

COMMUNITY FACILITIES



COMMUNITY FACILITIES

OVERVIEW

Public spaces and community facilities enable recreation, bring people together and create a sense of belonging, all of which is essential for healthy and vibrant communities.

We are a key provider of indoor and outdoor community facilities, for example libraries, parks, playgrounds and halls. The Community Facilities activity includes community meeting places, housing for older people and cemeteries. Please also see our Recreation and Leisure Strategy [page 169](#) and the Libraries section [page 140](#) of our Communities Strategy for information on our other community facilities and public spaces.

Māori, who represent approximately 17% of our District's population, tend to use their own community meeting places (marae) while also paying rates for the provision of our halls. For our Māori communities marae fulfil the same function as community halls. The marae is the turangawaewae and is the basis for traditional Māori community life. In some cases marae are used by the general public or in the event of a civil defence emergency.

In recognition that the use of marae by Māori reduces the demand on halls, we've created a fund to support the maintenance of marae that belong to iwi and hapū with land interests within Council boundaries.

COMMUNITY MEETING PLACES

The importance of community halls is reflected in local community ownership of 18 halls across our District. We provide the land for 15 of these halls and collect rates on behalf of the various hall committees for maintenance and capital development requirements. A wide range of activities and events is held in halls which support recreation, learning and social interaction within our communities.

As a result of the construction of a roundabout in Te Puna the Te Puna War Memorial Hall needs to be relocated. The Hall Committee and the community has told us that they would like to build a new facility, rather than relocate the existing one. We are currently working with the hall committee and the community to determine the types of activities a new facility would need to accommodate, the design of the facility and the new location for the hall.

HOUSING FOR OLDER PEOPLE

Local authorities have had a long standing role in providing housing for older people which enables older people on low incomes to 'age in place' in a safe, secure and well-maintained environment.

There has been a lot of discussion in recent years about whether we should be in the business of providing housing for older people. Feedback from our communities has signalled support for our ongoing involvement and we will continue to provide housing for older people while it remains a self-funding activity. However, we will investigate the implications of recent changes to legislation which excludes local government from the subsidy funding arrangements.

Our District is seeing increasing numbers of older people living longer than ever before. At the same time and largely as a consequence of population growth, there has been a decline in the affordability of housing across our District. As a result we are likely to see an increased demand for housing for older people on low incomes.

The challenges and opportunities that an ageing population present are being increasingly considered in planning for a sustainable future and we are actively considering ways to improve housing affordability (e.g. special housing areas).

CEMETERIES

Cemeteries provide families, friends and visitors a place to remember their loved ones. We are legally required to provide cemeteries to ensure the burial and cremation needs of our District are met now, and in the future. We are confident that our cemeteries have sufficient capacity to meet current and future demand. No risks to public health are anticipated from our cemetery operations.

Our ageing population is a key driver in our planning for the future provision of cemeteries. As well as this the cultural diversity of our District's residents is changing, so there may be different burial and cremation needs which may require consideration in the future.

WHAT WE PROVIDE

HOUSING FOR OLDER PEOPLE



34 UNITS in Te Puke
17 UNITS in Katikati
19 UNITS in Waihi Beach

CEMETERIES



KATIKATI Cemetery
MAKETU Cemetery
OROPI Cemetery



TE PUKE Cemetery
(and old Te Puke Cemetery where further plots are unavailable)

HELP SUPPORT COMMUNITY HALLS

- KAIMAI HALL
- KATIKATI WAR MEMORIAL HALL
- OHAUITI HALL
- OMOKOROA SETTLERS HALL
- OROPI HALL
- PAHOIA COMMUNITY HALL
- PAENGAROA HALL
- PUKEHINA BEACH COMMUNITY CENTRE
- PYES PA HALL
- TE PUKE WAR MEMORIAL HALL & Settlers Lounge & Pioneer Room
- TE PUNA COMMUNITY CENTRE
- TE PUNA WAR MEMORIAL HALL
- TE RANGA HALL
- WAIHI BEACH COMMUNITY CENTRE
- WHAKAMARAMA HALL

WHY WE PROVIDE IT

OUR COMMUNITY OUTCOME

Social infrastructure (the community facilities, services and networks that help individuals, families, groups and communities) meets the diverse needs of communities; communities are strong and can influence their futures.

