Halls

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1. Executive Summary

The primary purpose of this Asset Management Plan (AMP or the Plan) is to provide Council with a clear, long-term framework for managing its hall assets effectively and sustainably throughout their lifecycle. The Plan supports informed decision-making by balancing current financial constraints with the need to maintain asset performance, manage risks and provide sustainable levels of service to the community.

The AMP provides a 10-year view of the hall asset portfolio, including asset types, condition, performance, future demand and key risks. It sets out how Council will manage these assets across their lifecycle, including the investment, maintenance and renewal activities required to deliver agreed levels of service.

The Plan is a critical supporting document for Council's Long Term Plan (LTP). It links asset information and service requirements with financial forecasts and budget allocations, helping Council understand the investment required to maintain its assets and the potential consequences of different funding decisions on levels of service, risk and asset sustainability.

Ultimately, the AMP provides a basis for prioritising investment, managing risk and making transparent, evidence-based decisions that support Council's strategic objectives, regulatory obligations and the long-term sustainability of its hall assets.

1.1. What we provide

The Halls activity comprises 17 Council-owned community halls located throughout the District. These facilities provide spaces for community, recreational, social and cultural activities.

There are also three community-owned halls located within the District. Council retains ownership of the land on which these halls are located, while the buildings are owned and managed by the respective community organisations.

The total carrying value of the Council-owned assets within the Halls activity is approximately $5,278,853.74.

1.2. What we will do

The Long-Term Plan determines the funding available for asset management, and this Plan sets out the asset management requirements for the 2027–37 planning period. It identifies the assets and works required to maintain agreed levels of service, as well as those works that are not currently funded and the potential risks and consequences for service delivery.

The Community Halls Sub-Plan, which forms part of Council's Community Facilities Strategy, provides the strategic direction for the future provision, distribution and investment in the District's community halls network. This Asset Management Plan supports that direction by considering the condition, utilisation, community need and long-term sustainability of the halls network.

Over the 10-year planning period, Council will:

- Maintain the 17 Council-owned community halls to meet agreed levels of service, within available operating budgets.
- Undertake priority maintenance and renewal projects based on asset condition, risk, community need and available funding.
- Continue to assess the future requirements of the community halls network, including the utilisation, condition, location and ongoing community need for individual facilities.
- Prioritise investment in facilities that provide ongoing community benefit and are safe, fit-for-purpose and financially sustainable.
- Consider opportunities to improve the utilisation and functionality of halls through multipurpose use, partnerships and community-led initiatives.
- Consider options for the future use, repurposing, consolidation or divestment of low-use or low-profile facilities where continued Council ownership is not considered sustainable.

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- Maintain a clear understanding of the assets and information required to support future investment and network decisions.

1.3. Strategic issues and risks

The Halls activity faces a number of strategic issues that may affect the condition, affordability and future provision of community facilities across the District. The Community Halls Sub-Plan, which forms part of Council's Community Facilities Strategy, provides the strategic direction for the future provision, distribution and investment in the community halls network.

Key strategic issues include:

- Changing population demographics, distribution and community needs, which may affect demand for individual halls.
- An overall oversupply of community halls across the District, with some facilities experiencing low levels of utilisation.
- The age and condition of some halls, including historical deferred maintenance and renewals, which may increase future investment requirements.
- The need to prioritise investment in halls that provide the greatest community benefit and are fit-for-purpose, safe, accessible and sustainable.
- The potential future repurposing, consolidation or divestment of low-use or low-profile halls where continued Council ownership is not considered sustainable.
- Opportunities to increase utilisation by providing multipurpose facilities and developing partnerships with other community organisations and service providers.
- The need for accurate and up-to-date information on hall condition, utilisation, community need and management arrangements to support future investment and divestment decisions.

The key risks for the Halls activity are identified in the table below. These are 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
Significant deferred renewal and upgrade requirements across the Halls activity may require substantial investment to maintain facilities to an appropriate, fit-for-purpose standard.	High	• Continue to prioritise renewal investment based on condition, risk, utilisation and community need. • Develop a long-term approach to address deferred upgrade requirements. • Align future investment decisions with the Community Halls Sub-Plan, including consideration of renewal, upgrade, repurposing or divestment options.
Asbestos-containing materials may be present within some Council-owned Halls. While testing has been completed at most in-use halls, some asbestos may remain unidentified or could be disturbed during maintenance, renewal or upgrade works.	High	• Continue undertaking asbestos testing when condition assessments are undertaken • Maintain and regularly update asbestos registers and building-specific asbestos information. • Ensure asbestos information is considered before maintenance, renewal or upgrade works commence.

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		• Review asbestos management information following significant building works or changes to building condition.

1.4. What will it cost?

The forecast lifecycle costs required to provide the services covered by the Halls activity include the operation, maintenance, renewal, acquisition and disposal of assets. While an AMP may consider a range of time periods, it typically informs Council's long-term financial planning over a 10-year period.

The approximate total forecast lifecycle cost for the Halls activity over the Long-Term Plan 2027-37 period is **$12,989,280**. This represents the funding required to maintain existing levels of service and manage the hall assets over the 10-year planning period.

Due to financial constraints within Council's financial strategy, some projects identified in this AMP have not been able to be funded within this Long-Term Plan. These unfunded projects are identified with an asterisk (*) in the tables below.

1.5. The next steps

Council is continuing to improve asset management for the Halls activity. This will support informed decisions about maintenance, renewal and investment based on reliable information about asset condition, risk, utilisation and lifecycle requirements.

The key areas for improvement identified through this Asset Management Plan are:

- improving the completeness, accuracy and consistency of Halls asset information held in RAMM;
- strengthening periodic asset condition assessments and inspection practices;
- reviewing and strengthening Levels of Service for the Halls activity;
- improving the identification and management of asset-related risks;
- strengthening lifecycle planning and forecasting of maintenance and renewal requirements; and
- continuing to implement the strategic direction of the Community Halls Sub-Plan, including consideration of the future use and sustainability of individual facilities.

These improvements will support more proactive asset management and help Council make better-informed decisions about the future of the Halls network. Improved asset information and condition data will also strengthen expenditure forecasting and help ensure investment is targeted to the assets and facilities that pose the greatest risk to service delivery.

The improvement programme will be progressed over the life of this Asset Management Plan, with priority given to addressing the most significant gaps in asset data, condition information, Levels of Service and lifecycle planning.

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2. Introduction

2.1. Purpose

This Asset Management Plan sets out how Council will sustainably manage its hall assets and deliver agreed levels of service over the long term. It provides the basis for asset management, investment and funding decisions, taking into account asset condition, risk, service requirements and regulatory obligations.

This Asset Management Plan should be read in conjunction with Manawatū District Council's key planning documents:

- Long-Term Plan 2027-37
- Community Facilities Strategy 2020 – Community Halls Sub-Plan
- Environmental Scan 2025

2.2. Background

The Halls activity encompasses the planning, provision, administration, operation, maintenance and development of public community halls and associated facilities within the Manawatū District. Community halls provide spaces for a range of social, recreational, cultural and community activities and contribute to the wellbeing and resilience of communities throughout the District.

Council owns 16 community halls located throughout the District, from Waituna West in the north to Himatangi Beach in the south. There are also three community-owned halls located in Glen Oroua, Newbury, and Tangimoana. For these facilities, Council retains ownership of the land, while the buildings are owned by the respective community organisations.

The Council-owned and community-owned halls are managed on a day-to-day basis by local community hall committees. Hall committees are generally responsible for managing bookings, cleaning, routine maintenance and minor repairs, and for identifying and reporting maintenance or remedial works requiring Council consideration.

For Council-owned halls, identified maintenance, renewal and other remedial works are considered through Council's asset management and financial planning processes. Hall committees provide information on required works and local community needs to assist Council in prioritising future investment.

The Halls network is managed within the wider strategic direction established by Council's Community Facilities Strategy and Community Halls Sub-Plan. This provides a framework for considering the future provision, distribution, use and investment in community halls, taking into account factors such as community need, utilisation, asset condition and the sustainability of individual facilities.

2.3. Goals and objectives of asset management

The goal of asset management for the Halls activity is to ensure community hall assets are managed sustainably and effectively to support the levels of service adopted by Council, meet community needs and provide safe, fit-for-purpose facilities now and into the future.

Effective asset management will help Council to:

- **Maintain appropriate levels of service** – manage Halls assets to provide safe, accessible, functional and fit-for-purpose facilities that support a range of community, recreational, social and cultural activities.
- **Maintain asset sustainability** – plan and prioritise maintenance and renewal to maintain assets in an appropriate condition, manage their useful lives and ensure facilities remain financially and operationally sustainable.
- **Manage risk** – identify and manage risks associated with Halls assets to minimise impacts on service delivery, public safety, regulatory compliance and Council's reputation.

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- **Make informed investment decisions** – prioritise expenditure based on asset condition, criticality, risk, utilisation, community need, service requirements and lifecycle costs, ensuring investment provides value for money.
- **Improve asset information and knowledge** – maintain reliable and accessible information about assets, their condition, performance, location and lifecycle requirements to support effective decision-making.
- **Plan for future needs** – consider changes in population, demographics, community needs, utilisation, facility demand and available funding when planning the future Halls network and asset investment.
- **Support the long-term sustainability of the Halls network** – align asset management and investment decisions with the strategic direction of the Community Facilities Strategy and Community Halls Sub-Plan, including consideration of the future use, role and sustainability of individual facilities.
- **Support continuous improvement** – regularly review asset management practices, information, performance and outcomes to improve the effectiveness and efficiency of asset management.

2.4. Plan framework

Asset Management Plans support Council's Long-Term Plan by bringing together the information needed to effectively manage Council's assets and deliver agreed levels of service. They provide a framework for understanding asset condition, performance, risk and lifecycle requirements, and inform decisions about the operation, maintenance, renewal, replacement and development of assets.

Asset Management Plans also identify future asset needs and investment priorities to support sustainable service delivery and respond to changes in demand, community expectations and regulatory requirements.

The figure below illustrates how Council's Asset Management Plans align with and inform its wider strategic planning framework.

