified renewal is detailed in the table below.

Criteria	Weighting
Critical Asset	50%
Rising operational/maintenance costs	20%
Potential to reduce operating/maintenance costs	30%
Total	100%

The table below shows the prioritised renewal projects required to maintain agreed levels of service at Council's halls.

Hall	Project Description	Remaining Life	Consequence	Estimated Cost	Year
Awahuri	Renewals as per condition assessment	0	High	\$68,265	1
Stanway	Renewals as per condition assessment	0	High	\$51,350	1
Sanson	Roof replacement	0	High	\$148,682	2

Waituna West	Renewals as per condition assessment	2	High	\$81,364	3
Rangiotu	Renewals as per condition assessment	5	High	\$79,325	4
Rangiwahia	Replace water tanks	6	High	\$39,444	5
Kiwitea	Renewals as per condition assessment	6	High	\$83,784	5
Apiti	Exterior repaint	6	High	\$74,064	6
Pohangina	Renewals as per condition assessment	6	High	\$59,797	7
Beaconsfield	Renewals as per condition assessment	7	High	\$149,079	8
Himatangi Beach	Exterior repaint and replace windows	10	High	\$134,959	9
Halcombe	Exterior repaint	11	High	\$79,778	10

6.4. Consequence of deferring maintenance and renewal

Deferring expenditure has become a part of business for many entities, particular those feeling tight budgetary restraints. Council is regularly faced with tough decisions about maintaining networks of assets as populations fluctuate. When budget restraints are necessary, consideration is often given to deferring maintenance and renewals.

Long-term deferring of asset maintenance and renewals can lead to more breakdowns and service disruption, substandard services, and, in the end, failure of services. Understanding the risks to services from deferred maintenance and renewal, is the key to prioritising work effectively.

6.5. Acquisition/upgrade plan

Acquisition reflects the new assets that did not previously exist or works which will upgrade or improve an existing asset beyond its existing capacity. They may result from growth, demand, social or environmental needs. Assets may also be donated to/vested in Council.

The table below shows the acquisition/upgrade projects for the Halls activity.

Hall	Development Description	Increased LoS	Response to Growth	Proportion of Renewal	Estimated Cost	Year	External Funding
Himatangi	Seismic strengthening to uplift earthquake prone building notice	100%			\$71,890	1	

6.6. Disposal plan

Disposal includes any activity associated with the disposal of a decommissioned asset, including sale, demolition, or relocation. Assets identified for possible disposal are shown in the table below. A summary of the disposal costs and estimated reductions in annual operations and maintenance costs in the disposal of the assets are also included within the table.

Hall	Reason for Disposal	Timing	Costs	Annual Operations & Maintenance Savings
Clydesdale Hall	Surplus to requirements; at end-of-life	Unknown	Unknown	\$0
Taikorea Hall Land	Surplus land	Unknown	Unknown	\$0

7. Data and Information Systems

7.1. Asset information

The RAMM database has been the primary data storage system for the assets within the Community Facilities Activity. The project to implement the RAMM database was initiated in 2020/21. All built assets for the Community Facilities Activity have been recorded within the dataset, each with varying degrees of detail.

The goal of the RAMM database project is to create a database which contains enough information to produce a forwards works programme for the Property activity, based on tangible evidence rather than relying on staff and contractor knowledge.

Council's Halls vary considerably in age, shape, and size. Sanson Hall is the newest and largest of Council's community halls, built in 1982 with 692m² it is considerably larger than any of our other community halls which sit closer to 300m². All these assets have been recorded in Council's asset database as being present, but few contain specific details on the asset (e.g. installation date, cost, useful life, component makeup etc.). Recently installed or renewed assets contain the most detailed information.

Collecting and entering complete data has been identified as an action within the Improvement Plan, to ensure a complete picture is captured of the assets within the Halls activity.

7.2. Asset data collection responsibilities

Asset data is added to the RAMM database by the Asset Management and Compliance Coordinator upon receipt of appropriate information from officers and contractors. This information is obtained through periodic meetings with officers responsible for project delivery, and regular meetings with contractors responsible for project delivery.

