OIR: 2627/3

12 August 2026

[redacted]

Tēnā koe [redacted],

Request for Information under the Local Government Official Information and Meetings Act 1987 (the Act) (the LGOIMA)

Thank you for your email of **7 July 2026** and further email of **15 July 2026** in which you amended your request for information. On 24 July 2026 we provided an initial response advising that the correspondence part of your request had been refused under section 17(f) of the Act on the basis that the information could not be made available without substantial collation or research. We advised that we would continue to work on the remaining part of your request which asked for:

Reports (both externally commissioned and internal papers) over the last 12 months.

Thank you for your request for reports (both externally commissioned and internal papers) relating to the Waikanae Beach Community Hall over the last 12 months. Following a search of Council records, we have identified and are releasing the following documents within the scope of your request:

- Waikanae Beach Hall (March 2026 survey photographs)
- Waikanae Beach Hall (Asset Summary Report, May 2026)
- Waikanae Beach Hall Options memo (2 June 2026)
- 20260618 SLT Memo - Community Facilities Network Approach
- LGA Sections 77-82 Beach Hall Temp Closure File Note (30 June 2026)
- Hall User Survey Report 2026 (June 2026)
- 20260702 - CFNA Briefing (2 July 2026 elected member briefing)

In addition, Council has elected to provide the following documents, which fall outside the requested 12-month timeframe, as they provide relevant historical

175 Rimu Road, Paraparaumu 5032 | Private Bag 60 601, Paraparaumu 5254 | **T:** 04 296 4700 **F:** 04 296 4830 | **www.kapiticoast.govt.nz**

context regarding the condition and assessment of the Waikanae Beach Community Hall:

- IR Group Report (WCB) (2022)
- Waikanae Beach Hall - Summary Report (2023)

These documents have been included to assist your understanding of the issues that have informed more recent assessments and discussions regarding the Hall.

Council notes that the documents provided should be read collectively and in context. The 2026 Asset Summary Report and related condition survey primarily assess the condition of individual building components and identify renewal requirements at a component level. While these reports identify that many building components are in good condition, condition assessments alone do not determine the overall suitability, functionality, or performance of a facility.

The earlier IR Group report (2022) considered broader structural matters, including earthquake performance and the suitability of the building's design and configuration. Officers have considered both reports alongside other relevant information, including hall usage trends, customer feedback, operational costs, future renewal requirements, functionality, accessibility, parking constraints, heating and ventilation concerns, and the wider role of the facility within the community facilities network. Together, these sources provide a more complete picture of the Hall's condition, performance, and future considerations.

The Hall User Survey 2026 falls within the scope of your request but has been withheld in full because it contains individuals' personal information. This information is withheld under section 7(2)(a) of the Act to protect the privacy of natural persons, including deceased natural persons.

We have instead provided the Hall User Survey Report 2026, which summarises the survey results and comments without including any personal information.

Some information has also been withheld from the other documents provided under the following provisions of the Act:

- Section 7(2)(a), to protect the privacy of natural persons, including that of deceased natural persons
- Section 7(2)(f)(i), to maintain the effective conduct of public affairs through the free and frank expression of opinions by or between members, officers, or employees of a local authority in the course of their duty.
- Section 7(2)(h), to enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities.
- Section 7(2)(i), to enable the Council to carry on negotiations, including commercial and industrial negotiations, without prejudice or disadvantage.

Please note that any information provided in response to your request may be published on the Council website, with your personal details removed.

I am satisfied that in all instances, the withholding of this information is not outweighed by public interest considerations in section 7(1) favouring release.

You have the right to request the Ombudsman to review this decision. Complaints can be sent by email to info@ombudsman.parliament.nz, or by post to The Ombudsman, PO Box 10152, Wellington 6143.

Ngā mihi,



Sean Mallon
Group Manager Infrastructure and Asset Management
Kaiwhakahaere Rōpū Anga me te Whakahaere Rawa

Please note that any information provided in response to your request may be published on the Council website, with your personal details removed.

Community Facilities Network Approach

Strategic direction and Waikanae Beach Hall update

Released under the LGOIMA 1987-3

Kāpiti Coast
DISTRICT COUNCIL
Me Huri Whakamuri, Ka Titiro Whakamua

Purpose

- What we mean by a network approach
- Why we need to shift now
- What we're proposing to do and when
- Update on Waikanae Beach Hall
- How this supports future LTP decisions

Released under the LGOIMA 1987

Why change?

- Rising costs and ageing facilities
- Changing community needs and expectations
- Better use of spaces across the district
- More sustainable investment decisions
- Aligns with existing strategies and emerging LTP priorities and planning principles

Released under the LGOIMA 1987
2627-3

Kāpiti Coast
DISTRICT COUNCIL
Me Huri Whakamuri, Ka Titiro Whakamua

What is the network approach?

- Considers facilities (Council, community and partner) as a connected network
- Focus is on access to spaces, not ownership of buildings
- Ensures better use of existing spaces before investing in new ones
- Helps us be clear about Council's role in the network

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Principles Framework

- Built from community priorities & Council direction
- Defines what matters when making facility decisions
- Clarifies Council's role as owner, partner, funder and enabler
- Creates consistent decision-making lens
- Supports future investment decisions

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26272

Kāpiti Coast
DISTRICT COUNCIL
Me Huri Whakamuri, Ka Titiro Whakamua

What changes?

- Less focus on individual buildings
- More focus on community outcomes
- Investment based on community need
- Greater use of partnerships
- Investment based on overall network need
- Better long-term value for money

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2021-3

Programme and timing

- July–Oct 2026: Principles framework
  - August–October: Elected Member workshops and testing
- Sept – Dec 2026: Waikanae case study
  - Early 2027 decision ready advice for Waikanae
- 2027: District wide network stocktake
- End 2027: Network approach established

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2607-3

Waikanae case study

- First test of the network approach
- Build a full picture of local provision
- Understand how facilities are used
- Identify gaps and opportunities
- Inform future provision decisions

Released under the LGOIMA 1987

Waikanae Beach Hall – current state

- Requires ongoing investment
- Ongoing cost to Council
- Not meeting user needs
- One facility within a wider network
- Alternative spaces exist locally
- Not sustainable

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2627-3

Temporary closure

- Direct engagement with affected users
- Temporary and reversible
- Not significant under Significance & Engagement policy
- No asset disposal involved
- Longer-term decisions informed through CFNA

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Looking ahead – future provision

- Build a clear evidence base for Waikanae
- Work through statutory and land considerations (Waikanae Beach Hall)
- Test future options through the framework
- Report back to Elected Members
- Any permanent decision would return through normal Council processes

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Kāpiti Coast DISTRICT COUNCIL
Me Huri Whakamuri, Ka Titiro Whakamua

Next steps (2026)

- Confirm alternative provision for Hall users
- Develop CFNA principles with elected members
- Implement temporary closure
- Complete Waikanae case study
- Report findings back to Council

Released under the LGOIMA 1987
26213

FOR INFORMATION

To: **Senior Leadership Team**

From: **Morag Taimalietane, Principal Advisor Customer and Community**

Date: **24 June 2026**

SUBJECT: **COMMUNITY FACILITIES NETWORK APPROACH – STRATEGIC DIRECTION AND WAIKANAE BEACH HALL UPDATE**

Released under the LGOIMA 1987 v26213

RECOMMENDATIONS | TAUNAKITANGA

1 That the Senior Leadership Team:

(a) Note the proposed shift toward a district-wide community facilities network approach to inform future planning and investment decisions.

(b) Note that officers are developing a programme and timeframes aligned with AMP and LTP 2027–37 processes, informed by initial discussions with Visitor Solutions.

(c) Note that wider network investigations are anticipated to commence from early 2027.

(d) Note that, as part of this work, the Waikanae Beach Community Hall has been considered within a broader network context.

(e) Note that officers are progressing toward temporary closure of the Waikanae Beach Community Hall in August 2026, with no further operational or capital investment in the interim, recognising that a future decision on provision in Waikanae is expected by June 2027 through the Community Facilities Network Approach.

(f) Note that the temporary closure of the Waikanae Beach Community Hall is not considered significant when assessed against the Significance and Engagement Policy.

(g) s7(2)(h) [redacted]

EXECUTIVE SUMMARY | HE WHAKARĀPOPOTO

2 This paper provides a high-level overview of the proposed community facilities network approach and outlines the rationale, timing, and next steps to support alignment with the Long Term Plan 2027–37.

3 Council is moving from a site-by-site, asset-focused approach toward a coordinated network model that focuses on access to the right spaces across a mix of Council and partner-provided venues, in line with the Community Facilities Strategy 2017.

4 The move toward a network-based approach reflects the Strategy's intent to make best use of both Council-owned facilities and those provided by others, rather than relying on individual asset-based decisions.

5 This shift is driven by increasing financial pressures, ageing infrastructure, uneven utilisation, and the need to ensure sustainable, value-for-money provision across the district.

6 Officers are developing a programme of work, including a principles framework and strategic approach to inform AMPs and support LTP decision-making. This work will be progressed alongside the rating system review and Revenue and Financing Policy to ensure alignment between service decisions and how they are funded through the LTP.

7 The programme will be sponsored by Infrastructure and Asset Management and led by Customer and Community.

8 As part of this transition, the Waikanae Beach Community Hall has been assessed within a network context. Officers are progressing toward temporary closure of the facility in August 2026, with users to be accommodated in alternative venues where possible, and no further investment proposed in the interim. This closure is intended as a short-term measure ahead of a future decision on provision in Waikanae, expected by June 2027, informed through the Community Facilities Network Approach.

9 This will include a Waikanae-based case study as the first stage of Phase 2 of the programme, using the local network of facilities to test the framework, build a detailed understanding of provision, and inform a decision-ready position on the future role of the Beach Hall.

STRATEGIC ALIGNMENT | RAUTAKI TĪAROARO

10 This work directly implements the Community Facilities Strategy 2017, which sets a district-wide framework to guide investment and ensure community facilities are planned and delivered effectively and efficiently.

11 The Strategy emphasises a coordinated, district-wide approach, including consideration of Council and non-Council assets as part of a wider network.

12 This work aligns with Council's strategic direction to deliver community outcomes through a more coordinated and sustainable network of facilities, supporting:

- LTP 2027–37 development
- Asset Management Plans as the primary delivery mechanisms
- Council's outcomes framework (People, Place, Partnership)

13 It also responds to organisational priorities around affordability, lifecycle sustainability, and effective use of existing assets.

FINANCIAL AND RESOURCE IMPLICATIONS | AHUMONI ME NGĀ RAWA

14 The network approach will inform future investment decisions rather than commit funding at this stage.

15 However, the direction reflects the need to actively manage rising operating and renewal costs across the portfolio. For example, the Waikanae Beach Community Hall currently operates at a net annual cost to Council, with additional future renewal requirements identified.

16 Temporary closure of the Hall will avoid further short-term operating and capital expenditure, while enabling a more strategic, network-based approach to future provision. Any costs associated with supporting users to access alternative partner facilities will be managed within the existing operational budget for the Waikanae Beach Community Hall.

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17 Any shift in the community facilities provision model will need to be reflected through Council's funding framework, including the rating system review and the Revenue and Financing Policy. This is because changes to provision directly affect the underlying funding rationale for the activity, including who benefits, who should contribute, and how costs are allocated.

18 The Community Facilities Network Approach will be progressed alongside these processes, ensuring that emerging decisions about roles, service levels, partnerships, and investment are aligned with future funding settings. This includes testing whether the current balance between district-wide and targeted funding remains appropriate, so that the rating approach continues to be fair, transparent, and aligned with how benefits and costs are distributed across the district.

19 The cost of consultant support for development of the network approach will be managed within existing group budgets.

COLLABORATION | MAHI TAHI

20 This work has been developed in collaboration between Infrastructure and Asset Management and Customer and Community, recognising the links between managing the physical portfolio and working alongside communities to support access and activation of spaces, resulting in better community and network outcomes.

21 The work programme will be sponsored by the Group Manager Infrastructure and Asset Management and led by the Principal Advisor Customer and Community.

22 s7(2)(i) who have relevant experience delivering community facilities network approaches in other councils, to inform methodology and lessons learned.

NEXT STEPS | KOKENGA WHAKAMUA

23 The following next steps outline the work programme to progress the community facilities network approach:

- Finalise programme, scope, and timeframes aligned with AMP and LTP processes
- Develop draft principles and strategic framework
- Engage internally to test and refine approach
- Provide further updates and guidance to support AMP development and LTP decision making
- Commence wider network investigations (from early 2027)

Waikanae Beach Community Hall

24 Immediate next steps include:

- Develop and implement a communications and engagement plan for hall users and the wider community
- Confirm suitable alternative facilities and engage with user groups to support transition planning and minimise disruption, including availability, cost, and operational arrangements

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- Finalise the transition approach (including any interim use of partner venues where required)
- Prepare a briefing for elected members outlining the proposed closure approach, rationale, and transition arrangements
- Progress operational planning to enable indicative closure in August 2026, subject to confirming alternative provision
- Undertake a Waikanae case study as part of the Community Facilities Network Approach (September–December 2026), with findings tested in early 2027 to inform a decision on future provision by June 2027

Significance and Engagement

25 The temporary closure of the Waikanae Beach Community Hall has been considered against the Significance and Engagement Policy.

26 The closure is not considered significant for the following reasons:

- No transfer or divestment of the asset
- No unbudgeted financial implications
- No major or long-term change to level of service, with alternative provision being arranged (including provision at Waikanae Beach through the Waikanae Boating Club, subject to confirmation)
- Temporary and reversible decision
- No legislative requirement
- Does not trigger two or more thresholds, including no specific iwi interest, no district-wide level of interest, no material social, economic, environmental or cultural impact given alternative provision is available, and the decision is not irreversible, high risk, or of unknown significance.

BACKGROUND | TŪĀPAPA

27 Council manages a broad portfolio of community facilities that are increasingly under pressure due to:

- Ageing infrastructure and rising lifecycle costs
- Variable utilisation across the district
- Increasing expectations for modern, fit-for-purpose spaces

28 The Community Facilities Strategy 2017 established the need for a coordinated, district-wide understanding of provision, recognising that Council, partner, and other facilities contribute to a broader network and should be planned as a connected system focused on access rather than ownership.

29 The development of Te Ara Whetū and the upcoming LTP provide a timely opportunity to transition to this model.

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CONSIDERATIONS | WHAIWHAKAARO

30 The proposed principles framework builds on the Community Facilities Strategy 2017, which sets decision-making criteria for responding to community facility requests.

31 The proposed approach introduces a shift in Council's role from primarily owning and operating facilities toward enabling access to a broader network of spaces.

32 Key considerations include:

- Better utilisation of existing facilities before investing in new assets
- Greater use of partnerships and shared-use models
- Managing long-term financial exposure through reduced ownership
- Maintaining equitable access to community spaces
- Understanding the needs of future generations/users

33 These shifts also have implications for how the activity is funded, particularly as the distribution of benefits changes across communities. This will need to be considered alongside the Rating System and Revenue and Financing Policy to ensure the funding approach remains fair and aligned with service delivery.

34 As part of this work, the Waikanae Beach Community Hall has been assessed within the network context, which indicated that:

- Existing users can be accommodated within other council or partner facilities in the wider Waikanae area
- The facility requires ongoing investment to remain fit for purpose
- Alternative venues are available, including council facilities and partner-owned spaces, that can support user needs.

35 Options for alternative provision include:

- Greater utilisation of existing council facilities (e.g. Waikanae Memorial Hall, Community Centre)
- Partner venues such as the Waikanae Boating Club, which offers modern upgraded space and potential for shared use arrangements
- Other local venues (e.g. bowling clubs, chartered club), which may provide complementary or interim capacity

36 Temporary closure of the Hall provides an opportunity to:

- Avoid further investment in an ageing asset
- Transition users into more user-friendly facilities, while testing the capacity and suitability of nearby Council venues to accommodate them
- Test network-based provision in practice
- Inform longer-term decisions through the strategic framework

37 This approach balances community access, financial sustainability, and alignment with Council's strategic direction.

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26273

Waikanae Beach Community Hall

38 The Hall is located on land that is a Crown-derived reserve. As a result, if the reserve status is revoked, the land would revert to Crown land held under the Land Act 1948 and administered by the Department of Conservation.

39 If Council were to permanently close and/or dispose of the hall, this would trigger formal decision-making requirements.

40 Any proposed sale of the asset would require:

- Full consideration through Council decision-making processes
- Public consultation, in accordance with statutory and policy requirements
- Engagement with the Department of Conservation.

41 s7(2)(h)

42 s7(2)(h)

Prepared by:

.....
Morag Taimalietane
Principal Advisor Customer & Community

Approved for submission by:

.....
Sean Mallon
GM Infrastructure & Asset Management

ATTACHMENTS:

- N/A

ADDITIONAL STAFF TO ATTEND SLT MEETING:

- Nicky Ellames, Principal Advisor Property and Contracts
- Jen Vallance, Business Partner Communications and Engagement

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2627-5

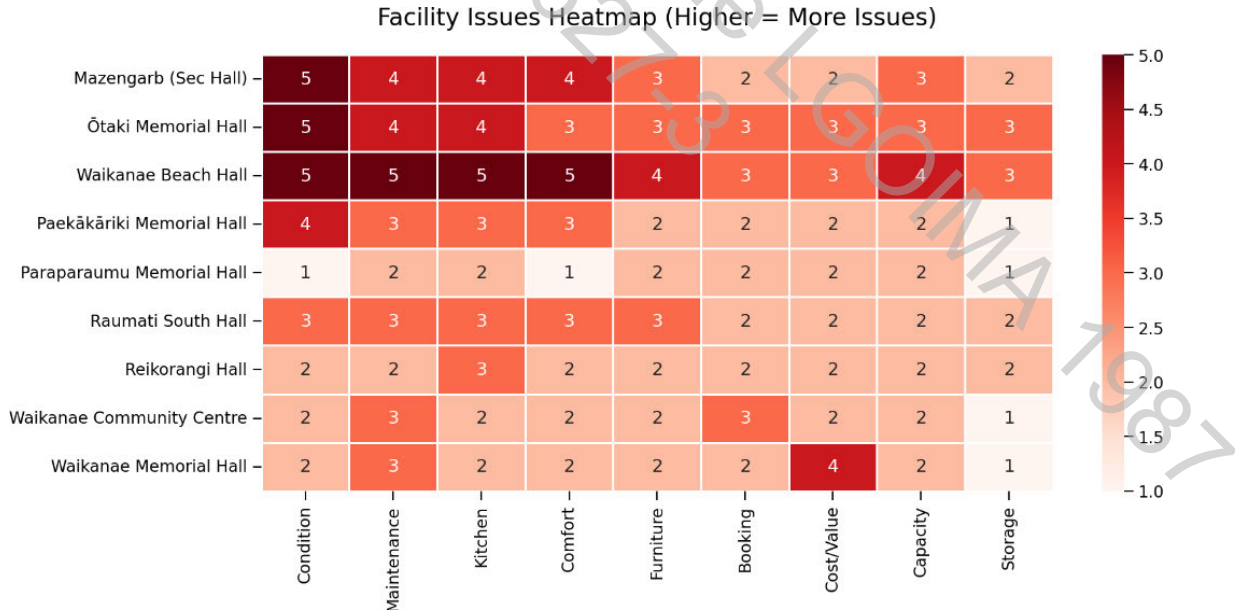
A. SUMMARY

The Hall User Survey 2026 had 85 responses to the survey request, an increase of 20 from the 2024 survey which had 65.