Legislation	{	**Local Government Act 2002**		**Resource Management Act 1990**		**Building Act 2004**		**Reserves Act 1977**		**Building (Earthquake-Prone Buildings) Amendment Act 2016**
⇩										
Statutory	{	**Long Term Plan**		**District Plan**		**Annual Plan**		**Iwi Management Plans**		**Reserve Management Plans**
⇩										
Non-Statutory	{	**Economic Development Strategy**		**Urban and Regional Growth Strategies**		**Community Facilities Strategy**		**Community Development Strategy**		**Regional Sports Facilities Plan**
⇩										
Plans/Policies & Bylaws	{	**Asset Management Plans**		**Community Development Funding Policy**		**Halls Management Policy**		**Makino Precinct Plan**		**Community Plans**

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3. State of the Assets

3.1. Network overview

Manawatū District Council's community halls network comprises 17 Council-owned halls and three community-owned halls located on Council-owned land. The halls are distributed throughout the District, from Waituna West in the north to Himatangi Beach in the south, providing facilities that support a range of community, recreational, social and cultural activities.

The Council-owned and community-owned halls are managed by local community hall committees, with the ownership and management arrangements varying between facilities. A breakdown of the community halls network is provided in the table below.

Council-Owned Halls			
Hall	Location	Hall	Location
Apiti Hall	Apiti	Kiwitea Hall	Kiwitea
Awahuri Hall	Awahuri	Oroua Downs Hall	Oroua Downs
Beaconsfield Hall	Beaconsfield	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	Stanway
Himatangi Beach Hall	Himatangi Beach	Waituna West Hall	Waituna West
Kimbolton Hall	Kimbolton		
Community-Owned Halls			
Glen Oroua Hall	Glen Oroua	Tangimoana/McKelvieHall	Tangimoana
Newbury Hall	Newbury		

In addition to the operational community hall network, Council retains two properties associated with former or non-operational halls. At Taikorea, the former hall has been removed and Council retains a small parcel of land. The site is no longer required for the delivery of the Halls activity and has been identified as a potential disposal opportunity.

Clydesdale Hall remains on Council-owned land but is no longer usable as a community facility. The future of the property requires further consideration, with demolition costs expected to be significant . Before any decision regarding its future or potential disposal can be progressed, Council will need to undertake the appropriate process to identify and engage with descendants of the former owners.

Both properties are included in the Disposal Plan as potential disposal opportunities; however, inclusion does not represent a commitment by Council to dispose of either property.

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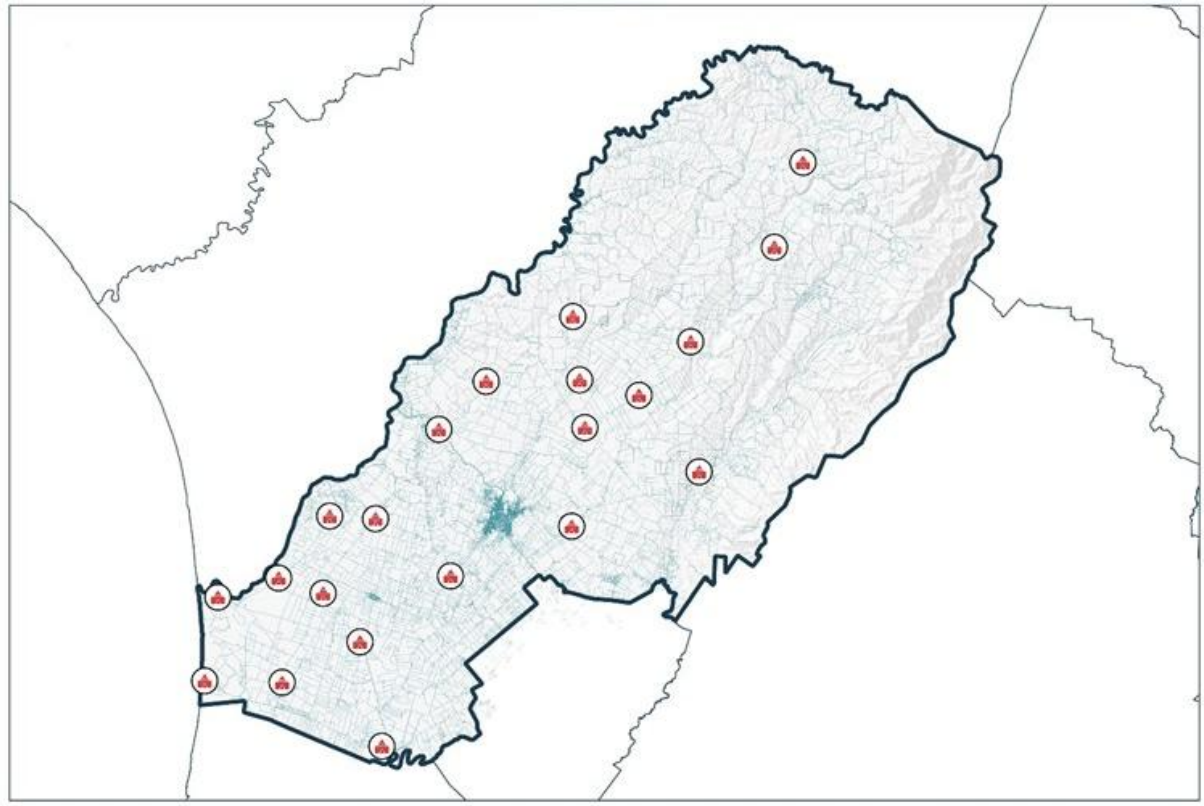
A map showing the location of the District's Halls:



3.2. Asset condition/performance

Historically, it has been difficult to determine the level of utilisation of community halls across the District, as usage information is not consistently provided to Council by hall committees. Hall committees are expected to provide usage information through an annual hall report; however, these reports have only been received sporadically. This limits Council's ability to assess utilisation trends and fully understand the changing demand for individual halls.

Condition assessments of the halls were previously undertaken in 2020, identifying a range of maintenance and renewal requirements across the network. Since these assessments were undertaken, significant renewal work has been completed across the Halls activity, addressing a number of the issues identified through the previous assessments.

Further condition assessments were undertaken in early 2026 for halls that had received renewal work since 2021. The assessments found that some halls now require only relatively minor maintenance and renewal works, while significant requirements remain at other facilities. For example, Rangiwahia Hall requires a roof replacement to be planned for within this Asset Management Plan, while Sanson Hall requires substantial replacement of ceiling and internal wall linings.

The 2026 assessments demonstrate that, while the renewal programme has addressed a number of previously identified issues, ongoing investment is required to maintain the condition and extend the useful life of the Halls network. Significant upgrade work has not been undertaken across the Halls network for several decades. Renewal investment maintains or replaces existing assets, while upgrades may be required to improve functionality and ensure facilities remain fit for purpose and responsive to changing community needs.

Condition information is used alongside risk, utilisation, community need and available funding to prioritise maintenance and renewal investment. Further condition assessments will be undertaken as required to identify emerging issues and inform future investment decisions.

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The condition and performance of individual halls also needs to be considered within the context of the wider Halls network. The Community Halls Sub-Plan provides strategic direction for the future provision and distribution of community halls and recognises the need to consider factors such as utilisation, community need, asset condition and the sustainability of individual facilities.

Council will continue to review the condition, performance and utilisation of the Halls network to ensure investment is appropriately targeted and that facilities remain safe, accessible and fit for purpose. This information will also support consideration of the future role of individual halls, including opportunities for renewal, upgrade, repurposing or other options where appropriate.

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4. Levels of Service

4.1. Customer research/expectations

Community expectations of Council-owned halls vary depending on factors such as location, population, demographics, community needs and the role of individual halls within their communities.

Council uses a range of methods to understand community expectations and satisfaction with its services and facilities, including quarterly and annual Residents' Surveys, engagement with Community Committees and community-led planning processes. These provide information to help Council understand community priorities and assess performance against agreed levels of service.

Information from hall committees is also important in understanding the use and changing needs of individual facilities. Hall committees are expected to provide information through annual hall reports; however, this information has historically been provided inconsistently. Improving the availability and consistency of utilisation information is therefore an identified improvement area for the Halls activity.

The Community Halls Sub-Plan, which forms part of Council's Community Facilities Strategy, also provides strategic direction for the future provision and distribution of community halls. It recognises the importance of considering community need, utilisation, asset condition and the sustainability of individual facilities when planning the future Halls network.

4.2. Legislative requirements

Council must operate within the legislative and regulatory framework established by Central Government. These requirements establish minimum standards for the safe, accessible and compliant operation of community halls and influence the way Council manages and maintains its assets.

The key legislation and guidance relevant to the Halls activity is outlined 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. Ensure buildings comply with applicable building requirements, including maintaining compliance schedules and Building Warrants of Fitness where required.
Building Act 2004 – Earthquake-prone buildings	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.

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Fire and Emergency New Zealand Act 2017	Require that relevant buildings have approved evacuation schemes and maintain them as approved.	Relevant buildings have up to date evacuation schemes and are maintained as required.

The Building Act 2004 provides requirements for identifying and managing earthquake-prone buildings. Himatangi Beach Hall was previously identified as earthquake prone and has since been strengthened. There are currently no earthquake-prone buildings within the Halls activity.

The Government has proposed regulations to establish standard groups of activities for councils' planning and reporting. Under the proposed framework, halls would be included within the **Community and Recreational Facilities** group. The proposed changes are intended to improve consistency and comparability in how councils report their activities and performance. Council will monitor the development and implementation of these requirements and assess any implications for the structure and reporting of the Halls Activity in future planning and reporting documents.

4.3. Current levels of service

The current levels of service for the Halls activity focus primarily on ensuring that in-use Council-owned halls are safe and comply with relevant building and fire safety requirements.

Council's community halls contribute to the social and cultural wellbeing of communities by providing venues for recreation, events, meetings and other community activities. The levels of service therefore focus on maintaining facilities that are safe and available for their intended use.

The current level of service, performance measure and target are outlined 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

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	2024/25 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 Not Met 60%**
	2025/26 We will measure this by monitoring the % of in-use Council-owned Halls are	**Target Not Met**

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	compliant with current building warrant of fitness requirements and FENZ evacuation procedures – 100%	

The target of 100% of in-use Council-owned Halls displaying a current Building Warrant of Fitness (BWoF) was not achieved in 2024/25, with 60% of the Halls network compliant at the end of the financial year. BWoF audits undertaken during 2024 and 2025 identified a number of compliance issues requiring remedial work across several halls. While remedial work at a small number of non-compliant halls had been completed by the end of 2024/25 and was awaiting compliance assessment, the remaining halls required further work. Further BWoF audits undertaken during 2025 identified additional work required at other halls, meaning the 100% target was also not achieved in 2025/26. The remedial works were largely unplanned and unbudgeted and therefore required funding to be identified from other sources and the works to be prioritised alongside the existing work programme. Council continues to address the identified compliance issues, with priority given to achieving compliance and maintaining the safety of hall users.

