

Matt Bell 15 February 2022

I believe today is when the Trustees show we have listened to the community, of the many submissions/discussions that came out as part of the council Annual Plan process last year. I believe at that time the community made it clear (well the mood of the community) that this Trust needed to listen to them and ensure our community legacy property tenants continue to use the sites they have been based at and leased off the Trust for many years. Originally that was aimed at council purchasing the sites off this Trust, however that proposal did not proceed and to me with all that council has on its books by way of important infrastructure upgrades for 3 towns within its jurisdiction, we need to look at other options as per what our Management Team have proposed today.

The population of Greytown is and will increase, and this Trust is doing its best to provide grants to as many of the clubs, educational facilities, individuals and organisations that seek grants. However, we will never be able to grow at the same rate, and so there is no way we should push out some of the original community clubs such as the bowls and rugby clubs who are part of this community and the Trust has supported for so many years, just to try to quickly build a larger financial pot. We just need to continue to be more prudent with our Trust's true commercial and retail assets and their income, to ensure we never forget the community is who we represent.

#### Cobblestone's site

- I don't at all see this as a 'commercial' site, but accept it was from a valuation point of view, but as a community used asset this site needs to continue to operate for the benefit of the residents of and visitors to Greytown.
- Therefore I fully support proposal for \$1pa perpetual lease for the portion of Cobblestones site that this Trust owns.

#### Bowls Club site

- I agree to subdivision of the No. 2 green, and then to continue to consider options outlined, re Trustees deciding on the best use for that piece of land.
- I fully support a proposal for \$1pa perpetual lease for the remaining Bowls club site to secure their future on this property.
- Again, even though the Bowls portion of the sites commercial value will become zero, I see this facility as a historical community asset, and with \$1 rental we will now assist their longevity on this site.

#### Plunket site

- Will await further information on options

#### Greytown Rugby Football Club site

- I want to ensure these sports fields continue to be used for Greytown's sport and community activities. Even though the current Deed of Lease is for just one of Greytown's oldest sports clubs, the proposal today does allow this use to be opened up to so many more in the community who will then get an opportunity to use it alongside the Greytown Rugby Football Club.
- It is my firm belief that when the Deed of Lease between the GRFC and the GTLT was signed, the Trustees at the time believed that the 123 East Street property was forever going to be treated as a reserve/community sports ground.

- It has only been in the recent 7rly rent reviews that the land value has been treated as a Residential zone (due to its changed zoning by SWDC) and therefore our registered valuers at rent review time have an obligation to value it with this underlying residential zoning.
- So to therefore resolve this continual increasing rental issue as per their current lease, due to the underlying Residential zoning, I completely support the proposal to a perpetual Deed of Lease with SWDC, so they can work alongside the GRFC to ensure they continue to play rugby on their historical grounds and for the many other clubs in Greytown to then have greater opportunities to co-exist on this site.