



The Future of Community Halls

Community halls are located at the heart of our communities, providing places for many different activities including community gatherings, arts, culture, recreation, celebrations and learning. Many of our halls are between 40 and 100 years old and are the result of local community fundraising efforts.

We're doing some thinking and planning ahead for the future of our facilities like Community Halls, so we can understand the future demand, investment and approach we need to take to secure their future.

Why are community halls important?

Community halls contribute to building strong, healthy and vibrant communities and creating connections within our villages, towns and district.

Our community places a lot of value on having these facilities located in their local area, and in many rural communities, halls are all that remain of once bustling rural settlements, often reflecting the historic values of the area. In some rural communities, other than roading, community halls are also the only recognisable service that Council provides.

Why are we having this conversation?

Council and community collectively own, fund and operate 13 community halls that provide a range of benefits and opportunities to their respective communities.

Additionally, to this, there are other community halls such as the Waipawa Senior Citizens Hall, Waipukurau Freemasons Hall and other community halls such as the Takapau Scouts available for use and funded by the community rather than Council.

In 2011, Council made a shift to not fund major work on some halls, pushing this back to communities and seeking to fund smaller operational grants to those community halls only. Many community halls need major investment and over the next 20 years this investment requirement will continue to increase, despite some halls having very low levels of use.

Community Halls are run by passionate community members who often have very articulate plans for the future of their hall, and clear ideas about how to improve its sustainability for the future. This comes however with a backdrop of increased costs and responsibilities including insurance, electricity, and compliance with regulatory and health and safety requirements.

Community expectations also continue to increase, making many community halls not fit for purpose or relevant to the needs of today's community. Like most sports clubs, identifying volunteers to support the operation of community halls is also becoming increasingly difficult.

Through this work we want to understand what the future liability and costs are ahead for our community. We also need to gain clearer direction on Council's ongoing role in community halls and where Council support and participation starts and finishes and what other support or leadership (if any) Council should be providing to other community halls – such as the Takapau Scouts Hall.

We have created this discussion document to start the conversation about the future of community halls across our district. This conversation will take many forms over the next few months, and we hope that together we can all create a shared vision for the future of our halls that will guide our community investment in these important facilities.

How community halls contribute to our Project Thrive outcomes

Connected Citizens	Community halls are places where people connect and enjoy activities together.
Proud District	Community halls are part of our history and contribute to our local identity.
Strong Communities	Community halls connect and support strong communities.
Durable Infrastructure	Community halls are fit for purpose, meeting the needs of our community today and into the future.

Our Community Halls now

Council's current direction on community halls is to 'provide safe, affordable and appropriate facilities that provide for the cultural and social wellbeing of communities.'

There are thirteen Council supported community halls across the district (ten owned by Council and three owned by the community - see Attachment 1). These are managed by local hall committees who promote use, manage the bookings process, set the fees and manage any minor maintenance work. A District Halls Policy and District Halls Committee Policy outlines the Council and Committee responsibilities as follows.

Council	Committee
<ul style="list-style-type: none"> • Ownership of halls. • Provide an annual operational grant to the Committees. • Responsible for major maintenance. • Assess annual maintenance requirements and recommend to Council on this. • Meet the costs of annual Fire and Building WOF charges. 	<ul style="list-style-type: none"> • Day to day management/operation of halls. • Responsible for minor maintenance requirements. • Annual reporting on use, maintenance, expenditure, requirements for management, user fees. • Retain hall hireage income which may be used at their discretion towards the maintenance of the hall. • Allocating and accounting for expenditure of Council funds. • Keeping account and sufficient documentation for a statement of income, expenditure and assets and liabilities.

It is important to acknowledge that Marae are of special significance to Tangata Whenua and are the focal point for a range of activities of social, economic, and cultural importance to Māori. Marae play an integral role in supporting Māori customary and traditional uses and applying Māori principles and protocols. Many different types of activities take place on a Marae including meetings and social gatherings, festivities, knowledge and education, and the provision of specialised services such as health and advice. Marae can also support other community activities such as operating as a civil defence emergency base.

Schools can also fulfil a similar role to community halls by providing the hub and focal point for the surrounding area. Often schools have a hall that is used for similar activities that are undertaken in community halls or are regular users of their local community hall.

Some trends around the future of community halls include:

The role and function of community halls has changed over the years as the needs of communities change over time and the facilities become dated. Facilities that provide different sized and flexible spaces for different activities to occur are often better placed to respond to changing community needs.

The majority of halls provide one large area of indoor space and have limited flexibility in terms of the size and type of spaces provided and the ability to respond to the changing needs of the community. Community centres that provide a variety of sized spaces to enable a number of different activities to occur at the same time are often used as a replacement for community halls if they no longer can service the needs of the local community, usually due to building issues.

We think that the key principles guiding the future of our community halls network could be to:

- Provide active and vibrant places for our community to meet, play, laugh and learn.
- Provide safe, welcoming and accessible¹ places that respond to local community needs.
- Be inclusive and flexible to cater to different and changing needs over time.
- Continue to be highly valued and utilised by the local community.
- Encourage active participation, diversity and involvement in the community.
- Be reflective of the local community; people, culture and history.

