

Halls Condition Matrix

Condition Assessments carried out in 2021

Objective No. (Condition Assessment)	Ward	Hall	RAG (Red, Amber, Green)	Accessibility Compliant	Priority (Condition Based)	LTP 24_27 Programmed (Y/N)	LTP 24_27 Planned Delivery	LTP 27_37 Proposed Delivery	Comments	Detailed Comments
A3211575	Northern	Lake Ohia Hall	R	No	1	Y	2025		Some piles disintegrated, cladding showing rot, gutter and stormwater issues, electrical work required, accessibility ramp, toilet, carparks.	With project delivery, some piles have disintegrated, cladding showing signs of rot, gutters and downpipes leaking badly, wastepipe at sink not connected to gully trap, no accessible ramps, carparks, toilet doors not compliant, gulley traps overgrown allowing stormwater ingress into system. Electrical work required, no formed or designated approach from or to the state highway.
A3193770	Western	Kohukohu Hall	R	Part	1	Y	on hold		Poor condition, insufficient funds available to carry out all required works. Project on hold and deferred to next LTP, external funding options being reviewed by hall committee.	Foundations sinking across entire building, subfloor requires rebuild including baseboard ventilation and access, cladding requires work, metal soakers to be replaced with galvanised, most windows are inoperable, floors in kitchen to be completed and fixed, sagging ceilings, linings in poor condition, most interior doors do not function, cabinetry is original, toilets are not accessibility compliant, no allocated parking look at if it is possible to provide accessibility parking.
A3207753	Eastern	Whangaroa (Kaeo) Memorial Hall	R	Part	1	Y	2025		Moisture ingress, foyer and toilet roof rebuild required, leaking downpipes, rot to fascia, barge boards, internal repairs due to water ingress.	Moisture ingress foyer and toilet area, roof rebuild required, subfloor ventilation, access, vegetation, downpipes leaking, rot to fascia and barge boards, ceiling paint is degrading, urinals in male's toilet showing corrosion around waste, hot water heater fittings show signs of corrosion overflow is constantly running to exterior of building, no accessible parking, concrete steps require upgrading, water supply, accessibility ramp damage.
A3212388	Western	Okaihau Hall	A	No	2	Y	2025		Minor evidence of foundation movement.	With project delivery, minor evidence of foundation movement, moisture is evident on some pile pads, vegetation in gutters, no opening windows or ventilation to toilets, ceilings degrading due to moisture.
A3211699	Northern	Mangonui War Memorial Hall	A	No	2	N		2028	Minor pile and subfloor framing work, public toilet, floor tiles missing grout, no accessible toilet - this cannot be achieved based on existing building structure and layout.	Foundations don't appear to be ground keyed or braced but no movement was evident, No accessible parking, no accessible ramps not practicable to install new due to grade and site conditions, no internal accessible toilet, internal doors do not meet accessibility requirements, thresholds do not meet accessibility requirements, vegetation & soil needs clearing back from cladding, need to clean and form grade swales to south of building, water tank has noticeable leaks and established vegetation growing from top of tank, BWOFF not displayed, floor tiles missing grout in toilets needs repair to avoid water ingress, bottom of public toilet doors are rotten.
A3207709	Western	Horeke Hall	A	Part	2	Y	2025		Upgrades to accessibility toilet, doors, signage, designated carpark to be carried out in 2024.	No accessible parking, accessible toilet requires grab rail, small ramp required to doors, signage required, wastewater system requires protection from vehicles, some doors do not have safety glazing.
A3203640	Northern	Awanui Sports Complex	A	Part	2	N	2026		Partially accessibility compliant, internal & external maintenance required.	Toilets not accessibility compliant, no dedicated accessible parking or signage, no safety glass in doors, gutters require resealing, toilet partitions, mechanical ventilation requires servicing, electrical switches and outlets are original, egress doors require review signage etc. This hall will be progressed in the next Annual Plan (FY26).
A3211445	Western	Kaikohe Senior Citizens Hall	A	Part	2	N		2029	Exterior cladding and window repairs, safety glass in doors, accessibility upgrades.	Cladding profile fibrolite asbestos with minor racks, opening joints & popped nails etc, paint with minor defects, timber doors require repairs and paint, some doors do not have safety glass, gutters have minor leaks, zip does not shut off immediately after use, requires replacement, thresholds to ramp and double doors exceed compliance height, no dedicated accessible parking space or signage, single door access ramp does not comply, accessible toilet does not comply with current NZS4121 design criteria, deterioration to entry lean to structure.
A3211288	Western	Kaikohe Memorial Hall	A	Part	2	N		2030	No safety glass on doors, minor repairs to roof and building in general, water feature caused water damage to framing.	Cladding is asbestos sheet with brick veneer minor defects, damaged and degrading paint on doors, entry doors are not safety glass, roof cladding lifted in areas and has rust spots, requires cleaning and repaint, downspouts leaking, minor areas of rot and exposed timber to fascia and

