

**Council briefing:
12 March 2025**

COMMUNITY FACILITIES

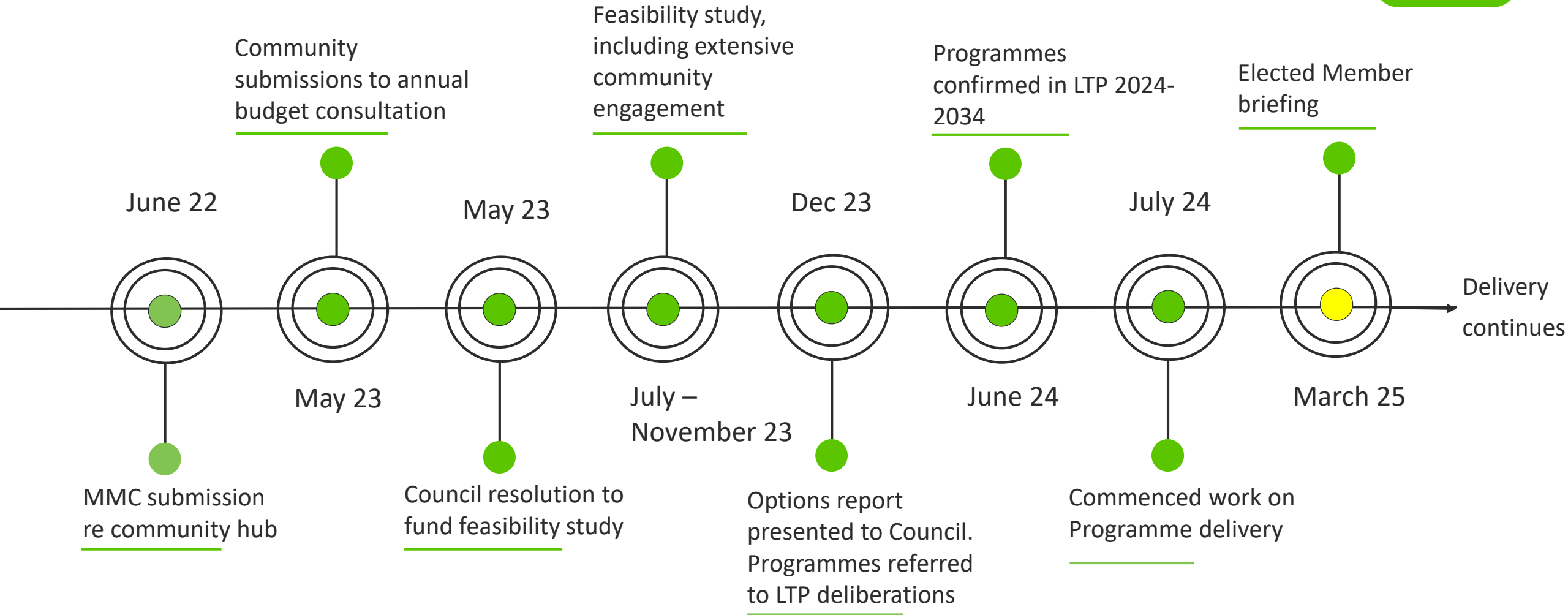
Multicultural Hub, Pasifika Hub and Awapuni Community Hub

Introduction



- This briefing will provide an update on the Multicultural Hub, Pasifika Hub and Awapuni Community Hub projects, including:
 - Designs to date for the Multicultural Hub
 - Designs to date for the Pasifika Hub
 - Delivery model considerations for the Awapuni Community Hub
 - Community and Rangitāne engagement
 - Budget considerations
 - Operating model considerations
- Opportunity for questions

Background



Council resolutions



On 13 December 2023, Council resolved,

‘That, in the drafting of the 2024/34 Long-Term Plan, Council include:

- Programme 2343 Citywide - New Community Hubs (upgrades to Te Patikitiki Highbury centre, with new Awapuni centre),*
- Programme 2440 Community Centres – Pasifika Centre Expansion and*
- Programme 2350 Cultural Facilities - New Multicultural Facility’*

On 29 May 2024, as part of the LTP deliberations, Council resolved,

‘That Council reduce Programme 2343 - Citywide - New Community Libraries/Hubs - including Awapuni, Roslyn, Te Patikitiki-Highbury to \$13M (excluding inflation) total: \$1M Year 1, \$0 Years 2 & 3, and \$3M per annum in Years 4, 5, 6, and 7, allowing budgets for: Roslyn \$1.5M, Awapuni \$8M, Te Patikitiki-Highbury \$3.5M.’

and

‘That the Chief Executive advances a piece of work to locate the proposed Multicultural Centre within the CAB, reducing Programme 2350 from \$750k to \$450k and reducing the associated operational budget from \$200k pa to \$40k pa.’