OUR GOALS

- Communities are healthy and safe.
- Communities are vibrant and diverse.

HOW WE WILL ACHIEVE OUR COMMUNITY OUTCOME

GOAL	OUR APPROACH	OUR ROLE
Communities are healthy and safe	• Continue to own and maintain cemeteries at Katikati, Oropi, Te Puke (2) and Maketu.	Lead
	• Retain ownership, maintenance and management of housing for older people across our District, while it continues to be self-funding and investigate the implications of recent changes in social housing legislation.	Lead
	• Maintain partnerships with hall committees to provide community meeting places across our District.	Partner
	• Work with hall committees to build their capacity in promoting the use of halls.	Advocate
	• Encourage local schools to provide community meeting places, particularly in rural communities.	Advocate

WHAT WE ARE PLANNING TO DO

All information from 2014 - 2022 includes an adjustment for inflation.

PROJECT NUMBER	PROJECT NAME	\$'000									
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
280001	Pensioner Housing Capital Requirements	50	51	53	54	56	57	59	61	63	65
264315	Cemetery Land Purchase & Development - Western district	-	-	-	-	-	-	-	-	-	131
264316	Katikati Cemetery Berms	40	-	-	16	-	-	-	-	-	-
264402	Te Puke Cemetery Berms	15	-	-	-	-	17	-	-	-	20
299502	Oropi Cemetery Berms & Roadway	-	-	-	-	10	-	-	-	-	-

PROJECT NUMBER	PROJECT NAME	\$'000									
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
299602	Maketu Cemetery Berms & Rockwall	-	-	9	-	-	-	-	12	-	-
280801	Katikati Hall Improvements	38	11	19	31	25	7	15	13	7	30
280803	Ohauti Hall Improvements	8	6	4	14	14	1	9	11	1	5
280804	Omanawa Hall Improvements	3	2	4	3	6	4	3	3	5	4
280805	Omokoroa Hall Improvements	11	14	15	20	23	8	11	3	34	14
280806	Oropi Hall Improvements	8	18	8	11	17	-	9	9	11	10
280809	Paengaroa Hall Improvements	19	4	12	19	7	4	20	14	18	46
280810	Pyes Pa Hall Improvements	1	4	8	5	5	6	1	6	3	17
280811	Te Puke Hall Improvements	38	39	40	41	43	44	45	47	48	50
280812	Te Puna Community Centre Hall Improvements	6	11	6	33	20	17	23	26	14	7
280813	Te Puna War Memorial Hall Improvements	1	2	5	5	25	8	8	14	7	2
280815	Community Hall - Waihi Beach	24	18	8	62	21	16	15	13	9	27
280816	Kaimai Hall	5	3	17	6	2	1	6	1	4	20
280819	Pukehina Beach Community Centre Improvements	2	2	5	4	14	5	2	3	2	15
280820	Te Ranga Hall Improvements	1	2	-	3	2	-	1	2	1	-
280822	Whakamarama Hall Improvements	12	6	7	2	6	7	2	3	8	9

All information from 2017 - 2025 includes an adjustment for inflation.

HOW OUR PLANS HAVE CHANGED

The timing and costs of some of our projects have been updated since we adopted our 2012 - 2022 Long Term Plan (LTP).

To see how our plans have changed click here for the complete list of the projects/programmes that have been revised or alternatively visit our website www.westernbay.govt.nz.

COMMUNITY HALLS PLANNED CAPITAL WORKS PROGRAMMES 2015/16 (FIRST YEAR OF THIS TEN YEAR PLAN)

Please note: hall committees ask us to help them fund capital projects and major maintenance works on the halls. We levy a uniform annual charge over the defined areas of benefit to help the hall committees fund their work programmes. Hall area of benefit maps are available on our website www.westernbay.govt.nz

