

## COVER SHEET

Te Pū o Te Wheke/The Heart of Ngāpuhi PGF EoI	For: Approve
<b>Background &amp; context:</b>	<b>Recommendation:</b>
<p><b>Applicant Organisation:</b></p> <ul style="list-style-type: none"> <li>Ngāpuhi Asset Holding Company Limited</li> </ul> <p><b>Location:</b></p> <ul style="list-style-type: none"> <li>Kaikohe, Northland</li> </ul> <p><b>Proposal:</b></p> <ul style="list-style-type: none"> <li>The PGF funding sought in this proposal will be used for project management &amp; business case development (includes a commercial, economic, sustainability and cost-feasibility, business plan and master plan for Kaikohe) for a multi-use community and cultural facility in the main street of Kaikohe.</li> <li>Ngāpuhi proposes that Te Pū o Te Wheke is to be the core catalyst project in the revival of Kaikohe - a “leading-edge social and economic enabler that will allow the mighty heart of Ngāpuhi to beat strongly once again”.</li> </ul> <p><b>Funding Sought:</b></p> <ul style="list-style-type: none"> <li>Total project value: \$<small>Commercial Information</small></li> <li>PGF Funding: \$178,480</li> </ul> <p><b>Background:</b></p> <ul style="list-style-type: none"> <li>Te Pū o Te Wheke is a partnership between Te Runanga Ā Iwi O Ngāpuhi and the Far North District Council and both parties have invested into the project.</li> <li>The Council has a need to update staff accommodation and a will to provide improved public services to the Kaikohe community and surrounds - including a new library and service centre for the wider area. The Council does not expect the PGF to fund these already planned council facilities.</li> <li>Te Pū o Te Wheke is likely to cost \$<small>Commercial Information</small>. This is based on</li> </ul>	<p><b>We recommend that SROs:</b></p> <p>a) <b>Note</b> that Te Pū o Te Wheke is a partnership between Te Runanga Ā Iwi O Ngāpuhi and the Far North District Council.</p> <p>b) <b>Note</b> that both Ngāpuhi and the council see Te Pū o Te Wheke as the centre/hub of the Kaikohe town centre.</p> <p>c) <b>Note</b> that the council has committed \$<small>Commercial Information</small> to the Business Case development and \$<small>Commercial Information</small> to the future capital development.</p> <p>d) <b>Note</b> that the likely capital cost is estimated at \$<small>Commercial Information</small>; that the PGF is likely to be asked for \$<small>Commercial Information</small>; and that the PDU Investment view that as a significant contribution from the PGF for a community and cultural facility.</p> <p>e) <b>Support the recommendation to approve</b> \$178,480 from the PGF towards the Te Pū o Te Wheke/The Heart of Ngāpuhi project management and business case, on the condition that the business case identifies other funding sources for the project and identifies aspects of the project that specifically meet the PGF criteria.</p>

<p>Commercial Information [REDACTED]. At this stage the applicant envisages it will include an Commercial Information [REDACTED] [REDACTED] [REDACTED] [REDACTED]</p>		
<b>PGF criteria that this proposal supports:</b>		
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>The build project (versus the business case), if it happens, is likely to result in some new jobs</li> </ul>	✓
Delivers benefit to the community	<ul style="list-style-type: none"> <li>The build project is a community and cultural facility which will deliver community benefits</li> </ul>	✓✓✓✓
Increased utilisation and returns of Maori asset base	<ul style="list-style-type: none"> <li>The build project will be built on Ngāpuhi land.</li> </ul>	✓✓✓
Enhanced sustainability of natural assets	<ul style="list-style-type: none"> <li>Minimal</li> </ul>	
Mitigation of climate change effects	<ul style="list-style-type: none"> <li>Nil</li> </ul>	
<b>Additionality</b>		
Adding value by building on what is already there	<ul style="list-style-type: none"> <li>The build project will bring some existing services together with new activities into a central 'hub' in Kaikohe.</li> </ul>	✓✓✓
Acts as a catalyst for productivity potential in the region	<ul style="list-style-type: none"> <li>The build project has the potential to bring new investment into Kaikohe and act as a focal point for cyclists on the cycle trail and other visitors.</li> </ul>	✓✓✓
<b>Connected to regional stakeholders and frameworks</b>		
Alignment with regional priorities	<ul style="list-style-type: none"> <li>The build project is well supported in the local area and wider region.</li> </ul>	✓✓✓
Support from local governance groups (inc. Councils, Iwi/Hapu)	<ul style="list-style-type: none"> <li>The build project is one of the key council and iwi priorities for the area.</li> </ul>	✓✓✓
<b>Governance, risk management and project execution</b>		
Robust project management and governance systems	<ul style="list-style-type: none"> <li>The council and Ngāpuhi both bring experience in these areas. Due diligence is still to be completed on Ngāpuhi.</li> </ul>	✓✓✓

Risk management approach	<ul style="list-style-type: none"> <li>Ngāpuhi has agreed on a fixed fee for the business case.</li> </ul>	✓✓✓
Future ownership / operational management	<ul style="list-style-type: none"> <li>This will be addressed through the business case.</li> </ul>	

### The purpose of this briefing is to recommend funding Te Pū o Te Wheke/The Heart of Ngāpuhi

#### Risks Issues:

The key issue with this funding request is the apparent reliance on significant PGF funding (\$Commercial Information) for the build project. As noted above we will require the business case to identify potential other funding and to identify an appropriate amount for PGF funding for the aspects of the project that meet PGF criteria.

#### Eligibility points of note:

- Due diligence*:- 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.
- Conflict(s) of interest*:- Based on the information provided no conflict of interest is evident noting that full due diligence will inform this item further.
- Illegal Activity*:- 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.
- Alignment with Regional development plans*:- The applicant notes the project is a key project listed on the Northland Regional Action Plan.
- Commercial funding availability*:- Given the nature of the project which is to undertake a business case, access to commercial funding is not considered a feasible option.

#### Consultation undertaken or implications:

Legal	N/A	HR	N/A	Finance	N/A	MBIE policy	N/A	Other	
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#### Supporting proposal:

Yes

#### Appendices:

Yes - Applications and supporting letters are as annexes

#### Sponsor(s):

N/A

#### Manager/Author of paper:

Paul Swallow, Investment Team