



**Mangatawa Papamoā  
Blocks Inc**

7 July 2022

Kia ora

**Re: 2022 Special General Meeting of Shareholders**

On behalf of the Mangatawa Papamoā Blocks Incorporations Committee of Management, I am pleased to advise that our Special General Meeting (SGM) of shareholders has been scheduled to take place on Saturday, 30 July 2022.

The SGM will be held at Club Mount Maunganui, 45 Kawaka Street, Mt Maunganui, with registrations commencing at 9:00 am.

Please find enclosed your SGM booklet containing information pertaining to this hui, a green *Proxy* form and a pink *Postal Vote* form. If you are unable to attend the meeting, please complete either the *Proxy* **OR** *Postal Vote* form and return to Glenn Hawkins and Associates (GHA) no later than **10.00 am Thursday, 28<sup>th</sup> July 2022**:

GHA Limited  
PO Box 1712  
Rotorua 3010  
NEW ZEALAND

To save time on any postage delays we highly recommend you email the completed form to the incorporation at E: [secretary@mangatawa.com](mailto:secretary@mangatawa.com) which will then be forwarded to GHA.

Please note: The 2022 SGM Notification and accompanying documentation has been posted to all shareholders with known addresses. Only Shareholders and Proxy holders may participate in the meeting proceedings.

If you have any queries or would like to discuss further, please contact the Incorporation Secretary on T: +64 7 574 8365 or via email.

Naku noa na

Sarah Rameka  
Secretary



Mangatawa Papamoā  
Blocks Inc

# 2022

## Special General Meeting



Club Mount Maunganui

45 Kawaka Street, Mount Maunganui.

Registrations from 9am



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If you are unable to attend the meeting, please complete either the enclosed *Proxy (green)*  
**OR** *Postal Vote (pink)* form and return it to the registered office of:

GHA Limited  
PO Box 1712  
Rotorua 3010

**no later than 10am Thursday, 28 July 2022**

If you are sick or self-isolating, we ask that you please stay home for the safety of all those attending the meeting.



Te Waiu o te Tohora Rd

# A G E N D A

Special General Meeting, Saturday, 30 July 2022  
Club Mount Maunganui, 45 Kawaka Street, Mount Maunganui.  
Registrations from 9am

Karakia / Mihi

Apologies

Proxies

Update and Meeting Overview

Special Resolutions

Asher Block Development Concept Plan

Feedback on Pricewaterhouse Cooper Review

General Business





# Update and Meeting Overview

Kia ora koutou

In a year characterised by extraordinary global and financial challenges, I am extremely proud of the path MPBI is on. MPBI's foundational strength and the diversity of our portfolio and operating model, in addition to the commitment of our Board, staff and partners, has allowed us to finish the financial year with a solid performance and make progress across many of our strategic pillars, setting the stage for continued growth in 2022 and beyond.

This year we would like to seek your approval to complete works on Gloucester Road. You may recall that the Pacific Coast Partnership negotiated in 2015 with Tauranga City Council for Council to pay around \$1.5m for the completion of Grenada Street with MPBI vesting the land for the road. Councils do not normally pay for any roading as it is the land owners/developers cost as they develop their land. However, in the case of Grenada Street, Council recognised the value of a key arterial route being completed early and agreed to pay. Completion allowed Pacific Lakes Village to proceed and avoid a \$1.5m cost.

Gloucester Road will need to be completed at a cost of around \$2 million if the last portion of the Asher Block is to be developed. If Council do not complete the road, MPBI would need to complete that portion of the Asher Block and MPBI would need to pay the \$2 million cost. We have negotiated with Council regarding Gloucester Road in a similar manner to Grenada Street. Council has again agreed to fund the road if MPBI vest the land. There is a small contribution from Pacific Lakes and like Grenada there is a potential contribution from MPBI but this reduces each year and if anything is paid, it will be fraction of \$2 million.

On top of the Gloucester Road matter, we would also like to seek your approval to prioritise an urban designed, sustainable residential housing development for the balance of the Asher Block.

We would also like to take the opportunity to share with you, aspects of the review of our organisational structure and investment strategy that the Committee of Management engaged Pricewaterhouse Cooper to carry out.



