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# **CONTENTS**

11 Commun	nity Centres and Halls	11-1
11.1 Cor	nmunity Centres and Halls - Overview	11-1
11.2 Ser	vice Description	11-2
11.2.1	Rationale for Council's Involvement	11-3
11.3 Stra	tegic Direction	11-1
11.3.1	Key Issues and Challenges	11-3
11.4 Lev	els of Service	11-6
11.4.1	Customers and Stakeholders	11-6
11.4.2	Contribution to Community Outcomes	11-6
11.4.3	Service Drivers	11-8
11.4.4	Customer Expectations and Consultation	11-9
11.4.5	Present and Future Levels of Service and Performance	11-12
11.4.6	Asset Performance	11-15
11.4.7	Level of Service Issues and Gaps	11-19
11.4.8	Changes in Levels of Service	11-19
11.5 Gro	wth and Demand	11-21
11.5.1	Demand Influences and Impacts	11-21
11.5.2	Asset Capacity	11-23
11.5.3	Forecast Community Centre and Hall Requirements	11-24
11.5.4	Demand Management	11-28
11.5.5	Meeting Demand through Asset Growth	11-28
11.6 Mar	naging Assets	11-29
11.6.1	Management Strategy	11-29
11.6.2	Community Centres and Halls Asset Summary	11-30
11.6.3	Asset Condition	11-31
11.6.4	Operations and Maintenance	11-36
11.6.5	Asset Renewal	11-42
11.6.6	New Asset Requirements	11-44
11.6.7	Disposal Plan	11-47
11.6.8	Asset Planning Information for Community Centre and Hall Facilities	11-47
11.6.9	Sustainable Management	11-59
11.6.10	Risk Management	11-59
11.7 Fina	ancial Programmes Summary	11-61
11.7.1	Historical Financial Performance	11-61
11.7.2	Operations and Capital	11-61
11.7.3	Funding	11-63
Annex 11A Co	ommunity Centres and Halls 10 Year Financial Forecast	11-64
Annex 11B Co	ommunity Centres and Halls Project Summary	11-66



# **11 Community Centres and Halls**

# 11.1 Community Centres and Halls - Overview

Component	Description	
Service Description	This activity covers the planning, provision, maintenance, development and facilities operation of a district wide network of community centres and indoor courts.	
Asset Provision	<ul> <li>Selwyn Sports Centre (Indoor Courts) x 1</li> <li>Community Centres and Halls x 29</li> </ul>	
Service Delivery	<ul> <li>Operations (bookings, activity delivery) is managed by Community Services and Facilities:         <ul> <li>Key and Hub facilities managed by Operations Managers across 3 operational areas (East, Centre, West).</li> <li>Community Agreements (in development) for Arthurs Pass and Castle Hill</li> </ul> </li> <li>Operations (facilities management and grounds maintenance) is managed by Infrastructure and Property:         <ul> <li>Grounds maintenance is provided by CORDE C1419 Reserves Contract</li> <li>Facilities maintenance is provided by Facilities team moving toward an FM contract.</li> </ul> </li> </ul>	
Level of Service	<ul> <li>Council is committed to providing a network of community centres and halls across the district to meet the local and wider community needs in terms of recreation, leisure, community activities and civil defence in an affordable and sustainable way.</li> <li>Consideration for the LTP 2027-37 will be made of divestment or alternative operating models of low utilisation community centres and halls</li> </ul>	
Funding	<ul> <li>User Revenues</li> <li>District wide targeted fund</li> <li>NEW Proposed Community Infrastructure Development Contribution (DC) to fund new development</li> </ul>	
Service Reason	<ul> <li>Honoka   Connected Community</li> <li>Strong Neighbourhoods (Civil Defence functions)</li> <li>Active and Educated Community</li> </ul>	
Key Drivers	<ul> <li>Growth, especially in eastern areas</li> <li>Demographic change, an increase in aging population, cultural diversity</li> <li>Sports participation trends indicating moves toward Indoor sport</li> <li>Community Centres, Hall and Libraries Network Plan 2021.</li> </ul>	
Potential Climate Change Impacts	<ul> <li>Extreme Weather Events (flood, fire, drought, storm)</li> <li>Ground Water Level Rise and salt water ingress</li> <li>Sea Level Rise</li> </ul>	
Key Strategies and Plans	<ul> <li>Future Selwyn Framework (under development) – People and Communities - Social Infrastructure Plan</li> <li>Community Centres, Hall and Libraries Network Plan 2021</li> <li>Play, Recreation and Sport Network Plan (PARS) 2023</li> <li>Selwyn Play, Active Recreation and Sport Strategic Action Plan 2023-27</li> <li>Selwyn Heritage Strategy 2023</li> <li>Te Rautaki Tikaka Rua   Bi-cultural Strategy 2023</li> <li>Te Paepae – Ageing Positively Strategy 2024 (being drafted)</li> <li>Piki Amokura – Youth Strategy 2024 (being drafted)</li> <li>Economic Development Strategy 2024 (being drafted)</li> <li>Darfield Community Facility Needs Assessment by GLG Limited (2023 update)</li> <li>National Indoor Court Facility Strategy Draft (2023)</li> <li>SDC Standard Facility Design (Draft)</li> <li>SDC Accessibility Charter Te Arataki Taero Kore</li> </ul>	

Please see Annex Pages for a full list of projects, timings and costs.



# 11.2 Service Description

This service currently encompasses the provision of 29 operational Community Centres and Halls throughout the District to meet local and wider community needs. It also covers one facility (Brookside Hall) that is not operational and leased for an alternative use. In the previous AcM, facilities which are located on recreation reserves that serve a hall/community centre function had been included in the "Recreation Reserves" section of this plan as they were financially managed in this activity. In this LTP these facilities have been separated from the reserve cost centres and are now included in this section (indicated by an \* in the list below). Te Ara Ātea the new library and cultural centre in Rolleston has some community centre functions but is considered a strategic civic building and is included in the Property and Buildings section of this AcM Plan. Rakaia Huts Community Centre and Selwyn Huts Community Room, provide functions that are best aligned with the campground and recreation reserve respectively and are included in the Recreation Reserves section of this AcM Plan.

The network of Community Centres and Halls comprises older buildings that have served the local social hub of the township or rural community for a long length of time and newer facilities built in response to more recent demands especially in the larger towns or as replacements through loss from the 2010-11 earthquake events.

The following facilities are covered in this section (insert infographic map):

- Arthurs Pass Community Centre
- Broadfield District Hall
- Brookside Hall
- Castle Hill Village Community Centre
- Courtenay Old School Hall\*
- Darfield Recreation and Community Centre
- Doyleston Hall
- Dunsandel Hall
- Glenroy Hall
- Glentunnel Community Centre
- Greendale Community Centre
- Greenpark Memorial Community Centre
- Halkett Community Centre
- Hororata Hall
- Killinchey Community Centre
- Kimberley Hall\*
- Ladbrooks Halls

- Lake Coleridge Community Hall
- Lakeside Memorial Hall
- Lincoln Events Centre
- Mead Hall
- Prebbleton Cottage\*
- Prebbleton Public Hall (not council owned)
- Rakaia Huts Community Centre
- Rolleston Community Centre
- Selwyn Sports Centre
- Sheffield Hall
- Southbridge Community Hall
- Springston Hall
- Tai Tapu Community Centre
- Tawera Hall
- Weedon's Community Centre\*
- West Melton Community Centre
- •

Planning, provision, maintenance, development, and operation of these facilities is considered in this section.

#### **Facility Planning & Provision**

The majority of the district's settlements and townships have been traditionally serviced by a community centre or hall. These facilities have provided a social hub for communities and have been important venues for a variety of leisure and cultural activities.

There is a high degree of variability in the usage, quality, features, activities and management approach provided across the network.

In September 2021 the Council approved "Selwyn Community Centres, Halls and Libraries Network Plan", which provides direction on the future requirements for Council owned community centres, halls and libraries over the next 10 years.



The Plan supports staffed keystone facilities of Lincoln Event Centre (LEC), West Melton Community Recreation Centre, Te Ara Ātea, Darfield Community Recreation Centre and potentially Leeston Community Centre (Whata Rau) which will operate within geographical clusters of smaller centres.

The Plan outlined a proposed way forward for Council's network of community centres, halls and libraries that was focused on:

- Development of modern fit for purpose network of facilities with a particular emphasis on direct service delivery at its keystone sites.
- Continuing to increase investment in its capability to support the extension of its keystone facility-based programmes, events and services out into the various hub and local facilities in the Network.
- Strategic investment in new or upgraded facilities based on sound feasibility studies and demonstrated demand that will result in high levels of activation and add specialised or complementary spaces to the network.
- Consolidation of activities by enabling opportunities for people to participate in high quality programmes rather than continue to support proximate but under-utilised facilities.
- Decommissioning or divestment of involvement in Council owned community facilities where
  utilisation is low, interest in community ownership is low, and the facility is not fit-for-purpose and
  requires significant capital investment to address this and/or building compliance and renewal
  requirements.
- Ensuring a mix of provision is available within the Network in terms of single-use and multi-use spaces; specialist spaces for crafts, arts, active recreation, education, health and well-being, as well as general purpose spaces for meetings and public assembly.
- Supporting mixed-mode delivery within the Network (Council programmes, vessel for hire, community initiative programmes and casual use).
- Rebalancing the Network through fewer new builds of generic community space and more special purpose spaces targeted at particular specialised needs.

#### **Facility Management, Development & Operation**

Historically the management of many Community Centres and Halls was by local management committees with Council providing administrative and asset management support and in most cases having ownership of the land and building. The last tranche of committees were dissolved on the 30 June 2023 and full responsibility for the community centre and hall network was moved to Council.

Council now has staff that provide outreach support for the network of facilities in terms of programming and has progressively implemented a centralised booking system to ensure facilities are available to a wider range of uses and are well-utilised by communities.

## 11.2.1 Rationale for Council's Involvement

The Council recognises that Community Centres and Halls are an integral part of the social fabric for many communities particularly those in rural areas and small townships. They fulfil an important role in providing a venue for a range of social, cultural, recreational and educational uses. These venues help to reinforce a sense of social connectivity and contribute to building strong communities. In some areas there are also other providers of halls such as churches and schools however, they vary in the degree to which community access is provided.

In the larger towns the community centres provide important venues for meetings, leisure and sports and recreation activities. Some facilities have expansive spaces that can accommodate large gatherings or can be used for indoor sports activities that help to improve physical fitness and wellbeing. Some similar facilities may be provided by schools but these do not have the capacity level nor community access as those provided by Council.



Community Centres and Halls serve a number of functions that contribute principally to the social and cultural wellbeing of the community. These include the following:

- Provide local venues for social, cultural, recreational and educational uses
- Provide opportunities for engagement in a range of indoor sports and recreation activities and programmes
- Contribute to an area's identity and provide opportunities for celebrating and preserving heritage..
- Township community centres function as welfare centres for civil defence
- Provide a focal point for community events.



.....

# 11.3 Strategic Direction

The Council is committed to the provision of a network of community centres and local hall to service the needs of localities across the district. Council adopted the Community Centres and Halls Strategic Plan in 2013 which proposed a number of changes to the way this activity was delivered and provided a framework for strategic direction. This plan was updated and adopted in September 2021 and the 'Selwyn Community Centres, Halls and Community Libraries Network Plan' produced. In addition, the Community Spaces Plan adopted in 2017 sets guiding principles on how community space should be developed and used and in 2023 Te Rautaki Tikaka Rua | Bicultural Strategy was adopted with outcomes relevant to community facilities planning and operation that includes cultural narratives and participation for mana whenua and iwi Māori.

Selwyn Community Centres, Halls and Community Libraries Network Plan Principles: The key focus of this plan is to create an integrated and complementary network of facilities that are fit-for-purpose, well used and valued by communities. The emphasis is on quality rather than quantity. The principles underpinning the plan include: Fit for purpose facilities meeting an identified need, sustainability (consideration of whole of life costs), partnering / collaboration / co-ordination in provision, co-location and integration, future proofing/adaptability, accessibility, reflecting the community, and activation/optimising use.

**Service Delivery and Programming:** Direct service delivery via keystone facilities will occur including at Te Ara Ātea (Library and Cultural Centre). Capability to support the extension of its keystone facility-based programmes, events and services out into the various hub and local facilities in the network will be developed. District-wide programming as well as a more centralised community facilities bookings system has been progressively implemented over the last few years. This is aimed at promoting, increasing and coordinating programme delivery and bookings and will continue to be rolled out to facilities across the district.

Where other groups are managing a facility this will be guided by formal service level agreements that clearly set out the responsibilities of all parties. Some facilities may be suitable for mixed-mode delivery (Council programmes, vessel for hire, community initiative programmes and casual use). This could include a number of different occupation and use arrangements.

**Future Investment in Facilities:** Strategic investment in new and upgraded Community Facilities will be subject to sound feasibility assessment and evidence of community need and will consider the following:

- opportunities to partner with organisations that lead to high levels of community activation and sustainable best practice asset management.
- rebalancing the network through fewer new builds of generic community space and more special purpose spaces targeted at particular specialised needs add complementary activity spaces (within a particular geographical area, cluster) that reflect community demand
- ensuring a mix of provision is available within the Network in terms of single-use and multi-use spaces; specialist spaces for crafts, arts, active recreation, education, health and well-being, as well as general purpose spaces for meetings and public assembly
- consolidating spaces within a geographical area (cluster), or introduce new provision to address an identified gap

**New Facilities:** The plan indicates that a number of new facilities will be required over the 10 year planning period to ensure demand from growth is met and levels of service are maintained. Subject to demand assessments confirming requirements, this includes facilities at Leeston (combined with a library), Prebbleton, Rolleston South and Indoor Court provision in Darfield. There is also a redevelopment of the Rolleston Community Centre planned.

An approach with new community centres is to have these located in community hub areas such as reserves to consolidate activities into a single venue and obtain advantages of shared ancillary facilities. This approach also provides an opportunity for greater utilisation of facilities where they are located



alongside sports and recreation activity. The planned facilities for Leeston, Prebbleton, Rolleston South and Darfield maybe located on or adjacent to reserves.

Maintaining Local Halls: The plan continues to support the upkeep of halls that service the smaller and more remote communities. However, there may be some facilities where, because of declining use and the need for significant capital expenditure, a decision on continued investment is required. The 'Selwyn Community Centres, Halls and Community Libraries Network Plan' proposes that Council decommissions or divests involvement in Council owned community facilities where utilisation is low, interest in community ownership is low, the facility is not fit-for-purpose and requires significant capital investment to address this and/or building compliance and renewal requirements. The first three years of the LTP include funds to complete the following in regards to the Community Centre and Hall network and this will be used to inform the next LTP:

- A full land status assessment of each facility/land on which the facility is located to identify any impediments on the land.
- Facility surveys' to understand the condition, performance and compliance with relevant standards including identification of any accessibility requirements and building consent triggers in relation to future renewal programmes.
- Identification of energy efficiency improvement options and climate change adaption requirements for the facilities will be assessed and any potential climate change vulnerability identified based on the locations.
- Completion of additional plan development such as heritage conservation plans, civil defence facility plan (identifying requirements for civil defence centres (welfare), and emergency centre hubs).
- Community profile such as community history around ownership/development of the facility, demographics, community interest in facility, social benefit/public good, to understand the value of the facility to the community
- Operational assessment using internal data on demand, utilisation and capacity, revenue and expenditure, potential for activation, proximity to other facilities, feedback from community users, etc.
- Community engagement plans (who, what, when, and how engagement should take place)

# **Strategy Development and Assessments:**

In developing this LTP several key strategic documents were identified as requiring updating, or development.

The Community Centre, Hall and Library Network Plan 2021 will be reviewed and updated in 2024/25 to provide further guidance on the network approach.

The Play, Recreation and Sport Network Plan (PARS) was adopted in 2023 and is a work plan to address facility provision over the next 10 years due to growth. As the community centre and hall network is utilised for indoor sports such as badminton, basketball, floor ball, marital arts and indoor bowls there are some key strategies included to be developed to support the PARS plan.

- Development of an Indoor Courts Strategy in line with the Draft Indoor Court Facility Strategy (2023)
- Completion of indoor facility comfort assessment, to identify any needs or opportunities in service provision.
- Development of a decision-making tool/matrix to enable project requests for additional or new provision of facilities, to enable a prioritisation and equality of delivery, and to assist Council in its decision-making.

The Play, Active Recreation and Sport (PARS) Strategic Action Plan 2023-2027 was adopted in 2023 and provides a framework to guide decision-making and strengthen the Council's capability to meet the needs and challenges of the PARS sector in Selwyn.

The Greater Christchurch Gymsports Facility Plan – Selwyn Addendum 2023 was commissioned by SDC and Gymnastics NZ. The intent of the update was to understand gymsport in the Selwyn district and the



impact of population growth, a strong participation growth increase in gymnastics membership in the district, and the opportunity to understand the facility provisions required both in terms of provision and gymsport performance level. Further work is required to be undertaken to determine Council's involvement in gymsport facility provision in the district.

In 2023 the Council adopted Te Rautaki Tikaka Rua | Bi-cultural Strategy. This strategy includes outcomes relevant to community facilities planning and operation (e.g. cultural narratives and participation for mana whenua and iwi Māori). We intend to include Māori cultural indicators and values into the facility performance assessments. Further work on understanding how mātauranga Māori (Māori knowledge) can be incorporated into measuring asset sustainability and the social impact in relation to decisions for the community centre and hall network (and all our assets).

In 2024 Council will adopt the following three strategies which will potentially influence the operation and development of community centres and halls: Piki Amokura | Youth Strategy, Te Paepae | Ageing Positively Strategy, and the Economic Development Strategy.

A coordinated assessment of community halls with low utilisation is to be scoped in 2024 and carried out over 2024-2027.

# 11.3.1 Key Issues and Challenges

There are several challenges with this activity that will need to be addressed into the future. The key challenges in delivering this activity over the 10 year planning period are outlined below.

**Building Age and Condition:** The age profile indicates that many of the buildings are old with 12 or 43% of the 27 operational facilities being less than 50 years old. Although many of the facilities are maintained to a very good standard there are some where deferred maintenance is evident signalling the need for significant renewal and maintenance expenditure with a total of \$5.8 million required for renewal work over the 10 year period.

**Utilisation:** Averaged out, the network of facilities operates at well below capacity but utilisation varies hugely from below 10% to almost full utilisation. With this in mind, the usage levels should be treated with caution as there are variabilities across the district depending on a number of factors and many of the remote halls have quite a different purpose compared to those in the larger towns. With a change in delivery models there is an opportunity to increase utilisation through district programming. There is also an opportunity to ultimately look at divesting Council involvement and transfer of facilities to other entities where this is practicable.

**Earthquake Prone Building Assessment:** The Council has undertaken an assessment of public buildings on a priority basis. Although the current policy does not require strengthening work to be undertaken until 15 to 20 years, Council's stance on this has been to progressively undertake seismic strengthening works to all buildings identified as 'earthquake prone', to make these compliant to the NBS. Public access has been excluded to buildings (or specific parts of a building) that were identified as 'earthquake prone' until the necessary remedial repairs or strengthening works have been completed.

While most buildings have been addressed, Mead Hall, Brookside Hall and Leeston Library/Medical Centre (which will be impacted by the decision on Whata Rau) are all earthquake prone.

**Legislative Compliance:** Managing buildings has become increasingly complex with the changes to the Buildings Act and other regulations and standards. Keeping up with compliance requirements has been a challenge and many buildings have not been upgraded to meet requirements and will be liable for substantial costs if this is triggered in the future.



**Funding New Facilities:** The plan proposes a number of new facilities and the funding of these will be a challenge. Where projects have a growth component there is a proposed new community facilities development contribution component. Funding from the major grant funders is now scarce and generally the balance required will be from borrowing, however the increasing interest rates does have an impact.

Heritage Buildings Status: As part of the District Plan Review process some additional Council owned buildings were recommended to be listed in the District Plan as 'Heritage' items. This included the former South Selwyn / Brookside School (Brookside Hall). The building has been leased to an adjoining neighbour for many years and is used to store farm implements. It is in very poor condition and a structural and condition report in 2020 indicated that \$312,000 is required just to make it weather-proof and address maintenance and basic structural issues and a further \$10,000 per year is required for ongoing maintenance. Given the very poor condition of this building and the current constrained financial environment no budget for this building has been included in the LTP.

Other community centres/halls that are listed heritage buildings in the District Plan include: Southbridge Community Hall, Lake Coleridge Community Hall, Broadfield District Hall and Hororata Hall. Any maintenance or upgrading work must be undertaken in a manner sympathetic to the heritage value of the building and, in many cases, resource consent and guidance from a heritage expert will be required. There are funds in the programme to develop Heritage Conservation Plans for Community Centres and Halls with heritage listings under the district plan.

**Disestablishment of Committee Management:** The local community committee management model was disestablished in June 2023. There is still a body of work to be completed to ensure all grounds and facilities maintenance is transferred into the correct contracts.

**Quality of Facilities:** Most of the facilities are in good or very good condition but there are some that have not been modernised or upgraded and the overall quality does not meet modern standards. There is a strong correlation between the quality of the facility and the level of use. This signals the need to focus the network on provision of good quality facilities that are well used rather than a large number of facilities which are of poorer quality and not well used. Council needs to apply a strategic approach in terms of future investment in upgrading facilities to ensure this is targeted to those facilities that will continue to have a role in the network going forward.

