

Application for Funding Projects



About this form

This form enables you to make an application for funding over \$100,000 from the Provincial Growth Fund for applications relating to the delivery of projects.

You will need to use the Express Form if your application is for an activity under \$100,000 or the Development Phase Form if your application is within the Development phase of a Project (i.e. feasibility / business case).

These forms are available on the [Provincial Growth Fund website](#)

Purpose of the Provincial Growth Fund

The Provincial Growth Fund aims to lift productivity potential in the provinces. Its priorities are to enhance economic development opportunities, create sustainable jobs, enable Māori to reach their full potential, boost social inclusion and participation, build resilient communities, and help meet New Zealand's climate change targets.

Completing this form

Please complete all sections fully and accurately. Square brackets and italics indicate guides.

Please see the PGF website, or contact your regional relationship manager, for further support. If you are applying on behalf of a number of parties, you need their consent to submit this application. You can add other applicants during the application process. You will be the point of contact for this application, but you must give us all information about all applicants.

Submitting your application

All completed forms must be emailed to PGF@mbie.govt.nz with a clear subject included.

If you are a Trust (or applying on behalf of a Trust), then you must provide a copy of your Trust Deed.

Next Steps

Applications will be assessed for eligibility, as well as how well they will deliver on the aims of the Provincial Growth Fund. One of our team will be in contact regarding your application.

Funding Agreement

The template funding agreements can be found on the [Provincial Growth Fund website](#)

Public disclosure

The Provincial Development Unit is responsible for leading the Provincial Growth Fund's design, administration and monitoring its operation in consultation with other government agencies. In the interests of public transparency, successful applications may be published by the Provincial Development Unit. Commercially sensitive and personal information will be redacted by reference to the provisions of the Official Information Act 1982. Please identify by highlighting any information in your application that you regard as commercially sensitive or as personal information for the purposes of the Privacy Act 1993.

Part A: Key Details

Please note that if the funding agreement will not be held with the applicant (i.e. applying on behalf of another organisation), then we require the details of that organisation.

1. Proposal Title:

2. Please provide a very brief description of the project/activity:

It is proposed to clear and provide public access with parking to enable visitors and tourists to view the (currently landlocked) historic **Pakinga Pa** site, an historic site of significance to local Maori located 3 Km west of Kaikohe. This project involves land that is currently in general title owned by Maori (Taporepore A), and land in general title currently owned by the Applicant (the Pa site) that will ultimately belong to a Whenua Tōpū Trust setup via the MLC. It is planned to set up the Trust during the project and, once construction & clearing is complete, hand the Pa Site over to the Trust to manage and maintain in perpetuity as a spiritual and educational centre for Ngapuhi. It is proposed to construct the accessway and carparking on Taporepore A block which will open up a further 6Ha of Maori owned land to potential future development.

3. Please provide the details of the applicant organisation/entity for which funding is being requested:

Legal Name:	Coleman Farms Ltd Commercial Information
Entity Type:	Company
Registered Offices / Place of Business:	168 Mataraua Road, Kaikohe.
Identifying Number:	NA129A/864 North Auckland issued 29 June 2001
Organisation's Website:	None

4. Please provide the contact details for a person as a key point of contact):

Contact Name and Role:	Richard Coleman		
Email Address:	Privacy of natural persons	Telephone:	Privacy of natural persons

5. Please describe the principal role or activity of the applicant organisation.

Coleman Farm Blocks are primarily involved in Beef Farming but have also been caretaker to the Pakinga Pa Historic Site as it is located on their land holdings.

6. This project will be based in the region of:

7. What type of funding is this application for:

[Note: the most appropriate funding type will be determined by the PDU in consultation with the applicant]

8. What is the activity / funding start and end date?

Start Date:	Commercial Information	Completion Date:	Commercial Information
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9. Has this project / activity been previously discussed with any part of Government? Yes: No:

- If Yes, please describe which part of government, and what the outcome of the discussions were.

- *[The PDU will consult with other parts of Government as part of the assessment]*

- **Provincial Development Unit** – Management and Staff of PDU have looked at the site and have considered the feasibility of funding and how that will bring landlocked and inaccessible land back into meaningful utilization. PDU is currently supporting the Applicant to develop a project plan.

- **Te Puni Kokiri** – The advice of TPK and the Maori Land Court has been sought to establish a suitable structure for Hapu to manage the ongoing care of the site. The Maori Land Court has recommended a Whenua Tōpū Trust and the initial application and draft deed is now being developed.

- **Heritage NZ** (Privacy of natural persons) re site protection and historic presentation. (Privacy of natural persons) views this site

as significant and worthy of development and listing as a NZ Heritage site. Privacy of natural persons is developing strategies to determine the best areas to showcase, clear the site without damage to historic features, and protect the site from landslips by selective clearing.

10. Have you previously received Government funding for this Project? Yes: No:

- If Yes, please list which part of the Government, when the funding was received, and how much under Q11.

11. Are you an overseas investor for the purposes of the Overseas Investment Act? Yes: No:

To find out if you are an overseas investor, and find support, please visit the Overseas Investment Office [website](#).

12. Please set out the proposed sources of funding for the Project:

Source of Funding: <i>[please indicate where all other funding is sourced from, noting who the funder is]</i>	\$ (excluding GST)	Status / Commentary <i>[i.e. received / confirmed / in principle]</i>
Provincial Growth Funding (Whenua Maori) via this application.	\$ Commercial Inform	In application stage.
No other sources of funding at this stage.	\$ Commercial Informa	
Total:	\$ Commercial Inform	

Part B: Project Description

13. This application is: “a stand-alone activity” “in support of a wider project/programme”

14. Will additional funding be required in the future?

Yes:

No:

If Yes, please describe at a high level, what this may include, and when this is likely to be applied for.

Ongoing Maintenance of grounds, roads and tracks will be required on the site after this development phase is completed. It is expected that the Management Trust, once established and gifted the land, will be responsible for sourcing funding from Government, philanthropic agencies, or Trust profits. They may also choose to collaborate with local Government (ie. FNDC) or Government Departments (ie. DOC) in joint management relationships.
No further funding requests to PDU are foreseen at this stage.

15. Has a feasibility study, or equivalent, been conducted prior to this application?

Yes:

No:

- If Yes, please provide a copy, including an overview of the feasibility study and any outcomes.

- If No, please explain why not; and how feasibility/viability of the project has been assured.

It is known from previous historic sites that have been opened to the public (ie. Ruapekapeka Pa) that they become the focal point for the area’s history, and each provides a local historic flavour to their specific area. It is rare that a historic site located on private land is gifted back to Maori, so this is an opportunity that should not be missed.

This site clearly has historical significance to Northern Maori as the birthplace of Hongi Hika and base for many other historic figures. Heritage NZ Archaeologist, Privacy of natural persons, sees this as a rare opportunity for New Zealanders to gain access to their nation’s heritage. Local Maori have always seen this site as important to who they are but for many decades have had limited access to it; and certainly not to the extent proposed now for full and free public access.

16. Please provide a detailed description of this project for which funding is being applied, including the benefits arising from the project:

Funding is being sought to assist in the following aspects of the project:

- Manage the Project
- Ring-fence the Pa site to protect it from further stock damage.
- Build access to the site including a road, culvert, carparking, footpaths with steps and gates where necessary.
- Clear and grass the peak and surrounding significant areas to showcase the historic areas, protect the archaeological evidence of occupation, and protect valleys and escarpments from erosion.
- Research the site history and emplace signage at the main entrance and alongside sites of key interest.
- Establish a Management Trust (Whenua Tōpū Trust) under the Maori Land Court.
- Promote the Historic site by Heritage NZ and Tourism Listings.
- Hold a public Opening Ceremony and a formal gifting of the Historic Site to local Hapu, with media coverage.

How the funding will be implemented:

- Planning
 - o Detailed reconnaissance and workplan.
- Construction
 - o Construct the accessways in the first instance; road, culvert, carpark, & footpaths to allow workers on to the site.
- Presentation
 - o Removal of scrub and bush from the identified showcases area. This must be done with care to prevent archaeological damage and erosion. All cut waste is to be removed from the historic site and disposed of as firewood or by burning elsewhere.

- Information:
 - o Research the history utilizing Heritage NZ expertise.
 - o Record local kaumatua knowledge of history of the area
 - o Identify sites of significance on the ground (post clearance)
 - o Erect an overview sign with site map at the entrance
 - o Emplace small information signs on key sites of significance around the Pa.
- Ongoing Management:
 - o Apply to the MLC to setup a Whenua Topu Trust
 - o Support Hapu to hold Hui to define their mandate, membership, and guiding principles.
 - o Draft a Trust Deed
 - o Formalise the Whenua Topu Trust in the Maori Land Court.
- Marketing & Promotion:
 - o Seek Heritage NZ and Tourism Listings.
 - o Advertise the site via radio, news and TV media.
 - o Hold a public Opening Ceremony and a formal gifting of the Historic Site to local Hapu, with media coverage.

