

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

Special General Meeting 20<sup>th</sup> February 2021



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 20th February 2021 from 9:30am  
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

**09.30am Shareholder & Beneficiary registration opens**

**10.00am Special General Meeting commences**

- Hui Hakapuare – Mihi/ Hakatau
- Shareholder & beneficiary registration close

**10.15am Portfolio Reports**

- Special General Meeting Minutes - 24th March 2018
- Chairman Report
- Forestry Report
- Honey Report
- Papakainga Report
- Financial Report
- Community Portfolio Report
- Nga Whenua Kaikohe Project Report
- Omapere Farm Report
- Rangihamama Farm Report
- Rental Housing Report
- Wai Maori Report – *To be tabled on the day*
- Nga Patapatai - General Business
  - i. Completion of AGM – MLC Update

**01.00pm Hui Hakamutunga – Karakia & Kai**



## **MINUTES for Omapere Taraire E & Rangihamama X3A Ahu Whenua Trust Special General Meeting**

**Saturday 24 March 2018**

**Venue:** Kohewhata Marae, Kaikohe

**Meeting Proper Opened:** 11:00am

**Opening:** Registrations commenced at 9am with the bus trip to the Omapere and Rangihamama Farms leaving at 9.30am after morning tea. Buses returned to Marae around 10:45am, just before the 11am start of the SGM Meeting.

**Mihi/Hakatau:** Taoko Wihongi and Sidney Tau (Snr)

**Karakia Hakapuare:** Sidney Tau (Snr).

### **In Attendance at the Hui**

**Members of the Board:** Chairman Raniera Tau, Trustee Colleen Bermingham-Brown, Trustee Bruce Cutforth, Trustee Rachel Witana, and Trustee Taoko Wihongi.

**Nga Manuhiri:** As per the Shareholder/Beneficiary Attendance Register.

**Nga Kaimahi:** Financial Accountant John Parmenter, Office Administrator Heidi Tau, and Accounts Administrator Lisa Inverarity

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### **Apologies**

Trustee Dr. Te Tuhi Robust, Ngaire Pera, Maude Pera, Wiremu Marupo, Paratene Wihongi, Pete Sofa, Tania Beckingsale, Heeni Wihongi, Frank Johnson, Anaru Wihongi, Maureen Anderson, Anne Tau, Sandy Whare, Marjorie-Louise Whare, Victoria Whare, Peter Joyce.

### **Resolution 2018/03 – 01**

*That apologies be accepted.*

**Moved:** Patsy Albert

**Seconded:** Meri Pera.

**Outcome:** Carried Unanimously

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**Conflict Register** – There were no conflicts of interest registered on the day.

**NOTE:** Chairman notifies the hui that we have a quorum today - 38 Registered Shareholders/Beneficial Owners are present. Please note that the language has changed and needs

to be narrowed to one reference name. Shareholders Vs Beneficial Owners = Shareholders was the word chosen by majority request of the hui.

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## **Confirmation of Previous Minutes**

### **Resolution 2018/03 – 02**

*That the minutes of the Annual General Meeting held 14<sup>th</sup> October 2017, along with the letter read out to the meeting by the Chairman be accepted.*

**Moved:** Patsy Albert

**Seconded:** Ratana Pepe Whanau

**Outcome:** Carried

**Two against:** Otene Andrews, Vance Andrews.

**Kaikorero: Chairman Raniera Tau reads out the letter from PJ Jones (Legal Counsel) outlining the Judge's Ruling in regard to the Court Case 20<sup>th</sup> March 2018.**

- **Appointments of Trustees: Variation of Trust Order** - Order confirming reappointment of Raniera Tau as Trustee, previously appointed Rachel Witana as a new Trustee along with reappointing Taoko Wihongi and Bruce Cutforth as returning Trustees. This letter is to accompany the previous AGM minutes.

