

**Omapere Taraire E & Rangihamama X3A  
Ahu Whenua Trust**

Special General Meeting 14<sup>th</sup> November 2020



Kohewhata Marae  
6869 Mangakahia Road  
KAIKOHE

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# Nau Mai Haere Mai

## Welcome to the Omapere Taraire E and Rangihamama X3A Ahu Whenua Trust Special General Meeting 2020

Saturday 14<sup>th</sup> November 2020 from 9:00am  
Kohewhata Marae, Kaikohe

Held in order to report on the progress of Omapere Taraire E and Rangihamama X3A Ahu Whenua Trust.  
Please note that elections and shareholder bus tour will not be held at this SGM

## AGENDA

- 09.00am Shareholder & Beneficiary registration open
- 09.30am **SGM Commences**
- Hui Hakapuare – Mihi/ Hakatau
  - Shareholder & Beneficiary registration close
- 10.30am Morning Tea
- 11.00am **SGM Continues**
- Chairman Report includes – **Dr Te Tuhi Robust**
    - Forestry - Totara Report
    - Honey Report
    - Papakainga Report
  - Community Portfolio Report – **Colleen Bermingham-Brown**
  - Nga Whenua Kaikohe Project Report – **Colleen Bermingham-Brown**
  - Omapere Farm Report – **Bruce Cutforth**
  - Rangihamama Farm Report – **Bruce Cutforth**
  - Rental Housing Report – **Dr Te Tuhi Robust**
  - Wai Maori Report – **Rachel Witana. To be tabled on the day**
  - Financial Report – **John Parmenter (Accountant)**
  - Nga Patapatai - General Business
- 01.00pm Hui Hakamutunga – Karakia & Kai

Please note that Advertising for our SGM was published in the NZ Herald & the Northern Advocate on 28<sup>th</sup> October 2020, 31<sup>st</sup> October 2020, 4<sup>th</sup> November 2020 & 7<sup>th</sup> Nov 2020

## **SGM Chairmans Report**

Tena koutou

Tēnā koutou i raro i ngā ahuatanga o te wā. Ka mihi ake hoki ki o tātou tini aitua, e wehewehe atu ki te tua o te aria, no reira e ngā mate, haere, haere, haere. Tātou te hunga ora tēnā koutou, tēnā tātou kātoa.

The covering of this SGM is to report on Trust activities since the AGM held on 19 October 2019.

### **Kohewhata Marae**

In the first instance I would like to register an apology to the Kohewhata Marae Komiti for the incident(s) that took place when the Trust last held a meeting at the marae. It is important for all of us as whānau to respect the space and marae going forward. The reconvening of our Trust business at this marae is opportunity for us all to acknowledge what happened and ensure that it is not repeated.

### **Māori Land Court**

The ongoing impact of the delay in receiving a decision from the Maori Land Court about the election of new trustees has in the main placed a lot of pressure on all of you as shareholders and beneficiaries along with trustees. However, as required of us and others we have to place our trust in the process. Therefore, it is important to now turn our attention to the governance and operational reports which I have taken the liberty to touch on in a number of areas. It should be noted that other trustees will provide oral and written depth and insight to some areas.

### **Top Energy – Easement**

The first easement with Top Energy has been filed and therefore completed and registered in the Maori Land Court. Due diligence for the second easement is also completed and still to be signed by trustees. When signed it is to be lodged in the Maori Land Court to complete the process.

### **Wai Māori**

The challenges experienced for the Trust since our last AGM have revolved around a number of issues. The Water Crisis saw the Trust working in conjunction with the Northern Regional Council; Far North District Council; Crisis Management Group; Government Officials; and the Lake Omapere Trust. Such encounters experienced saw the Trust represented by Rachel Witana who will provide further information on this activity.

### **Omapere & Rangihamama Farms**

The Covid 19 Pandemic response saw our farm staff continuing throughout both lockdown periods having to continue to operate as an identified essential service. Those of you interested in all activities on the farms will, I believe, find the regular reports on both farm blocks – Omapere and Rangihamama as provided by Bruce Cutforth interesting, as both farms continue to grow into more financially solid entities for the Trust. As important is to also record our thanks to the staff who located at both farm blocks for their continued commitment and support of caring for the whenua.