4.4. Desired levels of service

The existing levels of service for the Halls activity have been reviewed as part of this Asset Management Plan. No change is proposed to the overall safety outcome for Council-owned Halls; however, a minor change is proposed to the performance measure for 2027–37.

The current performance measure is **"% of in-use Council-owned Halls are compliant with current Building Warrant of Fitness requirements and FENZ evacuation procedures."** For 2027–37, it is proposed that this be amended to **"% of in-use Council-owned Halls are compliant with relevant safety regulations."** The Building Warrant of Fitness and FENZ evacuation requirements are covered by the broader term 'relevant safety regulations', and the revised wording avoids limiting the measure to these two requirements. This provides a broader measure of safety compliance and allows other relevant legislative and regulatory requirements to be considered.

The desired level of service remains that 100% of in-use Council-owned Halls are compliant with relevant safety regulations. Council will continue to work with hall committees and external contractors to identify and address compliance issues and maintain safe facilities for hall users.

Proposed levels of service for the 2027-37 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 relevant safety regulations
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

Council will continue to work with hall committees and external contractors to maintain the Halls network in accordance with relevant safety regulations and achieve the desired levels of service. Regular inspections, compliance assessments and Building Warrant of Fitness processes will identify safety and compliance issues requiring attention. Identified works will be prioritised based on the level of risk, compliance requirements, condition of the asset and impact on service delivery.

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Planned maintenance and renewal programmes will address known asset issues and help prevent deterioration and unplanned failures. Where compliance issues require remedial work that is not included in existing budgets, Council will assess the priority and funding requirements and consider the works alongside the wider Halls work programme. Condition assessments and asset information will continue to be improved to support proactive maintenance, renewal planning and informed investment decisions.

The Community Halls Sub-Plan will also inform longer-term investment decisions by considering the condition, utilisation, community need and sustainability of individual halls. This will help ensure investment is targeted towards facilities and works that support safe, functional and sustainable community halls and the continued achievement of the desired levels of service.

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5. Future Demand

5.1. Demand drivers

Demand for community halls is influenced by a range of factors, including population growth and distribution, demographic change, changing community needs and expectations, patterns of facility use, availability of alternative facilities, affordability, and changes in the way communities participate in social, recreational and cultural activities.

For the Halls activity, the key demand drivers are expected to be population and demographic change, the geographic distribution of growth, changing community needs and preferences, and the availability and use of alternative community facilities. These factors may result in increased demand for halls in some areas while demand remains static or declines in others.

Utilisation of individual halls will be an important indicator of changing demand. Where utilisation is low or declining, Council will need to consider this alongside asset condition, investment requirements, community need and the availability of alternative facilities when determining the appropriate future level of provision.

The Community Halls Sub-Plan provides the strategic framework for considering these factors and informing future decisions about the provision, distribution and investment in community halls across the District.

5.2. Demand forecasts

5.2.1. Population forecasts

The Manawatū District has experienced sustained population growth, reaching an estimated population of approximately 33,700 in 2024. Between 2019 and 2024, the District's population increased by approximately 7%, including growth of 1.5% between 2023 and 2024. Recent growth has been influenced by internal migration, lifestyle-related relocation, the District's proximity to larger urban centres, and regional economic activity.

Population growth is expected to continue to influence demand for community facilities over the life of this Plan. However, the impact on the Halls activity will depend not only on overall population growth, but also on where that growth occurs. Growth may increase demand for community facilities in some locations, while halls in areas experiencing limited growth or low utilisation may see little change in demand.

Council will therefore consider population growth and distribution alongside utilisation, community need, asset condition and the availability of alternative facilities when planning future investment in the Halls network.

5.2.2. Demographic forecasts

The demographic profile of the Manawatū District is also changing. Between 2013 and 2023, all broad age groups experienced growth, with notable increases in children aged 0–9 years, young adults aged 20–34 years and residents aged 65 years and over. The District is gradually developing an older age profile, with a median age of 40.8 years in 2024 compared with the national median of 37.9 years.

The District is also becoming increasingly culturally diverse, with growth across Māori, Pacific Peoples, Asian and Middle Eastern, Latin American and African populations. In 2023, 18.3% of the District's population identified as Māori.

These demographic changes may influence the types of activities communities expect halls to accommodate and the accessibility, functionality and flexibility required from facilities. An ageing population may increase the importance of accessible and easily usable facilities, while increasing cultural diversity and changing household and age profiles may influence the range of social, recreational and cultural uses of community halls.

Council will consider these changing demographics, together with local utilisation and community needs, when assessing future provision and investment in the Halls network.

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5.3. Demand management plan

Demand for community halls will primarily be managed through the effective use and management of the existing network. Given the number and geographic distribution of halls across the District, population growth is not expected to automatically result in a need for additional facilities. Instead, Council will consider whether changing demand can be accommodated within existing facilities before considering additional or upgraded provision.

Demand may vary considerably between communities as population distribution, demographics, community needs and patterns of use change over time. In some locations demand may increase, while other halls may experience static or declining utilisation. Council will therefore consider utilisation, community need, accessibility, asset condition, available capacity and alternative facilities when determining future investment.

Where increased demand is identified, management responses may include promoting or increasing the use of existing facilities, improving accessibility or functionality, or upgrading facilities where appropriate. Where demand is low or declining, Council may consider alternative uses, changes to the level of investment, consolidation, rationalisation or disposal, consistent with the strategic direction established through the Community Halls Sub-Plan.

The key demand drivers and proposed management responses are summarised in the table below.

Demand Driver	Current Position	Projection	Impact on Services	Management Plan
Population growth	District population approximately 33,700 in 2024	Continued population growth is anticipated over the planning period	Demand may increase in communities experiencing population growth; however, existing facilities may have capacity to accommodate additional use	Monitor population growth and hall utilisation. Consider existing capacity and alternative facilities before providing additional or upgraded assets
Demographic change	District population is gradually ageing and becoming more culturally diverse	Continued change in the age and demographic profile of the District	Changing expectations for accessibility, functionality and the types of activities accommodated by halls	Consider accessibility, functionality and changing community needs when planning renewals and upgrades
Population distribution	Population is distributed between Feilding, rural villages and the wider rural area	Growth may not occur evenly across the District	Demand may increase in some communities while remaining static or declining in others	Monitor population distribution and utilisation to ensure future investment reflects where community demand exists
Changing utilisation and community needs	Utilisation varies across the Halls network and comprehensive utilisation information is currently limited	Patterns of hall use may change over time	Some halls may experience increasing demand while others may become under-utilised relative to the level and cost of provision	Improve utilisation information and assess halls against community need, condition, cost and alternative provision. Use the Community Halls Sub-Plan to inform future investment, repurposing or rationalisation decisions

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5.4. Key asset programmes to meet demand

No significant expansion of the Halls network is currently anticipated over the life of this Plan. The existing network provides a high level of facility provision across the District, and future demand will primarily be managed through the effective use, maintenance, renewal and, where appropriate, upgrade of existing facilities.

Investment will be prioritised based on factors including asset condition, utilisation, community need, accessibility, risk and the availability of alternative facilities. The Community Halls Sub-Plan will provide the strategic direction for this investment and support decisions on the future role and sustainability of individual halls.

Where an upgrade, new asset or other significant investment is proposed in response to changing demand, Council will consider the whole-of-life financial implications, including capital, operating, maintenance and future renewal costs. These costs will be incorporated into Council's long-term financial planning where appropriate.

Where demand is low or declining, Council will consider whether continued investment is appropriate or whether alternative use, repurposing, rationalisation or disposal should be considered.

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6. Lifecycle Management Plan

The Lifecycle Management Plan sets out how Manawatū District Council will manage, operate, maintain, renew and develop the assets within the Halls Activity to provide agreed levels of service throughout their lifecycle, while managing risk, performance and whole-of-life costs.

The approach recognises the need to balance service requirements, asset condition, utilisation, community need, operational requirements and available funding to ensure hall assets remain safe, fit for purpose and sustainable over the long term.

The Lifecycle Management Plan covers the key activities and programmes required to manage the Halls asset portfolio, including operations and maintenance, asset renewals and upgrades, development of new assets where required, and the ongoing management of asset condition, performance and risk.

6.1. Roles and responsibilities

The day-to-day operation of community halls is primarily undertaken by the respective Community Hall Committees. Committees are responsible for managing bookings, cleaning, routine inspections, general maintenance and minor repairs, as well as responding to customer enquiries relating to the use of their hall.

Community Hall Committees also play an important role in identifying and reporting maintenance and remedial requirements to Council. Identified works are considered alongside information from condition assessments, compliance inspections and contractor or staff inspections to inform maintenance and renewal programmes.

Council is responsible for the overall asset management of Council-owned halls, including planning and funding significant maintenance, renewal and upgrade works. Council also manages legislative and regulatory compliance requirements, including Building Warrant of Fitness processes and other relevant building and safety requirements.

Maintenance and remedial works are undertaken through a combination of planned and reactive programmes. Preventative maintenance plans and periodic condition assessments are used to identify and programme works before asset failure occurs, while unplanned maintenance is undertaken in response to defects, compliance issues or maintenance requests identified by Hall Committees, contractors or Council staff.

Specialist contractors are engaged where required to undertake inspections, compliance activities, maintenance, renewals and other works that require appropriate technical expertise or certification.

6.2. Maintenance plan

Maintenance activities are undertaken to ensure Halls assets remain safe, functional and fit for purpose, and to support the achievement of agreed levels of service. Maintenance also helps preserve asset condition, maximise useful life and reduce the likelihood of premature asset failure.

Maintenance requirements are identified through Community Hall Committees, Council and contractor inspections, compliance assessments, condition assessments and preventative maintenance programmes. Works are prioritised based on factors including health and safety, legislative compliance, asset condition, risk, impact on service delivery and available funding.

The Community Facilities Strategy and Community Halls Sub-Plan provide strategic direction for the management of the Halls network. The level of maintenance undertaken at individual facilities also considers the role of the hall within the network, its utilisation and community need.