Current LTP Programmes



Programme 2343 – Citywide – New Community Hubs

including Awapuni Community Hub - \$8m, with design in Y1, and build in Y4, 5 & 6

Programme 2350 - Multicultural Centre - \$450k for design and build in Y1

Programme 2440 - Pasifika Centre - \$3.9m, with design commenced and build in Y2

Proposed Libraries and
Community Hubs model
from Feasibility Study report
(6 Dec 2023)



Key

- Larger community library hubs
- Community centres
- New facilities
- Part of library network

Overall objectives and considerations



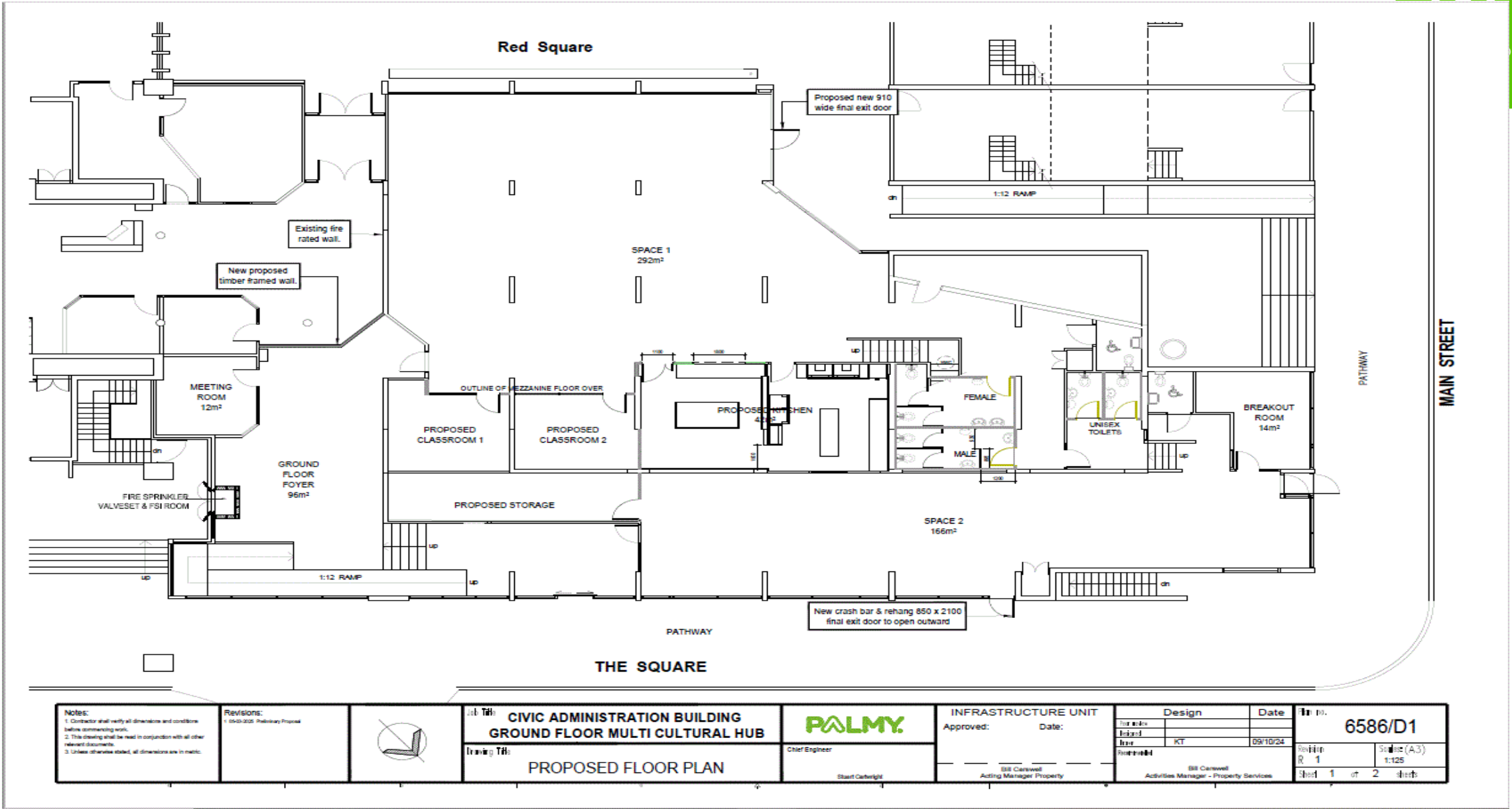
- All facilities contribute to a more resilient community centres and City Library network
- Best possible outcomes within the budgets available
- Ensuring facilities are developed to be:
 - fit for purpose now, as well as future ready
 - scalable
 - flexible spaces
- Guiding principles: universal access, sustainable practices, sustainable facilities, community-led