## Embracing Change

Collaboration continues to be central to our working environment. We reimagine a world where we come together as a community, approaching our decisions and structuring our affairs through a lens where we seek to maximise the value to all our shareholders. To that end we communicated earlier in the year our priorities for 2022 as part of our Statement of Intent:

The Statement of Intent outlines the priorities of the Incorporation as:

- Look at our business from the shareholders point of view.
- Maintain a strong balance sheet and strong financial principles.
- Take care of our Mangatawa whanau
- Actively build, strengthen and maintain relationships with iwi and hapu organisations and other Māori land trusts.
- In partnership with iwi and hapu, develop policy responses and other initiatives to key legislative reforms

At this year's AGM we look forward to reporting back to our shareholders on our efforts towards supporting our shareholders and beneficiaries through our housing strategy, the planning process for development of the balance of the Asher Block, reviewing our organisational structure and investment strategy, developing an Associate Governor Framework, establishing a Kaumatua Council and working with iwi and hapu to jointly develop policy responses to key legislative and regulatory reforms.

We look forward to a year where we work closely with our partners towards common goals and aspirations ultimately serving our shareholders to the best of our ability.

## Delivering Strong Financial Results

The flexibility and strength of our operating model, diversity of our portfolio, and tremendous efforts of our leadership and teams allowed us to end the financial year with solid results that are in line with our objectives to protect our financial position and enhance value to our shareholders.

This coming year will see an increase in revenues, providing a solid platform for a busy year in 2022. Detailed reports on the financial performance and position of the Incorporation for the past financial year will be provided at this year's AGM.

## Expanding Possibilities

After ensuring the safety and wellbeing of our people, in addition to taking actions to safeguard our business, our mindset shifted to expanding on what could be possible in this new landscape to set ourselves up for long-term success. To that end we engaged the management consultancy firm Price Waterhouse Cooper to review both our organisational structure and investment strategy.

We will be making some material changes over the coming 24 months to our organisational structure. The review has given us an opportunity to rethink how our business is currently organised. Some of the key aspects that will be considered in the development of a new organisational design include:

- Clear distinction between governance and operational management roles and responsibilities
- Elevated role of the General Manager with fewer direct reports and greater strategic view
- Creation of Commercial, Corporate and Social business groups based on capabilities and acknowledging the different strategies and activities required from each
- Securing the role of corporate functions to support the General Manager, as well as Commercial and Social business groups
- Greater clarity of roles, responsibilities and accountabilities of staff members
- The establishment of an Associate Governor Framework enabling a succession pathway for aspiring leaders within the Mangatawa business groups
- The introduction of a kaumatua council to provide an opportunity for Kuia and Koroua of Mangatawa to raise issues and concerns with the MPBI leadership, to be updated on MPBI projects that have been identified as significant to them and to provide MPBI leadership with a reference forum on tikanga and kawa
- Establishment of a sustainability framework through which we measure and adapt all our assets and operations



## Focusing on Strategic Growth

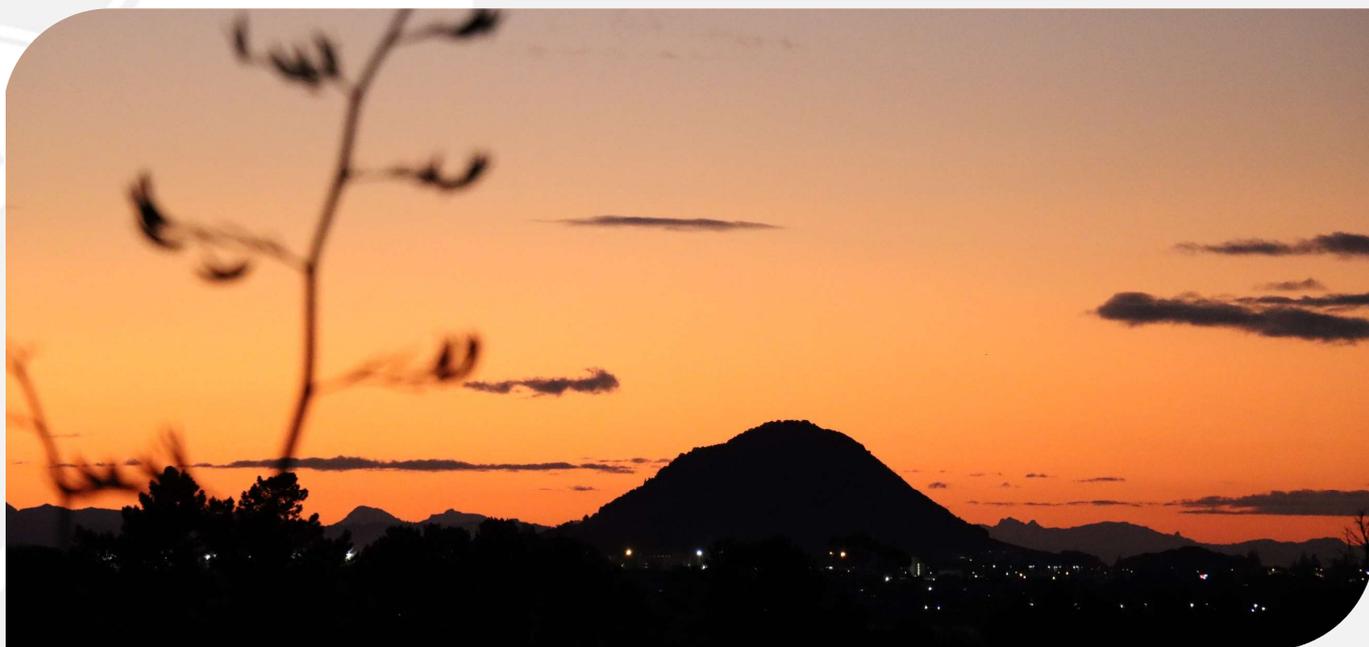
In the first quarter of 2022 we completed a strategic acquisition of an orchard on Brown Road in Te Puke to provide us with the maximum financial flexibility to continue to pursue our strategic ambitions for our horticultural asset class. We have plans to make some material changes to our orchard management over the next 24 months as we look to drive up value and drive down costs throughout our kiwifruit footprint. This is an important asset for us and we are committed to lifting the return on asset over the coming two seasons. With the harvest now complete we have empowered our Orchard Manager, Josh Collier, to undertake a number of on-orchard improvements over the coming months that will see further cost optimisation and increase to value through a more targeted OGR strategy.

