

## COVER SHEET

<p><b>a. Turakina Māori Girls College Redevelopment Project PGF Application</b></p>	<p><b>For: Approve</b></p>
<p><b>Background &amp; context:</b></p>	<p><b>Recommendation(s):</b></p>
<p><b>Applicant Organisation:</b></p> <ul style="list-style-type: none"> <li>Te Rūnanga o Ngā Wairiki – Ngāti Apa Trust</li> </ul> <p><b>Location:</b></p> <ul style="list-style-type: none"> <li>Marton (Rangitikei),</li> <li>Manawatu-Wanganui</li> </ul> <p><b>Proposal:</b></p> <ul style="list-style-type: none"> <li>Te Rūnanga has purchased the Turakina Māori Girls College and is seeking PGF funding to develop a feasibility study and business case for the development of the college as an industry driven Education, Training and Employment Programme with a contemporary kaupapa Māori philosophy from a purpose fit facility.</li> </ul> <p><b>Funding Sought:</b></p> <ul style="list-style-type: none"> <li>Total project value: \$ <span style="background-color: #cccccc;">Commercial Inform</span></li> <li>PGF Funding: \$ <span style="background-color: #cccccc;">Commercial Info</span> (<span style="background-color: #cccccc;">Comm</span>%)</li> </ul> <p><b>Background:</b></p> <ul style="list-style-type: none"> <li>Te Rūnanga has purchased the Turakina Māori Girls College, which is a 5.1 hectare campus on Henderson Line, Marton. <span style="background-color: #cccccc;">Commercial Information</span></li> <li>In total, <span style="background-color: #cccccc;">Comme</span> potential redevelopment opportunities were identified in an initial study undertaken by the trust and <span style="background-color: #cccccc;">Commercial Information</span> (MBIE approved Commercial Advisor). These have been grouped into four packages: <ul style="list-style-type: none"> <li>A. Education, training and employment;</li> </ul> </li> </ul>	<p><b>We recommend that the SRCs:</b></p> <p><b>a) Note</b> That the feasibility study will include:</p> <ol style="list-style-type: none"> <li>A detailed stakeholder analysis and formation of a coalition of willing stakeholders;</li> <li>A workforce pipeline study;</li> <li>Integration into an economic development strategy for the Rūnanga and wider region; and</li> <li>Development of a draft Masterplan.</li> </ol> <p><b>b) Note</b> TPK have assessed the application and support the proposal.</p> <p><b>c) Note</b> The Project is in the training and education sector supporting Iwi businesses and local industries and is aligned with the objectives of Accelerate 25 (Growing a prosperous Manawatu/Whanganui by 2025) and Te Pae Tawhiti (Manawatū-Whanganui Māori Economic Development Strategy).</p> <p><b>d) Support</b> the recommendation to <b>Approve</b> <span style="background-color: #cccccc;">\$ Commercial Info</span> from the PGF fund towards the feasibility study subject to the applicant providing the following information:</p> <ol style="list-style-type: none"> <li>Supporting materials which provide evidence of consultation with and support from other relevant stakeholders including local councils and other relevant bodies; and</li> <li>Clarification on the process used to identify and engage <span style="background-color: #cccccc;">Commercial Information</span></li> </ol>

<p>B. Culture, health and wellbeing; C. Business, innovation and enterprise; and D. Iwi leadership and infrastructure.</p> <ul style="list-style-type: none"><li>• Work is already underway on implementing components of packages B and D as the Rūnanga has relocated their administration, health and social services functions to the Marton site.</li><li>• Package A, (subject of this application) is identified as a “catalyst package to lift local productivity, and create sustainable jobs to enable the Rūnanga to reach its full potential”.</li></ul>	<p><small>Commercial Infor</small> along with details of past engagements which are relevant to the project.</p>
<p><b>PGF criteria that this proposal supports:</b></p>	