The opportunities we have identified so far include:

- Community halls are one of the most highly valued facilities in our network so how do we ensure this continues. All community halls are actively managed by members of the community who have a good understanding of local community needs.
- The ability to enable more use for some halls that may be underutilised where there is still a strong association and existence value. This could be through making it easier for people to book, more promotion, increased knowledge of the network of halls available (e.g. capacity of all halls to accommodate different activities), encouraging new programmes to utilise the hall, or building improvements.
- A better understanding of the condition of assets and required programme of improvements.
- A better understanding of how or whether these facilities are meeting the needs of our community, and what is needed to ensure they continue to do so.
- A better understanding of the role of the wider network of facilities where Council is not involved, for example, schools, marae and privately owned facilities.
- Greater recognition of the role of community halls in contributing to our local identity.
- The ability to use community halls to ensure digital connectivity and social isolation are not barriers for local communities seeking to grow their skills and knowledge.
- The role of community halls in supporting the provision of programmes that encourage people of all ages to keep themselves healthy and well such as recreational, educational and fitness programmes that encourage healthy and active lifestyles.
- Look at ways to streamline processes and create efficiencies that make it easier for community hall committees to operate on a day-to-day basis. For example, development of guidelines and templates for health and safety requirements.

- Explore different funding options to recognise that these facilities are ageing assets, some require minor/major upgrade work and operational costs are increasing yet community expectations are that they are low cost to use.

The challenges we have identified so far include:

- Increasing costs and responsibilities of managing and operating community halls. This includes insurance, electricity, compliance with regulatory and health and safety requirements, and the increasing need for major upgrade work on some halls due to their age.
- Varying levels of asset condition with most requiring some form of minor or major upgrade work. This follows significant deferred maintenance and investment over the years. A comprehensive understanding is needed of asset condition, maintenance, renewals and seismic compliance across all community halls.
- Varying levels of utilisation across the network, some have lots of capacity for additional use while other are well utilised throughout the year.
- Many buildings still configured in traditional approaches to building design making them not fit for purpose or inefficient in terms of design or layout.
- Reliance on volunteers to manage the facilities. This puts a lot of responsibility on volunteer community members. Community resources are stretched and Council has limited resources available.
- Waipukurau Memorial Hall has been identified as earthquake prone. This follows Council and community expectations that the building had been strengthened as part of upgrade works completed in 2016 and 2017.
- Current policy direction is that Council will not build or take over any additional halls which assumes that the current provision is adequate for future growth and/or that if there is demand for additional halls this will be met by other organisations.
- The need for clearer direction on Council's ongoing role in community halls, and where Council support and participation starts and finishes.
- Access to safe drinking water (for some community halls).

Let us know your ideas?

We're still in the early phases of this work, however we are keen to hear your ideas to support community halls in Tamatea - Central Hawke's Bay. You can do this by completing our online survey at www.chbdc.govt.nz/thriving-places-and-spaces or emailing us on thrivingplacesandspaces@chbdc.govt.nz

Place Based Information - Council's Community Halls Network

The Future of Community Halls

Community Hall	Council Role			Management and user fees	User	Operational funding approach	Known issues/opportunities
	Own land	Own building	Provide funding				
<p>Waipukurau Memorial Hall (1955)</p> <p>Public Recreation Ground</p>	✓	✓	✓	<p>A community volunteer with support of Council</p> <p>\$35.00, half day community \$75.00, full day community \$75.00, half day business \$150.00, full day business</p>	<p>Ruahine Cadets (Deed of Lease with Council for cadet services to community, exclusive areas within hall, expires 2033 includes ROR)</p> <p>Sports and overflow from stadium Schools CHB badminton CHB trampoline club Children's birthday parties Events Community groups</p> <p>Prior to becoming earthquake prone: Council organised events Active Seniors fitness classes Church groups</p> <p>166 bookings in 2018/19 across 23 user groups</p>	<p>Council funds minor repairs and provides 1-day per week cleaning</p>	<p>Earthquake prone</p> <p>Ability to refer people to other facilities for use when they can't be accommodated here</p>
<p>Ongaonga Hall (1920)</p> <p>Reserve for the purpose of a public hall</p>	✓	✓	✓	<p>Committee managed and operated.</p> <p>Koha for community groups at discretion of committee, otherwise no charge</p>	<p>172 bookings in 2018/19</p>	<p>Council fund operational costs (insurance, rates, minor repairs \$500, electricity line charges, custodian contribution \$1000).</p>	<p>Develop a long-term plan for the hall future keeping its character whilst making more modern to meet the needs of the community now and in the future.</p> <p>Trees maintained Painting Toilet maintenance Online booking system</p>
<p>Tikokino War Memorial Hall (1978)</p> <p>Local Purpose Reserve (War Memorial community Centre) NZGZ 1982 p1565</p>	✓	✓	✓	<p>Committee managed and operated</p> <p>Playcentre \$330 per term School \$500 annual fee Casual hall hires full day - \$200 plus power, part day \$110 plus power Supper/meeting rooms \$12/hr</p>	<p>Playgroups</p> <p>296 bookings in 2018/19</p>	<p>Council contributes operational costs (insurance, rates, minor repairs \$500, electricity line charges, custodian contribution \$1000).</p>	<p>Heating Trestle tables replaced</p>
<p>Takapau Hall (1960)</p>	✓	✓	✓	<p>Committee managed and operated</p>	<p>Lions Club Fundraisers Private functions Events</p>	<p>Council contributes operational costs (insurance, rates, minor repairs \$500,</p>	<p>Leaking windows Roof needs attention soon</p>