COMMUNITY HALL	CHARGE PER PROPERTY IN AREA OF BENEFIT			WORK PROGRAMME
	NO. RATEPAYERS	2014/15 ANNUAL PLAN	2015/16 (FIRST YEAR)	
		\$	\$	
Kaimai Hall	378	15.20	14.36	Polyurethane hall floor, insurance and chemical clean
Katikati War Memorial Hall	4,192	6.00	7.00	Paint exterior walls, insurance and chemical clean
Ohauti Hall	250	25.30	32.97	Polyurethane hall floor, replace heaters, insurance and chemical clean
Omanawa Hall	392	9.99	7.09	Insurance and chemical clean
Omokoroa Settlers Hall	1,522	1.40	7.39	Polyurethane floor, paint interior walls, insurance and chemical clean
Oropi War Memorial Hall	502	15.30	14.72	Polyurethane floor and chemical clean
Paengaroa Hall	614	22.10	30.99	Polyurethane floor, paint exterior cladding, insurance and chemical clean
Pukehina Beach Community Centre	797	5.80	2.34	Insurance and septic tank pump-out

COMMUNITY HALL	CHARGE PER PROPERTY IN AREA OF BENEFIT			WORK PROGRAMME
	NO. RATEPAYERS	2014/15 ANNUAL PLAN	2015/16 (FIRST YEAR)	
		\$	\$	
Pukehina Hall	210	-	-	-
Pyes Pa Hall	510	17.64	2.36	Insurance
Te Puna Community Centre Hall	1,219	2.05	4.28	Insurance and chemical clean
Te Puna War Memorial Hall	1,219	1.70	1.01	Insurance
Te Puke War Memorial and Settlers Hall	3,800	29.67	25.16	Polyurethane floor, insurance and earthquake proof building
Te Ranga Hall	133	35.30	6.70	Chemical clean and septic tank pump-out
Waihi Beach Community Hall	2,902	2.40	8.11	Polyurethane floor, replace vinyl, insurance and chemical clean
Whakamarama Hall	478	14.50	24.92	Interior painting and insurance
Otamarakau Settlers Hall	These halls are not located on Council-owned land and we do not collect rates on behalf of these hall committees.			
Pongakawa Hall				

HOW WE WILL TRACK PROGRESS - LEVELS OF SERVICE

WHAT WE PROVIDE	WE'LL KNOW WE'RE MEETING THE SERVICE IF	ACTUAL	TARGET				
		2014	2016	2017	2018	2019 - 21	2022 - 25
We will provide cemeteries at Katikati, Maketu, Oropi and Te Puke (excludes old Te Puke cemetery as there are no further plots available for purchase).	Number of cemeteries where plot availability is >30% of annual plot requirements or 5 plots at any one time.	4	4	4	4	4	4
Partnerships with hall committees will be maintained.	Number of partnership agreements in place with existing hall committees. Three halls are not on Council's land so no agreement in place.	14	15	15	15	15	15
	Minimum number of notifications (per year) each hall committee will receive regarding annual budget and policy changes.	2	2	2	2	2	2
We will provide and maintain 70 pensioner units in Katikati, Te Puke and Waihi Beach.	Percentage of service requests actioned within agreed timeframes.	NEW	≥90%	≥90%	≥90%	≥90%	≥90%
	Pensioner housing occupancy rates.	NEW	≥90%	≥90%	≥90%	≥90%	≥90%
	Percentage of pensioner housing annual inspections completed.	97%	100%	100%	100%	100%	100%

KEY ASSUMPTIONS

ASSUMPTION	DESCRIPTION	RISK
Cemeteries service demand	<p>The projected demand for our cemeteries is estimated as follows:</p> <ul style="list-style-type: none"> • Katikati Cemetery: 14 burials and 5 ash interments per year • Maketu Cemetery: 7 burials and 1 ash interment per year • Oropi Cemetery: 2 burials and 1 ash interment per year • Te Puke Cemetery: 26 burials and 14 ash interments per year 	If actual demand exceeds forecast demand capital expenditure would be required earlier than forecast and income would need to increase.
Changing demographics Population ageing	<p>The number of residents aged over 65 years old is projected to double in our District from 9,000 in 2013 to 18,800 in 2033. This will increase the proportion of residents aged over 65 from 20% to 33% over the same time period. This may increase the demand for affordable housing for older people and increased cemetery usage.</p> <p>Young people aged 15-29 years old are substantially under-represented in our District and account for just 14% of the population compared with 20% nationally.</p>	<p>The increasing demand for community facilities for older people cannot be absorbed by existing community infrastructure.</p> <p>Lack of suitable community facilities for young people.</p>
Increasing cultural diversity	Our District is experiencing an increase in the number of residents from Asia, the Pacific and other ethnic groups. We need to consider different cultural customs regarding burial methods and possibly different housing requirements as they age.	Failure to plan for increased cultural diversity could result in unexpected additional expenditure required for alternative delivery methods for housing and burials.
Housing for older people funding	Central government funding arrangements for housing for older people may change.	Depending on the nature of the change, we may need to review our Housing for Older People policy.