### **Matters Arising**

1. **M/S of motions, Pg 8 of minutes** – Meri Pera notes minutes need to be M/S by shareholders. Therefore, the previous minutes were corrected.
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## **Chairman's Report**

**Kaikorero: Chairman Raniera Tau**

### **Resolution 2018/03 – 03**

*That the Chairman Report as presented by Chairman Raniera Tau be accepted.*

**Moved:** Chairman Raniera Tau

**Seconded:** Carol Brennan

**Outcome:** Carried

**Against:** One against.

**Chairman Raniera Tau provides an overview of the Trust over a ten-year period of his Chairmanship role**

- Over all the business is on track and ahead of plan.
- What started with four employees has now increased to twenty-two workers across the organization.
- The fact that the Shareholder's by way of resolution in 2017 SGM, have seen fit to instruct this Trust to legally defend our organisation when challenged gives comfort. If anyone appeals this judgment we will go to court and instruct our lawyer to go for costs from them if they lose their case again.
- A map of cultural significance is an outstanding task to complete.

### **Matters Arising from report:**

1. **Lake Omapere and Putahi boundaries** - Hamiora Wihongi clearly explains the **facts** of these two points to the shareholder's/all in attendance, for their information and a better understanding of both points.

2. **Areas of Wahi Tapu and cultural significance** – A comment was made for the Trust to have proper consultation with whanau that belong to these whenua as opposed to discussions.
  3. **Health and Safety** – Concern raised around Maori having to go through a process to gain access to our whenua, especially the Putahi burial grounds. What must be remembered is that the Trust is responsible for the safety of individuals entering onto Trust property. Therefore, for one's safety it is advised to follow instructions in an area/situation that requires co-operation to do so. Anyone going onto Trust property was asked to ensure they notify the Farm Manager. With respect to Te Putahi Wahitapu (burial site) arrangements that are culturally sensitive will be employed. Whanau wanting to visit or use this site only needs to contact the Farm Manager through whom arrangements would be made for access.
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### **Community Portfolio Report**

**Kaikorero: HR & Community Portfolio Holder Colleen Bermingham-Brown**

**Resolution 2018/03 – 04**

*That the Community Portfolio Report as presented by Colleen Bermingham-Brown be accepted.*

**Moved:** Colleen Bermingham-Brown

**Seconded:** Josie Farthing

**Outcome:** Carried Unanimously.

**Kaikorero: Colleen Bermingham-Brown provides an update**

- **Education Scholarships** – There are three vital factors to provide when applying for a scholarship through ORT. **1)** Shareholder name, **2)** Shareholder number and **3)** Applicant's connection to the Trust. All Scholarship applications **MUST** meet the requirements of the Trust, to be able to move to the next stage/s.
  - **Discretionary Fund** – The purpose of this fund is to be used for cultural and social advancement for ORT Shareholders and their whanau. All other purposes will be declined.
  - **New World Vouchers** – Vouchers are to be collected after the SGM meeting today and will be issued to the registered person on the list and can only be used at Kaikohe New World.
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### **Omapere Farm Report**

**Kaikorero: Rangihamama Portfolio Holder Bruce Cutforth**

**Resolution 2018/03 – 05**

*That the Omapere Farm Report as presented by Bruce Cutforth be accepted.*

**Moved:** Bruce Cutforth

**Seconded:** Hokimate Dixon

**Outcome:** Carried Unanimously.

### **Rangihamama Dairy Farm Report**

**Kaikorero: Rangihamama Portfolio Holder Bruce Cutforth**

**Resolution 2018/03 – 06**

*That the Rangihamama Dairy Farm Report as presented by Bruce Cutforth be accepted.*

**Moved:** Bruce Cutforth

**Seconded:** Josie Farthing

**Outcome:** Carried Unanimously.

**Kaikorero: Bruce Cutforth provides an update**

- **Farm Performance** - The business is robust and delivering serious land development.

#### **Matters Arising**

1. **Structure of the Farm** – The Trust has done the development of the farm and leases the land to RDF1. RDF1 is 50% owned by this Trust and 50% owned by Te Tumu Paeroa. RDF1 own the cows, shares and machinery. The Trust intends to purchase back the shares that Te Tumu Paeroa owns in the land and have 100% ownership of the land when the business reaches maturity. The land purchase can take some 5 years to complete.