The overall quality and fit-for-purpose of the facilities is depicted in the figure below. The facilities have been grouped by area served (cluster), and their level of use or potential use, fitness-for-purpose and location relative to other facilities rated. This provides some indication of the likely future direction for each facility with a combination of downward-pointing arrows generally indicating a 'problem' to be addressed.



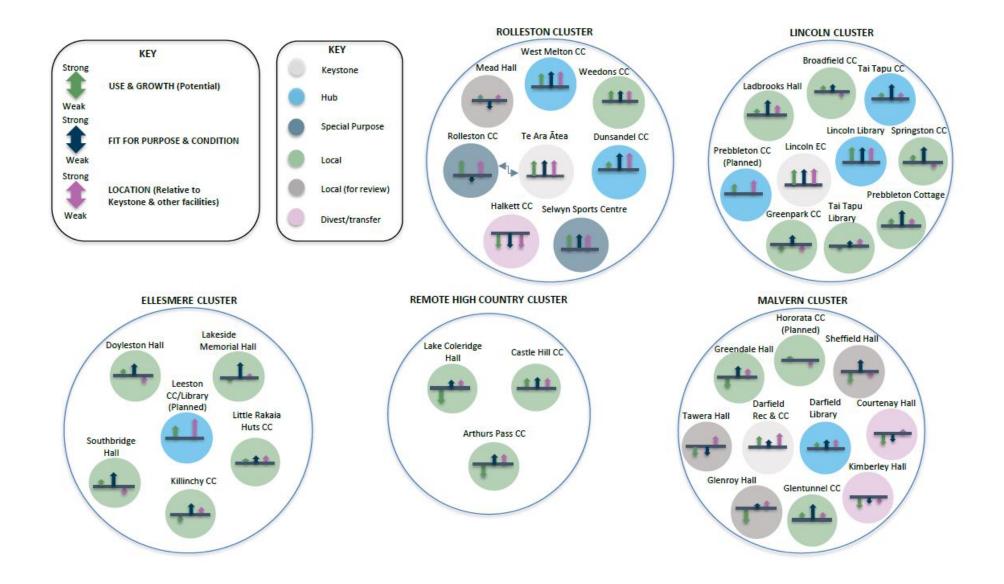


Figure 11-1: Analysis of Halls and Community Centres 2021

#### 11.4 Levels of Service

This section defines the levels of service (LOS) for Community Centres and Halls that are required to meet customer expectations. It also sets out information on performance and targets identified for each LOS to enable achievement to be measured.

## 11.4.1 Customers and Stakeholders

Customers and stakeholders with an interest in the Community Centres and Halls include the following:

- Community Centre & Hall Users
- Selwyn District residents
- Community Groups
- Sports and Recreation Clubs
- Church Groups
- Schools and Early Childhood Educators
- Department of Conservation
- Local Iwi/Ngai Tahu
- Residents Groups
- Sport Canterbury

# 11.4.2 Contribution to Community Outcomes

## The following table

Active and Educated Community  We can participate in community life.  We can play and be physically active.	<ul> <li>Provide an appropriate network of venues for cultural activities and events</li> <li>The operation and activation of community centres and halls enable residents to         <ul> <li>enjoy, connect, belong, learn together, and participate in Selwyn community life</li> <li>be physically active</li> </ul> </li> </ul>
A District which Values its Culture and Heritage  Our district celebrates its arts and culture; our traditions are carried with us.  Local and cultural history and heritage are preserved, shared, and promoted.	<ul> <li>Support preservation of heritage and culturally significant sites</li> <li>The operation and activation of community centres and halls enable residents to         <ul> <li>enjoy, connect, belong, learn together, and participate in Selwyn community life</li> <li>engage with mana whenua; their history and heritage</li> <li>grow pride in our district.</li> </ul> </li> </ul>
Inclusive Communities  Active, responsive, and respectful partnerships with mana whenua and tangata whenua.  Each town's unique identity, as well as the rural identity are promoted.  The identity of mana whenua communities is promoted.	<ul> <li>Residents have places for recreation and leisure activities. Opportunities for residents to enjoy healthy, active lifestyles including provision of recreational and community facilities.</li> <li>The operation and activation of community centres and halls         <ul> <li>enable residents to enjoy, connect, belong, learn together, and participate in Selwyn community life</li> <li>grow pride in our district</li> <li>enable engagement with mana whenua.</li> </ul> </li> </ul>
A Clean Taiao   Environment  We utilise smart and toitū   sustainable practices.	<ul> <li>Community Centre Hall, design, construction, maintenance, operations, and renewals all imbed sustainable practices.</li> </ul>
Quality Innovative Infrastructure Our infrastructure is adaptive and resilient	Residents have places for recreation and leisure activities.  Provision of community facilities that can be used as welfare centres and emergency hubs.



Community centres and halls utilise smart and sustainable management and operational practices.

Table 11-1 identifies the community outcomes that are relevant to Community Centres and Halls and describes how the service contributes to outcomes.

Community Outcome	How Community Centres & Halls Contribute
Honoka   Connected Community  We have good health, social and community facilities that are accessible to all residents of the district.  We have access to a range of community services and activities that support well being.	<ul> <li>Support community halls to allow for physical and passive recreational opportunities</li> <li>Provide venues for social interaction to strengthen community connectivity</li> <li>Provide opportunities for Selwyn residents to enjoy healthy, active lifestyles including provision of recreational open space and community facilities</li> <li>The operation and activation of community centres and halls enable residents to         <ul> <li>enjoy, connect, belong, learn together, be physically active, and participate in Selwyn community life</li> <li>grow pride in our district</li> </ul> </li> </ul>
Strong Neighbourhoods  We can effectively respond to, and recover from, emergency and disaster events.	Provision of community facilities that can be used as welfare centres and emergency hubs.
Active and Educated Community  We can participate in community life.  We can play and be physically active.  A District which Values its Culture and	<ul> <li>Provide an appropriate network of venues for cultural activities and events</li> <li>The operation and activation of community centres and halls enable residents to         <ul> <li>enjoy, connect, belong, learn together, and participate in Selwyn community life</li> <li>be physically active</li> </ul> </li> <li>Support preservation of heritage and culturally significant</li> </ul>
Heritage  Our district celebrates its arts and culture; our traditions are carried with us.  Local and cultural history and heritage are preserved, shared, and promoted.	The operation and activation of community centres and halls enable residents to
Inclusive Communities  Active, responsive, and respectful partnerships with mana whenua and tangata whenua.  Each town's unique identity, as well as the rural identity are promoted.  The identity of mana whenua communities is promoted.  A Clean Taiao   Environment  We utilise smart and toitū   sustainable practices.	<ul> <li>Residents have places for recreation and leisure activities. Opportunities for residents to enjoy healthy, active lifestyles including provision of recreational and community facilities.</li> <li>The operation and activation of community centres and halls         <ul> <li>enable residents to enjoy, connect, belong, learn together, and participate in Selwyn community life</li> <li>grow pride in our district</li> <li>enable engagement with mana whenua.</li> </ul> </li> <li>Community Centre Hall, design, construction, maintenance, operations, and renewals all imbed sustainable practices.</li> </ul>
Quality Innovative Infrastructure Our infrastructure is adaptive and resilient	<ul> <li>Residents have places for recreation and leisure activities.</li> <li>Provision of community facilities that can be used as welfare centres and emergency hubs.</li> <li>Community centres and halls utilise smart and sustainable management and operational practices.</li> </ul>

Table 11-1: Community Centres and Halls Contribution to Community Outcomes

The Community Centres, Halls and Community Libraries Network Plan 2021 notes that Council has a major role in shaping the network of community facilities for Selwyn and ensuring a successful future for community facility provision. A successful future is defined as:



Council increasingly becoming active in providing a community involved, vibrant, widely distributed, accessible range of creative, learning, maker, social, recreation and well-being spaces that build a sense of ownership in the space and by extension a sense of community and belonging for residents in towns, regional centres and Selwyn District as a whole.

#### 11.4.3 Service Drivers

The key service drivers for Community Centres and Halls primarily relate to meeting customer expectations and compliance with statutory requirements. Service objectives specific to Community Centres and Halls include the following<sup>1</sup>:

- Ensure Community Centres and Halls remain relevant to community needs, that they support
  a connected community and encourage active participation in community activities and events
  that contribute to community vitality;
- Ensure Community Centres and Halls are operated on a network basis where facilities complement each other and do not compete and also provide for a range of operating modes;
- To transform the network to a scenario where under-utilisation of older facilities because of design limitations is reduced and there is a process of transitioning these facilities into exciting well-utilised community facilities or divesting/establishing alternative operating models;
- Ensure Community Centres and Halls provide opportunities for a wide range of community uses\*\*:
- Ensure Community Centres and Halls are well used and valued by the communities they service\*\*;
- Ensure the facilities provide a safe environment for users;
- Ensure the communities' investment in Community Centres and Halls assets is protected\*\*;
- Ensure Community Centres and Halls remain serviceable and available for use\*\*;
- Ensure the heritage values of community centres and halls are protected\*\*;
- Provide and design facilities in ways that enable them to be adapted, developed and extended in response to future demands:
- Provide for the sustainable management and development of community centres and halls;
- Community centres and halls remain affordable to present and future communities;
- Ensure the operation and maintenance of Community Centres and Halls complies with all legal requirements, New Zealand Standards, Selwyn District Council Policies and Bylaws.

#### Legislation, Standards and Policies

Specific legislation, standards and planning documents that apply to the Community Centres and Halls service are described in Table 11-2 and Table 11-3 below. This also explains the implications for levels of service.

Plan/Policies	LOS Implications
Selwyn District Council District Plan (RMA)	Rules relating to community facilities in rural areas
Land and Water Regional Plan 2016 (RMA)	Rules on protecting ground and surface water from contamination Requirements to obtain discharge permits for septic tanks
Selwyn District Council Policy Manual	Insurances on community halls to be funded from general rates (I101) Community Centres, Public Halls, Recreation Reserves & Township Committees Policy (T302) - outlines Council's expectations of and towards Committees that operate as Sub Committees of Selwyn District Council

<sup>&</sup>lt;sup>1</sup>NOTE: The Community Halls Assessment Project, to be scoped in 2024 and carried out through 2024-2027, will inform the service objectives marked with \*\* asterix for halls identified for assessment (i.e. low usage).



Plan/Policies	LOS Implications
Community Centres, Halls and Libraries Network Plan 2021	Sets out the strategic framework for managing and providing the network of community centres, halls and libraries across the district. This is a refresh of the Community Centres and Halls Strategic Plan (2013)
Eastern Selwyn Community Spaces Plan 2016	Though focused on the Eastern Selwyn area, the plan outlines the principles of good community spaces and includes a number of improvement actions aimed at Community Centres and Halls across the district,

Table 11-2: Community Centres and Halls Plans & Policies

Legislation/Standard	LOS Implications		
Building Act 2004 (and amendments)	Building standards and requirements to obtain consents for specific works.		
Building Regulations	Requires a building to achieve the performance criteria set out in the New Zealand Building Code (NZBC).		
Greater Christchurch Regeneration Act 2016	This Act is focused on rebuilding and Improving the environmental, economic, social, and cultural well-being, and the resilience, of communities through urban renewal and development, and restoration and enhancement		
Health Act 1956	This Act places the responsibility on every territorial authority for improving, promoting and protecting public health within the authority's district. This includes the regulation of cultural and social facilities.		
Heritage New Zealand Pouhere Taonga Act 2014	The purpose of this Act is to promote the identification, protection, preservation, and conservation of the historical and cultural heritage of New Zealand.		
Local Government Act 2002 (and amendments)	This Act gives the Council the power to undertake any business within the district provided that the activity is consistent with the requirements of the Act, and the appropriate community consultation and engagement has been carried out.		
New Zealand Building Code 2002	Sets out building performance criteria in areas in the following areas, structural stability, fire safety, access, moisture control, durability, services and facilities, and energy efficiency.		
Reserves Act 1977	Under this Act SDC is required to manage parks and reserves such that different types of reserves are identified along with their designated purpose. The protection of reserves in terms of the principal or primary purpose, the scenic, historical, archaeological, biological, geological or other scientific features and indigenous flora and fauna and wildlife.		
Climate Change Response (Zero Carbon) Amendment Act 2019	Energy consumption improvement opportunities with the goal of meeting the 2050 net zero carbon target		
Climate Change Response Act 2022	Specific climate change adaptation in compliance with the climate change risk register and local risks identified		
Various Fire and Building Standards	Refer to Property and Buildings - Chapter 13		

Table 11-3: Community Centres and Halls Legislation & Standards

# 11.4.4 Customer Expectations and Consultation

- Consultation with stakeholders undertaken subsequent to the development of the Strategic Plan and the Community Centres, Halls and Libraries Network Plan 2021
- Public enquiries and complaints received via Service Request System
- Feedback from elected members and general public
- Consultation via the LTP/Annual Plan process
- Consultation undertaken for specific facilities e.g. Whata Rau
- User surveys (e.g. annual Customer Experience Surveys, the Darfield Community and Recreation Centre Quick Survey 2020)



• Early Consultation Survey and Charrette (2023) undertaken as a lead into the development of the 2024-34LTP.

#### **Secondary Research Analysis Findings 2023**

A comprehensive secondary source review was undertaken to identify the themes around the key questions; why do people choose to live or work in the district, what challenges do they face and how they want the district to grow in the future.

Specific information received on community facilities noted that:

- Keys reason the respondents live in the district is good facilities/amenities and a strong sense of community.
- Many respondents are satisfied with experiences at council facilities and the facilities themselves have high satisfaction results.

## Early Consultation Survey and Charrette 2023/

The Council undertook early consultation with the community as an input to the development of the 2024-34 LTP. This included community charrettes and an on-line survey. The key objectives of the preconsultation was to seek direction on:

- · Council's level of service and investment
- Trade-offs
- Ratepayers' willingness to pay

Specific information received on community centres and halls noted that:

- The key priority was on provision and protection of green space and the balance between development and rural lifestyle.
- around 69% of residents indicated less focus on community facility development was possibly acceptable with a "maybe" response.
- Respondents felt that facility development was centred primarily on Rolleston and doesn't cater well for the youth and aging population.

# **Community Centres and Halls User Satisfaction Surveys**

Customer experience surveys for the Selwyn Sports Centre and the community halls and centres have been completed over the last three years to provide an overall view of users' level of satisfaction. The 90% KPI for satisfaction has largely been met across all the satisfaction indicators. Note: the Selwyn Sports Centre survey was only completed in 2022 and 2023.



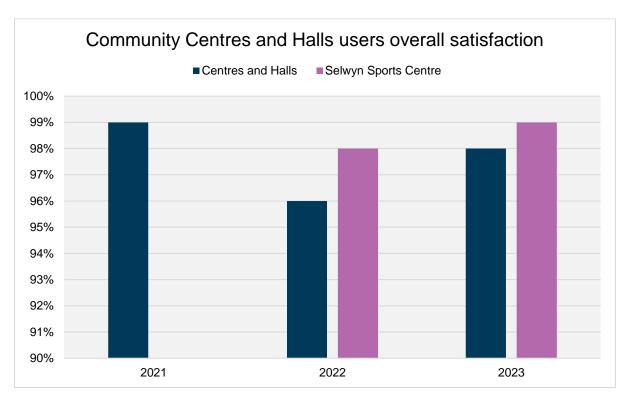


Figure 11-2: Community Centres and Halls Survey Results

Overall most community centres and hall users were satisfied with their experience with the recent 2023 results showing that 98% of users were either very satisfied or satisfied. Selwyn Sports Centres users were also highly satisfied (99%).

Users of both the Selwyn Sports Centre and community centres and halls were also asked about their satisfaction with the suitability, presentation and location in which there was a high level of satisfaction over all three surveyed years.

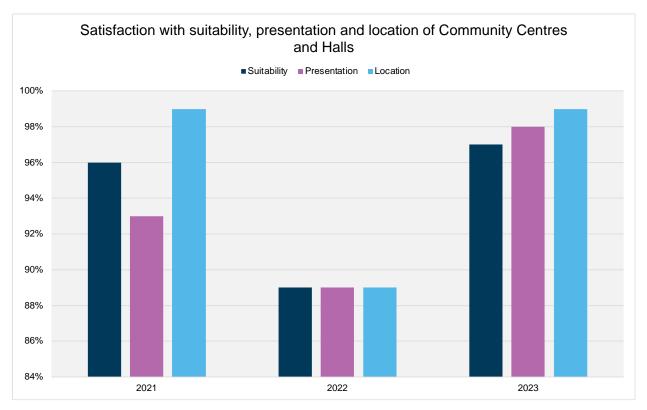


Figure 11-3: Community Centres and Halls Satisfaction Results



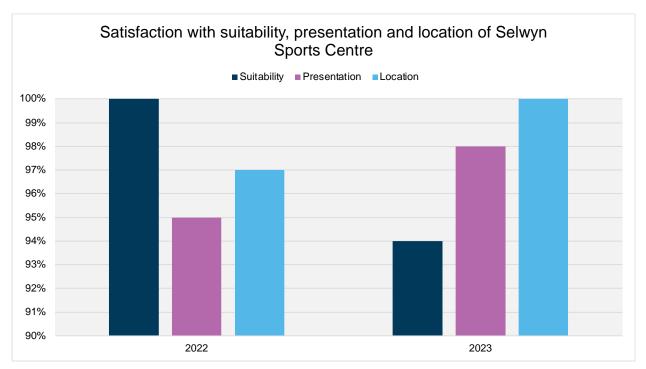


Figure 11-4: Selwyn Sports Centre Satisfaction Results

## 11.4.5 Present and Future Levels of Service and Performance

Quantity, quality (customer satisfaction), and impact are the measures used to monitor levels of service. The table below provides a performance framework that will be utilised in measuring and monitoring ongoing performance and some measures form part of Council's annual reporting requirements. Note that the measures and performance targets disclosed below have been reviewed and updated by the Community Facilities and Services Group and approved by Council as part of developing the 2024-2034 LTP.

## **Timeframe for Provision of Community Centres and Halls**

Community centres and halls form a critical element of community infrastructure provision and it is therefore intended that this service will be provided for the district into the foreseeable future and it will be necessary to maintain and improve the asset network to continue to support this service. Council may consider rationalisation of provision over time as demand changes.



Table 11-4: Community Centres and Halls Present & Future LOS

Objective statement	Service statement	Performance Measure	Current Performance (2022/23)	Target performance Yr 1	Performance 2026/27 and out years
To provide community facilities and services to enable connected, active, educated, inclusive communities and strong	Community facilities (community and recreation centres, halls, libraries, and pools), and the services delivered by Council at these facilities, meet customer expectations.	The % customer satisfaction with community facilities and services (measured from surveys).	98%	≥90%	≥90%
neighbourhoods, and to support the wellbeing of communities and residents.	Community facilities and services enhance the wellbeing of residents and communities.	The % of people reporting positive wellbeing benefits from community facilities and services (measured from surveys).	97%	≥90%	≥90%
To provide community venues for social, cultural, creative, recreational and educational activity (and corporate and private use) to support connected, active, educated, inclusive communities and strong neighbourhoods.	Community centres and halls provide venues for a range of different activities and events and are accessible to, and well used by, the community.	Number of visits at the key community/recreation centres (Selwyn Sports Centre, Rolleston Community Centre, Lincoln Events Centre, West Melton Community and Recreation Centre).	458,574		
To provide opportunities for residents to:  participate in lifelong learning, arts, culture, and heritage  be physically active and play	Opportunities are provided for participation	Number of participants at Council-run community activities (e.g. events, programmes, classes, group fitness, workshops, etc).	≥127,000	≥127,000	≥127,000
<ul> <li>learn skills to stay safe in the water</li> <li>celebrate Waikirikiri Selwyn's unique identity</li> <li>participate in community life</li> <li>be safe at home and in the community.</li> <li>The purpose is to enable connected, inclusive, active, and educated communities where residents thrive, support each other, enjoy spending time together and feel a sense of belonging.</li> </ul>	in Council-run community activities* that deliver community outcomes.  * 'activities' refers to things like events, programmes, classes, group fitness, workshops, forums, etc.	The % participant satisfaction with Council-run community activities (measured from surveys).	New measure	≥90%	≥90%
	Community centres & halls are maintained to a level that ensures service availability & economic sustainability	Percentage of buildings in average condition or below as measured through condition assessments	40%	<25%	<25% Yrs 2 & 3 <20% Yrs 4-10

Bold text denotes Primary LoS measures that are recorded in the LTP.



# **Community Centres and Halls Service Performance Standards**

The following table sets out more detailed information on the intended future levels of service defined for Community Centres and Halls. This is used as a general guideline for the performance standards to be applied in the future but each individual facility will be developed to reflect the specific requirements of the locality which may include a specialist purpose.