Maintenance activities are generally categorised as follows:

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Maintenance Type	Description
Reactive Maintenance	Unplanned work undertaken in response to asset faults, failures, damage or compliance issues. Requirements may be identified by Hall Committees, Council staff, contractors or through inspections. Works are prioritised according to risk, urgency and impact on service delivery.
Routine Maintenance	Regular day-to-day activities required to keep facilities operational, clean and safe. This includes cleaning, caretaking and minor maintenance activities, which are primarily managed by Community Hall Committees.
Planned Maintenance	Preventative or programmed work undertaken to maintain asset condition and reduce the likelihood of failure. This may include minor repairs, painting and redecoration, servicing, and other scheduled building maintenance. Preventative maintenance plans, condition assessments and compliance inspections are used to identify and programme future work.

Council is continuing to strengthen the planned and preventative approach to maintenance across the Halls activity. Periodic condition assessments and preventative maintenance plans provide improved information on asset condition and emerging maintenance requirements, enabling work to be identified and programmed before significant deterioration or failure occurs.

Community Hall Committees remain responsible for routine maintenance and identifying and reporting maintenance issues. Council is responsible for considering significant maintenance and remedial requirements within the wider Halls work programme and for coordinating specialist or compliance-related work where required. All work is undertaken in accordance with relevant health and safety, building and regulatory requirements.

The majority of maintenance expenditure for the Halls activity is funded through operational budgets for building and grounds maintenance, rather than through specific maintenance project budgets. These operational budgets provide for routine and reactive maintenance required across the Halls network, including minor repairs and other works necessary to maintain facilities in a safe and serviceable condition. Only one specific maintenance project has been identified within this iteration of the Asset Management Plan, with other maintenance requirements expected to be managed through existing operational budgets and prioritised as needs arise.

The table below identifies the maintenance projects and activities required to support the agreed levels of service for the Halls activity, including the criticality of each project and the consequences or risks associated with not undertaking the work.

Hall	Project Description	Criticality	Consequence	Estimated Cost	Year
Himatangi Beach Hall	Corrosion treatment	High	High	$9,053	6

6.3. Renewal plan

Renewals are capital works undertaken to restore, rehabilitate or replace an existing asset where the asset has reached, or is approaching, the end of its useful life, or where its condition or performance means it can no longer reliably provide the required level of service. Renewal works generally maintain the existing service capacity and function and do not constitute a significant change to the service being provided.

Renewal requirements are identified through a combination of asset condition assessments, inspections, maintenance history, operational knowledge, asset age and remaining useful life, asset performance and identified risks. Information from Council Officers, the Open Spaces Contractor and other sources is considered when assessing the need for renewal.

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Renewal decisions take into account the condition and performance of the asset, the likelihood and consequence of failure, the criticality of the asset to hall operations, the level of use, maintenance and operational costs, and the ability to extend the asset's useful life through maintenance or other intervention.

Where appropriate, renewal options will consider the whole-of-life cost of the asset, including whether replacement with a modern equivalent may provide a more sustainable or cost-effective outcome over the asset lifecycle. Renewal will be undertaken when this provides a more appropriate lifecycle outcome than continued maintenance or repair.

Renewal priorities are generally given to assets or asset groups that:

- have a high consequence of failure or present a significant risk to public or staff safety;
- are critical to the delivery of hall services;
- experience high levels of use and where failure would have a significant impact on users or service delivery;
- have deteriorated to a condition where continued maintenance is no longer considered an appropriate or cost-effective option;
- have higher than expected operational or maintenance costs; or provide an opportunity to reduce whole-of-life costs or improve lifecycle outcomes through replacement with a modern equivalent.

Identified renewal requirements are prioritised using the ranking criteria outlined in the table below. The renewal programme will be reviewed as asset condition, performance and risk information improves, and priorities may be adjusted to reflect changes in asset needs, available funding and the timing of other planned works.

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

The consequence of failure is considered when prioritising individual renewal projects and reflects the potential impact of an asset or component failing, including impacts on safety, compliance, functionality and continued use of the facility. A high consequence of failure does not necessarily mean that the asset is classified as a critical asset. Criticality relates to the significance of an asset to the continued delivery of essential services, whereas consequence of failure is used to help determine the relative priority and timing of individual renewal works.

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**
Pohangina	Renewals as per condition assessment	2	High	$55,990	1
Colyton	Renewals as per condition assessment	2	High	$30,540	1
Rangiwahia	Replace water tanks	3	High	$39,535	2
Kiwitea	Renewals as per condition assessment	3	High	$83,232	2
Apiti	Renewals as per condition assessment	4	High	$85,146	3
Rangiwahia	Renewals as per condition assessment (roof replacement)	3	High	$79,824	3

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Sanson	Renewals as per condition assessment	5	High	$98,088	4
Rangiotu	Renewals as per condition assessment	5	High	$82,830	4
Beaconsfield	Renewals as per condition assessment	6	High	$155,786	5
Himatangi Hall	Exterior repaint and replace windows	7	High	$147,551	6
Halcombe Hall	Exterior repaint	8	High	$86,573	7

6.4. Consequence of deferring maintenance and renewal

Council recognises that maintenance and renewal programmes may need to be adjusted where available funding, asset priorities or other operational requirements require expenditure to be deferred. Decisions to defer maintenance or renewal are therefore considered in the context of the risk to the asset, the service it provides and the consequences of failure.

Deferring routine or planned maintenance may result in deterioration of asset condition and an increased requirement for reactive maintenance. Over time, this can increase maintenance costs, reduce the useful life of assets and increase the likelihood of unplanned failures.

Deferring renewal can result in assets remaining in service beyond their anticipated useful life. Where asset condition or performance continues to deteriorate, this may increase the likelihood and consequence of failure, potentially affecting the safety, accessibility, functionality, compliance and availability of community halls. In some circumstances, deferral may also result in higher lifecycle costs where an asset requires increasingly frequent repairs before eventual renewal.

The consequences of deferring maintenance or renewal will vary depending on the condition, criticality and role of the affected asset. Assets that present a higher risk to public safety or regulatory compliance, or where failure would significantly affect the availability or use of a hall, will be given greater priority.

Where maintenance or renewal is deferred, the associated risks will be assessed and monitored, and work will be prioritised based on asset condition, criticality, likelihood and consequence of failure, level of service requirements, compliance requirements and available funding. The role, utilisation and future requirements of the hall will also be considered when determining the appropriate level and timing of investment. This approach supports Council to direct available resources towards those activities where deferral presents the greatest risk to the delivery of the Halls activity.

Where deferral is considered appropriate, the asset and associated risk will continue to be monitored to identify any change in condition, performance or risk that may require the work to be brought forward.

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6.5. Acquisition/upgrade plan

Acquisition refers to the provision of new assets, while upgrades improve the capacity, functionality or level of service of existing assets. These differ from renewals, which replace or restore existing assets to maintain their current service potential.

For the Halls activity, acquisitions and upgrades may be required to respond to changing community needs, demand, accessibility, operational or regulatory requirements. Where possible, Council will first consider whether the identified need can be met through existing facilities, renewal, modification or repurposing.

Proposed projects will be assessed and prioritised based on need, utilisation, service outcomes, risk, whole-of-life costs and affordability. Investment decisions will also consider the Community Halls Sub-Plan and the future role and sustainability of individual facilities within the wider Halls network.

The table below identifies the proposed acquisition and upgrade projects for the Halls activity over the 2027–37 planning period.

Asset	Development Description	Increased LoS	Response to Growth	Proportion of Renewal	Estimated Cost	Year	External Funding
Colyton Hall	Upgrade existing septic holding tank	100%			$60,000	10	

*Those projects marked with a ***** did not make it through Council's prioritisation process and will not be funded*.

Acquisition and upgrade expenditure is limited over the 2027–37 planning period, with no significant expansion of the Halls network proposed. One project is identified for **Colyton Hall**, involving the upgrade of the existing septic holding tank to support the ongoing operation of the facility.

Other investment will focus primarily on maintaining and renewing existing assets. Future requirements will be considered in response to demand, utilisation and community need, guided by the Community Halls Sub-Plan.

The scope, timing and delivery of the acquisition and upgrade projects identified in this Plan are subject to further investigation, prioritisation and funding through Council's Long-term Plan and Annual Plan processes. Inclusion of a project within this Asset Management Plan identifies an anticipated asset need and does not represent a commitment by Council to deliver the project within the identified timeframe. Projects and associated budgets may be amended as priorities, project information and available funding are confirmed.

Where an upgrade results in additional assets or an increased level of service, the consequential operational, maintenance and renewal costs will be considered as part of project planning.

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6.6. Disposal plan

The table below identifies assets that may be considered for disposal during the 2027–37 planning period. Inclusion in the table identifies a potential disposal opportunity and does not represent a commitment by Council to dispose of the asset.

Any disposal will be subject to further assessment and the appropriate Council decision-making and approval processes. This will include consideration of factors such as community need, utilisation, asset condition, future investment requirements, alternative provision, financial implications and the strategic direction established through the Community Halls Sub-Plan. Consultation or engagement with affected communities will be undertaken where required.

The timing and financial implications of any disposal will be confirmed as proposals are developed. Where known, the table identifies estimated disposal costs and the anticipated reduction in annual operating and maintenance costs associated with disposal.

Asset	Reason for Potential Disposal	Timing	Costs	Annual Operations & Maintenance Savings
Clydesdale Hall	Potentially surplus to future service requirements; asset approaching end of life	To be determined	To be determined	$0
Taikorea Hall Land	Land potentially surplus to Council requirements	To be determined	To be determined	$0

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7. Data and Information Systems

7.1. Asset information

Asset & Work Manager is the primary asset information system for the Community Facilities Activity and is used to record and manage information relating to the activity's assets. The system provides a centralised asset information base to support asset management planning and decision-making.

A significant amount of information is available for the Halls activity, particularly through building condition assessments undertaken across the portfolio. These assessments provide detailed information on individual building components, their condition and identified maintenance and renewal requirements.

While condition assessment reports are stored within Asset & Work Manager, much of the detailed information contained within these reports is not currently recorded as structured asset and component data within the system. As a result, information on individual building components and their condition, remaining useful life and maintenance or renewal requirements is not always readily accessible for analysis and lifecycle planning.

Improving the way this existing information is captured and structured within Asset & Work Manager is therefore a key opportunity for the 2027–37 planning period. Progressively establishing individual asset component records and incorporating relevant condition and lifecycle information will improve Council's ability to analyse asset performance, forecast future expenditure and develop coordinated maintenance and renewal programmes.

