

## Attachment A – Timeline to establish a marae at Te Henga for Te Kawerau a Maki

Year	Month	Information	Evidence
1995		“Council files show that investigations into a suitable site for a Marae for Te Kawerau ā Maki at Te Henga had commenced by 1994. Early in 1995, three possible sites including the present site had been identified as suitable, and worthy of further investigation. Council agreed to work with Kawerau a Maki to finalise a purchase. At the same time, decision was underway to include provisions in the reviewed District Plan to facilitate the establishment of a Marae.”	Commissioner Report, p.3
	13-Dec-95	Geotechnical report published investigating Te Henga as a proposed marae site	Geotechnical report on developing a marae site for Te Kawerau ā Maki
		Working group was established to assist Te Kawerau ā Maki to identify land for the marae	Panuku timeline, unknown author
		Waitākere City Council (‘WCC’) assisted with the preparation of options to purchase and provided additional resources to assist with the matter.	Panuku timeline, unknown author
		Land at Te Henga zoned Marae Special Area in the WCC district plan	Panuku timeline, unknown author
		Option to purchase was provided to WCC for the land at 240A Bethells Road. Correspondence to progress sale and purchase agreement. WCC provided funding for deposit and undertook due diligence.	Panuku timeline, unknown author
		1995/96 Annual plan provided grant money for use as a deposit to secure the marae land (\$30,000).	Panuku timeline, unknown author
1996		Te Kawerau ā Maki entered into sale and purchase agreement for the land at 240A Bethells Road, which did not conclude.	Panuku timeline, unknown author
		In December 1996, the Te Kawerau ā Maki wrote again to the vendors lamenting the slow progress to effecting a sale and purchase agreement: “You will be aware that there is no other land available that is suitable	Commissioner Report, p.4

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		for a Marae at Te Henga. "Te Henga is the heartbeat of our iwi. It is our dream that we return and rebuild a Marae back there. A Marae is a necessary base for the people. It is a place of respect and learning and has much to offer the community."	
1997		WCC in the proposed District Plan zoned 2.3 ha of 20.89 ha as 'Marae Special Area' - identifying specific support for Te Kawerau ā Maki	Paper on Te Henga & Glen Eden land swap
1998	01-Jun-98	WCC decision notice 75- marae special housing at Te Henga	Decision Notice 75 - Marae Special Area
		WCC and Te Kawerau ā Maki entered into a Memorandum of Partnership ('MOP'). One of the objectives included the establishment of a marae.	Panuku timeline, unknown author
2002		WCC report to Te Taumata Rūnanga to review the Marae support policy. The reported noted WCC support to Te Kawerau ā Maki to establish a marae at Te Henga and a marae at Te Atatu Peninsula	Panuku timeline, unknown author
		WCC resolution to support the investigation of alternative sites due to the difficulty of concluding a land transaction at Te Henga.	Panuku timeline, unknown author
		Te Kawerau a Maki Tribal Trust head of agreements approved at the Tenders Subcommittee 25 October 2002, which provided professional services contracts from 1 November 2002 to 30 June 2005.	Panuku timeline, unknown author
		Correspondence from Te Kawerau ā Maki solicitor confirming the receipt of files from Corban Revel and a trust account cheque of \$21,347.40 being the balance of the 95/96 FY grant, and advice on treatment of the funds.	Panuku timeline, unknown author
2003		WCC resolved to purchase the ex-Carter Holt Harvey site in Henderson Valley Road	Panuku timeline, unknown author
		WCC and Te Kawerau ā Maki negotiations at impasse. WCC attempt to buy a site at Huia for a Te Kawerau ā Maki marae but they are outbid at an auction	Commissioner Report, p.4

