



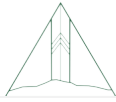
# WHAKAPOUNGAKAU

LANDS TRUST

## MEETING OF OWNERS

### Whakapoungakau Aggregation

<b>DATE</b>	Sunday, 13 April 2025
<b>TIME</b>	10:00 AM
<b>VENUE</b>	Pikirangi Marae, 932 Te Ngae Road, Rotorua 3074
<b>APOLOGIES</b>	Cook Galvin, Laura Karawana, Tiana Hodge, Jock Hokorua McRoberts, Violet Waiariki, Huia Jones, Ray Henderson-Mereana Henare Whanau Trust, Kay Caldwell, Kipouaka Pukekura, Dixie Walker, Putiputi Robinson, Toimairangi Fox, Nga Kiriona, Ruth Kingi, Kiti Ransfield, Pouariki Ngatai, Ati Archie Te Keepa Hodge, Brolene Pirika, Parone Pirika, Venna Konui, Deborah Deloree, Julie Beach, Beatrice Harris, Sylvia Tahuriorangi, Debbie Tamati, Jason Tamati, Leigh-Ann Tamati, Lewis Tamati, Noel Walker Murch, Gertrude Ake, Oripa.
<b>PRESENT</b>	<p><b>Trustees:</b> Hariata Ngatai, Nyreen Kiriona, Margaret Ransfield, Nireaha Pirika</p> <p>John Kameta, Jozef (Hohepa) Groen, Michelle Royal, Dion Forsyth, Marcia Wahapango, Susan Ake, Neil Ake, Ruiha Stirling, Ruiha Shortland, Tania Rae, Annie Rae, Jessica Taura, Minnie King, Mignon Baldwin, Robert Pirika, Miriarangi Macpherson, Christine Miller, Janice Taia, Deidre Gardiner, Piki Te Maari (nee Wiringi), Te Ngaru Awhimate, Wharangi Waetford, Reina Treanor, Turanga Treanor, Te Kapua Hohepa-Watene, Harry Harihari Brecon, Tangonui Faikland Kingi, John Hodge, James Marley, Josephine Scott, Riki Tekere Brown, June Waaka, Phil Taikato, Ngatawa Mohi, Connie Ake, Margaret McEnteer, Tapina Taniora, Haerehuka Silas Kameta, David Prentis, Gaylene, Stephen Hubbard, Sharon Prentis, Renee Kiriona, Wiremu Keepa, Brenda Wikitoria Hoani Swift Trust, Erina Bristowe, Denyce Wikiriwhi, Andrew Heke, Matt Heke, Chris Wikirowhi, Renata Swift, Pateriki Kingi, Kimioranga Matthews, Iris Thomas, Rona Te Moni, Jessie Heke, Mereraiha Waretini, Te Ohu Wi Kingi, June MacKinnon, Lydia Flintoff, Rex Flintoff, Rawiri Tekowhai, Aneta Heke, Roger Short, Vicki Bhana, Riripeti Haretuku, Huhana Clayton-Evans, Jean Galvin, Tanira Kingi, Miriarangi Kapa, Kuini Roberts, Charlene Olliver, Ihipera Pirika, Deaise Bradley, Molly Konui, Joseph Fraser, Tarewa Rota, Erena Heretaunga, Airini Heretaunga, Hinemoa Heretaunga, Leon Rakau James, Sheryl Anderson, Aquataina Katene, Rongo Katene, Teharimate-Paora Patene Whanau Trust, Ereka Kitson, Frederick Clubb, William Kingi, Paea Hohepa, Hayden Pori, Honor Vercoe, Maramena Vercoe, Veena Kameta, Jason Kameta, Teila Hodge, Yvonne Edwards, Hinemoa Ngatai, Huhana Pirika, Nyreen Kiriona, Syretta Clayton, Muriwai White, Miriama White, Jim Greg, Roseann Clayton, Mariana Te Kanawa, Maioha Gage, Kiri Potaka-Dewes, Santana Rakera-Wikingi, Freddy Cookson, Tracy Te Kowhai, Rebekah Wong, Joseph Maney, Moana Miller, Stephen Hohepa, Clint Retimana, Vicki Tamati, Matira Maney, Rose Hunter, Putiputi Tonihi.</p>
<b>IN ATTENDANCE</b>	Andy Nixon – John Macmillan Accountants Cheyane Kahukiwa – Awhi Rōpū Consultants Kelsey Papuni - Awhi Rōpū Consultants
<b>CHAIR</b>	Hariata Ngatai