We ended the financial year by executing the lease agreements for the final two industrial lots in our Industrial estate. Both companies are financially robust, aligned with our values and will construct their office and administration buildings on-site thereby maintaining a high-quality aesthetic throughout especially facing Truman Lane.



We will continue to explore the possibilities to bring value to all our stakeholders.

To that end we are currently working through the master planning phase of a concept plan for a modern, urban-designed and sustainable residential development on the balance of the Asher Block. We want to bring this concept plan to our shareholders for their blessing and approval and to seek their ideas, feedback and contribution to what will be a legacy investment for the Incorporation. It will not only provide further housing solutions for a community that is currently starved of quality developments but will also encourage contemporary collective living amongst green spaces and communal facilities. We are excited to be able to propose such a development at this time and will look to liaise with our shareholders throughout.



### Reinforcing our commitment to engagement

Much work from our housing team has gone into our papakainga over the past several months. At times there have been challenges but we are committed to strengthening our community and providing the settings that will go towards enabling and empowering our whanau to be the best that they can be.

We will be in a position at the SGM to announce an exciting project that will deliver long-term sustainable benefits to all our whanau in the papakainga relating to their energy use.

As we come together for our SGM our new website will be live. It represents a new and refreshed platform for us to share information and share your stories as shareholders and beneficiaries in MPBI. Reremoana Wall was instrumental in developing this new platform and has done a wonderful job for us.

## 2022 and Beyond

At last year's AGM, we reaffirmed our commitment to being operationally resilient to continue meeting the needs of our shareholders and communities. Although the horizon has been difficult to see at times, we remain focused on our strategic ambitions as the underlying principles of our Investment Strategy are highly relevant.

Our shareholders continue to be at the centre of everything that we do; we strive to provide an environment where our people can deliver on their full potential, supported by an inclusive culture that respects and maximizes the contribution of all our people; our aim remains to be a top-tier player in all our sectors as the partner of choice for our commercial stakeholders; and finally, we continue to build upon our diversified and resilient platform

To our people, thank you for your unwavering dedication and perseverance. Thank you for exemplifying the possibilities in a time of tremendous uncertainty. I know we would not be where we are today without the contributions made by each one of you.

As the world recalibrates to this new reality, we look forward to developing our 2030 Strategic Plan. This is the time to further assert our ambitions. I am filled with confidence, inspiration and gratitude for the direction we are heading in as we begin to write a new chapter in MPBI's story.





# Special Resolutions

Resolution to layout a roadway and have it permanently vested in the Tauranga City Council

The Shareholders of Mangatawa Papamoa Blocks Incorporation hereby resolve:

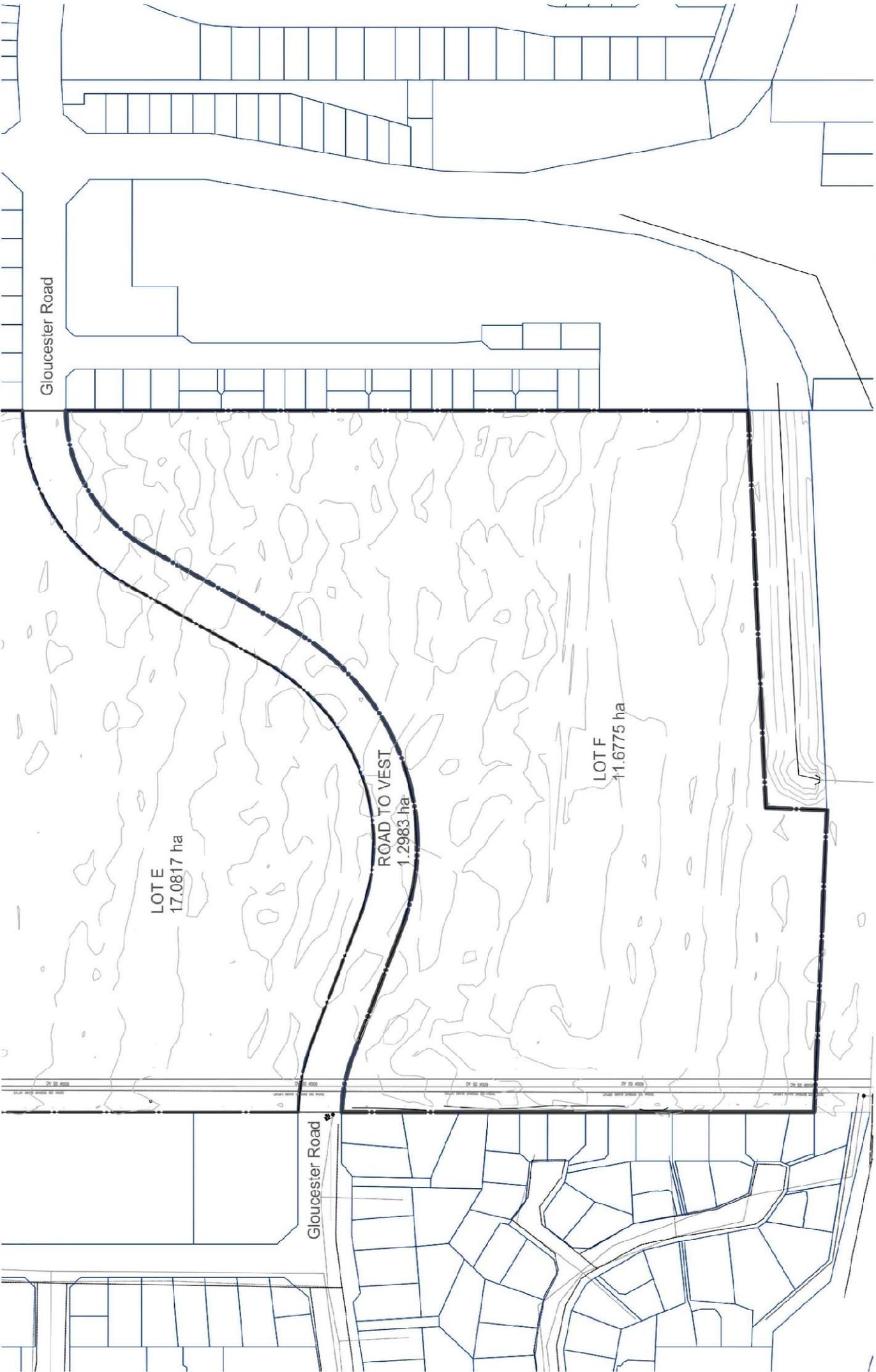
1. That the land shown on **Plan A** being the Plan named Gloucester Road and dated 04.05.2022, as ROAD TO VEST be laid out as a roadway, and permanently vested in Tauranga City Council at no cost to Mangatawa Papamoa Blocks Incorporation, other than the donation of the required land area for the roadway;
2. That an application be made by the Committee of Management to the Māori Land Court to lay out the roadway, and that the Māori Land Court be asked to recommend to the Minister of Transport that the land be declared a public road and vested in Tauranga City Council.

Proposal to prioritise a housing development on the balance on the Asher Block

The Shareholders of Mangatawa Papamoa Blocks Incorporation hereby resolve to:

1. Prioritise the development of residential housing together with associated services and amenities on Asher Lot E2 Block as shown on **Plan B** (“Residential Development”) for the purpose of entering into long term leases with Shareholders of Mangatawa Papamoa Blocks Incorporated and the general public.
2. Endorse the Committee of Management carrying out a due diligence investigation into the Residential Development.











DESIGNGROUP  
**STAPLETON ELLIOTT**

designgroupstapletonelliott.co.nz

MANGATAWA PAPAMOA BLOCKS INC.

ASHER BLOCK DEVELOPMENT  
**CONCEPT - WORK IN PROGRESS**

29/04/2022



designgroup  
**stapleton elliott**

# MANGATAWA PRINCIPLES

## KAITIAKITANGA SUSTAINABLE PRACTICE



**Design Response:**  
Look to the existing site amenity, look to the whenua and the site context to maximise and uplift the potential in the whenua and provide opportunities in healthier living environments. Identify building methods and materials that minimize environmental effects and allow the people to exercise sustainable harvesting of mahinga kai, Rongā and mahi too.

