

# **Pasifika Hub Review and Facility Development Directions**

**November 2023**



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## 1.0 Supplementary Report Overview

This supplementary report documents and develops detailed information to inform the need for a Pasifika Hub, with key information and learnings summarised at the end of this document.

The main report discusses the overall community centre and library current and suggested future directions and the basis for this, and also where and how a potential Pasifika Hub could complement the future community centre network.

## 2.0 Pasifika Fales in New Zealand

### 2.1 Hamilton

(Sources: Pasifika Community Centre - <https://www.pncc.govt.nz/Community/Venues-for-hire/Pasifika-Community-Centre>; First look inside Hamilton's K'aute Pasifika fale - <https://www.stuff.co.nz/waikato-times/news/300754864/first-look-inside-hamiltons-kaute-pasifika-fale>)

#### K'aute Pasifika Fale

The K'aute Pasifika Fale was opened in January 2023 by the Pacific Island community trust K'aute Pasifika. Located at 960 Victoria Street, Whitiora in Hamilton, K'aute Pasifika provides a range of services to Pacific Islands peoples and other groups in Waikato. The hub can cater for 600 people and includes an early childhood centre; medical services such as a GP and pharmacy; social, education, employment, and housing services; and a community space.

The K'aute village project was three years in the making and aims to be a place of healing, learning, and support for all community members who wish to access its services.

#### *Capital Cost and Funding*

The hub was projected to cost a total of around \$12.46 million, compared to an earlier estimate of more than \$10 million.

In December 2022, the government announced an extra \$600,000 in support to help K'aute Pasifika cope with budget overruns resulting from the current Covid-affected operating environment. Additionally, another \$8 million of grant and loan money was contributed by Kānoa, the regional economic development and investment unit at the Ministry of Business, Innovation and Employment.

Other funds allocated towards the fale included:

- Trust Waikato with approximately \$2.4 million
- Ministry of Education of \$1.02 million
- Department of Internal Affairs of \$550,000
- WEL Energy of \$160,000.



## 2.2 Auckland

(Source: Auckland University fale Pasifika- <https://www.auckland.ac.nz/en/on-campus/life-on-campus/pacific-life/fale-pasifika.html>)

### Fale Pasifika Complex

The second largest fale in the southern hemisphere was opened at the University of Auckland in 2004. Costing approximately \$6 million, the Fale Pasifika Complex is located at 20-26 Wynyard Street, at the University of Auckland City Campus. The fale is a home for ceremonies, a place for dialogue, and for teaching and learning about the islands of the Pacific. The fale is part of the wider University of Auckland's Centre for Pacific Studies.

### *Cost of hireage*

Venue hireage costs aren't clear, although there are a range of different prices for internal department use compared to external use, and varying prices for community use and government agencies.

### *Capacity in the fale*

The maximum capacity for each function is as follows:

- Cocktail Function: Standing room only with an allowance of up to four trestle tables for beverage and/or food stations. This has a maximum capacity of 250 people.
- Theatre Style: Rows of chairs with an allowance of speaking / presentation area in the front
  - For non-catered events, 230 chairs only are the maximum, or
  - For catered events, 150 chairs only and up to four trestle tables.
- Buffet Dinner: 160 people using round tables or 140 people using trestle tables.
- A la carte dinner: Seated dinner, full food and beverage service with an allowance of room for a bar and small stage for presentations. This has a maximum of 70 people.

### *What is included in hireage?*

The following items are included in the hire fee and do not incur any extra costs:

- Use of kitchen – In adjacent building
- Screen – 3 metres
- AV trolley – Projector and sound
- Lectern
- Lead microphone
- Trestle tables – 2.75m x 0.75m x 0.75m (approximate measurements)
- Black chairs

Items that have an additional cost are:

- Outside area of the Fale – All areas beyond the bottom of the stairs around the perimeter of the fale (\$150 GST exclusive)
- Stage
- Catering equipment



Photos retrieved from the Fale Pasifika Facebook page.

## 3.0 Relevant Organisations Overview

### 3.1 Papaioea Pasifika Community Trust

#### Organisation Overview

##### *Legal Entity and Details*

Papaiōea Pasifika Community Trust was registered with Charities Services in December 2020 (registration number CC58652). The NZBN number is 9429043309351.

The Trust is also registered as a community trust entity (registration number 2635911).

##### *Purpose/Mission*

Its purpose or mission is:

- To be a hub for Tangata Pasifika in Papaioea
- To maintain, advance, and celebrate diverse Tangata Pasifika cultures and spiritual values
- To foster relationship with mana whenua and show goodwill with all other ethnic groups
- To do all things necessary for the advancement of Tangata Pasifika education, health, economic development, and wellbeing
- To promote and advocate for Tangata Pasifika community development, participation, and contribution to the broader society
- To undertake anything else to further the charitable aims of the Trust.

##### *Entity and Board Members*

The Papaiōea Pasifika Community Trust's entity structure is a Board which consists of not less than eight members and no more than fifteen members, including at least one member each from Samoa, Cook Islands, Tonga, Fiji, Niue, Tokelau, and Tuvalu communities; and at least one member from any other Tangata Pasifika community.

Based on the Charities Services website (as at October 2023), the current Trustees are:

- Sunlou Liuvaie (Chair)
- Tausala Iosefa (Tuvalu rep)
- Soane Vaipulu (Tongan rep)
- Paul Titus (PNG rep)
- Seinia Loau Fruean (Fono Samoa rep)
- Annie Scoon (Cook Islands rep)
- Saane Ma'u (Vice Chair)
- Willie Kwong (Treasurer).