Historic data on existing assets is added as appropriate, however, this data is not actively sought out.

Recently completed condition assessments of existing assets have been provided in a format that allows data on specific components to be easily transferred into RAMM. While this still does not give a complete picture of the asset, it does provide good quality data on the major components of an asset.

7.3. Data quality

The quality of the data within RAMM has an overall confidence rating of 'Reliable'. The data comes from reliable sources but may be missing some detail. An example of this would be installation date; in some cases the year of installation, or the completion of a new build, may be known but not the exact date. In this case, it has been determined that a date of "01/01/XXXX " will be used to signal that the exact date is unknown.

8. Managing Risk and Resilience

8.1. Risk management plan

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. The key risks relating to the Halls activity are summarised in the table below. It includes the risk assessment, controls and treatments identified. These risks were developed during a workshop with Community Facilities team members, and were assessed against Council's Risk Framework.

Risk Description	Raw Score	Current Controls or Treatments	Post control or treatment rating	Post Treatment Score	Proposed Risk	Further Controls or Treatments Proposed
<p>Issue: Unknown amounts or location of Asbestos in Halls Risk:</p> <ul style="list-style-type: none"> 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. 	80	<ul style="list-style-type: none"> Implementation of Asbestos Management System, including creation of Asbestos Management Plans for all Halls identified as containing asbestos 	12	Moderate	Mitigate	<ul style="list-style-type: none"> Implement asbestos management system Plan to undertake further asbestos samples on buildings where key projects are proposed to identify future project risks
<p>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:</p> <ul style="list-style-type: none"> 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 	20	<ul style="list-style-type: none"> Asset management improvement practices Identify priorities and opportunities for rationalisation Identify strategic way forward to address demand and understand deferred maintenance Condition assessments undertaken on all Halls Renewals undertaken on High-Profile Halls 	20	High	Mitigate	<ul style="list-style-type: none"> Continued renewal programme for Medium-Profile halls Preventative maintenance plans for High and Medium-Profile Halls
<p>Issue: Declining use of Hall Assets, with low or no use of assets with a high level of provision Risk:</p> <ul style="list-style-type: none"> 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. 	10	<ul style="list-style-type: none"> Continue to promote hall usage where possible Identify strategic way forward to address demand and options for rationalisation All assets taken through Halls Assessment Criteria Schedule 	5	Guarded	Mitigate	<ul style="list-style-type: none"> Community Facilities Plan identifies a strategic way forward for the activity to prioritise assets.
<p>Issue: Deferred decision on rationalisation and/or disposal of assets Risk:</p> <ul style="list-style-type: none"> Some negative publicity or damage to Council's reputation at a regional level, potential for serious political questions. Failure to achieve service levels 	12	<ul style="list-style-type: none"> Including communities in decision making processes (rationalisation) Thorough condition assessments with approximate maintenance costs to support rationalisation All assets taken through Halls Assessment Criteria Schedule 	8	Moderate	Accept	<ul style="list-style-type: none"> No further controls or treatments are proposed

8.2. Critical asset identification and management

Critical assets are defined as those that have a high consequence of failure causing significant loss or reduction in service. Critical assets for the Halls activity have been identified through the development of business continuity plans. These are listed in the table below, along with their typical failure mode and the impact on service delivery.

Critical Asset(s)	Failure Mode	Impact
None of the assets within the Halls activity have been identified as critical assets		

By identifying critical assets and failure modes we can ensure that investigative activities, condition inspection programmes, and maintenance and capital expenditure plans are targeted to critical assets.

The renewal plan within section 6.3 of this Plan, identifies a number of criteria used in the prioritisation of renewal projects. Critical assets are given a 50% weighting within this criteria, to ensure that work identified for these assets is given the highest priority.

8.3. Risk assessment framework

The risk assessment process identifies credible risks, the likelihood of the risk eventuating, and the consequences should the event occur. A risk rating is calculated, and an evaluation of the risk is undertaken, including development of controls or treatments for non-acceptable risks.

