



**Issue 16, July 2013**



## NEWSLETTER FOR OWNERS

### Comments from the Chair Wellington Tenth's Trust



Ngā mihi ki a koutou. Greetings to all for Matariki/Pūanga and the start of the Māori year.

The Wellington Tenth's Trustees have a number of matters on which to update you prior to the full Annual Report and the Annual

General Meeting which will be held on Saturday, September 14, 2013.

There have been changes within the Board of Trustees and we are working diligently and co-operatively on numerous aspects of the trusts operations. The trust is in good shape and this year we expect a good financial result with more to come.

We are currently negotiating an increased interest in Pipitea House which is leased to the Government Communications Security Bureau.

We have seen the continuing good results from Village at the Park with development continuing and the completion of the Recreation

Block which will be opened on August 23, 2013. The swimming pool will be completed next and then another apartment block will be started later this year. The Village has for a long time been in the development phase and will continue until the final four apartment blocks are completed along with a number of villas to complete the development. The Village is now well developed and will start to provide income for the Trust. One growth area for the Village has been the Early Childhood Centre called *Little Wonders*. This new facility filled quickly to its 100 child capacity.

We are negotiating with Massey University over their rental for the property at Buckle Street.

### Comments from the Chair Palmerston North Maori Reserve Trust



Nga mihi ki a koutou to whanau whānui.

It has been another progressive year for the trust as we build on the platform that was established with our Land Management Plan.

Trustees in their decision making consider the strategic direction the plan has set. We have sold two properties in Ward Street. Both these residential properties had buildings of poor quality and were isolated from other properties owned by the Trust. The sale was approved at our last AGM. As our plan outlines we will use the monies from the sale to develop opportunities with much greater potential.

Trustees have strategically determined that opportunities remain available in Palmerston North on Rangitikei, Carroll, Fitchett and Ngata Streets. Trustees are also looking to re-establish a presence in Wellington and the Hutt Valley. The management and office at

Hikoikoi are the best example of that. The developments there are the result of working closely with our sister trust, Wellington Tenth's Trust. There is a waka ama programme operating from there and every Monday there is a Kaumatua Day.

Takiri Cotterill has established a weaving roopu who are famous for their work with The Hobbit.

Te Wananga o Aotearoa and the New Zealand Sport Academy hire facilities at Hikoikoi for their annual programmes too.

We have reviewed our banking loans from Westpac and these are now consolidated into one loan arrangement which has simplified those arrangements and reduced interest payments.

## Comments from Morrie Love

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The Trust, through Capital Hill Limited (a wholly owned Trust company), is in a joint venture with Massey University. The university is both a joint venture owner and the lessee of the former Dominion Museum Building (Tokomaru Building).

The National War Memorial Park is being developed by the Government in Buckle Street. This is being made possible by the construction of a 'cut and cover' tunnel under the new park. The Memorial Park is located at the front of Tokomaru. The Government is investigating

using the Tokomaru Building to support the Memorial Park.

Within the park there will be a "Tangata Whenua Gardens" which will recognise both the tangata whenua of Wellington as well as the role Māori played in various wars starting with the land wars. The 'Tangata Whenua Gardens' will be an integral part of the overall Memorial Park design.

The trust is looking to develop the remaining undeveloped properties along Adelaide Road adjacent to Village at the Park.

Taranaki 217 continues to perform well with high levels of occupancy. It is noted that there is an increasing demand for student accommodation in Wellington.

Contrary to some opinions things are very vibrant in Wellington and likewise for the trust.

The Wharewaka, Te Raukura, on Taranaki Wharf continues to be the centrepiece of activities in the city including for Waitangi Day, ANZAC Day, Matariki and many other events.

*Morris Te Whiti Love, Chairman*

## Comments from Liz Mellish

*continued from page 1*

We are currently working through the annual accounts for the 2012-13 year with our auditors and the position will show a significant improvement on last year. We have performed well as a trust during this financial year, against a backdrop of slow recovery from the recession. Property development has been and continues to be a challenge.

Trustees have been diligent in reviewing our current Trust Deed to consider if it still meets our needs in 2013. If Trustees believe the

Trust Deed needs to be updated, then we will bring that to our AGM for discussion and support.

We have applied ourselves diligently to the task and this is reflected in the steady growth of our assets. We are conservative and risk averse in our policies and this mantra has not changed. We look forward to our AGM in Palmerston North.