##### *PPCT Staff*

Current PPCT staff include:

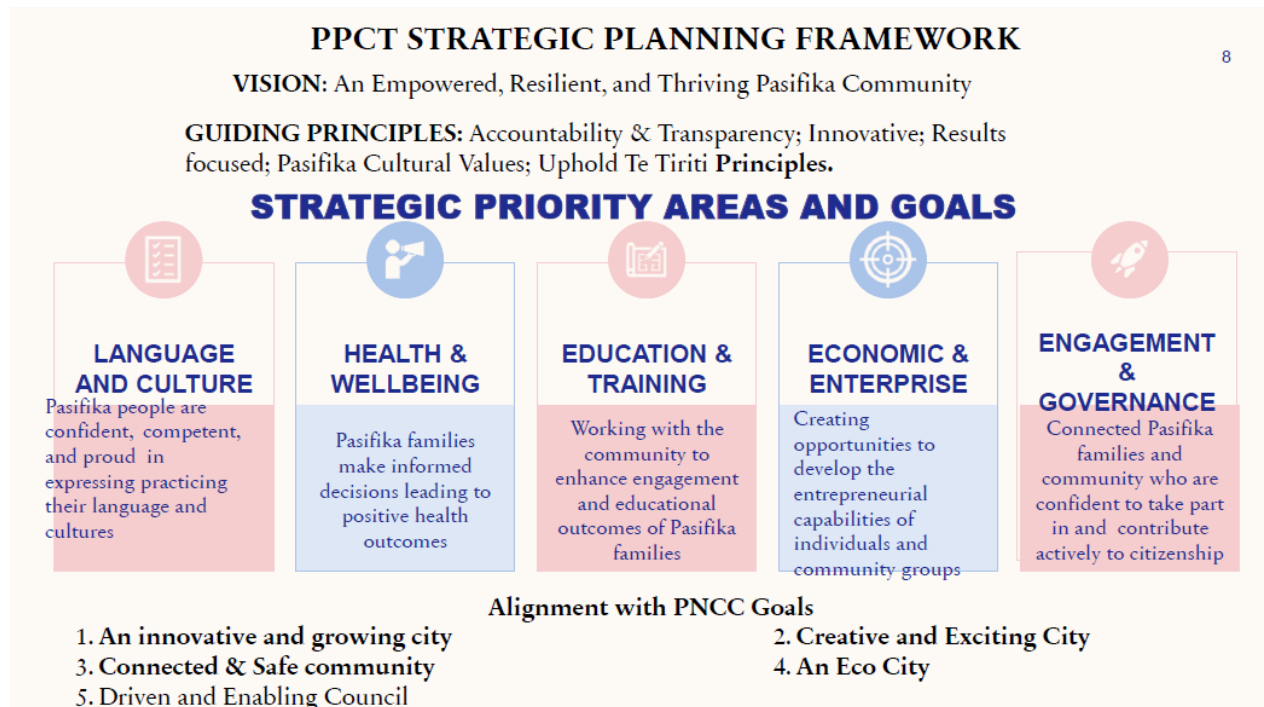
- Annie Scoon – Operations Manager
- May Kwong – Lead WO Navigator
- Tolu Patelesio – WO Navigator
- Teresa Liuvaie – Community Connector.

Also qualified teachers support the Te Fatu Learning Hub, the PPCT team collaborate with Pasifika nurses to support matua and Pasifika families, and PPCT Board members and volunteers assist with programmes.

*PPCT Strategic Planning Framework*

(Source: PPCT PPT Submission to 2023/24 Annual Plan)

As shown below, the PPCT Strategic Planning Framework outlines five key priority areas.





## Financial Overview - For Year Ending 30 June 2022

### Statement of Receipts and Payments

<b>STATEMENT OF RECEIPTS AND PAYMENTS – FY2021/22 AND FY2020/21</b>		
<b>OPERATING RECEIPTS</b>	<b>FY2021/22 (\$)</b>	<b>FY2020/21 (\$)</b>
Donations, fundraising and other similar revenue	791,626	157,114
Receipts from providing goods or services	2,652	10,530
Interest, dividends and other investment receipts	169	14
<b>Total Operating Receipts</b>	<b>794,448</b>	<b>167,657</b>
<b>OPERATING PAYMENTS</b>	<b>FY2021/22 (\$)</b>	<b>FY2020/21 (\$)</b>
Volunteer and employee related payments	99,990	6,123
Payments relating to providing goods or services	159,996	55,655
Grants and donations paid	6,300	23,047
Other operating payments	62,709	9,950
<b>Total Operating Payments</b>	<b>328,994</b>	<b>94,775</b>
<b>Operating surplus (deficit)</b>	<b>565,453</b>	<b>72,882</b>
<b>CAPITAL RECEIPTS</b>	<b>FY2021/22 (\$)</b>	<b>FY2020/21 (\$)</b>
<b>Receipts from borrowings</b>		
GST	38,427	-
<b>Total Receipts from borrowings</b>	<b>38,427</b>	<b>-</b>
<b>CAPITAL PAYMENTS</b>	<b>FY2021/22 (\$)</b>	<b>FY2020/21 (\$)</b>
<b>Purchase of resources</b>		
Payment for property, plant and equipment	57,661	17,810
<b>Total Purchase of resources</b>	<b>57,661</b>	<b>17,810</b>
<b>Increase (decrease) in Bank Accounts and Cash</b>	<b>446,220</b>	<b>55,072</b>

*Statement of Resources and Commitments/Statement of Position*

<b>STATEMENT OF RESOURCES AND COMMITMENTS – FY2021/22 AND FY2020/21</b>		
<b>BANK ACCOUNTS AND CASH</b>	<b>FY2021/22 (\$)</b>	<b>FY2020/21 (\$)</b>
<b>Bank and cash/ (bank overdraft)</b>		
Papaiōea Pasifika Community Trust	511,701	65,520
Petty Cash	39	
<b>Total Bank and cash/ (bank overdraft)</b>	<b>511,740</b>	<b>65,520</b>
<b>MONEY HELD ON BEHALF OF OTHERS</b>		
Overpayments	38,427	-
Bonds	-	-
<b>Total money held on behalf of others</b>	<b>38,427</b>	
<b>FIXED ASSETS</b>		
Motor vehicles	24,350	-
Office equipment	28,699	22,257
Computer equipment	37,162	10,293
<b>Total Fixed Assets</b>	<b>90,211</b>	<b>32,550</b>
<b>EQUITY</b>		
Current year earnings	564,453	72,882
Retained earnings/accumulated funds	98,060	25,178
Trust corpus	10	10
<b>Total equity</b>	<b>662,523</b>	<b>98,070</b>

**Summary of Facility Proposal by PPCT to PNCC 2023/24 Annual Plan**

*The Issue*

Since 2020, PPCT has experienced growth as a Pasifika provider which includes:

- Increase in revenue from \$30,000 to \$1.7 million (2 years)
- Four staff and a growing number of volunteers, with potential for further growth
- The Pasifika population in Palmerston North and the region continues to grow and as a result demand for PPCT services during and post-Covid has increased.