LOS Value	Larger Townships (6,000+ population)	Mid –size Townships & Surrounding Catchments	Smaller or Remote Localities	
Facility Quality & Function	Essential facilities include: indoor sports stadium; room(s) suitable for events/functions; facilities for spectator viewing; multi-use spaces for meetings, gatherings, leisure activities; stage (permanent or mobile); toilets and change facilities; large storage spaces; kitchen to commercial standard; reception area; managers office; sound system; heating & ventilation system; good quality tables/chairs; sealed car park and access paths; high quality landscape treatment. Optional: specialist indoor sports facilities, gymnasium, toilets/change facilities accessed externally May serve as post emergency welfare centre	Essential facilities include: main hall space suitable for events/functions & recreation activities, space(s) for meetings, gatherings, supper or leisure activities, toilets, adequate storage spaces, good quality kitchen facilities, comfortable tables/chairs, adequate heating system, sealed car park and access paths, some landscape treatment. Optional: specialist indoor sports or community facilities attached, stage (permanent or mobile), change facilities, include: main hall space suitable events/functions & rec activities, toilets, some storage spaces, basic kitchen facilities, comf tables/chairs, heating provided, gravel car p hard surface path to a building. Optional: specialist indo sports or community facilities attached, stage (permanent or mobile), change facilities, sound system		
Capacity &	1,500 m <sup>2</sup> plus, holds 500+ users	400-1,000 m <sup>2</sup> , holds 200+ users	100-400 m <sup>2</sup> , holds 50+ users	
Utilisation	High level of usage and multitude of different uses from wide catchment	Moderate level of usage and number of different uses from local catchment	Low level of usage, limited uses from local catchment	
Accessibility	All weather paths to entrance, formed & sealed car park with spaces for disability parking	All weather paths to entrance, formed & sealed car park with spaces for disability parking	Hard surface path to access building, gravel car park	
	Fully compliant with Building Code repart of building improvement works)	equirements for disabled acc	cess (upgrades undertaken as	
Management & Operation	Professionally managed and operated by Council	Some staff support from Council, may have SLA with group to run; potential for multi-mode delivery	Local group may run facility under SLA with Council or full transfer to group	
	Meets CPTED principles	May require some modifica	ations to meet CPTED principles	
Safety &	Daily safety inspection & after use	Regular safety/security ins		
Security	Monitored security system & after hours security patrols	May have security alarm installed	May have security alarm installed	
Provision & Distribution	To service townships/catchments with population of 6,000 plus	To service townships with population of 500-6,000	To service smaller localities of less than 500 population	
Availability	Available for public use 7 days/week	Available as required via booking or by regular organised users		
Affordability	Generate significant income from us	e to offset operating costs	Generate moderate income to offset operating costs	
Standards & Legal	Full compliance with Building Act & Code, Fire Regulations and has a Building Warrant of Fitness			
Compliance Compliance with District Plan & Land & Water Regional Plan/ NRRP requirements		RRP requirements		



LOS Value	Larger Townships (6,000+ population)	Mid –size Townships & Surrounding Catchments	Smaller or Remote Localities	
Co-location with other community facili recreation areas where practicable to community facility			Generally stand-alone facilities	
Sustainability	Include green building principles & energy & water conservation where proven by cost benefit analysis	& Energy & water conservation considered as part of improvements		
Health &	Cleaning contract in place	Paid caretaker or cleaning contract Caretaker or volunteers pro		
Hygiene	Toilets cleaned daily	Toilets cleaned on regular basis and after facility use		

Table 11-5: Community Centres and Halls Service Standards

## 11.4.6 Asset Performance

The service standard provided to users is determined, to a significant extent, by the quality and location of the assets employed. This section explains these aspects of asset performance. Reliability (frequency of faults) is also a performance factor, but since it is determined by the maintenance and renewal plans, reliability is covered in the lifecycle management section under operations and maintenance, for each facility.

#### **Historical Level of Service Performance**

Specific performance related to level of service targets is disclosed below. Note that the Selwyn Sports Centre was opened in 2021 which has caused the target number of visits per annum to increase from 150,000 to 350,000. The user satisfaction score (100%) was also included in the 2021/22 results but weren't included prior.

Performance Measures	2018/19	2019/20	2020/21	2021/22
User Satisfaction with LEC, RCC, SSC & WMCC (combined)	95.80%	98.30%	99.1%	100%
Target	>90%	>90%	>90%	>90%
Number of visits per annum	288,318	276,575	188,576	359,193
Target	>150,000	>150,000	>150,000	≥350,000

Table 11-6: Satisfaction & Number of Visits LOS Historical Performance

The graph below shows the historical information related to building condition. It is noted that the number of buildings in average condition has increased in 2023 and this is the result of the Courtenay Old School Hall, Kimberley Hall and Mead Hall being moved into this activity.

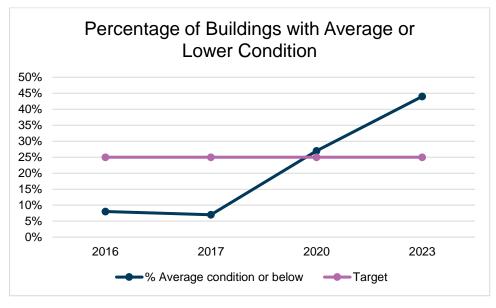


Figure 11-5: Community Centre and Hall Buildings in Average Condition or Below

#### **Performance Assessment**

A performance assessment utilising a Property Quality System (PQS) was undertaken on Community Centres and Halls in 2020. The following attributes were used to assess performance, with each factor being scored and a criticality weighting applied based on the significance of the attribute.

- Legal Compliance
- Accessibility
- Building Performance
- Affordability
- Heritage Conservation
- Health & Hygiene
- Safety & Security
- Availability
- Utilisation
- Seismic Strength

- Quality
- Building Functionality
- Condition
- Environmental Protection

•

below provides a summary of the results showing the level of performance against each attribute. The target level of service for all attributes is set at 5 with some factors falling below the target.

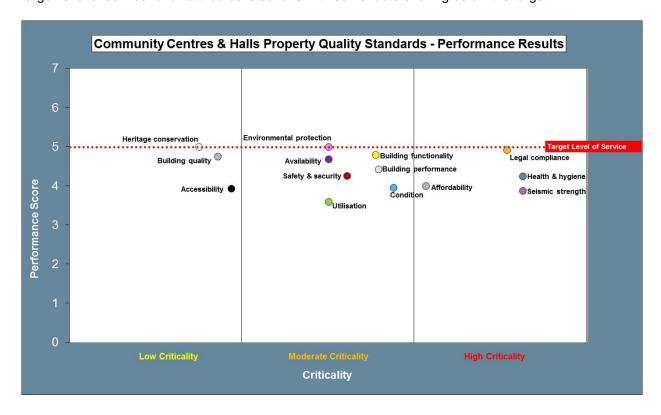


Figure 11-6: Community Centres and Halls Performance Summary by Attribute

The areas of concern are factors that have a high criticality and low performance scores. Factors of greatest concern are: health and hygiene, seismic strength, utilisation, condition and affordability. Health and hygiene covers compliance with drinking water standards, effluent systems and the presence of asbestos. Seismic strength is the percentage compliance with NBS derived from Detailed Seismic Assessments (DSA) and subsequent seismic strengthening works undertaken. Utilisation measures the extent to which the facility is used based on its capacity, availability and usage frequency, time and numbers. Affordability measures financial performance of the facility by considering the level of revenue received from users and the operating costs and is closely tied to utilisation. Condition is the overall condition of asset components derived from building surveys based on standard assessment criteria.

The graph below sets out the overall percentage of possible PQS scores achieved by each facility. An indicative target score of 75% or above is the expected performance level to be attained. This provides an indication of the relative performance of each hall and signals those facilities that have issues needing



attention. As would be expected, in most cases, the older buildings and those with low or very low use tend to have lower scores.

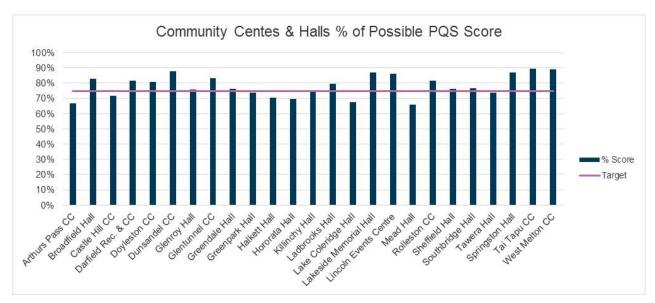


Figure 11-7: Community Centres and Halls Performance Summary by Facility

#### **Summary Analysis of Performance Issues**

Issues around facility performance are discussed against each of the performance factors which have not achieved the target level of service.

**Legal Compliance –** This primarily relates to compliance with Building Regulation requirements such as having a current Building Warrants of Fitness (BWOF) where needed. Inspections and compliance actions are now managed directly by Council and there are only a few areas where information is unclear.

**Affordability** – The majority of facilities (72%) meet a revenue target of 20% of annual routine operating costs and many exceed this by some margin. However there are facilities where no revenue appears to be generated and/or received by Council (Halkett CC, Castle Hill CC, Sheffield Hall). There are also a few facilities that generate very little income to offset operating expenses (Doyleston, Greendale, and Lake Coleridge).

**Utilisation –** Utilisation is strongly related to catchment size and demographic type (e.g. large town compared with isolated rural community) and the quality of the facility. It is also dependent on the types of space available and the level of promotion to potential users. 40% of facilities have a usage level of low or very low. Council has put in place some measures to increase use of facilities where this is practical and includes staff support for programming and centralised booking and promotion.

**Accessibility –** This factor considered extent of access for disabled persons to the building, car parking and toilets. Many of the buildings are old and as such they predate the requirements for disabled access and they are only required to be provided when a building is modified. As such any deficiencies will be addressed over time through renewal or upgrading programmes. An initial accessibility audit was carried in preparation of this plan to determine existing barriers to access and improvements were implemented in renewal programmes. Further assessments are planned as part of the facilities surveys in the first three years of the programme

**Building Performance –** The frequency that building issues such as leaks, asset failures or break-downs occur is measured. Increased frequency of issues can be related to poor asset condition. The worst areas noted were leaks, plumbing and electrical issues. Closer attention to the implementation of renewals and planned maintenance programmes will lift performance in this area. There are some buildings that have had on-going building performance issues due to design or build quality issues. This has included:

 Greenpark Memorial Community Centre – moisture in cavities due to poor ventilation causing damage to internal linings (being dealt with under building warranty).



**Safety & Security –** This item measured whether facilities were alarmed and patrolled, had security lighting, vandalism levels and whether they have a health and safety plan. Vandalism levels particularly in rural areas were very low and most deficiencies recorded were related to lack of security lighting and a health and safety plan.

**Health & Hygiene** – Water and waste water disposal was considered together with the management of these functions where they were not connected to a reticulated supply. This factor also covers the presence of asbestos and the risk level associated with that. There are a number of facilities with septic tanks and these are all now regularly serviced. Many halls are now connected to a reticulated water supply but still a few rely on bore supplies. These are required to meet the NZDWS and filtration and regular testing regimes are required. Additional budgets have been provided for installation of filtration systems and to implement the required testing regime.

**Availability** – This item looked at the frequency that the facility is not available due to asset failure such as blocked toilets. Few facilities had problems in this area although Greenpark Memorial Hall has been unusable because of moisture issues from lack of ventilation. Improvement in this area will incrementally occur through implementation of the renewal and rebuild programmes.

**Seismic Strength –** This measure considers the relative seismic strength (% NBS) of buildings assessed via DSAs. Council has undertaken a strengthening programme over recent years with work completed on Sheffield Hall, Ladbrooks Hall, Springston Hall, Greendale Hall and part of Rolleston Community Centre. One other building, Mead Hall, has been identified as earthquake prone (<34% NBS) but has exemption for strengthening due to its controlled access and number limits. A number of other key buildings have a relatively low level of seismic performance and are considered as earthquake risk (Rolleston CC at 40% NBS and Lincoln Event Centre at 35% NBS). A plan for strengthening Rolleston CC has been developed and has been included as part of future re-purposing work. A plan for strengthening Lincoln Events Centre is to be investigated and developed in the first 3 years of the programme.

**Building Quality –** This factor measures the extent to which quality standards of facilities are likely to meet user expectations. Facilities where there were a number of quality issues evident include: Hororata Hall, Mead Hall, Sheffield Hall, Lake Coleridge Community Hall and Halkett Hall & Community Centre. These tend to be the older buildings where maintenance or upgrading work is planned. Some have a legacy of deferred maintenance as a result of management committees not funding or carrying out required works. This situation should not occur in the future as buildings are maintained directly by Council staff.

**Condition –** A detailed condition inspection of all buildings was undertaken in 2020 and a desk top update in 2023. This indicates that twelve buildings are in average condition. One building, Brookside Hall, is in very poor condition but this is not used as an operational facility within the network. A detailed programme of facility survey's is planned in the first three years of the programme to help understand the total condition of the network.

**Building Functionality –** This factor measures the extent to which the building is fit-for-purpose and identified any deficiencies that prevent the facility from operating to its full potential.



# 11.4.7 Level of Service Issues and Gaps

A number of levels of service issues are evident relating to Community Centres and Halls. The issues identified and Council's response to resolving issues or addressing gaps is described in the following table.

LOS Issues/Gaps	SDC Response	Timing
Changing population distribution and growth mean some halls are poorly used and others in high demand where peak use is not adequately met	<ul> <li>Apply direction from Community Centres, Halls and Libraries Network Plan to consider future of some facilities</li> <li>Provide new or upgraded facilities in areas where demand is present</li> </ul>	<ul> <li>Review Community Centres, Halls and Libraries Network Plan (Network Plan) – 2024-25</li> <li>Rolleston Community Centre Redevelopment 2024-2027</li> <li>New community centre planned for Prebbleton in 2026-2027</li> <li>Transfer Hororata Hall to Trust 2024-2025</li> <li>New facility Whata Rau for Leeston in 2024-2026</li> <li>New Indoor Courts in Darfield 2026-2028</li> <li>New Facility in Rolleston South 2030-2032 that is complementary to RCC</li> </ul>
Changing community needs mean some halls have low utilisation whilst others are at full capacity	<ul> <li>Provide programming and staff support at more facilities (taking into account revised Network Plan)</li> <li>Centralise booking and promotion of facilities</li> <li>Consider additional space in Rolleston</li> </ul>	<ul> <li>Review Community Centres, Halls and Libraries Network Plan (Network Plan) – 2024-25</li> <li>Extra programming/support</li> <li>Booking system in place and being progressively rolled out</li> <li>Redevelopment of Rolleston Community Centre 2024 - 2027</li> </ul>
The quality of some facilities is below the standard expected by users and contributes to low use	<ul> <li>Full assessment of the network as a whole with a focus on assessment of low use facilities</li> <li>Develop improvement programmes for some facilities</li> </ul>	Complete facility survey's 2024-2026     Complete assessment of these facilities to inform next LTP 2024-20206
Some buildings are identified as earthquake prone or earthquake risk	<ul> <li>Undertake seismic strengthening, as required.</li> <li>Consider strengthening as part of future building works</li> </ul>	<ul> <li>Rolleston CC seismically upgraded in the future as part of re development work</li> <li>Develop seismic strengthening plan for Lincoln Events Centre 2025-2026</li> <li>Exemption for Mead Hall as low and controlled utilisation by church group.</li> </ul>
Some buildings are no longer operationally efficient in terms of layout	<ul> <li>Review LEC facility layout to identify optimisation opportunities.</li> <li>SSC requires alternative sport court layout options to provide for other sporting opportunities (e.g. volleyball)</li> </ul>	<ul> <li>Develop a optimal layout design for Lincoln Events Centre 2025-2026</li> <li>SSC install mechanical curtains to provide alternative layout options 2028/29</li> </ul>

Table 11-7: Community Centres and Halls LOS Issues/Gaps

# 11.4.8 Changes in Levels of Service

The major change in level of service from the last LTP was the move to community centre and halls coming under the direct management of Council from June 2023. This has resulted in a transfer of responsibilities Council in terms of day-to-day operations, as well as facility and ground maintenance plus additional support in place for programme delivery, bookings, promotion and caretaking activities and increases in associated costs.

With the construction in 2021 of the Selwyn Sports Centre that provides a multi-purpose indoor sports venue catering for large scale use, a diversity of activities and an improved experience for users in terms of quality and comfort, the resulting utilisation has been far higher than expected, and as a result its cyclical maintenance and renewal programmes are on a more frequent basis.



As noted in the Community Centres, Halls and Libraries Network Plan 2021 the following Level of Service changes have been adopted and include:

- Delivery and provision on a network basis and within geographic clusters to provide a more cohesive service.
- Consolidate spaces within a geographical area (cluster), or introduce new provision to address an identified gap.
- A focus on a smaller number of quality and fit-for-purpose facilities which may mean retirement of some facilities where us is low and they are no longer supported or valued by communities.
- A move towards a mix of provision within the Network in terms of single-use and multi-use spaces; specialist spaces for crafts, arts, active recreation, education, health and well-being, as well as general purpose spaces for meetings and public assembly.
- Allowing for the devolution of ownership of Council owned community facilities to community-led
  organisations when this is assessed as best value for the community and Council. This may see
  the management and/or ownership of some facilities transferred to alternative community groups
  or operated under service level agreements.
- Supporting mixed-mode delivery within the Network (Council programmes, vessel for hire, community initiative programmes and casual use), by increasing access opportunities for different groups to operate from facilities with different pricing structures and use models.
- Rebalancing the Network through fewer new builds of generic community space and more special purpose spaces targeted at particular specialised needs or specific age-groups.



## 11.5 Growth and Demand

This section covers the growth and demand implications for the provision of community centres and halls in the district. This includes an assessment of the demand influences and how these will impact on the future provision as well as requirements to expand the network to meet the desired level of service.

#### 11.5.1 Demand Influences and Impacts

- On-going population growth in the district
- Increasing public expectations for higher quality facilities
- Functionality of existing facilities
- · Changes in demand for recreation activities
- Affordability
- Provision by other agencies or organisations
- These items are further described below.

#### **Population Growth and Demographic Change**

Selwyn District's population is predicted to continually increase over the planning period, similar to that experienced over the past ten years, with concentration in growth occurring in the areas allocated growth through the Canterbury Regional Policy Statements, the Urban Development Strategy (UDS) and Our Space 2018-2048: Greater Christchurch Settlement Pattern and translated into the Selwyn Growth Model. Growth will be focused in Rolleston and the Eastern Selwyn area, with moderate rates elsewhere. Some more remote communities will only experience limited growth. The influencing factors of population growth are described fully in Chapter 4, Managing Growth.

The predicted (as per Selwyn Growth Model) population changes over the planning period for Selwyn's main population centres are shown in Table 11-8 below.

Population	2024	2029	2034	Ave. % pa
Rolleston	32,261	35,665	39,597	2.3
Lincoln	10,817	12,269	13,978	2.9
Prebbleton	5,655	6,148	6,691	1.8
West Melton	2,986	3,458	4,036	3.5
Leeston	2,626	2,831	3,059	1.6
Darfield	3,476	3,954	4,505	3.0
Kirwee	1,114	1,244	1,397	2.5
Southbridge	1,147	1,290	1,460	2.7

Table 11-8: Predicted population change within main town centres

As larger population centres expand there will be increasing pressure to provide or expand community centres and halls to cater for growth needs. Council has invested in a large number of facilities in recent years to meet both current and predicted capacity requirements from population growth, including the Selwyn Sports Centre and Te Ara Ātea that was constructed in 2021.

The demographic of the population nationally is also changing with the general ageing of the population being the most important trend. The predicted demographic change to a higher proportion of the district population in the older age groups may cause a change in how facilities are utilised over time. It is however, likely that the populations in the higher growth areas especially Rolleston, Lincoln and Prebbleton will continue to have a generally younger population than the remainder of the district over the 10 year planning horizon.



# **Increasing Public Expectations**

There has been an increasing level of urbanisation in parts of the District where areas such as Prebbleton, Lincoln and Rolleston have become satellite communities of the greater Christchurch area with people enjoying a rural lifestyle and commuting to the city for work. This has resulted in increased community expectations for a greater level of provision and improved levels of service.

The Community Centres, Halls and Libraries Network Plan 2021 provides clarity in terms of the recommended provision of facilities in the District.

#### **Functionality of Facilities**

Existing facilities are largely built around large old halls with a supper room and ancillary facilities. A number of these have added other spaces such as play centres, rifle range and meeting rooms. Facilities need to have a variety of spaces of differing sizes and functionality to enable facilities to meet the needs of a wide range of groups. A multi-use approach is required to ensure space is used efficiently and effectively. There is also a need to provide some more specialist facilities to meet specific needs and complement the overall provision within the network.

## **Changes in Recreation Demand**

Participation in recreation and leisure pursuits can impact on asset requirements for community centres and halls. Changes in demand may be driven by demographic or societal variations that are predicted to occur, which may affect how people choose to participate in recreation activities. Recognised changes include:

- An increased focus on the benefits of physical activity to counter obesity and associated illness, and popularity of indoor fitness or group aerobic exercise type classes (e.g. Zumba, Pilates, yoga) that are able to be accommodated in the district's community centres and halls.
- A move beyond the position of solely providing the facilities for sport and recreation, to taking an active role in leading the promotion of health and wellbeing within the community. E.g. through the organising of various events, running physical activity programmes, and building relationships with other agencies.
- A move towards other forms of recreation (e.g. dance, aerobics) that are more flexible, compared with participation in organised sport, e.g. activities that cater more to an individual's preferences, or 'pay for play'.
- A preference for centralised facilities or 'sports hubbing', versus single-use facilities.
- An increasing preference and demand for sport being played indoors and away from elements of weather (e.g. netball), as well as an increase in variations on traditional sports formats that are suited to indoors and being played year round (e.g. Futsal, 3 on 3 Basketball, Fast Five Netball).

