

## **Supplementary Report**

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### **Te Taha Maori Property Trust**

#### **Background**

The Te Taha Maori Property Trust was initially setup to manage the properties of the Grey Institute Trust in 2010. Since that time, its role has been expanded to include all property holdings that Te Taha Maori have so that there is one entity dealing with all properties.

The Trust's main objective is to hold, manage or administer all property of the Church held for the benefit of Te Taha Maori and arrange for or manage the development or redevelopment of any property vested in the Trust.

#### **Activities During the Year**

The Trust has taken much time to think about how it should be charging tenants in some of its rental units to ensure that the rentals fairly reflect the costs of providing the residential services offered and that the target group can afford to not only pay the rents but have enough funds to pay for the other things they need. This work is still ongoing.

The Trust is still committed to offer those people in New Plymouth who have a leasehold property the opportunity to purchase the underlying freehold at agreed values. Once again this is ongoing work.

The Trust has been activity investing in other properties it holds to ensure that the buildings are maintained and can be used by local groups in the community. Some of this work is more challenging as some of the properties are listed or leased by Historic Places Trust.

The Mission House and flat attached to the Mission House (which are on the site of the historic Church at 453 St Aubyn Street, New Plymouth) have been in the minds of the Trustees. The property is in need of major capital work and the trust has decided to demolish the buildings (other than the historic church which will remain). This will allow the Trust to think about providing a new facility for the community.

As reported last year, the Trust has completed discussions with the Hawera Methodist Church over the purchase of the Parish property in Hawera using funds from the sale of property held in the estate of Robert Tahupotiki Haddon. The Parish will continue to have the use of the Church and associated facilities and the social service agencies operating from the former Sunday School Building will continue. The Trust and the Parish have formed a joint management committee to give oversight to the administration of the property.

Further development work has been undertaken progress the development of 296 and 298 Massey Road in Mangere, Auckland. This will expand the number of Whanau Units available. While the Trust was hoping to be more advanced on this project, the initial plans sent to the Auckland City Council received a mixed reaction due to resource consent issues and therefore the Trust needed to revise the development. Like many things in life, goods things always take time. The Trust continues to be a keen supporter of the Grafton Downs development and receives regular updates on its progress. During the year the Trust made a significant investment into Grafton Downs to show support for the development. The Trust sees this development is important to the future of the Church.

#### **Closing Comments**

The readers of this report will note that the main focus of the Trust is with property maintenance. In the new year the Trust will further advance property management to ensure that property maintenance is kept up to date.

The Trust would like to thank Greg Wright for his continued work and support for the Trust and its development. This is greatly appreciated and he will be greatly missed. His frank and forthright

views as well as his knowledge on the processes used by the Church have greatly assisted the Trust.

**Suggested decisions:**

1. The report be received.
2. That Conference confirm that the Board members for Te Taha Maori Property Trust for 2016/2017 to be: Bella Ngaha, Diana Tana, Rex Nathan, Tara Tautari