*Liz Mellish, Chairperson*

## ***81-87 Thorndon Quay, Wellington—Joint Venture***

For the first time in the history of Wellington Tenth Trust and Palmerston North Maori Reserve the trusts have formed a joint venture to purchase the property located at 81-87 Thorndon Quay. This is located on the original Pipitea Pā and is a great opportunity to reconnect with our history. For much of its past it was the site of a private hotel. This property was part of the settlement with Port Nicholson Block Settlement Trust and the site has been cleared for parking in the short term. The location is very central and Trustees will be considering the options for a development on the site. It's ideally suited for accommodation, commercial or retail and Trustees are confident that whatever is developed it will represent a sound investment for the joint venture.

# Annual General Meetings

## **Wellington Tenth Trust Saturday September 14, 2013**

Makaaro Room, Ground Floor,  
Te Raukura, Te Wharewaka o Poneke,  
Taranaki Wharf, Wellington

Meeting commences at 10.00am  
Registration from 8.30am  
Lunch at 12.30pm

The preliminary agenda for the AGM is:

- \* Minutes of previous meeting (2011 AGM)
- \* Receive and consider the audited Annual Financial Statements (year ended March 31, 2013)
- \* Managing Trustees report
- \* Election of Managing Trustees - Piki Carroll and Peter Love retire by rotation and are eligible to stand for re-election
- \* Appointment of auditors
- \* Special Resolutions (if any)
- \* Determination of dividend (if any)
- \* General Business

## **Palmerston North Maori Reserve Saturday September 21, 2013**

Travel Lodge,  
175 Cuba Street,  
Palmerston North

Meeting commences at 10.00am  
Registration from 8.30am  
Lunch at 12.30pm

The preliminary agenda for the AGM is:

- ◆ Minutes of previous meeting (2011 AGM)
- ◆ Receive and consider the audited Annual Financial Statements (year ended March 31, 2013)
- ◆ Managing Trustees report
- ◆ Election of Managing Trustees — Wikitoria Michalanney, Anne Somerville and Mark Te One retire by rotation and are eligible to stand for re-election
- ◆ Appointment of auditors
- ◆ Special Resolutions (if any)
- ◆ Determination of dividend (if any)
- ◆ General Business

## **Transport to the Annual General Meetings**

If you require transport arrangements from Taranaki to attend either of the Annual General Meetings, please contact the Executive Office of the trusts on (04)473 2502.

## **Serious Fraud Office**

It is understood that the Serious Fraud Office investigation which commenced in August 2012 has been completed. As soon as Trustees are able to provide more information, a further communication will be sent.

Beneficial owners are assured that trustees of both the Wellington Tenth Trust and Palmerston North Maori Reserve Trust have acted responsibly and maintained a focus on the business of the trusts. Each of the trusts has taken action to ensure that the assets and activities of the trusts have been protected.

# Matariki and Hikoikoi Waka Ama

## *Waka kaupapa grows in strength*

The past six months have been an amazing journey as we have developed and promoted our waka kaupapa with support from both the Wellington Tenth Trust and the Palmerston North Maori Reserve.

We have built on our success and growth during 2012. Hikoikoi Waka Ama supported by the Wellington Tenth Development Trust has trained crews to participate in the National Waka Ama Sprint Competitions at Karapiro early in the year and Long Distance Nationals in April 2013 in Auckland. The club taken part in many local, regional and national events and has also hosted several regattas, building our club capacity in areas such as event management, coaching and training.



Through our association with KiwiSport we worked with Hutt Valley secondary schools in late 2012/early 2013 and helped over 186 students experience waka ama at an introductory level.

The highlight of the year to date was the arrival of Te Matau a Maui from Ahuriri, Napier to Te

Whanganui a Tara. Sailed by crew from Ngati Kahungunu Te Matau a Maui featured at the



opening of Matariki celebrations in Wellington. The kaupapa was well supported by many organisations including the two trusts, the Port Nicholson Block Settlement Trust, Te Wharewaka o Poneke Charitable Trust, Pipitea Marae, Wellington City Council, Toi Maori, Te Puni Kokiri and Massey University.

After a dramatic arrival at Tapu te Ranga on Tuesday 5 June Te Matau a Maui made a grand entry into the harbour for a welcome by Taranaki Whānui ki Te Upoko a Te Ika a Maui and Wellington's Deputy Mayor Sir Ian McKinnon. With our waka tētē kura Te Hononga and waka ama Whio and other water craft greeting the waka hourua Taranaki Whānui once again made a positive impression in Wellington city. This event will be remembered by all who participated and enjoyed this day in history.



During their time in Wellington the experienced crew delivered many presentations from navigation, voyaging and discussions on the future of waka hourua in Aotearoa and the Pacific. Members of the public, business, education and school groups experienced harbour sails and waka tours making their visit to Wellington both memorable and positive.