The following relationships with local organisations will likely occur:

- **Commercial Information**
- FNDC (Permits and consents as required)
- Kaikohe Businesses (Roading and fencing contractors)
- Northland Tourism operators (Promotions)
- DOC (if a joint management option is sought by the Management Trust)

Benefits of the Project:

- This project represents a model of respect, co-operation and empathy between long standing residents of Kaikohe, both Maori and Pakeha, working together for a common objective and their shared history.
- At the end of the project, ownership and responsibility will lie with the resident Hapu, in keeping with traditional values of safeguarding their ancestry and heritage, but with full acknowledgement of the voluntary beneficence of a private landowner.
- The development stage will provide work for local contractors, tradesmen, suppliers and workers.
- A currently landlocked taonga (treasure) will be available for all to visit.
- It will enhance the sense of belonging and pride for local Maori.
- The potential will exist to establish the Pa Site as a spiritual and educational centre for Ngapuhi, for schools, for New Zealanders, and for guests to this country.
- The Pa site will provide an additional attractant to Kaikohe, thereby enhancing the tourist flow through other community businesses.
- The Pa site can be an additional stopover point on the Northland tourism trail.

17. How does this project demonstrate additionality within the region?

- This project has never been considered before as the historic site was located on private land.
- However, the private landowner has recently made known his desire to gift the historic site to local Hapu, which opens the door to development of a shared and public resource for NZ. The landowner, being aware of its historical significance, has not developed the site for farming purposes; rather, the site has been left to natural regrowth for some decades. Now he wishes to hand it back to local Hapu as a taonga that had been out of reach until now.
- Hapu have the desire to open the block to the public but lack the funds to do so. As a Whenua Topu Trust, managing a site for which little or no financial return is expected, and a site that cannot be used as collateral for loans, Central Government Funding is seen as the only viable means.
- This site is expected to add to the flow of interest in the Kaikohe area and thereby lend support to other businesses and government initiatives in the area. There are alignments between this project and other government funded projects in the Kaikohe area including Commercial Information (via Te Ara Mahi), and Nga Whenua Kaikohe vineyard block developments in the same area (via PDG). It will also compliment and expand upon the other tourism operations in Kaikohe (ie. The Cycle Track and Pioneer Village).

18. How is the project connected to regional (and sector) stakeholders and frameworks?

The NRC and FNDC Annual Strategies express the importance of issues such as Tangata Whenua Impacts, the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga the exercise of rangatiratanga and the practice of kaitiakitanga, as provided for by the principles of the Treaty of Waitangi and the Resource Management Act, the use of tikanga and other aspects of the Maori environmental management system, and contributing to the wellbeing of people and communities. This project adopts aspects of all of those issues.

The Regional Tourism Organisation is responsible for destination marketing - the promotion of their regions to potential domestic and international visitors. This site will add to their repertoire.

Local Hapu, Ngati Tautahi & Ngati Ue, are keen to accept the mantle of responsibility as kaitiaki to their historical legacy.

19. How will your project lift productivity potential in the regions?

PGF Outcome	✓	How will the project positively or negatively impact this outcome in the region(s) identified?
1. Increase economic output	✓	While this Pa Site is not seen as a profit making venture in its own right, rather an investment in the human condition, it is seen as an attractant to the Kaikohe area to increase traffic to the benefit of other providers and suppliers in the area. Also, it opens an adjacent Maori land block for future development.
2. Enhance utilisation of and/or returns for Māori assets	✓	The Pa site has not been utilized by either the Farmer or Maori given its tenure and inaccessibility; a lose/lose situation. This project brings the land into the public arena thereby utilizing the land for good purpose and enhancing the standing of the Farmer and local Maori; a win/win situation. As an added benefit, the roadway to the Pa site will open access to a currently inaccessible and undeveloped section of the neighbouring Maori owned block potentially facilitating future development there as well.
3. Increase productivity and growth	<input type="checkbox"/>	Not applicable.

4. Increase local employment and wages (in general and for Māori)	✓	During the construction and presentation phases of the project, there will be work and employment for local contractors, suppliers, workers and Horticulture Trainees. Once the site is open, this will be limited to periods of ongoing maintenance.
5. Increase local employment, education and/or training opportunities for youth (in general and for Māori)	✓	This project is not considered to be a long-term employment opportunity directly. It is envisaged that horticulture and farming students from local training establishments will be invited to practice their studies on the ground by getting involved in the clearing and site protection. While some of these students come under Te Ara Mahi funding, there will be a requirement to contract the organisation for training and supervisory services. The ideal outlook for this project is that, by visiting the Pa site, young Maori of Northland gain an understanding that their ancestors were from here, therefore they are from here and belong here, and that there is a future for them here.
6. Improve digital communications, within and/or between regions	<input type="checkbox"/>	Not applicable.
7. Improve resilience and sustainability of transport infrastructure, within and/or between regions	<input type="checkbox"/>	Not applicable.
8. Contribute to mitigating or adapting to climate change	<input type="checkbox"/>	Not applicable.
9. Increase the sustainable use of and benefit from natural assets.	✓	This project opens access across an unutilized 6Ha land block (the hillside approach) and the stream. There will be improved access to the land and to the water source.
10. Enhance wellbeing, within and/or between regions	✓	This is an opportunity for Ngapuhi to honour its heritage and take pride in its history. This is a venue where people from all walks of life can view and experience the history and origins of another people, another tribe, another culture. It will be a place that commands aroha and respect, where one can honour the past and look towards the future.
Total number of outcomes project contributes to	6/10	

20. Has public consultation been conducted?

Yes:

No:

- If yes, what were the results?
- If no, is there a plan to do so?

Limited consultation has occurred to date:

- The Landowner with the Pa site on it has been consulted as to his intentions and requirements if he is to gift the site.
- The Landowner across whose land the accessways will cross has been consulted about alignments requirements, and locations.
- **Commercial Information**
- Heritage NZ has been consulted about the value that this Pa site has to offer.
- Contractors have been consulted about their ability to produce the desired facilities.

There is general consensus that this is a workable and worthwhile project.

Further Consultation required:

- Hui with Hapu members will need to happen post-lockdown to identify the participants and define the guiding principles (scheduled for June 6th 2020).
- The NRC and FNDC may need to be consulted if any of the project tasks could be impacted by local bylaws.

21. Please provide your customer demand / market analysis for this project, covering the following where possible:

- What is the current market for this project’s outcome, and what is your current involvement in the market?
- What opportunities are there to *expand* market activity (i.e. what is the customer demand)?
- What customer market relationships do you have to leverage success of the outcomes of this project?
- Is the project primarily aimed at enhancing the share of a single market? If so, please detail the proposed markets with this intention.

Customer demand is:

- Local Maori want it.
- The Landowner wants it to be given back to local Hapu.
- Travellers and Tourists want more activities in the North.
 - o Tour buses ply the North daily (except during lockdowns) on their BOI/Reinga/Opononi circuit. This site will provide an additional interest stop.
- Ngapuhi wants their history accurately presented.
 - o For Maori wishing to know more of their history
 - o For Travellers wishing to know more about the area.
- Heritage NZ wants to protect the nation’s heritage.

Commercial Information

22. Where the project utilises land, does the land have any other interests associated with it? (i.e. Treaty claims, or iwi/hapū ownership) Yes: No:

The land has a general title over it at present, but once the Landowner gifts the site to a local Hapu Trust, ownership (and responsibility) will rest with that Trust in perpetuity.
As general land now, and for decades past, there are no known encumbrances or issues before the Maori Land Court, no outstanding issues or claims with the Waitangi Tribunal, and no known ownership conflicts.

23. Is the land owned by others, i.e. not solely by the applicant?

- If yes, then please describe the other interests and how will this be managed?

Coleman Farm Blocks - The land that the Pa Site is located on is currently owned by Privacy of natural persons, a farmer and private landowner.

Taporepore A Blks II & III, Punakitere Survey District – This is the neighbouring block owned by Privacy of natural persons across which the accessway to the Pa site will be situated.

Pakinga Pa Historic Site Trust - It is intended, once a Whenua Topu Trust is setup, that members of the Ngati Tautahi and Ngati Ue Hapu be gifted the Pa site land in perpetuity, and as a requirement of the trust deed, take responsibility for the care and maintenance of the Pa site as well as the accessways leading to it.