### **Community**

Colleen Bermingham-Brown – trustee, has continued to provide significant direction in leading out the allocation of education scholarships along with oversight of administration and financial matters for the Trust. Along this work has been the oversight of a Provincial Funding Grant project – Ngā Whenua Kaikohe for the Trust. Colleen will also provide further conversation on these matters later in her report. The Trust also acknowledges the growing number of scholarship recipients who have now moved onto different forms of employment and study therefore making a significant contribution to New Zealand society and more importantly to Māori. It is appropriate to acknowledge whānau of all recipients who have made significant sacrifices to support their whānau on chosen pathways into the future.

### **Finance**

The financial accounts are being audited as required of the Trust board. John Parmenter our accountant and his team are again to be commended for the ongoing scrutiny and diligence expected for such a service. The Trust continues to find it challenging in meeting the Anti Money Laundering (AML) requirements. This has seen significant pressure for the Trust.

### **Honey**

Whakaoho Honey Ltd have as a business been on sold to Oha Honey – Ngai Tahu. This has given the opportunity for the Trust to seek other registrations of interest in accessing our land blocks for the expressed use of locating bee hives. It is an exciting time for the Trust as there are a number of local businesses now interested in such an opportunity. Due diligence is near complete and a decision is pending for this item of Trust business by the trustees.

### **Sustainable Harvesting - Totara**

Previous reports to whānau confirmed the completion of a substantial harvest plan for Totara trees located on the Rangihamama Farm block. The final step of registering this plan on the land title for the block has now been completed. Harvesting will be able to take place for the Trust over the next 10 years. The Trust will then review the plan and consider an extension at that point in time.

### **Land Use**

A number of applications have been received by whānau interested in leasing lands surplus to the farming operation at Rangihamama. These activities include – market gardening; pine nursery; solar energy enterprise and a significant business in the construction of houses. Due diligence is underway for a number of these businesses and it is expected that the information collated will enable the incoming trustees to make informed decisions on each of the enterprises.

### **Papakainga**

The completion of the building contract for this project has been acknowledged by all parties. This is a significant milestone for the Trust and it should be noted that the tenancing of the 8 homes is near completion. There have been a lot of lessons to be taken from this project including the letting of the houses. The landscaping of the grounds is now complete and present tenants are settled in. The management of these homes moving forward has been contracted to Mid North Real Estate who also manage the other rental homes for the Trust.

### **Whānau Requests**

For some time the Trust office and trustees have noticed a growing number of enquiries focussing on whānau shareholdings. This activity suggests a growing interest of whānau in the Trust lands and how

we as elected trustees are undertaking our fiducial duties. Within such enquiries some whānau have indicated a wish to make application for either a Partition Order or Licence to Occupy. It is expected that some of these whānau will register their interests more formerly at the next AGM of the Trust.

### **Conclusion**

A number of you will be aware that this will be my last formal report to an SGM as I have indicated my wish to not seek re-election as a trustee. I would like to register my thanks to those of you who have and continue to support the Trust and present trustees. However, it is important to note that your continued involvement does require you to allow and support elected trustees to go about the business of implementing policy and ensuring that what has been decided by whānau is undertaken within the framework of the Trust deed. It has been a privilege to serve you all as the Chair; Trustee and more importantly as a whānau member.

### **Ngā mihi**

Dr Te Tuhi Robust - Chair

# COMMUNITY PORTFOLIO REPORT

Colleen Bermingham-Brown  
HR & Community Portfolio Holder

It's an absolute pleasure to provide a progress report on the Community Portfolio for the 2019/2020 financial year. Over the past 12 months we have been focussed on embedding the current suite of programmes that are managed within this portfolio, with the aim of achieving all the community objectives outlined in our 2016 – 2021 Strategic Plan.

## Purpose

My vision when creating the Community Portfolio back in 2010, was to develop a suite of programmes focussed on supporting the wellbeing and future development of our ORT Shareholders', Beneficiaries', and their whanau. This vision has not changed, and there is still more that can be achieved.