When assessing 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.

8.4. Approach to managing resilience

The resilience of our critical infrastructure is vital to the ongoing provision of services to the community. To adapt to changing conditions we need to understand our capacity to withstand a given level of stress or demand, and to respond to the possible disruptions to ensure continuity of service.

Resilience is built on aspects such as response and recovery planning, financial capacity, climate change and crisis leadership.

To ensure Council is still able to deliver the most important services to our communities, several business continuity plans have been developed for Council's various activities. These plans identify those critical assets within each activity and the plan to ensure these assets continue to function/provide services.

A key assumption within this plan is that climate change will influence the intensity and frequency of extreme weather and climate events in the District as predicted by NIWA. While the assets within the Halls activity are not as susceptible to the effects of extreme weather and climate events, they are not immune. The biggest concern for the Halls activity would be the potential for warmer, wetter weather to impact on the durability of building materials and the lifespan of the building.

To ensure this potential risk does not become a costly problem for the activity, periodic condition assessments will be carried out on the relevant assets within the portfolio to monitor to durability of building materials.

The effects of climate change and increased severe weather events have the potential to have a substantial impact on the Community Facilities activity as a whole. These are

important issues that need to be dealt with at an organisational level. As part of this work, officers are currently preparing an Environmental Strategy for the entire organisation, which will feed into future iterations of this Plan.

9. Financial Summary

This section contains the financial requirements resulting from the information presented in the previous sections of this Asset Management Plan.

9.1. Financial forecast summaries

9.1.1. Proposed operations budget

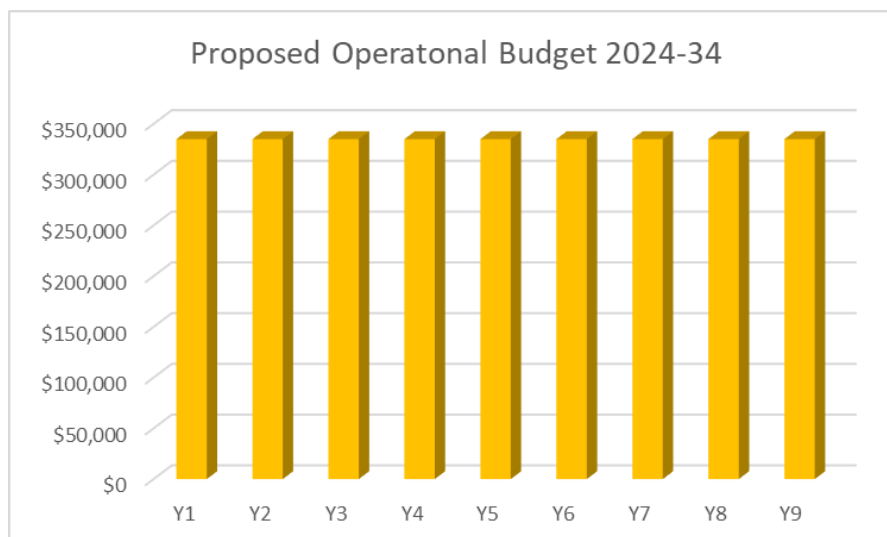
Operations include regular activities to provide services. Examples of typical operational activities include cleaning, street sweeping, asset inspection, and utility costs.

As new assets are acquired and commissioned, the associated consequential operational cost is factored into the asset's lifecycle cost. This ensures Council has plans in place to operate the asset to the levels of service included in the Long Term Plan.

The proposed operational spend for the Halls activity is developed using the current actual spend within the activity, any known increases in operational costs (e.g. communicated cost increases from Council's contractors), and consequential operating costs from new or upgraded assets.

We are proposing to spend \$3,350,000 over the next 10 years across all our halls.

The figure below shows the spread of this spending.