24. Does the land have appropriate Resource Management Act consents? Yes: No:

- If no, how and when will this be addressed?

This has yet to be considered but the project only involves clearing some scrub and improving some farm roads and fences on private farmland, so no difficult issues are foreseen.
A check with FNDC Offices will be made to confirm whether any issues might need consents once a detailed design for each component is completed.

Part C: Project Delivery

[Please note – this section refers to the actual activity associated with this application.]

25. Please provide an overview of the project management approach / plan for this activity.

- How the activity will be managed from your organisation?

- Pending a formalised Whenua Topu Trust structure, and during the site development phase, it is proposed that the following people comprise the Project Management Team:
 - Privacy of natural persons on behalf of Coleman Farms (Historic site landowner)
 - Privacy of natural persons on behalf of Heritage NZ (Archaeologist)
 - Privacy of natural persons on behalf of Tapopore A Block (Access site landowner)
 - Derek Toia on behalf of PDU (on behalf of the Funder)

- What involvement is required by the Provincial Development Unit?

- PDU is asked to fund the development stage of the Pakinga Pa Project.
- PDU Staff are asked to support and overview the Project until handover to the Hapu Topu Whenua Trust.

- What other partners are required for successful delivery?

- Commercial Information as Funds Holding Body
- TPK and the Maori Land Court as advisers to establishing a Topu Whenua Trust
- Fencing and Roading contractors
- Site Clearing team Commercial Information

- What project management practices will be in place?

- Dedicated Bank account
- Payment approval by Management Team
- Experienced project managers
- Contracting of local businesses
- Payments made by Funds Holding Body (Commercial Information)

- Who are the key personnel within the organisation relating to this project?

- See Management Team above.

- Please include bio's and provide an organisational/project structure where possible

- This is an ad-hoc management structure pending the establishment of a Whenua Topu Trust.
- The Management Team comprises landowners, Farmers, an Archaeologist and an Engineer, all competent with decades of experience which qualifies them to manage a project such as this.

- Please attach a copy of your health and safety policy that will apply for this project.

- A brief Health & Safety Plan is attached at Annex E to the Project Plan.

26. Have you had independent verification of the project approach / plan?

Yes:

No:

If yes, who verified the project and when?

This Plan has been Peer Reviewed prior to submission by:

- Privacy of natural persons (the Landowner)
- Privacy of natural persons (Archaeologist, Heritage NZ)
- Privacy of natural persons & Privacy of natural persons (Tapopore A Landowners)
- PDU Staff have also reviewed the Plan prior to submission to the SRO.

27. Please provide us with a project plan, where possible please attach a schedule (i.e. Gantt chart):

[Please use the following table to describe the milestones of the project, if preferred, a schedule can be provided]
 Note that many of these activities can happen concurrently, therefore they are not Milestones but Tasks that need to happen for the project to complete:

#	Project Activity	Responsible:	Date / Period:
1	On signing	Richard/ [Redacted]	[Redacted]
2	On production of a Work Plan	Mngt Team	[Redacted]
3	Construction phase	Mngt Team/Contractors	[Redacted]
4	Presentation phase	Mngt Team/Contractors	[Redacted]
6	Marketing phase	Mngt Team/Consultants	[Redacted]
5	Establishment of a Whenua Topu Trust	Mngt Team/Local Hapu/TPK	[Redacted]
6	Opening ceremony & gifting	Event Managers	[Redacted]

(A Full Milestone and Tasks List is attached as Annex A)

28. Please provide a complete breakdown of the costs of the project to assist us in understanding where the funds will be utilised:

[Note that figures in this table must align with other figures provided in Q11. Please use as many lines as it takes to provide us with the appropriate detail. If more suitable, please attach a budget spreadsheet to this application]

Cost Description:	\$ (including GST)
Please see Cashflow Forecast at Annex B to the Project Plan. <small>Cashflow forecast withheld in full - commercial information</small>	[Redacted]
Total	\$ [Redacted]

29. What are the proposed deliverables if funding is approved?

[Please use the following table, consider what deliverables there will be, when, and whether there are any payments associated with them and against what criteria payment should be made. If it is a single deliverable with single payment, please just use one line]

#	Description	Payment criteria:	Invoice Value \$ (Exc. GST)	%	Invoice Date:
1	On Contract Signing	On signature of the funding agreement	\$ [Redacted]	[Redacted] %	[Redacted]
2	On production of a Work Plan	On delivery of a work plan based on a detailed reconnaissance	\$ [Redacted]	[Redacted] %	[Redacted]
3	Construction phase	On delivery of a Progress Report showing construction work completed, with photos.	\$ [Redacted]	[Redacted] %	[Redacted]
4	Presentation phase	On delivery of a Progress Report showing presentation work completed, with photos.	\$ [Redacted]	[Redacted] %	[Redacted]
6	Establishment of a Whenua Topu Trust	On delivery of evidence that a Whenua Topu Trust has been legally established in the Maori Land Court.	\$ [Redacted]	[Redacted] %	[Redacted]
7	Opening ceremony & gifting	Event manage an Opening and Gifting Ceremony, with media presence.	\$ [Redacted]		[Redacted]

Please see detailed Tasklists at Annex A to the Project Plan.

30. Please provide a description of why Government funding is required to deliver this project?

A public Pa Site has limited, or zero, potential for financial return and cannot be used as collateral for loans. Central Government Funding is seen as the only viable means.

31. Please provide an overview of the applicant’s relevant skills and experience for delivering a project of this nature:

The Applicant is an experienced Farmer with a passion for protecting New Zealand’s heritage. The Project Management Team includes expertise in farming, archaeology, engineering, business, financial and project management.

32. Please outline the project team and explain the Governance arrangements for this project

The Project Management Team comprises representatives of the four key stakeholders and they will ensure the Milestones are met. This also enables each representative to protect their own investment in the project.

- Privacy of natural persons (the landowner of the Pa Site),
- Privacy of natural persons (Archaeological Adviser, Heritage NZ),
- Privacy of natural persons (the landowner of the accessways),
- Privacy of natural perso (on behalf of the funding body).

This group will act as governance and managing directors for the project until the Pa is handed back to Hapu. They, by majority, will approve all payments (by email).

33. What procurement process has been undertaken (i.e. selection of a provider), or will be undertaken, and how will that be managed? In addition, please provide a description of how greater public value will be achieved through the procurement process, for example by considering one or more of the following:

- How regional businesses (inc. Māori / Pacifica enterprises) will be provided with opportunities
- How skills will be developed in the market (i.e. via construction apprenticeships)
- How worker conditions in the supply chain will be improved / managed
- How waste / emissions are being reduced in this procurement.

For more information, please visit: <https://www.procurement.govt.nz/broader-outcomes/>

All contractors to undertake the construction and presentation phases of the project are deliberately engaged from the local business community to keep the development benefits in Kaikohe.

34. What risks are associated with the delivery of this activity?

#	Risk	Mitigation approach	Rating
1	This Plan has been drafted without the benefit of an on-the-ground reconnaissance due to covid lockdown so earthworks and other work required has been determined from discussions with landowners, contractors and online measurements.	<ul style="list-style-type: none"> - The landowners and the Management team have a wealth of local knowledge, farming and engineering experience so our guesses are well informed. - One of the initial tasks is to do a detailed reconnaissance as soon as lockdown ends at which time a real and detailed plan can be determined. This may change alignments and strategies, but not costs. 	[L]
2	The historic value of the site could be diminished by the use of destructive clearing methods.	<ul style="list-style-type: none"> - The contractors will be strictly briefed and monitored on the clearing methods we require. - Privacy of natural persons Archaeologist, will be advising on the preferred methods to protect the historic and archaeological value of the site. 	[M]
3	There is an increased risk of landslips if the scrub/bush cover is removed.	<ul style="list-style-type: none"> - The Management Team will do an on-site reconnaissance to define the safe areas to clear. - Privacy of natural persons, Archaeologist, will be advising on the areas for bush/scrub clearance or retention. 	[L]
4	There may be considerable waste to remove from the historic site and	<ul style="list-style-type: none"> - The cost of removal has been factored into the 	[L]

	dispose of once the bush is cleared.	<p>budget.</p> <ul style="list-style-type: none"> - It is proposed that some waste be converted to firewood and distributed to local kaumatua or Marae. 	
5	The farmer may change his mind about gifting the historic site after the Project ends.	<ul style="list-style-type: none"> - The Farmer has given his personal assurances. - The Farmer is working with a Management Team comprising local Maori, an Engineer, and an Archaeologist in support of his aspirations, so the intent seems genuine. 	[M]
6	Hapu unable to legalise a Whenua Topu Trust.	<ul style="list-style-type: none"> - While we expect the process of forming a Trust, to receive the gifted land and enable them to manage and maintain the site in perpetuity, will require many Hui for the Hapu to define their mandate, membership, and guiding principles, we expect that it will happen. - <small>Privacy of natural persons</small> of TPK is assisting the process by developing a Trust Deed and MLC Application on behalf of the Hapu already. 	[L]
7	The weather may delay some of the construction work.	<ul style="list-style-type: none"> - The plan places the construction phase between <small>Commercial Information</small>. If the winter did prevent some work, then that work will be slipped into the <small>Commercial Information</small>. 	[H]

35. Will the applicant own the asset on delivery?

Yes:

No:

- If no, please describe who will own the asset.