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#### **Forestry Report**

**Kaikorero: Chairman Raniera Tau** (On behalf of Dr. Te Tuhi Robust)

**Resolution 2018/03 – 07**

*That the Forestry Report as presented by Chairman Raniera Tau on behalf of Dr. Te Tuhi Robust be accepted.*

**Moved:** Chairman Raniera Tau

**Seconded:** Ngawai Mau

**Outcome:** Carried Unanimously.

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#### **Honey Report**

**Kaikorero: Chairman Raniera Tau** (On behalf of Dr. Te Tuhi Robust)

**Resolution 2018/03 – 08**

*That the Honey Report as presented by Chairman Raniera Tau on behalf of Dr. Te Tuhi Robust be accepted.*

**Moved:** Chairman Raniera Tau

**Seconded:** David Parsons

**Outcome:** Carried Unanimously.

**Kaikorero: Chairman Raniera Tau provides an update**

- **Partnership with Whaoko Honey Trust** – The Trust is looking into an agreement with Whaoko Honey Trust in regard to taking the hives as payment to see if it is feasible to produce the honey ourselves, as opposed to just taking money from the lease? Ongoing

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#### **Rental Housing Report**

**Kaikorero: Chairman Raniera Tau**

**Resolution 2018/03 – 09**

*That the Rental Housing Report as presented by Chairman Raniera Tau be accepted.*

**Moved:** Chairman Raniera Tau

**Seconded:** Rosana Joyce

**Outcome:** Carried Unanimously.

**Kaikorero: Chairman Raniera Tau provides an update**

- **NOTE: New Legislation - Insulation** – A new legal requirement to our rental homes, is to have insulation in existing rental homes by 2019. The Trust is currently working on meeting these regulations. New houses will comply with the standard insulation and heat pumps will be installed.

## **Financial Report**

**Kaikorero: Financial Accountant John Parmenter**

**Resolution 2018/03 – 10**

*That the Financial Report as presented by John Parmenter be accepted.*

**Moved:** John Parmenter

**Seconded:** Liz Sofa

**Outcome:** Carried Unanimously.

**Kaikorero: John Parmenter provides an update**

- **NOTE: Honorarium Overpayments** – Due to an administration error in Honorarium back from 2012, Trustees have been overpaid. By way of resolution, our Trustees have agreed to pay back this mistake by deducting the overpaid fees out of the future Honoraria payments over a two-year pay period. Their decision is final.

*The Chairman advises that we have come to the end of our agenda.  
We now have one more matter of business to put on the table.*

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## **Top Energy Easement Agreement**

**Kaikorero: Chairman Raniera Tau provides an explanation of the Top Energy Easement Agreement**

- **Overview** – An easement agreement between Omapere Rangihamama Trust and Top Energy cannot move forward without all Trustee signatories. The agreement is to put power lines through Wallis Rd to Te Pua Rd, Kaikohe, which will be a distance of some 284 meters crossing the Omapere Farm. The Easement is to give access for Top Energy to fix damages/breakdown to the power lines only. This does not make them owners of that piece of land.
- **Evaluation** – The trust resolved to get an evaluation from two professional entities to compare and make a decision from there.
  - i. ORT Valuer came with an estimated compensation price of = \$10,108.00
  - ii. The Top Energy engaged valuer came in with an estimated compensation price of = \$20,000.00. Top Energy has made the offer to pay the higher rate and the trust was asked to sign an easement allowing that to happen. The majority of Trustees agreed and signed except for one Trustee.
- **The Issue** - Under the Trust deed and by law, if the majority of Trustees make a decision, it is the decision of the whole board. One Trustee not signing the agreement puts the Trusteeship of his fellow Trustees in jeopardy. During yesterday's board meeting while 'in committee' four Trustees decided they couldn't stay as Trustees under this regime and will tender their resignation. The Trustee was offered to sign the document and the Trust could move forward. If the Trustee does not sign the agreement today - Raniera, Dr. Te Tuhi, Colleen and Bruce will resign as Trustees of this Trust.