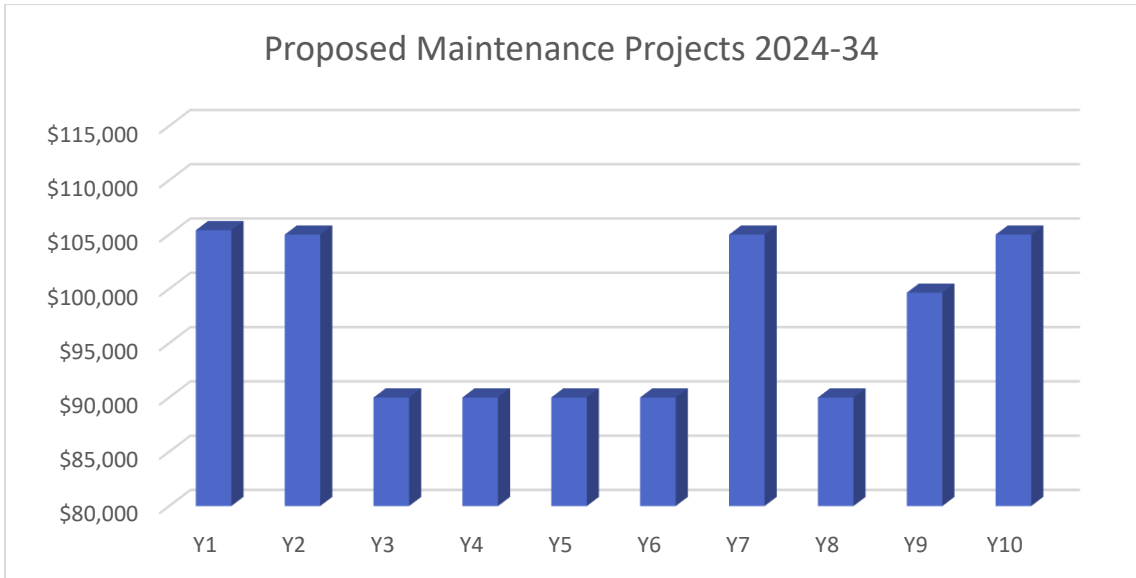


9.1.2. Proposed maintenance budget

Maintenance projects are identified through routine inspections, condition assessments, customer requests/complaints, asset failure, best practise, and compliance requirements. The proposed operational budget for the Halls activity is based on the above as well as reoccurring maintenance projects.

We are proposing to spend \$970,050 over the next 10 years across all our halls.

The figure below shows the spread of this spending.



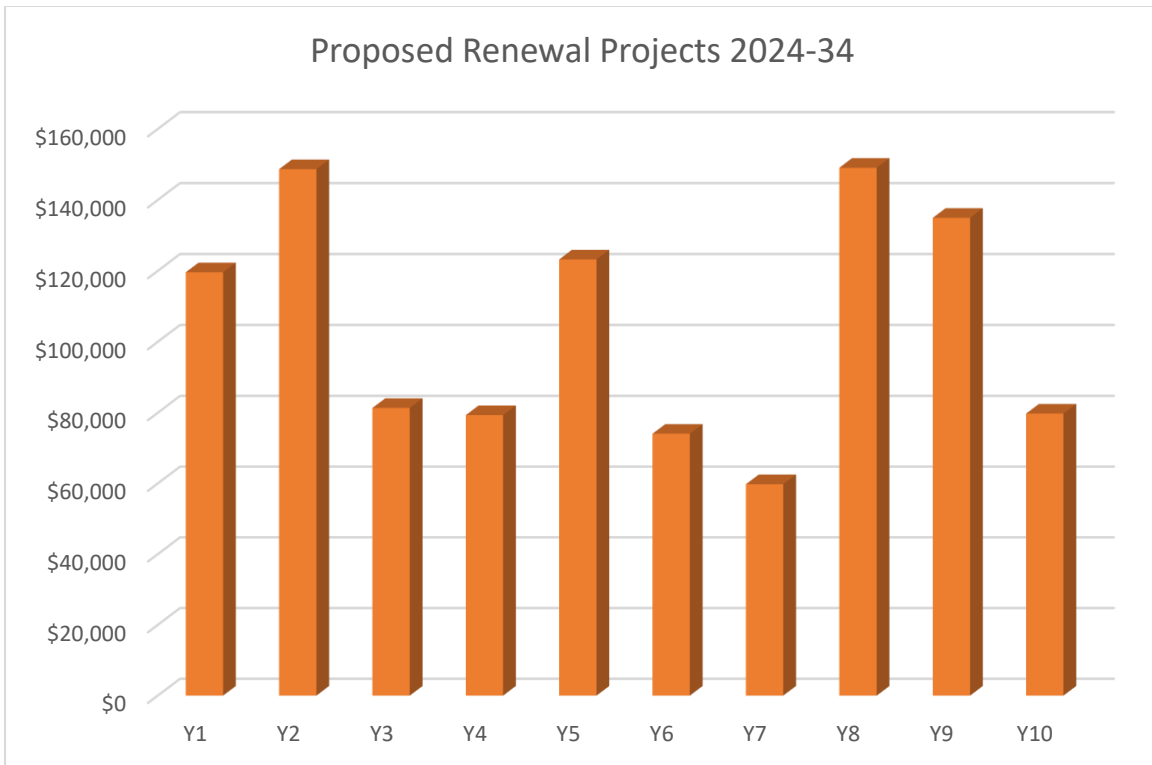
Maintenance on community halls is carried out as and when required, rather than as identified projects for each hall. This is due to the nature of how community halls are operated. Hall committees are responsible for minor maintenance on community halls, however if they do not have sufficient funds to cover the full cost of required maintenance Council can provide funding to cover the shortfall.