There are severe capacity limitations at the Pasifika Community Centre to accommodate current growth and to cater for the projected increase in the scope of PPCT services. These current limitations include:

- Health and safety risks for employees and users
- Due to spatial constraints a negative impact on current services and the user experience.

PPCT note PNCC had then allocated \$206,000 in this financial year for the development of the car park which was not considered priority for the Pasifika Community and users of the Pasifika Centre.

## *The Proposal*

### **Proposal 1 (Short Term: 1-2 years)**

That Palmerston North City Council partners with PPCT to invest in the expansion of the current facility to create a fit-for-purpose community centre to cater for the growing and diverse needs of the Pasifika community, and for the growth of PPCT.

### **Proposal 2 (Medium Term: 3-10 years)**

That Palmerston North City Council in partnership with PPCT and other funding partners commit to build a modern and fit-for-purpose Pasifika Community Hub.

## 3.2 Niuvaka Trust

### Overview

(Sources: Performance Report for FY ended 30 June 2022; Charities Commission website; Niuvaka Trust Strategic Plan 2022 – 2027)

### *Legal Entity and Details*

Niuvaka Trust was registered with Charities Services in April 2022 (registration number CC60266). The NZBN number is 9429048508872.

Niuvaka Trust is currently based at 59 Queen Street, Level 1, Palmerston North.

### *Who is Niuvaka?*

The Niuvaka journey started in August 2020, and is the coming together of prominent Pasifika innovators, both locally and from across Aotearoa, to cultivate a culture of positive change and transformation for Pasifika vuvale (family).

### *Purpose, Vision, Mission, and Values*

**Purpose:** To work with Tagata Pasifika, Pasifika communities, and Pasifika families for the realisation of their aspirations.

**Vision:** Tagata Pasifika: Thriving, Flourishing, Resilient.

**Mission:** Working co-operatively with Tagata Pasifika, Pasifika communities, and Pasifika families to build their capacity and capability.

#### **Values:**

- Family: Cherishing family as the centre and foundation for belonging and identity
- Relationships: Relationships are nurtured, cared for, and honoured for shared mutual gain and success
- Service: Service for the benefit and good of all enacting kindness and thoughtfulness
- Faithfulness: Being principled, devoted, dependable, and reliable
- Respect: paying regard and respect valuing everyone and every situation.

Furthermore, as described in the Performance Report FY2021/22, the Entity's Purpose or Mission is further explained as:

- To benefit the Pacific community in the Manawatu and Horowhenua regions through promotion, prevention, and support to improve their health and wellbeing.
- Provide Pacific community with navigational services to support families achieve their aspirations in education, training, economic, community participation, cultural capital development, and strengthening identity and family development (human capital).
- Improve Pacific community health and financial literacy in the Manawatu and Horowhenua regions; and to develop and empower our youth.

### *Strategic Focus Areas*

- Cultural Identity
- Leadership
- Prosperity
- Young People
- Connectivity
- Wellbeing

### *Key Service Delivery*

Key services provided to date include:

- MSD Pasifika Community Connection Service
- MSD Food Support
- THINK Hauora Pasifika Connecting Community
- Te Whatu Ora COVID Support.

## Financial Overview – For Year Ended 30 June 2022

### *Statement of Financial Performance*

<b>STATEMENT OF FINANCIAL PERFORMANCE – FY2021/22</b>	
<b>REVENUE</b>	<b>FY2021/22 (\$)</b>
Revenue from providing goods or services	921,555
<b>Total Revenue</b>	<b>921,555</b>
<b>EXPENSES</b>	<b>FY2021/22 (\$)</b>
Volunteer and employee related payments	319,911
Payments relating to providing goods or services	175,140
Grants and donations paid	49,905
<b>Total Expenses</b>	<b>544,956</b>
<b>Surplus/ (Deficit) for the year</b>	<b>376,599</b>

*Statement of Financial Position*

<b>STATEMENT OF FINANCIAL PERFORMANCE – FY2021/22</b>	
<b>ASSETS</b>	<b>FY2021/22 (\$)</b>
<b>Current assets</b>	
Bank accounts and cash	1,066,679
<b>Total current assets</b>	<b>1,066,679</b>
<b>Non-current assets</b>	
Property, plant and equipment	25,177
<b>Total non-current assets</b>	<b>25,177</b>
<b>Total assets</b>	<b>1,091,856</b>
<b>LIABILITIES</b>	<b>FY2021/22 (\$)</b>
<b>Current liabilities</b>	
Creditors and accrued expenses	28,594
Income received in advance	579,000
Employee costs payable	12,368
Other current liabilities	95,294
<b>Total current liabilities</b>	<b>715,256</b>
<b>Total assets less total liabilities (net assets)</b>	<b>376,599</b>

## Financial Overview – For Year Ended 30 June 2023

### Statement of Financial Performance

<b>STATEMENT OF FINANCIAL PERFORMANCE – FY2022/23</b>	
<b>CONTRACT REVENUE</b>	<b>FY2022/23 (\$)</b>
Ministry of Social Development	431,760
Pacific Aotearoa CMTY Outreach Fund	35,000
Sport Manawatu – Tu Manawa	15,000
THINK Hauora Funding	59,167
Mapu Maia – Tanoa Grant	5,000
Te Tihi – PGF	5,192
Te Whatu Ora	89,647
Central Energy Trust	1,833
Income received in advance	579,000
PNCC grant	6,680
ECCT grant	5,000
Lotteries DIA	20,000
Catalytic Foundation	6,500
MSD Cyclone Response Grant	40,000
MSD Flexi Wage	4,315
<b>Total contract revenue</b>	<b>1,304,094</b>
<b>Gross profit</b>	<b>1,304,094</b>
<b>EXPENSES</b>	<b>FY2022/23 (\$)</b>
Direct expenses	394,222
Operating	149,921
Administration	33,156
Staff and contractor expenses	570,435
Governance expenses	3,786
<b>Total Expenses</b>	<b>1,151,520</b>
<b>Net profit (loss) for the year</b>	<b>156,859</b>