#### Trends which indicate changing expectations from users

There are several trends of note reflecting the potential changes needing to be considered when planning activation and service delivery of community centres and halls. These include:

- Many meetings and conferences now have presenters/speakers and attendees participating online through tools such as Zoom and Teams. There is an increasing demand for the technology to support this trend such as televisions and audio/video conferencing kits.
- Use of facilities are beginning to return to pre-Covid levels which will increase pressure on space.

## **Affordability**

Due to the age and size of the facilities a number have become increasingly expensive to operate and maintain. Maintenance and renewal programmes have been developed for each facility over the 10 year planning period.



A review of the provision of community centres and halls has been undertaken on a catchment wide basis as part of the Community Centres, Halls and Libraries Network Plan 2021. The plan notes that some rationalisation may be needed in the future if use remains low and the facilities are no longer fit-for-purpose or meeting the needs of communities. Although no facilities are identified for retirement over the next 10 years in the LTP there is review of the Network Plan in FY24/25 that may identify potential alternative operating models or potential divestment of some of the facilities in the network.

# **Provision by Other Agencies**

There are many other agencies that provide halls and community facilities such as schools, churches and sports clubs that deliver a similar service. A large number of schools hire out their school hall for community use however this is restricted to outside school hours. Church halls are generally available to the community for use however church activities remained the priority.

It remains important for Council to work co-operatively with other organisations to ensure all facilities available to the public are used efficiently and services are not unnecessarily duplicated. Needs assessments are undertaken by Council when new or facility upgrades are proposed to fully understand the demand requirements in communities including demand met by other providers.

## 11.5.2 Asset Capacity

#### **District Utilisation**

Information has been captured on the number of users for community centres and halls to provide an overview of utilisation across the district which is shown in the table and figure below. In 2022/23 there were 774 corporate hires, 6,846 community hires and 2,371 spaces booked by Council for group fitness classes and meetings.

The table below shows utilisation for community centres and halls captured over the previous three financial years. Note that the Selwyn Sports Centre was only open for 2 months in 2020/21 so the percentage change has been calculated from 2021/22 to 2022/23.

Community Centre & Halls	2020/21	2021/22	2022/23	% Change
RCC	79,517	34,597	47,621	-40%
West Melton	53,351	32,746	45,159	-15%
Dunsandel	4,836	2,982	10,521	118%
LEC	65,708	77,676	141,715	116%
Tai Tapu	6,054	8,887	7,400	22%
Selwyn Sports Centre	83,866	214,149	277,540	76%

Table 11-9: Community Centres and Halls Utilisation

These results show that there has been a significant decrease in the use of the Rolleston Community Centre from 2020/21 to 2022/23 which is due to the opening of the Selwyn Sports Centre which now holds all group fitness classes. Both the Lincoln Events Centre and Selwyn Sports Centre continue to have very high levels of use, with Lincoln having a significant increase in usage from 2021/22 (77,676) to 2022/23 (141,715).

The level of use at the Dunsandel Community Centre and the West Melton Community and Recreation Centre have also steadily increased over the last three years. These numbers were impacted by COVID-19 in 2020/21 and 2021/22 which reduced the number of people who could be in group fitness classes and function sizes were also limited (so no large community events or weddings were held).

The figure below shows a score from one to four to represent the numbers of bookings that a hall or community centre received in 2022/23. The scoring system is as follows; 0= nil bookings; 1= several bookings per year; 2 = weekly bookings; 3 = several bookings per week; 4= daily bookings.



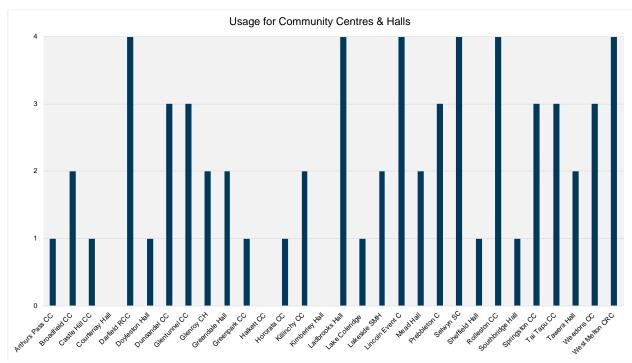


Figure 11-8: Community Centres and Halls usage

The results from this figure shows that Darfield RCC, Ladbrooks Hall, Lincoln Events Centre, Selwyn Sports Centre, Rolleston CC and West Melton CRC had daily bookings occurring meanwhile the Kimberley, Halkett and Courtney halls had minimal bookings throughout the year.

Council is cognisant of the danger of placing too great an emphasis on utilisation, as Community Centres and Halls provide a strong social function and provide a focal point for community activity and social interaction, particularly in remote rural communities. They also are an efficient mechanism for meeting the needs of small clubs and groups for a meeting or activity space and avoid the proliferation of small community buildings on reserves.

#### 11.5.3 Forecast Community Centre and Hall Requirements

Community and wider public demand for Community Centres and Halls is expected to continue into the future and will be influenced by population growth (as per 11.4.1), the quality of the facility and specific requirements for local communities and the wider network. Work undertaken through the Network Plan has provided a planning framework to ensure sufficient local facilities, hubs and keystone facilities are provided across the district.

Population growth is increasing demand on parts of the SDC network whilst some areas of the network are stable or experiencing declining demand.

As identified in Section 11.5.2 above, there is currently considerable capacity in the network with only two facilities achieving a high level of utilisation. With the Network Plan in place, a framework for investment decision making will guide future facility provision. This approach has been implemented in order to address current location and distribution of facilities, their catchment and patterns of future growth in the District.

There is likely to be demand for more specialist facilities that may cater for specific uses or niche markets.



#### **Assessment of Future Provision**

Areas that have been identified to meet potential growth and demand requirements over the 10 year period until 2030/31 are:

#### Rolleston

With the Selwyn Sports Centre opening in 2021 and all indoor sport relocating to this facility and Te Ara Ātea opening in the same year with library functions and some community activities locating to this civic building, Rolleston, the future use of Rolleston Community Centre (RCC) is needing to re-focused.

In order to develop an initial understanding of the future use potential for RCC a report, 'Rolleston Community Centre Future Use Assessment', was prepared by independent consultants in 2020. The aim of the assessment was: "To consider how the Rolleston Community Centre facility will function in the future and what activities it will accommodate once the other new facilities planned for Rolleston are operational."

In summary, the report revealed a priority need for:

- Additional space for community, arts and non-active recreation activities.
- Continuation of a Community Centre with capacity to meet the various needs of groups within the community who will not have their needs met by new facilities. The space is currently being successfully used as a mixed community and youth area.
- Provision of a flexible facility that will provide a range of activity and multi-mode activity including the arts, crafts as well as space for community-based non-active forms of recreation.
- A space focused on the arts. This would encompass purpose-built spaces for the arts in which spaces are fully designed for and fitted out to meet the needs of the particular arts activities proposed.

Currently interim improvements to the RCC to expand the functionality are being carried out and this includes portable staging, stage lighting and sound upgrades and new seating and construction of a dual space in the stadium to meet current demand.

The LTP budget includes funds for a detailed community needs assessment in the context of the wider community and eastern community network. This information will be used to develop a redevelopment plan (including seismic strengthening, energy efficiency upgrades) of the Rolleston CC to meet the needs of the community 2024 – 2027.

### **Rolleston South:**

Growth projections for Rolleston support demand for a new community centre in the South West side of Rolleston at the end of the 10 year programme. The intent is once the redevelopment is developed for RCC, further assessment could be made of the community needs and complementary use for a future smaller community centre.

#### **Darfield**

The Darfield Community Facility Needs Assessment was updated in 2023 by Global Leisure Group Limited (GLG), which focuses on aquatic and indoor court provision.

Based changes in sports trends and on population projections and demand profiles there will be a need to provide additional indoor court space to meet capacity requirements in the Malvern area by 2043 for 2 indoor courts and year-round access to aquatic facilities. In the 10-year programme is the budget to build an indoor facility with two courts.



Development of the National Indoor Court Facility Strategy (2023) recommends that 1 Full Time Equivalent (FTE) required for every 7,800 population. The table below show how this recommendation applies to Darfield and level of service shortfall.

Year	Population	FTE Indoor Courts Demanded
2023	8,560	1.1
2043	11,910	1.5
2043 (including additional growth)	14,910	1.9

There is some planning work to occur in consideration of the Darfield Recreation and Community Centre built in the 1980's requiring major upgrades in the future, and that the Darfield Aquatic Facility has had a major upgrade which should insure it is operational for at least another 10 years.

The future planning of the indoor courts will be place based, scalable, fit for a variety of purpose and efficient in the associated operational model development. This will also take into consideration nearby facilities in the network, specifically the West Melton Community Centre and associate reserve improvements.

#### Prebbleton

A proposal for a new Prebbleton Community Centre was included in the 2018-2028 Long-Term Plan (LTP). However, following a Prebbleton Community Facility Needs Assessment by Global Leisure Group (GLG) in May 2019 and consultation in the 2020/21 Annual Plan, the project was deferred. This decision was primarily based on uncertainties around demand, population growth and purpose.

In the 2021-2031 LTP a new Prebbleton Community Centre was planned for the 2025/26 year at a cost of \$6.3 million. This was to be funded from the community centres rate and development contributions. The LTP noted that the new community centre would be a flexible community facility that could cater to a variety of uses including community groups, meetings, recreation and leisure programmes, and that it would most likely be located on Prebbleton Reserve. It was also intended to be built to Importance Level 4 seismic standards so that it could be used as an emergency welfare centre for the District.

In September 2023, GLG were contracted to update the earlier needs assessment in order to determine the form, function, and location for a community facility in Prebbleton. Key points from the GLG's Prebbleton Community Facility Needs Assessment (2023 – update) include:

- Prebbleton's population was 5,260 in 2022 and is growing faster than the national average.
- There is capacity for 1,580 new dwellings in the short-medium term and 3,070 in the long term.
- Residents are clear in their view of a need for a 'heart for Prebbleton' and the role this facility could
  play in building community cohesion.
- The approach to the new community centre should align with the Selwyn Community Centres, Halls and Libraries Network Plan 2021 (particularly its principles), and the community space fundamentals in the Eastern Selwyn Community Spaces Plan 2017.
- Expressed need for a community space is more apparent in 2023. Analysis of feedback indicates
  this space would include drop-in informal and casual space provision and would also accommodate
  existing hall uses plus space for larger community gatherings and community/activity /arts/ music
  /theatre/display activities. This is distinct from indoor sports and recreation space which, although
  mentioned, was viewed as less important for a new facility.
- Prebbleton feels more urbanized now with two new retirement villages, several new sub-divisions, and four new retail precincts since 2019.
- Community spaces remain similar to 2019 except that there are now two commercial fitness providers, and the two new retirement villages have/are building community facilities within their villages.
- Kakaha Park is now open and meets demand for outdoor sport and recreation space.
- Current community facilities in Prebbleton have increased use and there is an uptake in community groups utilising them. It is apparent that a larger space is needed.



• Prebbleton Hall is old, needs earthquake strengthening, and is likely to be decommissioned within the next 15 years. The Prebbleton Hall Society have indicated an intent to transfer the hall and site to Council as a contribution to the new community facility.

Some further information is still required to understand the exact needs, size and functions and to determine the best location. To allow time to confirm this, it is proposed to build the new community centre in 2026-2027 and a budget of \$8.02 million has been set aside for this project.

#### Leeston - Whata Rau

Leeston is the only significant town within Selwyn without a Council owned hall or community centre (although the Leeston Rugby Clubrooms, to an extent, have served this purpose in the past) and which also has a growing population. The provision of a dedicated community facility for Leeston was indicated in the 'Selwyn Community Centres, Halls and Community Libraries Network Plan':

"Consider a new multi-purpose community facility to service Leeston including a Library, community and cultural centre, catering for up to 200 people that is located where it can be a vibrant community hub, in line with needs assessment findings."

A consultant was engaged in 2019 to carry out a needs assessment to define the outline form, function and rough order costs of a new facility for Leeston as well as the preferred location. This included an assessment of other community space providers and an examination of demand for access to community space for a range of recreation and community activities. The key findings the recommendations proposed at the conclusion of this study were:

- Build a new community space that incorporates modern design for flexibility and multi-purpose
  use. A new facility should not replicate or replace activities already undertaken in existing
  facilities but provide extra space to meet gaps in provision and to cater for future demand.
- The new facility should be located at Leeston Park.
- The new facility should include an arts and culture element that creates a point of difference and connection with the cultural uniqueness of the locality.
- Consider this community space as the 'community heart' that promotes the development of a community, sport and recreation hub centered at Leeston Park.

In later-2019 issues relating to the weather tightness and seismic strength of the existing Leeston Library and Medical Centre became evident with a Detailed Engineering Assessment indicating the building was earthquake prone. The costs for remedial work were significant (\$2.4 million). Given the situation where significant capital investment is needed and Council was already considering the development of a new community facility to service Leeston there was an opportunity to explore options for an integrated approach to future provision of community facilities for this locality.

In the 2021-32 LTP A budget of \$4.3 million was provided for the community centre component of the project out of a total budget of \$8.9 million for the combined facility (including library) with the project planned for completion in 2024/25.

However, once the full design was completed with cost escalations and the discovery of land remediation requirements, the Council decided to ask the community for feedback on how to proceed with this project. This is being carried out as part of the consultation of the draft 2024-34 LTP. The budgeted option is to construct Whata Rau, an integrated library/service centre and community rooms on Leeston Park. Note this project cost is split between Community Centers and Halls (1/3) and Property and Building (2/3) (for the arts,culture and life long learning component).

# 11.5.4 Demand Management

The Council needs to consider how it intends to manage the demand for Community Centres and Halls through other mechanisms rather than asset related solutions. In particular the Council must consider how it can deliver this activity in a manner that promotes sustainable long term management of assets. It should be noted that in many cases the level of utilisation suggests that Council should focus on ways of increasing or stimulating demand in order to get more value from the investment in community centres and halls.

Council completed the Community Centres and Halls Strategic Plan in 2013 that recommended the provision of community facilities through a 'cluster' approach. This model has been continued in the Community Centres, Halls, and Libraries Network Plan 2021. Each cluster is intended to have a number of 'Local Facilities'. These are Community Centres and Halls currently servicing their local communities of interest. In addition, each cluster has a 'Hub' facility that is more focused on supporting, sharing services and linking programmes within the cluster. The third type of facility is the 'Keystone' facility which is intended to be a highly developed urban focussed community centre. A fourth type has been introduced which is the 'Specialist' facility which recognises the need to have a different mix of facilities within the network some of which are targeted to specialist use such as the Selwyn Sports Centre. The cluster approach is aimed at enabling facilities within each cluster to share knowledge and resources and to work collaboratively to produce improved services to communities.

Alongside the 'cluster' approach, options to manage demand of Community Centres and Halls include:

- Identifying opportunities for partnerships with the private sector or other agencies for Community Centre and Hall provision (schools, churches, recreational facilities, other halls) to consolidate facility provision
- Conversely Council may decide to promote Community Centres and Halls where these are underutilised
- Applying user charge mechanisms to generate income that may also spread use more evenly and encourage use at off-peak periods and consequently reduce demand
- In order to ensure that demand for additional Community Centres and Halls are managed to optimise sustainability and capital investment the following approach is taken:
- Where practicable, provide new Community Centres and Halls in combination with another activity to reduce duplication of public facilities and create vibrant community hubs
- In the first instance, explore opportunities for partnership with other agencies where this is viable and a genuine need has been established
- Before confirming Council provision of a new facility, genuine need must be demonstrated and all other opportunities to meet the need exhausted
- Consult with the community to confirm a willingness to pay based on a funding plan approved by Council that ensures costs are shared equitably between the current community, facility users and future beneficiaries of the facility.

# 11.5.5 Meeting Demand through Asset Growth

Demand for additional or improved Community Centres and Halls will continue as townships and rural communities grow and there will be a need for Council to develop new, extended or refurbished facilities. The following table summarises new asset requirements:

Asset Growth Requirement	Project Timing and Cost
Seismic Strengthen / Reconfigure Rolleston Community Centre as a community, youth and art space to meet growth and improve service	• 2024-2027 - \$11.285M
Whata Rau, new community facility for Leeston (as part of combined project with library replacement) to meet service gap	• 2024-2026 - \$6.39M
New community centre for Prebbleton to meet growth and improve service	• 2026-2027 - \$8.02M
New Indoor Sports Court in Darfield to meet growth and level of service gap	• 2026-2028 – \$11.285M
New community centre in Rolleston South to meet growth and service gap	• 2030-2032 - \$6.1M

Table 11-9: Community Centre & Halls Asset Growth Requirements



# 11.6 Managing Assets

This section explains how Community Centre and Hall assets are managed and operational service delivered. It also covers the strategies employed for managing the assets and identifies maintenance, renewal, new asset and disposal programmes.

# 11.6.1 Management Strategy

Community Centres and Halls are managed by Council since the disestablishment of the last of the community committees in June 2023. This model reduces risks in health and safety compliance, financial management, asset management and ensuring facilities are well-used.

There is a mix of management models depending on the location, size and utilisation of the facility, including staffed community centres, roving staff, service level agreements, and some local oversight for low utilisation, rural halls.

The Community Centres, Halls and Libraries Network Plan 2021 also proposes the possibility of transfer of management and/or ownership to local community groups where this is practical. This approach is intended to deliver a more professional service where this is expected by users but allows for some facilities to continue to have local input and stewardship. There is significant funds in the first three years of this LTP to carry out the information gathering around facilities including land status, full facility surveys and community engagement to ensure the implications and possible implementation of management models are fully understood.

In general terms the management focus for community centres and halls assets will be in accordance with the direction outlined in the Community Centres, Halls and Libraries Network Plan. This is summarised as follows:

- 1. Council continues to develop its network of modern fit for purpose community facilities with a particular emphasis on direct service delivery at its *keystone* sites
- 2. Council continues to increase investment in its capability to support the extension of its *keystone* facility-based programmes, events and services out into the various *hub* and *local* facilities in the Network
- 3. Council, based on sound feasibility and evidence of community need, invests strategically in new and upgraded Community Facilities with the following considerations:
  - a. provide opportunities for community organisations willing to work with Council in partnership that lead to high levels of community activation and sustainable best practice asset management.
  - b. add specialised activity spaces into the network
  - c. add complementary activity spaces (within a particular geographical area, cluster) that reflect community demand
  - d. consolidate spaces within a geographical area (cluster), or introduce new provision to address an identified gap
  - allow for the devolution of ownership of Council owned community facilities to community-led organisations when this is assessed as best value for the community and Council
- 4. Council actively contributes to building the capability of community organisations by supporting initiatives and education that reinforce good governance, management, and operational practice.
- 5. Council makes funding available for activation of community facilities
- 6. Council decommission or divest involvement in Council owned community facilities, after consultation with the impacted community, where utilisation is low, interest in community ownership is low, the facility is not fit-for-purpose and requires significant capital investment to address this and/or building compliance and renewal requirements.



- 7. Council ensure a mix of provision is available within the Network in terms of single-use and multiuse spaces; specialist spaces for crafts, arts, active recreation, education, health and well-being, as well as general purpose spaces for meetings and public assembly.
- 8. Council support mixed-mode delivery within the Network (Council programmes, vessel for hire, community initiative programmes and casual use), by increasing access opportunities for different groups to operate from facilities with different pricing structures and use models.
- 9. Council to work to rebalance the Network through fewer new builds of generic community space and more special purpose spaces targeted at particular specialised needs or specific age-groups and involve these groups in the planning of these spaces.

# 11.6.2 Community Centres and Halls Asset Summary

The following facilities are covered in this plan:

- Arthurs Pass Community Centre
- Broadfield District Hall
- Brookside Hall
- Castle Hill Village Community Centre
- Courtenay Old School Hall\*
- Darfield Recreation and Community Centre
- Doyleston Hall
- Dunsandel Hall
- Glenroy Hall
- Glentunnel Community Centre
- Greendale Community Centre
- Greenpark Memorial Community Centre
- Halkett Community Centre
- Hororata Hall
- Killinchey Community Centre
- Kimberley Hall\*
- Ladbrooks Halls

- Lake Coleridge Community Hall
- Lakeside Memorial Hall
- Lincoln Events Centre
- Mead Hall
- Prebbleton Hall\*
- Prebbleton Public Hall (not council owned)
- Rakaia Huts Community Centre
- Rolleston Community Centre
- Selwyn Sports Centre
- Sheffield Hall
- Southbridge Community Hall
- Springston Hall
- Tai Tapu Community Centre
- Tawera Hall
- Weedon's Community Centre\*
- West Melton Community Centre
- •

Note that a number of the facilities listed above also include adjacent outdoor recreation spaces that are managed under this cost centre. This includes: Halkett Community Centre, Courtenay Old School Hall.

