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

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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

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If you are interested in the attachments which accompany this response, please contact us at: informationrequest@kapiticoast.govt.nz.