

Request for Occupancy/lease of Council Land/Building 22/23

Application form

Application No. 0010 From Chris Whaiapu

Form Submitted 10 Oct 2023, 12:57PM NZDT

About Your Group

* indicates a required field

Organisation registration details

Organisation Name

Te Kohanga Reo o Ngati Hineaute Trust

NZ Charity Registration Number (CRN)

CC56685

New Zealand Charities Register Information

Reg Number	CC56685
Legal Name	Te Kohanga Reo O Ngati Hineaute Ki Rangitaane O Manawatu Trust
Other Names	
Reg Status	Registered
Charity's Street Address	117 Highbury Avenue Highbury Palmerston North 4412
Charity's Postal Address	PO Box 7161 Pioneer Highway Takaro Palmerston North 4443
Telephone	
Fax	
Email	
Website	
Reg Date	12:00am on 23 May 2019

Information retrieved at 9:09am today

Must be formatted correctly.

Current Address

117 Highbury Ave
Highbury Palmerston North 4412 New Zealand

Primary Phone Number

7(2)(a) Privacy

land phone number.

Primary Website

Must be a URL.

Contact Details

Primary Contact

Chris Whaiapu

Primary Contact Email

7(2)(a) Privacy

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Primary Contact Phone Number

7(2)(a) Privacy

land phone number.

Secondary Contact Name

Mr Chris Whaiapu

Secondary Contact Phone Number

Must be a New Zealand phone number.

Secondary Contact Email

Must be an email address.

Secondary Contact Phone Number

Must be a New Zealand phone number.

Applying for: Please tick which relates to your application

- ☒ Occupying/leasing a (previously unoccupied) council-owned property
- ☒ Constructing a new community building on council-owned land
- ☐ Renewing an occupancy/lease

What is the vision of the organisation, what are you wanting to achieve?

The vision is to;

Build a new Kohanga Reo to meet the growing demands of Kohanga Reo services in the Highbury area and wider community. To grow Te Reo Maori me ona Tikanga for the next generation of Ngati Hineaute descendants.

Ngati Hineaute have been without a Marae for nearly 100 years, and the vision is to build a new purpose built Marae to reconnect whanau to their tuakiritanga (identity) and restore the mana of Ngati Hineaute.

How are the major decisions in your organisation taken? (e.g. Trust Board, Management Committee) *

Through a Trust Board.

Who are the current members of the major decision-making group? *

There are 5 current Trustees of the Te Kohanga Reo o Ngati Hineaute Trust

Christopher Whaiapu

Liza Whaiapu

Marama Lobb

Mikaere Pene

Oho Whaiapu

Are staff employed or is all work carried out voluntarily? *

We have both employed and voluntary staff.

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If staff are employed, what is the source(s) of funding used to pay them? *

Main Source of funding for the Kohanga Reo is:

- Ministry of Education

What are the key positions in the organisation (paid and/or voluntary) ?

Key Positions:

Chairman

Secretary

Treasurer

Centre Manager

Pouako Matua

Teacher

Teacher Aide

Whanau

What in general terms are the roles of these positions?

To provide oversight and management of the Kohanga Reo and it's operation

Who currently holds these positions? Please give names and brief resumes.

Chair - Chris Whaiapu

Treasurer - Marama Lobb

Secretary - Oho Whaiapu

Centre Manager - Liza Whaiapu

Pouako Matua - Mikaere Pene

Teacher - Toni-Jane Treanor

Teacher Aide - Anahere Irene Maaka

Please provide a summary of your organisation's achievements since its establishment?

Have provided early childhood services to the Highbury community for nearly 9 years now. That in itself is a huge achievement.

Additional information

No files have been uploaded

Please upload any additional information to support your application

Intended Use

What is the intended use of the property?

- ☐ Sport and recreation
- ☐ Community or social service
- ☐ Education
- ☒ Other: Education and Cultural

What service is to be provided from the property? Please give a full description

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The trust will provide a wide range of resources, opportunities, to assist whanau/hapu/iwi with their reconnection to their tuakiritanga, and overall hauora/health and wellbeing.