In addition to the community centres and hall listed above there are a further four facilities which are included in the recreation reserves section as they are managed under that cost centre. The facilities in this category are:

- Little Rakaia Huts Hall
- Selwyn Huts Community Room

There are also a number of community halls in the district that operate completely autonomously from Council under local management arrangements and contribute to the overall provision of this service. These include:

- Kirwee Hall
- Springston South Soldiers Memorial Hall
- Te Pirita Hall
- Motukarara Hall



### **Community Centres and Halls Asset Components**

Community Centres and Halls have been broken down to standard building componentisation to enable the application of standard economic lives and unit rates at an appropriate level. This has been used to identify condition and define remaining useful life as an input to renewal and rehabilitation programmes. Data (quantity, RUL, condition, renewal cost) has been captured in this form for all Community Centres and Halls.

The asset hierarchy is based on:

Asset Class – Asset Component - Sub-type – Material

An example of how this is applied is shown below:

Building Envelope – External Door – Double Sliding - Aluminium

## **Community Centres and Halls Asset Valuation**

A valuation conforming to PBE IPSAS 17 has been carried out for all Community Centres and Halls facilities for 30 June 2019. The values for individual facilities are included as part of the information included in Section 11.5.8. Table 11-10 sets out a summary of the asset valuation from the fixed asset register at 30 June 2019 plus adjustments for 2019/20.

	Asset Replacement Value (\$)	Asset Depreciated Replacement Value (\$)
All Community Centres and Halls	27,266,878	26,518,721

Table 11-10: Community Centres and Halls Asset Valuation

# 11.6.3 Asset Condition

Asset condition is an assessment of the visual condition of the facility and when combined with its age provides an indicator of its position within its lifecycle. When combined with performance results, risk and economic factors, it provides the necessary information to produce a renewal and improvement programme for Community Centres and Halls.

A condition assessment of all Community Centres and Halls facilities was carried out for updating this plan in 2023 and shows that most halls are in a good to average condition but also shows that 2 centres or halls are rated below average (Brookside Hall and Greenpark Hall). This assessment can be seen below.



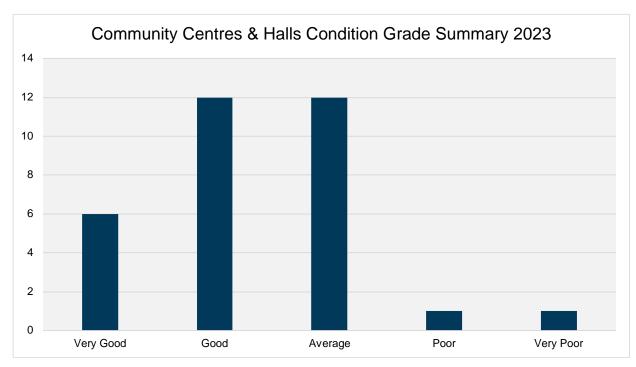


Figure 11-9: Community Centres and Halls Condition Summary

Additional details on the condition of individual facilities is described in the figure below which indicates the proportion of condition ratings for each building.

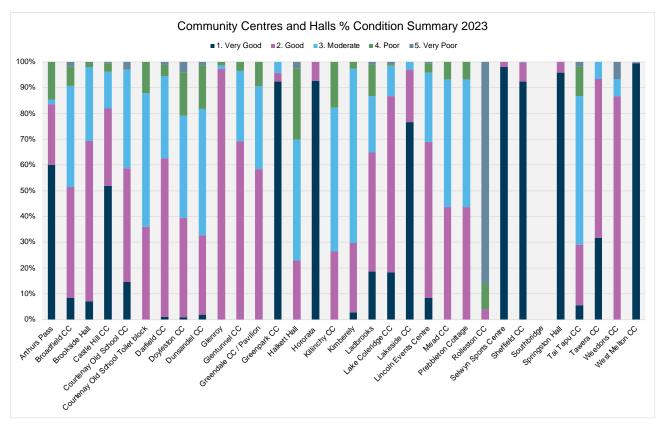


Figure 11-10: Community Centres and Halls % Condition Summary

The information above indicates where condition issues are evident and, where poor or very poor ratings are present, signals the need for renewal or rehabilitation works. These works have been built into cyclical maintenance or renewal programmes over the 10 year planning period.



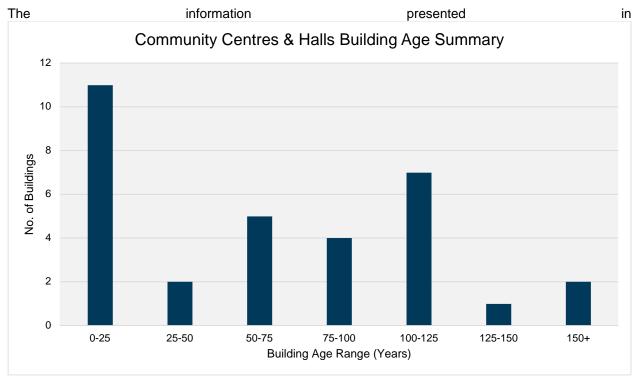


Figure 11-11 illustrates that, overall, a high proportion (59%) of the district's Community Centres and Halls are significantly aged (over 50 years old). Many of these have had additions and alterations during its life.

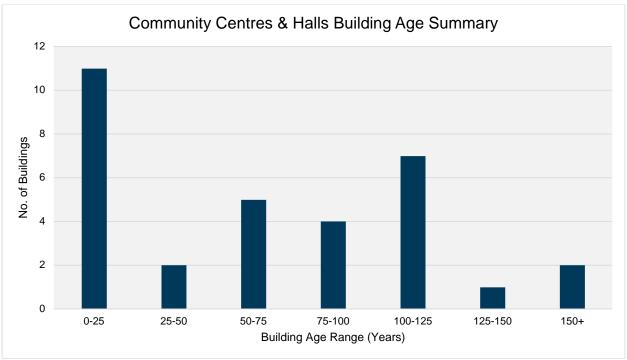


Figure 11-11: Community Centres and Halls Age Summary

Most buildings that were identified as earthquake prone (<34% NBS) from the Detailed Seismic Assessment (DSA) process have had structural upgrades undertaken. The graph below gives further information on the seismic strength of buildings that have had a DSA or previous DEE assessment. Two buildings remain that are earthquake prone – Mead Hall and Brookside Hall.

• Brookside Hall is not operational and is leased for storage. The tenant has been requested to shift their material from this building.



• Mead Hall has given an exemption for use, due to it being low and controlled utilisation by local church groups.

There are two high utilised facilities which have been identified as an earthquake risk (<34% NBS);

- Rolleston Community Centre 40% NBS has funds allocated as part of its upgrade to address the earthquake strengthening.
- Lincoln Events Centre, 35% NBS has funds allocated to carry out investigations and design for options for earthquake strengthening to inform the next LTP 2027-37.

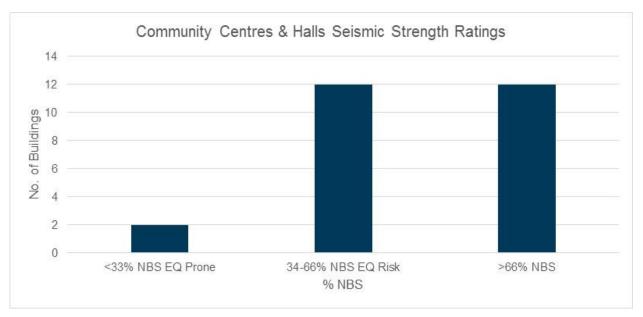


Figure 11-12: Community Centres and Halls Seismic Strength Ratings

The areas of concern relate to those buildings that are ageing and have average or worse condition grades and/or have seismic strength issues. Facilities that fall into this category are discussed further below:

The facilities with an average grade are Courtenay Old School Hall, Darfield Community Centre, Greendale, Halkett, Hororata, Killinchy, Kimberley, Ladbrooks, Mead, Rolleston Community Centre and Tawera Hall. The cyclical maintenance and renewal programmes are for these facilities are moderate for the first three years of the LTP to keep facilities safe and operational, until the detailed assessments outlined below are completed. In the case of Rolleston Community Centre a major project to seismic strengthen and repurpose is in the programme. Hororata Hall is in the process of having ownership transferred to a trust.

In the first three years of the LTP is a significant programme of work to carry out detailed facility survey's of all buildings, including condition, compliance, accessibility, roof condition, moisture ingress, foundation condition, energy efficiency options and climate change adaptions required. The intent is to also identify renewal components that will trigger building consent upgrades. This information along with performance and utilisation will be used to give a detailed condition assessment of each facility which will inform the work programmes in the LTP 27-37.

Brookside Hall - is in very poor condition and is structurally unsafe. It is not used as a public facility but has been listed in the District Plan as a heritage item. A report was prepared to understand the requirement for upgrading the building in 2020. The report has indicated that \$312,000 is required just to make it weather-proof and address maintenance and basic structural issues and a further \$10,000 per year for on-going maintenance. At this stage no budget for upgrading work has been allocated and other avenues for funding restoration works will be explored.

Greenpark Hall – The main area of this hall is in poor condition due to moisture ingress. There is project in the first year of the LTP to address this, and at the time of writing the AMP a decision was to be made by Council on the repair type to be made. A provisional sum of \$650K is in the 2024/2025 to address this work.





### 11.6.4 Operations and Maintenance

### **Operations**

The community centres and halls committees were disestablished over the past three years with the last tranche dissolved on the 30 June 2023. All facilities have transferred back to the direct operational management of Council. The operations and maintenance of the facilities are delivered by two Council groups - the Community Services and Facilities (CSF) Group are responsible for operating the facilities and the Property and Infrastructure Group are responsible for the maintenance of the assets.

Currently the Venues and Events Team within the CSF Group manage the daily operation within the following cluster groups, with the keystone facilities having an operations manager, site staff and cleaning contracts in place. There are 13 full-time equivalent Venue and Events staff supporting the community centres and halls operations.

East Cluster	Centre Cluster	West Cluster	Remote Cluster
Lincoln*	Rolleston*	West Melton*	Arthurs Pass
Tai Tapu	Dunsandel	Darfield	Castle Hill
Broadfield	Doyleston	Glentunnel	Lake Coleridge
Ladbrooks	Killinchy	Hororata	
Greenpark	Lakeside	Greendale	
Prebbleton Cottage	Te Ara Ātea	Glenroy	
Springston	Southbridge	Sheffield	
		Tawera	
		Weedons	

<sup>\*</sup>keystone facility

Selwyn Sports Centre is managed by the Sport and Recreation Team within the Community Services and Facilities Group.

Mead Hall, Kimberley Hall, Courtenay Old School and Halkett Hall operational management is still being finalised. However most have minimal utilisation, or in the case of Mead Hall has a volunteer that manages the church group bookings.

### Operating the facilities day-to-day

Day to day operating activities include:

- Promotion, activation and marketing of facilities
- Management of bookings and use
- Delivery of programmes and activities
- Building compliance

Aspects of the management and day-to-day operations of the community centres and hall facilities are enabled through the 'whole of CSF' approach. For example, coordinated planning of activities for community participation across the whole group including Sport and Recreation (S&R), and Arts, Culture and Lifelong Learning (ACLL), input from Te Pou Mataaho team on bicultural capability and use of te reo Māori, input from the Community Strategy and Policy team support with strategic projects such as the assessment of community halls.

A review of the operating model (from 2019/20) has seen the following initiatives introduced to provide a more consistent and efficient approach:

- Promoting and coordinating a range of fitness and recreational programmes across all key target populations at Council owned facilities across the district (Council and community delivered);
- Implementing centralised online community centre bookings of Council owned centres and halls across the district;
- Promoting community centres for weddings, conferences and corporate meetings;



- Reviewing and disestablishing the community committee structure / model;
- Developing standard Terms and Conditions of hire;
- Implementation of standardised Fees and Charges.

In cases where community committees continue to be active in management of facilities (generally smaller or remote communities) the Council is promoting the introduction of service level agreements that clearly define the responsibilities.

Going forward there is likely to be a mix of operational models as proposed in the Community Centres, Halls and Libraries Network Plan. This may include:

- Direct operation by Council (especially keystone and hub facilities).
- Transfer of ownership or management of Council owned facilities to community-led organisations when this is assessed as best value for the community and Council (especially in the remote cluster).
- Extension of its keystone facility-based programmes, events and services out into the various hub and local facilities in the Network.
- Provide for mixed-mode delivery within the Network (Council programmes, vessel for hire, community initiative programmes and casual use).

### **Programme and Service Delivery**

Community Centres and Halls are utilized by or for a large number of purposes that enhance the wellbeing of Selwyn residents and build strong connections in communities including:

- clubs e.g Bridge, Probus, gardening clubs
- sports e.g basketball, badminton, bowls, martial arts
- group fitness which is delivered in-house through a Les Mills model with all instructors employed by Council
- family functions e.g weddings, funerals, birthday celebrations
- meetings e.g. community groups, corporates and businesses, Council
- training e.g. staff, Civil Defense, first aid
- recreation programmes e.g. group fitness, dance, children's after school programmes
- service providers e.g. Blood Service collection drives, visiting health and wellbeing services,
- youth programmes e.g. the Youth Hub, Star Jam, Alternative Education Programme
- older persons programmes e.g. Day Clubs, U3A
- cultural events e.g. cultural weddings for ethnic communities, dance, festivals such as Diwali
- · religious worship e.g. church services
- events and exhibitions e.g. art exhibition, performances
- heritage activities e.g. meetings of heritage groups, many local halls display the local Roll of Honour for World War 1. Some halls have other heritage features
- outreach activities e.g. the Council's Edge Connector Vehicle delivers outreach activities to rural and remote communities at community halls.



### Facilities Maintenance and Reserves Maintenance Operations:

Maintenance of grounds assets is managed by the Reserves Operations Team within the Property and Infrastructure Group. The bulk of the maintenance work including litter collection, mowing, gardening, tree maintenance, and asset repairs is carried out via the C1419 Parks and Reserves Operations and Maintenance contract. There is also a small number of sites that have Council employed caretakers where appropriate. The legacy arrangements with alternative contractors and/or volunteers still providing grounds maintenance function, have been identified and the providers have been notified from July 2023 that this work will transfer to the Corde contract.

Maintenance of facilities assets (fixed) and associated contracts such as cleaning, pest control, sanitary services, alarm monitoring and security patrol is managed by the Facilities Management Team within the Property and Infrastructure Group. This is a newly established team, after the Council restructuring in 2023, and their focus will be as follows:

Three categories of maintenance are performed on Community Centres and Halls as outlined below.

Reactive Maintenance - Repair of assets required to correct faults identified via service request / log a job. Council Facilities Management staff arrange for the work to be undertaken using a panel of preferred contractors. Work is prioritised depending on the urgency. All contractors are required to be Health and Safety compliant / Site Wise approved before being engaged.

Routine Maintenance - Routine maintenance relates to regular works required to keep the facility serviceable and predominantly covers cleaning and caretaking services. Depending on the location and usage of the facility these services are undertaken by a cleaning contractor (under a contract agreement) or by a local caretaker or a specialist contractor (e.g. building wash downs and gutter cleaning).

Planned Maintenance - Also defined as preventative or programmed maintenance. Typical work includes repainting of external surfaces, repainting and redecoration of interiors, minor repairs and replacement of building components that are failing or will fail but do not require immediate repair.

The programme and priority for work is based on condition inspections and reporting to monitor asset condition, identify emerging risks, and identify the need for maintenance and repair work, both current and predicted future failure.

Undertaking the condition survey and developing the building maintenance plan is the responsibility of the Strategic Team within the Property Group. The planned maintenance programme will be regularly reviewed and updated at least every three years based on condition inspections, maintenance trends and risks. The Facilities Management Team will generally arrange planned maintenance work and will co-ordinate this with the facility managers.

### **Inspection and Reporting**

An inspection and reporting programme is a critical aspect of ensuring that risks are managed, issues are recorded and addressed, buildings can operate safely and the condition of assets is understood.

Five general categories of inspection and reporting apply to Community Centres and Halls along with some specialist inspections depending on the specific requirements of each facility:

- 1. Routine maintenance and service inspections by caretakers, facility managers.
- 2. Annual inspections for building maintenance issues by Facility Management Team
- 3. Formal periodic condition inspections and report by Council asset management staff;
- 4. Building WOF and IQP inspections (where applicable)
- 5. Fire services inspections

Routine maintenance inspections are undertaken by the caretaker and/or facility/duty manager.



The formal periodic condition inspections are undertaken every three years by qualified personal with expertise in building structures and maintenance, the development of long term maintenance programmes and an understanding of service and quality requirements.

Buildings with compliance schedules that require an annual building warrant of fitness are inspected to ensure compliance. This includes IQP inspections and reports.

Inspections of fire services equipment (fire extinguishers, hose reels) is carried out on an annual basis.

Community Centre and	Halls Inspection Progra	amme	
Inspection Type	Frequency	Inspector	Checks
Routine maintenance	As required & especially after use	Caretaker, Facility Manager, Committee	Damage/breakage Vandalism/Graffiti Other failures/problems
Annual inspection	Annually	Facilities Management Team	Visual inspection of building (external and internal)
Formal periodic condition and long term maintenance plan	Three yearly	Structural and maintenance engineer/ asset management planner	Condition grading Structural issues Quality standard Cladding/roof condition Paint surfaces Defects/problems – current Predictive failure/defects
Building WOF	Annually (where applicable)	Contractor	All items on compliance schedules Defect reports Issue of BWOF certificates
Fire Services	Annually	Contractor	Fire extinguishers Fire Hose Reels
Waste Water System	Annually (where applicable)	Contractor	Check performance of waste water system and need for emptying septic tank
Water Supply Testing	As required under the Water Safety Plan	Contractor	Water samples taken and tested Filter cartridges checked
Tag Testing Appliances	Annually or in accordance with NZS 3760 Standard	Contractor	All electrical appliances inspected and tagged by an electrician
Detailed Seismic Assessment (DSA)	One off	Structural Engineer	Structural report focusing on seismic strength of the building

Table 11-11: Community Centre and Halls Inspection Programme

### Asbestos

Under the Health and Safety at Work (Asbestos) Regulations 2016, Council, as a person conducting a business or undertaking (PCBU), is required to develop an asbestos management plan. The plan is to include identification of asbestos and ACM (asbestos containing materials) within all Council owned buildings, risk assessment and mitigation decisions relating to the managing of asbestos risk, detailed emergency procedures, and information, guidelines, protective equipment and health monitoring available to those required to work with asbestos on our property.

Council has carried out presumptive investigations to identify buildings which potentially contain asbestos. A programme for asbestos testing and remediation methods has been developed for inclusion in the Asbestos Management Plan.

Some remedial work has been undertaken as part of upgrade and renewal programmes and this programme will continue to be implemented on a priority basis noting that most sites had a low level of risk identified where asbestos was detected.



# **Operations and Maintenance Issues Identified**

Specific maintenance and operating issues that have been defined and the Council's management response is set out in the following Table 11-12.

Issue	SDC Response	Timing
The age and condition of some facilities means the quality standards are below user expectation and there are recurring maintenance issues	<ul> <li>Ensure maintenance and renewal programmes are fully implemented</li> <li>New facilities team employed 2024</li> </ul>	<ul> <li>Facility surveys 2024-2026</li> <li>Maintenance &amp; renewal programmes prepared for each facility &amp; implemented from 2024/25</li> </ul>
There has been a largely reactive approach to building maintenance which has meant some assets have deteriorated to a poor condition	<ul> <li>Implement a more planned approach to building maintenance works including FM system</li> <li>Continue to develop asset maintenance plans for each building</li> </ul>	<ul> <li>Maintenance plans prepared for each facility &amp; implemented from 2024/2025</li> <li>Address defects noted in reports received from condition survey form 2023</li> </ul>
Building compliance requirements complex and onerous	Compliance inspections etc. under a comprehensive contract for all Council buildings     Compliance inspections monitored	<ul> <li>Service contract now in place with FFP</li> <li>Compliance to move to Facilities Management Team 2024</li> </ul>
Fall arrest systems not installed on highest roof structures (safety issue)	Install fall arrest systems on LEC, and RCC	• 2024/25
Light fittings do not comply with regulations in terms of removal of PCBs	Carry out survey of all halls to determine the extent of the issue and develop remedial programme	<ul><li>Facility survey's 2024-2026</li><li>Built into renewal programmes</li></ul>
Roofs and water tightness is an issue on some buildings	All roofs and roof systems to be inspected and renewal/repair plans put in place	<ul> <li>All roofs re-inspected in 2024-2026 as part of facility surveys</li> <li>Monitor ongoing issues as a result of design faults and undertake repairs as necessary</li> </ul>
Effluent disposal systems have not been maintained	Check all systems     Set up regular inspection and pump out programme	<ul> <li>Facilities survey's 2024-2026</li> <li>Contractors engaged to undertake regular inspections and pump out as required</li> </ul>
Water supplies do not meet NZDWS	<ul> <li>Identify sites where water supplies are on bores or have on-site storage</li> <li>Engage a consultant to develop Water Safety Plans for sites as required</li> <li>Install filters and implement testing regimes as per water Safety Plans</li> </ul>	<ul> <li>Facilities surveys 2024 -26</li> <li>Consultant engaged in 2024 to assess supplies and prepare Water Safety Plans</li> <li>Budgets provided from to install filter and undertake water testing at Mead Hall</li> </ul>
Support Civil Defence operations to determine potential damage to key facilities post earthquake	Install earthquake sensors on key council owned welfare and civil defence centres and monitor	<ul><li>Installation 2024-2026</li><li>Ongoing monitoring 2026-2033</li></ul>

Table 11-12: SDC Community Centres and Halls Operations & Maintenance Issues



### **Deferred Maintenance**

There is currently deferred maintenance on some facilities, the extent of this has been quantified as part of recent condition inspections and schedules of defects have been prepared. Remedial work for defects has been built into maintenance and renewal programme over the 10 year planning period. Priority will be given to work that is required to maintain the building in a safe condition for users, achieve Building Warrant of Fitness compliance and to ensure building weather tightness.