## WHAKAPAPA GENEALOGY



**Design Response:**  
Create well integrated, development precincts that are an extension of the whenua with a variety of housing types where intergenerational interactions supported and facilitated. Express the multi layered and dimensional values and principles of whakapapa and the interconnected relationships at living things throughout the development.



## TIKANGA CUSTOMS

**Design Response:**  
Allow and provide space for community interaction where tikanga Maori is inherent in the landscape and built environment and can be expressed, shared and experienced in a social context.



## MAHI TAHI WORK AS ONE

**Design Response:**  
Design to support positive internal and external relationships in the community. Provide spaces for gathering, learning and engagement. Provide formal and informal interaction between whānau, visitors and the wider community.



## RANGATIRATANGA LEADERSHIP

**Design Response:**  
Identify opportunities to introduce innovative design and construction ideas to set a precedent for inclusive contemporary and accessible housing for all communities. Provide a sense of place and identity in order for the community to feel connected, secure and proud.



## WHANAUNGATANGA HOSPITALITY

**Design Response:**  
Design a vibrant and diverse development that enables the coming together of people and allows Māori to live together based on common kinship and values. Design to allow whānau/gatanga to be expressed and facilitated in the built environment and in the landscape.



## WHAKANUI CELEBRATE SUCCESS

**Design Response:**  
Provide a range of opportunities for the community to gather to celebrate and commemorate. Reflect the stories and successes of the whenua, the people and Mangatawa in the process and detail of the design.



## MANAKITANGA RESPECT & CARE

**Design Response:**  
Create a well connected, welcoming and accessible development that facilitates opportunities for the community, whānau and visitors to care, share, support and grow. Design in order to express and enact the mana of the community and individuals.