## Community Programmes Overview

Outlined below are updates on all the programmes currently managed within the ORT Community Portfolio. The portfolio is focussed on delivering programmes that are focused on building capability and supporting within our ORT whanau, while developing new and future proofing current programmes for the benefit of our future generations.

## Building capability in our whanau

### Education Scholarships 2020

The trend of online applications continues, as in previous years with over 50% of the applications being received either via the online application portal on the ORT website or via email.

On the closing date of March 31st, 2020, we had received the following:

<p><b>Completed Applications: 15</b> <b>Withdrawn Applications: 0</b> <b>Incomplete Applications: 1</b> - these are applications that did not provide all information required to complete application before the due date.</p>
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### Scholarship Application & Selection Process

Our ORT policy and practice is to contact all applicants with incomplete applications, and to update them on their application status and additional information required to complete their applications. This ensures they have sufficient time to provide the additional information required before the closing date.

Two Trustees review then all completed applications and once selected, our recommendations are presented to the Board for their approval and endorsement.

Due to the impacts of COVID-19, this year's successful scholarship recipients were announced in August 2020. All applicants were contacted directly with the outcome of their applications and the successful applicants receiving their scholarship payment via direct credit.

The total amount awarded for scholarships this year totals \$50,000.

## ORT Scholarship Recipients' 2020

Please join me in congratulating the ORT Education Scholarship recipients for 2020.

### Masters & Post Graduate Certificates (\$7.0k)

- |                   |                            |
|-------------------|----------------------------|
| 1. Jordan Moon    | Master of Business Studies |
| 2. Shavarnah Puru | Master of Architecture     |

### Bachelors & Diploma (\$3.0k)

- |                         |  |
|-------------------------|--|
| 1. Te Reremoana Sofa    | Diploma in Wellness & Massage                |
| 2. Matire Subritizky    | Diploma in Nursing                           |
| 3. Here Shirley Blowers | Bachelor of Education                        |
| 4. Waitai Tau           | Bachelor of Education                        |
| 5. Darlene Mokaraka     | Bachelor of Applied Social Work              |
| 6. Iritoka Willis       | Bachelor of Applied Social Work              |
| 7. Tania Williams       | Bachelor of Applied Social Work              |
| 8. Mackenzie Hita       | Bachelor of Environmental Planning & Science |
| 9. Te Aiahi Whiu        | Bachelor of Teaching                         |
| 10. Daniel Tau          | Bachelor Business, Support & Recreation      |
| 11. Ethan Wells         | Bachelor Medicine & Surgery                  |
| 12. Chelsea Sherry-Tau  | Bachelor of Physiotherapy                    |

### Certificates & Trade Certificates (\$1.0k)

No application received for this category this year

### Update on Agricultural & Apicultural Scholarship

In 2018 we expanded our education scholarship programme to include a specific Agricultural and Apicultural scholarship specifically targeted to student who whakapapa to ORT planning to study within the agricultural sector.

This year we did not receive any qualified applications through this stream and have therefore reviewed our advertising and marketing of our education scholarship for 2021 to leverage our new partnership with Oha Honey and how best to encourage our young rangatahi along the Apiculture career path, while also expanding our reach to the broader community and target audience of agricultural students.

### Educational Workshops – Financial Education & Pathways to Home Ownership

Due to COVID-19 implications these workshops facilitated with our banking partner BNZ and have been put on hold until 2021.

### Supporting our whanau

#### Discretionary Fund

The ORT Discretionary Fund was first launched in 2018 and provides limited financial assistance for initiatives that, promotes and enhances the social, economic and cultural advancement of ORT shareholders and beneficiaries.

For the 2019/2020 financial year we received x 5 applications, which were approved by the Board.

Funding for this initiative has been set at \$5.0k annually, and is disbursed as a grant, on a case-by-case merit basis. The approval of payment will be at the Board's total discretion, as to the amount and to whom funding will be granted with fixed amount up to \$200.00 to be applied.