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		<p>July 2003 Correspondence between Te Kawerau ā Maki and WCC regarding the return and permitted use of the remaining grant money provide for deposit in the 95/96 FY. Additional correspondence requesting the establishment of a development fund to progress the establishment of the Te Henga Marae. Confirmed that \$21,335.95 as at 17 July 2003 was held in trust by McCaw Lewis Chapman.</p>	Panuku timeline, unknown author
		No response located within the records located for confirmation on the use of this money or if it was returned.	Panuku timeline, unknown author
		Report to seek approval to purchase the railway siding land adjacent to the new Henderson civic centre land under the provisions of the PWA was resolved at the 28 May 2003 council meeting.	Panuku timeline, unknown author
	17-Dec-03	Te Kawerau ā Maki writes to the Office of Treaty Settlements ('OTS') expressing their support for the development of the transport interchange.	Te Kawerau ā Maki to OTS supporting the sale of land to WCC
		Copy of letter to the Office of Treaty Settlements in support for WCC development plans at 2-6 Henderson Valley Road received from Te Kawerau ā Maki.	Panuku timeline, unknown author
2004	05-Apr-04	OTS write to NZ Railways Corp with a notification that no Māori interests were registered on the site and the property is cleared for sale on the open market.	Letter stating no Māori interests were registered
		WCC resolution to consult on allocation of \$500,000 in loan funding in the 2004/2005 Annual Plan for the Te Kawerau ā Maki marae. Resolution was amended to consult on the financial and/or other support for the Te Kawerau ā Maki land purchase	Panuku timeline, unknown author
		Ex railway land acquired under the Public Works Act for civic purposes	Panuku timeline, unknown author
2005		WCC has a 'Council's Marae Support Policy' in effect, stating: that Council "will continue to support the development of an iwi-based marae for Te Kawerau ā Maki at Te Henga"	

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2007		<p>WCC directors report sought authority to re-commence negotiations with the landowner at 240 Bethells Road, budget allocation in the 2008/09 FY, outlined the potential to acquire the land under the PWA, the subsequently vesting the land under the Te Ture Whenua Maori Act 1993.</p> <p>The report also indicates Te Kawerau ā Maki relinquished any claim to surplus railway land which enabled WCC to purchase the land and establish Waitakere Central at 2-6 HV Rd.</p>	Panuku timeline, unknown author
2008	04-Dec-08	<p>WCC commenced active negotiations under the Public Works Act 1981 ('PWA') for 240A Bethells Road</p> <p>The WCC Policy and Strategy Committee resolved to undertake negotiations to exchange Council owned land at 39 Glen Mall Place, Glen Eden, for 2.3 ha of land at 240 Bethells Road, Te Henga, for marae purposes at the meeting on 4 December 2008 (2096/2008):</p> <ol style="list-style-type: none"> <li>1. <b>Receive</b> the Te Henga Land Acquisition report.</li> <li>1 <b>Agree</b> in principle to the exchange of the property owned by the Council at 39 Glen Mall Place for approximately 2.3ha of land at 240 Bethells Road identified "marae" in the District Plan, with any adjustments to achieve a fair exchange.</li> <li>2 <b>Direct</b> the Chief Executive Officer to undertake negotiations with the vendors to achieve an equitable exchange so that the land at 240 Bethells Road can be held for marae purposes, or reserve, or other appropriate use."</li> </ol> <p>When the WCC Policy and Strategy Committee (2096/2008) was reported to the Governing Body on 17 December 2008, there was discussion about the merits of the proposed land swap, as opposed to a straight purchase of the site at 240 Bethells Road. Subsequent negotiations with the land owners resulted in the land swap being discounted and a straight purchase being the only feasible option to secure the site. The matter was thus consulted on in the draft Long-Term Council Community Plan ('LTCCP') 2009 - 2019.</p>	Panuku timeline, unknown author
		<p>On 28 October 2009, the WCC resolved to 'approve the purchase of approximately 2.5 ha of land at 240 Bethells Road for \$935,000 (including GST) for Community Development Purposes' (1833/2009).</p>	Paper on Te Henga & Glen Eden land swap
2009			Commissioner Report, p.5
			Commissioner Report, p.5