### **Historical Operations and Maintenance Costs**

A summary of historical operations and maintenance costs for Community Centres and Halls over the previous three years is presented in the graph below.

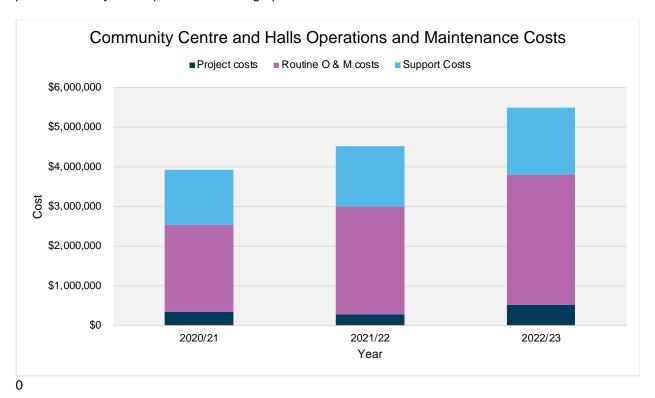


Figure 11-11: Community Centres and Halls Historical O & M Costs

A gradual increase in operational and maintenance costs is evident over the three year period. This is attributable to the opening of the Selwyn Sports Centre in 2021 and it's higher than expected utilisation. There has also been the disestablishment of committees and volunteer network since 2022 which has resulted in additional operational costs as maintenance transfers into alternative delivery models. Support costs have also increased as more staff have been employed to provide services for centralised bookings and programme delivery.

# **Forecast Operations and Maintenance Programme**

Future operations and maintenance cost projections for the 10 year planning period are summarised in Table 11-13 below. The costs shown take no account of inflation. They are based on an analysis of historical costs, current contract rates and estimated costs for maintaining new assets resulting from growth and future capital development programmes. Where the community centre and hall and reserve cost centres have been separated, the grounds maintenance cost has been removed. Increased costs have been allowed for grounds maintenance due to the work transitioning to C1419 reserves maintenance contract, and the delivery of facilities maintenance into more formalised contract/s where they apply to this activity.

Operations and maintenance costs for the proposed new facilities identified in this plan are included and contribute to significant cost increases with this service. These are, to some extent, offset by the additional revenues forecast for these facilities.

The forecast also incorporates costs associated with addressing operations and maintenance issues identified in this plan.



Detailed cost estimates are prepared for each Community Centre and Hall taking into consideration specific asset and operational requirements. Scheduled maintenance work is also included that provides for works necessary to extend the life and serviceability of assets and manage them in a sustainable way.

Operations and Maintenance Expenditure	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034
Routine Operations & Maintenance	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Arthurs Pass	2,840	2,840	2,840	2,840	2,840	2,840	2,840	2,840	2,840	2,840
Brookside	300	300	300	300	300	300	300	300	300	300
Broadfield	10,179	10,179	10,179	10,179	10,179	10,179	10,179	10,179	10,179	10,179
Castle Hill	5,700	5,700	11,200	5,700	5,700	5,700	5,700	11,200	5,700	5,700
Courtenay	5,028	5,028	5,028	5,028	5,028	5,028	5,028	5,028	5,028	5,028
Darfield	128,722	49,511	49,511	49,511	49,511	361,170	361,170	361,170	361,170	361,170
Doyleston	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850
Dunsandel	38,745	38,834	38,834	38,834	38,834	38,834	38,834	38,834	38,834	38,834
Glenroy	9,021	9,110	9,110	9,110	9,110	9,110	9,110	9,110	9,110	9,110
Glentunnel	16,879	16,975	16,975	16,975	16,975	16,975	16,975	16,975	16,975	16,975
Greendale	10,657	10,657	10,657	10,657	10,657	10,657	10,657	10,657	10,657	10,657
Greenpark	14,868	14,868	14,868	14,868	14,868	14,868	14,868	14,868	14,868	14,868
Halkett	6,265	6,265	6,265	6,265	6,265	6,265	6,265	6,265	6,265	6,265
Hororata	1,009,854	9,743	9,743	3,600	3,600	3,600	3,600	3,600	3,600	3,600
Killinchy	4,004	4,004	4,004	4,004	4,004	4,004	4,004	4,004	4,004	4,004
Kimberley	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200
Lake Colerdige	8,664	8,664	8,664	8,664	8,664	8,664	8,664	8,664	8,664	8,664
Lakeside	34,951	34,951	34,951	34,951	34,951	34,951	34,951	34,951	34,951	34,951
Leeston	0	0	0	15,300	15,300	15,300	15,300	15,300	15,300	15,300
Ladbrooks	14,750	14,750	14,750	14,750	14,750	14,750	14,750	14,750	14,750	14,750
LEC	679,340	694,801	694,801	694,801	694,801	694,801	694,801	694,801	694,801	694,801
Mead	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700
Prebbleton Cottage	8,943	8,943	8,943	8,943	8,943	8,943	8,943	8,943	8,943	8,943
Prebbleton Cottage	3,300	3,300	58,300	72,550	72,550	72,550	72,550	72,550	72,550	72,550
Rolleston South	0	0	0	0		0	0	0	104,000	104,000
RCC	385,362	382,569	382,569	382,569	382,569	382,569	382,569	382,569	382,569	382,569
Selwyn Sports Centre	1,386,378	1,386,378	1,386,378	1,386,378	1,386,378	1,386,378	1,386,378	1,386,378	1,386,378	1,386,378
Sheffield	12,804	12,794	12,794	12,794	12,794	12,794	12,794	12,794	12,794	12,794
Southbridge	16,582	16,582	16,582	16,582	16,582	16,582	16,582	16,582	16,582	16,582
Springston	19,544	19,544	19,544	19,544	19,544	19,544	19,544	19,544	19,544	19,544
Tai Tapu	40,828	40,828	40,828	40,828	40,828	40,828	40,828	40,828	40,828	40,828
Tawera	11,207	11,207	11,207	11,207	11,207	11,207	11,207	11,207	11,207	11,207
Weedons	27,338	27,138	27,138	27,138	27,138	27,138	27,138	27,138	27,138	27,138
West Melton	324,533	324,533	324,533	324,533	324,533	324,533	324,533	324,533	333,534	324,533
Total Routine O & M	4,249,336	3,182,746	3,243,246	3,261,153	3,261,153	3,572,812	3,572,812	3,578,312	3,685,813	3,676,812
District Wide O & M										
Support Costs	1,805,343	1,870,171	1,891,041	1,829,150	1,832,192	1,858,711	1,833,852	1,840,809	1,832,604	1,810,581
District Wide costs	1,014,822	1,014,823	1,014,823	1,014,823	1,014,823	1,014,823	1,014,823	1,014,823	1,014,823	1,014,823
Asset Management Costs	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Total District Wide O & M	2,845,165	2,909,994	2,930,864	2,868,973	2,872,015	2,898,534	2,873,675	2,880,632	2,872,427	2,850,404
Scheduled O & M									, ,	, ,
All Facilities	754,550	758,310	1,042,709	1,019,267	696,632	590,146	353,475	516,300	591,598	330,550
Total Scheduled O & M	754,550	758,310	1,042,709	1,019,267	696,632	590,146	353,475	516,300	591,598	330,550
Total O & M	7,849,051	6,851,050	7,216,819	7,149,393	6,829,800	7,061,492	6,799,962	6,975,244	7,149,838	6,857,766

Table 11-13: Community Centres and Halls Operations & Maintenance Cost Projections

# 11.6.5 Asset Renewal

The identification of renewal works for Community Centres and Halls has been largely based on a desktop review of the detailed condition assessment undertaken in 2020 (following earlier assessments in 2014 and 2017). This exercise also identified remaining useful life (RUL) to component level for all assets and unit rates to determine renewal costs. Information was analysed to provide an overall condition assessment for each facility. In addition to this a number of factors were used to develop a forecast renewal programme. Factors used were:

- Age Profile
- **Overall Condition**
- On-going maintenance requirements and costs (economics)
- Performance Issues Identified
- Risks
- Timing efficiency

The general tactics applied in managing renewal of Community Centres and Halls is to continue to replace asset components and undertake maintenance and refurbishment work to keep the building serviceable and extend its life. Renewal of components will also be carried out where there is a technical requirement to replace the asset and/or where performance is adversely affected (e.g. with effluent discharge systems).



The trigger for total facility renewal is where imminent failure of the structure is evident through condition reports or where the facility has reached a state where it is no longer economic to continue rehabilitation work. As an outcome of the detailed facilities survey's planned for the first three years of the plan, identification of renewals that will trigger building consents will be identified and a full cost analysis completed to inform the next LTP.

Asset forward expenditure programmes for facilities which allow for renewals over a potential 50 year period were developed from the condition assessment process. These provide a theoretical replacement plan at component level and were further refined in consideration of the factors outlined above and to produce a realistic programme. This involved combining similar work types, rationalisation of timing and coordination with cyclical maintenance work.

### **Asset Coverage**

All building components are included in capital renewal programmes. Replacement of minor fittings will generally be undertaken as part of reactive works or routine maintenance programmes.

### **Renewal Forecast**

Renewal forecasting based on the approach outlined above for the various asset components comprising Community Centres and Halls has been carried out for a 10 year horizon and is presented in the following graph.

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Figure 11-13: Community Centres and Halls 10 Year Renewal Cost Summary

### **Renewal Cost Projections**

Planned renewal requirements for the next 10 years have been developed for each of the facilities and are shown in the Project Summary in Annex 11 B. Overall a moderate renewal expenditure programme is indicated over the next 10 years as a result of some assets reaching the end of their economic life. A number of the Community Centres and Halls are old, in a deteriorating condition and do not meet the required building standards or expected performance. There is a significant programme of full facility surveys planned in the first three years of the LTP to provide detailed information of the condition and compliance of facilities that will inform the next LTP 27-37.

The 30 year projection reflects the increasing cost likely to be incurred as buildings and components require replacement. There will be spikes in the renewal programmes where clusters of halls constructed around the same time period fall due for internal refurbishments (kitchens, bathrooms, flooring) and external upgrades concurrently depending on utilisation around every 8-10 years. Realistically this expenditure would be smoothed over a number of years.



### **Depreciation**

Community Centres and Halls are depreciated on a straight line basis. Forecast depreciation requirements for Community Centres and Halls over the next 10 years are identified in Figure 11-14 below, based on the current valuation and projected capital programmes. Note that increases in depreciation requirements are primarily related to the construction of new community centres during the 10 year planning period.

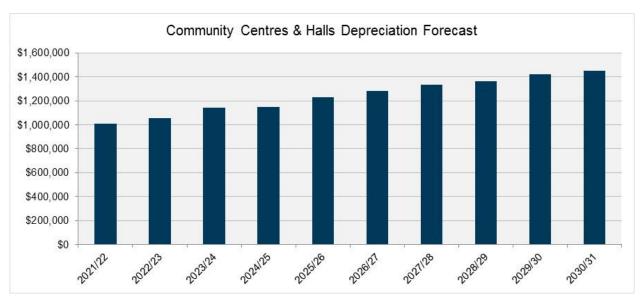


Figure 11-14: Community Centres and Halls 10 Year Depreciation Forecast

## 11.6.6 New Asset Requirements

As indicated in the Growth and Demand section there will be a requirement for Council to respond to growth in district population and the increased demand this will impose on existing facilities. In some instances it will be appropriate for Council to develop new facilities or extend and/or refurbish existing buildings. The plan contemplates that a number of new facilities will be required over the 10 year planning period to ensure demand from growth is met and levels of service are maintained.

The Community Centres, halls and Libraries Network Plan provides guidance around decision making for investment in new facilities as well as reaffirming the cluster approach whereby facilities are provided in a way that ensures compatibility with other surrounding facilities without competing for demand. The Network Plan specifically recommended the following in terms of capital investment:

That Council, based on sound feasibility and evidence of community need, invests strategically in new and upgraded Community Facilities with the following considerations:

- a. provide opportunities for community organisations willing to work with Council in partnership that lead to high levels of community activation and sustainable best practice asset management.
- b. add specialised activity spaces into the network
- add complementary activity spaces (within a particular geographical area, cluster) that reflect community demand
- d. consolidate spaces within a geographical area (cluster), or introduce new provision to address an identified gap
- e. allow for the devolution of ownership of Council owned community facilities to community-led organisations when this is assessed as best value for the community and Council

New capital assets for Community Centres and Halls may be required in response to the following:

- Addressing performance gaps in the current levels of service
- Providing for the development of additional facilities to meet demand



Key new capital requirements relating to Community Centre and Halls assets are set out in Table 11-14:

New Assets Driver	Location	Description	Timing	\$
Gaps in Level of Service/ Growth & Demand	Darfield	New Indoor Courts	2026-2028	\$11.285M
Increased Level of Service / Growth & Demand	Rolleston	Seismic Strengthen and Repurpose Community Centre	2024-2027	\$9.23M
Gaps in Level of Service / Growth & Demand	Prebbleton	New facility	2026-2027	\$8.02M
Gaps in Level of Service/ Growth & Demand	Leeston	New facility Whata Rau	2024-2026	\$6.39M
Gaps in Level of Service/ Growth & Demand	Rolleston South	New facility	2030-2032	\$6.1M

Table 11-14: Community Centres and Halls New Assets Requirements

### **Prioritisation and Timing**

The timing of new capital works has been calculated on the basis of expected incremental increase in growth and the consequent demand. Some of the new capital projects are driven by assessed needs where there is a gap in service level provision and strong community expectation to address the situation.

The prioritisation process used the following criteria:

- Identified demand across cluster group
- Demand information future capacity requirements, level of use, business requirements
- Local needs analysis, surveys and community consultation
- Performance and utilisation assessments
- Timing of renewal or upgrading work
- · Funding availability and community affordability
- Risk factors
- Selection and Design

### **Design Standard / Process**

A new programme and performance team has been established at Council and they are reviewing and implementing robust project and procurement processes.

Post implementation reviews have been completed across the organisation on design, construction and hand over of the new facilities; Selwyn Sports Centre and Te Ara Ātea. The opportunities identified within these reviews have been adopted into Council processes and procedures to ensure the successful implementation of future projects including:

- Clear project briefs with input from key stakeholders externally and across the organisation which
  consider service, functionality, price, availability, reliability, aesthetics, safety, robustness and
  lifecycle requirements are considered.
- An operating model was developed for Whata Rau and Waihora Whata Rau to understand the whole of life asset costs and operational requirements.
- Inclusion of green building principles to align with zero carbon targets, optimising energy efficiency opportunities and consideration of climate change adaption.

To date the Council generally engages the services of professional architects to prepare designs for new buildings, however in consideration of asset life cycle costs and sustainability an SDC Standard for Facility Design is currently being drafted which will include Community Centres and Hall designs.

The general approach with new community centres is to have these located on reserves to consolidate activities into a single venue and obtain advantages of shared ancillary facilities. This approach also provides an opportunity for greater utilisation of facilities where they are located alongside sports and



recreation activity and creates a hub for community activity (as envisaged in the Eastern Selwyn Community Spaces Plan). All new facilities indicated within the 10 year planning period are likely to be built on, or adjacent to reserves.

### **Forecast New Capital Assets Costs**

A number of new capital works are planned over the 10 year planning period. These capital projects will allow Council to continue to provide Community Centre and Hall services to the desired service level standards and to meet the needs of additional capacity requirements that are forecast to occur. These projects are recorded in the Projects Summary table in Annex 11-B.

### 11.6.7 Disposal Plan

The Brookside Hall has been unserviceable for about 23 years and leased to neighbours for storage. The site is vested as reserve under the Reserves Act so consideration and consultation with residents on the continued need for this area for reserve purposes would be required prior to disposal.

There are historical aspects to consider as this is one of the few remaining buildings that comprised the Brookside settlement and it is a listed heritage item in the District Plan. However, the state of disrepair may mean that it is uneconomic to restore the building (unless significant funding can be obtained) and there are no obvious future uses for it. At this point no final decision has been made on the future of this building, but this will included in the network review detailed below.

Hororata Hall is in the process of being divested to a community trust. The hall is budgeted for in the first 3 years of the programme for maintenance to meet the requirements of Council as part of the hall is lease to Hororata Playcentre. There is \$1M budgeted for a grant to transfer to the trust once the ownership transfer is completed.

As identified in the Community Centres, Halls and Libraries Network Plan (2021) there are several community centres and halls that have low utilisation, low revenue and may require significant upgrading work and/or seismic strengthening this may be uneconomic and unaffordable for communities. This includes the facilities at Courtenay, Doyleston, Glenroy, Greendale, Greenpark, Halkett, Killinchy, Kimberley, Mead, Sheffield and Springfield; and permission was sought from Council in November 2023 to carry out a review of these community centres and halls to investigate alternative operating models/arrangements including possible divestment as part of this LTP. This is a significant work programme of facility and land status surveys, strategy development (heritage, civil defence facilities) and community consultation which has been funded in the first three years of this LTP. The intent is to use this information to inform the 2027-37 LTP budgets. As community centres and halls are significant assets, as per the Significance and Engagement Policy, the special consultative processes will be followed.

### Forecast Income/Expenditure Arising from Asset Disposal

Any costs associated with hall disposals will be covered as part of the renewal budgets for individual facilities. In some cases there may be a minor book value that will need to be written off as part of the disposal process.

If demolition is required the cost of this work will be built into future budgets when decisions on this matter are confirmed.

Planned income from disposals (if any) is likely to be minimal as, the type of assets being disposed, have limited marketable value.