**Kaikorero: Trustee Rachel Witana** - Does not want to see the Trust fall apart. Rachel acknowledges the facts that not signing the agreement is a breach and the land will be taken under the Public Work Act. Her argument is that the land is whenua-tuku-iho. Rachel is one of the minorities who would not sign the agreement also if given the chance to do so. Rachel would like to call for another hui.

**Kaikorero: Trustee Taoko Wihongi** – It is his signature that is in jeopardy. Taoko wanted to share this issue with the shareholders. He is hurt that it is whenua-tuku-iho. Taoko clarifies the first easement project as receiving three power poles for the marae and had never received any money what so ever from Top Energy for himself. Taoko refuses to sign the Easement today.



**Kaikorero: Chairman Raniera Tau** – The Easement is to give rights to fix the power lines and not alienate the land from the people. If we do not sign the agreement the land will be taken under the Public Works Act. We will then have to go back to court and spend money to get back the land as opposed to receiving income. If Taoko does not sign the agreement today Mr. Chair will resign effective immediately.

**Kaikorero: Trustee Colleen Bermingham-Brown** –

- i. Reads Trustee Dr. Te Tuhi Robust letter on his behalf. Dr. Te Tuhi will tender his resignation if Taoko does not resign.
- ii. Colleen's position around this topic is not about the money or the whenua it is about Trust and she cannot trust Taoko anymore. Colleen cannot stand here and represent her whanau without trust. If Taoko does not sign the agreement she will resign immediately.

**Kaikorero: Trustee Bruce Cutforth** – It's been an amazing journey to work with everyone as people. At times it is hard to work out the truth, values and principles. We have been great together and if we cannot commit to work as a team, we cannot be together. Bruce prays for wisdom upon us in this sacred meetinghouse.

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**Hui Whakamutunga**

**Karakia:** Waitai Tau.

**Meeting closed:** 2.48pm NZT.

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<b>Resolution Table</b>				
<b>Resolution #</b>	<b>Resolution</b>	<b>Moved</b>	<b>Seconded</b>	<b>Outcome</b>
<b>Resolution 2018/03 - 01</b>	<i>That apologies be accepted</i>	Patsy Albert	Meri Pera	Unanimously
<b>Resolution 2018/03 - 02</b>	<i>That the minutes of the Annual General Meeting held 14<sup>th</sup> October 2017, along with the letter read out to the meeting by the Chairman be accepted.</i>	Patsy Albert	Ratana Pepe Whanau	Carried  Two against
<b>Resolution 2018/03 - 03</b>	<i>That the Chairman Report as presented by Chairman Raniera Tau be accepted.</i>	Chairman Raniera Tau	Carol Brennan	Carried  One against
<b>Resolution 2018/03 - 04</b>	<i>That the Community Portfolio Report as presented by Colleen Bermingham-Brown be accepted.</i>	Colleen Bermingham-Brown	Josie Farthing	Unanimously
<b>Resolution 2018/03 - 05</b>	<i>That the Omapere Farm Report as presented by Bruce Cutforth be accepted.</i>	Bruce Cutforth	Hokimate Dixon	Unanimously
<b>Resolution 2018/03 - 06</b>	<i>That the Rangihamama Dairy Farm Report as presented by Bruce Cutforth be accepted.</i>	Bruce Cutforth	Josie Farthing	Unanimously
<b>Resolution 2018/03 - 07</b>	<i>That the Forestry Report as presented by Chairman Raniera Tau on behalf of Dr. Te Tuhi Robust be accepted.</i>	Chairman Raniera Tau	Ngawai Mau	Unanimously
<b>Resolution 2018/03 - 08</b>	<i>That the Honey Report as presented by Chairman Raniera Tau on behalf of Dr. Te Tuhi Robust be accepted.</i>	Chairman Raniera Tau	David Parsons	Unanimously
<b>Resolution 2018/03 - 09</b>	<i>That the Rental Housing Report as presented by Chairman Raniera Tau be accepted.</i>	Chairman Raniera Tau	Rosana Joyce	Unanimously
<b>Resolution 2018/03 - 10</b>	<i>That the Financial Report as presented by John Parmenter be accepted.</i>	John Parmenter	Liz Sofa	Unanimously