7.2. Asset data collection responsibilities

Asset information is maintained in Asset & Work Manager by the Asset Management and Compliance Officer, with information provided by Council Officers, contractors and other parties involved in the inspection, maintenance, renewal or development of Halls assets.

Information is obtained through a range of sources, including condition assessments, compliance inspections, maintenance activities and completed renewal and capital works. Historic information is also used where it is available and can be verified to an appropriate level of confidence.

Periodic building condition assessments are an important source of asset information for the Halls activity. Assessments undertaken in 2020 provided detailed information on building condition and maintenance and renewal requirements, with further assessments undertaken in 2026 for halls that had received significant renewal investment since 2021.

Future data improvement will focus not only on collecting new information, but also on progressively converting relevant information already held within condition assessment reports into structured asset and component records within Asset & Work Manager. Information will also be updated as maintenance, renewal and upgrade works are completed and further condition assessments are undertaken.

The level of information recorded will be proportionate to the significance, criticality, risk and lifecycle requirements of the asset, ensuring that data management effort is targeted towards information that provides the greatest value for maintenance, renewal, risk management and long-term planning.

7.3. Data quality

Council holds a significant amount of information on its Halls assets; however, the accessibility and structure of this information within Asset & Work Manager varies. Detailed condition information is available through condition assessment reports, but much of this information has not yet been translated into individual asset and component records within the system.

The primary data quality limitation for the Halls activity is therefore not necessarily the absence of asset information, but the extent to which existing information is structured, accessible and able to be readily used for asset management analysis and lifecycle planning.

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This limits Council's ability to efficiently analyse condition across the portfolio, identify future maintenance and renewal requirements, forecast expenditure and monitor changes in asset condition over time. Where information is held within supporting reports rather than structured asset records, these reports will continue to inform asset management decisions.

Improving the completeness, structure and accessibility of Halls asset information within Asset & Work Manager is identified as an opportunity within the Asset Management Improvement Plan. Priority will be given to establishing appropriate asset component records and incorporating existing condition and lifecycle information where this will improve Council's understanding of asset condition, criticality, risk and future expenditure requirements.

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8. Managing Risk and Resilience

8.1. Risk management plan

Risk management is an integral part of asset management and supports informed decision-making by identifying and managing risks that may affect the delivery of the Halls activity. This includes risks to service delivery, public safety, asset performance, financial sustainability and Council's reputation.

The key risks associated with the Halls activity are summarised in the table below, together with their assessed risk ratings, existing controls and any further treatments proposed. The risks were identified and reviewed through a workshop with Community Facilities staff and assessed in accordance with Council's Risk Management Framework.

Risk Description	Raw Score	Current Controls or Treatments	Post control or treatment rating	Post Treatment Score	Proposed Risk	Further Controls or Treatments Proposed
Asbestos-containing materials may be present within some Council-owned Halls. While testing has been completed at most in-use halls, some asbestos may remain unidentified or could be disturbed during maintenance, renewal or upgrade works.	24	• Implementation and ongoing management of Council's Asbestos Management Plan. • Asbestos testing as part of condition assessments and when works may disturb building materials. • Identification and recording of known asbestos-containing materials. • Provide appropriate information and guidance to hall committees, contractors and staff where asbestos is known or suspected.	16	**High**	Mitigate	• Continue undertaking asbestos testing when condition assessments are undertaken • Maintain and regularly update asbestos registers and building-specific asbestos information. • Ensure asbestos information is considered before maintenance, renewal or upgrade works commence. • Review asbestos management information following significant building works or changes to building condition.
Some halls may experience low or declining utilisation, resulting in a level of facility provision that is not aligned with community demand. This may affect the long-term sustainability of the Halls network and result in ongoing expenditure on facilities that provide limited community benefit.	20	• Continue to promote hall usage where appropriate. • Assess individual halls against the Halls Assessment Criteria. • Use the Community Halls Sub-Plan to guide decisions on the future provision, distribution and investment in community halls.	12	**Medium**	Mitigate	• Improve collection and monitoring of utilisation information across the Halls network. • Periodically review hall utilisation, condition, community need and whole-of-life costs. • Use the Community Halls Sub-Plan and Halls Assessment Criteria to prioritise investment and consider the future role of individual facilities. • Engage with hall committees and affected communities when significant changes to a facility are being considered.
Delaying decisions on the future use, rationalisation or disposal of halls may result in continued investment in facilities that have low utilisation, significant renewal or upgrade requirements, or no longer align with community needs. This may reduce Council's ability to prioritise funding across the Halls network and address higher-priority asset needs.	20	• Use the Community Halls Sub-Plan to provide strategic direction for the future provision and sustainability of the Halls network. • Assess halls against the Halls Assessment Criteria to support consistent and evidence-based decision-making. • Undertake condition assessments and identify indicative maintenance and renewal requirements to inform decisions. • Consider utilisation, community need, asset condition, financial implications and alternative provision when assessing the future of individual halls. • Engage with hall committees and affected communities as part of significant decisions regarding future use, rationalisation or disposal.	12	**Medium**	Mitigate	• Progress reviews and decisions for halls where utilisation, condition, investment requirements or community need indicate that the current level of provision may not be sustainable. • Improve utilisation and whole-of-life cost information to support future investment and rationalisation decisions. • Regularly review the Halls network against the strategic direction and assessment criteria established through the Community Halls Sub-Plan.
Significant deferred renewal and upgrade requirements across the Halls activity may require substantial investment to maintain facilities to an appropriate, fit-for-purpose standard.	24	• Continued programme of prioritised renewals, with a focus on Medium Profile halls. • Preventative maintenance programmes for High and Medium Profile halls. • Regular condition assessments to identify emerging renewal requirements and inform investment priorities.	20	**High**	Mitigate	• Continue to prioritise renewal investment based on asset condition, risk, utilisation and community need. • Develop a long-term approach to addressing deferred upgrade requirements, recognising that significant upgrade work has not been undertaken across the Halls portfolio for several decades. • Consider the future role and sustainability of individual halls when determining whether renewal, upgrade, repurposing or other options represent the most appropriate investment. • Align future investment decisions with the strategic direction of the Community Halls Sub-Plan.

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8.2. Critical asset identification and management

Critical assets are those assets where failure would have a significant consequence for the delivery of Council services or the community.

No assets within the Halls activity are currently identified as critical assets through Council's business continuity planning. While individual halls are important to the communities they serve, the temporary loss of an individual facility would not generally prevent Council from delivering an essential service, and alternative facilities may be available in many circumstances.

This does not mean that all Halls assets have the same priority. Asset condition, public safety, regulatory compliance, utilisation, community need and the consequences of failure are considered when prioritising maintenance and renewal expenditure.

Criticality will be reviewed if the role or use of a facility changes, or where improved asset and service information indicates that failure of an asset could have a greater consequence than previously identified.

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

8.3. Risk assessment framework

Council uses a risk-based approach to identify, assess and manage risks associated with the delivery of the Halls activity and the management of its assets. The risk assessment process identifies credible risks, considers the likelihood of the risk occurring and the potential consequences should the event occur. These factors are used to determine an overall risk rating and to assess whether the level of risk is acceptable.

Where risks are assessed as being outside Council's accepted risk appetite, appropriate controls, mitigation measures or treatments are identified to reduce the likelihood and/or consequence of the risk occurring. Risk treatments may include changes to operational practices, increased monitoring and inspection, maintenance, renewal, asset upgrades, compliance works or other appropriate interventions.

The assessment of risks associated with the Halls activity takes into account Council's Risk Appetite Statement 2026. Risk appetite represents the level and nature of risk Council is prepared to accept in pursuit of its outcomes and objectives. It provides a framework for making informed decisions about the balance between risk, service outcomes, cost and available resources.

Risk acceptance is subject to an understanding of the potential consequences, costs and benefits associated with the risk, together with consideration of reasonably practicable measures to manage or reduce the risk. Where a risk is accepted, it will continue to be monitored to ensure that changes in circumstances, asset condition, service requirements or available information are identified and appropriately managed.

The risk assessment framework supports the prioritisation of maintenance, renewal, acquisition and upgrade activities by directing resources towards assets and activities where the potential consequences of failure or service disruption are greatest.

8.4. Approach to managing resilience

Resilience is the ability of assets and services to withstand, respond to and recover from disruptive events and changing conditions. For the Halls activity, this involves understanding the risks that may affect individual facilities and managing assets in a way that supports their continued availability and long-term sustainability.

No assets within the Halls activity are currently identified as critical to the continuity of Council's essential services. However, individual halls may be affected by natural hazards and other disruptive events, including earthquakes, flooding, severe storms, high winds and fire. The extent of exposure and potential consequences will vary depending on the location, construction, condition and use of each facility.

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Climate change may increase the frequency or severity of some weather-related events and may also affect the long-term performance and durability of building components. Changes in rainfall, temperature, moisture and severe weather may increase deterioration or maintenance requirements for some assets over time.

Council manages these risks through asset inspections and condition assessments, preventative and planned maintenance, renewal programmes, compliance activities and appropriate insurance and emergency management arrangements. Improved asset information will also support a better understanding of asset vulnerability and enable emerging risks to be incorporated into future maintenance and renewal planning.

Resilience considerations will continue to be incorporated into asset management and investment decisions over the life of this Plan, with the level of response proportionate to the role, risk, condition and expected future use of individual facilities.

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9. Financial Summary

This section summarises the financial requirements of the Halls activity arising from the asset management information, levels of service, risks, maintenance requirements, renewal needs and proposed acquisitions and upgrades identified in the preceding sections of this Asset Management Plan.

The financial forecasts provide an indication of the anticipated expenditure required to maintain and manage hall assets and support the delivery of agreed levels of service over the 2027–37 planning period. The forecasts include operational expenditure, maintenance, renewals and capital expenditure, as applicable.

The forecasts are based on the information and assumptions available at the time of preparing this Plan and will be refined as asset information, condition knowledge, project scope and cost estimates improve. Proposed expenditure remains subject to Council's financial capacity, prioritisation and decision-making processes. The programmes and costs identified therefore represent the anticipated asset management requirements of the Halls activity rather than a commitment to fund or deliver all identified expenditure.