# SITE LOCATION



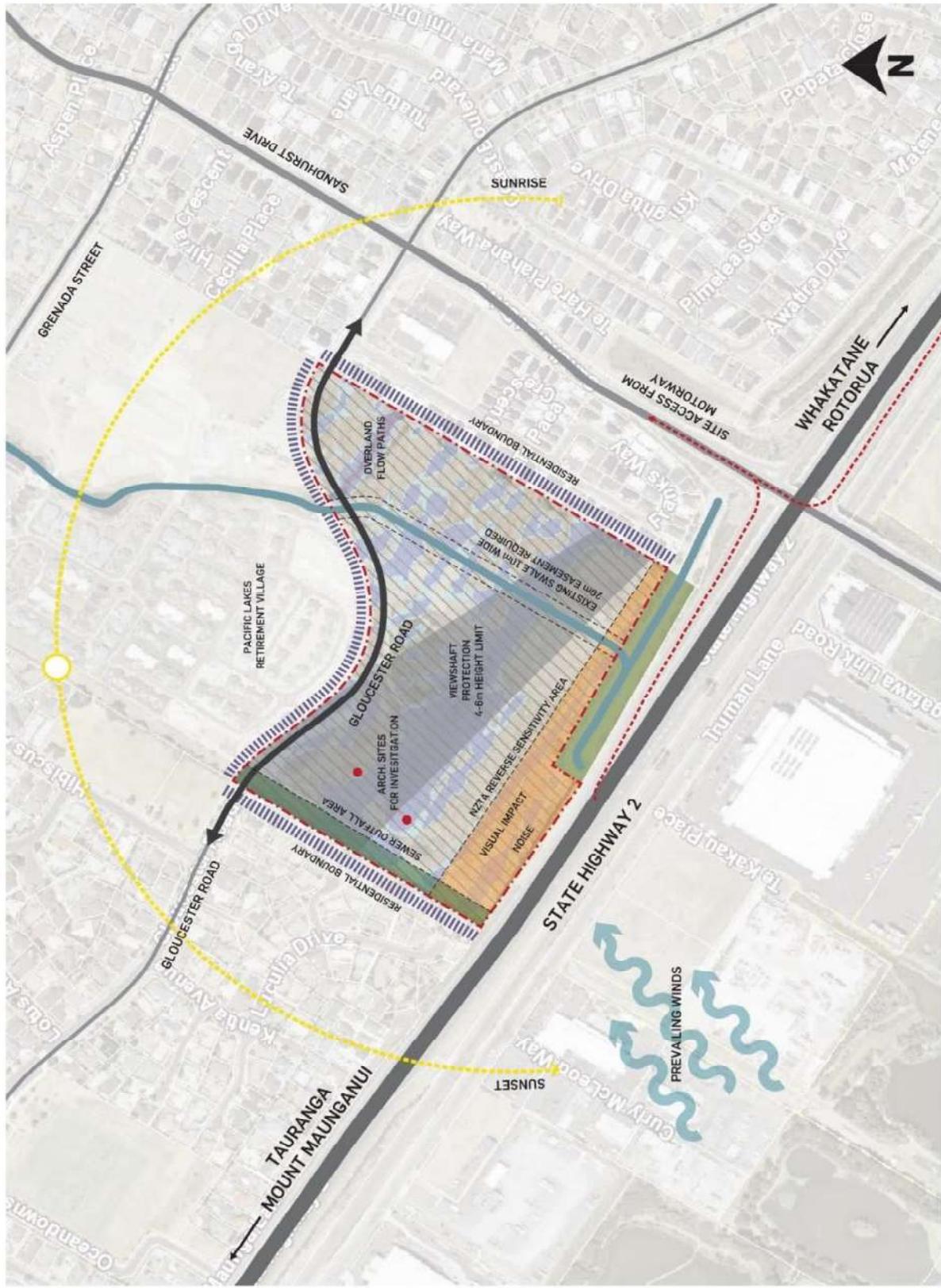


# SITE CONTEXT

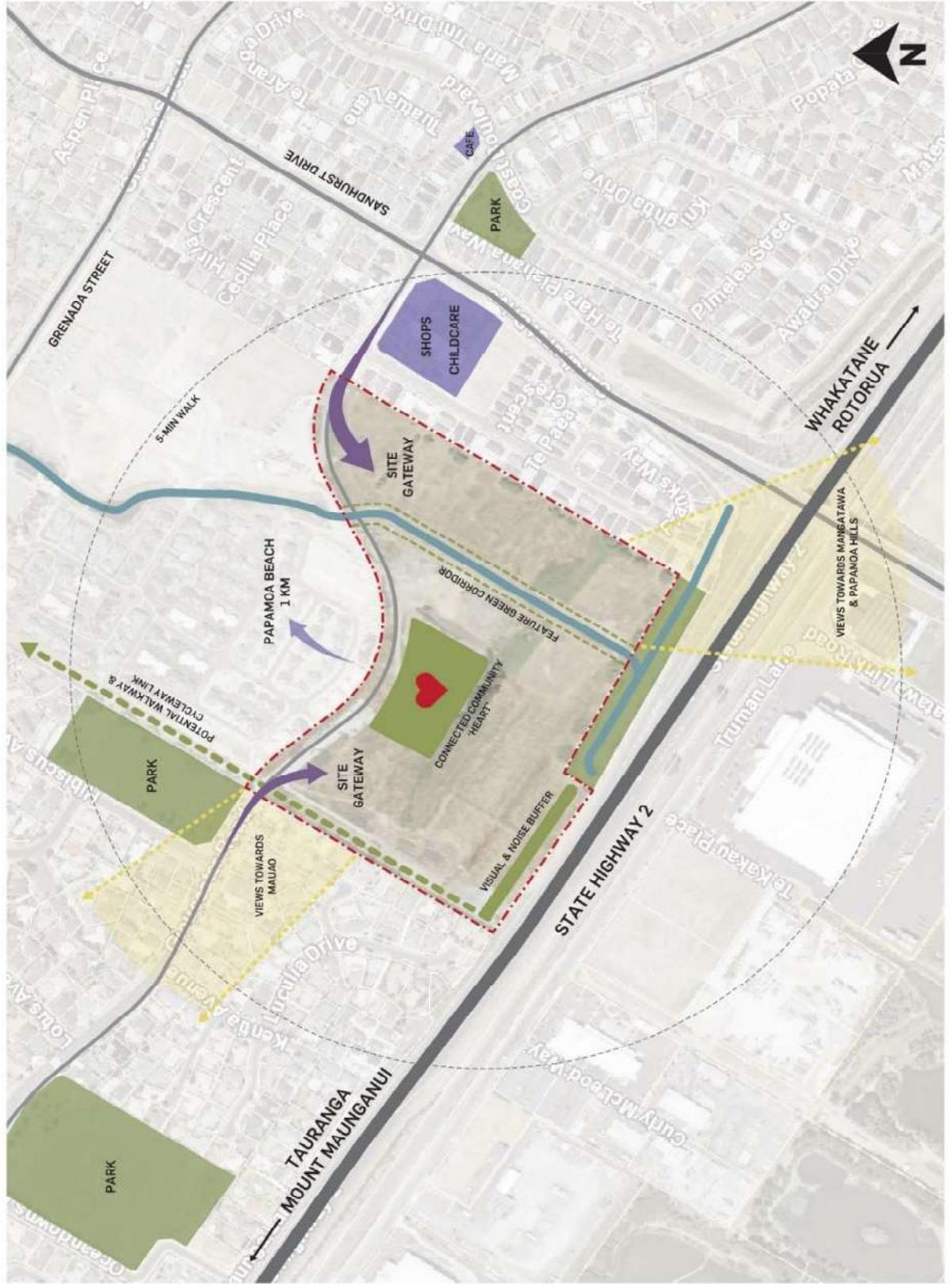




# SITE ANALYSIS - CONSTRAINTS



# SITE ANALYSIS - OPPORTUNITIES



# PRECEDENTS - COMMUNITY & CULTURE



**Community Space:** Large & connected for indoor & outdoor community gatherings.



**Community Gardens:** Places to teach & grow traditional foods & medicines.



**Gathering Spaces:** Shared spaces to gather, celebrate & share knowledge.



**Cultural Articulation:** Opportunities to express & reflect identity through detail.



**Cultural Articulation**



**Design Expression:** Co-design opportunities with local community.



**Identity Expression:** Reflect character through patternation.



**Park Spaces:** Open areas of various sizes around site create relief and interaction. Reduce apparent building density.