Multicultural Hub



- **Project Purpose:** To create a facility where multicultural communities can come together to connect, share, learn and celebrate.
- **Scope:**
 - Cater for gatherings of 250 to 300 people
 - Community sized kitchen that enables gatherings and teaching opportunities
 - Accessible, central location
 - Classroom and meeting spaces
 - A reception area that is welcoming and inclusive
 - Office space and breakout areas for staff and volunteers
 - Toilet facilities that cater for the cultural needs of the community
 - Adequate storage areas
- **Design phase** completed, subject to final detail, ready for consents to be lodged by April 2025, and construction planned for June – Sept 2025
- **Community engagement** throughout via MMC representatives, co-designing to ensure facility will meet needs and aspirations
- **Rangitāne** very supportive of project, will engage in the identity development/design and likely naming – note particular connection through the location adjacent to Te Marae o Hine
- **Opportunity identified** to increase budget through DIA's Lottery Community Facilities fund to achieve enhanced outcomes with the design – application submitted in March, pending outcome. As a result, two plans have been developed - both with and without additional funding.
- **Operating model** details are being worked through, within the overall review of the Community Centres model occurring now

Plan 1



NOTES: 1. Contractor shall verify all dimensions and conditions before commencing work. 2. This drawing shall be read in conjunction with all other relevant documents. 3. Unless otherwise stated, all dimensions are in metric.	Revisions: 1. 05/01/2025 Preliminary Proposal		Job Title: CIVIC ADMINISTRATION BUILDING GROUND FLOOR MULTI CULTURAL HUB	 Chief Engineer Stuart Gentry	INFRASTRUCTURE UNIT Approved: _____ Date: _____	Design For info: _____ Design: KT Date: 09/10/24	Date 09/10/24	Job No. 6586/D1
			Training Title: PROPOSED FLOOR PLAN		Bill Carwell Acting Manager Property	Bill Carwell Activities Manager - Property Services	Revision R 1 Scale (A3) 1:125 Sheet 1 of 2 sheets	

Pasifika Hub



- **Project Purpose:** To enhance the existing Pasifika Community Centre in Palmerston North, creating a larger, more functional hub to meet the needs and aspirations of the Pasifika community.
- **Scope:**
 - Large gathering space that can be partitioned, capacity for 300
 - Multi-use functionality
 - Commercial kitchen
 - Smaller break out rooms, offices, meeting rooms, clinical spaces, education spaces
 - Enhanced storage
 - Welcoming reception area
 - Cultural identity reflected in design
 - Retain and enhance relationships with current outdoor sports areas, gardens, and play spaces; umu pit
 - Consider relationship to future Fale development in the design
- **Design phase has commenced**, with Designgroup Stapleton Elliott engaged and a Steering Group established. Regular meetings to co-design are underway. Designs to be completed by June 2025. Construction to occur October 2025 – October 2026.
- The **Steering Group** includes a representative from the Pasifika Reference Group, Papaioea Pasifika Community Trust, Niuvaka Trust, and three additional members of the Pasifika community. Communications with wider community occurring via Steering Group.
- Further engagement with **Rangitāne** to occur as the project moves forward to ensure cultural alignment.

