

Subject: FW: Waitangi commercial properties
Attachments: Waitangi_Commercial_Properties.jpg

From: White, Benjamin <Benjamin.White@tearawhiti.govt.nz>
Sent: Thursday, 28 November 2019 2:45 PM
To: Tom McClurg <Tom@torostrategy.co.nz>
Cc: hnhdaymond1@gmail.com; tonytumoana@nmow.co.nz; iwitrust@nmow.co.nz; Gail Amaru <generalmanager@nmow.co.nz>; trustchair@nmow.co.nz; Ritchie, Samuel <Samuel.Ritchie@tearawhiti.govt.nz>; kopichats1@gmail.com
Subject: Waitangi commercial properties

Tēnā koe Tom,

As you are aware, there are six properties in Waitangi available as commercial redress for Ngāti Mutunga o Wharekauri and Moriori (shown on the **attached** map). On 15 July 2019, you met with the lead negotiator for Moriori and the Chief Crown Negotiator to discuss next steps for the Waitangi commercial properties and agreed in principle to work together to agree their allocation to Ngāti Mutunga o Wharekauri and Moriori.

The Minister for Treaty of Waitangi Negotiations has agreed to offer these properties to Ngāti Mutunga o Wharekauri and Moriori as deferred selection properties, and agreed to allow time for Ngāti Mutunga o Wharekauri and Moriori to agree the allocation of the properties between the initialling of the Moriori Deed of Settlement and the signing of the Moriori Deed of Settlement.

When properties are offered as deferred selection properties in Treaty settlements, the usual process is if iwi decide to purchase a property, the Crown would get the property valued and the iwi would separately get the property valued, and the two valuations provide a range where the principals can negotiate and agree a transfer value (price) for the property. Another option is for iwi to agree to just accept the Crown valuation at the beginning of the process. Either way, Crown valuations remain commercially sensitive and confidential.

However, to aid your decision making, I am able to provide you with an indicative value range we might expect the valuations might fall within. To be clear, these are not valuations, rather a range where we think the values would currently sit.

I've also added the 2015 & 2018 QV valuations, which are publicly available; however, I note the Crown has sometimes found these to have been an inaccurate indication of value in past negotiations.

Map no.	Site name	Size (ha)	QV valuation (2015)	QV valuation (2018)	Indicative value range at 2019
1	3 Met. Lane	1.6284	\$260,000	\$305,000	\$330,000 - \$380,000
2	4 Met. Lane	0.2364	\$240,000	\$290,000	\$240,000 - \$280,000
3	6 Wilson Place	0.1142	\$215,000	\$260,000	\$190,000 - \$220,000
4	7 Wilson Place	0.1248	\$210,000	\$250,000	\$200,000 - \$230,000
5	9 Wilson Place	0.1128	\$165,000	\$200,000	\$140,000 - \$170,000
6	Highet Place	3.4219	\$190,000	\$275,000	\$190,000 - \$220,000

The Minister further agreed that if Ngāti Mutunga o Wharekauri and Moriori are unable to agree the allocation of the properties ahead of the Moriori Deed of Settlement signing, the Minister will decide the allocation.

Officials need to report to the Minister regarding this redress in mid-January 2020, which gives Ngāti Mutunga o Wharekauri and Moriori six weeks to agree the allocation of the properties.

Please let me know if you would like to me to organise a meeting with Moriori Chief Negotiator Maui and/or officials in Wellington to discuss the Waitangi commercial properties in the coming weeks.

If you do not wish to meet to discuss the allocation of the properties, please provide any further information relative the Ngāti Mutunga o Wharekauri position regarding the allocation of the properties, to inform the Minister's decision, by **12 January 2019**.

I am mindful of the discussions you are currently engaged in with Glenn Webber and am open to feedback about any interaction between those discussions and the allocation of the Waitangi commercial properties. I also understand officials from LINZ recently met with members of Mitai Pupu's whānau to discuss the properties that are part of the former Hospital Block.

As always, happy to discuss.

Ngā mihi, nā Ben



Ben White

REGIONAL DIRECTOR TE RAWHITI (ACTING)
TE KĀHUI WHAKATAU (TREATY SETTLEMENTS)

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