



Mangatawa Papamoā
Blocks Inc

Annual General Meeting



2019



Mangatawa Papamoā
Blocks Inc

22 August 2019

Kia Ora Mangatawa Shareholders

Re: 2019 Annual General Meeting

The Annual General Meeting (AGM) for Mangatawa Papamoā Blocks Incorporated will be held from 10:00am on Saturday 21st September 2019 at the **Classic Flyers** 8 Jean Baton Drive, Mt Maunganui, just past Bunnings



Registrations will commence at 9.30am. Please note that only Shareholders and proxy holders may participate in the AGM proceedings.

A copy of the *2019 Annual Report to Shareholders*, which includes the Agenda, is enclosed for your perusal. Also enclosed is a mauve form for *Appointment of Proxy* and a form for *Nomination of Member for Committee of Management*. These have been posted to every shareholder for whom a current address is held.

Please bring your Annual Report to the AGM and provide your Shareholder ID No. upon registration.

For further Information please contact the Office

1 Te Rama o te Tihi Place

Ph: 07 574 8365

Email: secretary@mangatawa.com

www.mangatawa.com

A G E N D A

Saturday 21 September 2019 at Classic Flyers, 8 Jean Baton Drive, Mt Maunganui

10.00am

1. Karakia/Mihi
2. Apologies & Proxies
3. Chairman's Report
4. Financial - Summary of the Audited Accounts 2018-2019 Accountant Fred Cookson
5. Resolution - To increase Trustee Fees / Chairman's Honorarium/Deputy Chair Honorarium
6. Minutes of the previous AGM held 22 September 2018
7. Matters Arising from the Minutes
8. Operations Report
 - Pacific Coast Retirement Village & Pacific Lakes Retirement Village - Graham Wilkinson
 - Mangatawa Farm Report – John Walker
 - Mangatawa Orchard Report – Ray Gordon
 - Orchard Report - Seeka – Rhys Rushton
 - Mangatawa Papakainga Report – Julie Te Amo
 - Mangatawa Property Maintenance Report – Tumanako McLeod / Galvin Kiwi
 - Mangatawa Industrial Development Up-date – Peter Cross
9. Election: Nomination for two members of Committee of Management, Kevin Haua retires by rotation, is eligible and offers himself for re-election. Victoria Carroll is resigning therefore there is a vacancy
10. Appointment of Share-Valuer
"That the pursuant to s278 of Te Ture Whenua Maori Act 1993, Cookson Forbes Accounts be appointed as Share Valuer"
11. Appointment of an Auditor.
"That pursuant to s277 (2) of Te Ture Whenua Maori Act 1993, Jefferies Nock & Associates be appointed as Auditor"
12. Approve Payment of Dividend
"That payment of a dividend of \$6.50 per share (total expenditure of \$250,000 as recommended by the Committee of Management) be approved pursuant to s259 (1) (c) of Te Ture Whenua Maori Act 1993."
13. Committee of Management recommendation to approve payment of Grants.
 - *Kaumatua Grants: \$20,000 total per annum.*
 - *Kaumatua Health Grants: \$7,000 total per annum.*
 - *Education Grants: \$18,000 total per annum.*
 - *Sports Grants: \$7,000 total per annum.*
 - *Koha/Marae: \$10,000 total per annum.*
14. Minimum Shareholding. Resolution to adopt a minimum share-holding of 5 shares
15. **Unclaimed Dividends Report**
Mangatawa Papamoa Blocks Incorporation

| Dollar Amount | Number of Shareholders | Total Amount |
|---------------------|------------------------|--------------|
| \$1 to \$99 | 205 | \$6222.73 |
| \$100 to \$500 | 144 | \$36,357.17 |
| \$501 to \$999 | 62 | \$43,508.03 |
| \$1,000 to \$5,000 | 65 | \$135,219.43 |
| \$5,001 to \$10,000 | 5 | \$32,426.43 |
| \$10,000 and over | 1 | \$14,587.48 |
| Total | 482 | \$268,321.23 |

151 shareholders still in Estates with a total \$167,170.84 unclaimed dividends

16. General Business
 - Whaler's Club Proposal – Sash Stosic
17. **Notice of Hearing:** Tauranga City Council Easement, Thursday 19 September 2019, Court 1.11, Level 1 Mclean House, 26 McLean Street Tauranga.