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	01-Nov-09	<p>The Finance and Operational Performance Committee resolved to (1833/2009):</p> <ol style="list-style-type: none"> <li>1. <b>Receive</b> Te Henga Land Acquisition report.</li> <li>2. <b>Approve</b> the purchase of approximately 2.5 hectares of land at 240 Bethells Road, Te Henga for \$935,000 (including GST) for Community Development Purposes.</li> <li>3. <b>Direct</b> the Chief Executive Officer to commence discussions with Te Kawerau ā Maki about the development and tenure of the site in accordance with the District Plan.</li> <li>4. <b>Agree</b> that Te Henga Land Acquisition report and associated resolutions remain confidential until such time as the reasons for confidentiality no longer exist." </li></ol>	WCC minutes proposing transfer to Te Kawerau ā Maki and reserve status
	27-Nov-09	240 Bethells Road purchase agreement signed - purchasing 240A as a possible marae site.	Bethells Road Purchase Agreement
2010	11-Feb-10	WCC writes to TE KAWERAU Ā MAKI , notification that land has been acquired at Te Henga for Marae special area.	WCC letter to Te Kawerau ā Maki with notification of the land purchase
	11-Jun-10	WCC (Graeme Campbell) email to Vijaya and Bob Harvey outlining the process to transfer land to TE KAWERAU Ā MAKI .	Graeme C email to Bob H about the Te Kawerau ā Maki land transfer process
	28-Jul-10	Graeme Campbell puts a paper to the WCC to recommending future actions on TE KAWERAU Ā MAKI	Graeme Campbell paper to the WCC on Te Kawerau ā Maki

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	28-Jul-10	<p>WCC moved the following on Te Henga (1003/2010):</p> <ol style="list-style-type: none"> <li>1. <b>Receive</b> the Reservation and Development of Council Land at Te Henga report.</li> <li>2. <b>Agree</b> that the land owned by Waitakere City Council, being Section 1 Part lot 1 DP52977 (2.4500 hectares net) SO Plan 427 404 situated at 240 Bethells Road, Te Henga, be gazetted as a reserve, subject to the Reserves Act 1977, and classified as a local purpose reserve (marae and papakāinga).</li> <li>3. <b>Agree</b>, subject to resolution 12 below, in principle to lease the reserve at 240 Bethells Road, Te Henga to Te Kawerau a Maki for a period of 10 years and on terms in accordance with the Community Leases Policy.</li> <li>4. <b>Agree</b> that, subject to the agreement of the Minister of Conservation and resolution 13 below, the reserve at 240 Bethells Road, Te Henga be vested in the Crown subject to the lease and held in trust for the purpose of the development of a marae and papakāinga by Te Kawerau a Maki.</li> <li>5. <b>Invite</b> the Crown to consider making financial and other resources available to Te Kawerau a Maki to undertake the development of a marae and papakāinga on the land at 240 Bethells Road, Te Henga.</li> <li>6. <b>Agree</b> to seek agreement from the Crown, either that the Crown (a) May, subject to being satisfied that a marae and papakāinga development programme is secure, change the reserve status of the land and the vesting or lease of the land at 240 Bethells Road, Te Henga under either the Reserves Act 1977 or Te Ture Whenua Maori Land Act; OR</li> <li>(b) Agree that, if the Crown is satisfied that the marae and papakāinga development will not occur, to revert the land at 240 Bethells Road, Te Henga before 31 October 2010 in Waitakere City Council, or in Auckland Council if after 31 October 2010; for community development purposes.</li> <li>7. <b>Direct</b> the Chief Executive Officer to enter into formal negotiations with representatives of Te Kawerau a Maki to agree the terms of the lease at 240 Bethells Road, Te Henga proposed under resolution 3 above, and representatives of the Crown in relation to implementation of resolutions 4 to 6 above.</li> </ol>	<p>WCC GB meeting full papers; and WCC minutes proposing transfer to Te Kawerau a Maki and reserve status</p>