Once the development project is completed, the applicant will gift the Historic Site to a Whenua Topu Trust whose members come from local hapu of Ngati Tautahi and Ngati Ue, descendants of earlier residents of the Pa. They will act as kaitiaki (caretakers) on behalf of local Hapu, Iwi, and New Zealanders. Ownership, and the rateable land area, will shift from the current owner to the Topu Whenua Trust.

36. When the project is delivered, what is the plan to operationalise the asset (if an asset), and maintain it through life?

We see the project ending with an Opening Event with open public invitations and media coverage. This will be an opportunity to present the asset to attendees, acknowledge the gift from the Landowner, acknowledge the government contribution, and hold a Gifting Ceremony where title to the land is handed over to the Pakinga Pa Whenua Topu Trust. Thereafter, we foresee a significant taonga being entrusted into the safe keeping of the local Hapu and their tohunga hītori (historical experts) who will care for, manage and maintain the site in perpetuity.

37. What will the impact be on the applicant’s financial accounts?

As the site is to be gifted for the benefit of all, it is not intended that the Applicant experience any financial impact at all, neither profit nor loss. All Grant monies will be spent on the project.

Part D: Declarations

- 38. The contracting entity is compliant and will continue to comply with all applicable laws, regulations, rules and professional codes of conduct or practice including but not limited to health and safety and employment practices Yes: No:

- 39. Has this activity ever been declined Crown Funding in the past? Yes: No:

- 40. Has the applicant or the contracting entity ever been insolvent or subject to an insolvency action, administration or other legal proceedings? Yes: No:

- 41. Has any individual in the Project Team (including the Applicant’s Leadership Team, directors, partners, or trustees, or any key members of the project) ever been insolvent or subject to an insolvency action, administration or other legal proceedings, or actively involved in any organisation which has? Yes: No:

- 42. Has any individual in the Project Team (including the Applicant’s Leadership Team, directors, partners, or trustees, or any key members of the project) ever been adjudged bankrupt or is an undischarged bankrupt? Yes: No:


- 43. Has any individual in the Project Team (including the Applicant’s Leadership Team, directors, partners, or trustees, or any key members of the project) ever been under investigation for, or been convicted of, any criminal offence? Yes: No:

- 44. Are there any actual, potential or perceived conflicts of interest that the applicant or any of the key personnel have in relation to this project. Yes: No:

“In a small country like ours, conflicts of interest in our working lives are natural and unavoidable. The existence of a conflict of interest does not necessarily mean that someone has done something wrong, and it need not cause problems. It just needs to be identified and managed carefully...”

<https://www.oag.govt.nz/2007/conflicts-public-entities>

If you answered “Yes” to any question from 39 to 44, please provide a description below:

Commercial Information 

By completing the details below, the applicant makes the following declarations about its application for Provincial Growth Fund funding for the project (“application”):

- I have read, understand and agree to the Terms and Conditions of applying for Provincial Growth Fund funding which are attached as Appendix 1;
- The statements in the application are true and the information provided is complete and correct, and there have been no misleading statements or omissions of any relevant facts nor any misrepresentations made;
- I have secured all appropriate authorisations to submit the application, to make the statements and to provide the information in the application;
- I have obtained the permission of each member of the Project Team to provide the information contained in this application and those individuals are aware of, and agree to, the Terms and Conditions of applying for Provincial Growth Fund funding which are attached as Appendix 1;
- I consent to this application being publicly released if funding is approved. I have identified the commercially sensitive and personal information.
- The applicant warrants that it has no actual, potential or perceived conflict of interest (except any already declared in the application) in submitting the application or entering into a contract to carry out the project. Where a conflict of interest arises during the application or assessment process, the applicant will report it immediately to the Provincial Development Unit by emailing PGF@mbie.govt.nz; and
- I understand that the falsification of information, supplying misleading information, or the suppression of material information in this application, may result in the application being eliminated from the assessment process and may be grounds for termination of any contract awarded as a result of this application process.
- The applicant consents to the Provincial Growth Fund undertaking due diligence including any third-party checks as may be required to fully assess the application.

Full name:

Richard Coleman

Title / position:

Landowner

Signature / eSignature:

Date:

**Note that due to lockdown, the document was unable to be signed manually. So, a photo of a signed page has been attached on the following page.
A copy of the original will be acquired after lockdown**
.....

By completing the details below, the applicant makes the following declarations about its application for Provincial Growth Fund funding for the project ("application"):

- I have read, understand and agree to the Terms and Conditions of applying for Provincial Growth Fund funding which are attached as Appendix 1;
- The statements in the application are true and the information provided is complete and correct, and there have been no misleading statements or omissions of any relevant facts nor any misrepresentations made;
- I have secured all appropriate authorisations to submit the application, to make the statements and to provide the information in the application;
- I have obtained the permission of each member of the Project Team to provide the information contained in this application and those individuals are aware of, and agree to, the Terms and Conditions of applying for Provincial Growth Fund funding which are attached as Appendix 1;
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- I understand that the falsification of information, supplying misleading information, or the suppression of material information in this application, may result in the application being eliminated from the assessment process and may be grounds for termination of any contract awarded as a result of this application process.
- The applicant consents to the Provincial Growth Fund undertaking due diligence including any third-party checks as may be required to fully assess the application.

Full name:

Privacy of natural persons

Title / position:

Landowner

Privacy of natural persons

Signature / eSignature:

Privacy of natural persons

Date:

29-4-2020

Appendix 1 – Terms and Conditions of this Application

General

The terms and conditions are non-negotiable and do not require a response. Each applicant that submits a request for Provincial Growth Fund (“PGF”) funding (each an “application”) has confirmed by their signature (or e-signature) on the application that these terms and conditions are accepted without reservation or variation.

The Provincial Growth Fund is a government initiative which is administered by the Provincial Development Unit, a unit within the Ministry of Business, Innovation and Employment. Any reference to the Provincial Development Unit in these terms and conditions, is a reference to MBIE on behalf of the Crown.

Reliance by Provincial Development Unit

The Provincial Development Unit may rely upon all statements made by any applicant in an application and in correspondence or negotiations with the Provincial Development Unit or its representatives. If an application is approved for funding, any such statements may be included in the contract.

Each applicant must ensure all information provided to the Provincial Development Unit is complete and accurate. The Provincial Development Unit is under no obligation to check any application for errors, omissions, or inaccuracies. Each applicant will notify the Provincial Development Unit promptly upon becoming aware of any errors, omissions, or inaccuracies in its application or in any additional information provided by the applicant.

Ownership and intellectual property

Ownership of the intellectual property rights in an application does not pass to the Provincial Development Unit. However, in submitting an application, each applicant grants the Provincial Development Unit a non-exclusive, transferable, perpetual licence to use and disclose its application for the purpose of assessing and decision making related to the PGF application process. Any hard copy application or documentation supplied by you to the Provincial Development Unit may not be returned to you.

By submitting an application, each applicant warrants that the provision of that information to the Provincial Development Unit, and the use of it by the Provincial Development Unit for the evaluation of the application and for any resulting negotiation, will not breach any third-party intellectual property rights.

Confidentiality

The Provincial Development Unit is bound by the Official Information Act 1982 (“OIA”), the Privacy Act 1993, parliamentary and constitutional convention and any other obligations imposed by law. While the Provincial Development Unit intends to treat information in applications as confidential to ensure fairness for applicants during the assessment and decision making process, the information can be requested by third parties and the Provincial Development Unit must provide that information if required by law. If the Provincial Development Unit receives an OIA request that relates to information in this application, where possible, the Provincial Development Unit will consult with you and may ask you to confirm whether the information is considered by you to be confidential or still commercially sensitive, and if so, to explain why.

Use and disclosure of information

The Provincial Development Unit will require you to provide certain information, including personal information, on application forms if you wish to apply for funding. If you do not provide all of the information that is required on an application form, the Provincial Development Unit may be unable to process or otherwise progress your application.