# WHAKAPOUNGAKAU

## LANDS TRUST

### MINUTE TAKER & RETURNING OFFICER

Kaylor Wharerahi - Awhi Rōpū Consultants

### QUORUM

10 Owners

### AGENDA

#### **Whakatūwheratanga**

The chair opened the hui with karakia and introduced herself to the owners by acknowledging her connection to the land and trust. She noted the full wharenui and full whare kai as the number in attendance is good to see and that this attendance is positive for the trust.

The chair went through house keeping while asking whānau to hold any patai till the end of the report in order to have a structured flow throughout. This is to ensure everyone is heard via the microphone and their names are clearly stated.

### AGENDA ITEM 1:

#### **Apologies**

The following apologies were received: Cook Galvin, Laura Karawana, Tiana Hodge, Jock Hokorua McRoberts, Violet Waiariki, Huia Jones, Ray Henderson-Mereana Henare Whanau Trust, Kay Caldwell, Kipouaka Pukekura, Dixie Walker, Putiputi Robinson, Toimairangi Fox, Nga Kiriona, Ruth Kingi, Kiti Ransfield, Pouariki Ngatai, Ati Archie Te Keepa Hodge, Brolene Pirika, Parone Pirika, Venna Konui, Deborah Deloree, Julie Beach, Beatrice Harris, Sylvia Tahuriorangi, Debbie Tamati, Jason Tamati, Leigh-Ann Tamati, Lewis Tamati, Noel Walker Murch, Gertrude Ake, Oripi.

#### **MOTION 1:**

That the apologies be accepted.

**MOVED:** Matthew Heke **SECONDED:** Hariata Ngatai

**CARRIED:** Āe

### AGENDA ITEM 2:

#### **Minutes of the previous meeting of owners**

#### **MOTION 2:**

That the minutes of the previous meeting of owners be accepted

**MOVED:** Renee Kiriona **SECONDED:** Nyreen Kiriona **CARRIED:** Āe

### AGENDA ITEM 3:

#### **Matters arising**

There were no matters arising from the previous minutes.



**AGENDA ITEM 4: Trust Report**

The Chair acknowledged the significant growth that has taken place over the years, particularly on the whenua. The forest is now thriving, and it was reaffirmed that the whenua is one of the Trust's most valuable assets. The Chair highlighted the progress made in clearing invasive gorse, noting that such mahi supports the Trust's commitment to sustainable investment and environmental management.

She also acknowledged the key Pou who have provided strategic guidance to the Trust.

**4.1 Pou Ngahere (Forestry)**

**a. Joint venture with Crown Forestry and Pine Industries:**

- Trust established the forest; Pine Industries purchased the trees.
- Ongoing rental income generated from tree lease.
- Trust manages 145 ha of pine and 100 ha of mānuka.

**b. Carbon Emissions Trading Scheme (ETS) registration:**

- Trust holds 17,000 carbon units.
- Units may be exchanged for pūtea in future.

**c. Revenue from joint ventures may support buy-back of whenua:**

- Strategy to diversify operations and increase market resilience.

**d. Pasture converted to forestry, freeing nitrogen:**

- Agreement with Rotorua BOP Council to monetise nitrogen.
- Approx. \$750,000 available for reinvestment into whenua.

The Chair concluded that these initiatives collectively provide the Trust with strong financial foundations and multiple options for sustainable growth and development.

**4.2 Rīhi Pāmu (Farm Leases)**

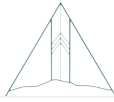
**a. Waiteti Manawhenua Agreement:**

- 306 hectares currently leased to pasture.
- Lease expired October 2024.
- Engagement underway with Waiteti for renewal.

**b. Lease Renewal Discussions:**

- Challenges noted with previous agreements.
- Trust's long-term goal remains to buy back the whenua.
- Emphasis on shifting from passive leases to active management.