We are extremely grateful to all who responded as every response helps to build a better understanding of the asset portfolio and the needs of facility users.

General comments from the hall survey provide further insight into how customers feel:

- 70% users want the halls to be refreshed and better maintained.
- 55% kitchens and bathrooms need renewal and cleaning supplies.
- 45% some heating improvements appreciated but more could be done.
- 40% want more furniture such as tables and chairs.
- 25% expressed desire for additional storage requirements.
- 60% noted cleaning gaps.
- 35% expressed concern with the online booking system and difficulty with communication from staff.
- 35% compared some halls recently refurbished halls with others citing value comparison and hall charges.
- 20% cited some accessibility issues.
- 15% noted requests for WIFI.
- 15-20% noted resistance to lose hall with strong desire to keep local halls.



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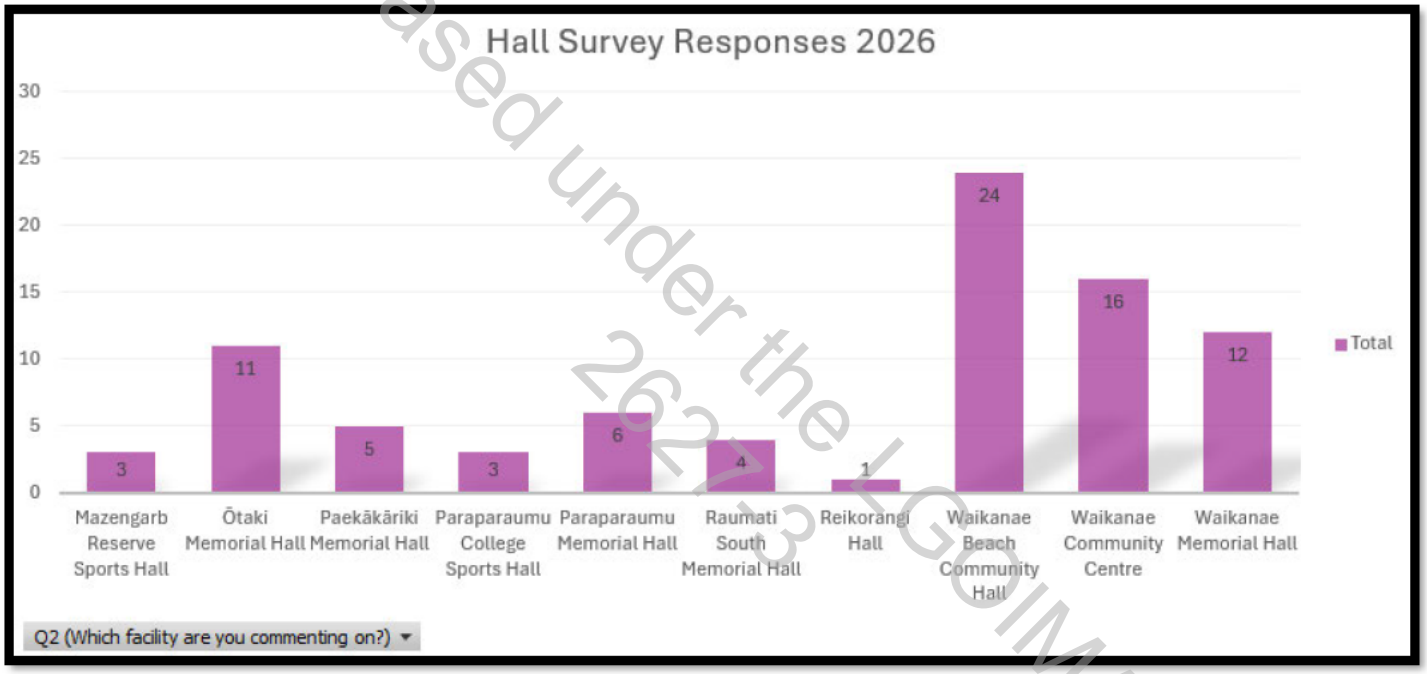
B. SURVEY RESPONDENTS

The respondents to the Hall User Survey indicated which halls they are commenting about the graph below shows which halls had the most feedback. The highest number of responses was for Waikanae Beach Community Hall (24 out of 85) and Waikanae Community Centre (16 out of 85) with Reikorangi the lowest at 1 followed by Mazengarb and Paraparaumu College Sports Hall following at 3.



There has been improvement in the number of respondents who answered most of the questions. This improvement was because of improved survey methods.

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26213

C. SURVEY RESULTS

The following graphs show the results from the survey:

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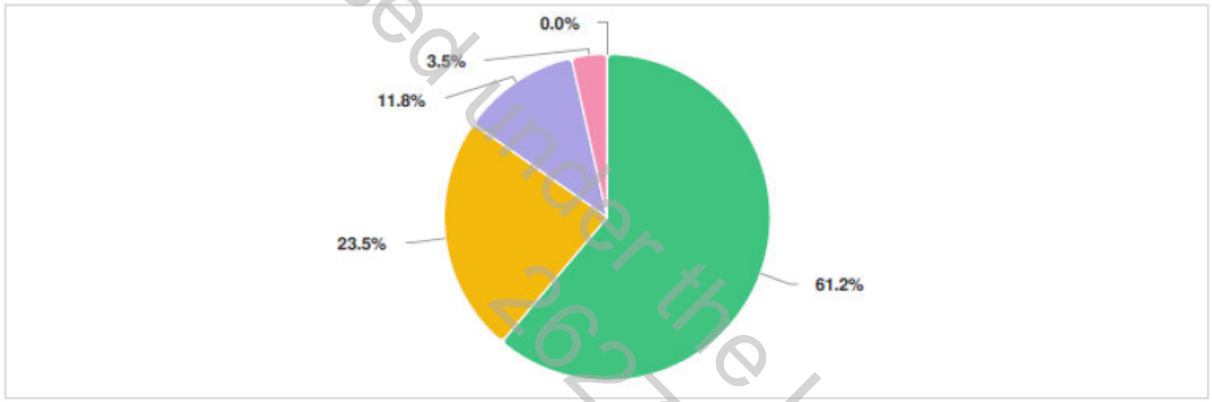
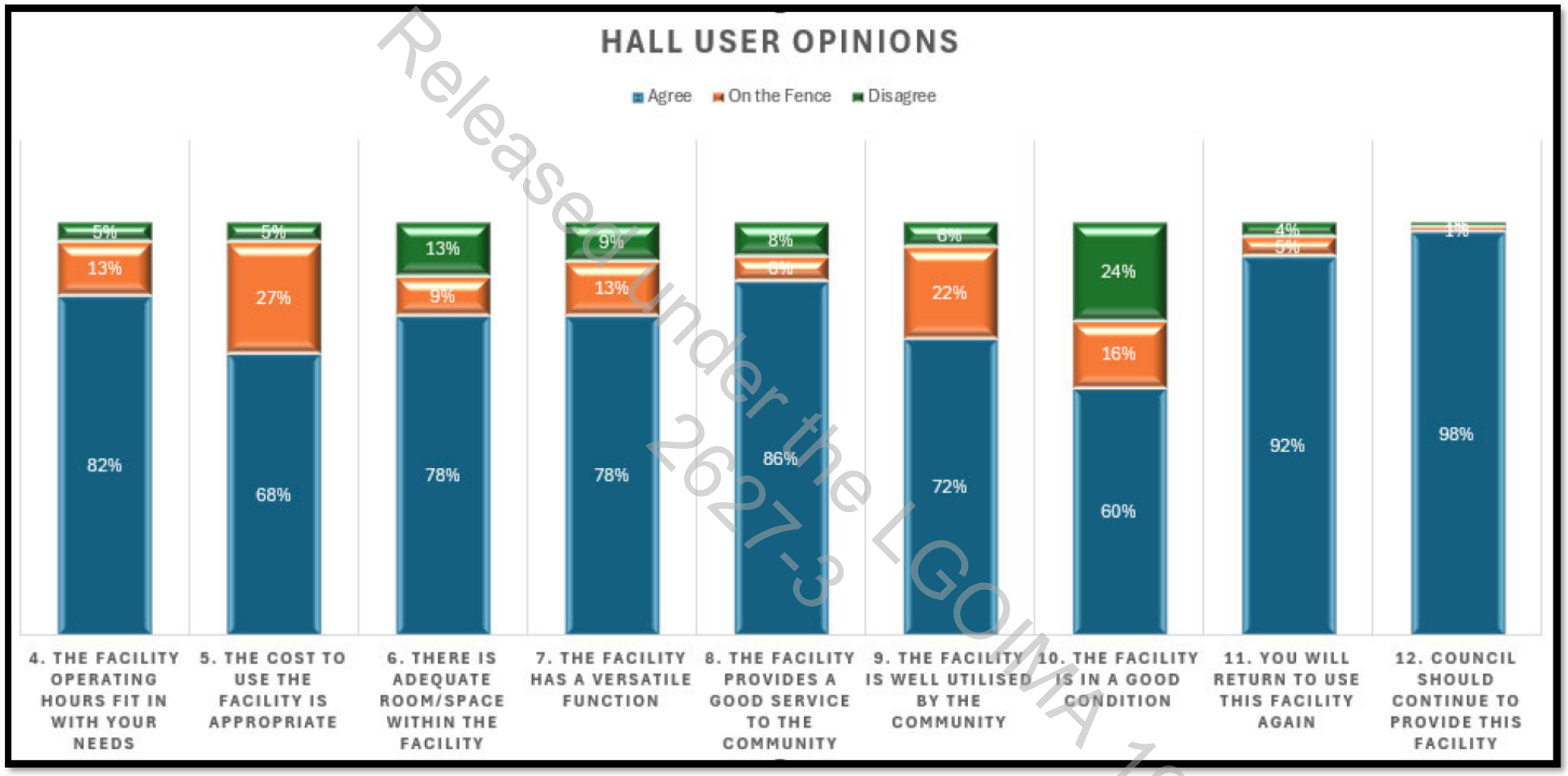
Q3. How often do you visit/use the facility?



Question options	responses	%
Regularly	52	61.2
From time to time	20	23.5
Infrequently	10	11.8
One-off	3	3.5
Never	0	0.0

85 responses · 0 skipped
Question type : Dropdown Question

Question 4 – Hall user opinions



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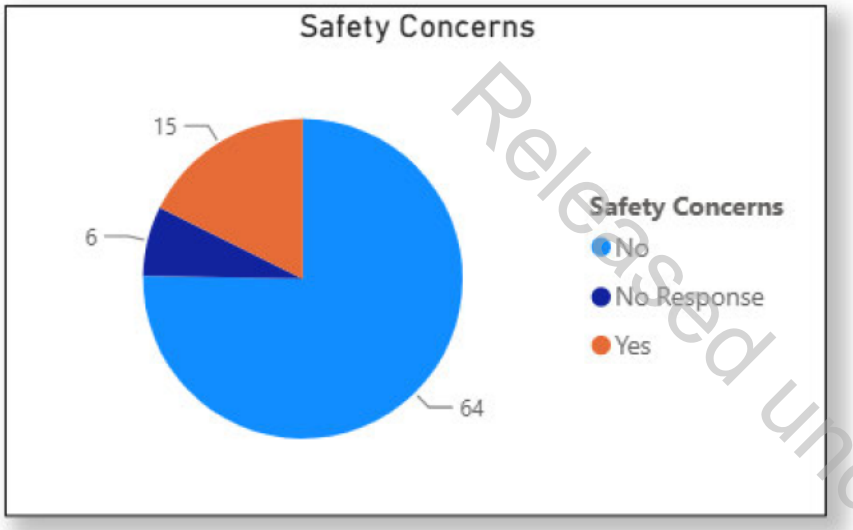
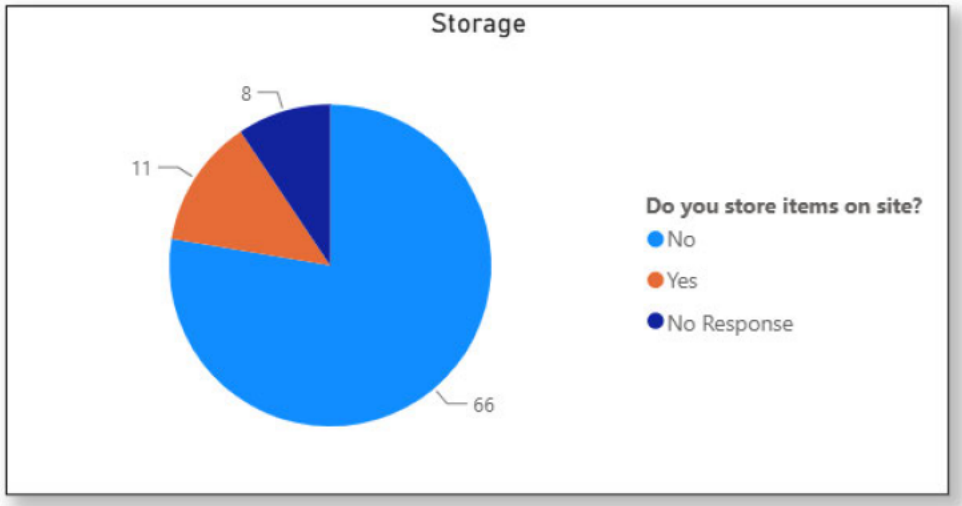


Q2 (Which facility are you commenting on?)	Q7 (Please provide comment on your safety concerns)
Mazengarb Reserve Sports Hall	Insufficient lighting outside along Scaife Drive
Paekākāriki Memorial Hall	Entrance rather steep on South side for even mildly handicapped
Paekākāriki Memorial Hall	Its a fire risk!!
Paekākāriki Memorial Hall	Sunday music concerts have more people than is safe. The organizer does not care.
Paraparaumu Memorial Hall	The lights at the side of the building are not always on at night. The back of the building is very dark.
Waikanae Beach Community Hall	Ceiling tiles
Waikanae Beach Community Hall	Earthquake risk - unreinforced masonry boundary wall on the east side
Waikanae Beach Community Hall	Fire risk
Waikanae Beach Community Hall	Fire risk. Poor disabled access.
Waikanae Beach Community Hall	Hall may collapse in an earthquake. Even a partial opening of windows poses danger of breaking glass.
Waikanae Beach Community Hall	It's not built to current building codes
Waikanae Community Centre	Car park lighting could be better. When dark it is difficult to see the surface of the carpark clearly.
Waikanae Community Centre	Random person come in through the main door (left open for latecomers)
Waikanae Community Centre	The steps at the front ranch slider
Waikanae Memorial Hall	The stairs to the upper floor tight and not very wide. When shifting tables it can be quite dangerous



Q2 (Which facility are you commenting on?)	Q9 (What do you store and where?)
Waikanae Memorial Hall	Sports gear
Waikanae Community Centre	Sports gear
Reikorangi Hall	equipment for the association
Raumati South Memorial Hall	Filing boxes
Paraparaumu College Sports Hall	Sports gear
Ōtaki Memorial Hall	Catering equipment
Ōtaki Memorial Hall	equipment for the association
Ōtaki Memorial Hall	signage, a few plates
Mazengarb Reserve Sports Hall	Sports gear

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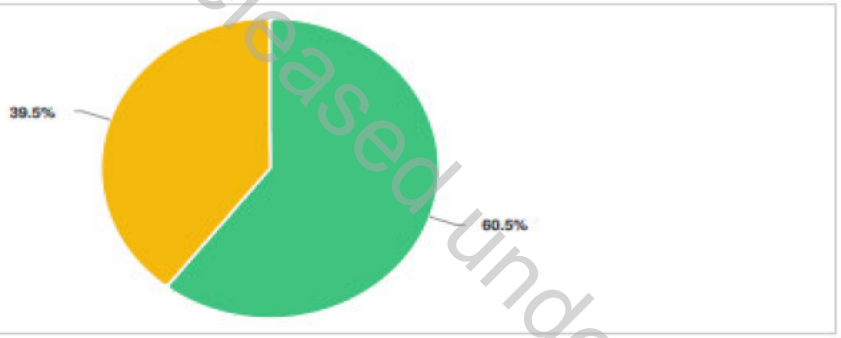
2627-3

Q10. How many facilities do you generally use?



Question options	responses	%
One facility	49	60.5
Multiple facilities	32	39.5

Optional question - 81 responses - 4 skipped
Question type : Dropdown Question

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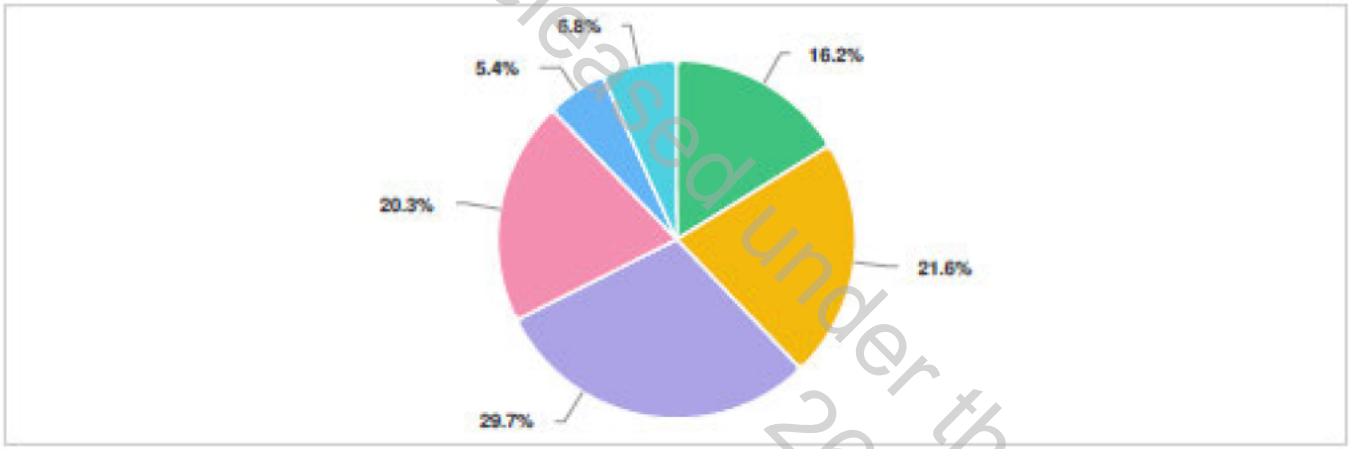
2627-3

Q11. How many people usually attend your booking?