MBIE will generally only use personal information provided in the application process for the purpose of administering the PGF which includes assessing an application you have submitted, contracting, monitoring compliance and reporting.

We may use personal information provided to us through the application for other reasons permitted under the Privacy Act (e.g. with your consent, for a directly related purpose, or where the law permits or requires it).

The Provincial Development Unit may disclose any application and any related documents or information provided by the applicant, to any person who is directly involved in the PGF application and assessment process on its behalf including the Independent Advisory Panel (“IAP”), officers, employees, consultants, contractors and professional advisors of the Provincial Development Unit or of any government agency. The disclosed information will only be used for the purpose of participating in the PGF application and assessment process, including assessment and ongoing monitoring, which will include carrying out due diligence. Due diligence may involve MBIE disclosing information to another MBIE business unit or relevant agency in order to assess the application and verify the information contained in the application and accompanying documents.

MBIE will generally not otherwise disclose personal information provided or collected through this application unless required or otherwise permitted by law. For example, we may seek your consent to undertake additional due diligence checks and request information from other relevant third parties. If an application is approved for funding, information provided in the application and any related documents may be used for the purpose of contracting.

In the interests of public transparency, if an application is approved for funding, the application (and any related documents) may be published by the Provincial Development Unit. Commercially sensitive and personal information will be redacted by reference to the provisions of the Official Information Act 1982.

Limitation of Advice

Any advice given by the Provincial Development Unit, any other government agency, their officers, employees, advisers, other representatives, or the IAP about the content of your application does not commit the decision maker (it may be Senior Regional Officials, Ministers or Cabinet depending on the level of funding requested and the nature of the project) to make a decision about your application.

This limitation includes individual members of the IAP. The IAP's recommendations and advice are made by the IAP in its formal sessions and any views expressed by individual members of the IAP outside of these do not commit the IAP to make any recommendation.

No contractual obligations created

No contract or other legal obligations arise between the Provincial Development Unit and any applicant out of, or in relation to, the application and assessment process, until a formal written contract (if any) is signed by both the Provincial Development Unit and a successful applicant.

No process contract

The PGF application and assessment process does not legally oblige or otherwise commit the Provincial Development Unit to proceed with that process or to assess any particular applicant's application or enter into any negotiations or contractual arrangements with any applicant. For the avoidance of doubt, this application and assessment process does not give rise to a process contract.

Costs and expenses

The Provincial Development Unit is not responsible for any costs or expenses incurred by you in the preparation of an application.

Exclusion of liability

Neither the Provincial Development Unit or any other government agency, nor their officers, employees, advisers or other representatives, nor the IAP or its members will be liable (in contract or tort, including negligence, or otherwise) for any direct or indirect damage, expense, loss or cost (including legal costs) incurred or suffered by any applicant, its affiliates or other person in connection with this application and assessment process, including without limitation:

- a) the assessment process
- b) the preparation of any application
- c) any investigations of or by any applicant
- d) concluding any contract
- e) the acceptance or rejection of any application, or
- f) any information given or not given to any applicant(s).

By participating in this application and assessment process, each applicant waives any rights that it may have to make any claim against the Provincial Development Unit. To the extent that legal relations between the Provincial Development Unit and any applicant cannot be excluded as a matter of law, the liability of the Provincial Development Unit is limited to \$1.

Nothing contained or implied in or arising out of the PGF documentation or any other communications to any applicant shall be construed as legal, financial, or other advice of any kind.

Inducements

You must not directly or indirectly provide any form of inducement or reward to any IAP member, officer, employee, advisor, or other representative of the Provincial Development Unit or any other government agency in connection with this application and assessment process.

Governing law and jurisdiction

The PGF application and assessment process will be construed according to, and governed by, New Zealand law and you agree to submit to the exclusive jurisdiction of New Zealand courts in any dispute concerning your application.

Public statements

The Provincial Development Unit and any other government agency, or any relevant Minister, may make public in whole or in part this application form including the following information:

- the name of the applicant(s)
- the application title
- a high-level description of the proposed project/activity
- the total amount of funding and the period of time for which funding has been approved
- the region and/or sector to which the project relates

The Provincial Development Unit asks applicants not to release any media statement or other information relating to the submission or approval of any application to any public medium without prior agreement of the Provincial Development Unit.

Electronic signature

You can only file documents and information with us using an electronic signature if you're the signatory, or have authority to act on behalf of the signatory, and are using software that complies with our standards, in particular keeping records of transactions where an electronic signature has been used. Once a document with your electronic signature has been filed with us, we consider the information:

- has been provided with your full knowledge and agreement
- is authentic and accurate
- wasn't amended after your electronic signature was added to the document, unless a change has been clearly marked on the document.

You're responsible for:

- safeguarding how and when your electronic signature and credentials are used on documents and information
- managing who has authority to use your electronic signature on your behalf, for example, a chartered accountant.

If your electronic signature on a document or information is filed with us, you won't be able to dispute having signed and approved the document or information. If we question the authenticity of an electronic signature or online transaction, you must be able to demonstrate on request the validity of the software used to apply your electronic signature to the document.

You must use electronic signature software that captures authentication, time and source details for any online transaction where a document with your electronic signature has been filed. These details must be held within the software itself, in the form of a file that:

- is maintained in its original form with no amendments, and
- can be provided to us, if requested, within a specified time.

The file must be treated as a record, as defined by the Companies Act 1993, and a business record as defined by the Evidence Act 2006.

Appendix 2 - Operational criteria for all tiers of the Fund

Link to Fund and government outcomes

- Demonstrate the ways in which the project will contribute to lifting the productivity potential of the region
- Demonstrate how the project contributes to the Fund’s objectives of:
 - more permanent jobs
 - benefits to the community and different groups in the community
 - increased utilisation and returns for Māori from their asset base (where applicable)
 - sustainability of natural assets (e.g. water, soil integrity, the health and ecological functioning of natural habitats)
 - mitigating or adapting to climate change effects, including transitioning to a low emissions economy
- Clear evidence of public benefits (i.e. benefits other than increased profitability for the applicant)
- Are in a Government priority region or sector

Additionality

- Project is not already underway, does not involve maintenance of core infrastructure or assets (except for rail and transport resilience initiatives), and does not cover activities the applicant is already funded for (funding could be considered to increase the scale of existing projects or re-start stalled projects)
- Demonstrated benefit of central Government investment or support
- Detail of any supporting third party funding (and any funding sought unsuccessfully)
- Acts as a catalyst to unlock a region’s productivity potential
- Demonstrated links to other tiers of the Fund and related projects, to maximise value of Government investment

Connected to regional stakeholders and frameworks

- Evidence of relevant regional and local support, either through existing regional development mechanisms, or through another relevant body such as a council, iwi or other representative group (or reasons for any lack of local support)
- Has been raised and discussed with the region’s economic development governance group
- Alignment with, or support for the outcomes of, any relevant regional development plan, Māori development strategy or similar document (whether regional or national)
- Demonstrated improvement in regional connectedness (within and between regions)
- Leverage credible local and community input, funding, commercial and non-commercial partners
- Utilise existing local, regional or iwi/Māori governance mechanisms

Governance, risk management and project execution

- Evidence of robust project governance, risk identification/management and decision-making systems and an implementation plan appropriate to the size, scale and nature of the project
- Future ownership options for capital projects, including responsibility for maintenance, further development, and other relevant matters
- Benefits and risks clearly identified and quantified, depending on the scale of the initiative
- Evidence of potential exit gates and stop/go points, and a clear exit strategy
- Clearly identifies whole of life costs (capital and operating)
- Dependencies with other related projects are identified
- Evidence of sustainability after conclusion of PGF funding
- Adequacy of asset management capability (for capital projects)
- Compliance with international obligations (where relevant)



PAKINGA PĀ HISTORIC SITE

KAIKOHE, NORTHLAND

PROJECT PLAN

April 2020

PAKINGA PA HISTORIC SITE DEVELOPMENT PROJECT	2
BACKGROUND	2
PROPOSED PROJECT.....	2
ALIGNMENT WITH WHENUA MAORI CRITERIA.....	3
PROJECT OBJECTIVES	3
PROJECT SCOPE	3
PROJECT OUTCOMES	4
PROJECT DESCRIPTION	4
TIMEFRAMES & BUDGET ESTIMATES (\$ <small>Commercial Informa</small> OVER <small>Commercial Information</small>)	5
DELIVERABLES	5
FINANCIAL MANAGEMENT	5
PROJECT MONITORING AND CONTROL	6
ANNEX A: TASKS & SUBTASKS	7
ANNEX B: CASHFLOW FORECASTS	8
ANNEX C: FUNDS HOLDING BODY	9
ANNEX D: MAPS, LANDBLOCKS & OWNERSHIP	10
<i>Site Maps (General Area)</i>	11
<i>Coleman Farms</i> (<small>Privacy of natural persons</small>).....	12
<i>Taporepore A Block</i> (<small>Privacy of natural persons</small>).....	15
ANNEX E: HEALTH & SAFETY POLICY.....	20
ANNEX F: HISTORICAL NOTES	21

PAKINGA PA HISTORIC SITE DEVELOPMENT PROJECT

Background

A private landowner and farmer in Kaikohe, Privacy of natural persons, has agreed to gift a piece of his farm to local Iwi that has historic significance for Maori; that being Pakinga Pa, the birthplace of Hongi Hika. Members of local Hapu have agreed to establish a Trust to receive the land and manage its care and maintenance in perpetuity. It is proposed that the Pa site be made accessible to the public.