PROACTIVELY RELEASED

PGF Criteria	Assessment Commentary	Rating (1✓ to 5✓)
<b>Link with fund and government outcomes</b>		
Creates permanent jobs	<ul style="list-style-type: none"> <li>Feasibility study will further define the potential</li> </ul>	✓✓
Delivers benefit to the community	<ul style="list-style-type: none"> <li>Feasibility study will further define the potential –Maori development, education, training, jobs. Also use of an existing asset</li> </ul>	✓✓✓
Increased utilisation and returns of Maori asset base	<ul style="list-style-type: none"> <li>The applicant is the representative of local iwi - Ngāti Apa Trust</li> </ul>	✓✓✓
Enhanced sustainability of natural assets	<ul style="list-style-type: none"> <li>Neutral – assessment of options for use of an existing asset (former girls college in Marton)</li> </ul>	✓✓
Mitigation of climate change effects	<ul style="list-style-type: none"> <li>Neutral</li> </ul>	✓✓
<b>Additionality</b>		
Adding value by building on what is already there	<ul style="list-style-type: none"> <li>The former school has been acquired to provide education/training/ employment opportunities</li> </ul>	✓✓✓
Acts as a catalyst for productivity potential in the region	<ul style="list-style-type: none"> <li>Potentially - the feasibility study is expected to provide more detail on opportunities</li> </ul>	✓✓
<b>Connected to regional stakeholders and frameworks</b>		
Alignment with regional priorities	<ul style="list-style-type: none"> <li>Yes - Māori development, education/training/employment</li> </ul>	✓✓✓
Support from local governance groups (inc. Councils, Iwi/Hapu)	<ul style="list-style-type: none"> <li>Yes – the applicant is Iwi’s representative</li> </ul>	✓✓✓
<b>Governance, risk management and project execution</b>		
Robust project management and governance systems	<ul style="list-style-type: none"> <li>Trust is well established</li> </ul>	✓✓✓
Risk management approach	<ul style="list-style-type: none"> <li>Reliance consultation with appropriate</li> </ul>	✓✓✓

	stakeholders		
Future ownership / operational management	• Special vehicle/entity to be established		✓✓✓
<b>The purpose of this briefing is to consider recommending PGF funds to the Turakina Māori Girls College Redevelopment Project.</b>			
<b>Risks Issues:</b>			
A risk matrix has been provided with the application. Risks identified include:			
<ul style="list-style-type: none"> <li>• Lack of buy –in from stakeholders</li> <li>• Insufficient demand for jobs</li> <li>• Lack of need for classrooms</li> <li>• Not fit for purpose</li> <li>• Cost prohibitive</li> </ul>			
<b>Eligibility points of note:</b>			
<ul style="list-style-type: none"> <li>• <i>Due diligence:</i> Full due diligence is to be completed. It is a condition of approval that due diligence is to be to the satisfaction of the Head of PDU Investment team.</li> <li>• <i>Conflict(s) of interest:</i> Based on the information provided no conflict of interest is evident noting that full due diligence will inform this item further.</li> <li>• <i>Illegal Activity-</i> Based on the application information provided and feedback from other agencies there is no indication that the applicant or project has been involved in, or associated with illegal activity.</li> <li>• <i>Alignment with Regional development plans:</i> Māori development, education, training and employment</li> <li>• <i>Commercial funding availability:</i> Given the nature of the project which is to undertake a feasibility study access to commercial funding is not considered a feasible option.</li> </ul>			
<b>Consultation undertaken or implications:</b>			
<b>Legal</b>	N/A	<b>HR</b>	N/A
<b>Finance</b>	N/A	<b>MBIE policy</b>	N/A
<b>Other</b>	TPK		
<b>Supporting proposal:</b>	Yes		
<b>Appendices:</b>	Yes - Applications and supporting letters are as annexes		
<b>Sponsor(s):</b>	N/A		
<b>Manager/Author of paper:</b>	Nick Hough/ Matt Chisnall, Investment Team		