Question options	responses	%
0-10	12	16.2
11-20	16	21.6
21-50	22	29.7
51-100	15	20.3
101-150	4	5.4
150+	5	6.8

Optional question - 74 responses - 11 skipped
Question type : Dropdown Question

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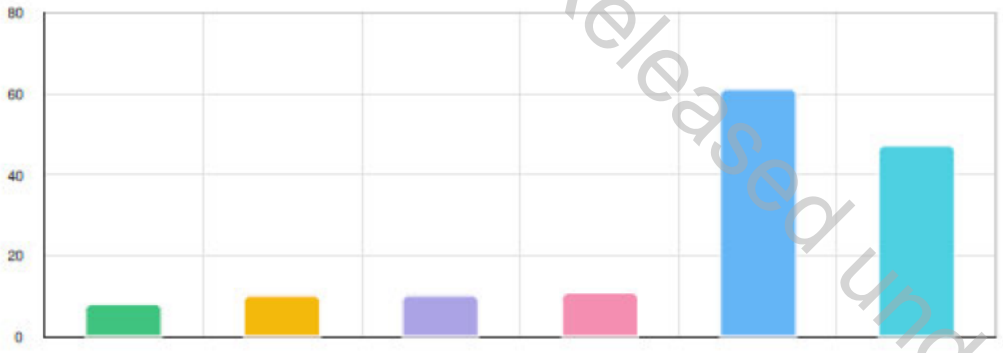
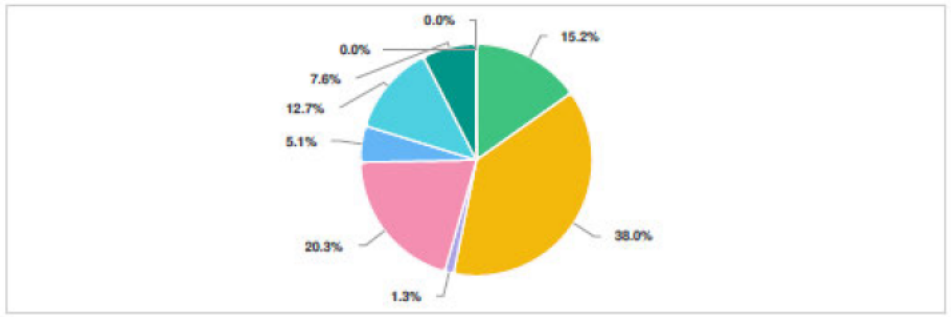
Q12. What age groups best describe your booking? (tick all that apply)



Question options	responses	%
Preschool	8	9.9
Primary School	10	12.3
Intermediate	10	12.3
College	11	13.6
Adult	61	75.3
Pensioner	47	58.0



Question options	responses	%
Arts and cultural events	12	15.2
Fitness, sport and recreation	30	38.0
Private events	1	1.3
Meetings	16	20.3
Special interest	4	5.1
Community service	10	12.7
Other (please specify)	6	7.6
Government	0	0.0
Religious	0	0.0
Early childhood/school groups	0	0.0

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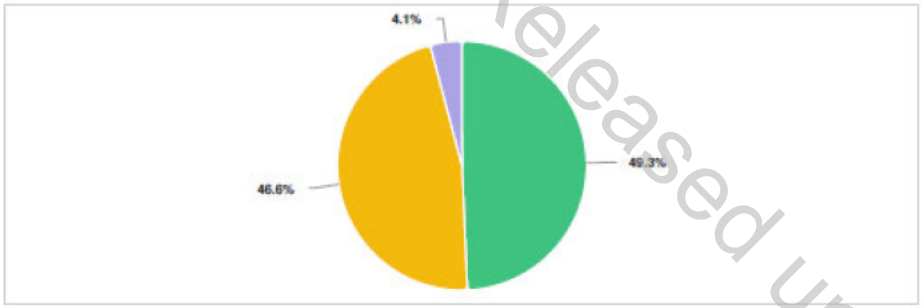
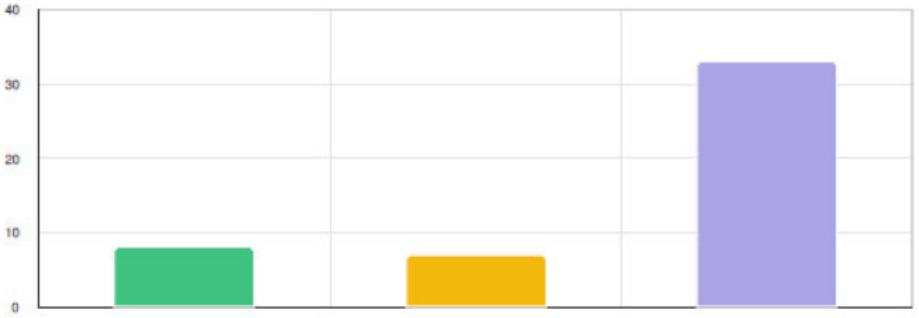
Q14. Do you use the kitchen facilities?



Question options	responses	%
Yes	36	49.3
No	34	46.6
N/A	3	4.1

Q15. If yes, do you use the kitchen for



Question options	responses	%
Other (please specify)	8	22.2
cooking	7	19.4
hot drinks	33	91.7

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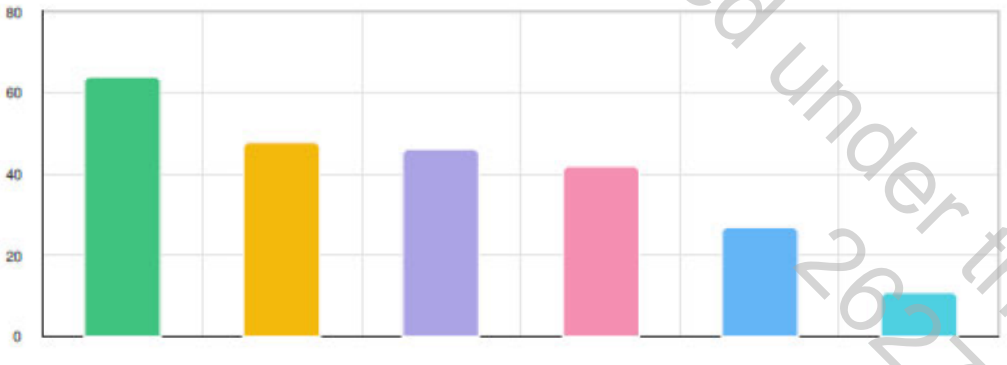
Q18. What are the main reasons for using the hall you book most regularly? Please tick all that apply.



Question options	responses	%
Convenience	64	79.0
Cost	48	59.3
Functionality	46	56.8
Parking	42	51.9
Amenities	27	33.3
Other (please specify)	11	13.6

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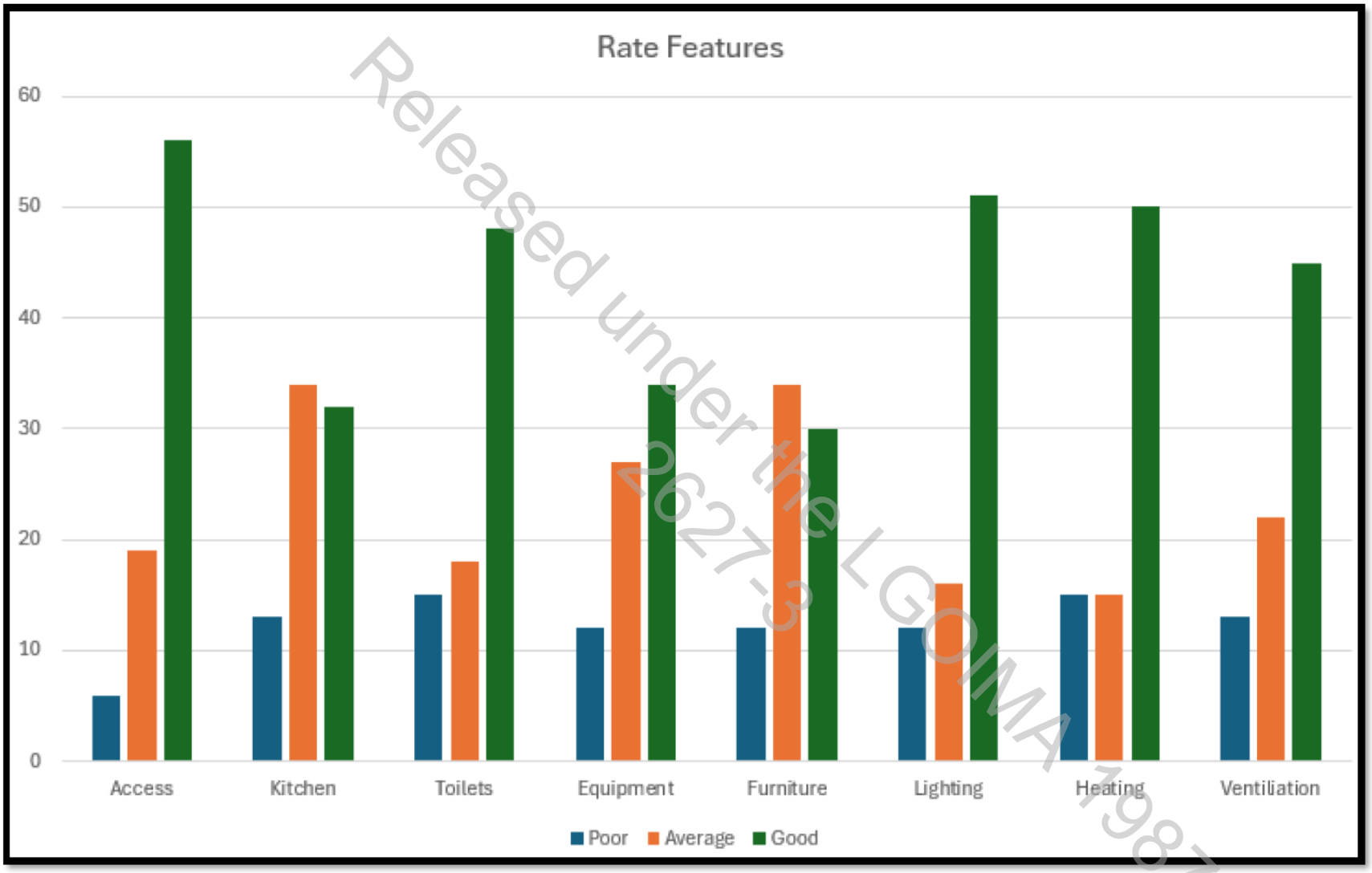

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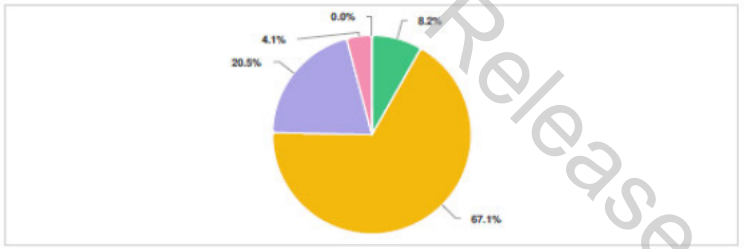
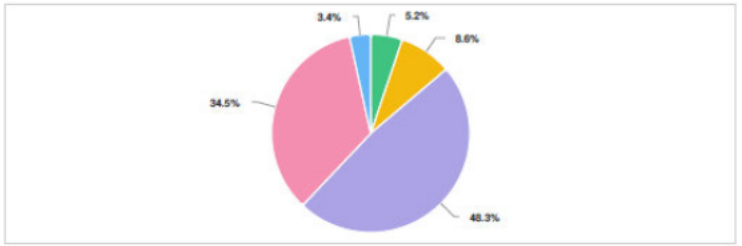
Q21. Have you tried to book the hall and were unsuccessful?



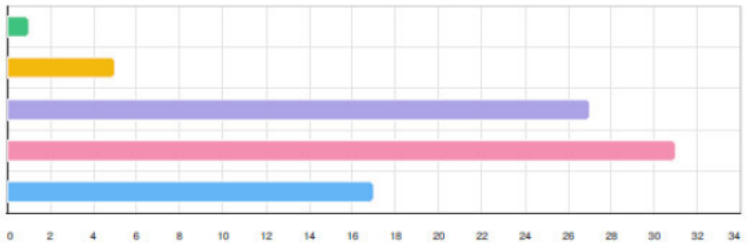
Question options	responses	%
Other (please specify)	6	8.2
No	49	67.1
Yes, but it was booked out	15	20.5
Yes, but it was unavailable due to maintenance	3	4.1
Yes, but it did not meet my needs	0	0.0

Q20. If you use the online booking portal, how would you rate your experience



Question options	responses	%
Very unhappy	3	5.2
Unhappy	5	8.6
Neutral	28	48.3
Happy	20	34.5
Very happy	2	3.4

Q22. How would you rate the general cleanliness of the hall you use? — General cleanliness



Question options	responses	%
1 - Very Poor	1	1.2
2 - Poor	5	6.2
3 - Moderate	27	33.3
4 - Good	31	38.3
5 - Very Good	17	21.0

Q24. How well does the hall your group uses fit the needs of the group's activity? — Fits the needs of the group.



Question options	responses	%
1 - Very Poor	2	2.6
2 - Poor	3	3.8
3 - Moderate	13	16.7
4 - Good	37	47.4
5 - Very Good	23	29.5

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D SURVEY QUESTION CONCLUSIONS

2026 Comments	2024 Comments
95.3% are KCDC Residents compared to 91% in 2024 survey.	91% are KCDC Residents compared to 88% in 2023 survey.
Waikanae Beach Community Hall had the highest number of feedback responses (28.2%).	Waikanae Memorial Hall had the highest number of feedback responses (28%).
61.2% of respondents represent repeat business.	54% of respondents represent repeat business.
72% agree the facility is in well used by the community. However, 60% agree that the hall is in good condition this is a downgrade from 75% in 2024 and is represented by concerns around Waikanae Beach Hall which needs attention.	Good usage of the Hall is the lowest in with only 68% agreeing the property is in well used by the community. However, 75% agree that the hall is in good condition this is a marked improvement on 61% in 2023. this is a good reflection on the hard work done to complete maintenance and renewals at various sites.
59 responders gave feedback on improvements they would like to see. Reduced from 70 responders in 2023 but up from 45 in 2024. Majority were improvements to Waikanae Beach Hall, kitchens and bathrooms. New tables remain a topic as well as improved lighting. A Reduction in improvement recommendations is a good sign Council is meeting expectations.	45 responders gave feedback on improvements they would like to see. Reduced from 70 responders in 2023. Majority were cleaning improvements and improvements to kitchens and bathrooms. New tables remain a topic as well as improved lighting. A Reduction in improvement recommendations is a good sign Council is meeting expectations.

15 respondents gave detail around safety concerns, with 6 being around Waikanae Beach Hall, lighting and accessibility.	11 respondents gave detail around safety concerns, equal weight for poor maintenance, poor external lighting, poor security when on-site and heavy tables.
13% of respondents store something on-site with some requests for additional storage.	18% of respondents store something on-site with some requests for additional storage.
39.5% use more than one facility	32% use more than one facility.
30% 21-50 people, 20.3% 50-100 people shows bookings increase for larger groups.	37% of bookings 10-20 people. Rare bookings of 150+.
75.3% of users are Adult, 58% are Pensioner groups, 13.6% College, 12.3% Intermediate, 12.3% Primary School, 9.9% Pre-school	2024 - 65% of users are Adult or Pensioner groups. Up from 52% in 2023. 9% are College age. 17% are Primary and Intermediate school age. 22% are preschool age. 2023 - 52% of users are Adult or Pensioner groups. Down from 89% in 2022. 7% are College age. 34% are Primary and Intermediate school age. 7% are preschool age.
Sports & Rec and Fitness the biggest category (38%) followed by Meetings (20%) and Arts and cultural (15.2%).	Sports & Rec and Fitness the biggest category (48%) followed by Private Events (12%).
49.3% use kitchen facilities and 46.6% do not. That is a further decrease in users which could be because those users feel frustrated with the conditions of the kitchens which have been the subject of improvement request for several years.	52% use kitchen facilities and 43% do not. That is a decrease in users which could be because those users feel frustrated with the conditions of the kitchens which have been the subject of improvement request for a number of years.
Convenience, cost and functionality amongst the most reasons given for use of a particular hall.	Convenience, cost and functionality amongst the most reasons given for use of a particular hall.
Equipment scored the lowest. Access scored highest. Lighting, heating and toilets were majority positive and kitchens, equipment and furniture less so indicating a desire to see improvements.	Equipment, kitchen and furniture scored the lowest of the 8 areas referenced. Access scored highest. Kitchen, toilets, lighting and heating were all on 60% or more, which is a good improvement.
Our third year of recording feedback on the online booking system. Out of 85 responses 8 were negative, 28 were on the fence and 22 were positive. 27 skipped the question.	Our second year of recording feedback on the online booking system. Out of 65 responses 13 were negative, 11 were on the fence and 34 were positive. This is a really positive improvement on the first year.

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D. SATISFACTION RESULTS

Overall satisfaction is measured using two metrics. Rating the amenities or facilities and rating cleanliness.

The following results apply for the 2026 survey.

Measured	2026	2024
Amenities	84%	93%
Cleanliness	92%	94%
Total KPI Score	88%	94%

E. RECOMMENDATIONS

1. Review hall specific comments for easy operational fixes e.g. additional external lighting for safety, improving cleanliness and other remarks.
2. Review Hall demand/use data to get a better idea of actual utilisation.
3. Continue to improve the strategy for each hall to guide opex and capex decision making.
4. Progress Asset Management Plan for each facility.
5. Work with cleaners to continually manage cleaning standard.
6. Look at access where specific concerns expressed, as well as a review of furniture and equipment where possible.
7. Review Waikanae Beach Hall in overall scheme.