Discretionary Fund applications are accepted through the ORT website, or alternatively, hardcopy applications can be submitted directly into the Trust Office. Applications will be reviewed by two Trustees and their recommendations emailed to the Board for approval and then ratified at the next Board meeting. The Boards decision will be final, and no further correspondence will be considered.

### SGM, AGM & Shareholder/Beneficiary Voucher Programme

Our SGM & AGM shareholder and beneficiary meetings continue to be well attended with record numbers attending each year. Our voucher programme continues to be a huge success benefitting those shareholders, beneficiaries and their whanau who attend our SGM and AGM meetings.

We have partnered with New World Kaikohe to provide food vouchers to the value a \$60.00 for Shareholders and Beneficiaries \$30.00. Annually we distribute approximately \$10k worth of vouchers to Shareholders, Beneficiaries and their whanau each year.

As we are a whanau friendly organisation and promote smoke free and alcohol-free environments for our whanau, we will continue to prohibit the purchase of cigarettes and alcohol with these vouchers.

### Shaping our Future

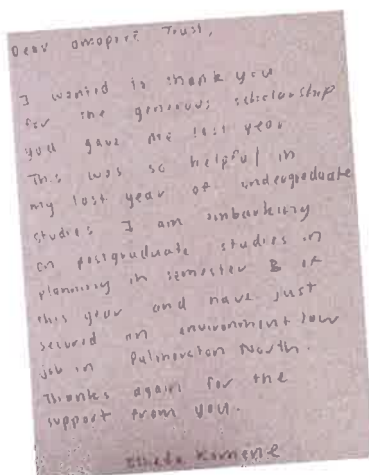
#### Maori Trustee Share Buyback Programme

A comprehensive overview of this share buyback scheme can be found on page 27, of the ORT Audited Financial, including an update on the current payment schedule and the number and value of the shares held by the ORT shareholders.

With our recent annual payments in June 2019 & June 2020, the total number of shares held by the Maori Trustee was reduced to 422,104. With our annual payments of \$50k, this share buyback programme is on track to be completed with a final balancing payment in 2024.

### Celebrating Shareholder Success

#### Ellieda Komene – Scholarship Recipient 2019



Nga mihi  
Colleen Bermingham-Brown  
Trustee

# NGA WHENUA O KAIKOHE REPORT

Colleen Bermingham-Brown  
HR & Community Portfolio Holder

Funding Start Date: 1<sup>st</sup> July 2020  
End Date: 30th June 2023  
Agreement Signed: 12<sup>th</sup> June 2020

## Background

Through the Provincial Development Unit, Omapere Rangihamama Trust entered into an Agreement with the Ministry of Business Innovation and Enterprise (MBIE) who is responsible for administering the Provincial Growth Fund (PGF). This Fund aims to lift productivity potential in New Zealand's provinces and its priorities are to enhance economic development opportunities, create sustainable employment, enable Maori to reach their full potential, boost social inclusion and participations, build resilient communities and help meet New Zealand's climate change targets.

The Funding under this Agreement is from the Whenua Maori allocation of the PGF and the Whenua Maori allocation is to support Maori landowners to achieve greater levels of prosperity through investment in Maori owned land. Whenua Maori funding is aligned with the intent of the PGF, including its region focus, and is administered by the Provincial Development Unit.

Our intention is to establish an NWK entity for the management of this Project and we are currently in the investigative stage, as we have met with our accounting and legal advisors and currently reviewing the corporate structures available to maximise the benefits from this Project for all members of the collective.

## Project Description

The purpose of the funding of this Project is to develop, over the next 3 years, five hectares of vineyards (Vineyards) on four separate Maori land blocks in the Kaikohe area, these being:

- Omapere Taraire E and Rangihamama X3A owned by the Recipient;
- Tuhuna 4HBlk, owned by Kenneth Wesley Dalton & Tracy Karena Dalton;
- Taporepore A Block, owned by Ngapaki Tipi Nikora & Patsy Gay Nikora;
- Tuhuna 47 Block, owned by the Trustees of the Eru Moka and Teowai Pou Whanau Trust.