*Statement of Financial Position*

<b>STATEMENT OF FINANCIAL POSITION – FY2022/23</b>	
<b>ASSETS</b>	<b>FY2022/23 (\$)</b>
<b>Current assets</b>	
Current account	323,180
GST tax saving account	5,149
Visa debit card account	595
<b>Total cash and bank</b>	<b>329,194</b>
Trade and other receivables	<b>242,628</b>
<b>Total current assets</b>	<b>571,821</b>
<b>Non-current assets</b>	
Property, plant and equipment	19,527
<b>Total non-current assets</b>	<b>19,527</b>
<b>Total assets</b>	<b>591,348</b>
<b>LIABILITIES</b>	<b>FY2022/23 (\$)</b>
<b>Current liabilities</b>	
GST payable	43,920
Employee entitlements	13,970
Other current liabilities	-
<b>Total current liabilities</b>	<b>57,890</b>
<b>Total assets less total liabilities (net assets)</b>	<b>533,459</b>



Annual Financial Performance Comparison for Three Financial Year Period 2021/22 – 2023/24

COMPARISON OF ACTUALS FOR STATEMENT OF PERFORMANCE FOR FY2021/22 & FY2022/23, PLUS ALSO FORECAST CASHFLOW FOR FY2023/24			
	FY2021/22 Actual SoFPerf \$	FY2022/23 Actual SoFPerf \$	FY2023/24 Forecast Cashflow \$
Total Revenue	921,555	1,308,379	739,215
Total Expenditure	544,956	1,151,520	896,967
<b>Annual Surplus/Deficit</b>	<b>376,599</b>	<b>156,859</b>	<b>- 157,752</b>
Level of MSD Revenue	1,470,555	431,760	296,205
Staffing & Contractor Expenses	319,911	570,435	431,620

Note, as shown by this table above, the Niuvaka Trust experienced rapid growth during COVID and has gone from a very high level of MSD funding during this time to now a much-reduced level of MSD funding, requiring the organisation to pivot and rethink its future positioning and business strategy.

### 3.3 PNCC Pasifika Reference Group

(Source: PNCC Community Reference Groups – Terms of Reference)

#### Background, Scope, and Purpose of PNCC Community Reference Groups

Palmerston North City Council (Council) has resolved to establish several Reference Groups to ensure that engagement takes place with specific sectors of the Palmerston North community.

Reference Groups provide Council with a direct channel to hear the voices of those with lived experience in a community or demographic, with the Groups having opportunity to provide feedback on PNCC activities, including what should be considered in planning, developing, or implementing activities.

Reference Groups facilitate stronger relationships between Council and community, providing Council with a better understanding of community needs and perspectives, and providing communities with a dedicated forum to have their views and ideas heard by Council.

Part of the scope and purpose of each Reference Group is to provide submissions on Council decision-making processes, including the Long-Term Plan.

Each group will meet at least four times per year.

#### Overview of Pasifika Reference Group

In the 10 Year Plan 2021 – 2031, as a result of community consultation, Council resolved to establish a Pasifika Reference Group commencing 2021/2022.

Palmerston North has growing number of Pasifika people and communities, with 5.3% of the population as at the 2018 census. 1.8% of the city were born in the Pacific Islands. At least eleven Pacific Island origin languages are spoken, with Samoan being the fourth most spoken language in the city.

Council and the Pasifika community organisations of the city have longstanding relationships, and Council is one of the only Councils in New Zealand with a dedicated officer for Pasifika community development. In 2020, Council demonstrated its dedication to supporting and empowering the Pasifika communities of the city by signing a Memorandum of Understanding with the Ministry for Pacific Peoples.

The Pasifika Reference Group is a significant opportunity to build on these foundations, further strengthening relationships, and enhancing Council's strategic and operational activities towards a shared goal of thriving Pacific peoples.

The Group was established in June 2022.

## Pasifika Reference Group Membership

Each PNCC Reference Group will have between eight and fifteen members.

The Pasifika Reference Group will include members with a variety of backgrounds and experiences, including members from each Pasifika community in Palmerston North. Members will have connection to and experience working with Pasifika families and communities.

Groups may be attended by one nominated liaison Councillor for communication purposes. The Councillor is not a member of the Group.

In 2023 the Group includes representation of Tonga, Samoa, Fiji, Rotuman, Cook Islands, Papua New Guinea, Tokelau, Tuvalu, and Niue.

The Group is also supported by Community Development Advisor, Salome Faaiuso.

## 2023 Our Plan

(Source: Pasifika Reference Group Presentation to PNCC 2023)

The 2023 Our Plan states there are nine key plans:

- Contribute to the discussions in our City around Healthy Housing Priorities, Safer Communities and Cultural Inclusion/Celebration for all people
- Provide a Pasifika perspective on the way things are delivered to build on the inclusive future of the City
- Build the leadership and governance capacity and capability of Pasifika providers, organisations and people
- Promote our Pacific language and culture
- Promote and deliver a range of programmes for Pasifika by Pasifika – Papaioea Pasifika Community Trust
- Develop a visual presence in Te Marae o Hine and around the city
- ***Investigate the development of a Pasifika Community Hub which includes a fale fone (meeting house)***
- Medium density housing spread around Te Papaioea not concentrated to certain areas
- Pacific youth representation/consultation.

## Submission to PNCC's 2023/24 Annual Plan

The following content on the Pasifika Community Centre is taken directly from the Pasifika Reference Group's submission to the 2023/24 Annual Plan:

- “The Pasifika Reference Group supports the continual development of the Bill Brown Hall, also known as the Pasifika Centre. This year’s annual budget proposes a 206,000 commitment to the additional carparking. Pasifika Reference Group would like some planning done (via LTP) for when this facility is no longer fit for purpose regarding the growing Pasifika population and needs in the city.
- From the community perspective the Pasifika Reference Group currently see Pasifika outgrowing this space already and would like to see more commitment from Council to the growth of Pasifika. Pasifika Reference Group would see this being achieved through an extension on the current building which would increase the capacity for events.
- As Council knows the facility is used for the following on a regular occurrence:
  - Papaioea Pasifika Trust operates from this building
  - Pacific language week celebrations encouraged by Ministry for Pacific Peoples
  - Pacific community events and engagement
  - Te Fatu Pasifika – educational programme
  - Digital Hub is established on premises
  - Papaioea Pasifika Trust Matua Ola Programme
  - Friday Food Bank Initiative.
- With this many events already booking the hall out and an increased engagement and growth in Pasifika in the community, Pasifika Reference Group see the expansion of this well-known building as a priority.”