9.1. Financial forecast summaries

9.1.1. Proposed operations budget

Operational expenditure covers the ongoing costs associated with managing and maintaining the Halls activity and delivering agreed levels of service. The main areas of expenditure include building maintenance, building compliance costs, rates, depreciation and internal Council charges. The majority of maintenance expenditure for the Halls activity is funded through operational building maintenance budgets rather than through specific maintenance project budgets.

The forecast has been developed using current expenditure, known cost changes, anticipated maintenance and compliance requirements, and other ongoing costs associated with managing the Halls network. Whole-of-life costs are also considered when planning new or upgraded assets to ensure the ongoing financial implications of investment decisions are recognised.

Council forecasts $11,975,132 of operational expenditure over the 10-year planning period, averaging approximately $1,197,513 per year across the Halls activity. Actual expenditure will vary between years depending on maintenance and compliance requirements, changes in asset values and associated depreciation, and other operational factors.

The forecast represents the current anticipated operating and maintenance requirements of the activity and will be refined as asset condition, maintenance requirements and lifecycle cost information improves. Actual budgets will be confirmed through Council's Long-Term Plan and annual budgeting processes, subject to financial capacity and prioritisation.

The operational expenditure forecasts presented in this section are rounded, uninflated figures based on current budget estimates. These figures are indicative and may be subject to change as budgets are refined and finalised through Council's Long-term Plan and Annual Plan processes.

The figure below shows the forecast distribution of operational expenditure across the 2027–37 planning period.

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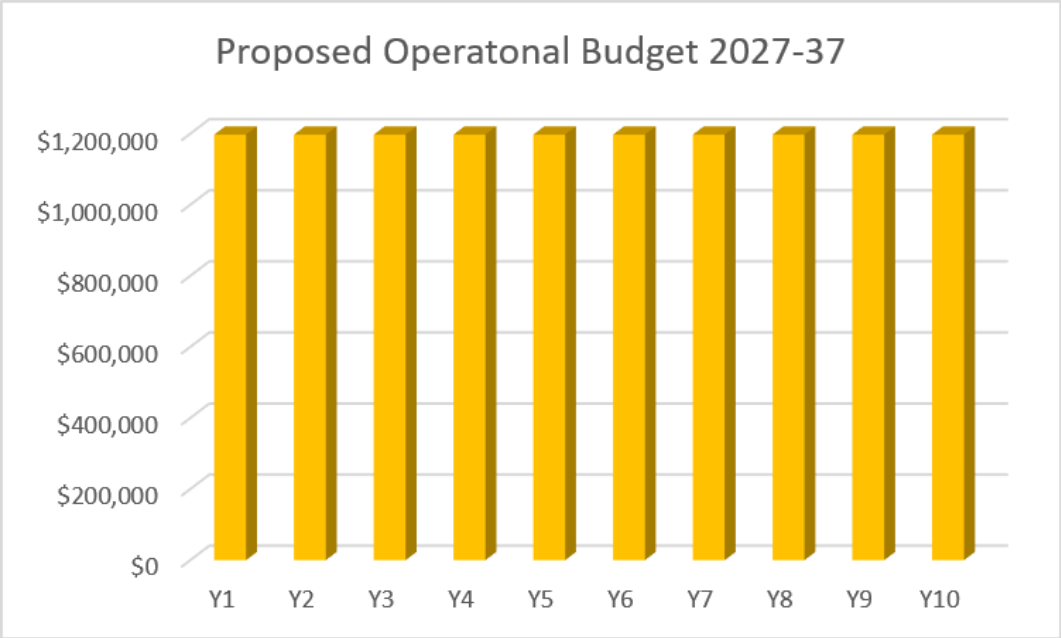

9.1.2. Proposed maintenance budget

Maintenance requirements are identified through routine inspections, condition assessments, compliance activities, Council and contractor observations, Hall Committee feedback, asset failures, maintenance history and identified risks.

Council's approach balances planned and preventative maintenance with reactive maintenance to keep hall assets safe, functional and fit for purpose, while reducing the likelihood of unplanned failures and higher repair costs. Maintenance priorities are based on asset condition, risk, safety and compliance requirements, impact on service delivery and available funding.

The majority of maintenance expenditure for the Halls activity is funded through operational building maintenance budgets and is therefore included within the Proposed Operations Budget outlined above. Only one specific maintenance project has been identified and separately budgeted within the 2027–37 Asset Management Plan.

The proposed maintenance project budget is based on the identified scope and estimated cost of this work. Council forecasts $9,053 of specific maintenance project expenditure over the 10-year planning period. This amount should therefore be considered alongside the operational building maintenance budget when considering the overall maintenance requirements of the Halls activity.

The forecast reflects the maintenance project identified at the time of preparing this Plan. Other maintenance requirements will continue to be managed through operational budgets and prioritised as needs arise, subject to Council's financial capacity and annual planning processes.

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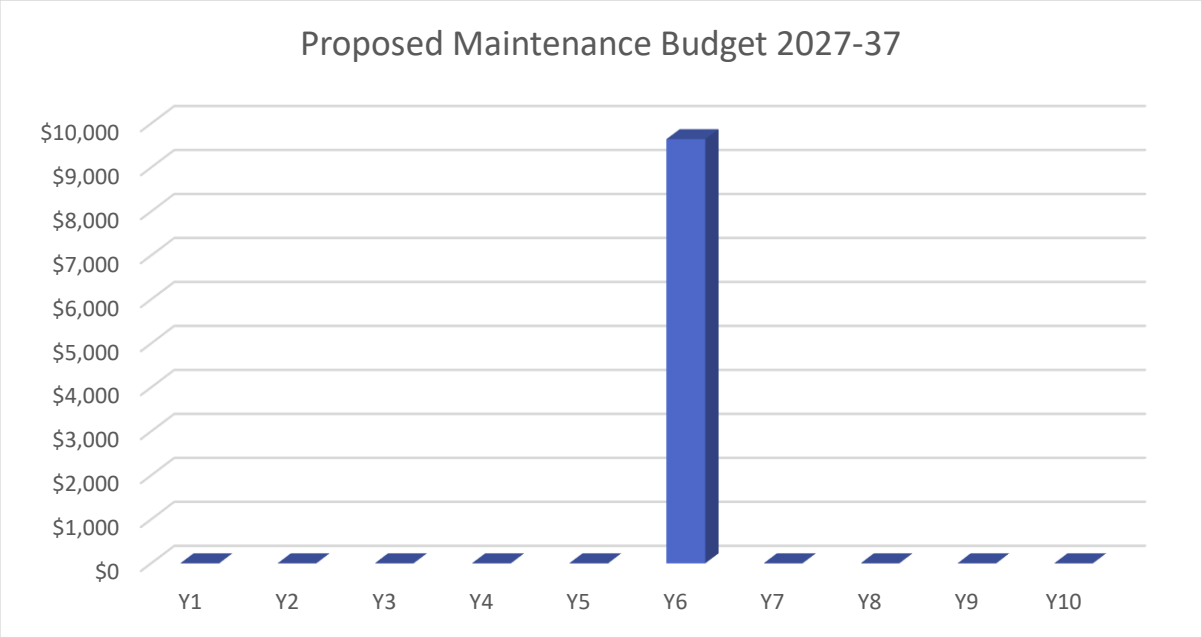
The figure below shows the spread of this spending.



The variation in maintenance expenditure over the planning period reflects the timing of the specific maintenance project identified within this Plan. It does not represent the total maintenance expenditure for the Halls activity, as the majority of building maintenance is funded through operational budgets.

9.1.3. Proposed renewal budget

The proposed renewal budget has been developed using available asset condition and age information, recent condition assessments, operational and maintenance knowledge, identified asset needs and anticipated remaining asset lives.

Renewal requirements have been prioritised based on asset condition, remaining life, risk and the consequences of failure. The timing of individual projects reflects the relative urgency of the identified work, while also considering the efficient coordination and delivery of renewal activities.

A significant proportion of the proposed renewal programme has been informed by condition assessments undertaken across the Halls portfolio. These assessments have identified building components requiring renewal and provided indicative timing and cost information to support the development of the programme. Specific larger renewals have also been identified where individual components require replacement, including roof replacement at Rangiwahia Hall and exterior repainting and window replacement at Himatangi Beach Hall.

While Council holds a significant amount of condition information, much of the detailed component-level information remains within condition assessment reports rather than being recorded as structured data within Asset & Work Manager. As this information is progressively incorporated into the system and further condition assessments are completed, Council's ability to undertake component-level lifecycle forecasting and refine future renewal programmes will improve.

Council forecasts $945,095 of renewal expenditure over the 10-year planning period, averaging approximately $94,509 per year. Expenditure will vary between years depending on the timing and scale of individual renewal projects.

The forecast represents the anticipated renewal requirements based on information available when preparing this Plan. Actual project timing and expenditure may change in response to updated condition information, changes in asset performance, project scope and cost estimates, available funding and Council's prioritisation and annual planning processes.

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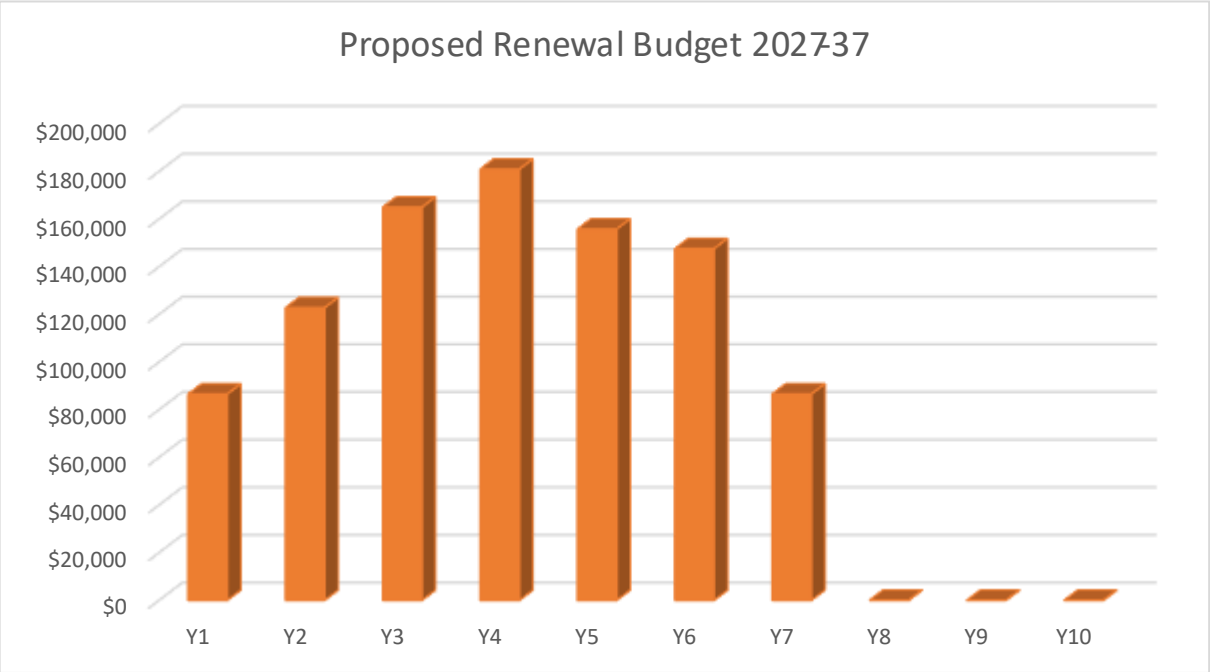
The figure below shows the forecast distribution of renewal expenditure across the 2027–37 planning period.