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APPENDIX 1 – HALL COMMENTS

Mazengarb Reserve Sports Hall

Less grim looking

This is in regard to the secondary community hall on the reserve. It is very 90s and needs a refurbishment. Bathroom and changing facilities are grim. Hall is cold.

All pretty grim except the new Mazengarb one

Would be better if it was bigger

More tables and chairs. Would be great if it could be expanded to boost numbers of people it can accommodate

better than some

Ōtaki Memorial Hall

Needs a good clean and upgrade

It is looking old and in need of a good upgrade

s7(2)(a) - Privacy dance group now but still attend it weekly,

there isn't one in Otaki to hire, nearest one is in Paraparaumu and that has already been upgraded

the dance floor is really good for the needs of Otaki dance group and a great asset to Otaki

a new coat of paint would make it better
There should be dish washing liquid and some brushes provided
Definitely provide a stand where you can put your rubbish, it is very unpractical and unhygienic to have to rubbish bag lying on the floor (creates a hazard and more dirt)

The kitchen is in need of some renovation (peeling wall paint)
It would be good to get more storage facility - especially when you are a regular user and it would make it easier when set-up materials could be kept at the hall.
It would be good to have more tables available for set up
Better display pin boards

It is sometimes hard to reach a person, and a phone call can clear problems or questions faster than long and delayed email exchanges. It would be easier to do the booking with the local council desk as this can make re-arrangements easier and allows for flexibility at short notice

N/A as we only use the Memorial Hall from the Council facilities

The hall is adequate for what we need at this stage and it would be better if there would be the option for better and more storage

Again, an update to match the level of PPM hall.

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Compared to Paraparaumu Memorial Hall, for the same rental, this hall is very tired and could do with an upgrade, ie air con, paint throughout, windows repaired.

The hall needs to be updated to match that of the PPM and the Waikanae hall quality.

Very tired when compared to PPM hall.

Good size and nice floor for dancing on when it is clean. Location.

EASIER PROCESS ON BOOKING HALLS

MEETS OUR NEEDS

None. They suit our purpose.

We only use the Supper Room, the glass doors to the outside of which are extremely difficult to open and to lock, as one has to bend right down to the floor and twist the stiff metal latches very strongly to open or lock the heavy glass doors. For elderly people this is nearly impossible, so we regularly have to ask younger stronger people to do it for us. I recommend that this locking arrangement needs fixing so anyone can use it, or one day the doors may be left unlocked.

Apart from the difficulty locking and unlocking the direct access glass doors to the outside disability access ramp, the venue is suitable for us. However, I'd like to see those locks made easier to use.

We only use the Supper Room, not the hall, but with the adjacent kitchen it seems one of the most convenient around.

Would be helpful to have mugs that can go in dishwasher.

My biggest problem with Otaki supper rooms and Waikanae beach hall is trying to get accurate info about tables including sizes and numbers of chairs also to know if floor is wooden or carpeted. I need this info to work out what table or floor covers I needed plus how many students I could accommodate in an art workshop.

I think there should be an accurate list of furniture available at each site for each room with accurate sizes as it is difficult to organize events without this. I ended up having to buy and take my own folding tables to supplement what was at the Otaki Supper rooms. I enquired about Waikanae Beach Hall but was told there were about 10 tables and the council couldn't give me the specific size. That is hopeless for planning an event where I need to supply expensive thick plastic tablecloths. I asked others who used the hall but they didn't use the hall tables so couldn't tell me either so I gave up on hiring that hall s7(2)(a) - Privacy . I have pursued running workshops at art institutions now such as Mana Art Society, Waikanae Arts and Crafts Society and The Learning Connexion in Hutt Valley but it is difficult to get dates. None of these require a large bond. Your bond charges are rather high s7(2)(a) - Privacy to have tied up for so long from making the booking until many days after the event.

I have used Waikanae arts society rooms for workshops. Their facilities are excellent with washable floor, loads of tables and chairs and 10 wipeable plastic covers for tables. They also provide tea and coffee and mugs and dishwasher. Plenty of parking too. Biggest problem is being able to book a date as always so busy. There is also no bond. The other issue with charges is that ideally I would like to have a venue for 2 days and the Art Society charges a daily rate. Your hourly rate makes it prohibitive to do 2 days, s7(2)(a) - Privacy .

I was worried about the carpeted floor and brought drop cloths to go under tables to protect floor. I didn't have to do that at the Waikanae Arts Society rooms.

Paekākāriki Memorial Hall

100%

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St Peters Village Hall is owned and operated for the community it serves

The Memorial hall was originally the Surf Club building. It gets little use now due to its location and the community has better facilities in the Centre of the village in St Peters Hall plus use of the new surf club buildings north of the old hall. I think the old hall should be demolished and replaced with new sports Centre for clubs using Campbell Park

Sell it

combines the past and present

It is rarely used with better facilities close by

The kitchen needs modernizing and no one should be allowed to keep stuff onsite regardless of how often they use it. It is a community asset not the extension of someone's home or group.

Kitchen and toilets and entry need an upgrade.

Somewhat sad. Looks old and not a good look for foreign guests

Needs to be bigger

Paraparaumu Memorial Hall

New hall

It is very old hall needs a new hall for community

We needs more halls in the community for markets and art and crafts

Lots

Arts and crafts

The hall is fine as it is (subject to my comment about locking off the kitchen and side room).

Capability to lock of the kitchen and the side room to the right as you enter. This way with the current locking system for the main hall would mean that the toilets could be used while the rest of the hall is locked off from the public. It does not need to be a fancy system. A hasp and staple that could take a padlock would suffice.

Much better than the Memorial Hall at Paekakareki,

We just need a large space with toilets and kitchen facilities.

Raumati South Memorial Hall

All the plates etc have been taken from community facilities. We have to bring everything we need each time we run an event.
Recycling receptacles would be useful.

Thes supper room could be made to be more welcoming for regular community activities .
A noticeboard on the OUTSIDE so residents know what events classes they can go too.

The KCDC staff are good at listening to our concerns AND needs.

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It's the right size for us. We wouldn't use any other hall.

We use all the space both halls inside and the deck outside too

Dishwasher. Regular provision of dishwashing liquid and adequate crockery and cutlery

More relaxed seating in the supper room, easier access to facilitate supervised "drop in" uses for neighbourhood coffees , board games , chess etc.
Better pictures on the wall in the Supper Room. community is happy to work alongside council for this. Improved kitchen facilities.
Making the hall feel more welcoming, it is vast sparse place

Allow more soft seating in the supper room and make it feel more welcoming.

Don't use any others

Okay for formal meetings but not for more casual catch ups

Reikorangi Hall

be great to have a shelf for the microwave as it takes up too much benchspace where it is now.

Improve/extend kitchen, provide an awning over the deck area, old toilet area is very school like and could be modernised - handbasins could be replaced

YES! closing off bookings a week out seems counter productive - if the hall is available then surely it would be better to make use of it rather than have it sit empty. Also I have had comments from other users about the very large bond that is required to hire the hall which is unaffordable for families wanting to use it for kids birthday parties. Please make this bond smaller - it does not appear that anyone goes to check the hall after a function to see if any damages have occurred anyway, so I don't see the point in a large bond that just puts hiring the hall out of the reach of families with smaller incomes. And lastly - the survey questions are leading the user and not actually designed for someone to give feedback - i.e. the booking system question " have you tried to book the hall and were unsuccessful" did not give the option of saying why it was unsuccessful - in this case because the booking system had closed off the bookings a week in advance, not because of maintenance....so not sure how accurate the feedback will be from this question.

With its upgrades I think its great.

It has enough space for community meetings, and the outdoor flow is great for our community events

Waikanae Beach Community Hall

A Full kitchen would be necessary for any new Community Building to service the needs of users.

This Building is not fit for purpose. It has a current EQ rating of 13% NBS, and although regulations are about to change it still represents a significant Earthquake Risk. The site is narrow, and the building is in poor condition. There is very limited on-site parking, zero insulation and very narrow access. The WC facilities and "kitchen" are marginal only. This means that every use is compromised for both amenity and safety.
The building needs to be replaced. I understand it to be pone of the most in demand community halls in the district, and it is the only community building on the west side of the motorway in Waikanae Beach. It is therefore incumbent on KCDC to replace this facility in the short term.

A new Hall please.

It is not appropriate for us to use tany other hall, as they are not in the Waikanae Beach Area which we represent.

It is old, cold and draughty

If decent kitchen facilities were available more groups would utilise this facility.

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It is very disappointing to see that this facility has not been well maintained as it is an asset to the beach community and Waikanae as a whole. I would like to see the interior and exterior repainted, the window need to be waterproofed as some are leaking and the building needs better insulation.

1. Retain the hall for the smaller community groups.
2. Upgrade facilities within the hall to include internet access, better kitchen and toilets to make the hall more attractive to more small groups.
3. Refresh the interior to make it lighter and brighter and paint the exterior.
4. Approach Polytechnic Trade Programs to see if they would be interested in renovating the hall as a learning project. This could be a way of reducing the cost of the renovations while providing a learning opportunity for local youth in the trades. A win win for KCDC, the Training Groups and students.

This facility is ideal for smaller groups to hire. There is adequate parking for small groups.

This facility is an ideal size and it's cost effective for small groups but the hall needs to be maintained better.

It is not used by us.

Earthquake strengthening, washrooms and kitchen updating, new windows, new middle exit door, and general cleanup/painting.

Because the hall is well used it would be worth to restore. Plans exist for a replacement hall to be built. So far, nothing is happening to make these plans a reality, so it would make sense to invest into restoration of this hall in the meantime. I am sure the hall would not pass any type of health and safety requirements in its current state. She won't be right.

No way. It does not compare in safety and level of facility. It is very neglected.

It fits our needs in size and location.

Kitchen is perfectly fine but vermin need to be managed.

Currently condemned as an earthquake risk and hoping the relaxations of strengthening requirements makes this hall salvageable. The community love this hall and removing it takes away an important meeting place for the community to gather. We don't care that its old, its very useful and would be used more if the danger sign could be taken down. Keep what we have, don't take it away please.

This hall is quintessential kiwiana and would be utilised for more events if it wasn't deemed an earthquake risk

Usually meetings and the seats can be configured how you want.

General maintenance needs to be kept up to date - inside is very scruffy looking.
Thank you though for installing the heat pumps - they certainly make a difference!!

The Community Hall is a very important part of the Waikanae Beach Community - although KCDC seem hellbent on destroying the "community/village" feel of Waikanae Beach.
Is an important facility for comunity related meetings / issues /activities - most people would walk there - suspect people would not drive to Waikanae township for local events.

Facilities could be updated

This is not a good questionnaire and won't get a valid response. Surely you can test them first. Questions don't apply to both users and bookers. Not applicable should be an option.

Nil. It's good.

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The building is old but it's kitchen is well stocked and always clean. It's always great going to the beach market and event here.

Small but cosy.

Always a good space to visit.

Th earthquake assessment is silly. It's one storey. The chance of anyone being injured in an earthquake is minuscule.

None at the moment, except to keep the maintenance up on the hall

This is a fabulous facility for the neighbourhood and should be kept for the community

This is a wonderful facility for the neighbourhood

This is a fabulous facility for the neighbourhood and should be kept for the community

Rebuild required

Knock it down & re build with a more appropriate facility's
Building is old from a different era
A rebuild would require a more appropriate site

Knock it down & rebuild on a more appropriate site

Terrible

Poor

Refit

Refit the interior

Refit

Poor

Very old and tired - a make do scenario

Storage for regular users to keep their kitchen equipment, crockery, food items, etc
Modern sinks, dishwasher, refrigerator, microwaves, ovens, etcL

Demolish. we know the section is unsuitable for a replacement Hall. There are two alternatives. One is on the land adjacent to the tennis court, zoned for recreational purposes. The second is part of the reserve along Queens Road. We know the council has been offered, free of charge, a design adopted in Christchurch. Among the many problems with the current site, is lack of dedicated parking.

Waikanae Beach definitely needs a new Community . It would be used much more if it was more versatile. The hall facilities should include a selection of lightweight foldable tables snd stackable chairs. .I think it should provide storage for organisations which have a regular events. Eg a badminton club. There should be some area where wet coats and umbrellas can be placed. Ramp access needs to be wide enough for a double pram. Full compliance with disability access and facilities.

It is in the poorest condition of any Hall in the district.

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The long narrow space means that when the Hall has a crowded meeting. People at the back are a long way from The speakers at the front, and will often have difficulty in hearing.

They function fine for our needs but could do with upgrading.

Requires refurbishment

As it is called The Waikanae Beach Community Market it should continue to be held at the beach end of Waikanae. I am unaware of any other suitable community halls in the area.

It fits our needs well as we are not a large market and exist to highlight the wonderful talent we have in Kapiti. It certainly could do with refurbishment though.

We bring everything with us that we need to make hot drinks, including a kettle.

During the years s7(2)(a) - Privacy Waikanae Beach Market and the Dance4Fun community dance/exercise sessions there has been very little asset upkeep or improvement to the existing hall. The two heat pumps that were installed a few years ago were very welcome (and necessary) and the new card entry are the only things that s7(2)(a) - Privacy have been done on the hall. We can't (don't) open any windows in the hall as some of them have rotten frames and are impossible to close properly without worrying about breakage. The kitchen and toilets are all in need of an upgrade and replacement, especially if you are trying to rent this facility out for social functions. The grassed area at the back of the hall is often overgrown and recently there has been broken furniture and rubbish along the fence line and also behind the hall. The main storeroom also contains a lot of broken furniture and rubbish that should be removed and disposed of.

Please look after this hall and keep it available to the local community at Waikanae Beach. It is affordable and accessible for anyone in the community to hire for whatever need they have, whether it is like us to hold a market or a community exercise/wellness session. With the population growing at Waikanae Beach it is important to have access to a facility like this that is available to all.

The Waikanae Beach Market has used this hall on a monthly basis s7(2)(a) - Privacy. There is no other facility at Waikanae Beach s7(2)(a) - Privacy could hold a community indoor market so it would not be an option to use one of the other KCDC facilities. The Dance4Fun sessions s7(2)(a) - Privacy are specifically at the same time each week and s7(2)(a) - Privacy there is no other hall in Waikanae s7(2)(a) - Privacy access to at this time.

Size, locality, wooden floors - all good

Waikanae Community Centre

As noted above, a few teapots and some platters. There are already mugs

I would like to see some basic crockery/kitchen equipment
Like the large teapots that most halls have to help serve tea and hot water and a half dozen serving plates

We have had issues with the heat pump which we reported.
Surely as part of the hire we should be given easy means to access the facilities such as the projector and sound system (which is also locked).

It is less expensive and has good access to both bus and train though it isn't wonderfully lit between the those facilities. It is a tad old fashioned but has good functionality. It is not as easy to get assistance if there is an issue than with other facilities

Easy set up and put down, but not having easy access to the boxes (locked) that enable use of the projector and the strange location of the cable for HDMI cable (so far from where the presenter will have their laptop) is a nuisance. At present a tall person stands on a chair to press the on button on the projector (not a great idea from a H&S perspective).

Cleaning products

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Please clean the tables (or ensure prior groups clean after use). I use the hall approximately once a month and more often than not the tables are sticky from food and or drinks.

I like training in this venue, convenient good access plenty of parking good heating but the cleaning lets it down a bit.

Good

Make cups etc available for hire

The page describing this facility should say- as should all KCDC facilities if it offers data projection and/or sound facilities and if there is additional cost for this

Much better than Otaki Hall/Supper Room and Paraparaumu facilities

More mugs.

Mend broken tables and chairs

Urgent need for Wi-Fi. Hopefully won't have a repeat of the debacle this year over hall bookings

Well

Good because of mobility parking. Very happy with audio-visual facilities although Wi-Fi connection would be most helpful for our group

nicer cups

Internet WiFi provided for users. Ramp access provided at North carpark door

quite well

A small sound system that can be available to users. There is one there but it appears to be owned by one of the user groups of the centre and is usually unavailable to anyone else. When there is a bigger group there, people sitting at the back can have difficulty hearing a guest speaker.

I attend meetings at night at this community centre.

Tee centre is a good size for the size of the group concerned.

Some stupid questions eg cleanliness. It's a community hall, not a hotel!
You didn't ask about value for money, but this is important for cash strapped voluntary groups.

Economical.

Good. Why are questions repeated?

The kitchen works ok

We hold socials for our Blind Members in Kapiti (some of whom are elderly) a second ramp at the front of the building would be easier to access the ranch slider as the lip at the top as you enter can be missed. Otherwise, it has been suggested by members that a white or coloured stripe painted across the start of each step would help make the steps stand out.

The main/ most important suggestion would be a ramp at the front up to the ranch slider

The hall works well for our Blind folk, good parking for our volunteer driver and tables and seats work well for our group

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Waikanae Memorial Hall

All good.

It's all fine.

Size, sound quality, parking, etc.

It is fine as is.
Sure, it could do with some improvements.
However, keeping in mind, that there is a cost of living crisis and we can absolutely NOT afford another rates rise.
There are definitely more important things that need fixing.
Keep to the budget and don’t spend on “wants”.
I have to cut all my discretionary spending and even cut some necessities.
So keep that in mind for any council spending and tighten that belt too.

Very similar

Seems to work as intended

general cleanliness

long term rent needs to be better reflected in hall hire and the council cannot see this venue and a money printing exercise. I agree that cost needs to be covered, but the latest increase in hall hire is mind blowing, unacceptable and jeopardises important activities for our community.
the general cleanliness of the hall has room for improvement - at times it feels like the cleaners don't do a good job.

Please don't make important community activities impossible by raising the prices further. We all pay a Hugh amount of rates - this can be used to subsidise or subsidies further, so everyone has access to these activities, and not only the "better earners"

don't know

we manage with with what we have, as there are limited alternatives

We're very happy with the meeting room that we use (Poppy Room).

The Poppy Room is fine for our purposes.

It's fine as is.

Ideal

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MEMO

To: Sean Mallon, Group Manager Infrastructure and Asset Management
Brendan Owens, Group Manager Customer and Community

From: Morag Taimalietane, Principal Advisor Customer and Community
Nicky Ellames, Principal Advisor Property and Contracts

Date: 2 June 2026

Subject: **Waikanae Beach Community Hall – Options and Next Steps**

Released under the LGOIMA 1987
2627

Purpose

1. The purpose of this memo is to outline the current position, strategic context, risks, and emerging options relating to the future of the Waikanae Beach Community Hall, and to seek direction on the immediate next steps and the longer term approach to community facility provision.