**c. Valuation for Negotiation:**



# WHAKAPOUNGAKAU

## LANDS TRUST

- Independent market valuation used to determine fair annual rental.
- Valuation supports ongoing negotiations with the Carr whānau.

### d. Farmhouse Compliance:

- Previously non-compliant farmhouse now being brought up to Healthy Homes standards.
- Chair acknowledged mahi to protect and future-proof the asset.

### e. Omania Farm Grazing Agreement:

- Located between Trust's farm and 9B13.
- Chair expressed aspiration for Trust to buy back the farm.
- Ongoing communication with the Carr whānau—Trust has asked for first right of refusal if they choose to sell.
- Positive relationship maintained; Carr whānau provide two beasts annually.
- Meat packs distributed to support wānanga and tangihanga.
- Meat packs made available for owners to take home today.

## 4.3 Pou Kāinga (Housing)

### a. Housing Aspirations:

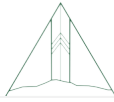
- Trust aspires to develop housing on the whenua.
- Challenges with 9B13 block:
  - Sloped land.
  - Road and infrastructure investment required.

### b. Proposed Development Partnership:

- Collaboration with Rotokawa Baths to lease 2ha of Trust land for housing.
- Working with Newit and Ministry of Housing Development.
- 2ha currently leased for grazing (\$10,000 income to be forgone).
- Trust contribution is land only; independent company to manage infrastructure and risk.
- Trust retains passive involvement with the following provisos:
  1. Housing must meet compliance standards.
  2. Priority given to koeke housing.
  3. Clear communication strategy in place.

### c. Building Capital:

- Need to develop capital through partnerships to:
  - Ensure housing compliance.
  - Provide healthy homes.



- Upgrade necessary infrastructure.

**d. Financial Autonomy:**

- Ended agreement with Te Tumu Paeroa due to lack of mana motuhake over Trust accounts.
- Te Tumu Paeroa noted as a Crown entity with imposed restrictions.
- Trust now receives account support from a private accountant.
- Financial processes remain robust; Trust continues to undergo independent audits.

**e. Communication Improvements**

- Acknowledged previous lack of communication with trustees.
- New website launched to improve engagement and transparency.
- Owners encouraged to register email addresses for regular updates.

**f. Access to Whenua**

- Trustees discussed request for whānau to visit the whenua.
- Commitment made to organise access during Matariki.
- Chair acknowledged current access barriers and reaffirmed Trust's commitment to improving access.

**g. Koeke Grants**

- Previous grants calculated at 10% of operating profit.
- 2024 operating profit was \$55,000; 10% deemed too low to be meaningful.
- New approach: fixed \$20,000 annually for koeke grants.
- Trust committed to maintaining this amount for the next 5 years.

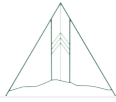
**4.4 Ngā Wero (Challenges)**

**a. Board Capacity:**

- Chair noted difficulty maintaining engagement due to residing in Tāmaki Makaurau.
- Travel distance presents a challenge for ongoing board participation.

**b. Succession Planning & Rangatahi Engagement:**

- Need to actively engage future leaders.
- Trust aims to create governance pathways for rangatahi.
- Objectives:
  - Foster talent and strong voices.
  - Provide learning and support opportunities.



# WHAKAPOUNGAKAU

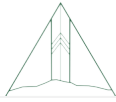
## LANDS TRUST

- Create a safe and inclusive environment.
- Acknowledged as a critical challenge due to aging trustees.
- Upskilling and involvement needed to support intergenerational succession.
- c. Pest Animals:**
  - Wallaby population increasing in Okataina area.
  - Negative impacts on environment and water quality.
- d. Whānau Access & Safety:**
  - Concerns raised over unauthorised access to the farm.
  - Board supports hunting on the whenua – but asks whānau to notify the Board beforehand for safety.
  - Issues include:
    - Rubbish left behind.
    - Alcohol consumption on the whenua.
  - Not aligned with the Trust's future vision for the whenua.

