



Building Communities
Community
Facilities
Hanga ā-Hapori



Community Facilities Hanga ā-Hapori

As part of the Communities Group of activities, community facilities include community halls, elder housing and cemeteries. Community facilities contribute to achieving social and cultural wellbeing. They contribute to having communities where people are connected and feel they belong, have access to adequate housing, and have spaces where they can be active and healthy and learn and contribute.

What we provide

- elder housing
- cemeteries
 - *Katikati*
 - *Maketu*
 - *Oropi*
 - *Te Puke (Old and New)*
- help support community halls.

Why we provide this activity

Our community outcome

In the Western Bay of Plenty, no matter what age you are:

- people feel safe and welcome
- people are connected and feel they belong
- people can be active and healthy, and enjoy the outdoors
- people have access to adequate housing
- people can learn and contribute.



Community Facilities

Overview

Community halls

The importance of community halls is reflected in local community ownership of 18 halls across our District. Council provides the land for 15 of these halls. Council has a Halls Policy which guides the operational relationship between Council and hall committees. Under the Halls Policy condition assessments are completed for each hall every six years. The condition assessments inform the 10-year work programmes for each hall and are used to set the rates based on maintenance and agreed capital development requirements.

A wide range of activities and events are held in halls which support recreation, learning and social interaction within our communities.

Elder housing

Affordable housing is a big issue for the District. Council is keen to work in partnership with central government and local providers to ensure more affordable housing options are in the District. Council's elder housing provides much needed affordable accommodation for older people in the district who have limited financial means. Council has reviewed the activity to decide what is the most effective and efficient way to deliver the service. Council intends to continue providing elder housing as it does now, and to redevelop the stock over time so that the housing is fit for purpose and more can be provided. Council has also reviewed the rental income received. To make the activity financially sustainable, council intends to increase the rents over the next two years. Staff will work with existing tenants to ensure they can access appropriate income subsidies so their effective rent is a maximum of 35% of their nett income.

Cemeteries

Cemeteries provide families, friends and visitors a place to remember their loved ones. We are legally required to provide cemeteries to ensure 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.

Attitudes to burial and remembrance are changing, with people seeking different options including natural burials and remembrance gardens. Council has earmarked space for natural burials within the Te Puke cemetery and will explore costs and options for development over the next year.



How we will achieve our community outcome

Goal	Our approach
Elder housing that meets the needs of our older residents that have high housing needs.	<p>Council is completing a Section 17A review of its elder housing activity. Council intends to retain its elder housing stock and redevelop it over time, so that it is fit for purpose and so that more housing for older people with limited means can be provided in the future.</p> <p>Council is also developing an Elder Housing Policy to guide the setting of rents, eligibility criteria for prospective tenants, and other operational matters.</p>
A network of community halls across the District meets local needs for education, recreation and social connection.	<p>Work with halls on a yearly basis to implement their 10-year work programmes and to understand any future development plans.</p> <p>Run a yearly expo for hall committees to understand requirements, and to share their experiences and approaches.</p>
Cemeteries and places of remembrance meet the needs of our communities.	<ul style="list-style-type: none"> • Continue to own and maintain cemeteries at Katikati, Oropi, Te Puke (2) and Maketu. • Progress with development of a new cemetery and urupa at Hot Springs Road, Katikati. • Explore options for remembrance gardens through Reserve Management Planning processes. • Develop plans for natural burial areas earmarked for Te Puke cemetery, and for the new cemetery to be opened on Hot Springs Road.

What are we planning to do

All information from 2023 - 2031 includes an adjustment for inflation.