The Project will be delivered in two phases and the expected outcomes of this Project align with the PGF objectives of:

- Increased economic output;
- Enhance utilisation of and/or returns for Maori assets;
- Increase productivity and growth;
- Increase local employment and wages;
- Increase in sustainable use of and benefit from natural assets; and
- Enhance wellbeing, within and/or between regions.

## Funding

The total Funding available under this Agreement is up to NZ\$1,532,000.00 plus GST (if any) with the following Funding sub-limits:

- a) In respect of Phase 1, up to \$200,000 plus GST; ORT & BDO to manage & distribute funds; and
- b) In respect of Phase 2, up to \$1,332,000 plus GST; NWK Entity & BDO to manage & distribute funds

The funding will be paid in instalments on satisfactory completion of the relevant Project Deliverable.

Where the eligible Costs incurred for a project Deliverable are less than the maximum payable against the relevant Project Deliverable, the balance will be rolled over and will be available to the Recipient (if needed) as part of the next instalment.

Good news is that we have completed the required documentation and deliverables to receive the Phase 1 payment.

Next step is to complete the Anti-Money Laundering (AML) Countering Financing of Terrorism Act 2009 identification verifications as required by our financial and legal advisors – this has been completed by three of the four ORT Trustees only to date.

### **NWK Governance Committee Representatives**

As a collective we have agreed on the governance structure as is as follows:

Nikora Whānau	Paki & Patsy Nikora
Dalton Whānau	Kenneth & Tracy Dalton
Pou Whānau	Joann Walsh & TBC
Omapere Rangihamama	Colleen Bermingham-Brown
TKMKT	Deidre Otene & Erana Kara

### **Agreed land area within project scope:**

<b>Whanau</b>	<b>Size</b>
Nikora Whānau	2ha
Dalton Whānau	2ha
Pou Whānau	3ha
Omapere Rangihamama	3ha

### **Reporting**

The structured reporting cycle to MBIE is comprehensive and requires monthly reporting of current number of employees employed by the project, and quarterly reporting of project progress, funding, expenditure vs budget, plans for the next quarter, the identification of any risks/challenges for the project and an update of the current marketing, media and communications related to this project.

As the ORT Representative on this Project, I attend fortnightly NWK meetings held via Zoom and jointly chaired by Tracey Dalton & Joann Walsh. These meetings enable all parties to meet regularly and review each whānau progress, agree actions and ensure we are adhering to project deliverables, timeframes and budgets. I also provide an NWK Project update to the ORT Board at each of our 6-weekly Board Meetings.

# OMAPERE FARM REPORT

*Lloyd Brennan*  
*Farm Manager*

**Note:** There are two Omapere Farm Reports for this SGM from the Farm Manager and the Portfolio Holder.

## **Farm Manager Report - *Lloyd Brennan***

The bull farming operation has recovered slowly after the extreme drought we experienced last summer, which was a combination of low winter rainfall and a more extended dry period with no moisture at all. Once the rains came, we were behind on body weight of the bulls, and weight gain was very slow while the pasture and soils recovered. So far this year to the end of September, we have received 1200mm of rain, and our annual average is up to 2000mm, so we are once again behind and looking at another dry summer.

On the positive side, meat has been in good demand from both China and America, creating good pricing competition. The farm, Omapere, has recovered well, but we are looking for a lot more rainfall leading into the spring. Development of reverted country continues, battling with low phosphate levels and low pH and the constant pressure from gorse. But with fencing and water reticulation and new pasture, we are winning, enabling us to carry more stock and feed them to their requirements. We currently have around 45Ha of new development on the go at the moment, with another 40Ha of under sowing annual grass to grow more pasture in Rush effected areas. Both areas needed fencing and water.

Omapere is a total bull finishing unit now, with the last of the sheep leaving in November 2019, and the cows in January 2019. We are currently finishing 1000 2yr bulls a year at an average of 300kg, and all being sent to Affco at Moerewa. We also purchase bull calves which are carried through to 2yr old; 1000 are carried.

Well let's hope that we get some rain soon, the summer is better than the last, and the markets stay good and that Covid-19 stays away and everyone keeps safe.