Officer Recommendation

2. It is recommended that you:

   a. **Note** that, as part of assessing the Waikanae Beach Community Hall, officers have undertaken initial stakeholder analysis, which indicates that all existing users could be accommodated within Council-owned facilities in the wider Waikanae area.

   b. **Agree** in principle to progress towards temporary closure of the Waikanae Beach Community Hall, subject to confirming suitable alternative provision for existing users and that no further opex or capex is incurred on the Hall.

   c. **Agree** that officers refine and confirm the proposed approach to temporary closure through a paper to SLT, including financial implications, risks, user transition arrangements, and communications considerations, for decision by 30 June 2026.

   d. **Note** that, subject to SLT confirmation, officers are working towards an indicative closure timeframe of late August 2026, dependent on confirming alternative provision and any required consultation and communications.

   e. **Support** the progression of short-term actions to enable this transition, including site visits, engagement with alternative venues (if we can't accommodate users in our other Waikanae facilities), and preliminary lease or access discussions if required.

   f. **Support** officers to further investigate the longer-term option of revocation and sale.

Background

3. There is increasing interest s7(2)(f)(i) in the future of the Waikanae Beach Community Hall, s7(2)(f)(i)

4. Key drivers include:

    - Rising operational and maintenance costs.
    - Anticipated future capital expenditure required to keep the facility fit for purpose.
    - Broader organisational pressure to ensure value-for-money and lifecycle sustainability across the community facilities portfolio.

5. At the same time, there is strong community attachment to maintaining accessible community space at Waikanae Beach. Any change to provision will need to be carefully managed and supported by credible alternatives.

Strategic Context

Shift towards a network-based approach to community facilities

6. The Community Facilities Strategy 2017 sets a clear objective to optimise the use of community facilities and support a coordinated network approach across the district.

7. This direction emphasises access to a fit-for-purpose network of facilities, rather than reliance on Council ownership and maintenance of individual assets.

8. A range of factors have prompted Council to begin actively considering this shift, including the future of the Waikanae Beach Community Hall, the opening of Te Ara Whetū, preparation for the 2027 Long Term Plan, and the successful implementation of similar network approach by other Councils (including Horowhenua and Wellington).

9. Under a network approach, Council's role is not always to own and operate facilities, but to ensure the right spaces are available in the right places, at a sustainable cost. This is achieved by enabling community access to a network of spaces delivered through a mix of:

    - Council-owned venues
    - Partner-owned facilities (e.g. clubs, schools, trusts)
    - Shared-use arrangements

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Te Ara Whetū – a system changing investment

10. The opening of Te Ara Whetū (late 2026) will materially change how community spaces are accessed and used in Waikanae. It introduces modern, flexible bookable spaces and provides an opportunity to begin shaping a more coordinated community facilities network, rather than simply adding another standalone asset without a defined role.

Learning from existing Partnerships

11. s7(2)(f)(i) [redacted] .

12. Overall, this strategic context provides a clear basis for considering alternative delivery models and underpins the options and recommendations outlined in this report.

Current Situation

13. The Council facilities available in Waikanae include the Waikanae Memorial Hall, the Waikanae Community Centre, Te Ara Whetū (Dec 2026), the Waikanae Beach Hall and the Reikorangi Hall. There are also other community venues available for hire including clubs, churches, schools and early childcare facilities.

Waikanae Beach Community Hall

14. The Hall is experiencing operational and user-related challenges. Feedback from regular hirers includes building functionality and amenity issues (e.g. temperature, ventilation, dampness, windows not closing, security concerns, ageing kitchen and toilet facilities), alongside general maintenance concerns such as pests. These issues reflect a period of deferred maintenance while decisions on the future of the facility have been pending.

15. Use of the Hall is primarily driven by dance and exercise-based activities. Most users require either non-carpeted flooring or suitable space for movement-based activities, which is a key consideration when assessing alternative venues.

16. There are six regular hirers with relatively small class sizes (generally around 20 participants), alongside occasional activities such as a monthly market.

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This indicates reliance on consistent, affordable, and accessible space, while also suggesting transition to alternative venues may be achievable with careful planning and consideration of user needs.

Current Usage Profile (2026 estimated)

Booking Type	Hours	Trend
Exercise Classes (e.g. yoga, tai chi, fitness)	218	Significant growth; now a major component of use
Dance	152	Moderate year-on-year growth
Other (general/community use)	124	Increasing; reflects broader mix of activities
Local Government Meetings	7	Minimal use
Birthdays	9	Decreasing compared to prior year, often last minute bookings
Total	**510**	

17. While the overall condition of the building is assessed as good to very good at a component level, its functional performance would benefit from improvement. Improvements such as enhanced ventilation, additional insulation, upgraded heating, and refurbishment of the kitchen and bathroom facilities would be required to make the building a more fit-for-purpose and increase its attractiveness for community use.

18. Feedback from some community members indicates the facility is not currently meeting expectations for a modern community space. This highlights a broader consideration beyond the condition of a single asset and reinforces the need to assess the role and performance of community facilities across the district as a whole, including both Council-owned and non-Council-owned spaces.

19. This aligns with a shift toward a more coordinated, network-based approach to community facilities, as outlined in the Strategic Context section above.

Hall Survey results

20. Council has been seeking feedback from hall users to better understand what is working well and where improvements are needed across the network. The survey has recently closed, and officers are currently analysing the results.

21. Of the 78 total responses received, 23 respondents chose to comment on the Waikanae Beach Community Hall. This represents a relatively small and self-selecting sample and does not necessarily reflect the views of the wider Waikanae Beach community, or Hall catchment area.

22. High level analysis of this feedback indicates that the facility is valued by those who use it, with support for retaining a community venue in the Beach area. Respondents note that the hall is used for a range of activities and is

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often considered the only practical local option, with use largely driven by its convenience and location rather than the quality of the building.

23. Feedback also highlights that the building is aging and approaching the end of its useful life, with consistent concerns raised about its condition, including outdated amenities, poor insulation, and general maintenance issues. Safety concerns - particularly in relation to earthquake resilience, fire safety, and accessibility - are also noted and contribute to perceptions that the facility is no longer fit for purpose in the long term.

24. While the hall is reported to function adequately for some smaller activities, respondents identify limitations in layout and functionality, particularly for larger or more modern uses.

25. Overall, feedback from this group presents a preference to retain a local service, alongside a need for substantial upgrade or full replacement of the Hall to meet current standards and future community needs.

Other Council owned Waikanae Facilities

26. To provide context on comparative usage across the Waikanae facilities network, total booking hours for the 2025/26 financial year are as follows:

    a) Waikanae Community Centre – 1,046 hours

    b) Waikanae War Memorial Hall – 4,467 hours, comprising:

        i. Entire complex – 240 hours

        ii. Main Hall – 2,657 hours

        iii. Mezzanine – 142 hours

        iv. Poppy Room – 186 hours

        v. Small Hall – 1,242 hours

    c) Reikorangi Hall – 272 hours

27. The mezzanine level of the Memorial Hall is underutilised. There has been discussion around removing the carpet from this level, which would enable dance and exercise groups to make better use of the space. Initial indications suggest the small hall and mezzanine have capacity that could accommodate a significant portion of Waikanae Beach Hall bookings.

28. Further work is required to confirm whether these facilities have sufficient availability to accommodate all existing users, including consideration of space requirements and booking times.

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Financial Considerations

Waikanae Beach Hall – Working Budget 2026/27

- Cleaning $5,844
- Electricity $1,733
- Rates $867
- R&M $16,163
- Security $8,537
- **Total Operating Costs: $33,144**
- Income ($4,777)
- **Net Operating Cost to Council: $28,367**

R&M Planned renewals

- 2026/27: $62,789
- 2027/28: $64,865
- 2028/29: $36,337
- 2029/30: $28,393
- 2030/31: $17,226
- 2031/32: $19,614
- 2032/33: $89,345
- 2033/34: $48,792

29. The Waikanae Beach Hall currently operates at a net cost to Council of approximately $28,000 per annum, with limited income offsetting operating expenditure. In addition, the planned renewals programme identifies significant capital investment of approximately $368,000 over the next eight years.

30. This reflects a relatively high lifecycle cost for a facility with limited utilisation and mixed feedback on functionality. The scale of future investment required, combined with existing operating deficits, highlights the financial implications of retaining the asset in its current form.

31. These costs should be considered alongside alternative service delivery options, including partnership models or use of existing community facilities, which may provide more cost-effective outcomes and reduce Council's long-term financial exposure.

32. There could be an opportunity to redirect, in the short term, the current net operating cost of approximately $28,000 per annum towards supporting alternative community facility and / or supporting community access to alternative venues by offsetting the difference between Council's hire fees and market rates, ensuring affordability for users while enabling a shift toward partner-based provision.

33. This could enable Council to invest in more fit-for-purpose venues or partnership arrangements, potentially achieving better community outcomes

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while avoiding ongoing operational deficits and future capital renewal commitments associated with the Waikanae Beach Hall.

Non-Council Owned Opportunities

34. There are a large number of facilities within Waikanae that are not operated by Council. Initial scoping of a subset of these venues has been undertaken to identify potential alternative options for Waikanae Beach Hall users, as outlined below. Across these and any further options, there is an opportunity for Council to consider how best to enable community access - either through lease arrangements or by supporting affordability through targeted subsidies where hire rates exceed Council's fees and charges.

s7(2)(f)(i)

35. s7(2)(f)(i)

s7(2)(f)(i)

40. s7(2)(f)(i)

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42. s7(2)(f)(i) [redacted]

s7(2)(f)(i) [redacted]

47. s7(2)(f)(i) [redacted]

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s7(2)(f)(i)

s7(2)(f)(i)

51. s7(2)(f)(i)

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Lease and operational caveats

55. s7(2)(f)(i)

56. At a minimum, agreements should clearly define:

- Responsibility for building maintenance and compliance
- Insurance arrangements
- Cleaning and operational responsibilities
- Explicit exclusion of Council liability for capital expenditure
- Whether Council involvement is on a grant basis/subsidy of community hirers or a lease situation.

57. These provisions are critical to ensuring that Council does not assume unintended financial or operational risk under any partnership arrangement whether in short or long term.

58. Overall, these opportunities demonstrate that a mix of Council and partner facilities could meet current demand, subject to availability and user transition requirements.

Options

59. The options below outline the potential pathways forward. Further work will be required to refine these options following decisions and continued discussions with alternative venues and user transition planning.

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	Options	Description	Benefits	Risks	Financial impact	Consultation Requirement
Option 1: Keep hall open	**a) Status Quo**	• Continue operating the Hall with minimal investment (reactive maintenance only)	• Maintains facility in the community • No disruption • No upfront capital	• May not align with network approach • Ongoing limitations • Defers decision-making • Asset deterioration risk	• $28,000 annual cost • Ongoing maintenance • Future capital investment required • No cost mitigation	• No
	b) Maintain and Upgrade	• Retain Hall and invest in improvements • s7(2)(f)(i)	• Improves functionality • Potential higher use	• Continued ownership risk • Upgrade disruption to users	• High capex & ongoing lifecycle costs remain	• Yes – s7(2)
Option 2: Hall closed temporarily -strategic network approach developed	**Set date closure of the Hall, with staged transition of current users**	• Existing users are transitioned to alternative venues with flexibility in how this is managed to support continuity of access. • Hall remains closed while strategic network approach developed, with the outcome providing framework for future long-term decisions around the Hall	• Strong alignment with network-based strategic direction • Maintains continuity of access for existing users through alternative venues • Provides flexibility to manage transition in a way that minimises disruption • Enables testing of alternative venues and user experience across Council and partner facilities • Supports shift from asset ownership to a more flexible access model	• Potential for community concern if not clearly communicated • Risk of disruption if alternative venues are not well matched to user needs (timing, space, cost) • Perception of uncertainty if transition approach and timeframes are not clearly defined • Asset deterioration	• Short-term overlap of costs during transition period • Avoids future renewal and maintenance costs for the Hall • Shifts expenditure from asset-based costs to lease and/or subsidy-based access • Opportunity to cap long-term costs at or below current net operating cost (~$30k p.a.) • Potential administrative costs associated with managing multiple venues and agreements (if users not relocated to other Council facilities)	• No - informing

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			(including partnerships and subsidies) • Allows reallocation of funding toward alterative provision			
Option 3: Close & Divest	**a) Close, transition users and demolish building**	• Users transitioned to other facilities as per option 2. • Demolish building	• Early clarity around future of hall • Supports intent of effective network • Removes liability • Potential income from leasing land (under community use purpose) • Reallocate funding	• Loss of facility at Waikanae Beach • Unknown community use for the land long term • Reputational risk	• Reduced opex and capex costs – lower long term costs • Cost to demolish building	• Yes - consultation
	b) Close and potential sale	• Close hall and sell land/building. • Users transitioned to other facilities as per option 2.	• s7(2)(f)(i)	• Cost to demolish building • Negative public perception • s7(2)(i)(i)	• Capex costs	• Yes – consultation

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Officers preferred option

60. Option 2 – Hall closed temporarily - strategic network approach developed is the preferred option.

61. This approach maintains continuity of access for existing users through alternative venues, while creating space to plan a more coordinated network of community facilities.

62. It allows Council to clarify the future role of the Waikanae Beach Hall without committing further investment in the short term, and provides an opportunity to test user experience across other Council-owned facilities in Waikanae.

63. Where additional capacity is needed, it also enables Council to trial partnership and lease-based delivery models, supported by targeted subsidies to maintain equitable community access.

64. Overall, this approach balances strategic alignment, financial sustainability, and community outcomes, while reducing long-term lifecycle risk to Council.

Closure of Beach Hall

User Transition and Communication

65. A structured approach will be required to engage with existing users of the Waikanae Beach Hall.

66. This would involve:

    - Direct communication with user groups
    - Identifying suitable alternative facilities
    - Supporting the transition of bookings to other venues where possible

67. This process can be managed operationally and focused on minimising disruption to existing users.

Consultation Requirements – Service Transition

68. The relocation of users to alternative facilities is considered an operational matter. Provided that reasonable alternative options are available, this process would not require formal public consultation.

69. The approach would instead focus on proactive communication and stakeholder engagement with affected users and the community.

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Closure and Disposal of the Hall

70. If Council were to close and/or dispose of the hall, this would trigger formal decision-making requirements.

71. Any proposed sale of the asset would require:

    - Full consideration through Council processes
    - Public consultation, in accordance with statutory and policy requirements

72. s7(2)(h) [redacted]

Retain Beach Hall

Asset Condition and Investment Requirements

73. The facility requires more than minor investment to improve its condition and usability.

74. While targeted upgrades could improve amenity, it is likely that a more substantial level of capital investment would be required to bring the hall up to a standard that is consistently attractive and fit for broader community use.

75. This may include:

    - Addressing building condition issues (including mould, ventilation, and broader maintenance matters)
    - Internal and external refurbishment (e.g. painting, flooring, fittings)
    - Potential upgrades to services and compliance-related works

76. As such, earlier estimates in the range of $50,000–$60,000 are considered likely understated given the overall condition and expectations for modern community facilities.

Opportunities to Increase Use

77. If appropriately upgraded, there is potential to reposition the hall as a more active and accessible community-focused facility.

78. Increased utilisation could be supported through:

    - Improved presentation and functionality of the building

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- Enhancements to the surrounding environment (e.g. outdoor amenities such as play spaces or improved access)
- More active promotion and programming.

Indicative View

79. Retention of the hall is considered a community decision, particularly given its local role and context.

80. While a relatively modest intervention may improve basic serviceability, achieving a step change in usage and community uptake is likely to require greater investment than initially anticipated.

Communications

81. A full communication plan will be developed to support this work and ensure hall users and community are engaged and communicated with effectively.

The proposed approach

82. No surprises: Inform Hall users and the wider community early and keep them updated as things progress.

83. Be transparent about the why: Clearly explain the reasons for the work and the temporary closure while we assess the hall's future.

84. Communicate with empathy: Acknowledge the importance of this space and communicate with care and understanding for the community that values it.

85. Any narrative around the Beach Hall s7(2)(f)(i) Messaging should focus on:

    - No longer being fit for purpose
    - Sustainability and future-proofing
    - Maintaining access to community space
    - Part of broader work to understand how Council facilities are being used, where they may no longer meet needs, and how we can give people more choice by providing access to a broader mix of spaces, not just those Council owns and operates.

Next Steps - Officers Recommendation

86. Subject to your direction, the following steps are proposed and timeframes:

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a) Complete site visits and confirm suitability against user requirements.

b) Confirm availability, costs, and operational constraints with Council facilities and potential partner venues.

c) Undertake a stakeholder/user transition assessment (including accessibility and affordability considerations).

d) Develop refined options with financial analysis, risk assessment, and recommended pathway.

e) Develop a communications and engagement approach appropriate to the preferred pathway.

f) Prepare a paper for SLT consideration by 30 June 2026, including recommendations around briefing of elected members.

g) Progress discussions around the development of a strategic network approach to Community Facilities (Council and Community owned).

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Recommendations approved by:

Sean Mallon
Group Manager Infrastructure and Asset Management .....

Date .....

Brendan Owens
Group Manager Customer and Community .....

Date .....

File Note – 30 June 2026

Local Government Act 2002 – Consideration of Sections 77–82 Decision-Making and Consultation Principles

Temporary Closure of Waikanae Beach Community Hall

Purpose

This file note records Council officers' consideration of the decision-making and consultation principles contained in sections 77–82 of the Local Government Act 2002 (LGA) in relation to the proposed temporary closure of the Waikanae Beach Community Hall.

This note should be read alongside the relevant SLT memorandum, elected member briefing material, Community Facilities Network Approach (CFNA) documentation, and supporting reports.

Decision Context

Council is progressing toward the temporary closure of the Waikanae Beach Community Hall from 31 August 2026. The closure is intended as an interim operational measure while Council develops a Community Facilities Network Approach and undertakes a Waikanae case study to inform future decisions regarding community facility provision in Waikanae.

No decision has been made regarding permanent closure, disposal of the facility, or future service levels beyond the interim period.

The proposed closure does not involve the transfer, disposal, or redevelopment of the asset and is intended to be temporary and reversible. Any future permanent decision regarding the hall would require separate consideration through normal Council decision-making processes, including consideration of statutory requirements, reserve status, land ownership matters, and engagement requirements.

Consideration of Section 77 – Identification of Reasonably Practicable Options

Officers considered the reasonably practicable options available in relation to the ongoing operation of the Waikanae Beach Community Hall.

This assessment considered:

- The condition and suitability of the hall.
- The ongoing operating and maintenance costs associated with the facility.
- The availability of alternative facilities within Waikanae.
- Existing and future community needs, including current Hall usage.

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- Council's wider strategic direction toward a network-based approach to community facilities.