### 4.5 Te Anga Whakamua (Future Direction)

- a. Master Plan & Strategic Plan:**
  - Master Plan identifies high-level opportunities.
  - Strategic Plan outlines the steps to achieve these opportunities, including necessary skills and milestones.
- b. Completed Feasibility Studies:**
  - Strategic Plan, Master Plan, and māra kai feasibility studies are complete.
- c. Food Sovereignty & Broader Vision:**
  - Vision includes social, cultural, and environmental prosperity.
  - Prosperity measured in terms of:
    - Health and wellbeing of whānau.
    - Healthy homes.
    - Overflowing paepae tapu (cultural richness).
    - Thriving, pest-free lands.
    - Restoration of native whenua.
    - Environmentally responsible farming practices.

***Decisions guided by the principle of intergenerational wellbeing.***



## Questions from the Floor

### Tarewa Rota:

- Sought clarification on the relationship between Whakapoungakau and Rotokawa Baths (15B 10).
- Noted that Rotokawa Baths has its own trustees and is part of the aggregated land.
- Questioned whether Whakapoungakau is making decisions on behalf of Rotokawa Baths.

### Chair's Response:

- Explained that Rotokawa Baths is essentially a trust within a trust.
- Whakapoungakau does not have governance over Rotokawa Baths; that trust governs the portion of land under 15B 10.

### Tarewa's Suggestion:

- Suggested decoupling 15B 10 from Whakapoungakau, stating it is only an administrative function and that Whakapoungakau has no governance responsibility over the baths.
- Highlighted issues arising from Rotokawa Baths' dynamics.

### Mariana Te Kanawa:

- Expressed concern about the lack of hui regarding Rotokawa Baths, despite being part of the working committee.
- Raised an issue about the resource consent application lodged for housing on Whakapoungakau land without prior discussion with owners.
- Highlighted the need for trustees to consult with owners before making generational decisions.
- Emphasised that the proposed housing plan could render kaumātua unable to afford to live there.
- Asked trustees to include owners in the decision-making process.

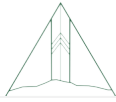
### Chair's Response:

- Assured that there is still time to discuss the matter, as the lease has not been signed yet.
- The project is contingent on funding from the central government, which is difficult to secure at the moment.
- Acknowledged the need for better collaboration and engagement with owners.
- Stated that the time pressure is primarily around securing government funding, and if this opportunity is lost, alternative funding options will be explored.

### Renee Kiriona:

- Commended the website development.
- Shared concerns similar to Tarewa and Mariana about missing details.
- Expressed trust in the chair's commitment to supporting kaumātua and protecting the land but raised doubts about whether partners share the same perspective.
- Noted that the resource consent was lodged last year and fences were put up, indicating that the process appears further along than communicated.

Tarewa Rota moved to include owners in the working party for Rotokawa Baths.



**MOTION 3:**

That the owners are included in the working party for Rotokawa Baths.  
**MOVED:** Tarewa Rota **SECONDED:** Mariana Te Kanawa **CARRIED:** Āe

**Jason Kameta on behalf of Miriana Ranginganana:**

- Expressed concerns about the funding for the housing project.
- Noted that the trust has received forestry funding of approximately \$10,000 and \$90,000 from Te Puni Kōkiri, but the proposed housing project is set at \$8 million.
- Questioned how the board can move from low income to such a large sum and asked about the budget.

**Chair's Response:**

- Explained that the \$8 million is not cash in the bank, but rather the total value of the trust's assets if everything were sold.
- Clarified that the trust does not have \$8 million in liquid funds.

**Te Ohu Wi Kingi:**

- Raised concerns about pest management and the role of whānau in disrupting the whenua.
- Called for a plan to mitigate these issues, with clear rules and guidelines that must be adhered to.

**Minnie Kingi:**

- Asked about the funding for kaumātua, particularly in relation to whānau trusts.
- Enquired whether, when two or three people in a whānau trust reach kaumātua age, they would receive funding.
- Requested clarification on how the board will handle this.

**Chair's Response:**

- The board will return to owners with more details after further discussions.
- Generally, 65 years and older are classified as kaumātua, but the board will consider other factors when defining kaumātua in the context of the trust.
- The board will also consider the distribution of funds in relation to owners within whānau trusts, ensuring fairness and sufficient funds for distribution.