The kohanga reo will support the education of young learners through the medium of Te Reo Maori. And the Urban Marae will act as a central hub for Ngati Hineaute, designed to provide a space that enables young and old Maori/mana whenua and community to connect, belong, and grow.

The available premises will allow the trust to collaborate with more community organisations, and it is committed to working in tandem with local community groups.

What are the objectives of the service or activity?

The objectives are -

- Build a Kohanga Reo
- Grow Te Reo Maori
- Improve social outcomes for Ngati Hineaute
- Build a new Urban Marae/place of gathering for the people of Hineaute and wider community

Who is expected to benefit from the service/project? (i.e. who will be the end users or client group)?

Ngati Hineaute, Maori, and community.

What geographic catchment will the project serve?

The geographic catchment will serve the wider Palmerston North area.

What is the demographic profile of those who are expected to benefit from the service/project?

The main demographic profile will be those living in the lower economic socio areas of Palmerston North.

How many people are expected to use the service/project on an annual basis?

Anywhere between 5,000 - 10,000 pax, annually.

How was this need identified?

This number was identified at approximately x 2 hui per week, at an average of 50pax per hui in total. This would include an approx 5 - 10 Mana Whenua (home people) and a visiting group of 25 - 40pax.

Which organisations in the City are providing services for a similar target group? (i.e. similar geographic location, demographic profile)

One other - Te Hotu Manawa Marae, situated at 158 Maxwells Line.

In what way does your service/activity differ from that supplied by these other organisations?

It is very different. This Marae will be the home base of Ngati Hineaute.

What evidence do you have that the service/activity will meet the need identified?

The only evidence I have is a high level probability that the land size and location is perfect for this type of Kaupapa.

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Has the service/project been pilot tested for effectiveness? If so, please give details of pilot test and results.

We have a very long wait list of Tamariki who require ECE services in the Highbury area, and the state of my Hineaute people (socially, culturally, economically, spiritually) are all at point where we are now desperate.

Has the service/project previously been operated in Palmerston North or anywhere else in New Zealand? If yes, please give details.

Yes; Too many to name, however:

Wehiwehi Marae - Manukau

Kereru Marae - Koputaroa

Parewahawaha Marae - Bulls

How will you measure the level of success of this service/project?

- A long term measure will be when all of Ngati Hineaute are able to speak Te Reo Maori once again, and when the intergenerational trauma of disconnection is no longer felt.

Readiness

What are the costs involved in establishing this activity/service? Please give the main categories of cost and as close an estimate as you can manage for each category.

Main Categories:

For the Kohanga Reo - as phase 1

Buildings - \$1,100,000.00

Carparking/infrastructure - \$300,000.00

For the Urban Marae - as phase 2 and a few years away (2030)

?

How do you anticipate funding these costs? (e.g. funds in hand, grants, fund raising) Please specify which funds have already been secured and which are subject to further work/decisions.

We anticipate the following scenario;

- Funds in hand (secured)
- Funds donated (secured)
- Funds raised (subject to lease approval)
- Funds granted (subject to lease approval)

What are the estimated costs of operating the service/project on each year?

For the Kohanga Reo, the operating costs will around \$250,000.00 PA

How do you anticipate funding these costs?

Main source of funding:

Ministry of Education. Approx \$300,000.00pa

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Have you prepared a business plan for the service/project? If yes, please supply a copy.

No. This is based on need, not to make profit.

Upload Business Plan

No files have been uploaded

Please supply a copy of your most recent audited accounts.

No files have been uploaded

If you are leasing a property, what is the timeline for making the service/project operational?

From signing, the timeframe would see the project begin within the next 2 years, to be completed within 5 years.

Please specify plans for resourcing (equipment, services, people, tools etc.)

Cash in Bank: \$100,000.00

Cash donations: \$100,000.00

Fundraising: \$500,000.00

Grants: \$500,000.00

Have you prepared any conceptual and technical plans? Please Upload

Filename: Scoping diagram.pdf

File size: 2.4 MB

Fit with Council Direction

Policy on Use of Public Spaces 2019

Support and Funding Policy - Occupancy of council-owned Property by For-Purpose groups

Purpose: The purpose of this support is to provide to allow for-purpose groups to occupy and operate out of Council owned property for sporting, recreational, community/social services and educational purposes at community rental rates.