Notice of Hearing: Truman Lane Industrial Subdivision – Mainfreight Additional Area (Stage 2)
Tuesday 22 October 2019, Tauranga District Court (Court Room No. to be confirmed)

18. **12.30 Lunch**



Mangatawa Papamoā
Blocks Inc

C O N T E N T S

1. Chairman's Report
2. Financial Statement Summary of Audited Accounts for 2018-2019 year
3. Minutes of the Previous AGM held 22 September 2018
4. Matters Arising
5. Operations Report
 - Pacific Coast Retirement Village & Pacific Lakes Retirement Village
 - Mangatawa Farm Report
 - Mangatawa Orchard Report
 - Orchard Report – Seeka
 - Mangatawa Papakainga Report
 - Mangatawa Property Maintenance Report
 - Mangatawa Industrial Development Update
6. Whaler's Sports Club Proposal & Update

Please Bring this Annual Report to the Annual General Meeting as there will be no spare reports available

CHAIRMAN'S REPORT

SEPTEMBER 2019.

E aku Rangatira,

E nga Tangata whai paanga o te Whenua tuku iho o MPBI

Tena Koutou Katoa

Hard to believe yet another year has passed as we come together for this year's AGM. I guess the good news is there will be no Resolutions required for the Maori Land Court as that was the reason for the Special General meeting in June.

May I take this opportunity to thank those of you who supported the Resolutions at that Hui. Your ability to see the big picture, your support for the job the CoM is doing is humbling and very much appreciated. It gives the board confidence to push on to achieve our strategic objectives by investing back in the land.



Mangatawa continues to go from strength to strength and is about to enter a new era of prosperity as significant projects such as Pacific Coast, Mainfreight, 10 hectares of covered 'G3 Gold Kiwifruit are nearing full production. New developments about to begin or have only just begun such as Pacific Lakes Retirement Village, McLeod Cranes, our own project development of Lot 1 & 2 on Truman Lane, and shares in Whakatohea Mussels Ltd will add to our portfolio. Not bad when considering we don't have the luxury of Treaty Settlements and we hold fast to our Kaupapa of retaining ownership and never put our land at risk.

As you all know, the amount of land we have been using for our developments has cut into the farm grazing lands therefore we have taken a lease on a 34-acre block over in Welcome Bay to ensure our stock are getting enough feed, Our latest sales prices are reflecting the good grass on the farm as stock fatten up, John loves his new farm.



Without a doubt the growth we are experiencing will have positive impact on our balance sheet so being a shareholder of MPBI is a very healthy place to be whether you own 5 shares or 500, you are entitled to any benefits on offer by the incorporation such as Housing, Kaumatua Health Grants, Sports Grants, Education Grants, Kaumatua Grants and if you dream of becoming a teacher there is the “Ebba Te Tua Scholarship” that has been put up in her memory by Pacific Coast Retirement Village Partnership.



In order to stem the dilution of shares the Board’s intent is to recommend a ‘Minimum Share Unit’ at this year’s AGM so that any shares below the level set, will have to go in to a whanau trust.

To all of those who haven’t succeeded to your whanau shares, unfortunately you will be missing out on what you are entitled to so please do some research of your whakapapa and help reduce our unclaimed dividends list.



In conclusion, I thank my fellow Board Members for your support and loyalty throughout the year, Also Paula and her amazing office staff for their professionalism and smart appearance around our beautiful office. To Fred Cookson for your guidance, to the maintenance staff who keep our grounds looking tidy, to our hard-working orchard manager Ray, our farm Manager John Walker who is very happy with his Farm and last but not least to Victoria Carroll who is stepping down from the board to further her career. We wish Victoria all the very best in her future endeavours.

Ma te Atua koutou e tiaki

Naku Noa

Na

Kevin J Haua
Chairman

ANNUAL GENERAL MEETING OF SHAREHOLDERS

Saturday 22 September 2018

Club Mount Maunganui, 45 Kawaka Street, Mt Maunganui

Present: Refer Attendance List attached

Meeting commenced at 10.10am

1. Mihi/Karakia

- 1.1 Karakia by Kevin Haua
- 1.2 Chairman welcomed shareholders to the AGM 2018, and introduced the speakers. The Chairman remembered those who had passed in the last 12 months.