SIGNIFICANT EFFECTS OF PROVIDING THIS ACTIVITY - COMMUNITY MEETING PLACES

WELL-BEING	POSITIVE	NEGATIVE	HOW WE ARE ADDRESSING THESE EFFECTS
Social	+ Halls and marae provide an important public space for social interaction, recreation and learning.	- Halls may be in locations that are not accessible for some residents. - Difficulty encouraging people to join hall committees. - All ratepayers in the hall area are required to pay for hall maintenance but may not all use the hall.	• Work with hall committees to assist them in promoting the use of halls.
Environmental	+ Provides a venue for learning about environmental sustainability.	- Many halls do not feature all of the sustainable initiatives (e.g. solar panels) that are available.	• Consideration is given to environmental sustainability as halls are replaced or renovated.
Economic	+ Provides a cost effective venue for events and recreation activities.	- Difficulty in raising funds and encouraging the use of halls to support ongoing maintenance and capital development costs.	• Collection of rates on behalf of hall committees to support the capital development and maintenance of halls.
Cultural	+ Provides venues for cultural and art events.	- May not provide appropriate facilities for certain types of cultural and art events.	• Collection of rates on behalf of hall committees to support the capital development and maintenance of halls. • Establishment of the marae maintenance fund to contribute to the maintenance of marae.

SIGNIFICANT EFFECTS OF PROVIDING THIS ACTIVITY - HOUSING FOR OLDER PEOPLE

WELL-BEING	POSITIVE	NEGATIVE	HOW WE ARE ADDRESSING THESE EFFECTS
Social	+ Our housing units provide safe, secure and affordable housing for older people. + The grouping of the units encourages social networks to reduce isolation. + Housing in the community supports 'aging in place'.	- Potential for increased demand due to the increasing proportion of older residents requiring affordable housing.	• To date there has not been a large waiting list, indicating the units are meeting demand. • Liaison with social housing providers and Housing New Zealand Corporation could occur in the future if demand increases.
Environmental	+ Insulation in pensioner housing units to reduce health requirements and improve the wellbeing of occupants.	- Inability to adequately maintain units could place occupants' health at risk. - The pensioner housing units do not feature all of the sustainable initiatives e.g. solar panels that are available.	• As sustainability initiatives become more affordable Council would be in a better position to investigate the use of sustainability features for pensioner housing units.

WELL-BEING	POSITIVE	NEGATIVE	HOW WE ARE ADDRESSING THESE EFFECTS
Economic	<ul style="list-style-type: none"> + Housing is affordable to low income older residents. + Provision of housing is self-funding not requiring ratepayer funding. 	<ul style="list-style-type: none"> - Council will not be able to meet the demand for housing. 	<ul style="list-style-type: none"> • Liaison with social housing providers and Housing New Zealand Corporation should existing funding arrangements change.
Cultural	<ul style="list-style-type: none"> + Many of the units are located in areas where residents are able to access cultural and art events. 	<ul style="list-style-type: none"> - Occupancy does not reflect the ethnic make-up of our District's population. 	<ul style="list-style-type: none"> • Ensure Māori and people from other cultures are aware of the availability of housing for older people.