Given its historic significance to local Maori, the landowner has chosen not to run stock on the site but rather to let it lie fallow and let natural regrowth protect the area. Uncovering the key areas of historical and archaeological significance will require the removal of scrub and trees, in such a way as to not damage the archaeological indicators and ground profiles of the previous structures on the Pa site.

This is a rare and privileged offer on the part of the landowner and the local Hapu to make this important site publicly available, but they lack the capital resources to develop the site. This is not seen as a profit-making venture, rather an investment in the human condition, an investment in the history of who we were, and who we are as Maori and New Zealanders. However, opening access to the Pa site also unlocks the development potential of an additional 6Ha of Maori land on the adjacent property.

Proposed Project

It is proposed to seek Whenua Maori funding for accessways and the protection and presentation of the Pa site, to enable the landowner to gift the site into local Maori ownership via a Whenua Tōpū Trust which will be agreed to and established during the Project, and open the site to the public.

The PDG funding will be used to

- Ring-fence the historic site,
- Clear key areas of the Pa to showcase the history of the Pa,
- Provide road and foot accessways,
- Build a carparking area,
- Erect a waharoa with welcome sign and hand washing facilities at the entrance,
- Emplace signage beside sites of key significance.
- Support the establishment of a Whenua Tōpū Trust to take ownership of, and responsibility for, the site,
- Establish an ongoing maintenance regime,
- Promote the site by Heritage NZ and Tourism listings, and
- Support a Public Opening and Gifting Ceremony.

Members of Ngati Tautahi and Ngati Ue have offered to act as katitiaki (caretakers) for the Pa and are in the process of forming a Trust to receive the gifted land and enable them to manage and maintain the site in perpetuity. Of necessity, there will be many Hui required for these Hapu to define their mandate, membership, and guiding principles. It is expected that the Landowner will stay an integral part of the historic site, possibly to the extent of holding a lifelong honorary trusteeship on the Whenua Tōpū Trust.

It is envisaged that these discussions and negotiations will occur concurrently with the Site Development Project so that the formal Gifting of the Land and the formal Opening of the Site can occur at the same time. The current estimate for this to happen is around Confidentiality

Alignment with Whenua Maori criteria

- Investment Ready – This project can start as soon as funding is available; say by the end of Commercial Information
- Involves Maori land – This project involves land that is currently in general title owned by Maori (Taporepore A), and also involves land that will ultimately belong to a Whenua Tōpū Trust setup via the MLC (the Pa site).
- Mandate – This project has the agreement of the land owner upon which the Pa site sits, agreement of the landowner whose land the accessways and carparking will cross, and agreement of some Hapu members to hold the necessary Hui and make application to establish a Whenua Tōpū Trust to manage and maintain the site once it is developed.
- Consents – The land is zoned rural so fencing and clearing are included activities. Whether the roadways will require consents will be confirmed prior to proceeding.
- Capability – The Project Management Team includes expertise in farming, archaeology, engineering, business, financial and project management.
- Productivity potential – This project provides access to two areas that up till now have been inaccessible, landlocked, and underutilized: The Pa, and the hillside leading up to the Pa. The return from the Pa site is in social and cultural value, rather than financial return. However, the road to the Pa will also open up more Maori owned land (approx. 6 Ha) to further potential development.
- Biodiversity – This project supports the protection and enhancement of indigenous biodiversity as 80-90% of the bush will be left standing, the site is secured from stock access to enable ground cover, undergrowth, birds and insect life to re-establish.
- Adding value – A valuable historic asset has been in plain view for centuries yet access has been restricted, by land ownership laws, to the descendants of the people who once lived there, and has been of limited value to the legal owner/farmer due to potential social criticism for utilizing the Pa for farming purposes. This project aims to resolve both issues, add new value (cultural & collaborative) for both parties, and present a valuable resource to the wider community and the country.

Project Objectives

- Limit the uses of the gifted site in perpetuity by heritage covenant
- Protect the historic site from stock by fencing and gates
- Develop accessways and site visibility
- Promote the significance and history of the site by signage
- Promote public access to the Pa Site by advertising and listing
- Emplace ongoing management and maintenance options for the site
- Hold an Opening Ceremony around Commercial Information

Project Scope

- The ad-hoc Management Team will engage project managers, supervisors, contractors, advisers and experts as and when required during the project.
- Clearing will involve safe removal of scrub and trees on selected area/s so as not to damage historic evidence of pits, trenches and building sites, removal of all waste from the Pa site, distribution of firewood to local kaumatua or Marae, protection of steep inclines and escarpments from landslips by leaving adequate coverage on these areas, and seeding with a suitable grass variety.

- Access will include roading, a culvert stream crossing, a carparking area, foot pathways, open viewing areas and a waharoa (gateway) with an Information sign and hand wash facilities.
- Signage may include a large welcome sign at the entrance that overviews the history of the Pa, has a site layout map, acknowledges the gifting landowner, the kaitiaki Hapu, and the financial contribution of PDU. Also proposed are smaller signs highlighting key sites of significance around the Pa.
- Collaboration may include discussions and engagement with Heritage NZ, TPK, FNDC, TRAION, local hapu, local historians, WINZ, local labour providers, suppliers, contractors and tradesmen.
- Promotion may include Heritage NZ Listing, **Commercial Information** tc.
- Ongoing management will be via a legally established Whenua Tōpū Trust that will receive the gifted land and investigate ways to ensure the sites continuity once the project has ended.

Project Outcomes

Desired outcomes are:

- Enhance Kaikohe's image, attraction, cross-cultural relationships, and developmental self-confidence.
- Create employment and work for locals during the development phase.
- Bring more tourism to Kaikohe.
- Support **Commercial Information** and skills programmes (Te Ara Mahi project) as part of the project.
- Create a vehicle (Whenua Tōpū Trust) by which local Hapu have a stake in the care and protection of their taonga.
- Add to the prosperity of the region by bringing more people to town.
- Provide the potential for a spiritual and educational centre for Ngapuhi and others at the Pa site.

Project Description

It is proposed that the project operate as follows:

- A. Emplace management and financial mechanisms to enable funding.
- B. Reconnoitre the land to determine area to be cleared and agreed accessways and design a programme of work for the agreed scope of work.
- C. Engage project managers, supervisors, advisers and experts as and when required.
- D. Initiate all engineering work as soon as possible, and concurrently (fencing, roading, parking and walking tracks; subject to seasonal limitations)
- E. Support the establishment of a Whenua Tōpū Trust.
- F. Review the cleared site to determine its historical value and the best way to showcase that history.
- G. Landscape and make the site presentable with waharoa and signage.
- H. Promote and hold a public Opening and Gifting event, with a media presence.