Pasifika Hub



- Designgroup Stapleton Elliott identified opportunity to achieve better outcomes with a separated development, rather than a connected extension as in the early concept designs, still within the allocated budget.
- The benefits of the separated build include:
 - Better able to achieve functional brief and aspirations within budget
 - Structurally simpler due to being away from balance of changing rooms
 - Access to main entry clearer, more attractive
 - Less complicated fire code requirements
 - Existing timber floor in the hall could be reused
 - Better natural light
 - Better flow with the surrounding use, such as night markets and playing areas
 - Lower maintenance and more sustainable
 - Better access to a future Fale
- Operating model details are being worked through, within the overall review of the Community Centres model occurring now
- Note PPCT and Kia Toa are in communication and mutually supportive; construction timing will be planned appropriately
- Staff will work with PPCT to minimise disruption to current regular users of the Pasifika centre through the construction phase

Pasifika Hub

PROPOSED SITE PLAN



- 1. ENTRY
- 2. HALL
- 3. HALL EXTENSION
- 4. ACTIVITY
- 5. OFFICE
- 6. KITCHEN
- 7. TOILETS
- 8. CLINICS (2)
- 9. MEETING ROOMS (2)
- 10. STORE
- 11. CHAIR
- 12. EXISTING TOILET BLOCK (RETAINED)