9.1.3. Proposed renewal budget

The proposed renewal budget for the assets within the hall’s activity is based on expert knowledge, historical renewal trends, assessing changes service capacity, and user requirements. In some instances, where necessary, smoothing spend patterns has been applied.

We are proposing to spend \$1,049,891 over the next 10 years across all our halls.

The figure below shows the spread of this spending.



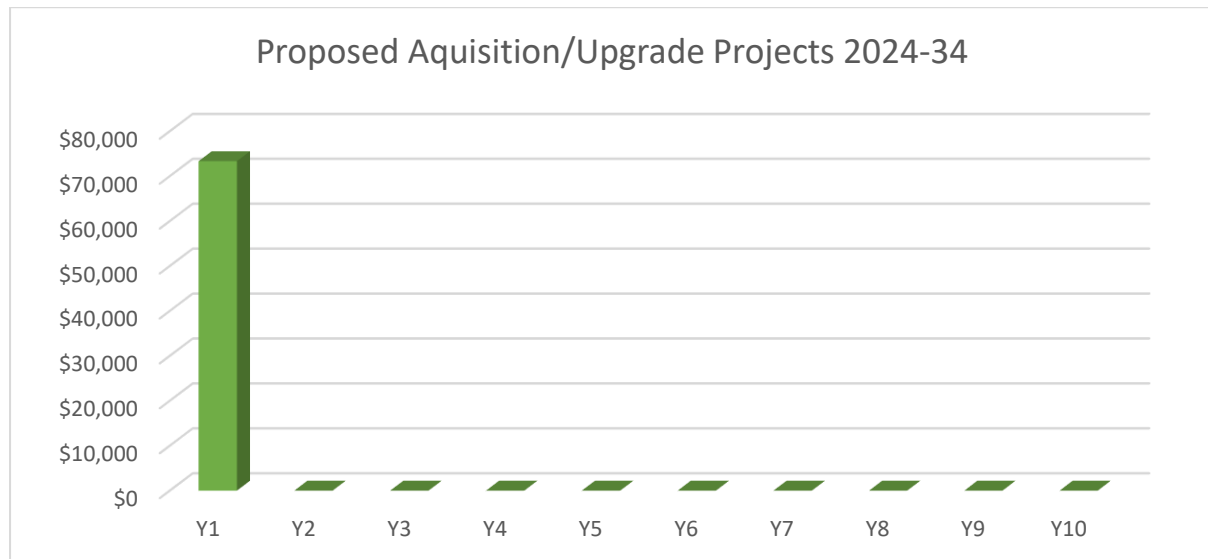
9.1.4. Proposed Acquisition/Upgrade Budget

Acquisition and upgrade projects are identified through feedback from facility users, demand trends, poor asset condition assessments or repeated asset component failure or assets not meeting required levels of service.

