

Community Halls Policy 2022

Te Kaupapa here mo ngā whare hāpori 2022

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whakatane.govt.nz



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1.0 INTRODUCTION – KUPU ARATAKI

This policy sets out the framework for the provision, management and development of Community Halls in the Whakatane District.

2.0 BACKGROUND - HE TIROHANGA WHAKAMURI

The Whakatane District Council owns a number of urban and rural Community Halls across the District. Council expects to provide a variety of quality recreational and community facilities that meet community needs. Councils Long Term Plan (LTP) (2021-31) identifies key challenges:

- Managing increasing community expectations for recreational and community facilities.
- Maintaining the number of community facilities we are responsible for, and the associated costs.

3.0 OBJECTIVES – NGĀ WHĀINGA

The objectives of this policy are:

- To provide clear guidelines on how the Council will implement the Community Halls Policy;
- To provide clear guidelines on how the Council will determine its involvement and approach to the provision of individual Community Halls;
- To provide direction on how the Council will encourage and support communities to be involved with the management and operation of their Community Hall; and
- To provide clear guidelines on how the Council will make decisions on the development or divestment of Community Halls.

4.0 DEFINITIONS - NGĀ TIKANGA O NGĀ KUPU

Term	Definition
Building Warrant of Fitness	A Building Warrant of Fitness (BWOFF) is a statement issued by the building owner to the Council stating that the requirements of the compliance schedule have been fully met.

5.0 POLICY – TE KAUPAPA HERE

5.1 COUNCIL ROLE

5.1.1 *In considering its role with any individual hall the Council will consider all of the following factors:*

- The geographical spread of hall or community centre facilities available for community use, including privately owned facilities.
- The type and size of halls available within the District including privately owned facilities.
- Existing and predicted supply and demand for hall or community centre use, based on recreation growth, population growth or demographic change, existing use

information, and the stated needs of community groups.

- The cost of managing, maintaining, developing or divesting facilities.
- Views of the community, including staff, facility users, feedback from customer surveys and expert knowledge.
- Building condition and suitability for purpose or location.
- Whether the building is of historical importance or is a war memorial.
- Opportunities for partnerships with community groups, primary users and private providers.
- The fit with current Council policies and plans.
- Financial viability.
- Previous Council decisions on the matter.

5.1.2 *The Council will re-evaluate its involvement with individual halls whenever there is a change to the management of a hall or as triggered by pre-established thresholds (e.g. use of the hall falls below a certain percentage). This will occur alongside the development of the Council's LTP where no other opportunity has arisen in the intervening period.*

5.1.3 *The Council will retain direct ownership in all halls listed as strategic assets in the Council's LTP.*

5.2 FUNDING

The Council may provide funding to third parties in support of the public availability of halls where:

- The third party is unable to work through transitional arrangements (Hall Action Plans to be developed for each individual hall) in the absence of funding;
- The funding is required to enable the hall to be viably managed and made available for public usage;
- The level of funding required would be less than the cost to the Council of providing the hall itself; or
- A plan is in place to reduce funding requirements from the Council over time.
- Any funding agreed to will be provided for from the appropriate funding source in accordance with the criteria in the Council's Revenue and Financing Policy.

5.3 PARTNERSHIPS

The Council will consider partnerships where all of the following criteria are met:

- The partnership aligns with the Council's preferred frameworks (see the Community Halls Strategy); and
- The hall will remain available for general public usage; and
- The hall is compliant to the current building standard and has an up-to-date BWOFF.
- The potential provider shows the ability to adequately manage the facility by demonstrating to the Council's satisfaction:
 - Long term financial viability (of the hall as well as of the entity providing the hall); and
 - Access to appropriate skills (Financial Management; Planning; Marketing; Maintenance; Health and Safety Compliance; Operation); and
 - The ability to monitor and annually report to the Council on the usage and condition of the facility.

5.4 NEW COMMUNITY HALLS

The Council will consider development of new facilities where submissions from the community demonstrate that the following criteria are met:

- There is a gap in halls or similar facility provision and an unmet community demand that the private sector or a community partnership is unable to meet; or
- An existing facility has neared the end of its useful life; existing facilities are not fit for purpose or pose a threat to health and safety and there is a continued community demand that the private sector or a community partnership is unable to meet; and
- The operation of any new facility will be supported by community funding sources.

5.5 REDEVELOPMENT OF HALLS

The Council will only consider major redevelopment of hall facilities where submissions from the community demonstrate that all of the following criteria are met:

- Existing facilities cannot meet demand and redevelopment of the facility would help meet demand; and
- The private sector or a community partnership is unable to meet the need; and
- The building is in good condition (i.e. structurally sound, has an up-to-date BWOFF); and
- The building is of historical importance or is a war memorial.

5.6 DIVESTMENT

The Council will consider divestment of a particular hall where one or more of the following criteria are met:

- None of the Council's preferred frameworks (see the Community Halls Strategy) are feasible;
- Demand analysis and use data indicates very low use and there are no perceived opportunities for increase in demand;
- There are other similar facilities in close proximity or other planned developments would better meet the community's needs;
- The design, size and layout of the hall are unsuitable for community needs and redevelopment of the building is not cost effective;
- Significant work is required and cannot be justified given the use of facilities; or
- There is no community involvement in the management of the hall.

5.7 DEPRECIATION

Where a hall meets the criteria for consideration of divestment (5.6 above) the Council may stop funding depreciation of the facility in anticipation that the hall will not be replaced.

5.8 MONITORING

Where the Council has any involvement with a hall, all of the following are required:

- Collection of usage and condition data.
- Transmission of usage and condition data to the Council on an annual basis.
- Adherence to any applicable legislative or regulatory frameworks (e.g. Health and Safety).

Council will monitor performance through user satisfaction of community facilities in the Whakatāne District which is assessed through the Annual Residents Survey.

5.9 CONSULTATION

In all cases, a proposal to divest, develop, or any major redevelopment of hall facilities will be included in the Annual Plan or LTP.

6.0 ACCOUNTABILITY – NGĀ HAEPAPA

The Whakatāne District Council is responsible for the application of this policy.

7.0 REVIEW – TE AROTAKE

This policy will be reviewed every three years or as determined by Council; or in response to legislative or policy changes as appropriate.