## **Omapere Farm Portfolio Holder Report - *Bruce Cutforth***

In reporting to you our shareholders and beneficiaries I am mindful that it is more than twelve months since we reported. These twelve months have come with extreme climatic and market challenges which have been compounded by the advent of Covid-19. The summer drought was extreme being stated as one in a hundred-year event. The market collapse in the Autumn of 2020 brought on primarily by market uncertainty caused by covid impacted the years profit. That gives a basic outline of the environment that the farm has been operating in.

The farm is 840 ha effective which is now an all cattle operation. The last of the sheep were sold through this year. It is managed by Lloyd Brennan and employs three other staff. Brookes Cooper, Paul Albert and Dariah Stuart. The farm operation is overseen by the farm committee made up of Chris Boom farm consultant, Colin Rakena shareholder and a Landcorp farm manager John Parmenter accountant and myself Bruce Cutforth Trustee. This team is commissioned to operate the farm to a budget and operational plan agreed to by the Trust Board. This structure has historically delivered the cash flow which has enabled the Trust to purchase shares back from the Maori Trustee at \$50,000 per year plus the \$50,000 scholarships awarded per year. The average cash surplus from the Omapere farm over the past five years is \$280,00 which goes direct into the Trusts general account. At the same time there has been ongoing development and increases in stock numbers. This year has seen the lowest cash contribution from the farm over this period brought about by the above circumstances plus the planned capital spend on land development.

The farm wintered 1700 cattle with the kgs of live weight a ha sitting at 700kg this figure is lower than last year as cattle weights have been impacted by the drought. The kgs a ha has steadily increased since the 2011 figure of 560kg. With the capital improvements being carried out we expect the carrying capacity to increase to 900 kg per ha wintered. The majority of cattle on farm are Friesian bulls and most of them are purchased as 120- 140kg calves. The plan is to harvest these bulls around the 600kg live weight or 300 kg carcass weight. All bulls should achieve those targets by the time they are 2yrs 8months age.

This year in review the farm did not deliver to its budget target. Primary reason was the drought which impacted through lower live weights and then there was a collapse in the beef schedule caused by market uncertainty around covid and a flood of animals being culled. The learnings the management team have taken from these experiences are (1) Broaden our trading range. This year besides purchasing the cattle as weaned calves' bulls are being purchased around that 360 to 440 kg live weight and will be harvested within the financial year. Be more responsive to climatic events.

**Capital Development:** The farm has completed year four of its five-year capital improvement program. The work undertaken has included extending water supply across the farm. Kilometres of subdivisional fencing which includes riparian fencing of waterways. Gorse and tobacco weed clearing over 50 ha on the north side of Putahi. This clearing has been transformational turning a wasteland into productive pastureland.

**Current Situation:** The farm is in great shape with all classes of cattle doing well. We are still in catchup mode with the lower liveweights but on track to deliver to the Trust general fund \$250,000 cash profit this financial year. The farm management team are very aware of the Trusts need for this business to deliver strong cashflow. The farm is looking great and being managed to the Trusts environmental standards. The audited stock count confirms we are operating within industry standards around stock losses which is a vast improvement from what was happening ten years ago.

**Acknowledgements:** This past year has been challenging for our staff. I wish to acknowledge their efforts on our behalf in caring for this beautiful taonga and delivering for our Trust. Every staff member treats their responsibility as more than a job and have delivered with passion and skill. Further the support team of Chris Boom adviser and accountant John Parmenter give way above their charged hours. This team are driven to fulfil the Trusts vision.

**“Kia huri te whenua hei oranga mo te Iwi”  
The land will sustain its people**

# RANGIHAMAMA FARM REPORT

*Bruce Cutforth*

*Rangihamama Farm Portfolio Holder*

RDF1 is the Limited Partnership which operates the dairy farm on ORT whenua located off Rangihamama Road. This partnership which is jointly owned 50% by ORT and 50% by Te Tumu Paeroa leases 273 ha from ORT. There is a formal lease agreement with the partnership paying \$195,000 to ORT per year. Currently there is a review of the lease with an expectation that there will be an increase of the fee. The



partnership owns the livestock, machinery and the Fonterra shares which any farm that supplies milk to



Fonterra is required to hold. The farm is managed by Clinton Mokaraka who employs two other full-time employees plus part time staff. Currently the farm is milking 520 cows plus rearing young stock.