Options considered included:

1. Continuing operation of the hall and undertaking further investment.
2. Temporarily closing the hall while alternative provision is arranged and a wider assessment is undertaken through the Community Facilities Network Approach.
3. Considering longer-term options for future provision through the Community Facilities Network Approach and Waikanae case study.

The temporary closure option was identified as the most appropriate interim response because it enables continued community access through alternative venues while avoiding further expenditure on an ageing facility before broader evidence-based assessment is completed.

The temporary closure does not predetermine any future decision regarding the hall or community facility provision within Waikanae.

Consideration of Section 78 – Community Views

Council has previously received community feedback relating to community facilities in Waikanae through a range of planning, engagement, and consultation activities, including Vision Kāpiti and more recently through our Hall User Survey.

Officers consider that community views regarding the facility and wider community facility provision are reasonably well understood. This includes an understanding that the hall is valued by sections of the Waikanae Beach community and that there is interest in future community facility provision within the area.

Officers also acknowledge that the proposed temporary closure may generate community interest and concern. To ensure these views are appropriately considered:

- Direct engagement will be undertaken with affected hall users.
- Individual user requirements are being discussed.
- Alternative facilities are being identified and assessed.
- Community input will continue to inform the Waikanae case study and wider Community Facilities Network Approach.
- Future decisions regarding long-term provision will be informed through subsequent Council decision-making processes.

Consideration of Section 79 – Compliance with Consultation Principles

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Officers considered the extent to which consultation is required in relation to the proposed temporary closure.

The temporary closure:

- Does not constitute a significant decision under Council's Significance and Engagement Policy.
- Does not involve disposal of the asset.
- Does not result in a permanent change to service provision.
- Is temporary and reversible.
- Includes arrangements to provide alternative facilities for existing users.

Having regard to the significance and proportionality of the decision, officers consider that targeted engagement with directly affected users represents an appropriate level of engagement.

A communications and engagement approach has been developed which includes:

- Direct contact with regular hall users and the Waikanae Beach and Peka Peka Residents Association.
- Discussion of individual needs and requirements.
- Identification of suitable alternative facilities.
- Support for users transitioning to alternative venues.
- Provision of information to elected members regarding the rationale for the proposed closure and transition arrangements.
- Provision of information to the wider community and media.

Officers also note that a briefing to elected members has been undertaken to support understanding of the reasons for the proposed operational decision.

Consideration of Section 80 – Consistency with Existing Plans and Policies

Officers considered whether the proposed temporary closure is significantly inconsistent with Council's current plans and policies.

The proposal is considered consistent with:

- The Community Facilities Strategy 2017.
- Council's strategic direction toward a coordinated community facilities network approach.
- The intent to make effective use of both Council and non-Council facilities.

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- Emerging Long Term Plan conversations relating to affordability, sustainability, partnership approaches, and value for money.

The temporary closure is an operational response pending a broader assessment of community facility provision. It does not determine future service levels, asset ownership, funding decisions, or the long-term future of the site.

Any future permanent decision regarding community facility provision in Waikanae would be considered separately through appropriate Council processes.

Consideration of Sections 81–82 – Māori Participation and Consultation

Officers considered whether the proposed temporary closure gives rise to any specific impacts requiring targeted engagement with Māori. The temporary closure does not involve disposal of land, revocation of reserve status, or a permanent decision regarding the future of the site. As such, officers have not identified any specific Māori or mana whenua interests uniquely affected by the temporary operational closure.

In undertaking this assessment, officers have had regard to Council's Partnership Agreement 'Whakaaetanga Hononga' with Ngāti Toa Rangatira, Āti Awa ki Whakarongotai and Ngā Hapū o Ōtaki. The Agreement recognises mana whenua as Te Tiriti partners and affirms Council's commitment to fostering meaningful participation in decision-making, building enduring relationships, engaging early on matters that affect mana whenua interests, and working in a manner consistent with the principles of rangatiratanga, whanaungatanga, kotahitanga and manaakitanga.

Officers considered whether the temporary closure proposal would affect whenua, wai, taonga, or other matters for which mana whenua exercise rangatiratanga. In this instance, the proposal is limited to the temporary closure of a community facility while wider work on the Community Facilities Network Approach and the Waikanae case study is undertaken. It does not alter the status of the land, change ownership arrangements, or determine the long-term future of the site. Consequently, officers have not identified a need for separate targeted engagement with mana whenua at this stage.

Officers acknowledge that the hall is situated on Crown-derived reserve land and that any future decision involving permanent closure, revocation of reserve status, disposal of the land, or changes to long-term provision would require further consideration of statutory obligations and Council's partnership commitments, including appropriate engagement with mana whenua. This would be consistent with the Partnership Agreement's commitment to involving mana whenua early and meaningfully in kaupapa that affect them and to ensuring decision-making processes recognise and support mana whenua interests and aspirations.

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This approach is considered proportionate to the nature of the temporary operational decision while maintaining Council's ongoing commitment to its partnership obligations with mana whenua.

Additional Considerations

In determining the appropriate approach, officers also considered:

- The temporary nature of the closure.
- The availability of alternative facilities within Waikanae.
- Existing survey and community feedback.
- The ability to continue supporting community activities through alternative venues.
- The intention to assess future provision through the Community Facilities Network Approach and Waikanae case study.
- The need to balance community access, affordability, sustainability, and effective stewardship of community assets.

Officers also recognised that while legal risks associated with the temporary closure are considered low, there is potential for political and social licence risk given the level of community interest in the hall. For this reason, additional emphasis has been placed on direct engagement with affected users, clear communication of the rationale for the decision, and public discussion of the broader Community Facilities Network Approach.

Conclusion

Officers consider the proposed temporary closure of the Waikanae Beach Community Hall has been assessed in accordance with the decision-making and consultation principles contained in sections 77–82 of the Local Government Act 2002.

In reaching this position, officers have:

- Identified and considered reasonably practicable options.
- Considered existing community views and likely community interest.
- Assessed the appropriate level of engagement having regard to the significance and proportionality of the decision.
- Considered consistency with Council strategy and policy direction.
- Considered potential Māori interests and future statutory obligations.

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- Ensured that any longer-term decisions regarding community facility provision will be considered separately through the Community Facilities Network Approach and future Council decision-making processes.

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Photos Report

Property Name: Waikanae Beach Hall - Ground
Property Code: WBH-GRD
Categories: Property - Halls and Community Centres - Waikanae Beach Hall
Address: 22A Ruaparaha Street
Constr. Year: 1970 **Floor Area (m2):** 187 **Survey Date:** 18 March 2026

Property



WBH-GRD_20260318

18 March 2026 13:22

Property



WBH-GRD_20260318

18 March 2026 13:22

Property



WBH-GRD_20260318

18 March 2026 13:24

Property



image_49_(4).jpg

17 April 2026 13:32

Property



image1.JPG

02 May 2017 16:24

Property



image2.JPG

02 May 2017 16:24

released under the LGOIMA 1987

Photos Report

Property Name: Waikanae Beach Hall - Ground
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Categories: Property - Halls and Community Centres - Waikanae Beach Hall
Address: 22A Ruaparaha Street
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Property



16 May 2017 11:12

Ext Wks - Access - Asphalt / Sealed Areas



image.jpg

16 December 2019 11:44

Ext Wks - Access - Asphalt / Sealed Areas



image.jpg

16 December 2019 11:45

Ext Wks - Access - Asphalt / Sealed Areas



WBH-GRD_20260318

18 March 2026 13:21

Ext Wks - Access - Asphalt / Sealed Areas



image1.JPG

02 May 2017 16:22

Ext Wks - Access - Concrete Slab / Driveway



WBH-GRD_20260318

18 March 2026 13:20

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Photos Report

Property Name: Waikanae Beach Hall - Ground
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Address: 22A Ruaparaha Street
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Fences - Brick Wall



WBH-GRD_20260318

18 March 2026 13:24

Fences - Timber Paling Fence



WBH-GRD_20260318

18 March 2026 13:20

Fences - Timber Paling Fence



image1.JPG

02 May 2017 16:22

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Property Name: Waikanae Beach Hall - External
Property Code: WBH-EXT
Categories: Property - Halls and Community Centres - Waikanae Beach Hall
Address: 22A Ruaparaha Street
Constr. Year: 1970 **Floor Area (m2):** 187 **Survey Date:** 18 March 2026

Property



Louvre window cracked outside female toilet

16 March 2023 10:45

Property



Cracked louvre window outside main hall space

16 March 2023 10:46

Property



WBH-EXT_20260318

18 March 2026 13:14

Property



WBH-EXT_20260318

18 March 2026 13:15

Property



WBH-EXT_20260318

18 March 2026 13:16

Property



WBH-EXT_20260318

18 March 2026 13:16

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Photos Report

Property Name: Waikanae Beach Hall - External
Property Code: WBH-EXT
Categories: Property - Halls and Community Centres - Waikanae Beach Hall
Address: 22A Ruaparaha Street
Constr. Year: 1970 **Floor Area (m2):** 187 **Survey Date:** 18 March 2026

Property



WBH-EXT_20260318

18 March 2026 13:16

Property



image1.JPG

03 May 2017 09:42

Property



image2.JPG

03 May 2017 09:42

Property



image3.JPG

03 May 2017 09:42

Property



image1.JPG

03 May 2017 09:42

Property



image2.JPG

03 May 2017 09:42

Released under the LGOIMA 1987 0627-3

Property Name: Waikanae Beach Hall - External
Property Code: WBH-EXT
Categories: Property - Halls and Community Centres - Waikanae Beach Hall
Address: 22A Ruaparaha Street
Constr. Year: 1970 **Floor Area (m2):** 187 **Survey Date:** 18 March 2026

Windows & Doors - Timber Entrance Door



WBH-EXT_20260318

18 March 2026 13:08

Windows & Doors - Timber Entrance Door



image1.JPG

03 May 2017 08:33

Electrical - Incandescent Lights



Incandescent light

16 March 2023 09:07

Electrical - Incandescent Lights



Incandescent light 1

16 March 2023 09:07

External Walls - Paint Finish



External paint

16 March 2023 09:15

External Walls - Paint Finish



WBH-EXT_20260318

18 March 2026 13:12

Released under the LGOIMA 1987 2627-3

Property Name: Waikanae Beach Hall - External
Property Code: WBH-EXT
Categories: Property - Halls and Community Centres - Waikanae Beach Hall
Address: 22A Ruaparaha Street
Constr. Year: 1970 **Floor Area (m2):** 187 **Survey Date:** 18 March 2026

Paving and Pedestrian Access - Steps or staircase



Timber ramp

16 March 2023 09:09

Paving and Pedestrian Access - Steps or staircase



WBH-EXT_20260318

18 March 2026 12:47

Roof - Downpipes - PVC



DP

16 March 2023 09:13

Roof - Metal Roofing



Roof

11 April 2023 11:42

Roof - Metal Roofing



WBH-EXT_20260318

18 March 2026 13:13

Roof - Paint Finish



Roof paint

11 April 2023 11:42

Released under the OIMA 1987 2627

Property Name: Waikanae Beach Hall - External
Property Code: WBH-EXT
Categories: Property - Halls and Community Centres - Waikanae Beach Hall
Address: 22A Ruaparaha Street
Constr. Year: 1970 **Floor Area (m2):** 187 **Survey Date:** 18 March 2026

Roof - Paint Finish



WBH-EXT_20260318

18 March 2026 13:14

Roof - Spouting - Metal



WBH-EXT_20260318

18 March 2026 13:05

Roof - Spouting - PVC



Spouting

16 March 2023 08:55

Roof - Spouting - PVC



WBH-EXT_20260318

18 March 2026 13:07

Roof - Timber Fascia



Fascia

16 March 2023 08:56

Windows & Doors - Aluminium Windows



Aluminum window

16 March 2023 09:03

Released under the LGOIMA 1987 2627-3

Property Name: Waikanae Beach Hall - External
Property Code: WBH-EXT
Categories: Property - Halls and Community Centres - Waikanae Beach Hall
Address: 22A Ruaparaha Street
Constr. Year: 1970 **Floor Area (m2):** 187 **Survey Date:** 18 March 2026

Windows & Doors - Aluminium Windows



WBH-EXT_20260318

18 March 2026 12:29

Windows & Doors - Door Hardware (handles/locks)



Hardware

16 March 2023 08:56

Windows & Doors - Emergency Exit Door - Single



WBH-EXT_20260318

18 March 2026 13:06

Windows & Doors - Louvre Windows



Louvre windows

16 March 2023 08:57

Windows & Doors - Louvre Windows



Windows 1

16 March 2023 08:59

Windows & Doors - Louvre Windows



WBH-EXT_20260318

18 March 2026 12:31

Released under the LGOIMA 1987 - 2627-3

Property Name: Waikanae Beach Hall - External
Property Code: WBH-EXT
Categories: Property - Halls and Community Centres - Waikanae Beach Hall
Address: 22A Ruaparaha Street
Constr. Year: 1970 **Floor Area (m2):** 187 **Survey Date:** 18 March 2026

Windows & Doors - Paint Finish



External windows

16 March 2023 08:59

Windows & Doors - Paint Finish



WBH-EXT_20260318

18 March 2026 12:58

Windows & Doors - Paint Finish



WBH-EXT_20260318

18 March 2026 12:58

Windows & Doors - Paint Finish



WBH-EXT_20260318

18 March 2026 12:58

Windows & Doors - Paint Finish



image1.JPG

03 May 2017 09:26

Windows & Doors - Timber Framed Windows



Timber framed window

16 March 2023 09:01

Released under the LGOIMA 1987 2627-3

Photos Report

Property Name: Waikanae Beach Hall - External
Property Code: WBH-EXT
Categories: Property - Halls and Community Centres - Waikanae Beach Hall
Address: 22A Ruaparaha Street
Constr. Year: 1970 **Floor Area (m2):** 187 **Survey Date:** 18 March 2026

Mechanical - (HH) Split Air Conditioning Units



WBH-EXT_20260318

18 March 2026 12:46

External Walls - Metal Cladding



image.jpg

16 December 2019 11:55

External Walls - Metal Cladding



Metal cladding

16 March 2023 09:12

External Walls - Metal Cladding



Metal cladding 1

16 March 2023 09:12

External Walls - Metal Cladding



WBH-EXT_20260318

18 March 2026 13:10

External Walls - Metal Cladding



image1.JPG

03 May 2017 08:35

Released under the LGOIMA 1987

Property Name: Waikanae Beach Hall - External
Property Code: WBH-EXT
Categories: Property - Halls and Community Centres - Waikanae Beach Hall
Address: 22A Ruaparaha Street
Constr. Year: 1970 **Floor Area (m2):** 187 **Survey Date:** 18 March 2026

External Walls - Metal Cladding



image1.JPG

03 May 2017 09:18

Mechanical - (HH) Split Air Conditioning Units



WBH-EXT_20260318

18 March 2026 12:46

Windows & Doors - Timber Entrance Door



Timber entrance door

16 March 2023 09:08

Windows & Doors - Timber Entrance Door



WBH-EXT_20260318

18 March 2026 13:09

Windows & Doors - Timber Entrance Door



image1.JPG

03 May 2017 08:35

Released under the OIA 1987 2627-3

Property Name: Waikanae Beach Hall - Main Hall
Property Code: WBH-01
Categories: Property - Halls and Community Centres - Waikanae Beach Hall
Address: 22A Ruaparaha Street
Constr. Year: 1970 **Floor Area (m2):** 151 **Survey Date:** 18 March 2026

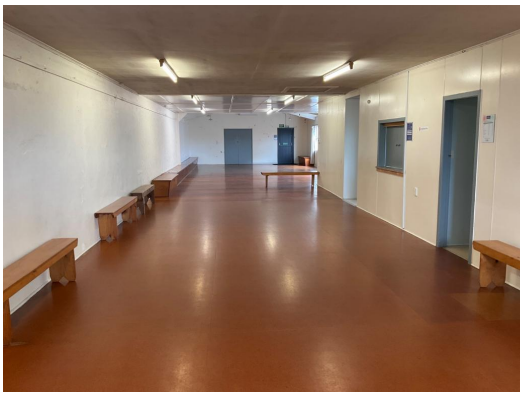
Property



image.jpg

16 December 2019 11:09

Property



WBH-01_20260318

18 March 2026 12:27

Property



WBH-01_20260318

18 March 2026 12:27

Property



image1.JPG

02 May 2017 14:27

Property

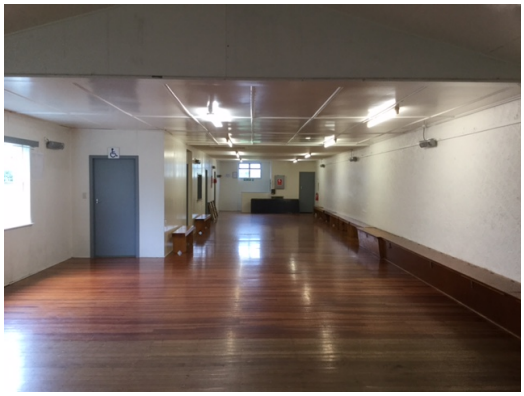


image2.JPG

02 May 2017 14:27

Mechanical - (HH) Split Air Conditioning Units



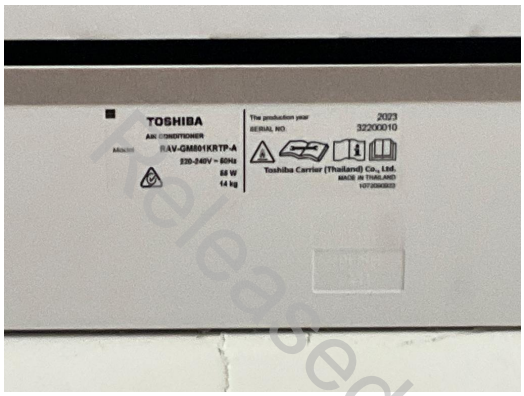
WBH-01_20260318

18 March 2026 11:37

Released under the LGOIMA 1987 2627-3

Property Name: Waikanae Beach Hall - Main Hall
Property Code: WBH-01
Categories: Property - Halls and Community Centres - Waikanae Beach Hall
Address: 22A Ruaparaha Street
Constr. Year: 1970 **Floor Area (m2):** 151 **Survey Date:** 18 March 2026