Timeframes & Budget Estimates (\$ ^{Commercial Information} over ^{Commercial Information})

Contracting and Workplan	Construction phase	Presentation phase	Marketing phase	Establish a Whenua Tōpū Trust	Opening Ceremony & Gifting
Commercial Information	Commercial Information	Commercial Information	Commercial Information	Commercial Information	Commercial Information
\$ ^{Commercial Info}	\$ ^{Commercial Inform}	\$ ^{Commercial Info}	\$ ^{Commercial Info}	\$ ^{Commercial Info}	\$ ^{Commercial In}

(Budget includes ongoing Overheads; See Cashflow Forecast at Annex B attached)

Cashflow forecast withheld in full - commercial information

Deliverables

Key Deliverables to which tranche payments are attached are:

- **On-Signing** \$ ^{Commercial Inform} (est ^{Commercial Information})
 - Identify project requirements in detail
 - Design a Workplan
- **On production of a Work Plan** \$ ^{Commercial Informat} (est ^{Commercial Information})
 - Engage contractors to fence and construct all accessways
 - Engage contractors to clear the selected areas to showcase
 - Support Hapu to define a Whenua Tōpū Trust
 - Clear, clean and landscape the site
- **On completion of the Construction phase** \$ ^{Commercial Inform} (est ^{Commercial Information})
 - Research the Pa history
 - Produce an historic record & site Plan
 - Design signage & get produced
 - Erect a waharoa (gateway) & signage
 - Landscape and finalise the site presentation.
 - Support Hapu to establish a Whenua Tōpū Trust
- **On completion of the Presentation phase** \$ ^{Commercial Inform} (est ^{Commercial Information})
 - List, market & promote the site
- **On establishment of a Whenua Tōpū Trust** \$ ^{Commercial Inform} (est ^{Commercial Information})
 - Confirm the Landowner/Trust gifting process
 - Event manage an Opening & Gifting Ceremony (est ^{Commercial Information})

(See Tasks & Subtasks at Annex A attached)

Financial Management

Until such time as a **Whenua Tōpū Trust** is established and the Pa Site has been gifted to the Trust, the following interim project management arrangements are in place.

A Project Management Team, comprising representatives of the four key stakeholders in the asset, will ensure the Milestones are met. This enables each representative to protect their own investment in the project.

- ^{Privacy of natural persons} (the landowner of the Pa Site),
- ^{Privacy of natural persons} (Archaeological Adviser, Heritage NZ),
- ^{Privacy of natural persons} (the landowner of the accessways),
- ^{Privacy of natural persons} (on behalf of the funding body).

This group will act as governance and managing directors for the project until the Pa is handed back to Hapu. They, by majority, will approve all payments (by email).

Commercial Information is to be engaged as Funds Holding Body to receive the funds from PDU, pay out on approval of the Project Management Team, account for income & expenditure, and provide reports on request. A copy of Commercial Information agreement to engage is at Annex C. Annex withheld in full - commercial information

Project Monitoring and Control

The various functions that have a role in monitoring and control are:

- Interim Project Management Team – Approves activities, payments, work completed, and reporting.
- Project managers, event managers, supervisors, advisers and experts engaged as and when required will be responsible for completing their allocated pieces of work to standard and specification.
- The funds holding body – will ensure that only invoices approved by the Project Management Team are paid out and will provide periodic reports on expenditure.

ANNEXES:

- A. Tasks, sub-tasks, and dates
- B. Cashflow Annex withheld in full - commercial information
- C. Funds Holding Body Annex withheld in full - commercial information
- D. Land Plans & Title Annex withheld in full - commercial information
- E. Health & Safety Policy
- F. Historical Notes

Pakinga Pa Historic Site Development ...

Tasks & Subtasks**Apply for a grant from PDU**

\$^{Commercial Information} payable on contract signing.

- Collate all documentation on the Land (including maps, partition orders, schedules, as applicable), ownership/titles, and Legal Structures to support the application. ^{Commercial Information} ^{DT} ^{Privacy of natural pers}
- Get agreement to engage from a Funds Holding Body to hold, payout, account and report for the life of the project. ^{Commercial Information} ^{DT} ^{Privacy of natural perso}
- Produce a Project Plan with Milestones and Cashflows. ^{Commercial Information} ^{DT} ^{Privacy of natural pers}
- Draft an application for Whenua Maori funding. ^{Commercial Information} ^{DT} ^{Privacy of natural perso}
- Management Team & PDU Staff peer review the application before submission. ^{Commercial Information}
- Submit the application to PDU. ^{Commercial Information}
- Receive notification of whether application has been successful (SRO meeting date ^{Commercial Information} ^{Commercial Information})
- PDU contract the Funds Holding Body to receive funds for the project. ^{Commercial Information}

Identify the Project requirements in detail.

\$^{Commercial Information} payable on production of a Work Plan..

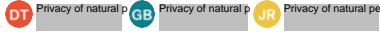
- Meet Landowner for a site visit (All available team members post lock-down) ^{Commercial Information} ^{DT} ^{Privacy of natural perso} ^{GB} ^{Privacy of natural perso} ^{DT} ^{Privacy of natural person}
- Identify the best areas to clear to showcase the historic site and to minimise the risk of erosion and destruction of habitat. ^{Commercial Information}
- Identify the best routes for roads and paths ^{Commercial Information}
- Identify management options to rehabilitate any existing or potential eroded areas. ^{Commercial Information}

- Recommend best site management practices to maximise the access and benefit to visitors. Commercial Information
- The Landowner (Privacy of natural persons) will agree on identified boundary, gate locations, roads to be improved or added.
- The Management Team agrees on identified boundary, gate locations, roads to be added, access from SH12 to the site, the location of roads, culverts, carparks, footpaths, accessways, other facilities.
- The adjacent Landowner (Privacy of natural persons) will agree on identified boundaries, gate locations, access from SH12 to the site, and any roads, carparks, footpaths, accessways, or other facilities that will be on, or cross his land.
- Heritage NZ will agree to the plan in overview, especially proposed areas to be cleared, and the content of the historical information to be displayed.
- Consider whether there are other stakeholders to consider (DOC, MPI, TPK etc)?
- Produce a Strategy, Workplan and Site location plan. Commercial Information DT Privacy of natural person
IP Privacy of natural person
- Connect with Privacy of natural persons as possible link to Landowner. Commercial Information
- Identify key areas for scrub removal and grassing, and make recommendations on the safest methods of doing this. DT Privacy of natural person IP Privacy of natural person
- Initial discussions with Landowner to define the area to be gifted. Commercial Information

Protect the Site in perpetuity

- Landowner submits a letter to Heritage NZ requesting that a covenant be placed over the Pakinga Pa Site (After archaeological site plan and draft vegetation management plan are produced). Commercial Information DT Privacy of natural person
- Investigate means to ensure ongoing maintenance of the site.
- Arrange regular site inspections to check on land and assets condition, wear & tear, damages, visitor safety and potential improvements (Commercial Information)

- Set up a Heritage Covenant over the land in consultation between Heritage NZ and the Landowner.



Construct protective fences and build accessways.

\$^{Commercial Information} payable on completion of the construction stage and submission of a R...

- Identify potential tradesmen, contractors, suppliers capable of completing work to standard.
- Get quotes for each aspect of the construction stage.
- The Management body selects/approves contractors.
- Ring-fence the agreed outer boundary of the historic site
- Cut, level, metal vehicle accessways, car parking areas, and possibly an area set aside for kai cart & merchandising.
- Submit a Progress Report to PDU identifying construction work completed with photos.

Present the Pa Site to best promote its historic value.

\$^{Commercial Information} payable on completion of the presentation stage.

- Clearing, cleaning, beautification, grassing and landscaping of the selected site.
- Develop walkways and steps to safe slopes with handrails as required.
- Construct a waharoa with attached Overview Sign and hand washing facility.
- Erect key site Signage

Research the history of Pakinga Pa.

- Identify local Iwi with historical knowledge
- Identify historians with knowledge of Pakinga Pa

- Determine the important stories to be told by on-site signage (at main Gate & at specific locations)
- Research the contemporary history of the site as background to acknowledging the return to Maori.
- Produce a Site Information Plan. Commercial Information
- Get signage produced ready for installation on the site.

Establish a Hapu management and governance structure (Whenua Topu Trust)

\$Commercial Information payable on submission to PDU of evidence that a Whenua Topu Trust has...

- Facilitate meetings with the two hapu and any other parties involved to define the structural requirements.
- Legally establish a Whenua Topu Trust. Commercial Information GB Privacy of natural perso
- The Whenua Topu Trust appoints a Chair, Secretary & Treasurer.
- The Whenua Topu Trust negotiates with the Project Management Team on a process and timeframes to enact the gifting of the site.
- The Whenua Topu Trusts establishes an ongoing management and maintenance Plan.
- Investigate the viability of establishing a Whenua Topu Trust. GB Privacy of natural p
- Investigate the viability of establishing a Charitable Trust under the Trusts Act 1957.
- Identify the participating Hapu

Promote the Historic Site

- Get the site listed with Heritage NZ
- Investigate Historic Places road signs with FNDC
- Get listed with Tripadvisor
- Identify other tourism sites that can list this site

Hold a public Opening Ceremony with media coverage and formally enact the gifting process.

- Arrange a formal Opening and Gifting event Commercial Information
- Promote the Opening via media and advertising.
- Arrange security, parking wardens, marquees, hospitality items, a programme of events, brochures, etc.
- Open the Pa Site and gift the land to the Whenua Topu Trust.