### 11.6.8 Asset Planning Information for Community Centre and Hall Facilities

Set out in the following series of tables is information on each facility. Facilities have been grouped in accordance with cluster areas and the information covers the following:

- Asset description location, type, size, purpose, age and value
- Asset performance utilisation, building performance and issues, seismic rating
- Strategic considerations and direction
- Future investment requirements



Information is provided for the following Remote High Country clusters:	facilities within	the Rolleston,	Lincoln,	Ellesmere,	Malvern and

# **Rolleston Cluster**

Facility Name	Type & Purpose	Size	Value DPRC	Usage Level	Seismic Rating	Condition & Performance	Year Built / Age	Strategic Considerations & Direction	10 Yr. Investment Requirements
Rolleston Community Centre	KEYSTONE  Multi-purpose community & recreation centre with community meeting place; leisure activities; recreation programmes/classes; indoor sports activities; performance stage  ER function	1,718 m²	\$2.75m	Multi-faceted & activated Very high use >90%	40% NBS - EQ Risk	Average PQS score 82% Major roof repairs in 2023	1999 / 25yrs.	Recreation/sports activities have relocated to SSC and library and associated services to Te Ara Ātea. Needs assessment for future use opportunities	\$9.23M to repurpose as arts, community and youth centre and seismic upgrade
West Melton Community & Recreation Centre	HUB  Multi-purpose community & recreation centre with community meeting place; leisure activities; recreation programmes/classes; indoor sports activities; play centre ER function	2,033 m <sup>2</sup>	\$7.55m	Multi-faceted & activated  Moderate use >50% trend is increasing	NBS 100% EQ BC for new building	Very Good PQS score 89% Defects report notes cracking to concrete & walls Minor issues with heating Fully fit for purpose	2018/ 6 yrs.	Continue to grow use	\$483k for maintenance & renewals
Dunsandel Community Centre	HUB  Community meeting place; leisure activities; recreation programmes/classes; sports social use	651 m²	\$3.04m	Multi-faceted & some activation Low use >20% trend is increasing	NBS 100% EQ BC for new building	Very Good PQS score 88% Defects report notes cracks to concrete floor Fit for purpose	2017/ 7 yrs.	This facility is in an easily accessible location and is used for ITO training for the broader rural district Further activation of spaces - with some capacity to activate Services corporate/private bookings	\$142k for maintenance & renewals
Weedons Community Centre	LOCAL Local community meeting place; leisure activities; sports social use; private recreation classes ER function	350 m2	\$	Venue for hire – no activation Low use >20% trend is increasing	NBS 100% EQ BC for new build	Very Good Fit for purpose	2019 / 5 yrs	Local community venue for smaller groups and sports club use Requires more activation to increase usage	\$116k for maintenance & renewals



Facility Name	Type & Purpose	Size	Value DPRC	Usage Level	Seismic Rating	Condition & Performance	Year Built / Age	Strategic Considerations & Direction	10 Yr. Investment Requirements
Selwyn Sports Centre	Indoor court facility incorporating sports changing, meeting/social spaces, sports equipment storage, indoor event space, Indoor exercise track  ER function	8,000 m <sup>2</sup>	NV	Multi-faceted & activated Very high usage since opening	NBS 100% EQ BC for new building	Very Good Fully fit for purpose	2021/ 3 yrs	8 court Foster Park indoor courts complex as a district centre for indoor sports and recreation. Focus on and hub for sport and recreation including sports "business house" space	\$1.5M for maintenance / renewals
Mead Hall	LOCAL Local community meeting place; leisure activities, worship Includes adjacent reserve area (2.8 ha land area)	127 m2	\$148k	Venue for hire – no activation moderate use >30% & increasing	19% NBS - EQ Prone Exemption issued based on low / controlled utilisation	Average PQS score 66% Kitchen & toilets need upgraded 2023 Partially fit for purpose	1952 / 72 yrs.	Use has been increasing with church activities (local farm workers) Building is EQ prone but safe to use Venue to support local farming communities. Potential to transfer to key user Monitor and Review	\$23k for maintenance/ renewals.
Halkett Community Centre & Hall	LOCAL Local community meeting place; leisure activities Includes former school building and plus grounds with pool, playground and court (0.8 ha land area)	Former School – 151 m2	\$136k	Venue for hire – no activation low use <20%	34-66% EQ Risk	Average PQS score 71% Buildings have not been well looked after - defects noted include epoxy floor failing, rot around windows, unfinished interior work Not fit for puprose Hall removed	Hall - c.1939 / 82 yrs. School - c.1962 / 59 yrs.	Low use and not well managed; Pool closed due to management issues New facility nearby Has some value to local rural community Consider removal of hall Address management issues Monitor use & consider future divestment or transfer	\$98k for maintenance & renewals (includes playground maintenance)



# • Lincoln Cluster

Facility Name	Type & Purpose	Size	Value DPRC	Usage Level	Seismic Rating	Condition & Performance	Year Built / Age	Strategic Considerations & Direction	10 Yr. Investment Requirements
Lincoln Events Centre	Multi-purpose community & recreation centre with corporate and event space; community meeting place; leisure activities; recreation programmes/classes; indoor sports activities; sports social use	2,821 m <sup>2</sup>	\$8.39m	Very High >90% Increasing Multi-faceted/ activated	NBS 34-66% EQ Risk 35% initial assessment	Good PQS score 86% Fit for purpose Some building issues with HVAC & water tightness	2010 / 14yrs	May have increased available capacity for use once new Rolleston Library and Community Centre and Selwyn Sports Centre open. Strong relationship to Tai Tapu and Prebbleton.  Potential for increased sports social use.	\$1.6M for maintenance and renewals Consider strengthening to 67% NBS (cost to be determined)
Tai Tapu Community and Sport Centre	HUB  New Multi-purpose community & recreation centre at Rhodes Park with community meeting place; leisure activities; recreation programmes/classes; sports social use ER function	1,785 m <sup>2</sup>	\$4.89m	Moderate >50% Increasing Multi- faceted/some activation Areas leased to sports clubs on seasonal basis	NBS 100% EQ BC for new building	Very Good PQS score 90% Defects report notes doors sticking, minor cracks to concrete & roof membrane not fixed correctly Fit for purpose	2019 / 5yrs	Further activation of spaces Focus as sports hub and potential for corporate and event hire to increase	\$345k for maintenance & renewals
Prebbleton Public Hall	LOCAL Local community meeting place; leisure activities; recreation programmes/classes Note: this facility is not Council owned but has received financial support previously	495 m <sup>2</sup>	NV	High >70% Basic/non- activated	<34% of NBS and EQ prone. Seismic work required by 16 March 2035	Average Declining Old, dated, EQ prone and inadequate capacity for growing community Not fit for purpose	Built 1880's, extensions in 1914 & 1970s / 143 - 53yrs	This building is not owned by Council and will not form part of the network going forward New facility planned for Prebbleton in 2026/27	No Council investment in this facility \$8.02 m capex for new facility



Facility Name	Type & Purpose	Size	Value DPRC	Usage Level	Seismic Rating	Condition & Performance	Year Built / Age	Strategic Considerations & Direction	10 Yr. Investment Requirements
Greenpark Memorial Community Centre	LOCAL Local community meeting place; leisure activities; supports tennis/netball court use Old hall was demolished and replaced with a new facility on the park in 2016 (2.13 ha land area) ER function	374 m <sup>2</sup>	\$1.07m	Very low <15% Increasing Basic/non- activated	NBS 100% EQ BC for new build	Poor PQS score 74% Mainly fit for Purpose Building issues with moisture in ceiling cavities & damage to internal linings	2016 / 8 yrs	Building has very low use and issues with moisture from poor ventilation Consider activation options or diversification for special use Operate as an over flow facility from LEC	Maintenance \$62k Roof replacement \$650K
Springston Hall  SPRINGSTON  COMMISSION MAIL	LOCAL Local community meeting place; leisure activities; recreation programmes/classes; local school use ER Function	501 m <sup>2</sup>	\$736k	Moderate >50% Decreasing Some key users lost but new uses now emerging Basic/currently non-activated	NBS 67- 100% Seismic work in 2018	Good PQS score 87% Has been strengthened and some internal upgrading carried out Defects report noted lack of safety glass & acoustic tiles re-fixing needed Fit for purpose	1907 / 117 yrs.	Consider facilitated activation options to increase use. School looking to use more frequently.	\$254k for maintenance & renewals
Ladbrooks Hall	LOCAL Local community meeting place; leisure activities; recreation programmes/classes; local school use ER function	428 m <sup>2</sup>	\$440k	Moderate >30% Static Basic/currently non-activated capacity to activate	NBS 67- 100% Seismic work in 2018	Good PQS score 80% Has been strengthened and some internal upgrading carried out Few defects from survey Fit for purpose	1914/110 yrs.	Consider facilitated activation options	\$292k for maintenance & renewals (including roof)



Facility Name	Type & Purpose	Size	Value DPRC	Usage Level	Seismic Rating	Condition & Performance	Year Built / Age	Strategic Considerations & Direction	10 Yr. Investment Requirements
Broadfield District Community Centre	LOCAL Local community meeting place; leisure activities; recreation programmes/classes; sports social use Includes adjacent reserve with courts and playground (1.68 ha land area – developed) Heritage Listed ER function	88 m <sup>2</sup>	\$470k	Moderate >40% Static Basic/non- activated	NBS 34-66% EQ Risk DEE Floor relevelled & re-piled in 2015-16	Good PQS score 83% Fit for purpose	1870 / 154 yrs.	Diversification as venue for small classes and programmes Potential additional use when reserve extension and/or proposed croquet area is developed Future sports field development (Croquet and Cricket)	\$126k for maintenance & renewals croquet area development has moved to recreation reserve activitiy
Prebbleton Cottage	LOCAL Local community meeting place; leisure activities; support outdoor markets; counselling services	104 m2		Moderate Basic/non- activated	Not assessed	Good  Has been fully restored for use as community space Fit for purpose	c. 1890 / 134 yrs.	Niche venue for small meetings, counselling services and to support markets Potential for limited activation to increase use	\$67K for maintenance and renewals



# **Ellesmere Cluster**

Facility Name	Type & Purpose	Size	Value DPRC	Usage Level	Seismic Rating	Condition & Performance	Year Built / Age	Strategic Considerations & Direction	10 Yr. Investment Requirements
Doyleston Hall	LOCAL Local community meeting place; leisure activities; sports social use ER function	107 m <sup>2</sup>	\$160k	Moderate >40% Increasing Supports archery activities on Osborne Park Basic/non- activated	NBS 34-66% 55% IL4 DSA EQ Risk	Good PQS score 81% Building added to (storage) and upgraded 2007-08 Defects report noted trip hazard on ramp & rotting barge boards Fit for purpose	1950 / 74 yrs.	Local community venue. Facility continues to support recreational use of Osborne Park (especially Archery)	\$50k for maintenance & renewals
Lakeside Soldiers Memorial Hall	Rebuilt in 2018 Aimed at niche utilisation as wedding and event venue ER function	230 m <sup>2</sup>	\$1.47	Moderate >40% Increasing Premium/non- activated	NBS 100% EQ BC for new build	Very Good PQS score 87% Fit for purpose	2018/6 yrs.	Niche wedding and events facility Transfer management to local group under a SLA	\$161k for maintenance & renewals
Southbridge Community Hall	LOCAL Local community meeting place; leisure activities; recreation programmes/classes Heritage Building	548 m2	\$487k	Very low <15% Increasing Basic/currently non-activated with some capacity to activate	NBS 34-66% 58% DSA EQ Risk	Good PQS score 77% Mainly Fit for Purpose Major exterior heritage refurbishment in 2022	1929 / 95 yrs.	Very low use. Consider facilitated activation options especially in collaboration with new community facility in Leeston when this is built and operational	\$217k for maintenance & renewals
Killinchy Community Centre	LOCAL Local community meeting place; leisure activities; sports social use Includes pool facility, playground and tennis courts (0.85 ha land area)	142 m <sup>2</sup>	\$141k	Moderate >40% Static/declining Basic/non- activated	NBS 34-66 EQ Risk Pre-Quake Assessment	Average PQS score 75% Significant defects noted in report including cracks to foundation, poor paint work, deflected beam & poor SW system Fit for purpose	1900 / 124 yrs.	Rural community meeting place and venue to support participation in leisure and recreation activities Monitor use and operating risks of pool	\$97k for building maintenance & renewals



# **Malvern Cluster**

Facility Name	Type & Purpose	Size	Value DPRC	Usage Level	Seismic Rating	Condition & Performance	Year Built / Age	Strategic Considerations & Direction	10 Yr. Investment Requirements
Darfield Recreation and Community Centre	HUB  Multi-purpose community & recreation centre with meeting place; recreation programmes/ classes; sports social use Includes sports fields and courts at Darfield Domain and associated facilities (20.4 ha land area)  ER function	1,129 m <sup>2</sup>	\$1.36m	Moderate >40% Increasing Multi-faceted/ Some activation Caretaker/ booking staff employed	NBS 67- 100% DSA	Average PQS score 81% Mainly fit for purpose Interior is tired and dated Few minor defects from condition survey – gutter rusted Recent work to upgrade toilets and kitchen	1980 / 44 yrs.	Activation support options being delivered via caretaker and as outreach to other facilities Capacity for additional usage if programmed & further activated Potential future keystone facility for this cluster Potential for redevelopment and consolidation with aquatic and indoor courts	\$382k for building maintenance & renewals
Hororata Hall	LOCAL Local community meeting place; leisure activities, historical information Play centre space (later addition) Heritage building ER function	712 m²	\$196k	Low <30% Static/declining Basic/non- activated	NBS 34-66% 36% DEE EQ Risk Likely to be EQ prone under new assessment	Average PQS score 70% Cladding repairs after EQ damage Aged and dated building Not fit for purpose	1894 / 130 yrs.	Divesting building and land to a Trust	Basic maintenance only until transfer to Trust \$1M Grant in LTP to be passed to Trust on handover
Glenroy Community Hall	LOCAL Local community meeting place; leisure activities; worship ER function	165 m <sup>2</sup>	\$98k	Very Low <10% Static Basic/ non- activated	NBS 34-66% EQ Risk Pre-quake assessment	Good PQS score 76% Accessibility for disabled people is an issue & storage Water supply upgraded to reticulated connection Mainly Fit for purpose	1925 / 96 yrs.	Supports local rural community as meeting place and venue for activities. This facility has very low use and its future network requirement will be monitored. Possible future transfer to alternative entity (Trust, Inc.) or, if no interest, consider sale	\$67k for building maintenance, renewals & upgrades (storage)



Facility Name	Type & Purpose	Size	Value DPRC	Usage Level	Seismic Rating	Condition & Performance	Year Built / Age	Strategic Considerations & Direction	10 Yr. Investment Requirements
Greendale Community Centre (Greendale Hall)	LOCAL Local community meeting place; leisure activities; school use; supports sports activities Includes adjacent sports pavilion and sports fields, courts and playground (3.0477 land area) ER function	363 m <sup>2</sup>	\$680k	Moderate >30% Increasing Basic/non- activated	NBS 67- 100% DSA Seismic work in 2019	Average PQS score 76% Minor defects from condition survey –cracks to exterior cladding Lighting dim Fit for purpose	1936 Pavilion upgraded in 2009 88 & 15 yrs.	Rural community meeting place and venue to support participation in leisure and recreation activities and the outdoor sports use of the domain	\$242k for building maintenance & renewals
Glentunnel Community Centre	LOCAL Local community meeting place; leisure activities; recreation programmes/classes ER function	467 m <sup>2</sup>	\$893k	Moderate >30% Increasing Basic/ currently non- activated - capacity to activate	NBS 67- 100%	Good PQS score 83% Mainly Fit for Purpose New shed constructed 2022	2007 17 yrs.	Offers a more modern facility in this locality that has the potential for additional use.  Some activation and promotion occurring via caretaker and potential for further facilitated activation options	\$169k for building maintenance & renewals
Sheffield Hall – (Sheffield Community Centre)	LOCAL Local community meeting place; leisure activities; recreation programmes ER function	475 m²	\$287k	Moderate >30% Static/declining Basic/non- activated	NBS 67- 100% Seismic upgrade in 2019	Good PQS score 76% Defect report notes some water ingress, crack in wall & issues with plumbing Fit for purpose Refurbished as part of seismic work & kitchen upgraded	1901 / 123 yrs.	Local community meeting place and venue to support participation in leisure and recreation activities Some activation and promotion occurring via caretaker Potential for school use if affordable Monitor use and consider future role in the network - possible transfer to local group in the future	\$135k for building maintenance & renewals



Facility Name	Type & Purpose	Size	Value DPRC	Usage Level	Seismic Rating	Condition & Performance	Year Built / Age	Strategic Considerations & Direction	10 Yr. Investment Requirements
Tawera Hall (Springfield)	LOCAL Local community meeting place; leisure activities; recreation programmes/classes Rifle range (unused)	660 m <sup>2</sup>	\$470k	Low <30% Declining Basic/ currently non- activated Some capacity to activate	NBS 34-66% 35% DSA 2020 EQ Risk	Average PQS score 74% Defect report notes step cracking in block work, crack in concrete pillar, issues with plumbing, rotting boards on gable end, down pipes and flashings need attention	1954 / 70 yrs.	Facility has low and declining use and significant costs on the horizon.  If use of the facility continues to decline its retention in the network needs to be reviewed.	\$295k for building maintenance & renewals
Kimberley Hall	LOCAL Local community meeting place; commercial lease for dance	129 m2		Low Basic/non- activated	Not assessed	Average Mainly Fit for current purpose Storage an issue Cladding & roof renewal in 2020	1940 / 83 yrs.	Not required to meet future network needs. Consider decommissioning or pass to other entity to manage or make available for exclusive activity use under long-term lease agreement (within 10 year planning horizon)	\$38k for building maintenance & renewals
Courtenay Hall	LOCAL Local community meeting place; some use for fitness classes	108 m2		Very Low Static Basic/non- activated	Not assessed	Good Partly fit for purpose No internal toilets	1956 / 68 yrs.	Continue local use in short term.  Not required to meet future network needs.  Consider decommissioning or pass to other entity to manage or make available for exclusive activity use under long-term lease agreement (within 10 year planning horizon)	\$48k for building maintenance & renewals



# **Remote High Country Cluster**

Facility Name	Type & Purpose	Size	Value DPRC	Usage Level	Seismic Rating	Condition & Performance	Year Built / Age	Strategic Considerations & Direction	10 Yr. Investment Requirements
Arthurs Pass Community Centre	LOCAL Local community meeting place; leisure activities ER function	94 m <sup>2</sup> plus 14m <sup>2</sup> shed	\$70k	Very Low <15% Static Basic/ non- activated	NBS 34-66% EQ Risk Estimate	Good PQS score 74% Some upgrading in 2018 Internal re-lining & insulation needed in lounge, kitchen and library Mainly fit for purpose	1922 / 102 yrs.	Continued low use expected as this facility services a very small and geographically remote community. Retain and maintain as a remote facility.  Could be operated under a service level agreement with the Arthurs Pass Community Association (Inc.).	\$61k for building maintenance & renewals
Castle Hill Village Community Centre	LOCAL Local community meeting place; social functions; leisure activities ER function	130 m <sup>2</sup>	\$196k	Low <30% Increasing Basic/non- activated	NBS 67- 100% 85% 2018 DSA	Good PQS score 72% Extension and upgrade to be completed 2023/24 Partially fit for purpose	2002 / 22 yrs.	Community is growing which will see use increase. Capacity being enhanced with planned extension Retain and maintain as a remote facility. Could be operated under a service level agreement with the Castle Hill Community Association (Inc.).	\$160k for building maintenance & renewals
Lake Coleridge Community Hall	LOCAL Local community meeting place; social functions; leisure activities Heritage Listed ER function	185 m²	\$82k	Low <25% Increasing Basic/non- activated	NBS 34-66% EQ Risk Estimate	Good PQS score 67% Few defects noted in condition survey report Fit for purpose	1910 / 114 yrs.	Continued low use expected as this facility services a small and geographically remote community.  Retain and maintain as a remote facility.  Could be operated under a service level agreement with the local community group	\$248k for building maintenance & renewals



# 11.6.9 Sustainable Management

As described in Chapter 17, Council is committed to integrating more sustainable management approaches into the way it works, manages assets and delivers services. Sustainable practices are being incrementally introduced to service delivery where this can be readily achieved as well as incorporating the principles of sustainability into decision making processes.

Approaches to be considered in relation to Community Centres and Halls include the following:

Wellbeing	Sustainable Approach
Environmental	Installation and management of effluent discharge systems that provide good environmental outcomes
Environmental	Use sustainable planting techniques and designs with landscape treatment to reduce watering requirements
Environmental	Use of water capture and recycling systems where this is practical Use of systems (taps, valves) to conserve water use and reduce burden on the discharge system Consider sustainability and "green building" principles when planning new facilities or upgrading existing buildings where this is supported by cost/benefit analysis Install solar panels on buildings where practical to generate electricity
Social	Continued support of community facilities provides venues for social interaction and recreational activities that enhance the feeling of connectivity in communities
Social	Community centres and halls in rural communities provide a social hub that contributes to the sustainability of settlements
Social	Continue to provide community centres and halls as venues for recreation and leisure activities that support healthy lifestyles for residents  Promote additional use of facilities as places for recreation to get more people involved in physical activities
Economic	Consider passing ownership/management to community-led groups that can bring their own funding streams
Economic	Convert, extend or refurbish existing buildings where this is economically viable
Economic	Look for opportunities to meet multiple demands to reduce the likelihood of duplication (cluster approach)
Economic	Consider overall provision of facilities and each community's ability to pay to ensure facilities are affordable and current and future demand can be met
Cultural	Ensuring heritage features are preserved to provide on-going representation of the social and cultural history of the district

Table 11-15: Community Centres and Halls Sustainable Management

# 11.6.10 Risk Management

A risk assessment has been undertaken for Community Centres and Halls and this process has identified a number of key risks. Mitigation and action measures to address risks have also been determined. Risk has been considered in the development and prioritisation of forward capital programmes. Risk mitigation measures have been built into maintenance practices and inspections as required.

Critical asset components have been defined and taken into consideration for community centres and halls. Assets with a high level of criticality are given priority in terms of renewal programmes and maintenance inspections. This includes:

- Roof cladding and storm water systems (for weather tightness)
- Toilet facilities
- Electrical systems fuse box, wiring and appliances
- Waste water systems



- Water supply systems including filters, tanks and pumps
- · Stairs and handrails
- HEVAC systems
- Lifts
- Building systems subject to compliance schedules
- Fire systems, alarms and egress

At the facility level criticality has also been assessed which is described in Section 6 of this plan. This considers the emergency response role of the facility and the level of use as key factors to determine criticality.

Climate change adaptation is a key focus of this plan. Funds are included in the first three years of the plan, to carry out assessments in determining climate change impacts and develop an adaptation programme. Further funds are allocated for the delivery of the adaptation programme.

	Туре	Year	Amount
Develop Climate Change Adaptation Programme	Opex	2024 - 2026	\$240K
Implement Climate Change Adaptation Programme	Capital	2028 - 2033	\$2.522M

A comprehensive risk assessment covering Community Centres and Halls is contained in Section 6 of this plan.



# 11.7 Financial Programmes Summary

This section provides a summary of financial forecasts for Community Centres and Halls over the 10 year planning horizon. Additional detail on financial forecasts and projects is contained in Annex 11A and 11B.

### 11.7.1 Historical Financial Performance

The following graph shows the financial performance excluding depreciation for this activity over the last three years. Exceptions noted are:

2020/21	
Opex	
Revenue	Close to target
Capex	
2021/22	
Opex	
Revenue	Close to target
Capex	· ·
•	
2022/23	
Opex	
Revenue	Exceed target
Capex	=:::::::::::::::::::::::::::::::::::::

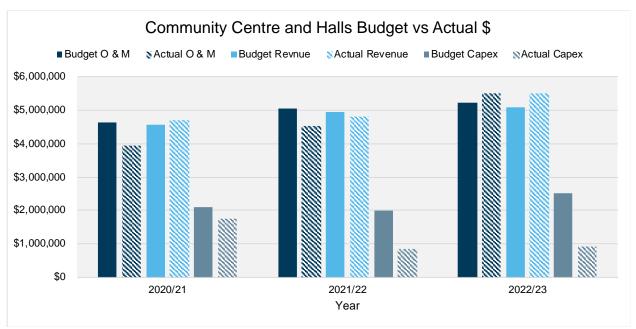


Figure 11-15: Community Centres and Halls – Budget vs Actual \$

# 11.7.2 Operations and Capital

Table 11-16The table below provides a summary of the total expenditure requirements for Community Centres and Halls over the 10-year planning period.



