



Recognising our past as we shape our future
 Joint land ownership of Te Manawataki o Te Papa – the heartbeat of Te Papa



OBJECTIVES	KEY DELIVERABLES – to be undertaken by TCC staff	NATURE AND SCOPE OF ACTIVITIES	PERFORMANCE MEASURES
<p>Te Manawataki o Te Papa – the Heartbeat of Te Papa - a \$303 million transformative redevelopment of Tauranga’s civic precinct, which will reinvigorate our city centre and make it the cultural, historic, economic and social centrepiece of New Zealand’s fastest growing city.</p> <p>The land underlying the Civic Precinct has been the subject of disputed ownership since it was gifted to the Crown by the Church Missionary Society (CMS) in the 1860s, in contravention of mana whenua's understanding when it was sold to the CMS in 1838, that the land would be held for the benefit of Māori.</p> <p>In undertaking this project, Tauranga City Council (TCC), in collaboration with iwi and hapū, sought and implemented a joint ownership solution which has restored the mana of the whenua to its original owners.</p> <p>Joint land ownership – the right thing to do To achieve the objectives of restoring mana of the whenua to hapū and iwi and provide certainty for how the land will be used in the future for the community, a new council-controlled organisation (CCO) was established as a charitable trust, called Te Manawataki o Te Papa Charitable Trust (CCO Charitable Trust). The Council and Otamataha Trust each appointed 50 percent of the trustees to the CCO Charitable Trust.</p> <p>The purpose of the CCO Charitable Trust is to:</p> <ul style="list-style-type: none"> Own the land referred to as Site A of the civic precinct – the land bounded by Willow Street, Wharf Street, Durham Street, and Hamilton Street. Support and encourage the development of Site A of the civic precinct, including (but not limited to) a library, civic whare, museum and exhibition centre and the beautification of surrounding areas. <p>Formally recognise long-standing grievances associated with this land and provide certainty for how the land will be owned and used in the future, so that everyone in the community can benefit.</p> <p>Ensure that Te Manawataki o Te Papa development respects and reflects the significant history and importance of the area to mana whenua.</p> <p>Restore the original trust relationship to which our ancestors (both Māori and the CMS) agreed. The relationship with mana whenua will be pivotal to the success of many of the outcomes to be achieved on the civic precinct site.</p>	<ul style="list-style-type: none"> Establishment of CCO structure, e.g., Trust Deed, rules, etc. Divest Lot 45 reserve with DOC consent. Appointment of Trustees. Establish management and administration structure. Complete title amalgamation, transfer to the CCO Charitable Trust, and subsequent lease back to TCC. IRD registration. Set up systems required, including accounting etc. Complete Statement of Intent. Annual and Half-Yearly reporting and monitoring. Annual Audit. 	<p>Support and encourage the development of a vibrant civic precinct</p> <hr/> <p>Ensure that the project respects and reflects the significant history and importance of the area to mana whenua.</p> <hr/> <p>Stakeholder relationships</p> <hr/> <p>LOCAL GOVERNMENT ACT REQUIREMENTS</p> <hr/> <p>Approach to governance</p> <hr/> <p>Ratio of funds to assets</p> <hr/> <p>Accounting policies</p> <hr/> <p>Expected shareholder distributions</p> <hr/> <p>Financial reporting</p> <hr/> <p>Procedures for purchase of shares</p> <hr/> <p>Activities for which the Charitable Trust Board seeks compensation</p> <hr/> <p>Board’s estimate of value of the group</p> <hr/> <p>Any other matters that are agreed by the shareholder and the Board</p>	<p>Quarterly meetings with Te Manawataki o Te Papa Limited Board.</p> <hr/> <p>Representative of Otamataha Trust, Puhirake Ihaka, to act as Cultural Advisor to the Te Manawataki o Te Papa Limited Civic Development Advisory Group.</p> <hr/> <p>Nurture respectful and open relationships in the best interest of the community and the city. Develop close and collaborative relationships.</p> <hr/> <p>The Trust Deed outlines that Otamataha Trust and Tauranga City Council both “<i>have the power, exercisable by deed, to appoint up to two persons as Trustees</i>”. In addition, where Council considers it to be practicable, their Trustees should be the Mayor and Chief Executive.</p> <p>Te Manawataki o Te Papa Charitable Trust will have Half-Yearly board meetings.</p> <hr/> <p>N/A</p> <hr/> <p>The CCO Charitable Trust will adopt accounting practices that comply with NZIFRS, the requirements of the Local Government Act (2002), and the Financial Reporting Act (1993).</p> <hr/> <p>The CCO Charitable Trust is not expected to make profits that would ordinarily be distributed by way of dividends.</p> <hr/> <p>Within three months after the end of each financial year, the CCO Charitable Trust will deliver audited financial statements in respect of that financial year.</p> <hr/> <p>The CCO Charitable Trust is not expected to purchase or acquire shares.</p> <hr/> <p>The ongoing activities of the CCO Charitable Trust will be budgeted for in advance and funded by TCC.</p> <hr/> <p>The Board estimates that Te Manawataki o Te Papa Charitable Trust has limited commercial value.</p> <hr/> <p>Te Manawataki o Te Papa Charitable Trust will not undertake any activity of a significant nature or scope not provided for in the Enduring Statement of Expectations or Statement of Intent without prior consultation with Tauranga City Council and Otamataha Trust.</p>

JOINT LAND OWNERSHIP – THE RIGHT THING TO DO