Proposed budgets for capital new programmes are based on the information available for that programme. This could be a design, or a feasibility study with various costed options, or simply a programme concept.

We are proposing to spend \$73,325 over the next 10 years across all our community hall assets.

The figure below shows the spread of this spending.



There is no acquisition proposed for the Halls activity within this Plan. This is due to a Council decision not to increase the portfolio and, rather, rationalise the existing assets to ensure funding is allocated appropriately.

9.2. Funding strategy

A number of documents outline how funding will be provided to acquire, operate, maintain, renew, and dispose of the assets within the Halls activity. These include Council's *Financial Strategy* and *Revenue and Financing Policy*; both of these documents form part of Council's Long-Term Plan.

The Financial Strategy provides the framework for making decisions over the life of the 10 Year Plan. It outlines how Council intends to manage its finances, the impact on rates, debt levels of service and investments. It draws together all of the issues outlined in the 10 Year Plan, sets out their financial implications and the way that Council proposes to address these implications.

The purpose of the Revenue and Financing Policy is to set out all the potential revenue and funding sources available to Council and outline its policies about how and when it will use each. It also presents Council's policies for the funding of operating expenditure and capital expenditure, and the funding arrangements for each of its activities.

9.3. Asset value

The value of the council-owned assets that comprise the Halls activity is summarised in the below table. These values are derived from Council's Insurance Valuation Schedule which is reviewed every three years. The last valuation schedule was completed in July 2022.

Asset	Value
Halls Portfolio	\$14,744,000

9.4. Valuation forecasts

Asset values are forecast to increase as additional assets are added to the Leisure and Recreational Facilities activity and planned renewals are undertaken. Current high inflation rates, coupled with increased costs of building materials and services, and the length of time it is taking to obtain materials and services, have also led to a significant increase in the valuation of a number the assets within the activity.

Changes in asset valuation can have a significant impact on depreciation costs. Council’s buildings are revalued every three years, which can result in large increases and lead to significant increases in depreciation costs. Increases to depreciation costs result in increased rates, as Council has elected to fund depreciation for renewal or replacement of some halls.

Historically, Council has agreed to only fund depreciation on those halls identified as being “high-profile” within the Community Facilities Strategy. Medium and low-profile halls do not have depreciation funded for renewals or replacement, and this reflects a Council decision not to replace these assets if/when they fail.

9.5. Key assumptions made in financial forecasts

In compiling this asset management plan, it was necessary to make some assumptions. This section details the key assumptions made in the development of this plan and should provide readers with an understanding of the level of confidence in the data behind the financial forecasts.

Keys assumptions made in this Plan are:

- Population growth for the District will not exceed projections of 1.55% per annum from 2023 to 2030, 1.06% per annum from 2030 to 2040 and 1.04% per annum from 2040-2054 (based on Infometrics *HIGH* scenario).
- Age group demographics for the District will not differ significantly from those projected within the Infometrics medium growth scenario.
- Climate change will influence the intensity and frequency of extreme weather and climate events in the District as predicted by NIWA.
- Assets will deliver the required level of service over their documented useful life.
- That inflation costs will increase as per the scenarios forecast by Business Economic Research Ltd.

9.6. Reliability and confidence estimates

The forecast costs, proposed budgets and valuation projections in this Plan are based on the best available data. For effective asset and financial management, it is critical that the information is current and accurate. Date confidence is classified on an A-E level scale, as per the below table.