This past year has been a year of significant growth for this enterprise. Production increase of 10% for year in review plus this year we are seeing a further 10% increase in this season to date. What that means in milk production terms is a projected increase of 35,000 kg of milk solids to an estimated 260,000 kg of MS. These increases in spite of last autumn's very

significant drought. The drought impacted primarily through increased supplementary feed costs which did enable us to keep production levels up but impacted on bottom line profit. To put this farm performance into context the average Northland dairy farm produces around 750kg of milk solid per ha our farm is up around 1,300 kg per ha. Two key factors in these production increases are (1) A maturing farm. Soil fertility levels improving which is driving increased pasture production. (2) The change of management structure from herd managers to our current structure with Clinton as a lower order sharemilker. He receives a fixed price per kg of MS produced. He then has the employment and cowshed responsibilities to address. Much of the lift in performance can be traced to this change in management. Clinton and his team deserve credit for the improved farm performance.

The Ltd Partnership is now in its seventh year. It currently owns the milking herd of 525 cows plus two generations of replacement hfrs totalling around 230. Machinery which includes two tractors one of which is a new John Deere plus a mixer wagon and supplementary farm equipment. Added to that are the approx. 230,000 Fonterra shares. On today's market values that would add up to around \$2,200,000 total value. The original plan on establishment of the partnership was for it to exist for five to eight years and then for ORT to buy out Te Tumu Paeroa. They are asking ORT now have we reached that point in time when ORT buys out their half share. Unfortunately, because of the disfunction within ORT we have been unable to advance that korero. The business itself is in great shape being able to pay a dividend to both parties plus retiring significant debt within the business this past year. The primary reasons we established the partnership was around risk management and equity. The involvement of TTP has delivered on those two fronts plus there has been the security of a separate Board to govern. My view is that it would be best to wait for the appointment of the new ORT Board to bring to fruition this dream. With the current stability of milk price and management team in place this enterprise will continue to deliver whether we own it solely or in partnership.

The whenua at Rangihamama is a beautiful taonga which we all need to treasure. In my opinion the most attractive farm in Te Tai Tokerau. A real privilege to share in its custody for a period of time.

# RENTAL HOUSING REPORT

*Sandra Robinson*

*Rental Property Manager - MREINZ*

Greetings to you all. It is with pleasure that I report to your Special General Meeting through to the period ending 30<sup>th</sup> October 2020. What a year it has been for the Trust. The completion of the first stage of the Papakainga Development has been a huge achievement and something that you all should be very proud of. This is such a progressive move for both yourselves as an entity and Kaikohe itself. I will report further on this development later in this report.

**Market Overview:** It would be very fair to say that in 26+ years of rental property management here in Kaikohe I have never seen such chronic housing problems with a huge demand and short supply. There is really nothing at all available to rent and market rents have sky rocketed making it a double-edged sword for people trying to find a home for their whanau and afford to live there. As per the Tenancy Services market rent information, as at 30<sup>th</sup> September 2020 that median rent for a three-bedroom house in Kaikohe is \$340.00 per week. That is a huge increase on what we have known in the past. Your rents across the board compare very favourably as your rents in general are under the market rents. This is a lucky position for the home occupants to be in.

**Tenant Movement:** The demand as mentioned above means that generally tenants are not moving and yours are no exception. Everyone seems stable and settled which is great news for all parties concerned.

**Repairs & Maintenance:** We conduct three monthly inspections for you to assess how the homes are being looked after and identify any maintenance needs. Any urgent repairs are organised as soon as is practicable with non-urgent works submitted to the Trust for consideration.