Renewal expenditure varies across the planning period, reflecting the timing and scale of the works identified through condition assessments. Higher expenditure in some years is associated with larger building component renewals, while other years contain a number of smaller renewal projects.

The programme has been sequenced having regard to the assessed remaining life and consequence of failure of the identified assets. Project timing will continue to be reviewed as updated condition information becomes available, and works may be brought forward or deferred where changes in asset condition or risk justify a change in priority.

9.1.4. Proposed acquisition/upgrade budget

Acquisition and upgrade projects may be identified through changes in service needs, demand, community and operational requirements, asset performance, regulatory requirements and opportunities to improve the functionality or accessibility of existing hall facilities.

Acquisitions and upgrades differ from renewals in that they provide additional capacity, functionality or service capability rather than replacing an existing asset to maintain its existing level of service. Where an identified need can be met through the existing Halls network, maintenance or renewal of an existing asset, or alternative provision, these options will be considered before significant new or upgraded assets are proposed.

Only one acquisition and upgrade project is currently included within the 2027–37 planning period. This project provides for the acquisition of additional land and installation of a new septic field at Colyton Hall to support the ongoing operation of the existing facility. The project is programmed for later in the planning period.

No other acquisition or upgrade projects are currently funded within this Plan. This does not necessarily indicate that there are no future upgrade requirements across the Halls network. Any additional requirements identified through condition assessments, changing community needs, compliance requirements or implementation of the Community Halls Sub-Plan will be assessed and considered through future planning and budgeting processes.

Council forecasts $60,000 of acquisition and upgrade expenditure over the 10-year planning period. As the programme consists of a single project, expenditure is concentrated in the

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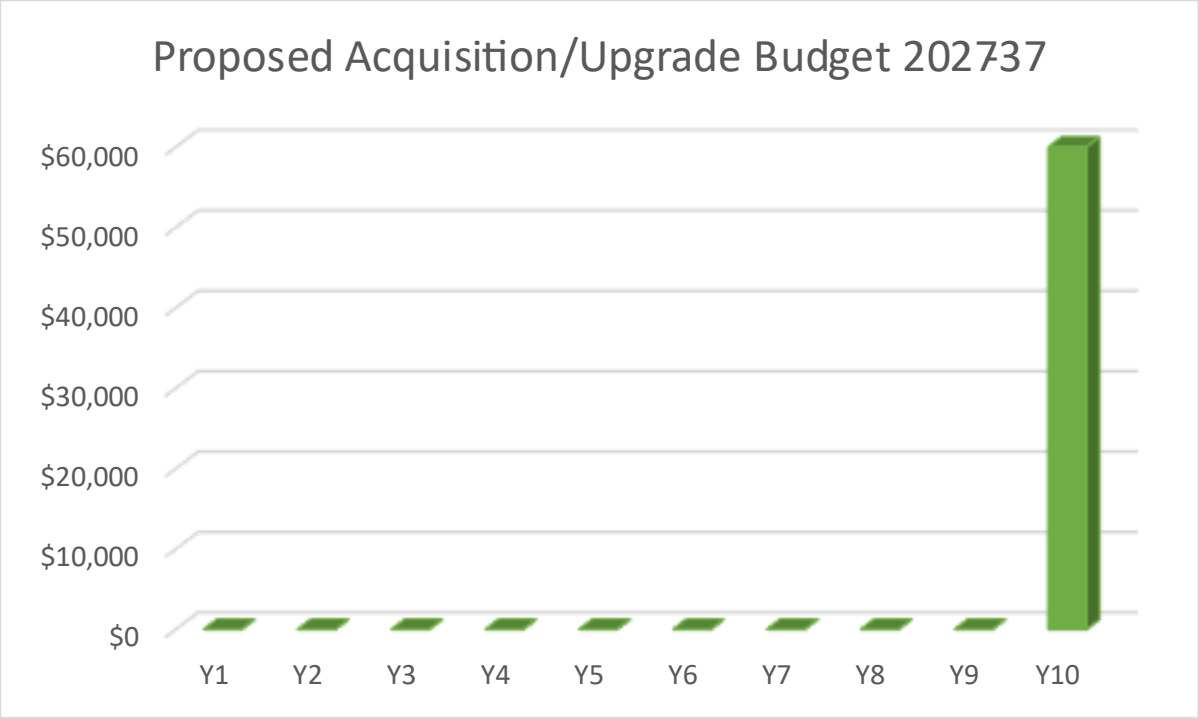
year in which the Colyton Hall project is currently programmed rather than being distributed evenly across the planning period.

The timing, scope and estimated cost of the project may be refined as further investigation, land acquisition requirements, design and project planning are progressed. Actual budgets and project delivery remain subject to Council's financial capacity, prioritisation and relevant planning and decision-making processes.



The figure below shows the spread of this spending.

The forecast reflects the timing of the Colyton Hall project, with no other acquisition or upgrade expenditure currently proposed over the 2027–37 planning period.

9.2. Funding strategy

Funding for the Halls activity is guided by Council's *Financial Strategy* and *Revenue and Financing Policy*, which form part of Council's Long-Term Plan. These documents establish how Council will fund the operation, maintenance, renewal and development of its assets and services.

The *Financial Strategy* provides the overall framework for managing Council's finances over the 10-year planning period, including the implications for rates, debt, levels of service and investment. It also establishes the extent to which Council funds depreciation for different asset classes.

The approach to funding depreciation and renewals varies across the Halls portfolio. Depreciation is funded for Council's high-profile halls, providing a funding contribution towards the future renewal of these assets. Depreciation is not funded for the remaining halls and, where renewal expenditure is required for these facilities, the works are generally funded through borrowing. This reflects Council's current funding approach for the Halls activity and means that the availability of depreciation funding for future renewals differs between facilities.

The *Revenue and Financing Policy* sets out the revenue and funding sources available to Council and how these are applied to operating and capital expenditure across Council's activities. For the Halls activity, this provides the basis for determining how operating costs, renewals and other capital expenditure are funded, including the use of rates, depreciation reserves, borrowing and other available funding sources where applicable.

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Funding requirements are reviewed through Council's Long-Term Plan and annual planning processes, taking into account forecast operating costs, maintenance and renewal needs, capital investment, affordability and Council's financial capacity.

9.3. Asset value

The value of the assets that comprise the Halls activity is summarised in the table below. The values provide an indication of the overall asset investment associated with the activity and the potential cost of replacing the existing facilities.

Council's asset records provide the recorded value of the land and building assets held within the Halls activity for financial reporting purposes. Replacement and indemnity values for the hall buildings are also available through Council's insurance valuation and provide additional information on the value of the portfolio from an insurance and asset replacement perspective.

The different valuation measures have been prepared for different purposes and should therefore not be directly compared. Together, they provide useful information to support financial, insurance and long-term asset management planning.

Valuation	Value
Land and built asset value	$5,278,853.74

9.4. Valuation forecasts

Asset values are expected to change over the life of this Plan as a result of movements in construction and replacement costs, asset renewals and upgrades, changes in asset condition and additions or disposals within the Halls portfolio. Regular asset revaluations ensure that Council's asset values continue to reflect the value of the facilities it owns and manages.

Variations in construction costs, labour and materials, together with changes to individual assets, can influence replacement values between valuation cycles. Future valuations may therefore result in increases or decreases depending on market conditions and changes within the asset portfolio.

Changes in asset values can also affect depreciation expense and the cost of providing for the future renewal of assets. Council's buildings are periodically revalued, and changes in valuation may result in corresponding changes to depreciation.

The funding of depreciation differs across the Halls portfolio. Depreciation is funded for halls identified as high-profile, providing a funding contribution towards their future renewal or replacement. Depreciation is not funded for the remaining halls and renewal expenditure for these facilities is generally funded through borrowing where Council determines that investment should proceed.

The financial implications of future valuations will continue to be considered through Council's Long-Term Plan and annual planning processes. Changes in asset values, depreciation and renewal requirements will be considered alongside affordability, asset condition, utilisation, community need and the future role of individual facilities within the Halls network.

9.5. Key assumptions made in financial forecasts

The financial forecasts within this Asset Management Plan are based on a number of assumptions regarding the future management, operation, maintenance, renewal and development of Halls assets. These assumptions are necessary to develop long-term forecasts and provide an indication of the level of confidence in the financial requirements identified in this Plan.

The financial forecasts have been developed to align with the assumptions and financial parameters established through Council's 2027–37 Long-Term Plan. The key assumptions relevant to the Halls activity are outlined below.