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		<p>8. <b>Note</b> that discussions have been held with Te Kawerau a Maki about the development and tenure of the site in accordance with the Waitakere District Plan, as requested by Council in resolution 1833/2009, and has reached a satisfactory conclusion on these matters about the desirability of an ongoing partnership between Te Kawerau a Maki and the Council in developing the site, and with the local community with respect to the development and use of the site at 240 Bethells Road, Te Henga.</p> <p>9. <b>Agree</b> that the Council support and assist Te Kawerau a Maki and the community in advancing the development of the site at 240 Bethells Road, Te Henga in accordance with the Waitakere District Plan.</p> <p>10. <b>Direct</b> the Chief Executive Officer to report back on any formal partnership proposals with Te Kawerau a Maki relating to the development of the land at 240 Bethells Road, Te Henga.</p> <p>11. <b>Note</b> that the decision to create and classify the reserve at 240 Bethells Road, Te Henga is subject to public notification and submission.</p> <p>12. <b>Note</b> that resolution 3 above may be subject to confirmation by the Auckland Transition Agency dependent upon the terms of the rent to be charged for the lease.</p> <p>13. <b>Note</b> that resolution 4 above is subject to confirmation by the Auckland Transition Agency.</p> <p>14. <b>Agree</b> to publicly release information about the Council's decisions at the same time as public notification of the creation of the reserve at 240 Bethells Road, Te Henga.</p>	
	08-Oct-10	Hearing Commissioner writes to CEO of WCC supporting the decision to make Te Henga a reserve.	Commissioner Report re 240 Bethells Road FINAL
	22-Oct-10	WCC wrote to submitters with the decision report declaring the 240 Bethells Road Local Purpose (marae and papakainga) Reserve.	Proposal to declare land as Local Purpose reserve
	26-Oct-10	The Hearing Commissioner (Gerlad Rowan) releases a decision approving reserve status at Te Henga subject to a deed of lease or any other agreement going to Te Kawerau ā Maki for their use of the reserve.	Hearing Commissioner (Gerlad R) releases a decision approving the granting of reserve status over land at Te Henga
	28-Oct-10	Gazette Notice declaring section 1 SO 427404 a local purpose reserve	GN declaring land a local purpose reserve

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2011	29-Oct-10	Computer title issued for the site	Computer title issued for site
	27-Jan-11	On 27 January 2011, approval was granted by the Minister of Conservation for permanent personal accommodation on the reserve (Case No. 2010/11-51) to provide for papakainga housing.	
	01-Jun-12	Te Henga paper on the relevant district plan provisions.	Te Henga paper on district plan provisions
	07-Jun-12	AKLC writes a timeline of the milestone decisions for Te Kawerau ā Maki	Te Kawerau ā Maki marae at Te Henga - Council history
	21-Jun-12	Option paper by Jenny Macdonald provides background and options for AKLC	AKLC options paper on Te Kawerau ā Maki transfer
2012	10-Jul-12	Te Kawerau ā Maki writes to AKLC. Contents of the letter includes: 1) met with AKLC on 25/06/12 to discuss the transfer of marae land at Te Henga to Te Kawerau ā Maki 2) wishes to take freehold title before building, this will recognise mana, and require revocation of reserve status. 3) met with AKLC GB on 07/05/12 and WRLB on 08/05/12 and both supported transfer 4) aspire to settle land transfer at the same time Treaty settlement is resolved.	Te Kawerau ā Maki to AKLC aspirations with Te Henga
	21-Aug-12	TKITA letter to Te Warena Taua outlining needs from DoC. Letter includes: 1. WCC has purchased land for Te Kawerau ā Maki 2. DoC is involved because of reserve status 3. Te Kawerau ā Maki chose to allow rail land sale at Henderson with an agreement land would be purchased for a marae for Te Kawerau ā Maki A draft report outlines pre-condition trigger that would need to be met prior to the transfer of ownership and confirm that Council and Te Kawerau ā Maki need to agree and define these. This report talks through five options to effect transfer of the land the Te Kawerau ā Maki.	TKITA letter to Te Kawerau ā Maki
			Panuku timeline, unknown author
		Council transfers the land to the Crown, reserve status retained, Minister to vest land in Te Kawerau ā Maki Marae Trustee to administer the land for the purpose of marae and papakainga	Panuku timeline, unknown author