Mechanical - (HH) Split Air Conditioning Units



WBH-01_20260318

18 March 2026 11:37

Mechanical - (HH) Split Air Conditioning Units



WBH-01_20260318

18 March 2026 11:40

Mechanical - (HH) Split Air Conditioning Units



WBH-01_20260318

18 March 2026 11:40

Ceiling Finishes - Gib-board Lining



image.jpg

16 December 2019 10:58

Ceiling Finishes - Gib-board Lining



image.jpg

16 December 2019 10:58

Ceiling Finishes - Gib-board Lining



image.jpg

16 December 2019 10:58

Released under the LGOIMA 1987 2627-3

Property Name: Waikanae Beach Hall - Main Hall
Property Code: WBH-01
Categories: Property - Halls and Community Centres - Waikanae Beach Hall
Address: 22A Ruaparaha Street
Constr. Year: 1970 **Floor Area (m2):** 151 **Survey Date:** 18 March 2026

Ceiling Finishes - Gib-board Lining



Ceiling

16 March 2023 09:19

Ceiling Finishes - Gib-board Lining



Ceiling 1

16 March 2023 09:20

Ceiling Finishes - Gib-board Lining



Ceiling 2

16 March 2023 09:21

Ceiling Finishes - Gib-board Lining



WBH-01_20260318

18 March 2026 12:09

Ceiling Finishes - Gib-board Lining



WBH-01_20260318

18 March 2026 12:09

Ceiling Finishes - Gib-board Lining



image1.JPG

02 May 2017 14:21

Released under the LGOIMA 1987 2627-3

Property Name: Waikanae Beach Hall - Main Hall
Property Code: WBH-01
Categories: Property - Halls and Community Centres - Waikanae Beach Hall
Address: 22A Ruaparaha Street
Constr. Year: 1970 **Floor Area (m2):** 151 **Survey Date:** 18 March 2026

Ceiling Finishes - Hardboard



image.jpg

16 December 2019 11:07

Ceiling Finishes - Hardboard



Ceiling hardboard

16 March 2023 09:21

Ceiling Finishes - Hardboard



WBH-01_20260318

18 March 2026 12:11

Ceiling Finishes - Paint Finish



image.jpg

16 December 2019 11:07

Ceiling Finishes - Paint Finish



WBH-01_20260318

18 March 2026 12:13

Electrical - Fluorescent Lights

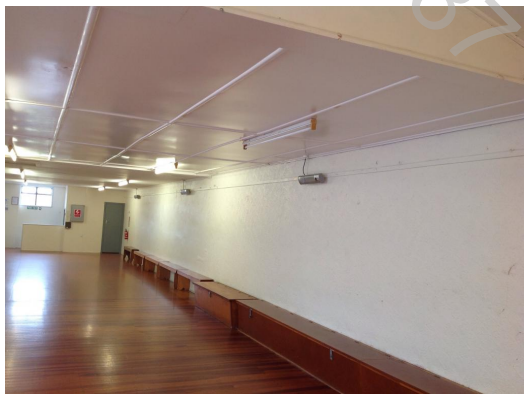


image.jpg

16 December 2019 11:08

Released under the LGOIMA 1987 2627-3

Property Name: Waikanae Beach Hall - Main Hall
Property Code: WBH-01
Categories: Property - Halls and Community Centres - Waikanae Beach Hall
Address: 22A Ruaparaha Street
Constr. Year: 1970 **Floor Area (m2):** 151 **Survey Date:** 18 March 2026

Electrical - Fluorescent Lights



Fluroscent light

16 March 2023 09:26

Electrical - Fluorescent Lights



WBH-01_20260318

18 March 2026 12:22

Electrical - Incandescent Lights



image.jpg

16 December 2019 11:08

Electrical - Incandescent Lights



Incandescent light

16 March 2023 09:25

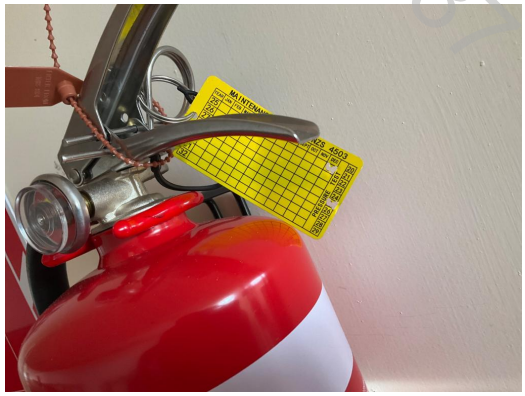
Electrical - Main Fusebox



WBH-01_20260318

18 March 2026 11:40

Fire Services - Fire Extinguishers



WBH-01_20260318

18 March 2026 11:35

Released under the LGOIMA 1987 2627-3

Property Name: Waikanae Beach Hall - Main Hall
Property Code: WBH-01
Categories: Property - Halls and Community Centres - Waikanae Beach Hall
Address: 22A Ruaparaha Street
Constr. Year: 1970 **Floor Area (m2):** 151 **Survey Date:** 18 March 2026

Fixtures & Fittings - Joinery Fttgs - Built-in



Joinery

16 March 2023 09:23

Fixtures & Fittings - Joinery Fttgs - Built-in



WBH-01_20260318

18 March 2026 12:15

Floor Finishes - Polyurethane Finish



Floor

16 March 2023 09:22

Floor Finishes - Polyurethane Finish



WBH-01_20260318

18 March 2026 12:15

Wall Finishes - Gib-board Lining



Gib lined walls

16 March 2023 09:27

Wall Finishes - Hardboard



Walls

16 March 2023 09:26

Released under the LGOIMA 1987 2627-3

Property Name: Waikanae Beach Hall - Main Hall
Property Code: WBH-01
Categories: Property - Halls and Community Centres - Waikanae Beach Hall
Address: 22A Ruaparaha Street
Constr. Year: 1970 **Floor Area (m2):** 151 **Survey Date:** 18 March 2026

Wall Finishes - Paint Finish



image.jpg

16 December 2019 11:11

Wall Finishes - Paint Finish



WBH-01_20260318

18 March 2026 12:26

Wall Finishes - Paint Finish



WBH-01_20260318

18 March 2026 12:26

Wall Finishes - Paint Finish



WBH-01_20260318

18 March 2026 12:26

Released under the LGOIMA 1987

Photos Report

Property Name: Waikanae Beach Hall - Cleaners Cupboard
Property Code: WBH-02
Categories: Property - Halls and Community Centres - Waikanae Beach Hall
Address: 22A Ruaparaha Street
Constr. Year: 1970 **Floor Area (m2):** 1 **Survey Date:** 18 March 2026

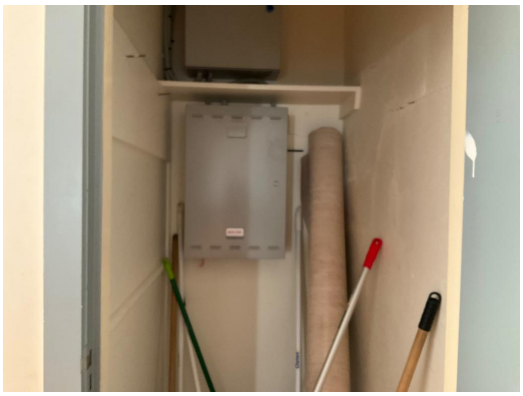
Property



image.jpg

16 December 2019 11:43

Property



WBH-02_20260318

18 March 2026 11:45

Property



image1.JPG

02 May 2017 14:34

Ceiling Finishes - Hardboard



Ceiling

16 March 2023 09:31

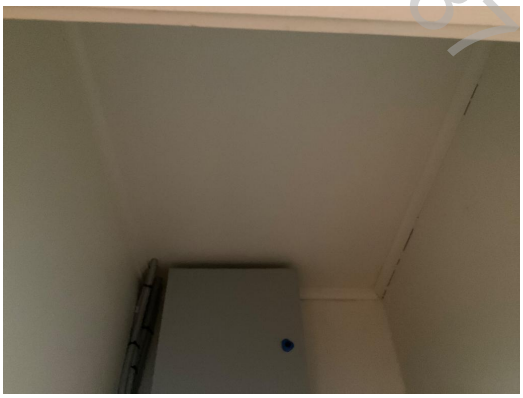
Ceiling Finishes - Paint Finish



Ceiling

16 March 2023 09:31

Ceiling Finishes - Paint Finish



WBH-02_20260318

18 March 2026 11:42

Released under the LGOIMA 1987 2627-3

Property Name: Waikanae Beach Hall - Cleaners Cupboard
Property Code: WBH-02
Categories: Property - Halls and Community Centres - Waikanae Beach Hall
Address: 22A Ruaparaha Street
Constr. Year: 1970 **Floor Area (m2):** 1 **Survey Date:** 18 March 2026

Wall Finishes - Hardboard



image.jpg

16 December 2019 11:41

Wall Finishes - Hardboard



Hardboard

16 March 2023 09:33

Wall Finishes - Paint Finish

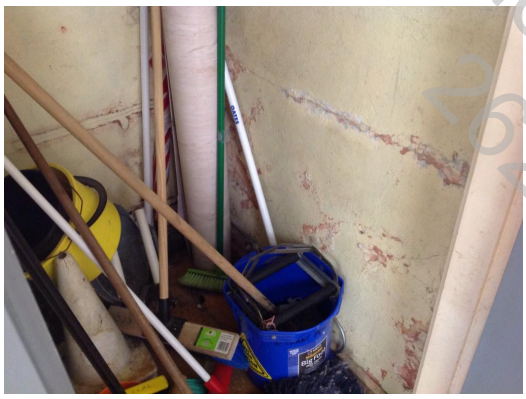


image.jpg

16 December 2019 11:42

Wall Finishes - Paint Finish



Walls

16 March 2023 09:33

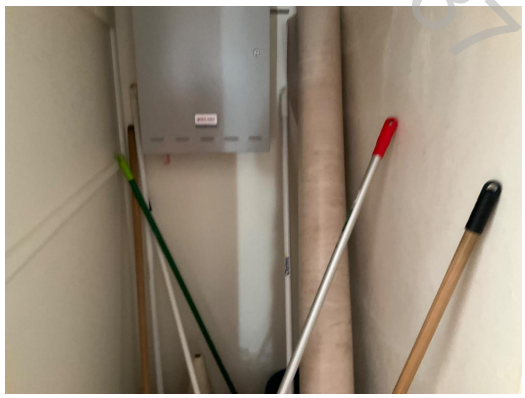
Wall Finishes - Paint Finish



WBH-02_20260318

18 March 2026 11:44

Wall Finishes - Paint Finish



WBH-02_20260318

18 March 2026 11:45

Released under the LGOIMA 1987 2627-3

Photos Report

Property Name: Waikanae Beach Hall - Storage Room
Property Code: WBH-03
Categories: Property - Halls and Community Centres - Waikanae Beach Hall
Address: 22A Ruaparaha Street
Constr. Year: 1970 **Floor Area (m2):** 14 **Survey Date:** 18 March 2026

Property



image.jpg

16 December 2019 11:37

Property



WBH-03_20260318

18 March 2026 11:48

Property



WBH-03_20260318

18 March 2026 11:48

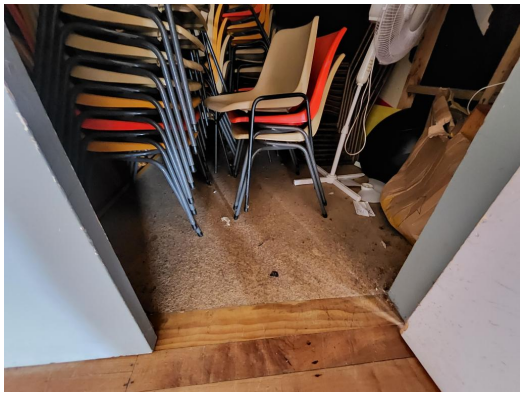
Property



image1.JPG

02 May 2017 14:43

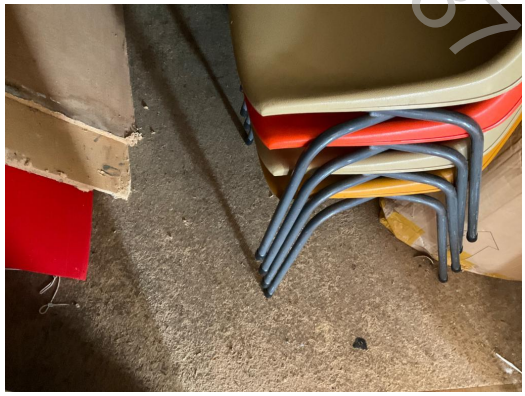
Floor Finishes - Particle Board



Floor

16 March 2023 10:19

Floor Finishes - Particle Board



WBH-03_20260318

18 March 2026 11:48

Released under the LGOIMA 1987 2627-3

Property Name: Waikanae Beach Hall - Storage Room
Property Code: WBH-03
Categories: Property - Halls and Community Centres - Waikanae Beach Hall
Address: 22A Ruaparaha Street
Constr. Year: 1970 **Floor Area (m2):** 14 **Survey Date:** 18 March 2026

Interior Doors - Hollow-core Door



image.jpg

16 December 2019 11:39

Interior Doors - Hollow-core Door



image.jpg

16 December 2019 11:40

Interior Doors - Hollow-core Door



Hollow core door

16 March 2023 10:20

Interior Doors - Paint Finish



Internal general

16 March 2023 10:22

Released under the LGOIMA 1987 2627-3

Property Name: Waikanae Beach Hall - Disabled Toilet
Property Code: WBH-04
Categories: Property - Halls and Community Centres - Waikanae Beach Hall
Address: 22A Ruaparaha Street
Constr. Year: 1970 **Floor Area (m2):** 5 **Survey Date:** 18 March 2026

Property



image.jpg

16 December 2019 11:15

Property

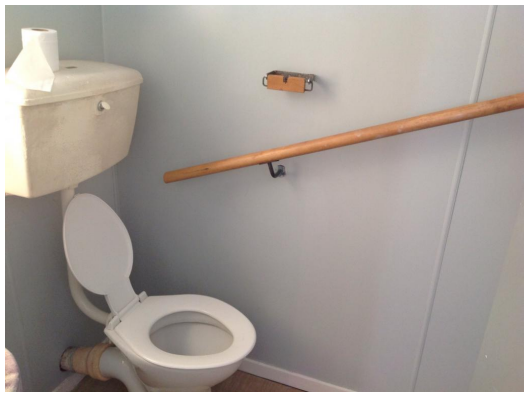


image.jpg

16 December 2019 11:15

Property



WBH-04_20260318

18 March 2026 11:54

Property



WBH-04_20260318

18 March 2026 11:54

Property



image1.JPG

02 May 2017 14:57

Ceiling Finishes - Paint Finish

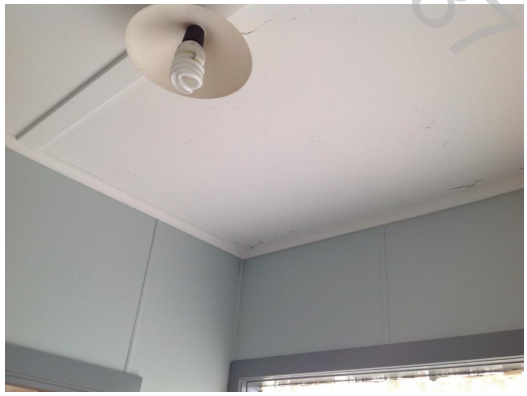


image.jpg

16 December 2019 11:21

Released under the LGOIMA 1987

Property Name: Waikanae Beach Hall - Disabled Toilet
Property Code: WBH-04
Categories: Property - Halls and Community Centres - Waikanae Beach Hall
Address: 22A Ruaparaha Street
Constr. Year: 1970 **Floor Area (m2):** 5 **Survey Date:** 18 March 2026

Ceiling Finishes - Paint Finish



Ceiling

16 March 2023 10:06

Ceiling Finishes - Paint Finish



WBH-04_20260318

18 March 2026 11:51

Ceiling Finishes - Paint Finish



WBH-04_20260318

18 March 2026 11:51

Fixtures & Fittings - Timber Handrail



Handrail

16 March 2023 10:15

Fixtures & Fittings - Timber Handrail



WBH-04_20260318

18 March 2026 11:52

Floor Finishes - Vinyl

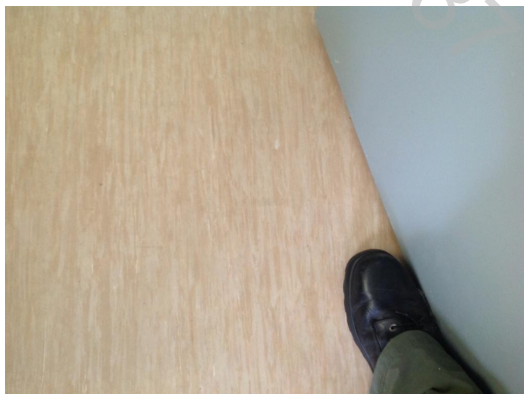


image.jpg

16 December 2019 11:20

Released under the GOIMA 1987 2627-3

Property Name: Waikanae Beach Hall - Disabled Toilet
Property Code: WBH-04
Categories: Property - Halls and Community Centres - Waikanae Beach Hall
Address: 22A Ruaparaha Street
Constr. Year: 1970 **Floor Area (m2):** 5 **Survey Date:** 18 March 2026

Interior Doors - Hollow-core Door



image.jpg

16 December 2019 11:22

Interior Doors - Hollow-core Door



WBH-04_20260318

18 March 2026 11:52

Sanitary Plumbing - Handbasin



WBH-04_20260318

18 March 2026 11:53

Sanitary Plumbing - Toilet - China Bowl /Cistern



image.jpg

16 December 2019 11:23

Sanitary Plumbing - Toilet - China Bowl /Cistern



Toilet

16 March 2023 10:16

Sanitary Plumbing - Toilet - China Bowl /Cistern



WBH-04_20260318

18 March 2026 11:53

Released under the LGOIMA 1987 s 27-3

Property Name: Waikanae Beach Hall - Kitchen
Property Code: WBH-05
Categories: Property - Halls and Community Centres - Waikanae Beach Hall
Address: 22A Ruaparaha Street
Constr. Year: 1970 **Floor Area (m2):** 8 **Survey Date:** 18 March 2026

Property



image.jpg

16 December 2019 11:14

Property



WBH-05_20260318

18 March 2026 11:58

Property



image1.JPG

02 May 2017 15:13

Ceiling Finishes - Hardboard



Ceiling

16 March 2023 09:56

Ceiling Finishes - Paint Finish



WBH-05_20260318

18 March 2026 11:59

Electrical - Incandescent Lights



Incandescent light

16 March 2023 10:00

Released under the LGOIMA 1987 2627-3

Property Name: Waikanae Beach Hall - Kitchen
Property Code: WBH-05
Categories: Property - Halls and Community Centres - Waikanae Beach Hall
Address: 22A Ruaparaha Street
Constr. Year: 1970 **Floor Area (m2):** 8 **Survey Date:** 18 March 2026