Financial Summary	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034
Operating	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Total Operating Revenue	1,485,434	1,466,387	1,470,497	1,514,777	1,514,777	1,609,777	1,609,777	1,609,777	1,631,777	1,631,777
Total Opex	7,849,051	6,851,050	7,216,819	7,149,393	6,829,800	7,061,492	6,799,962	6,975,244	7,149,838	6,857,766
Depreciation	0	0	0	0	0	0	0	0	0	0
Operating Surplus/Deficit	-6,363,617	-5,384,663	-5,746,322	-5,634,616	-5,315,023	-5,451,715	-5,190,185	-5,365,467	-5,518,061	-5,225,989
Capital	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Capital Renewals	923,458	153,100	438,700	528,712	528,437	635,841	735,107	1,055,383	525,455	236,963
New Capital - Improved LOS	3,271,534	2,080,555	3,557,653	17,894,430	1,561,780	591,780	676,780	591,780	591,780	591,780
New Capital - Growth	30,000	0	900,000	7,120,000	0	0	680,000	5,170,000	250,000	0
Total Capex	4,224,992	2,233,655	4,896,353	25,543,142	2,090,217	1,227,621	2,091,887	6,817,163	1,367,235	828,743

Table 11-16: Community Centres and Halls Financial Summary

Figure 11-16The table below sets out the summary forecast for total expenditure (operations and capital) for the 10-year planning period.

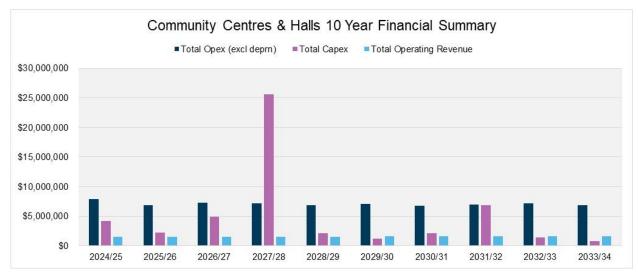


Figure 11-16: Community Centres and Halls 10 Year Expenditure Summary

# **Community Centres and Halls Key Financial Projects/Programmes**

Location / Facility	Project Description	Timing	\$	Comment
District Wide	Asset renewals	2024 - 2034	\$5.8M	Building asset renewal programme over the 10 year period
District Wide	Building cyclical maintenance	2024 - 2034	\$4.9M	Programme to maintain buildings to a serviceable standard
District Wide	Climate Change Adaptation	2024 - 2026 2028 - 2034	\$240K \$2.5M	Investigation and programme development Adaptation programme implementation
District Wide	Energy Efficiency	2024 - 2026 2027 - 2034	\$27K \$1.2M	Investigation and programme development Efficiency programme implementation
District Wide	Strategy and Planning	2024 - 2034	\$1.86M	Facility survey's, strategy development and system development
Prebbleton	New Facility	2026 - 2027	\$8.02M	To meet growth & level of service requirements
Leeston	New Facility Whata Rau	2024 - 2026	\$6.39M	To meet community demand (no current facility) – combined with library
Darfield	Indoor Courts	2026 - 2028	\$11.285M	To meet growth & level of service requirements
Rolleston	Upgrade to Facility	2024 - 2027	\$9.23M	To meet growth & level of service requirements
Rolleston South	New Facility	2030 - 3032	\$6.1M	To meet growth & level of service requirements
Greenpark	Roof Repairs	2024 - 2025	\$650K	To address moisture ingress

Table 11-17: Community Centres and Halls – Key Financial Projects/Programmes



### 11.7.3 Funding

Council has funded community centres and halls with a district wide rating system introduced from the 2018/19 year. This provides for a standard targeted rate applied across the district to fund the community centres and halls service. This approach more closely aligns costs with those who receive the benefit and alleviates concerns that previous funding policies were not sustainable in the long term, particularly in smaller rural communities where the cost of provision was distributed over a small number of households.

The community centres and hall targeted rate for 2024-33 has been set at \$201 (including GST) per rating unit and increases over the 10-year planning horizon in line with renewal programme, major upgrades and proposed new facilities being constructed.

Year	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Rate	\$201	\$231	\$266	\$290	\$305	\$320	\$336	\$349	\$366	\$285

The Finance and Revenue Policy relating to Community Centres and Halls (as described in the Long Term Plan) states that costs will be funded as follows:

**District and Specific Area Community Centres and Halls Operating Costs -** The annual costs of operating community centres and halls are 100% funded from; a district wide targeted rate (high >80%), or user charges (low <20%), as appropriate. User charges are applied under a standardising charging regime across the network.

District and Specific Area Community Centres and Halls Capital Costs - The capital costs of upgrading and enhancing community centres and halls across the network are funded by levying a district wide targeted rate at a level that funds the capital deemed appropriate. Cash reserves accumulated over time from this source are used to fund capital projects. A new community infrastructure development contribution has been proposed for this LTP and can be applied to this area for new builds and upgrades where; these are required as a direct consequence of growth. Other sources of funding are borrowing (for larger capital projects with loan costs met from the community centres and hall rate) and grants (where available).

The table below sets out the operating funding requirements for community centres and hall over the 10-year period. This indicates on average 85% of costs are funded from rates and 15% from hires and charges.

Funding Type	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Specific Rate	5,182,328	6,156,766	7,320,686	8,217,376	8,887,840	9,578,320	10,318,877	11,090,428	11,891,350	9,492,974
Donations/Grants	11,972	0	0	0	0	0	0	0	0	0
Hires/ Charges / Leases	1,443,462	1,436,387	1,440,497	1,484,777	1,484,777	1,579,777	1,579,777	1,579,777	1,601,777	1,601,777
Other revenue	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Total Income	6,667,762	7,623,153	8,791,183	9,732,153	10,402,617	11,188,097	11,928,654	12,700,205	13,523,127	11,124,751

Table 11-18: Community Centres and Halls Operational Funding Sources

Proposed indicative funding plans for each of the major projects is shown below:

Location / Facility	Capex \$	Community Infrastructure DC	Externall Grants	Donations & fund raising	Other sources	Loan for Balance
Darfield	\$11.285M	42.6%	0	0	0	57.4%
Leeston (CC+Hall Component)	\$6.398M	19.5%	0	0	0	80.5%
Prebbleton	\$8.02M	51.40%	0	0	0	48.60%
Rolleston (RCC)	\$9.23M	17.20%	0	0	0	82.80%
Rolleston South	\$6.1M	60.40%	0	0	0	39.60%

Table 11-19: Indicative Funding Plans for Major Community Centres and Halls Projects.



# Annex 11A Community Centres and Halls 10 Year Financial Forecast

# **Community Centres and Halls 10 Year Financial Forecast**

Community Centres and Halls 10 Year	r Financial Fore	ecast										
	Budget	Forecast										
	2023/24	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	10 Yr Total
Operating Revenue												
Operating Revenue	5,388,524	1,485,434	1,485,434	1,485,434	1,485,434	1,485,434	1,485,434	1,485,434	1,485,434	1,485,434	1,485,434	20,242,867
Total Operating Revenue	5,388,524	1,485,434	1,485,434	1,485,434	1,485,434	1,485,434	1,485,434	1,485,434	1,485,434	1,485,434	1,485,434	20,242,867
Opex												
Staff Costs	0	0	0	0	0	0	0	0	0	0	0	0
Other Operating Expenditure												
Routine Maintenance & Operations	3,564,191	5,264,158	4,197,569	4,258,069	4,275,976	4,275,976	4,587,635	4,587,635	4,593,135	4,700,636	4,691,635	48,996,615
Total Other Operating Expenditure	3,564,191	5,264,158	4,197,569	4,258,069	4,275,976	4,275,976	4,587,635	4,587,635	4,593,135	4,700,636	4,691,635	48,996,615
Support Costs	1,750,274	1,805,343	1,870,171	1,891,041	1,829,150	1,832,192	1,858,711	1,833,852	1,840,809	1,832,604	1,810,581	20,154,728
Operating Projects												
Scheduled Maintenance Projects	414,546	754,550	758,310	1,042,709	1,019,267	696,632	590,146	353,475	516,300	591,598	330,550	7,068,083
Asset Management Projects	0	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	250,000
Total Operating Projects	414,546	779,550	783,310	1,067,709	1,044,267	721,632	615,146	378,475	541,300	616,598	355,550	7,318,083
Total Opex	5,729,011	7,849,051	6,851,050	7,216,819	7,149,393	6,829,800	7,061,492	6,799,962	6,975,244	7,149,838	6,857,766	76,469,426
Operating Surplus/Deficit (excl. deprn)	-340,487	-6,363,617	-5,365,616	-5,731,385	-5,663,959	-5,344,366	-5,576,058	-5,314,528	-5,489,810	-5,664,404	-5,372,332	-56,226,559
Depreciation												
Depreciation	1,167,180	0	0	0	0	0	0	0	0	0	0	1,167,180
Operating Surplus/Deficit (incl. deprn)	1,167,180	0	0	0	0	0	0	0	0	0	0	1,167,180
Capex												
Capital Renewals		923,458	153,100	438,700	528,712	528,437	635,841	735,107	1,055,383	525,455	236,963	5,761,156
New Capital - Improved LOS		3,271,534	2,080,555	3,557,653	17,894,430	1,561,780	591,780	676,780	591,780	591,780	591,780	31,409,852
New Capital - Growth		30,000	0	900,000	7,120,000	0	0	680,000	5,170,000	250,000	0	14,150,000
Total Capex	4,776,448	4,224,992	2,233,655	4,896,353	25,543,142	2,090,217	1,227,621	2,091,887	6,817,163	1,367,235	828,743	56,097,456
Capital Revenue												
Development Contributions	0	0	0	0	0	0	0	0	0	0	0	0
Vested Assets	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0
Total Capital Revenue	0	0	0	0	0	0	0	0	0	0	0	0
Growth Opex		0	0	55,000	29,550	0	311,659	0	0	104,000	0	500,209





Community Centres and Hall Facility	Project Description	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
	enewals	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Community Centres District	Fire System Renewal	6,000	6,000	6,000	20,000	20,000	25,000	25,000	25,000	25,000	25,000
Community Centres District	Appliance Renewal	6,000	6,000	6.000	15,000	15,000	15,000	6.000	6,000	6.000	1,500
Community Centres District	Furniture Renewal	20.000	20.000	100.000	20.000	20.000	50,000	20,000	20,000	50,000	10,000
Community Centres District	Audio/Visual/IT Renewals	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Community Centres District	Blind/Curtain Renewal	15,000	10,000	10,000	15,000	10,000	10,000	15,000	10,000	10,000	10,000
Community Centres District	Signage Renewal	15,000	15,000	15,000	20,000	20,000	20,000	30,000	30,000	30,000	50,000
Community Centres District	Outdoor Fixed Furniture Renewal	18,500	18,500	18,500	18,500	18,500	18,500	18,500	18,500	18,500	18,500
Arthurs Pass	Heating Renewal	-	-	-	-	-	-	20,000	-	7,200	-
Arthurs Pass	Building Improvements	_	_		_		6,000	20,000		7,200	
Broadfield	Heating Renewal	-	_	-	_	12,400	-	_	_	_	
Broadfield	Building Fitout Renewal	-	-			10,160	-	-	6,500	_	
Broadfield	Building Fitout Kerlewal  Building Envelope Renewal	-	-			10,100	-	32,100	0,300	_	
Castle Hill	Heating Renewal	-	-	-	-	-	-	7,200	-	-	
Castle Hill	Building Fitout Renewal	-	-	-	-	14,600	-	7,200	-	18,000	
							-				
Castle Hill Courtenav	Building Envelope Renewal Toilet Block Refurbishment	-	-	-	-	20,000	12,000	-	-	30,500	
Courtenay	Building Fitout Renewal	-	-	-	8,000	-	12,000	-	-	5,000	
Darfield	Heaters Renewal	9,460	-		- 8,000		-	7,200	62.422	5,000	
		· · · · · ·	-	-		-	-	7,200	- ,	-	
Darfield  Darfield	Building Fitout Renewal	-		-	110,140 6,000	-	-	-	61,817 36.805		
	Building Envelope Renewal	-	-	-		-			,	-	-
Doyleston	HEVAC Renewals	-	-	-	-	- 4.4.700	-	-	7,200	-	-
Doyleston	Building Fitout Renewal	-	-	-	-	14,700	-	-	-	-	-
Doyleston	Building Envelope Renewal	-	-	-	-	1,500	-	-	- 07.500	-	-
Dunsandel Dunsandel	HVAC Renewal  Building Fitout Renewal	5,000	-	-	28,000 31,572	-	-	-	97,500 19.130	-	-
		,	-		31,572			-	-,		
Dunsandel	Building Envelope Renewal	-	-	-	16,000	-	-	-	12,000	-	-
Glenroy Glentunnel	Building Fitout Renewal HVAC Renewal		-		3,000	-	-	-	-	-	<u> </u>
Glentunnel	Building Fitout Renewal	-	-	-	45.000	-	-	41.000	-	-	
Glentunnel	Building Envelope Renewal	-	-	-	45,000	-	-	30,000	-		
Greendale	Heating Renewal	-	-	-	4,900	14.400	-	30,000	-		
Greendale	Building Fitout Renewal	-	-	30,000	-	25,000	-	-	97,550	-	
Greendale	Building Fitout Kerlewal  Building Envelope Renewal	-		50,000	-	23,000	-	-	37,000	-	
Greenpark	Heating Renewal	_	_	-	_	_	_	_	-	_	7,200
Greenpark	Roof ventilation	650,000	_	_	_	_	_	_	_	_	
Halkett	Reseal Carpark	-	_	_	6.000	_	_	_	-	_	-
Halkett	HVAC Renewal	_	_	_	-	_	_	3,200	_	_	_
Halkett	Building Fitout Renewal	_	3.400	-	_	10,150	_	-	_	_	_
Halkett	Building Envelope Renewal	_	-	-	_	-	_	_	14,400	_	_
Killinchy	HVAC Renewal	-	-	-	-	-	-	_	10,000	_	_
Killinchy	Building Fitout Renewal	_	_	-	-	_	_	13,500	-	30.000	-
Killinchy	Building Envelope Renewal	-	-	6,000	-	-	-	-	-	-	
Kimberley	Building Fitout Renewal	_	_	8.000	_	_	-	_	_	-	_



Lake Coleridge	HEVAC Renewal	-	-	-	-	3,540	-	-	-	-	-
Lake Coleridge	Building Fitout Renewal	-	-	-	-	36,100	-	25,000	-	-	-
Lake Coleridge	Building Envelope Renewal	-	-	-	-	-	-	56,088	-	-	-
Lake Coleridge	Car Park reseal	-	-	-	-	-	-	19,500	-	-	-
Lakeside	Building Fitout Renewal	2,000	-	-	-	-	47,000	-	-	-	-
Ladbrooks	Building Envelope renewal	-	-	-	-	-	-	-	78,000	-	-
Ladbrooks	Building Fitout Renewal	-	-	-	52,900	-	-	-	55,000	-	-
LEC	Equipment Renewal	12,000	-	-	-	-	-	12,000	-	-	-
LEC	HVAC Renewal	-	-	13,000	-	-	-	66,000	-	78,180	-
LEC	Building Fitout Renewal	-	-	184,700	-	-	175,370	-	-	-	-
Mead	Building Fitout Renewal	-	-	-	-	11,000	-	-	-	-	
Mead	Building Envelope Renewal	-	-	-	-	3,000	-	-	-	-	
Prebbleton Cottage	Building Fitout Renewal	-	-	-	-	14,000	-	-	-	-	-
Prebbleton Cottage	Building Envelope Renewal	-	-	-	-	5,000	-	-	-	-	-
Prebbleton Cottage	HEVAC Renewal	-	-	-	-	10,000	-	-	-	-	-
Rolleston	Building Fitout Renewal	-	-	-	62,500	-	-	-	-	-	-
Selwyn Sports Centre	Lift Renewals	-	-	-	-	-	-	50,000	-	-	-
Selwyn Sports Centre	HVAC Renewal	-	-	-	-	-	55,200	-	-	-	-
Selwyn Sports Centre	Solar Panel Renewal	-	-	-	-	25,000	-	-	-	-	-
Selwyn Sports Centre	Building Fitout Renewal	32,000	8,000	8,000	16,000	-	-	25,000	130,000	4,932	83,763
Selwyn Sports Centre	Building Improvements	10,000	10,000	10,000	-	-	-	-	-	-	,
Sheffield	Heating Renewal	-	-	-	-	-	-	16,500	-	-	-
Sheffield	Building Envelope Renewal	-	-	-	-	-	-	-	-	17,000	-
Sheffield	Building Fitout Renewal	-	-	-	-	-	-	-	45,610	-	-
Southbridge	Heating Renewal	-	7,200	-	-	7,200	-	-	-	-	-
Southbridge	Building Fitout Renewal	20,000	-	-	-	66,960	-	-	-	22,625	-
Springston	Upgrade Kitchen	8,500	-	-	-	-	-	-	-	-	8,000
Springston	Reseal carpark	30,000	-	-	-	-	-	-	-	-	-
Springston	Heating Renewal	-	-	-	7,200	-	-	-	-	-	-
Springston	Building Fitout Renewal	10,998	-	-	-	-	-	43,820	19,076	-	-
Springston	Building Envelope Renewals	-	-	-	-	-	-	58,261	-	-	
Tai Tapu	HVAC Renewal	-	-	-	-	-	69,832	-	45,000	-	-
Tai Tapu	Building Fitout Renewal	-	-	-	-	-	21,254	-	-	42,544	-
Tai Tapu	Building Envelope Renewal	-	-	-	-	-	-	-	21,623	-	-
Tai Tapu	Equipment Purchases	10,000	-	-	-	-	-	-	-	-	-
Tai Tapu	Carpark Reseal	-	-	-	-	-	-	-	66,250	-	
Tawera	HVAC Renewal	-	-	-	-	-	3,657	-	-	-	-
Tawera	Building Fitout Renewal	-	11,000	-	-	-	44,586	-	-	23,433	-
Tawera	Building Envelope Renewal	-	-	-	-	-	_	41,238	-	-	-
Tawera	Car Park reseal	-	-	-	-	-	-	-	-	-	-
Weedons	Building fitout renewal	5,000	-	-	-	-	19,490	-	-	-	-
Weedons	HEVAC Renewals		-	-	-	-	19,952	-	-	32,475	-
West Melton	Equipment Renewal	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
West Melton	HVAC Renewal		-	-	-	49,600	-	30,000	-	- 1	-
West Melton	Building Fitout Renewal	15,000	15,000	-	-	47,627	-	-	-	51,066	-
	ital Renewals	923,458	153,100	438,700	528,712	528,437	635,841	735,107	1,055,383	525,455	236,963



Facility	Project Description	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
New Ca	apital - Improved LOS	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
District	Energy Initiative	-	-	-	171,430	171,430	171,430	171,430	171,430	171,430	171,430
District	Climate Change Adaption Programme			-	-	420,350	420,350	420,350	420,350	420,350	420,350
District	Accessability Improvement	-	40,000	40,000	40,000		-	-	-	-	-
Darfield	New Indoor Courts	-	-	700,000	9,975,000	610,000	-	-	-	-	-
Glenroy	Storage Area	-	-	-	10,500	-	-	-	-	-	-
Glentunnel	Carpark Seal	-	-	-	-	-	-	85,000	-	-	-
Leeston	Whata Rau	2,532,034	1,969,055	1,897,653	-	-	-	-	-	-	-
LEC	Install Fall Protection	70,000	-	-	-	-	-	-	-	-	-
Rolleston	Install Fall Protection	22,000	-	-	-	-	-	-	-	-	-
Rolleston	Upgrade RCC	562,500	71,500	900,000	7,697,500	-	-	-	-	-	-
Selwyn Sports Centre	Volleyball Equipment	65,000	-	-	-		-	-	-	-	-
Selwyn Sports Centre	Mechanical Curtains	-	-	-	-	360,000	-	-	-	-	-
Tai Tapu	Install Audio/Visual System	20,000	-	-	-		-	-	-	-	-
Tai Tapu	Shade Provision	-	-	20,000	-	-	-	-	-	-	-
To	otal - Improved LOS	3,271,534	2,080,555	3,557,653	17,894,430	1,561,780	591,780	676,780	591,780	591,780	591,780
Nev	v Capital - Growth										
Lakeside	Accessible Carpark	10,000	-	-	-	-	-	-	-	-	-
Lakeside	Viewing Platform	20,000	-	-	-	-		-	-	-	-
Prebbleton	Construction Design & Consents	-	-	900,000	-	-	ı	1	-	-	-
Prebbleton	New Community Centre	-	-	-	7,120,000	-	-	-	-	-	-
Rolleston South	New Community Facility	-	-	-	-	-	-	680,000	5,170,000	250,000	-
	Total - Growth	30,000	-	900,000	7,120,000			680,000	5,170,000	250,000	_