## **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 convening 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 Ranghamama 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 formally 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

**OMAPERE RANGIHAMAMA TRUST  
FINANCIAL REPORT**

**Cash Summary** for the 7 months ended 31 January 2021

	Actual	Budget	Better/(Worse) than Budget
	\$	\$	\$
Omapere	479,032	775,083	(296,051)
Rangihamama	113,999	126,602	(12,603)
Housing	(71,577)	(40,619)	(30,958)
Forestry & Honey	46,428	79,867	(33,439)
Sundry	2,428	0	2,428
Trading Surplus	570,310	940,933	(370,623)
Less:			
Administration expenses	(64,819)	(91,294)	26,475
Governance costs	(16,766)	(26,867)	10,101
Interest paid	(70,519)	(63,112)	(7,407)
<b>Net Operating Surplus/(Deficit)</b>	<b>418,206</b>	<b>759,660</b>	<b>(341,454)</b>
Capital Expenditure	(39,406)	(91,000)	51,594
Loans borrowed	0	98,342	(98,342)
Other net cash movements	(8,436)	(24,043)	15,607
<b>(Deficit) from normal operations</b>	<b>370,364</b>	<b>742,959</b>	<b>(372,595)</b>
Less Papakainga Housing Project	(189,138)	0	(189,138)
			0
<b>Net Cash Surplus/(Deficit) for 7 months</b>	<b>181,226</b>	<b>742,959</b>	<b>(561,733)</b>

**Omapere** Farm is behind budget due to 167 more bulls to sell to 'catch up' and extra bulls bought this year rather than last year.

Farm expenses are above budget at present - it was a difficult recovery from last summer's drought which meant more nitrogen to get pasture cover up. Savings in other farm expenses over the next 5 months should see that covered.

**Rangihamama** will catch up with budget once the amount for the lease to the Rangihamama Dairy Limited Partnership is re-negotiated.

**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 delays to harvest of totara under the registered sustainable harvest plan.

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

**Governance costs** down at present due to lower shareholder meeting costs and fewer trustees.

**Capital Expenditure. Less spent to date** due to the timing of development projects on the Omapere Farm.

**Loans borrowed.** Have not drawn down on the loan facility to date but it is still available.

**Other net cash movements** is favourable mainly because of GST but that is always just due to timing.

**Papakainga Housing Project** costs are almost at an end and will be covered by the balance of the Government funding which is held in a bank call account.

John Parmenter, BCom  
Northland Corporate Accounting Limited

# 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:

**Completed Applications: 15**

**Withdrawn Applications: 0**

**Incomplete Applications: 1** - these are applications that did not provide all information required to complete application before the due date.

### 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 Subritzky     | 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 Board's 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 of \$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

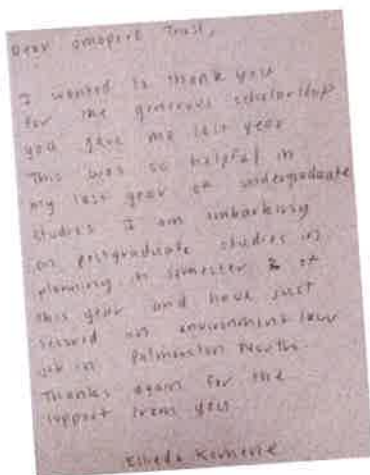
### Maori Trustee Share Buyback Programme

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 Rangihāmama 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 Rangihāmama X3A owned by the Recipient;
- Tuhuna 4HBk, owned by Kenneth Wesley Dalton & Tracy Karennā Dalton;
- Taporepore A Block, owned by Ngapakī 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 Rangihāmama	Colleen Bermingham-Brown
TKMKT	Deidre Otene & Erana Kara

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

Whanau	Size
Nikora Whānau	2ha
Dalton Whānau	2ha
Pou Whānau	3ha
Omapere Rangihāmama	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





## NGA PATAPATAI – GENERAL BUSINESS

- I. Completion of AGM – MLC Update

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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**