Confidence Grade	Description
A. Highly reliable	Data based on sound records, procedures, investigations, and analysis, documented properly, and agreed as the best method of assessment. Dataset is complete and estimated to be accurate \pm 2%
B. Reliable	Data based on sound records, procedures, investigations, and analysis, documented properly but has minor shortcomings, for example some of the data is old, some documentation is missing and/or reliance is placed on unconfirmed reports or some extrapolation. Dataset is complete and estimated to be accurate \pm 10%

C. Uncertain	Data based on sound records, procedures, investigations, and analysis which is incomplete or unsupported, or extrapolated from a limited sample for which grade A or B data are available. Dataset is substantially complete but up to 50% is extrapolated data and accuracy estimated $\pm 25\%$
D. Very Uncertain	Data is based on unconfirmed verbal reports and/or cursory inspections and analysis. Dataset may not be fully complete, and most data is estimated or extrapolated. Accuracy $\pm 40\%$
E. Unknown	None or very little data held

The estimated confidence level for and reliability of data used in this Plan is shown in the table below.

Data	Confidence Assessment	Comment
Demand drivers	B	This information comes from Council's annual residents survey, data supplied by Infometrics, and industry identified trends.
Growth projections	B	This information is based on data supplied by Infometrics.
Acquisition forecast	B	This information is based on Council's annual residents survey, data supplied by Infometrics, feedback from Council's open spaces contractor and staff expertise.
Maintenance forecast	B	This information is based on feedback from Council's open spaces contractor and staff expertise.
Renewal forecast	B	This information is based on feedback from Council's open spaces contractor, staff expertise and condition assessments.
- Asset values	B	This information is based on feedback from Council's open spaces contractor and staff expertise.
- Asset useful lives	B	This information is based on feedback from Council's open spaces contractor, staff expertise and condition assessments.
- Condition modelling	C	This information is based on complaints received, feedback from Council's open spaces contractor and staff expertise.
Disposal forecast	B	This information is based on feedback from Council's open spaces contractor, staff expertise and condition assessments.

10. Plan Improvement and Monitoring

10.1. Status of asset management practices

Council utilises accounting, financial and asset management data in the development of its asset management plans. This data is held within a number of specialised systems designed to make the data useable and accessible.

NCS MAGIQ is used to manage operational and capital budgets, and OZONE is used to manage general ledger and purchase order systems. Data for the assets within the Community Facilities activity is stored and managed through the asset database RAMM.

While both NCS MAGIQ and OZONE are well embedded within the organisation, the use of RAMM as the asset database for the Community Facilities activity is relatively new and underdeveloped. Part of the improvement plan for this asset management plan is to increase the level of data held on each asset and better utilise the asset management functions available within RAMM.

10.2. Maturity assessment results

Asset management maturity is the extent to which the capabilities, performance and ongoing assurance of Council are fit for purpose, to meet the current and future needs of its communities. Assessing asset management maturity can help set a clear path for improving asset management, set realistic targets, and provide consistent language to discuss strengths and weaknesses in asset management.

Asset Management maturity is defined by the International Infrastructure Management Manual (IIMM) produced by NAMS at four levels:

- **Minimum** - the absolute lowest level essential for owning and maintaining a significant quantity of assets
- **Core** - represents a basic but sound level of Asset Management practices
- **Intermediate** - moves towards best practice
- **Advanced** - the highest level of Asset Management maturity

This hierarchy applies to all aspects of Asset Management practice. There is a cost in moving from the more basic levels of Asset Management to the higher levels in terms of time, expense, and effort.

An assessment of asset management maturity for the Community Facilities activity was undertaken as part of process to develop this iteration of asset management plans. This assessment gave a maturity score for the Community Facilities activity of core.

