



Mangatawa Papamoā
Blocks Inc

NEWSLETTER

MARCH 2023

Chairman's Report

NEIL TE KANI



WHAKATAKA TE HAU KI TE URU
WHAKATAKA TE HAU KI TE TONGA
KIA MĀKINAKINA KI UTA
KIA MĀTARATARA KI TAI
E HĪ AKE ANA TE ATAKURA
HE TIO, HE HUKA, HE HAU HŪ
TIHEI MAURIORA

On behalf of your Committee of Management I have the absolute pleasure of presenting my inaugural Chair's message to you, our shareholders.

If we reflect on previous years we must acknowledge the contribution and the legacy carved out by our previous Chairman, Kevin Haua. Kevin was a faithful servant of Mangatawa Papamoā Blocks having served on the Board for some thirty-two years, a large part of those as Chair.

In 2007 Kevin's leadership and support of Pacific Coast Village ensured commercial viability was maintained despite the headwinds of the Global Financial Crisis.



Under Kevin's Chairmanship we have over forty hectares of kiwifruit, an Industrial Estate with cornerstone tenants Mainfreight, Tui and Mount engineering, Papakāinga for our people and an architecturally award-winning administrative office.

E hoa, e te Rangatira, ka mau te wehi i āu mahi kua oti i ā koe i ngā tau kua pāhemo. E mihi nui ana.

Congratulations Kevin on a job well done. We hope that we can collectively do equally as well.

KA HAO TE RANGATAHI

With the formation of a new Board and new year I would like to introduce you to the Committee of Management. I have also included the new sub-committees where each of the CoM participate in. The intent of creating these Boards is two-fold:

- 1 Progress strategic action points and
- 2 Review relevant policies and procedures.

Name	Neil	Victoria	Paula	Pirihira	Wakata	Scott	Ria	Stuart
Audit and Risk								
Joint Ventures								
Education/Grants								
Housing Commercial/Social								
Communications								
MDL								

The Audit and Risk committee have already started with a competency matrix already in play. Victoria Werohia has been nominated to the role of Chair on this sub-committee.

Each of the sub-committees and the process surrounding them will be discussed when we have our next shareholder update.

- Chair - Neil Te Kani
- Deputy Chair - Paula Werohia
- Trustee - Wakata Kingi
- Trustee - Victoria Werohia
- Trustee - Pirihira McMath



HE WAKA EKE NOA

One of the key features of how the Committee of Management operates is by having a “no surprise policy” with our shareholders. I have asked Scott and he has agreed that we hold four wānanga with our whānau. One of those is obviously the well-attended whakawhanaungatanga day. The purpose of these hui is to keep our shareholders up to date with what we are doing both at a governance and at an operational level. It is important that we bring our shareholders along the journey with us.

There will be times where we will encounter disagreement from our Uri but at the end of the day, I would rather have that than spring a surprise on an unsuspecting audience that can only ferment distrust.

If we all row in the one direction, we will get to the destination faster.

TE RĀ WAIHANGA RAUTAKI

The Committee of Management along with key operational staff head into their strategic planning day on the 24th of February. We have quite a bit to discuss including the following:

- Optimising our Joint Venture with Generus Group
- Financial reporting
- Development on the Asher Block
- The implementation of a Kaumatua Council
- Upskilling Comm members
- Strategic partnerships
- Committee of Management membership – should we increase.

As you can see there is quite a bit on our plate. One of the key areas for me to focus on is the maintenance of Mangatawa’s “Cultural Heart”.

I believe that whilst we are blessed with commercial attributes the same cannot be said of our taha Māori. I will be asking the Committee of Management to consider an implementation of a Kāumatua Council. This will provide a cultural thread that runs through every decision we make. So, the task of the Kāumatua Council will be to develop a policy that is able to give voice to our Mangatawa heritage and our Tikanga Māori. I will be talking with you all further about this important piece of work once Scott has landed on a date to meet with shareholders.



E te tāonga o mate, e Manu. Haere ki tua o Paerau, ki te huinga o te kahurangi. Haere ki Hawaiki Nui, Hawaiki Roa, Hawaiki Pāmamao. E kī ana te kōrero "he kōtuku rerenga tahi" - ko koe rā tēnā, e tāku rangatira.

KŌRERO WHAKAKAPI

It is with the utmost pleasure that I submit my Chairs update to you all. If you have any questions please do not hesitate to contact me directly or to your dedicated team in the office.

Na Neil Te Kani



CEO's Desk

SCOTT WIKOHIKA

2023 - THE YEAR AHEAD

Mai i te tihi o Tongariro, ki ngā wai pōhutuhutu o te Tāhuna o Rangataua, nei rā aku mihi māhana kia koutou katoa.

As we head into the new year and face the realities of a changing climate, increasing living costs and an uncertain political environment it has never been more important to be focused on the road ahead

Your Incorporation is coming off the back of a busy year in 2022 and we have never been more focused on how we as an incorporation can provide value to our

shareholders. It is no secret that the economic conditions we are all likely to face these next two years will be challenging and the risks should not be understated.