## 4.0 Pasifika Community Centre

### 4.1 Venue Description

(Source: <https://www.pncc.govt.nz/Community/Venues-for-hire/Pasifika-Community-Centre>)

As per PNCC's current website, the Pasifika Community Centre is located at 21 Havelock Avenue, Westbook, and has a stated capacity of 100 people. Features at the venue include:

- Main Hall
- Meeting rooms
- Toilets and a small kitchen
- Off-street parking
- Air conditioning and heating
- Tables and chairs
- Wi-Fi, DVD screen, and a sound system.

The website states the venue is suitable for conferences, group fitness and dance, parties and celebrations, and meetings.



## 4.2 Asset Condition for Pasifika Community Centre and the Bill Brown Park Changing Rooms

Please note, the information below includes both the Pasifika Community Centre and the Bill Brown Park Changing Rooms. As per below, the facility was built in 1977 and is 46 years old, with an average condition grade of 1.19 (i.e., the dominant Asset Condition Grade is C1, Very Good).

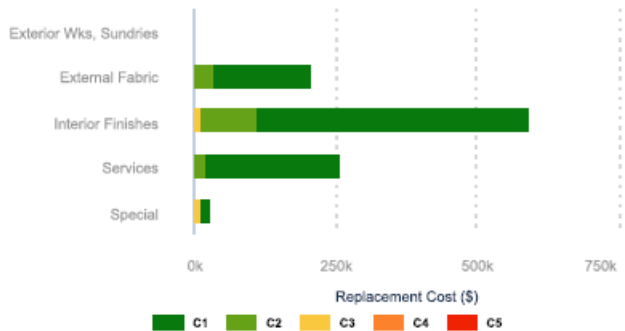
### Summary Asset Management Plan



	★★★★★
<b>Address</b>	21 Havelock Avenue
<b>Construction Year</b>	1977
<b>Floor Area (m<sup>2</sup>)</b>	620
<b>Survey Date</b>	12 May 2020
<b>Capital Replacement Value (\$)</b>	992,000
<b>Depreciated Replacement Cost (\$)</b>	982,488
<b>Residual Structural Cost (\$)</b>	0
<b>Standard Components (\$)</b>	1,067,303
<b>Special Components (\$)</b>	30,647
<b>Condition Grade Index</b>	1.19

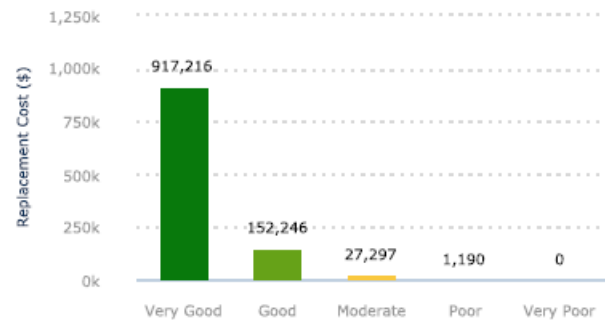
#### Description

Slab on ground building with concrete block walls and galvanized steel uncoated roof, aluminium windows and timber doors. Internal fit out is quite standard for the time. Building has a large hall plus community room and 2 large changing rooms that serve the adjacent sportsfield.



#### Condition

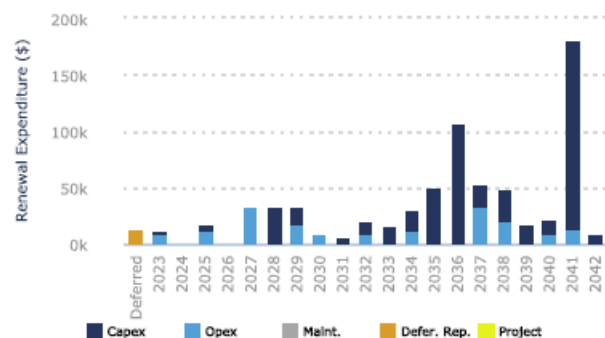
Please refer to the adjacent profile for a summary of overall condition.



#### Expenditure

This comment field is designed for the asset manager to summarise the planned expenditure for the property, reflecting the organisation's property strategy, building importance and available budgets.

10 Year Avg Lifecycle Expenditure (\$):	16,498
20 Year Avg Lifecycle Expenditure (\$):	34,766
20 Year Avg Annual Planned Maintenance (\$):	0
Deferred Replacement (\$):	12,103



### Glossary - Condition Grade

- C1 or CG 1 - Components assessed to be in Very Good condition using the NAMS condition bands.
- C2 or CG 2 - Components assessed to be in Good condition using the NAMS condition bands.
- C3 or CG 3 - Components assessed to be in Moderate condition using the NAMS condition bands.
- C4 or CG 4 - Components assessed to be in Poor condition using the NAMS condition bands.
- C5 or CG 5 - Components assessed to be in Very Poor condition using the NAMS condition bands.

### Detailed Condition Analysis

The table below shows the detailed condition analysis for the community centre facilities.