NORTH EAST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

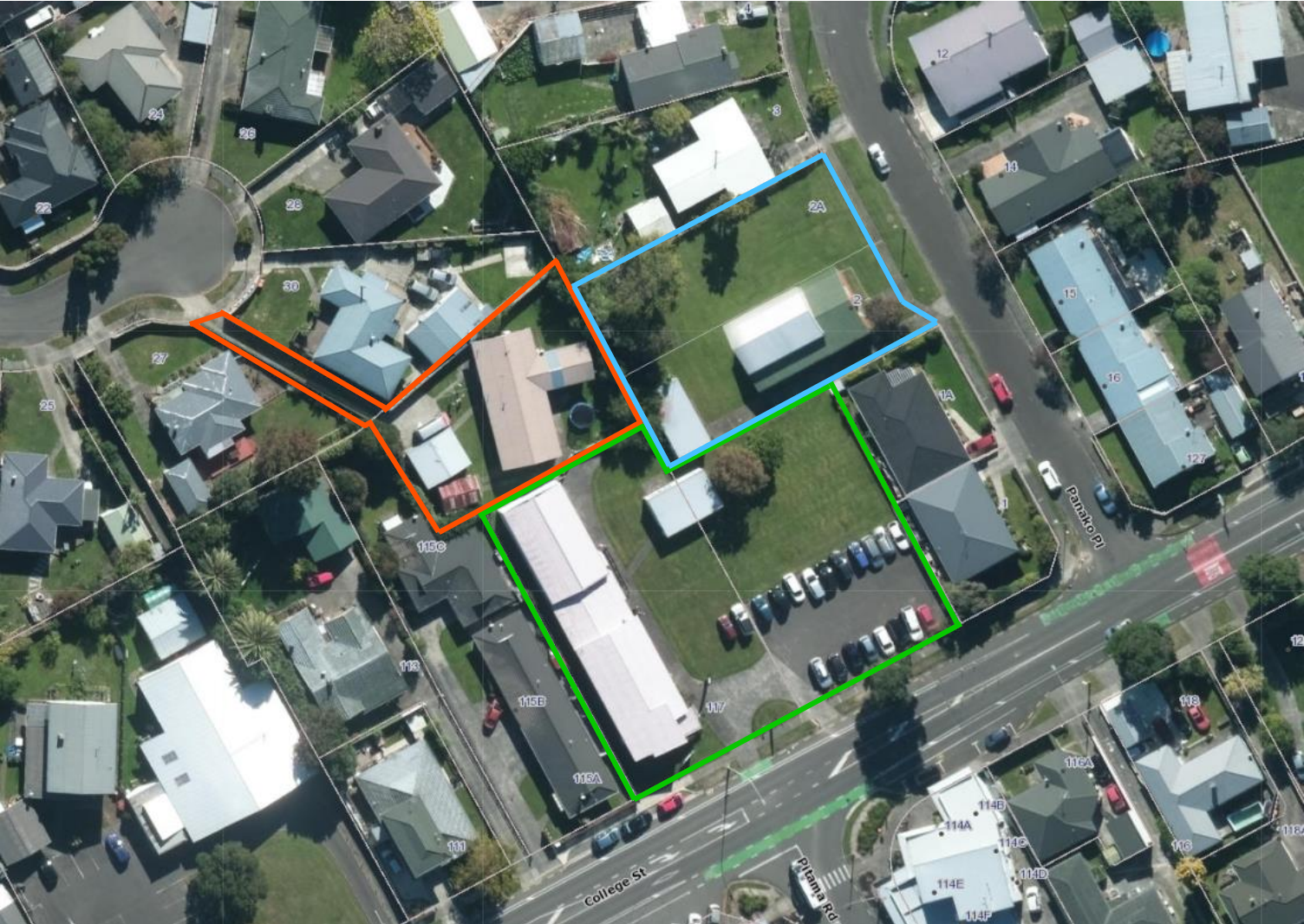





Awapuni Community Hub



- **Project Purpose:** to replace the current Awapuni library with a new community & library hub to meet the needs, current and future, of the Awapuni community and the wider Western suburbs
- **Key Functions of the new Hub:**
 - Library function, including admin function
 - Community space function, including visitor amenity
- **Project Budget**
 - Council has allocated \$8m to the project
 - Inclusions:
 - All design and consenting fees
 - Site clearance and demolition,
 - Building, landscape, parking and contingencies
 - IT provision and 24-hour library access design (Open Plus) – to enable flexible use outside business hours
 - Exclusions:
 - Building fitout including furniture, fixtures and fittings
 - Upgrade of College Street beyond the footpath frontage of new building
 - Importance Level 3 Building (function as civic emergency centre)
 - Community representatives have indicated interest in financial contribution

Awapuni Community Hub – PNCC Ownership



-  St Marks – Library & Community Hub
-  Winchester St
-  Girl Guides Hall

Awapuni Community Hub – Design Statement



- Accessible for all
- Provides a Library offering that meets community needs into the future including floor space for general library operations and collections, reading (recreational and learning), study, age-based zones and the delivery of lifelong learning programmes
- Provides spaces for community to meet with bookable meeting spaces/rooms and kitchen. Allows for the community to co-design and deliver programmes in partnership with the library.
- Is attractive, fit-for-purpose and future ready
- The cultural narrative of place is woven into the design
- Makes a positive contribution towards Goal 4 Eco-City and to the urban design of the Village
- Provides a "back of house" function that includes open plan workspace, staff meeting room and amenities, operational storage, plant and equipment housing, library materials handling, service access and loading transfers

Awapuni Community Hub – Delivery model

To meet the aspirations of the scope and the constraints of the budget we are looking at:

- Design and Build delivery model
- Design that allows future phases

Key Advantages of Design and Build:

- PNCC and Stakeholders participate in the design and build process ensuring project goals are met.
- Price certainty is obtained once the bid process is complete using pricing mechanisms (lump sum fixed price or guaranteed maximum price).
- Increased potential for innovation and collaboration with designer and builder working together to identify innovative solutions, potentially resulting in better project outcomes.
- There is a single entity responsible for both design and construction, streamlining communication, decision-making, and accountability throughout the project lifecycle.
- The contractor is responsible for ensuring that the design meets construction standards and specifications

Awapuni Community Hub – Next Steps

- Report to Council on adjusting budget to better suit delivery model – next month

	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Current Budget	\$0.6m			\$3m	\$3m	\$1.4m
Proposed Budget	\$0.1m	\$0.1m	\$0.4m	\$4m	\$3.4m	

- Standing up of a Steering Group to provide direction on:
 - User requirements
 - Community and Stakeholder engagement (library users, community centre users, Awapuni River Stop, wider community)
 - Project delivery
- Rangitāne engagement throughout the delivery process, including Tanenuiarangi
- Engagement of Design and Build expert to provide advice on procurement and development of user requirements

Summary



- The three projects are progressing well, with the design phase nearly completed for the Multicultural Hub and design well underway for the Pasifika Hub. Awapuni Community Hub has a plan in place to achieve delivery within a Design and Build model.
- Co-design with community is woven in to each project
- Rangitāne are supportive of the progress and plans to date
- Operating models are being worked through, with further considerations to be included in report to Community Committee in May 2025 (likely within Community Centres Model review report)
- Next steps include:
 - Multicultural Hub – finalise design, commence construction June 2025
 - Pasifika Hub – finalise design, commence construction later in 2025
 - Awapuni Hub – pending budget adjustment approval, commence procurement process in 2025

Questions?