At the end of June Hikoikoi Waka Ama will host its second Matariki Waka Ama Regatta. Paddling will continue over the winter months as the weather allows.



There is no doubt that waka ama will continue to grow and develop over the summer months with our first team of 7-9 year olds and 9-11 year olds planning on training to compete at National Sprints in 2014. Along with another Hutt secondary schools waka ama programme in Term 4 there will be plenty of action on the water.

For more information about our waka ama programmes contact [chris@tekau.maori.nz](mailto:chris@tekau.maori.nz) or [hikoikoiwakaama@gmail.com](mailto:hikoikoiwakaama@gmail.com)



# Hikoikoi



Each Monday morning brings smiles to Hikoikoi when our Kaumatua arrive for their morning of relaxation and nurturing.

The Trusts provide health services that include mirimiri, acupuncture and nursing checkups.

It is a time for whakawhanaungatanga and it brings opportunities for our Kaumatua to be involved in iwi related hui and activities in and around Te Whanganui a Tara.



The success of these hui showed recently in May when our Kaumatua entered two Hikoikoi teams into the '2013 Kaumatua Olympics' which were held at Hutt Indoor Park, Lower Hutt.

Games included Stone Stacking, Zig Zag poi running, egg and spoon races, goal shooting, memory game just to name a few.

There were waiata sung, fancy dress, kai provided and loads of fun.



Congratulations to Hikoikoi Team #2 who finished 4<sup>th</sup> overall in the competition of over 25 team entries.

The trusts also supported our Kaumatua who came down from Taranaki to enter in the fun activities and compete against their own whanau in a day of laughter and fun. Well done teams!

## Succession Hui

### *Nelson—Sunday, April 28, 2013*

Morrie Love, Liz Mellish, Mark Te One, Erini Shepherd and kaumatua Sam Jackson, representing the two trusts, held a workshop in Nelson on Sunday, April 28 to try and locate as many of the beneficial owners as possible in both the Wellington Tenth Trust and Palmerston North Maori Reserves Trust. There are many beneficial owners of both trusts for which the executive office do not hold current contact details and it is important to try and locate these owners. The trip was successful and those who attended had their questions answered.

### *New Plymouth—Monday-Wednesday, July 1-3, 2013*

The team have also conducted workshops in Taranaki and these were held on Monday, July 1 in New Plymouth, on Tuesday, July 2 in Waitara and on Wednesday, July 3 in Hawera. A list of beneficial owners with no contact details was available for review so those attending could check if any whanau were listed and provide details if possible. Representatives from the Maori Land Court also attended to assist with succession matters.

# District Plan Changes— our involvement

Collectively the Wellington Tenth Trust, Palmerston North Maori Reserve and Port Nicholson Block Settlement Trust are working on a District Plan Change for our three cities - Wellington, Hutt City and Upper Hutt.

This is technical work which is being undertaken by planner, Joanne Lewis. The role is fully funded by the Ministry for the Environment.

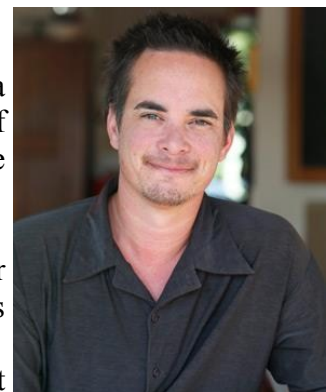
We are using the Geographic Information System (GIS) based at Hikoikoi and operated by Ritihia Hailwood to record our sites of significance throughout the takiwa.

A special event has happened as a result of having accurate factual information recorded in our GIS. This is the discovery in Wellington city of the Waimapihi Stream on

Vivian Street. The outcome of this discovery was an agreement with the owner of “Z” service stations for a carving of the brick drain extracted from the site commemorating Mapihi the woman for whom the stream is named.

Ra Vincent is a beneficial owner of the trusts, was the carver.

Ra was nominated for an Academy Award as a designer on the Hobbit movie. Although he didn't bring home a gold statuette he is still our winner!



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## Managing Trustees of the Wellington Tenth Trust are:

*Morrie Love (Chairman), Piki Carroll, Vennessa Ede, Jeanie Hughes, Grant Knuckey, Lennox Love, Peter Love, Mark Te One, Richard Te One, Maurice Walden, Sir Ngatata Love (leave of absence)*

## Managing Trustees of the Palmerston North Reserve Trust are:

*Liz Mellish (Chairperson), Jeanie Hughes, Paula King, Dr Catherine Love, Wikitoria Michalanney, Aisha Ross, Mark Te One, Ann Reweti, Anne Somerville, Sir Ngatata Love (leave of absence)*

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## Contact Details

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