#### Condition Analysis

Asset Type	Component Group	Replacement Cost				
		C1	C2	C3	C4	C5
Community Centre Facilities	Exterior Wks, Sundries	5,464	0	0	0	0
	External Fabric	174,505	33,308	0	0	0
	Interior Finishes	479,899	101,192	13,666	0	0
	Services	238,804	17,746	1,528	1,190	0
	Special	18,544	0	12,103	0	0
	<b>Totals</b>		<b>917,216</b>	<b>152,246</b>	<b>27,297</b>	<b>1,190</b>
<b>Totals</b>	<b>Totals</b>	<b>917,216</b>	<b>152,246</b>	<b>27,297</b>	<b>1,190</b>	<b>0</b>

Asset Type	Component Group	Replacement Cost
		Totals
Community Centre Facilities	Exterior Wks, Sundries	5,464
	External Fabric	207,813
	Interior Finishes	594,757
	Services	259,268
	Special	30,647
	<b>Totals</b>	<b>1,097,949</b>
<b>Totals</b>	<b>Totals</b>	<b>1,097,949</b>

## 4.3 Current & Future Utilisation

### Overview

(Source: PPCT Submission to PNCC 2023/24 Annual Plan)

#### *Current PPCT Programmes and Main Hall Utilisation*

PPCT's current utilisation of Pasifika Community Centre includes the following programmes, events, and services:

- Venue for cultural and spiritual activities for community groups throughout the year and celebration of Pacific Language Weeks
- Te Fatu O Pasifika Learning Hub – education programme
- PPCT Digital Hub
- Pasifika Matua Ola Programme
- Friday Food Bank Initiative and MSD Food Hub
- Whanau Ora programme funded by Pasifika Future Limited
- MSD Connector Services
- Venue for community consultations, community and family workshops, and private functions
- Long term users of the hall include non-Pasifika groups like: Pakistan Muslim Association, Karen Christian Group (Myanmar community group), Iwi Tapu (Māori Christian Group), and Bahai Faith School Holiday programme.

#### *New Service Areas*

Proposed future services include:

- Pasifika Health/Medical services
- Children's University – Massey University Initiatives
- Puta Ora – Foot Security Project (MSD)
- Kai and Connect Engagement Initiative
- Connect Project for the Elderly (MPP)
- PPCT Night Market Project
- PPCT Youth Engagement and support programmes
- Engagement with and support from government agencies
- Cultural and language programmes and support.



## Current Utilisation of the Main Hall

### *Main Hall – Typical Weekly Utilisation Profile*

The table below shows the typical weekly utilisation profile for the main hall, where there is a weekly total of 51.5 hours, and an estimated number of 588 weekly average users.

PASIFIKA COMMUNITY CENTRE: TYPICAL WEEKLY UTILISATION PROFILE FOR THE MAIN HALL						
Day	User Group	Duration	Ethnicity (or Organisation Type)	Activity Type	Hours/Day	Estimated Number of Average Users
Monday	Oranga Tamariki	10 am - 2 pm	Government Entity	Family Hui	4	8
Tuesday	PPCT Program	10 am - 1 pm	Pasifika	Workshop	3	20
Wednesday	Te Fatu Learning Hub	3 pm - 7 pm	Pasifika	Education	4	50
	Afghan Community	6:30 pm - 10 pm	Afghanistan	Spiritual	4	60
Thursday	Afghan Community	6 pm - 10 pm	Afghanistan	Spiritual	4	60
Friday					<b>13.5</b>	
	Matua Program	9:30 am - 3 pm	Pasifika	Health and Wellbeing		40
	Food Bank	4 pm - 8 pm	Pasifika	Health and Wellbeing		
	Tongan Methodist Group	6 pm -10 pm	Tongan	Spiritual		100
Saturday	Kuki Airani Craft	10 - 4 pm	Cook Islands	Language and Culture	6	30
	Community Function	6 pm - 10 pm	Fijian	Language and Culture	4	60
Sunday					<b>9</b>	
	Destiny Church	9 am -12 pm	Maori	Spiritual		50
	Karen Church	1 pm - 4 pm	Myanmar	Spiritual		80
	NPNC Service	5 pm - 8 pm	Niuean	Spiritual		30
<b>ALL</b>					<b>51.5</b>	<b>588</b>

The Hall is used during the week days as the office for PPCT staff for family appointments. These appointments include PPCT's navigators who support 40 of the most vulnerable Pasifika families in the Whanau Ora programme, who visits the Pasifika Community Centre for appointments, support, and also attend programmes. The Community Connector also supports families. The Hall is also used as a meeting venue.

### Monthly Booking Schedule and Proposed Utilisation for October 2023

The table below shows the main hall booking schedule and proposed utilisation for October 2023. It is proposed there will be approximately 302.5 hours of use in October with an estimated total number of 3,740 users.

PASIFIKA COMMUNITY CENTRE MAIN HALL BOOKING SCHEDULE AND PROPOSED UTILISATION FOR OCTOBER 2023						
For the main hall with support spaces as required. This data does not include the Foodbank nor Food Programme, nor programmes/meetings in the meeting rooms						
Date	Day	User Group			Hours/Day	Estimated Number of Users/Day
		Morning	Afternoon	Evening		
1	Sunday	Destiny Church	Tuvalu Community	Te Fatu Learning Hub	10	120
2	Monday	PPCT Programme	PPCT Programme	Tuvalu Community	9	60
3	Tuesday	PPCT	PPCT	Tuvalu Community	9	60
4	Wednesday	PPCT	Te Fatu Hub	Tuvalu Community	9	120
5	Thursday	PPCT	Tuvalu Community	Tuvalu Community	10	60
6	Friday	Matua Ola	Matua Ola	Tuvalu Community	9.5	90
7	Saturday	Tuvalu National Day Celebration			8	150
8	Sunday	Destiny Church	Fiji Community	Te Fatu Learning Hub	9	150
9	Monday	Fiji Community	Fiji Community	Fiji Community	11	100
10	Tuesday	Fiji Community	Fiji Community	Fiji Community	11	150
11	Wednesday	PPCT	Te Fatu Learning Hub	Fiji Community	11	170
12	Thursday	Fiji Community	PPCT	Fiji Community	11	120
13	Friday	Fiji Community	PPCT	Fiji Community	11	120
14	Saturday	General Election			12	500
15	Sunday	Destiny Church	Karen Church	Niue PN Community	10	170
16	Monday	PPCT Programme	PPCT	NPNC	10	60
17	Tuesday	PPCT Programme	PPCT	NPNC	10	60
18	Wednesday	PPCT	Te Fatu Learning Hub	NPNC	10	100
19	Thursday	PPCT	NPNC	NPNC	10	60
20	Friday	Matua Ola	Matua Ola	NPNC	10	70
21	Saturday	NPNC LW and National Day Celebration			8	200
22	Sunday	Destiny Church	Tokelau Community	Te Fatu Learning Hub	9	170
23	Monday	PPCT	Tokelau Community	Tokelau Community	10	70
24	Tuesday	PPCT	PPCT Programme	Tokelau Community	10	70
25	Wednesday	PPCT	Te Fatu Learning Hub	Tokelau Community	10	120
26	Thursday	PPCT	Tokelau Community	Tokelau Community	10	90
27	Friday	Matua Ola	Matua Ola	Tokelau Community	10	100
28	Saturday	Tokelau LW and National Day Celebration			8	200
29	Sunday	Destiny Church	Karen Church	Te Fatu Learning Hub	9	150
30	Monday	PPCT	PPCT	Community Use	9	40
31	Tuesday	PPCT	PPCT	Community Use	9	40
<b>ALL</b>					<b>302.5</b>	<b>3740</b>