Our kiwifruit performance in 2022 was sub-optimal due to an industry that was hit by a range of quality issues right through the supply chain. Our forecasted income from the 2022 season has been downgraded several times over the past several months meaning we have not escaped the impact of a very poor season. Growers have been asking questions of Zespri and demanding clear and concise answers. We have asked questions of our post-harvest partner and made our concerns known. Changes to aspects of the management of our 2023 crop have been implemented as our focus goes on protecting and maximizing the returns of the 2023 crop.

We continue to foster and develop capability within our team and I am confident we are heading in the right direction regarding the implementation of our dedicated corporate, operational, and social divisions. As we develop further our Communications Strategy, I would like us to consider more culturally appropriate names for these divisions.

The coming months will see our teams busy at the wheel planning and preparing for key shareholder events such as the Wānanga on 25th March and our SGM to be held on 6th May. The kaupapa for these events will be for us to come together to discuss potential reforms to our constitution, the linking of Gloucester Road and our housing aspirations on the balance of the Asher block. We want to give you our shareholders ample opportunity to come together and feedback on and contribute to ideas to enable and empower our shared aspirations.

Our finance team will be focused on the normal financial year end processes but this year will have the extra workload of leading and embedding a complex conversion of our reporting framework from Special Purpose to NZ IFRS (International Financial Reporting Standards). This is a significant piece of work and will result in changes to what you see in our annual statements in the annual report we present to you at our AGM. We will provide further communications on the impact of this work in future pānui.

With the impacts of climate change ever-present we are engaged in planning our own response to what may be the greatest risk to our way of life. Energy and resource are being invested in developing a framework for a coordinated plan to tackle the challenges ahead. A series of wānanga will be held this year for our whānau to be involved in developing this framework.

To our whānau affected by the recent floods and extreme weather I wish to express my deep sympathy. We are looking closely at how we can deliver support in a purposeful and targeted manner.

I look into 2023 with optimism. We are well prepared to execute our strategic priorities diligently and our people continue to show incredible commitment, passion, and resilience. I look forward to chatting with you throughout the year as we come together to share in each other's company.

Mangatawa tūturu, Mangatawa whenua, Mangatawa tangata.

Mauri ora kia tātou katoa
Nā Scott Wikohika

General Manager's Desk

TIM O'BRIEN

E mihi ana ki a koutou e ngā uri o rātou mā, ngā kaitiaki o ngā whenua o Mangatawa. He uri ahau nō Tauranga Moana whānui, ēngari ko Taipari rāua ko Ngataierua ōku tūpuna, ko Tīria Putiputi Cosgrove tōku kuia. Ko Tim O'Brien tōku ingoa.

Tēna koutou



Firstly, a big mihi to everyone who has made me feel welcome in my new role at Mangatawa Papamoā Blocks Inc. I feel very privileged to work here and to be able to work alongside whānau makes it that extra bit special. In terms of my role, really the key functions are people leadership and the general day-to-day management of operations. While the below points are limited in detail, they provide an outline of key priorities we will be looking at over the next 12 months:

- That the things that make us who we are as Mangatawa, such as our history and whakapapa, remain at the heart of our organisation and influence our decision making across the business.
- Supporting our team to build a culture that captures our own unique identity, which includes refreshing our team vision and values. Ensuring that our team culture balances morale and workplace satisfaction alongside performance and productivity.
- Ensuring we have clarity with our roles and responsibilities, which includes individual learning and development plans.
- Developing a taiao strategy that takes a leadership approach to our wider catchment, is action oriented and ultimately influences the long-term direction of our business.
- Developing clear measures of performance across the business.
- Putting plans in place to refine and optimise the performance of our business assets.
- Strengthening our connection with our people and communities.
- Strengthening our connection to our Iwi, Hapū and Marae.
- Supporting kaupapa and initiatives that are important to us as Māori.

I'm committed to supporting Scott, our team and the Committee of Management in ensuring that the above priorities are actioned and have meaningful impact for you our shareholders and your whānau.

In closing, it would be remiss of me to not acknowledge the tireless work and forward thinking from the likes of Uncle Kevin and Paula in establishing the platform we have now. Looking further back, including our history prior to the inception of the Incorporation, I'll never take for granted the opportunities that are afforded to us now.

At any stage, please don't hesitate to call, email or catch up with me here at our office.

Heoi anō, ngā mihi nui ki a koutou katoa.
Nā Tim O'Brien



Mangatawa Papamoā Blocks Inc



Shareholder Wānanga

Date: 25th March 2023

Time: 9am - 4pm

Venue: Mangatawa Marae

46 Tāreha Lane, Mangatawa
Tauranga 3175.

Taking part in wānanga helps our whānau build connections with their whenua, their history, their wider whānau and Mangatawa Papamoā Blocks Incorporation.

This wānanga is marae based and covers:

- Proposed reforms to the MPBI constitution.
- Development of the balance of the Asher Block
 - Residential Housing
 - Gloucester Road

If you are interested in attending this wānanga, please register your interest by scanning the QR code above, by visiting our website www.mangatawa.com > our-communications > register-for-event, or by calling our office on 07 574 8365 before the 20th March 2023.



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Visit

1 Te Rama o te Tihi Place