SIGNIFICANT EFFECTS OF PROVIDING THIS ACTIVITY - CEMETERIES

WELL-BEING	POSITIVE	NEGATIVE	HOW WE ARE ADDRESSING THESE EFFECTS
Social	<ul style="list-style-type: none"> + Meets community needs for cemeteries. 	<ul style="list-style-type: none"> - Māori provide their own cemeteries, i.e. urupa. - May not meet the burial needs of our increasingly culturally diverse population. - Potential for increased demand due to the increasing proportion of older residents. 	<ul style="list-style-type: none"> • Consideration of the cultural diversity of the population when reviewing cemetery capacity • Projected population ageing figures are considered in the planning of cemeteries.
Environmental	<ul style="list-style-type: none"> + Relevant legislative and industry health and safety standards are complied with. 	<ul style="list-style-type: none"> - Do not offer natural burials. - Potential health effects. - Potential air discharges. - Potential groundwater contamination if monitoring inaccurate. 	<ul style="list-style-type: none"> • We adhere to the legal, health and safety requirements to minimise the environmental impact of cemeteries.
Economic	<ul style="list-style-type: none"> + Primarily funded by those requiring the service. 	<ul style="list-style-type: none"> - There may be some people or their families who struggle to pay to use the cemetery. 	<ul style="list-style-type: none"> • While the majority of cost is funded by the users of the service we contribute some funding to public cemeteries.
Cultural	<ul style="list-style-type: none"> + Preservation of history. 	<ul style="list-style-type: none"> - Inability to meet some very specific cultural requirements may lead to customer dissatisfaction. 	<ul style="list-style-type: none"> • Social infrastructure planning guidelines require consideration of cultural diversity when planning for cemeteries.

WHERE THE MONEY COMES FROM

COMMUNITY FACILITIES (Community meeting places, housing for older people and cemeteries)

COMMUNITY OUTCOME

Social infrastructure (the community facilities, services and networks that help individuals, families, groups and communities) meets the diverse needs of communities; communities are strong and can influence their futures.

GOALS

- Communities are healthy and safe.
- Communities are vibrant and diverse.

DISCUSSION / RATIONALE

Community meeting places

All community halls are available to the public. Groups and individuals use the halls for community and recreational use. Users can be identified and are charged by the respective hall committee for hireage. The community benefits from the existence of the hall and the option they have to use it.

In terms of Council policy, the facility must be available to the public and any project eligible for funding must enhance the value of the facility to the public at large.

Hall committees are able to apply for funding for capital development to community trusts and sponsors which could reduce the amount required to be collected by Council from ratepayers.

Housing for older people

The public indirectly benefits from supporting the health and well-being of low income residents through the provision of affordable housing.

Most of the benefits of pensioner housing are gained by the tenants of the units. Access to Council-owned affordable housing is limited to a relatively small number of low income older residents.

Cemeteries

The public receives indirect benefit from this activity through the existence of cemeteries and the option they have of using them. The public also benefits from the heritage values of cemeteries and there are third party benefits associated with public health.

Users of this service are the families of the deceased that choose to use Council cemeteries - from within and outside our District. They can be identified at the time of burial and charged for the use of the cemetery.

The useful life of a cemetery is limited by the rate of uptake of the interment plots. As plots are used and spare capacity reaches a minimum level, we have to develop additional plots or berms.

Booking of plots, without the requirement to pay an appropriate fee results in the need to develop additional berms in the absence of a corresponding income.

Individuals can exclude themselves from using this service by choosing to be cremated or buried in other than Council-owned and operated cemeteries - for example an urupa.

Vandalism can result in additional costs of providing this service.

FUNDING APPROACH

Community meeting places

Operational expenditure (Council's operational costs only)

Funded from General Rates.

Capital expenditure and significant maintenance projects (hall committee costs)

This is funded from a Uniform Annual Charge over a defined hall area of benefit.

Housing for older people

100% of the funding for capital, operations and maintenance is provided from rental income.

Cemeteries

Fees and charges target to recover 70% of capital, operational and renewals costs.

General Rates are used to fund the remaining 30%.

Any shortfall will be funded from the general rate..

COMMUNITY FACILITIES (Community meeting places, housing for older people and cemeteries)

DISCUSSION / RATIONALE

Gibraltar water scheme

A private water scheme which supplies water to properties in Te Puke (No 3 Road) that are not serviced by Council's water infrastructure.

FUNDING APPROACH

Targeted rate to support Gibraltar water supply company.