*Current and Future Major Activities/Events*

(Source: Email correspondence from Analena Siu, Pasifika Community Connector regarding Tongan, Samoan and Fijian Community Functions – 11 August 2023)

The table below summarises the number of Cook Island, Fijian, Samoan, and Tongan community functions held annually, based on event numbers of 250 to 350 plus people.

<b>ANNUAL TOTAL NUMBER OF COOK ISLAND, FIJIAN, SAMOAN, ND TONGAN COMMNUITY FUNCTIONS (August 2023)</b>		
<b>Pasifika Ethnic Group</b>	<b>Annual Events (based on 250-350+)</b>	<b>Comments/Notes</b>
Cook Island	12	Current events include six big birthdays, two-three funerals, two fundraisers, and two weddings. Also note Cook Island language week, a 7-day programme for school visits (in excess of 100+ people per day)
Fijian	10	Current events include combined church gatherings, annual Fijian Day, Fijian language week, and fundraising events. The Fijian group may increase their number of annual events due to the different church denominations.
Samoan	9	Current events include combined church every two months, sports activities, fono Samoa community meetings, and the annual Samoan Independence Day. The Samoan community would normally use the racecourse and other church venues but are unable to fit everyone in one venue.
Tongan	9	Current events include weddings, significant birthdays, combined church events twice annually, sports activities twice annually, an annual community fono, fundraising events, and funerals. Note, the Tongan community is growing in the region.
<b>TOTAL PER ANNUM</b>	<b>40</b>	

## 5.0 Summary of Key Information and Findings

### *About Current Fale in New Zealand*

The Hamilton and Auckland fales are foremost home for ceremonies and (larger) community functions with capacity for 250 people and in Hamilton's case up to 600 people. They are also a place for dialogue, and for teaching and learning about the islands of the Pacific.

There is also the opportunity to cluster and co-locate with a fale other services such as early childhood education; other education, health, government, community, and business services; and also potentially business office and incubator spaces.

### *Growth of Pasifika Community and for Papaioea Pasifika Community Trust Services, and the Consequent Severe Capacity Limitations of the Current Pasifika Community Centre*

The Pasifika population in Palmerston North and the region continues to grow; and as a result demand for PPCT services during and post-Covid has increased and has also seen a substantive increase in PPCT's annual revenue and also a growth in its numbers of staff and volunteers.

This growth has in turn highlighted the very real capacity limitations at the Pasifika Community Centre, including a limitation on the scope and range of activities able to be provided; health and safety risks for employees and users due to spatial limitations; and a negative impact on the quality of current services and the user experience due to noise, overcrowding, lack of storage, a lack of discrete activity spaces, inadequate kitchen facilities and simply inadequate floor area to cater for larger groups, etc.

### *About the Niuvaka Trust and Future Considerations, including Interrelationship with PPCT and the Pasifika Community Centre*

The Niuvaka Trust has been formed relatively recently, and both the Niuvaka Trust and PPCT have very similar organisation Visions (i.e., essentially: an empowered, resilient, and thriving/flourishing Pasifika community). Also both have similar stated areas of focus including language and culture, health, education, enterprise, and engagement/connected communities, with obviously different strategy emphasis. Niuvaka's catchment is clearly stated to be for the Manawatū and Horowhenua areas.

Niuvaka grew rapidly to respond to the real social and community needs during COVID and received substantive MSD funding to deliver services during this period. Obviously, this level of MSD funding has now considerably reduced, requiring Niuvaka to pivot and consider other sources of earned income and grant funding. Areas being considered include expanded and/or new roles in social, housing, and health services; and a base strategy of investing in data and research to be a platform for innovation and to be a 'go-to' for government and other agencies for these data and research services.

It was noted that Niuvaka is currently incurring annual lease costs of about \$50,000 (GST exclusive). As part of the Pasifika Hub facility development discussions, it was also sensible to engage with both PPCT and Niuvaka, and to also consider whether co-location of both organisations' services at some stage in the future made sense. As with any facility provision, one must also consider what providers will use and provide services at venues, and to also consider the operational sustainability of at least principal providers.

### *Pasifika Community Centre – Location and Building*

The current Pasifika Community Centre is one of Council's nine community centres; was built in 1977 and is 46 years old; and has an average condition grade of 1.19 i.e., the dominant Asset Condition Grade is C1, Very Good. Furthermore, on looking at the current building configuration, structure, and site interrelationships, an expanded facility option made good sense. Council staff advised the floor area of this side of the building as 324m<sup>2</sup> (of a greater building of 620m<sup>2</sup>).

### *The Relationship of PPCT and the Pasifika Community Centre with Kia Toa RFC*

Kia Toa Rugby Football Club is the current principal sports club based at Bill Brown Park with aspirations to develop a clubroom lounge facility. As part of this Study, SGL and PNCC staff met with representatives from Kia Toa, and on a without prejudice basis explored how a future clubrooms could be potentially located on a first floor above the current amenity block and overlooking the grass fields (and in particular say a relocated Number 1 grass field could then run W-E and where the netball courts are currently located).

There had been some past co-user tensions between PPCT and Kia Toa, mainly with regard to the use of alcohol on the site, but on discussion with PPCT and Niuvaka, all agreed that Kia Toa's adjacent presence was a good fit with the wider community hub, cultural, recreation, education, and health positioning of the Pasifika Community Centre.