Fixtures & Fittings - Joinery Fttgs - Built-in



Joinery

16 March 2023 09:57

Fixtures & Fittings - Joinery Fttgs - Built-in



WBH-05_20260318

18 March 2026 11:56

Fixtures & Fittings - Stoves



image.jpg

16 December 2019 11:12

Fixtures & Fittings - Stoves



WBH-05_20260318

18 March 2026 11:56

Fixtures & Fittings - Water Boiler - Automatic



1678913845209186056520205370233 6.jpg

16 March 2023 09:57

Fixtures & Fittings - Water Boiler - Automatic



WBH-05_20260318

18 March 2026 11:56

Released under the LGOIMA 1987 2021-3

Property Name: Waikanae Beach Hall - Kitchen
Property Code: WBH-05
Categories: Property - Halls and Community Centres - Waikanae Beach Hall
Address: 22A Ruaparaha Street
Constr. Year: 1970 **Floor Area (m2):** 8 **Survey Date:** 18 March 2026

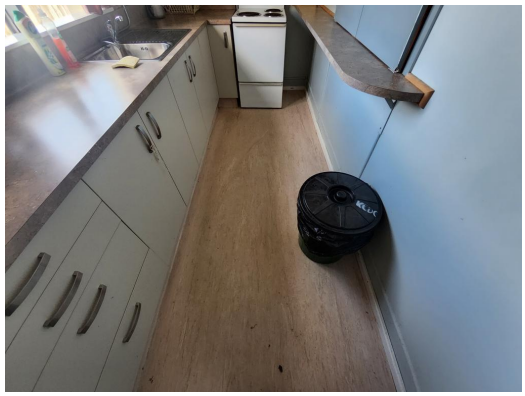
Fixtures & Fittings - Water Boiler - Automatic



image1.JPG

02 May 2017 15:09

Floor Finishes - Vinyl



Vinyl

16 March 2023 09:56

Floor Finishes - Vinyl



WBH-05_20260318

18 March 2026 11:55

Sanitary Plumbing - Sink Faucet



WBH-05_20260318

18 March 2026 11:58

Wall Finishes - Hardboard



Walls

16 March 2023 10:00

Released under the LGOIMA 1987 2627-3

Photos Report

Property Name: Waikanae Beach Hall - Female Toilets
Property Code: WBH-06
Categories: Property - Halls and Community Centres - Waikanae Beach Hall
Address: 22A Ruaparaha Street
Constr. Year: 1970 **Floor Area (m2):** 4 **Survey Date:** 18 March 2026

Property



image.jpg

16 December 2019 11:24

Property



WBH-06_20260318

18 March 2026 12:03

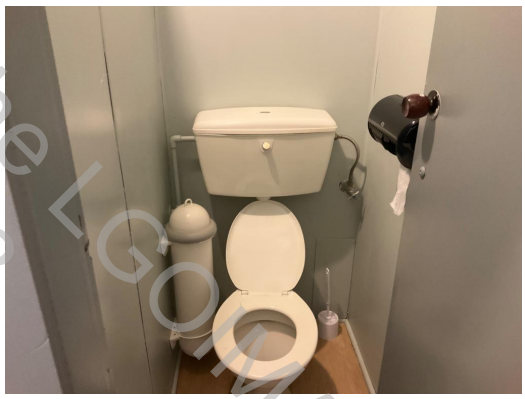
Property



WBH-06_20260318

18 March 2026 12:03

Property



WBH-06_20260318

18 March 2026 12:03

Property



image1.JPG

02 May 2017 15:21

Property



image2.JPG

02 May 2017 15:21

Released under the LGOIMA 1987 2627-3

Property Name: Waikanae Beach Hall - Female Toilets
Property Code: WBH-06
Categories: Property - Halls and Community Centres - Waikanae Beach Hall
Address: 22A Ruaparaha Street
Constr. Year: 1970 **Floor Area (m2):** 4 **Survey Date:** 18 March 2026

Interior Doors - Door Hardware (handles/locks)



image.jpg

16 December 2019 11:27

Interior Doors - Hollow-core Door



Hollow core door

16 March 2023 09:50

Sanitary Plumbing - Handbasin



WHB

16 March 2023 09:53

Sanitary Plumbing - Handbasin



WBH-06_20260318

18 March 2026 12:02

Sanitary Plumbing - Toilet - China Bowl /Cistern



Toilet

16 March 2023 09:53

Sanitary Plumbing - Toilet - China Bowl /Cistern



WBH-06_20260318

18 March 2026 12:01

Released under the LGOIMA 1987

Property Name: Waikanae Beach Hall - Male Toilets
Property Code: WBH-07
Categories: Property - Halls and Community Centres - Waikanae Beach Hall
Address: 22A Ruaparaha Street
Constr. Year: 1970 **Floor Area (m2):** 4 **Survey Date:** 18 March 2026

Property



image.jpg

16 December 2019 11:35

Property



WBH-07_20260318

18 March 2026 12:06

Property



WBH-07_20260318

18 March 2026 12:06

Property



WBH-07_20260318

18 March 2026 12:06

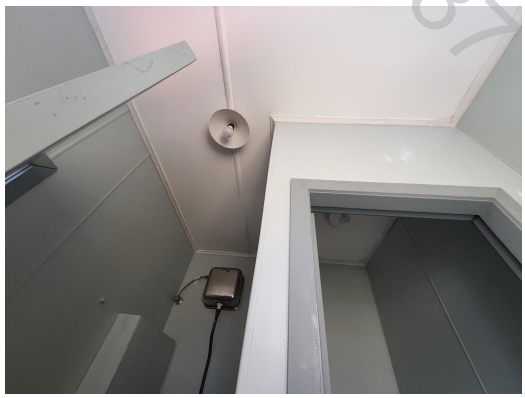
Property



image1.JPG

02 May 2017 15:25

Ceiling Finishes - Hardboard



Ceiling

16 March 2023 09:40

Released under the LGOIMA 1987 2627-3

Property Name: Waikanae Beach Hall - Male Toilets
Property Code: WBH-07
Categories: Property - Halls and Community Centres - Waikanae Beach Hall
Address: 22A Ruaparaha Street
Constr. Year: 1970 **Floor Area (m2):** 4 **Survey Date:** 18 March 2026

Floor Finishes - Vinyl



Vinyl

16 March 2023 09:43

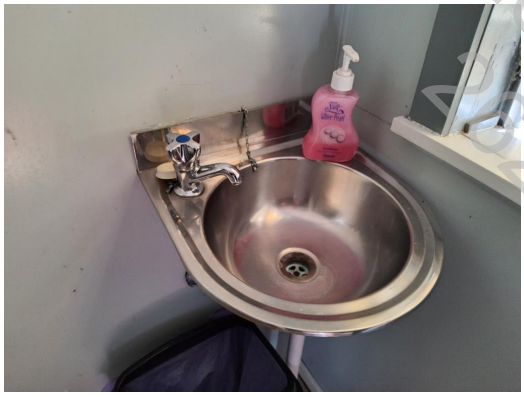
Interior Doors - Hollow-core Door



Hollow core door

16 March 2023 09:37

Sanitary Plumbing - Generic Tap



Tap

16 March 2023 09:38

Sanitary Plumbing - Handbasin



WHB

16 March 2023 09:38

Sanitary Plumbing - Handbasin



WBH-07_20260318

18 March 2026 12:04

Sanitary Plumbing - Toilet - China Bowl /Cistern



Toilet

16 March 2023 09:39

Released under the LGOIMA 1987 2027-3

Property Name: Waikanae Beach Hall - Male Toilets
Property Code: WBH-07
Categories: Property - Halls and Community Centres - Waikanae Beach Hall
Address: 22A Ruaparaha Street
Constr. Year: 1970 **Floor Area (m2):** 4 **Survey Date:** 18 March 2026

Sanitary Plumbing - Toilet - China Bowl /Cistern



WBH-07_20260318

18 March 2026 12:05

Sanitary Plumbing - Toilet - S/S Urinal



Urinal

16 March 2023 09:40

Sanitary Plumbing - Toilet - S/S Urinal



WBH-07_20260318

18 March 2026 12:05

Wall Finishes - Hardboard



Walls

16 March 2023 09:41

Wall Finishes - Paint Finish



Walls

16 March 2023 09:41

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Summary Property Report



Property

Waikanae Beach Hall – Community Hall Building

Address

22A Ruaparaha Street, Waikanae 5036

Construction Year

Unknown

Description

This single-story building serves the Waikanae community for numerous functions / activities. Contained within this is a large main hall, cleaner's cupboard, kitchen, male, female and accessible toilets, and a storage room. There is currently a notice on the door to warn against the potential lack of structural integrity of the building which needs further investigation. The external structure of this building is cast insitu concrete walls in poor condition.

Condition

Superficially the hall is in fair condition, but the structural integrity building is in serious question and is deemed earthquake prone. The concrete exterior walls are badly cracked and spalled. The roof was replaced in 2017 and is sound. Two cracked louvre windows are present.

Expenditure

Given the state of the main structural walls it is highly unlikely that a remedial solution would be found to address the deficiencies. It is likely best written off and replaced. A report by IR Group in 2022 recommended replacement of the building on another council site and the disposal of this site.

Risks or Hazards

Earthquake prone structural issues.

Recommendations and/or observations

Consider replacing this building with a new facility.

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Summary Asset Management Plan

Waikanae Beach Hall - Ground

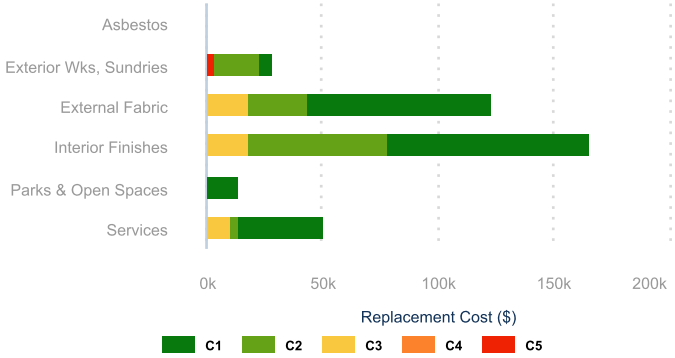
WBH-GRD



Address	22A Ruaparaha Street
Construction Year	1970
Floor Area (m²)	187
Survey Date	18 March 2026
Capital Replacement Value ($)	878,900
Depreciated Replacement Cost ($)	201,740
Residual Structural Cost ($)	523,942
Standard Components ($)	384,194
Special Components ($)	0
Condition Grade Index	1.57

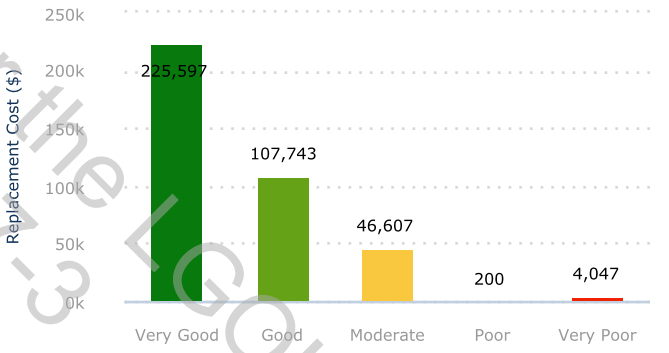
Description

Single storey building used as a community hall. The site consists of an asphalt and concrete access way, with timber paling fencing. The exterior walls are clad with a mix of mainly painted concrete, metal cladding and fibrolite with a corrugated iron roof. Windows are a mix of timber and aluminum. Inside there is a main hall with a male toilet, female toilet, accessible toilet, kitchen and cleaners cupboard attached. There is a storage room which is accessed from the exterior. The inside ceilings are primarily painted hardboard with some Gib-board in the mail hall. Walls are painted hardboard with some Gib-board in the main hall. Flooring is polyurethane timber tongue and groove in the main hall with vinyl in the toilets and kitchen, the storage room is unfinished particle board.



Condition

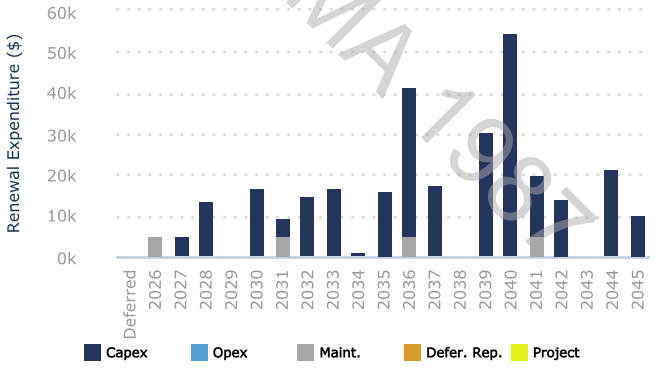
Overall this property is in a good to very good condition. The adjacent graph shows a breakdown, by replacement cost, of the assessed components in each condition grade. 87% ($333,000) of assessed components have been evaluated as being in good to very good condition, 12% ($47,000) have been evaluated as being in moderate condition and 1% ($4,000) have been evaluated as being in poor to very poor condition. The components in poor and very poor condition of note include the asphalt / sealed areas and the internal ceiling paint finish. Noted internal ceiling paint is peeling in the kitchen. This building is in moderate condition with some rust on the outside of the rear store room and louvre window sills. The internals are in good condition with the exception of the Gib-board ceiling in the main hall, which has a split in it. The internal paintwork is also poor with peeling and scratches.



Expenditure

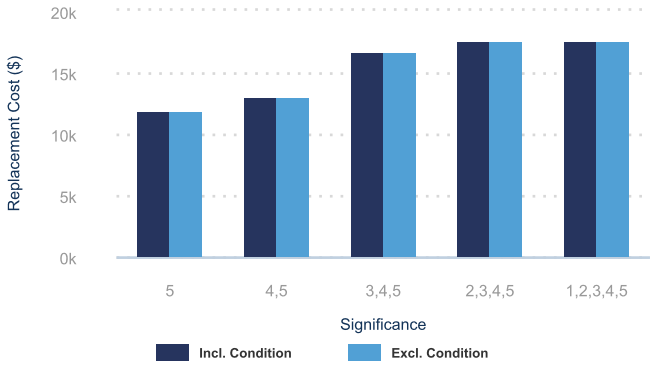
The forecast renewal expenditure profile for the building is displayed in the adjacent graph. The drivers for any immediate expenditure or where it exceeds the 20 year average over the next ten years are explained as follows: 2030 - External Wall Paint Finish; 2033 - Split Air Conditioning Unit; 2035 - Stainless Urinal.

10 Year Avg Lifecycle Expenditure ($):	8,344
20 Year Avg Lifecycle Expenditure ($):	13,915
20 Year Avg Annual Planned Maintenance ($):	1,800



Level of Service

Levels of service were not assessed as part of the 2026 surveys.



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Components in Poor or Very Poor Condition

Group	Type	Component	Location			
C1/R1	C2/R2	C3/R3	C4/R4	C5/R5	Repl. Yr.	Total GRC ($)
Waikanae Beach Hall - Disabled Toilet						
ING	CEI	Paint Finish		Global		
				100%/1	2027	125
Comment: 18/3/26 paint still peeling 16/03/23: Peeling due to previous water damage before roof was fixed in 2017						
Waikanae Beach Hall - Ground						
EXS	EXA	Asphalt / Sealed Areas		Global		
				100%/1	2027	3,922
Comment: 18/03/26 same or worse condition broken & over grown 19/12/19: Broken & over grown						
Waikanae Beach Hall - Kitchen						
ING	CEI	Paint Finish		Global		
			100%/2		2028	200
Comment: 18/03/2026: Paint peeling						
Total ($)						**4,247**

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2627-3

Poor to Very Poor Components by Group and Type

Name	Group	Type	C4-C5 GRC ($)	Total GRC ($)
Waikanae Beach Hall - Disabled Toilet	Interior Finishes	Ceiling Finishes	125	125
Waikanae Beach Hall - Ground	Exterior Wks, Sundries	Ext Wks - Access	3,922	3,922
Waikanae Beach Hall - Kitchen	Interior Finishes	Ceiling Finishes	200	200
Total ($)			**4,247**	**4,247**

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2627-3

Work Orders

This property does not contain any work orders.

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2627-3

Glossary

Component	The specific asset at the lowest level of detail, i.e. solid door, aluminum window, roofing iron, paling fence etc.
Component Group	High level categorisation of a component, i.e. external fabric, internal finishes, services, residual structural and external works & sundries.
Component Type	Mid-level categorisation of components that fit under Component Group, i.e. roof, windows & doors, electrical, etc.
Component Criticality	This is the measure of the relative importance of a building component by identifying which components are more critical to the building. Criticality factors include; Likelihood of failure, risk to service delivery, appearance, health and safety impacts.
Condition	Assets for which the financial, business or service level consequences of failure are sufficiently severe to justify proactive inspection and rehabilitation. Critical assets have a lower threshold for action than non-critical.
Condition Grade	C1 or CG 1 - Components assessed to be in Very Good condition using the NAMS condition bands. C2 or CG 2 - Components assessed to be in Good condition using the NAMS condition bands. C3 or CG 3 - Components assessed to be in Moderate condition using the NAMS condition bands. C4 or CG 4 - Components assessed to be in Poor condition using the NAMS condition bands. C5 or CG 5 - Components assessed to be in Very Poor condition using the NAMS condition bands.
Condition Grade Index (CGI)	The overall condition of selected components, typically within a property space or hierarchy of property spaces, weighted by replacement cost. CGI should be reported alongside the value of components in Poor and Very Poor condition to provide a more complete view.
Capital Replacement Value (CRV)	The cost of reconstructing a building using modern equivalent assets.
Depreciated Replacement Cost (DRC)	The replacement cost of an existing asset, less an allowance for wear and consumption having regard for the remaining economic life of the existing asset. It is calculated as the Gross Replacement Cost x (Remaining Life/Base Life).
Gross Replacement Cost (GRC)	The sum of component replacement costs within a selection. Typically used in conjunction with Capital Replacement Value and Residual Value to reflect the total replacement cost of replaceable components or surveyed components within a building or structure. CRV = GRC + RS.
Residual Structural (RS)	The difference between the CRV and the replacement cost sum of assessment components. Used as a balancing item for determining DRC values.
Risk Score	Calculated score at component level reflecting where the component sits relation to its expected life (likelihood of failure) and the consequence of failure determined by component criticality and property space importance.
Property Quality Standards (PQS)	A desired level of performance, measured by pre-defined factors, relating to an overall characteristic of a property or portfolio.
Star Rating	Calculated score reflecting the current level of service (LoS) against targets weighted by service level significance.

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