Project number	Project name	\$'000									
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
264315	Cemetery/Urupa Land Purchase & Development - West	60	-	211	325	334	-	-	-	-	-
264316	Katikati Cemetery Beams	15	-	16	-	-	-	-	-	-	-
264402	Reserves - Cemetery Te Puke Burial Beams	100	-	-	16	-	-	17	-	-	19
264405	Reserves - Cemetery Te Puke Natural Burials Planning	20	21	11	-	-	-	-	-	-	-
280001	Property - Pensioner Housing Capital	339	694	79	2,018	83	1,781	87	89	92	94
280801	Property - Halls Katikati	45	46	47	48	50	51	52	53	54	56
280803	Property - Halls Ohauti	13	13	14	14	15	15	15	16	16	16
280804	Property - Halls Omanawa	10	10	10	10	11	11	11	11	12	12
280805	Property - Halls Ōmokoroa	28	29	30	31	32	32	33	34	35	35
280806	Property - Hall Oropi	26	27	28	29	29	30	31	32	32	33
280809	Property - Halls Paengaroa	13	13	14	14	14	15	15	15	16	16
280810	Property - Halls Pyes Pa	23	24	24	25	26	26	27	28	28	30
280811	Property - Halls Te Puke	27	51	52	125	128	72	73	75	77	79
280812	Property - Halls Te Puna Community Centre	62	64	65	67	69	71	72	74	76	77
280813	Property - Halls Te Puna	9	9	10	10	10	10	11	11	11	11
280815	Property - Halls Waihi Beach	47	48	50	51	52	53	55	56	57	58
280816	Property - Halls Kaimai	9	9	9	10	10	10	10	10	11	11
280819	Property - Halls Pukehina Beach	5	5	6	6	6	6	6	6	7	7
280820	Property - Halls Te Ranga	7	7	7	7	7	7	8	8	8	8
280822	Property - Halls Whakamarama	14	14	15	15	16	16	16	17	17	17
280830	Property - Halls Te Puke (Loan)	66	68	70	-	-	-	-	-	-	-
280832	Property - Halls Katikati (Loan)	34	35	36	36	37	38	39	40	41	-
280833	Pukehina Hall Loan	200	-	-	-	-	-	-	-	-	-
299502	Oropi Cemetery Beams & Roadway	-	-	-	10	-	-	-	-	-	-
299602	Maketu Cemetery Extension	45	-	11	-	-	11	-	-	12	-

Where the money comes from

Please refer to 'Policies, Summaries & Statements' for the Revenue and Financing Policy for the community facilities activity.




How we will track progress

What we do	How we track progress	Result 2020	Target				
			2022	2023	2024	2025-27	2028-31
We will provide cemeteries at Katikati, Maketu, Oropi and Te Puke that cater for the burial needs of the community.	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
	Areas for natural burials provided in the District.	New measure	1	1	1	2	2
We provide dedicated areas for memorialisation across the District.	Areas dedicated to memorialisation (either within a cemetery or in a reserve) provided in each ward of the District.	New measure	2	2	3	3	4
Partnerships with hall committees will be maintained.	Number of 10-year maintenance programmes in place with existing hall committees.	New measure	≥14	≥14	≥14	≥14	≥14
	Minimum number of notifications (per year) each hall committee will receive regarding annual budget and policy changes.	2	≥1	≥1	≥1	≥1	≥1
We provide affordable rental housing for older people with limited financial means.	Percentage of service requests actioned within agreed timeframes.	90%	≥90%	≥90%	≥90%	≥90%	≥90%
	Annual housing occupancy rate of all available units.	100%	≥90%	≥90%	≥90%	≥90%	≥90%
	Number of units provided across the District. Aim is to increase stock over time.	New 70	70	70	76	82	87



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.	The number of residents aged over 65 years old is projected to increase in the District over the next 10 years. This is likely to increase the demand for affordable housing for older people.	The increasing demand for community facilities for older people cannot be absorbed by existing community infrastructure.
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 are unlikely to change with respect to local government.	This risk has been considered within the review of elder housing activity.





Significant effects of providing this activity - community meeting places

Wellbeing	Positive	Negative	How are we addressing these effects
 Social	<ul style="list-style-type: none"> Halls and Marae provide an important public space for social interaction, recreation and learning. 	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Work with hall committees to assist them in promoting the use of halls.
 Cultural	<ul style="list-style-type: none"> Provides venues for cultural and art events. 	<ul style="list-style-type: none"> May not provide appropriate facilities for certain types of cultural and art events. 	<ul style="list-style-type: none"> 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.
 Economic	<ul style="list-style-type: none"> Provides a cost-effective venue for events and recreation activities. 	<ul style="list-style-type: none"> Difficulty in raising funds and encouraging the use of halls to support ongoing maintenance and capital development costs. 	<ul style="list-style-type: none"> Collection of rates on behalf of hall committees to support the capital development and maintenance of halls.

Significant effects of providing this activity - housing for older people

Wellbeing	Positive	Negative	How are we addressing these effects
 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.
 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 Kainga Ora should existing funding arrangements change.

Significant effects of providing this activity - cemeteries

Wellbeing	Positive	Negative	How are we addressing these effects
 <p>Social</p>	<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.
 <p>Cultural</p>	<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.
 <p>Environmental</p>	<ul style="list-style-type: none"> Relevant legislative and industry health and safety standards are complied with. 	<ul style="list-style-type: none"> Potential health effects. 	<ul style="list-style-type: none"> We adhere to the legal, health and safety requirements to minimise the environmental impact of cemeteries.
 <p>Economic</p>	<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.



Elder housing