**Mariana Te Kanawa:**

- Emphasised the need for sufficient funding to manage land access, particularly for hunting, while ensuring that the interests of the farming leaseholder are protected.
- Suggested a blanket rule prohibiting access to the whenua, due to the presence of stock and crops.



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- Inquired about the history of Waiteti's farm leases and the future of the trust's farm management.
- Asked how long the current lease lasts and when the trust might take over farm management.

### Chair's Response:

- Acknowledged the challenge of managing land access and the importance of the transition to self-management.
- Discussed ongoing talks about what a three-year and five-year plan might look like, including financial needs for transitioning to managing the farm independently.
- Emphasised the importance of utilising the farmer's expertise and investments to maintain the land, so the transition is smoother and less costly.

### MOTION 4:

The owners accepted the trust report.

**MOVED:** Vicki Bhana **SECONDED:** Iris Thomas **CARRIED:** Āe

### AGENDA ITEM 5:

### Annual Financial Report

Andy Nixon presented the annual financial report. He highlighted the following key points:

- **Lease revenue increased** to \$194,105 (up from \$152,173).
- **Significant drop in total income** due to no grant received from the Ministry for Primary Industries this year.
- **Operating expenses were lower**, with good cost management.
- **Net surplus for 2024 was \$55,887**, a notable drop from the previous year's surplus of \$336,538, largely due to the absence of large one-off grants.

### Questions from the Floor

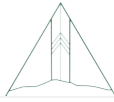
#### Renee Kiriona:

Requested clarification on the water rates bill.

#### Chair response:

- Unclear whether charges were from bath houses, farm, or faulty water lines.
- Trust agreed to settle the bill.
- Upgrades completed:
  - Water connection upgraded.
  - Water meter installed at the farm.
  - Bath house connection upgraded.
- Waiteti charged their share of the bill.

#### Margaret Ransfield (with Jason Heke):



- Puwhakamua not connected to the affected water lines.
- Leaks were found and new valves installed.

**Renee Kiriona:**

- Asked the Chair about the farm's water source.
- **The chair** advised the farm uses a bore (installed years ago); Waiteti is charged for usage.
- Renee recommended the Trust approach Council to clarify that the toby supplies water for farming use (to avoid higher domestic water rates).

**MOTION 5:**

That the owners accept the financial reports for the years ending 30 June 2023  
and 30 June 2024

**MOVED:** Moana Miller **SECONDED:** Iris Thomas **CARRIED:** Āe

**AGENDA ITEM 6:**

**General Business**

**Trust Deed & Voting Concerns**

- John Pirika requested the Trust review and consider renewing the Trust Deed.
  - Raised concerns about the voting process:
    - Whānau trusts with large shareholdings receive only one vote.
    - Individual owners with minimal shares (e.g., 0.1) also receive one vote.
- Request from the floor: AGM booklets to be distributed at least one week prior to the annual owners' hui.

**Chair Resignation – Hariata Ngatai**

- Hariata addressed the owners:
  - Reflected on her time and experiences on the board.
  - Acknowledged the growth and opportunities gained through her service.
  - Announced her formal resignation as both Chair and Trustee, citing a need to focus on herself and whānau.

**AGENDA ITEM 7:**

**Elections**

**Board Trustee Elections:**

- Following a transparent process and one applicant withdrawal, the following individuals were elected to the board:
  - Tanira Kingi
  - Haydon Pore
  - Te Kapua-Ki-Hikurangi Carolyn Hohepa Watene

**Resignation and Additional Seat:**

- Due to the resignation of Hariata Ngatai, an additional trustee seat became available.



**Nominations from the Floor:**

- Moana Miller nominated Walter Kingi
- Renee Kiriona nominated Mariana Te Kanawa
- Both nominees presented to owners (5 minutes each) on their suitability for the trustee role.

**Voting Process:**

- Meeting concluded with karakia, followed by lunch in the wharekai.
- Ballot voting commenced:
  - Returning Officer: Kaylor Wharerahi
  - Scrutineer: Cheyane Kahukiwa

**Election Results:**

- Walter Kingi – 18 votes
- Mariana Te Kanawa – 48 votes
- Outcome: Mariana Te Kanawa was elected as a trustee of Whakapoungakau Lands Trust.

**Whakakapinga**

Meeting closed 1.45pm