										barge boards, water pump for front water feature evidence of water damaged framing in this area, accessible concrete ramp and door ramp non-compliant but useable.
A3223264	Eastern	Kaingaroa Memorial Hall	A	Part	2	N			Window repairs, accessibility upgrades including parking.	All timber windows require sash, frame & hardware remediation work and repainting, toilets are not accessibility compliant, no accessible parking or signage, strong possibility sheet claddings are asbestos containing materials.
A3223256	Western	Herekino Memorial Hall	A	Yes	2	N			Cladding & window repairs other minor repairs.	Cladding, windows, doors, gutters, hot water heater regulator leaking, switches and light repairs.
A3211714	Eastern	Maramaku Hall	G	Part	3	N			Cladding paint is bubbling, no accessible parking space.	No accessible parking space, cladding paint is bubbling.
A3212512	Eastern	Russell Town Hall	G	Part	3	N			Minor gutter leaks, vent cleaning, ramp requires minor work, handrail and slope.	Ramp to south of building although functional slope and railings do not appear to comply with NZS4121, minor gutter leaks and vents require cleaning.
A3212536	Eastern	Totara North Hall	G	Part	3	N			Minor maintenance.	Gutters to be cleaned, minor changes to be made to the toilet to make it compliant.
A3212547	Eastern	Waipapa Community Hall	G	Part	3	N			Minor maintenance.	Downspouts broken off at ground, discharge to a swale need cleaning and define access to street, east downpipes exit under building, no dedicated accessible parking space, non-compliant timber service ramp to NE SE side door, overgrown vegetation to be cleared as it holds water, no signage to building, east side of the site retains water, site clearing and surface swale to road, open SW pipe discharges to under east of building, old water marks on main hall suspended ceilings.
A3212493	Eastern	Paihia War Memorial Hall	G	Yes	3	N			Minor cleaning of gutters.	Minor maintenance required joint leak on gutters and cleaning required, minor DP damage on downspouts and gullet drains require repair, hot water heater in kitchen is overflowing to the exterior.
A3212552	Eastern	Whangaroa Village Hall	G	Yes	3	N			Minor maintenance.	Minor water leak, vegetation growing up through the floor at the east/kitchen end of the building, stormwater issue caused by neighbour.
A3212532	Western	Taheke Hall	G	Yes	3	N			No issues renovations completed 2022.	Renovations recently completed.
A3212403	Western	Opononi South Hokianga Memorial Hall	G	Yes	3	N			Recent renewals completed 2023.	Renewals just completed repairs and maintenance being addressed by operations.
	Western	Rawene Hall	G	Yes	3	N			Hall renewal project completed 2024.	
A3212405	Western	Oruru Hall Report				N			No condition assessment carried out in 2021. Hall was repiled in 2020.	Building is in a state of disrepair. Sufficient funding to upgrade the hall is not available. Previously the community were asked if they wished to have a targeted rate for the upgrading of this hall however the majority rejected this.