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		<p>Council to lease the land to Te Kawerau ā Maki, reserve status retained, Te Kawerau ā Maki Marae Trustee appointed to administer the land for the purpose of marae and papakāinga</p> <p>Council to transfer the land to Te Kawerau ā Maki as Maori Freehold Land under Te Ture Whenua Maori Land Act, reserve status revoked.</p> <p>Council to transfer the land to Te Kawerau ā Maki as fee simple land, reserve status retained, Te Kawerau ā Maki Marae Trustee to hold and administer the land for the purpose of marae and papakāinga</p> <p>Council to transfer the land to Te Kawerau ā Maki as fee simple land, reserve status revoked. Covenant could be placed on the title to ensure the establishment of the marae and papakāinga</p>	<p>Panuku timeline, unknown author</p> <p>Panuku timeline, unknown author</p> <p>Panuku timeline, unknown author</p> <p>Panuku timeline, unknown author</p>
2013	09-May-13	<p>A paper goes to the WRLB to seek approval from the Waitakere Ranges Local Board to enter into negotiations with Te Kawerau a Maki on the terms of a long-term ground lease in favour of the iwi over the 2.6836 hectares of reserve land at 240A Bethells Road</p>	<p>WRLB on Te Henga lease - resolve to offer lease</p>
	17-May-13	<p>Jenny Macdonald has written a summary of the transfer of the NZ Railways land to WCC</p>	<p>Summary of the Henderson Railway Land</p>
2014	22-May-13	<p>WRLB moved the following motions (WTK/2013/93):  MOVED by Member GB Presland, seconded Member JM Clews:  That the Waitakere Ranges Local Board:</p> <p>a) <b>Directs</b> officers to enter into formal discussions with representatives of the Te Kawerau a Maki Tribal Iwi Authority, for terms and conditions to apply in a ground lease under Section 61 of the Reserves Act 1977, in favour of Te Kawerau a Maki, over the Council's Local Purpose (Marae and Papakainga) reserve land at 240A Bethells Road Te Henga.</p> <p>b) <b>Directs</b> officers to report back to the Waitakere Ranges Local Board the final terms and conditions to apply in the lease, for its approval and;</p> <p>c) <b>Requests</b> that Council officers offer advice and assistance to Te Kawerau a Maki and the community in advancing the development of the site at 240A Bethells Road, Te Henga, and ensuring the success of the marae venture, through a partnership proposal, or a joint marae establishment group or similar.</p> <p>d) <b>Re-affirms</b> the Waitakere Ranges Local Board's interest in being involved in discussions with Te Kawerau ā Maki Tribal Iwi Authority; with the Chair and deputy chair delegated as the board representatives.</p>	<p>WRLB resolution offering Te Kawerau ā Maki a lease on Te Henga</p>

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	20-May-14	<p>"A meeting of senior staff and representatives of Te Kawerau a Maki on 20 May 2014 agreed that the best outcome for iwi would be a lease in the short term with a process underway for the land to be transferred to the Te Kawerau Tribal Authority as freehold land in fee simple."</p>	<p>Discussion about a meeting of Te Kawerau ā Maki and AKLC</p>
	04-Aug-14	<p>An AKLC paper outlined the three options available to achieve outcomes at Te Henga</p>	<p>Te Henga Marae Report</p>
	18-Aug-14	<p>Te Kawerau ā Maki and AKLC met to discuss Te Henga. Both parties agreed to sign an 'agreement to lease' in the future, after the building were constructed, an 'agreement to occupy' granting exclusive use of the land would be signed.</p>	<p>Notes of mtg 18 Sept 2014 on lease of Te Henga Marae</p>
	09-Oct-14	<p>A paper was circulated with three options at Te Henga: 1) lease under RA 1977, 2) lease under LGA 2002, 3) transfer to iwi.</p> <p>That the Waitākere Ranges Local Board (WTK/2014/161):</p> <p>a) <b>Notes</b> that the Waitakere Ranges Local Board has approved negotiation of a lease of the land at 240A Bethells Road, Te Henga, to Te Kawerau a Maki under the Reserves Act (1977) for the purpose of constructing a marae and papakainga on the site, as originally intended when the land was purchased.</p> <p>b) <b>Recommendations</b> to the Parks, Recreation and Sport committee that it notes and endorses the four step process outlined in the report by which the land at 240A Bethells Road, Te Henga, is able to be transferred to Te Kawerau a Maki for the purposes of a marae and papakainga.</p> <p>c) <b>Notes</b> that further reports would be brought to the local board and governing body at key milestones of lease approval, when the building consent for construction of the marae has been approved, and when the reserve status of the land under the Reserves Act 1977 has been revoked.</p> <p>d) <b>Requests</b> that officers continue to consult with Te Kawerau a Maki in respect of the process going forward.</p>	<p>WRLB resolution to support the transfer to Te Kawerau ā Maki</p>