Support Priorities: For-purpose groups that contribute to outcomes to achieve goals 2, 3, and/or 4 of Council's strategic direction. For- purpose organisations who are jointly seeking a shared space within a Council-owned building; and their presence fits with the identified space and will maintain or enhance the uniqueness of the space.

Policy on Use of Public Spaces 2019^[1]

In considering an application to use public space, and particularly where there are competing applications for the use of public space or high demand for a public space, the Council will consider whether the activity:

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- supports the achievement of the Council's goals
- adds to the variety of events or activities available in Palmerston North
- enhances any precinct identities (e.g. Broadway as a hospitality precinct)
- provides an experience (rather than a simple commercial exchange)
- does not significantly limit the availability of space for general community use.

Council may also consider:

- whether the event or activity is inclusive of and accessible to the wider community
- iwi feedback on the proposed event or activity
- the opportunity to enhance or celebrate the heritage values of the public space
- the opportunity to enhance or celebrate the natural environment of the public space
- the opportunity to contribute to preparedness for emergency response, disaster response, or national security concerns
- potential impact on existing city businesses. Council may require applications to be subject to public consultation where an application is likely to be controversial, or where it is unclear if the proposal is consistent with the overall intent of the policy.

Note that none of the criteria or considerations provided for in this policy outweigh the freedoms guaranteed under the Bill of Rights Act.

[1] <https://www.pncc.govt.nz/council-city/official-documents/policies/policy-for-the-use-of-public-space/>

Palmerston North Strategic Direction

Goal 1: An Innovative and growing city

Goal 2: A creative and exciting city

Goal 3: A connected and safe community

Goal 4: An eco-city

[Strategic direction | Palmerston North City Council \(pncc.govt.nz\)](https://www.pncc.govt.nz/council-city/official-documents/policies/policy-for-the-use-of-public-space/)

Please explain how your proposed lease will contribute to one or more goals of Council (it is not necessary to contribute to more than one goal):

There are many strands that this proposal connects to, but the most obvious is Goal 3: A connected and safe community.

Council will work in partnership with Rangitāne o Manawatū and:

- support community development activities
- encourage increasing responsiveness of the wider community sector to Māori
- engage early with Rangitāne o Manawatū in all planning and development for new and changing community facilities

Is the need which this project/service aims to address identified in any other City Council plans or research? If so please indicate the report and relevant sections.
Rangitane o Manawatu Committee (of council). Kawenata Agreement, 2018.

Type of Property (new requests only)

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35. Does your group require a building or land only?

Land only. We will build something purpose built.

36. Please describe the type of property you require? Size, type, what attributes must it have etc.

Bare land, within the urban area of Palmerston North. Preferably flat, preferably 8000m2 in size.

37. Does the property need to be located in a particular area of the City? If so, where?

It can be anywhere in the city proper or wider Palmerston North area, however and ideally within Highbury, Takaro, Westbrook and Cloverlea areas would be perfect.

38. Is this location essential or desirable? Please bear in mind that if you mark essential and the Council does not have suitable property in that location then no property at all may be offered.

☐ Desirable

☒ Essential

39. Do you have a location or Council property in mind? If so where?

Ngati Hineaute are landless, and I would not be pursuing this option if we had our own land.

Opie Place Reserve, whilst not the most desirable piece of dirt in the city, is 4200m2 of bare land, and we are desperate.

Opie Reserve:

40. Approximately how long do you anticipate requiring Council property for?

Perpetually - or for as long as the law allows.

41. Please attach any other information you wish to supply as part of your application

No files have been uploaded

Declaration

You must agree to the below statements before submitting your application:

New Question

☒ I confirm that all information given or written is true, complete and accurate.

☒ I give authority for Council to use the information provided publicly, such as in a report to the Council, to assess our proposal.