Community Hall	Council Role			Management and user fees	User	Operational funding approach	Known issues/opportunities
	Own land	Own building	Provide funding				
				meeting room- \$25- half day + power (bond \$25) \$50- full day + power (bond \$50) Hall complex- Half day \$50 + power (bond \$50) Full day- \$100 + power (bond \$100) Events- \$250 +power (bond \$200)	Training Dance groups Meetings School use COVID vaccinations 49 bookings in 2018/19	electricity line charges, custodian contribution \$1000).	External cladding needs upgrade Replacement of hall lighting system Draught proofing
Otane Hall (1935 and 1978) Local Purpose Reserve (confirm)	✓	✓	✓	Committee managed and operated 1 hour meeting or dance class- \$10.00 \$50.00/ 1-3 hours hire \$200.00 /whole day and night	Markets out front on green space. 137 bookings in 2018/19	Council contributes operational costs (insurance, rates, minor repairs \$500, electricity line charges, custodian contribution \$1000).	Hall roof leaking Damage to floor and walls due to leak Continue to promote hall
Elsthorpe Hall (1960) Public hall Site NZGZ 1950 p1711	✓	✓	✓	Committee managed and operated Hireage \$15/hr \$150 /function	Yoga Anzac service School use Community meetings and courses Regular use 61 bookings in 2018/19	Council contributes operational costs (insurance, rates, minor repairs \$500, electricity line charges, custodian contribution \$1000).	Toilet maintenance work Building leaks Traffic issues Kitchen upgrade
Wallingford Hall (1950) Local Purpose Reserve (Public Hall Site) NZGZ 1982 p1565	✓	✓	✓	Committee managed and operated Daily \$50-\$100 Evening \$200 with a \$300 bond	Shooting range 58 bookings in 2018/19	Council contributes operational costs (insurance, rates, minor repairs \$500, electricity line charges, custodian contribution \$1000).	Minor works – bifold doors and deck General maintenance including cleaning of spouting Outside painting
Argyll Hall (1920)	✓	✓	✓	Committee managed and operated. Playgroup \$15/session School \$150/Annum Private Functions- \$100	Playgroups School Private functions 60 bookings in 2018/19	Council contributes operational costs (insurance, rates, electricity line charges, minor maintenance or custodian \$1000).	Kitchen upgrade
Porangahau War Memorial Hall (1951) Historic Memorial and Community Gardens and sport court is in Recreation Reserve NZGZ 1970 p420	✓	✓	✓	Committee managed and operated. \$80- full day \$40- half a day \$20- A Meeting	Good amount of use for wide variety of activities 48 bookings in 2018/19	Council contributes operational costs (insurance, rates, electricity line charges, minor maintenance or custodian \$1000).	New entrance door to supper room Kitchen door Reseal main hall floor Upgrade kitchen More community involvement – longer term classes and courses Include garden area

Community Hall	Council Role			Management and user fees	User	Operational funding approach	Known issues/opportunities
	Own land	Own building	Provide funding				
Otawhao Hall (1922) Reserve for a site for a public hall	✓	✓	✓	Committee managed and operated. hireage \$50/ 3+ hours	5 bookings in 2018/19	Council contributes operational costs (insurance, rates, electricity line charges, minor maintenance or custodian \$1000).	Ongoing maintenance Protection of this historic asset
Omakere Hall	×	×	✓	Waiapu Diocesan Trust \$150- Local Private Functions \$250- non local private functions (using all facilities) \$100- public meetings/ seminars	Playcentre School use Private functions Meetings 47 bookings in 2018/19	Council contributes operational costs (insurance, rates, electricity line charges, minor maintenance or custodian \$1000).	Tree removal Painting Heat pumps
Sherwood Hall (1997) (Also known as Ashley-Clinton / Makaretu Hall)	×	×	✓	Makaretu Hall Society - Ashley Clinton User Groups \$300/yr Casual hire \$30/hr Corporate hire - \$100	School use Playgroups Ruahine Rifle Club Casual community use 110 bookings in 2018/19	Council contributes operational costs (insurance, rates, electricity line charges, minor maintenance or custodian \$1000).	New cladding Long term maintenance issues Upgrade needed with heating and safe water supply
Flemington	×	×	✓	Flemington Community Trust Night/day Functions- \$100 Half day meetings - \$50 Flemington School- \$2500 +GST/ Annum	School use Function hire Exercise groups Play groups	Council contributes operational costs (insurance, rates, electricity line charges, minor maintenance or custodian \$1000)	Increased costs becoming more of an issue Continued maintenance and improvements eg steps/ramp, window replacement Compliance issues