**Papakainga Housing:** As mentioned above we have been privileged to assist you to find tenants for the new eight house development here in Kaikohe. The rent was set at extremely reasonable rent levels and of the eight houses there are six confirmed new tenants. There have been some delays and frustrations in streamlining the new process but as time has gone on, we believe things are falling into place. It is critical to us that if priority is to be given to shareholders or beneficiaries of the Trust then we need to have those people identified to us. We cannot verify any of this information. That will most certainly speed things up. The landscaping is looking great and I am sure you will agree if you take a look down there that there is now a very positive vibe in that little community.



**Amendments to the Residential Tenancies Act:** There is a lot for any landlord to be concerned about with regard to a raft of new changes being brought in as amendments to the current legislation. Be assured that we are doing our utmost to ensure that the management of all of the properties remains compliant and fair to all parties.

**Amendments to the Residential Tenancies Act (CTD):** The Healthy Homes legislation is well in hand and as the compliance dates approach, we will be all ready with what is needed to be done.

**Conclusion & Thank You:** Overall, in a very trying year for the entire population I believe your rental portfolio has performed well for you and long may that continue.

Thank you to all of the Trustees for your continuing support and to the house occupants of course who welcome us into their homes.

# WAI MAORI – WATER PROJECT REPORT

*Rachel Witana*

*Water Project Portfolio Holder*

To be tabled on the day





# FINANCIAL REPORT

John Parmenter, BCom

Accountant - NCAL

Cash Summary for the 3 months ended 30 September 2020

	Actual	Budget	Better/(Worse) than Budget
	\$	\$	\$
Omapere	92,534	(41,356)	133,890
Rangihamama	39,915	59,797	(19,882)
Housing	(89,840)	(49,869)	(39,971)
Forestry & Honey	24,829	70,653	(45,824)
Trading Surplus	67,438	39,225	28,213
Less:			
Administration expenses	(30,251)	(36,599)	6,348
Governance costs	(3,229)	(4,550)	1,321
Interest paid	(31,077)	(30,096)	(981)
<b>Net Operating Surplus/(Deficit)</b>	<b>2,881</b>	<b>(32,020)</b>	<b>34,901</b>
Capital Expenditure	(27,239)	(23,900)	(3,339)
Other net cash movements	(42,175)	(59,419)	17,244
<b>(Deficit) from normal operations</b>	<b>(66,533)</b>	<b>(16,997)</b>	<b>(49,536)</b>
Less Papakainga Housing Project	(95,534)	(3,880)	(91,654)
			0
<b>Net Cash Surplus/(Deficit) for 3 months</b>	<b>(162,067)</b>	<b>(20,877)</b>	<b>(141,190)</b>

**Omapere** Farm is well ahead of budget for the moment. This is due to being forced to sell more bulls earlier than planned due to less grass being available after a difficult winter and early spring. On the plus side, the farm has achieved higher per head prices than budget because the Beef Schedule has been higher than expected which has more than made up for the lighter bull weights.

Farm expenses are \$25,000 less than budget but it is too soon to count this as a permanent saving.

**Rangihamama** just waiting on the lease income from Northland Forestry Nurseries.

**Housing** Refurbishment costs for 155 Rangihamama Road exceeded budget. This house is now used by the Rangihamama Dairy Limited Partnership who lease the dairy farm, including this house.

**Forestry & Honey** down due to lower number of hives placed on farm and awaiting a refund of the deposit for Manuka seedlings now that planting has been deferred.

**Administration Expenses** are less than budget due to savings to date on contract admin and wages.

**Governance Costs** down at present due to no AGM costs yet.

**Papakainga Housing Project** costs are still ongoing. Result looks bad only because we don't include these costs in our operating budget - they are fully covered by the grant funds already received.

**Capital Expenditure** more than budget due to buying a quad truck versus a side by side. Savings on running a quad truck versus a side by side are expected to recoup this extra cost.

**Other Net Cash Movements** which include \$50,000 of scholarships paid out are better than budget due to a favourable GST position but that is always only temporary.

# NGA PATAPATAI – GENERAL BUSINESS

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## HAKAMUTUNGA O TE HUI

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NOTES:



**“Kia huri te whenua hei oranga mo te Iwi”**  
**The land will sustain its people**