

**NGATI TE WHITI WHENUA TOPU TRUST  
AND  
NGAMOTU MARAE RESERVATION**

**REPORT ON THE DEVELOPMENT AT 1 BAYLY ROAD  
TO THE  
ANNUAL GENERAL MEETINGS  
HELD ON  
11 December 2022**

**1. Background**

At previous Annual General Meetings (AGM) of the Trusts, the Trustees have updated you all on the following:

- The history of the land at 1 Bayly Road;
- One of the purposes in the Ngamotu Marae Reservation Charter (NMRC) for building a marae;
- The Resource Consent for the building of the marae which has been extended to 21 May 2025
- The ability of Ngati Te Whiti Whenua Trust (NTWWT) to use funds to build the marae; and,
- A Feasibility Study, Master Plan and Infrastructure Feasibility Report from Boon and BTW for the land at 1 Bayly Road.

The Master Plan and Infrastructure Feasibility Report from Boon and BTW has been completed apart from updated costings due to the supply chain issues affecting prices at the present time.

**2. Marae – Moving Forward**

The Trustees are still committed to the development of a marae on the land at 1 Bayly Road.

To this end, they have been successful in securing a \$2m grant from the Toi Foundation in December 2021.

The Trustees have also committed a further \$250k for the marae build project.

Presentations for fund raising have been made to in this calendar year, as referred to in the Chairperson's report.

**3. Marae and Papakainga Development Costs**

The total in the Statement of Financial Position as at 31 March 2021 was \$887,338. The total in the Statement of Financial Position as at 31 March 2022 is \$927,625. Refer to Note 3. Analysis of Assets, Other Current Assets in the audited Financial Statements for the year ending 31 March 2022.

The difference between these two totals is \$40,286 GST exclusive which can be explained as follows:

Opening Balance	\$887,339
<i>Plus</i>	
Feasibility & Development Master Plan	\$ 13,934
Submission to NPDC re Maori Purpose Zone	\$ 19,655
Strategy Work re the Marae	\$ 5,402
Papakainga Costs	<u>\$ 1,295</u>
<b>Total as at 31 March 2022</b>	<b><u>\$927,625</u></b>

The Trust has put submissions into the NPDC proposing that all the land at 1 Bayly Road is zoned as a Maori Purpose Zone. The reserve land for the marae is currently classed as a Maori Purpose Zone under the Proposed District Plan.

The Commissioners will deliver their decision on this in early 2023.

The Trust applied to He Taupae for funding for the feasibility work needed for the papakainga housing at 1 Bayly Road. He Taupae advised that they would reserve their decision until the Trust is advised by NPDC that the land at 1 Bayly Road is going to be classed as a Maori Purpose Zone.

#### **4. Moving Forward**

This has been referred to in the Chairperson's report for the Annual General Meeting of the Ngamotu Reservation to be held following the Annual General Meeting for the Trust.