10.3. Improvement plan

It is important that Council recognises areas of our asset management plans and planning processes that require future improvements, to ensure effective asset management and informed decision making. The improvement plan generated for the Halls Asset Management Plan is shown below:

Task		Responsibility	Resources Required	Timeline
1	Increase level of data held in RAMM	Asset Management & Compliance Coordinator	Staff time; within existing budgets	Ongoing
2	Carry-out periodic condition assessments on the assets within the Halls Activity	Community Assets Manager	Third party Inspector; additional budget	2024-2034
3	Conduct comprehensive review of Levels of Service for the Halls Activity	Community Assets Manager	Staff time; within existing budgets	2027/28

4	Continue implementing actions from the Community Facilities Strategy 2020	Community Assets Manager	Staff time; third party experts; additional budget	2024-2034
5	Develop and implement planned/preventative maintenance plans for High Profile Community Halls	Community Assets Liaison	Staff time; within existing budgets	2024-2034

10.4. Monitoring and review procedures

This Asset Management Plan will be reviewed during the annual planning process and revised to show any material changes in service levels, risks, forecast costs and proposed budgets. A complete revision and update of this Plan will be completed as part of the 2027-2037 10-Year Planning process.

The table below describes to tasks involved in the monitoring and review of this Plan.

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-Year 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. Appendices

11.1. Asset overview

Hall	Location	Ownership Status	Description
Apiti	10 Makoura Road	Council-Owned	Apiti 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.
Awahuri	1641 State Highway 3	Community-Owned	Awahuri 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, and women's and men's toilets (there is no disability access). The walls are constructed of concrete and fibrolite, with an iron roof.
Beaconsfield	74 Beaconsfield Valley Road	Council-Owned	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.
Cheltenham	1477 Kimbolton Road	Council-Owned	Cheltenham hall is located near the State Highway 54-Kimbolton Road junction. Limited sealed, off-road parking is available. The hall consists of the main hall with stage, supper room, kitchen and women's and men's toilet (disability access is available). The walls are wood with concrete piles and an iron roof.
Clydesdale	1370 Tangimoana Road	Council-Owned	Clydesdale hall is located on Tangimoana Road less than 10Km from Tangimoana Beach. The hall was built in 1920 and is held in Trust. Council was appointed as Trustee in 1953. The property is derelict and sits unused and has been identified for disposal.
Colyton	548 Taonui Road	Council-Owned	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.
Glen Oroua	523 Milner Road	Community-Owned	Glen Oroua 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.

Halcombe	75 Willoughby Street	Council-Owned	Halcombe hall is located on the roadside of 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.
Himatangi Beach	6 Koputara Road	Council-Owned	Himatangi Beach 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 within 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.
Kimbolton	2877 Kimbolton Road	Council-Owned	Kimbolton hall is located on the roadside of Kimbolton Road and forms part of the main street of the Kimbolton Village. No off-street parking is available on the site.
Kiwitea	2095 Kimbolton Road	Council-Owned	Kiwitea hall is located on the roadside of Kimbolton Road, directly across from Kiwitea School. Limited unsealed off-road parking is available at the front of the hall. Walls are constructed of wood with concrete piles and an iron roof. The hall was built in 1922, with the title transferred to Kiwitea County Council in September 1980.
Ohakea	355 Speedy Road	Council-Owned	Ohakea Memorial Hall was built in 1955 and is a 256m ² 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.
Oroua Downs	1097 State Highway 1	Community-Owned	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.
Pohangina	1273 Pohangina Road	Council-Owned	Pohangina 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; matai floor) and sheathed with vertical corrugated iron, with concrete piles an iron roof.
Rangiotu	1130 Rangiotu Road	Council-Owned	Rangiotu 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. It has a floor area of 284 square metres with capacity for 110 people.
Rangiwahia	2527 Rangiwahia Road	Council-Owned	Rangiwahia hall is a timber and aluminium building and consists of the main hall with stage, lounge, dressing rooms, kitchen, and toilets. It has a floor area of 388 square metres with capacity for 200 people.

Sanson	26 Fagan Street	Council-Owned	Sanson hall is concrete with an iron roof and has a 500-seat 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.
Stanway	1901 Makino Road	Council-Owned	Stanway 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.
Tangimoana	17 Kuku Street	Community-Owned	Tangimoana 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. It has a floor area of 291 square metres with capacity for 253 people.
Waituna West	58 Waituna Tapuae Road	Council-Owned	Waituna West hall is a 318m ² 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. It has a floor area of 318 square metres with capacity for 180 people.