Pakinga Pa Project

Health & Safety Policy

The Pakinga Pa project will engage experienced and qualified contractors to complete each aspect of work required to complete the project. The onus is on the contractor to manage their own safety as is standard in their profession.

The Pakinga Pa project will allow contractors to view the workplace in advance of quoting and offering their services so they are aware of any areas of risk before committing.

By design, the Pakinga Pa Project will ensure a safe environment for all visitors to the Pa site by monitoring the quality and standard of workmanship and ensuring it presents no risk to future visitors.

Pakinga Pa Project management will investigate incidents and near misses pertaining to contractors and visitors present on the site.

As at 29 April 2020

Pakinga Pa Project

Historical Notes

Contemporary History

The data sheets quote Privacy of natural persons who, as a (the?) senior Rangatira for Ngapuhi at the time, owned the land when Privacy of natural persons visited in 1963. Privacy of natural persons set out some specific traditional knowledge about Pakinga Pa being the birthplace of Hongi Hika and a place where warriors were trained.

The land was in the hands of the Maori Affairs by the 1970's at which time they put it up for public tender. A party from Auckland won the tender and became owner of the block, including the Pakinga Pa site. The land was on-sold once or twice until the father of the current owner managed to buy the property. As the parents moved into old age (both now in their 80s), the block management was handed over to their son, Privacy of natural persons the current owner.

Privacy of natural persons was raised in Kaikohe and has a close affinity with the people of Kaikohe including local Maori. He fully understands the significance of the Pa site and now, in the spirit of cross-cultural goodwill, wishes to hand it back to local Hapu. He understands that the Hapu Ngati Tautahi and Ngati Ue are descendants of two sons of prominence from the Pa's history so has chosen them to gift the Pa to. Gifting will require the block being taken off Coleman Farms rateable title.

Local Kaumatua

Privacy of natural persons has met with a local kaumatua who went to the top of Pakinga Pa and shared his extensive knowledge of the Pa and the surrounding landmarks. This kaumatua is prepared to share his knowledge again so I recommend that a video of his korero be made while he is still available to share it.

How Kaikohe Got Its Name

Kaikohe's name came from an incident involving fighting between inland and Hokianga groups. The paramount chief of the Kaikohe area was Hua and the land on which Kaikohe stands was Opango, as related by the elders. Kaikohe Hill was known to the Maori as Tokareireia and was then covered with kohekohe trees.

Pakinga Pā to the west of the town was one of the strongholds of Ngapuhi. While the warriors of this tribe were away waging war, Morunga and Te Karamu of Hokianga, by way of revenge, sent a messenger to Rewha Rewha, rangatira of Ngati Whatua. With his warriors Rewha Rewha attacked the defenceless pa and slaughtered women and children including Hongi Hika's sisters. Among those who managed to escape were Tekona and her son Hone Heke.

"He (Hone Heke) was still a babe in arms when pā Te Oro was attacked and sacked by a Ngāti Whātua war party. Heke and his mother, Te Kona, were taken captive and tied to a puriri tree, which is still standing at the place known as Te Herenga, in Kaikohe. Hongi Hika's father, Te Hotete, crept up to

Rewharewha and held a mere to his head. For his life to be spared, Rewharewha had to give Te Hotete a favour; this was to release Te Kona and Heke. Some of the survivors from pā Te Oro, including Te Kona with her young son, sought refuge in Pakinga pā."

From Heke Pōkai, Hōne Wiremu ?–1850 Ngāpuhi leader, war leader. A biography, written by Freda Rankin Kawharu, was first published in the Dictionary of New Zealand Biography in 1990.

<https://teara.govt.nz/en/biographies/1h16/heke-pokai-hone-wiremu>

They took refuge on Takareireia hill, from where they later saw Rewha Rewha and his warriors attacking the inhabitants of Opango. Being without food they were forced to eat the bitter berries of the kohekohe trees. This was when the name Kaikohekohe was first used – thus Kaikohe.

The episode was not over, for Te Hotete and his son Hongi Hika left their pa, Tapurae Haruru, near Lake Omapere, and on their way to Pakinga observed smoke at Marino. They climbed a puriri tree and saw preparations for a feast. They picked out Rewha Rewha resting away from the party, and Te Hotete circled around and caught the chief who pleaded to be spared. He was allowed to return to the Ngati Whatua with his warriors.

The Last of the Ngapuhi Warrior Chiefs

The war chiefs, Hongi Hika and Hone Heke whose homes were at Kaikohe were exceptions. Hongi was well known to the missionaries, who recorded with regret many occasions when Hongi's war parties were mustering to exact revenge on southern tribes. The busy trade in muskets and powder in the north had given Hongi and his men a lethal advantage in their expeditions south.

Hongi Hika was born in Kaikohe and was a leading chief of one of the principal hapu there, Te Uri-O-Hau. After his death in Whangaroa in 1828 his bones were taken by his warriors to his pa Pakinga (Kaikohe) and then carried to the burial place of his ancestors at Wharepaepae, two miles south of Kaikohe.

Similarly, Hone Heke was of the Kaikohe district. His influence extended over Te Ahu Ahu, Waimate, Pakaraka, Oromahoe, Kaikohe, and Te Tii, Waitangi.

In addition, his mana included the Tautoro district, at one time known as Hikurangi, and Ohaeawai (Taiamai). Unlike Hongi who chose to make his home in various different locations at Waimate and Whangaroa as well as Kaikohe, Hone Heke's home territory was in the Kaikohe area. During the 1840's both Henry Williams and Rev R Burrows visited him there, attempting unsuccessfully to persuade him of the errors of his ways.

In July 1845 the undefeated defenders of Ohaeawai pa retired in an orderly fashion to Kaikohe. Colonel Despard's Maori troops followed, but after the peace efforts of Richard Davis the only action they took was to burn Heke's pa, at that time unoccupied.

Wounded in skirmishing at Pukenui, Heke had retired to Tautoro to recover and had taken part in defence of Ohaeawai pa. However, in early January 1846, after eluding Taonui, who had been detailed to watch him and report his movements, Heke slipped out of his pa at Tautoro and travelled overland to Waiomio. On 9th January Heke with about 60 men joined forces with Kawiti at Ruapekapeka pa. The story of Ruapekapeka is well known.

In the words of one of his contemporaries: “Heke was a man of many thoughts.” Cunning in war, courageous and resourceful, Hone Heke was perhaps the last of the great Ngapuhi fighting chiefs.

Another man of the Kaikohe area has earned a place in history for a different reason. Although he was a great warrior who accompanied Hongi on several of his southern expeditions, including the great battle of Te-Ika-a-Ranginui in 1825, Rawiri (David) Taiwhanga of Ngati Tautahi, became the first high ranking Maori to convert to Christianity and also became a farmer in the European way in Kaikohe.

Links

HONGI HIKA & HONE HEKE

[www.kaikohe.co.nz/The Last Chiefs.cfm](http://www.kaikohe.co.nz/The_Last_Chiefs.cfm)

HONE HEKE POKAI brief mention of Pakinga Pā in as a baby

<https://teara.govt.nz/en/biographies/1h16/heke-pokai-hone-wiremu>

HOW KAIKOHE GOT ITS NAME

[https://netlist.co.nz/communities/kaikohe_new/Kaikohe Name.cfm](https://netlist.co.nz/communities/kaikohe_new/Kaikohe_Name.cfm)

HISTORY OF TE ROROA

<http://www.treatyofwaitangi.net.nz/AllanandSusanvsTheWaitangiTribunal4.html>

WARS OF THE NORTHERN AGAINST THE SOUTHERN TRIBES OF NEW ZEALAND IN THE NINETEENTH CENTURY.

[http://www.jps.auckland.ac.nz/document/Volume_8_1899/Volume_8, No. 3, September 1899/Wars of the northern against the southern tribes of New Zealand in the nineteenth century, by S. Pecz Smith, p 141-164/p1](http://www.jps.auckland.ac.nz/document/Volume_8_1899/Volume_8,_No._3,_September_1899/Wars_of_the_northern_against_the_southern_tribes_of_New_Zealand_in_the_nineteenth_century,_by_S._Pecy_Smith,_p_141-164/p1)

HONGI HIKA

<https://teara.govt.nz/en/biographies/1h32/hongi-hika>

HONGI HIKA (c. 1780–1828) Ngapuhi war chief.

<https://teara.govt.nz/en/1966/hongi-hika>

Brief mention of Pakinga Pā. Warning: This information was published in 1966 in An Encyclopaedia of New Zealand, edited by A. H. McLintock. It has not been corrected and will not be updated. Up-to-date information can be found elsewhere in Te Ara.