Understanding that Kai Toa's potential future needs and aspirations could be met in the manner described above, and following the development of possible spatial options to meet the needs of the Pasifika community, the consultant team were comfortable future needs could be potentially met on site without the proposed developments compromising either parties' aspirations. As the Study focus was on meeting the needs of the Pasifika community, further spatial options for Kai Toa were not explored at this time.

### *Pasifika Community Centre – Current and Projected Future Utilisation and Need*

From the main report work, the relative level of utilisation of only two of Council's network of community centres is considered 'High', i.e., the Palmerston North Leisure Centre and the Pasifika Community Centre. Note by High mean an estimated average weekly use of about 50 hours or higher.

As demonstrated by the detailed table summaries earlier in this supplementary report:

- Average weekly use of the main hall was detailed and estimated to be about 51.5 hours per week or 588 visits per week
- For the month of October 2023, total estimated use of the main hall (and not including food services nor the separate use of the meeting rooms) was estimated to be 302.5 hours per month (which based on 4.43 weeks in October equates to about 68 hours per week), and total monthly visits of 3,740 (cf 3,740/4.43 weeks = 844 visits per week). Note both these numbers are higher than the weekly estimates which helped to confirm the weekly use should be a considered a fair base position regarding the level of utilisation
- Furthermore, both PPCT and Niuvaka staff members were asked to estimate the number of Pasifika activities of 250 people+ that are currently, or with a larger activity area, would occur at the Centre. As per this table, 40 events per annum of 250 people and above were identified from the Cook Island, Fijian, Samoan, and Tongan communities.

Last but not least, PPCT and the Pasifika Community Centre is the base for several food, education, health, and social services, with a demand to increase the provision of these services, possibly co-located with Niuvaka Trust in the future but that is to be further considered at a later time by all parties.

However what was very clear was the immediate and overdue need for expanded activity space which could also become discrete and separate operable spaces when needed, with improved kitchen and storage facilities and also the provision of some improved administration and office area.

*SGL Commentary – A Discussion re Short-Term Vs Long-Term Facility Needs*

As part of discussions SGL tested ‘Was the current Pasifika Community Centre located in the right area for future consolidation and expansion of services?’

PPCT was adamant it was saying passionately, “Bill Brown Park was to the Pasifika community as The Square was to Palmerston North”. Niuvaka Trust also supported PPCT’s view, but there was wider stakeholder feedback if to develop a fale in the future, what should be its positioning and purpose? For example, should a fale be a regional event facility with a future primary co-locational emphasis on arts and culture, education, and enterprise rather than social and health services, and did this then suggest a central city location?

From discussion with PNCC staff, SGL was advised there is currently no overarching Pasifika strategy for the region. SGL suggests such a strategy would help inform the future positioning, strategic, and demand case for a fale and the corresponding critical site (by area and location) and functional requirements.

However the immediate need for an expanded Pasifika Community Centre to meet expanded activity and services requirements was very clear. Therefore SGL considered how these immediate facility needs could be met by a phased expanded facility; and also from a master planning perspective at this time only considered how a fale could be co-located at this site, should this case be validated at a later time.

# Appendices

## 1 Information Review

Auckland University fale - <a href="https://www.auckland.ac.nz/en/on-campus/life-on-campus/pacific-life/fale-pasifika.html">https://www.auckland.ac.nz/en/on-campus/life-on-campus/pacific-life/fale-pasifika.html</a>
Bill Brown Park Changing Rooms & Westbrook Community Centre Remodelling – New floor plan - 2016 Charities Commission website
Community Centre Facilities – Condition Analysis
Email correspondence from Analena Siu, Pasifika Community Connector regarding Tongan, Samoan and Fijian Community Functions – 11 August 2023
Fale at Auckland University – <a href="http://www.teara.govt.nz/en/photograph/1571/fale-at-auckland-university">www.teara.govt.nz/en/photograph/1571/fale-at-auckland-university</a>
Fale Pasifika Facebook page
First look inside Hamilton’s K’aute Pasifika fale - <a href="https://www.stuff.co.nz/waikato-times/news/300754864/first-look-inside-hamiltons-kaute-pasifika-fale">https://www.stuff.co.nz/waikato-times/news/300754864/first-look-inside-hamiltons-kaute-pasifika-fale</a>
Hamilton’s K’aute Pasifika community fale and village impress PM and minister, newspaper article - <a href="https://www.nzherald.co.nz/waikato-news/news/hamiltons-kaute-pasifika-community-fale-and-village-impress-pm-and-minister/PEEBSMFVANGKTLDJ7AZNVYC324/">https://www.nzherald.co.nz/waikato-news/news/hamiltons-kaute-pasifika-community-fale-and-village-impress-pm-and-minister/PEEBSMFVANGKTLDJ7AZNVYC324/</a>
K’aute Pasifika Trust Facebook page
K’aute Pasifika Trust website - <a href="https://kautepasifika.co.nz/">https://kautepasifika.co.nz/</a>
Niuvaka Trust – Business Plan – 1 May 2023 – 1 May 2024
Niuvaka Trust – Forecast Cash – For year ended 30 June 2024
Niuvaka Trust – Management Report – For month ending 30 June 2023 – Allan McNeill CA
Niuvaka Trust – Strategic Plan 2022 - 2027
Niuvaka Trust Presentation to PNCC Community Development Committee – 24 May 2023
Niuvaka Trust Strategic Plan 2022 – 2027
Papaiōea Pasifika Community Trust – Annual Accounts for year ending 30 June 2022
Papaioea Pasifika Community Trust – Submission for the PNCC draft budget 2023/24
Papaioea Pasifika Community Trust – Trustees in the annual report – For year ended 30 June 2022
Pasifika Community Centre - <a href="https://www.pncc.govt.nz/Community/Venues-for-hire/Pasifika-Community-Centre">https://www.pncc.govt.nz/Community/Venues-for-hire/Pasifika-Community-Centre</a>
Pasifika Reference Group Presentation to PNCC 2023
Performance Report for FY ended 30 June 2022
PNCC Community Reference Groups – Terms of Reference
PPCT PPT Submission to 2023/24 Annual Plan – July 2023
PPCT Submission to PNCC 2023/24 Annual Plan
Westbrook Community Centre & Bill Brown Park Changing Rooms – Summary Asset Management Plan – 1 September 2023