Assumption	Impact on Halls Financial Forecasts

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Capital Works Costs	Forecast costs for planned renewals and the proposed Colyton Hall acquisition and upgrade project are based on current estimates and may change due to changes in construction, material, labour and service costs, or as project scopes are further developed.
Sources of Funds for Future Replacement (Depreciation)	Depreciation is funded for high-profile halls, providing a funding contribution towards future renewal or replacement. Depreciation is not funded for the remaining halls, and renewal expenditure for these facilities is generally expected to be funded through borrowing where Council determines that investment should proceed.
Achievement of Capital Works Programme	Forecasts assume planned renewal and capital works will be delivered broadly within the timeframes identified in this Plan. Changes to project timing, scope or delivery may affect expenditure, borrowing and depreciation forecasts.
Asset Management Capability and Data	Forecasts rely on available information on asset condition, valuation, useful life and renewal requirements. Detailed condition information is available for a number of halls; however, much of this remains within condition assessment reports rather than structured component-level records in Asset & Work Manager. Improvements to asset data may result in future changes to the timing and cost of forecast works.
Impact of Inflation on Council Budgets	Inflation is expected to affect operating, maintenance, renewal and capital expenditure over the 10-year period, particularly construction, building maintenance, materials and contracted services.
Interest Rates	Changes in interest rates may affect the cost of borrowing, particularly where renewals of halls without funded depreciation or other capital expenditure are debt funded.
Valuations	Changes in building and replacement values may affect the value of the Halls asset portfolio and associated depreciation costs. This is particularly relevant to halls for which depreciation is funded.
Useful Life of Assets	Forecast depreciation and renewal requirements are based on the estimated useful lives and condition of hall assets and building components. Actual asset lives may vary depending on condition, use, maintenance and environmental exposure.
Affordability	Financial forecasts recognise the need to balance investment in maintenance, renewal, compliance and upgrades with rates affordability and Council's wider financial capacity. This may influence the timing and prioritisation of works across the Halls network.
Ability to Borrow	The forecasts assume Council's ability to borrow remains within its established financial limits. Borrowing is particularly relevant to renewal expenditure on halls where depreciation is not funded and to other capital investment where sufficient reserve funding is not available.
Climate Change	Climate change may affect the condition and deterioration of hall assets, maintenance and renewal requirements, and the future cost of managing the portfolio. The nature and extent of impacts

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	will vary according to the location, construction and exposure of individual facilities.
Emergency Events	Financial forecasts assume Council can manage localised and moderate emergency events affecting halls within existing emergency management arrangements, insurance, reserve settings and borrowing capacity. Significant events may damage hall assets, require unplanned expenditure and affect the timing of planned works.
Population, Age and Household	Changes in population, demographic characteristics and the geographic distribution of growth may affect the demand for and use of individual halls. This may influence future investment requirements, although population growth is not assumed to result automatically in a need for additional hall facilities.
Impact of Insurance Costs on Council Budgets	Changes in insurance premiums, asset values, levels of cover and insurance market conditions may affect the operating costs of the Halls activity. The significant replacement value of the Halls portfolio means increases in insurance costs may place additional pressure on operational budgets over the planning period.

If actual circumstances differ materially from the assumptions used in preparing this Plan, the timing, cost and affordability of forecast expenditure may change. This could result in maintenance, renewal or capital works being brought forward, deferred, reprioritised or requiring additional funding.

Council will monitor the assumptions and underlying asset information through its Long-Term Plan and annual planning processes. Where significant changes occur, the financial forecasts and work programmes will be reviewed and adjusted as appropriate, taking into account levels of service, risk, asset condition, community need and Council's financial capacity.

9.6. Reliability and confidence estimates

The forecast costs, proposed budgets and valuation projections in this Plan are based on the best available information at the time of preparation. The reliability of these forecasts is dependent on the quality, completeness and accuracy of the underlying asset and financial data.

Maintaining current and reliable asset information is important for effective asset and financial management. Data confidence is assessed using an A–E confidence grading system, as outlined in the table below. The confidence grade indicates the reliability and completeness of the information used to support the forecasts and asset management decisions in this Plan.

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 ± 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 ± 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 ± 25%.

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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 ± 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 condition assessments feedback from Council's open spaces contractor, staff expertise and condition assessments.
- Condition modelling	B	This information is based on condition assessments, 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.

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10. Plan Improvement and Monitoring

10.1. Status of asset management practices

Council utilises financial, operational and asset management information to support the development and ongoing review of its asset management plans. This information is held across a number of corporate and specialised systems to support financial management, asset management, maintenance planning and decision-making.

NCS MAGIQ is used to manage operational and capital budgets, while OZONE is used for general ledger and purchase order management. Asset information for the Community Facilities activity is managed through Asset & Work Manager.

The use of Asset & Work Manager has continued to develop since the previous AMP. Council holds a significant amount of information on its Halls assets, including information obtained through building condition assessments, compliance activities, maintenance records and completed renewal works. Condition assessments undertaken in 2020 and 2026 have provided detailed information on building condition, individual components and identified maintenance and renewal requirements.

While condition assessment reports are stored within Asset & Work Manager, much of the detailed information contained within these reports is not currently captured as structured component-level asset data. Information relating to individual building components, their condition, remaining useful life and maintenance or renewal requirements is therefore not always readily available for analysis and lifecycle forecasting.

Improving the structure, accessibility and use of existing Halls asset information is a key area for improvement during the 2027–37 planning period. This will include progressively establishing appropriate component-level asset records within Asset & Work Manager and incorporating relevant condition and lifecycle information from existing assessments and future inspections.

Further opportunities include improving the consistency of utilisation information provided for individual halls and continuing to integrate asset condition, risk, compliance, utilisation, community need and future service requirements into maintenance, renewal and investment decisions.

Asset management practices will continue to be reviewed and progressively improved as asset information, condition data and operational knowledge develop. Improvements will be proportionate to the value, risk and significance of the Halls portfolio and targeted towards information and practices that provide the greatest benefit for decision-making.

10.2. Maturity assessment results

Asset management maturity describes the extent to which Council's asset management practices, processes and information support effective decision-making and the current and future needs of the community. Assessing maturity helps identify strengths, areas for improvement and realistic opportunities to progressively improve asset management practices.

The **International Infrastructure Management Manual (IIMM)** identifies four broad levels of asset management maturity:

- **Minimum** – the minimum level of practice required to own and maintain significant assets;
- **Core** – a basic but sound level of asset management practice;
- **Intermediate** – practices that move towards recognised good practice; and
- **Advanced** – a high level of asset management maturity.

Higher levels of maturity require increasing levels of information, resources, time and organisational capability. Council therefore seeks to develop its asset management practices in a manner that is proportionate to the scale, value, risk and significance of the assets being managed.

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The maturity assessment for the Halls activity identified an overall maturity level of **Core**. This reflects a basic but sound level of asset management practice, supported by established financial planning, condition assessment, compliance and maintenance processes.

The assessment also identifies opportunities to further improve asset management practices. Key areas for the Halls activity include improving structured component-level asset and condition data within Asset & Work Manager, strengthening lifecycle and renewal forecasting, improving utilisation information, and continuing to integrate condition, risk, compliance, community need and the future role of individual facilities into asset management and investment decisions.

The objective is not necessarily to achieve the highest level of maturity across all areas of asset management. Improvements will be prioritised where they provide a demonstrable benefit to the management of the Halls portfolio, support better decision-making or address identified information and capability gaps.

10.3. Improvement plan

It is important that Council continues to identify and address areas where asset management practices, information and planning processes can be improved. The Improvement Plan provides a structured approach to progressively strengthen asset management capability and ensure that decisions are increasingly supported by reliable and fit-for-purpose information.

For the Halls activity, improvement priorities for the 2027–37 planning period focus on improving the structure and accessibility of asset information, strengthening component-level condition and lifecycle data, improving utilisation information, and increasing the integration of condition, risk, community need and strategic planning into maintenance and investment decisions.

Improvement actions will be prioritised according to their potential benefit to asset management decision-making, the significance and risk associated with the assets involved, available resources, and the level of information required to support future planning. The level of improvement will be proportionate to the scale, value and risk of the Halls activity.

The Improvement Plan will be monitored throughout the 2027–37 planning period, with progress reviewed as part of the ongoing asset management planning process. Actions may be refined as asset information, organisational priorities, risks, service requirements and the strategic direction for the Halls network change.

The improvement actions identified for the Halls Asset Management Plan are shown in the table below.

Task		Priority	Timeline	Resources
1	Improve component-level asset data in Asset & Work Manager.	High	2027–30	Community Facilities and Asset Management staff
2	Maintain current asset condition information.	High	Ongoing	Council staff and specialist contractors
3	Improve lifecycle and renewal forecasting.	High	2027–31/ ongoing	Community Facilities and Asset Management staff
4	Improve collection of hall utilisation information.	High	2027–29	Community Facilities staff and Hall Committees
5	Further develop planned and preventative maintenance programmes.	Medium	Ongoing	Council staff and contractors
6	Strengthen risk-based prioritisation of asset investment.	Medium	Ongoing	Community Facilities and Asset Management staff

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7	Review the future role and sustainability of individual halls.	Medium	Ongoing	Community Facilities staff, Hall Committees and Council

10.4. Monitoring and review procedures

The Halls Asset Management Plan will be monitored and reviewed throughout the 2027–37 planning period to ensure that it remains relevant and reflects changes in service levels, asset condition, risks, asset information, maintenance and renewal requirements, forecast costs and available funding.

The Plan will be updated where material changes occur that could affect the delivery of the Halls activity or the assumptions underpinning the Plan. Improvement actions will also be monitored to track progress and ensure that priorities remain appropriate to available resources and emerging asset management needs.

The following table outlines the key monitoring and review activities for the Plan.

Frequency	Monitoring/Review Task
Ongoing	Asset information updated as new assets are created, existing assets are renewed or disposed of, and new condition, maintenance or other relevant information becomes available. Risks, criticality and asset management improvement actions monitored as required.
Annually	Review asset management plan assumptions, maintenance and renewal requirements, asset condition information and forecast expenditure. Review progress against the Asset Management Improvement Plan. Review customer requests, complaints and relevant service performance information to identify emerging issues.
Three-yearly	Formal review and update of the Asset Management Plan to inform the Long-Term Plan, including review of levels of service, asset management objectives, risks, demand, asset condition, lifecycle requirements, capital programmes and funding requirements.
Six-yearly	Comprehensive review of the Asset Management Plan, including the effectiveness of asset management practices, progress against improvement actions, asset data and condition information, lifecycle planning and the continued appropriateness of the Plan's assumptions and methodologies.
As Required	Review the Plan following significant events or changes that may materially affect the Halls activity, such as significant asset failure, extreme weather or flooding, changes to legislation or levels of service, significant changes in demand, or major changes to the asset portfolio.

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11. Appendices

11.1. Asset information

Asset	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

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			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 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.
Oroua Downs	1097 State Highway 1	Community-Owned	Oroua Downs Memorial Hall was built in 1922 and is a 306m² 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.

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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	McKelvie/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 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. It has a floor area of 318 square metres with capacity for 180 people.

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