**Planted Streetscapes:** Pedestrian friendly streets rich in green amenity.

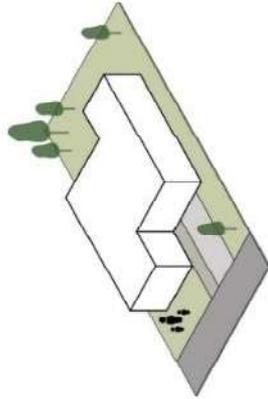


**Park Spaces:** Open landscaped areas for play and community interaction.



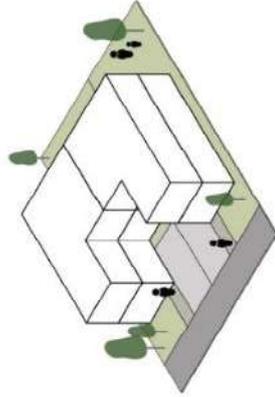
# HOUSING TYPOLOGIES

STANDALONE



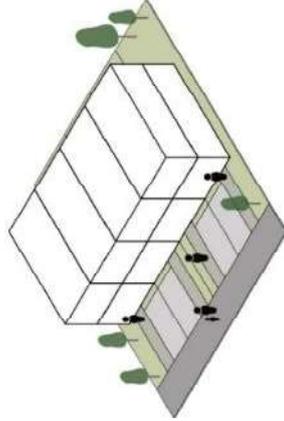
1 - 2 STOREY  
2 - 6 BEDROOM

DUPLEX



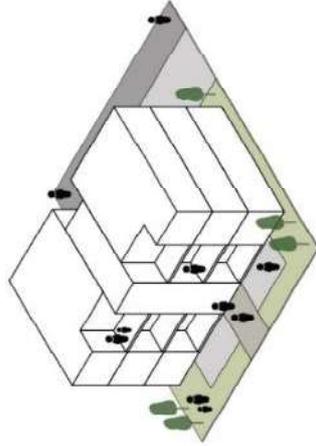
1 - 2 STOREY  
2 - 4 BEDROOM

TERRACE



2 - 3 STOREY  
2 - 3 BEDROOM

WALK-UP

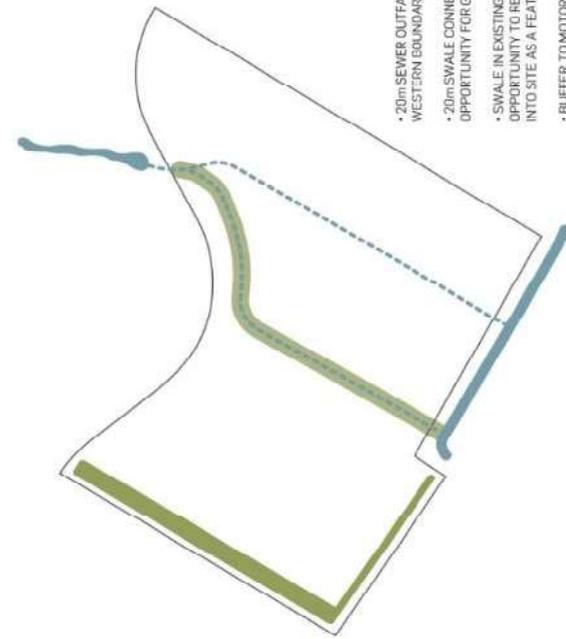


3 STOREY (1 LEVEL)  
1 - 3 BEDROOM

INCREASING DENSITY



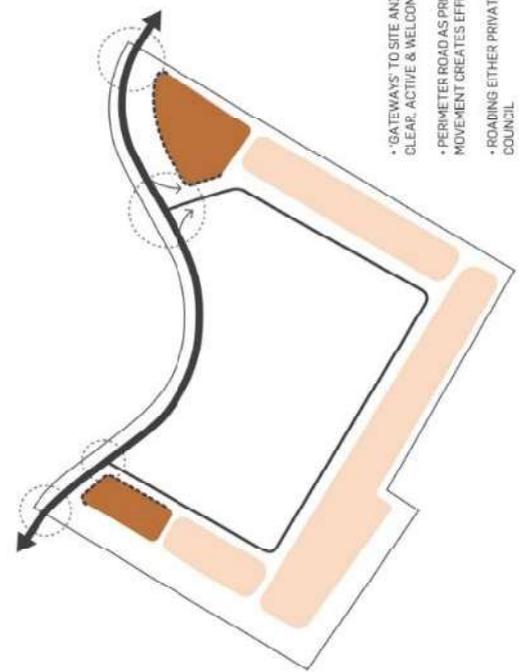
# SITE RESPONSE



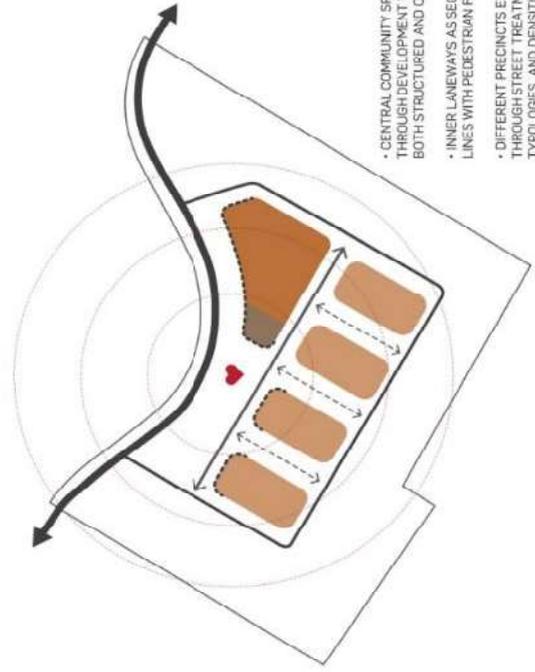
- 20m SEWER OUTFALL EASEMENT FROM WESTERN BOUNDARY - NO BUILD ZONE
- 20m SWALE CONNECTION THROUGH SITE - OPPORTUNITY FOR GREEN CORRIDOR
- SWALE IN EXISTING LOCATION OR OPPORTUNITY TO REDIRECT AND INTEGRATE INTO SITE AS A FEATURE
- BUFFER TO MOTORWAY TO ADDRESS VISUAL AND ACOUSTIC EFFECTS



- CENTRAL COMMUNITY SPACE AS A FOCAL POINT / HEART OF THE DEVELOPMENT
- COMMUNITY PARK SPACE CAN BE INTERNAL & EXCLUSIVE TO DEVELOPMENT OR ACCESSIBLE TO WIDER COMMUNITY
- POCKET PARKS & OPEN SPACES THROUGHOUT SITE FOR COMMUNITY INTERACTION
- MEANDERING GREENWAYS CREATES CONNECTED SITE RICH IN VISUAL AMENITY



- GATEWAYS TO SITE AND DEVELOPMENT ARE CLEAR, ACTIVE & WELCOMING
- PERIMETER ROAD AS PRIMARY VEHICULAR MOVEMENT CREATES EFFICIENT LAYOUT
- ROADING EITHER PRIVATE OR VESTED WITH COUNCIL
- DWELLINGS AROUND PERIMETER RESPOND TO NEIGHBOURS & BOUNDARY CONDITIONS



- CENTRAL COMMUNITY SPACE RADIATES THROUGH DEVELOPMENT WITH POTENTIAL FOR BOTH STRUCTURED AND ORGANIC ACTIVITY
- INNER LANEWAYS AS SECONDARY MOVEMENT LINES WITH PEDESTRIAN FRIENDLY STREETS
- DIFFERENT PRECINCTS ESTABLISHED THROUGH STREET TREATMENTS, HOUSING TYPOLOGIES AND DENSITIES
- ACTIVE BUILDING EDGES ON IMPORTANT CORNERS AND COMMUNITY SPACES



# SITE RESPONSE





# NOTES



# NOTES



# NOTES



# NOTES



# Mangatawa Papamoā Blocks Incorporation



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