2. Apologies

Hikurangi Werohia Whanau Trust, Victoria Kingi, Annette Beadle-Werohia, Jane Pratt, Victoria Werohia-Beadle, Eve Donovan, Matini Taikato, Thomas Wepiha, Rangimarie Makarauri Whanau Trust, Kim Elvin, Waimihi Brott, Gabriel Harawira, John Harawira, George Harawira, Kura Jobe, Tony Wihapi, George McLeod, Tautoko McLeod, Maybelle McLeod, Jim Forbes, Karen Farrell, Duke Taite, Henry Cooper, Marie Daniels, Debra Kinvig, Graeme Cosgrove, Tamaku Hohaia, Christine Te Urunga Waka, Poihaere Walker, Tamati Phillips, Mutuora Gibson, Shannon Turner, Helen Oliver, Torino Karekare, Hinehau Teiho.

3. Proxies

| Shareholder | SH No. | Shares | Proxy | Alternative Proxy |
|---|--------|----------|-------------------|-------------------|
| Eva Donovan | 81 | 11.3566 | Anette Werohia | |
| Matini Taikato | 239 | 61.151 | Parewhati Taikato | |
| Thomas Wepiha | 855 | 4.64571 | Kevin Haua | |
| K Elvin Rangimarie Makarauri Whanau Trust | 410 | 320.1223 | Pine McLeod | Sarah Rameka |
| Kim Elvin | 193 | 100 | Pine McLeod | Sarah Rameka |
| Hikurangi Werohia Whanau Trust | 121 | 1188.223 | Nicky Wakefield | |

Resolution: that the apologies and proxies are received

Moved: Rangi Oliver / **Seconded:** Rangi Webster **Carried**

4. Chairman's Report

4.1 Matters arising

- 4.1.1 Comment from the floor in relation to correct the name of the Mangatawa Maunga to Maunga Mana

Resolution: That the Chairman's Report be accepted

Moved: Kevin Haua / Seconded: Ebba Te Tua Carried

4. Minutes of the 2017 Annual General Meeting

4.1 Taken as read

5. Matters Arising from the previous minutes

- 5.1 To include in the minutes the question from the floor around a \$4m payment from PCV: response was that it had been received in part payments rather than a lump sum

Resolution: That the Minutes of the Annual General Meeting held 16 September 2017 with the amendment shown above are a true and correct record and matters arising have been addressed.

Moved: Whitiora McLeod / Seconded: Uru Flintoff Carried

6. Pacific Coast Retirement Village & Pacific Lakes Retirement Village presentation from Graeme Wilkinson (10.15am – 10.30am)

- 6.1 Graeme explained that someone coming into the villages purchases a License to Occupy which terminates on the death of the resident. PCV then sell the villa retaining 30% of the proceeds as a deferred management fee with the remainder going to the estate. E.g. \$800k sale price gives \$200k (30%) management fee at today prices. 220 villas have been built to date. Residents also pay a weekly tariff \$140.
- 6.2 Employment opportunities will continue to increase for Mangatawa shareholders
- 6.3 Pacific Lakes Village has no villas built but 27 names on the list. Will have a café open to public. Aim to be as environmentally friendly as possible, recycling water, solar power availability on each villa, hot composting etc. First villas finished by Christmas 2018.
- 6.4 Shareholder expressed wish for MPBI Committee member/s to sit with Graeme for any negotiation required with TCC or other parties. Provides development opportunities for Mangatawa Papamoa Blocks Inc. and ensures that cultural perspectives are given appropriate consideration.

7. Truman Lane Industrial Development – (Peter Cross 10.30am – 11am)

- 7.1 A time lapse video shown at end of the hui showed 7 months of earthworks at Truman Lane Mainfreight site which began in March 2018, is on time and within budget. Rent will increase to \$.5m pa quickly settling at \$900k pa after a time. Shareholder also raised the issue of Committee member/s sitting with Project Manager during negotiations etc.
- 7.2 11.5ha is the total volume lease land with 2 lots being held for Mangatawa to develop once value increase is realised with the completion of the Mainfreight and McLeod Cranes sites.
- 7.3 In response to question from the floor around process of failed leasee it was advised that all property reverts to Mangatawa Papamoa Blocks Inc.
- 7.4 Comment from the floor to involve shareholders in milestones such as openings etc. (e.g. invitations, powhiri to new staffing team Mainfreight)

- 7.5 Question from the floor regarding cultural monitoring on earthworks being done by the iwi Nga Potiki. Documentation is available to evidence this.

8. Financial Statement Summary of Audited Accounts 2017-2018 – (Fred Cookson 11am-11.50am)

The following lists the points of discussion:

- 8.1 Accountant explained that the presentation slides respond to the request from the last AGM to have the financial reporting less complicated. Also explained that the annual accounts distributed were prior to the audit completion however copies of the final signed audited financials are available on request.
- 8.2 Increase in share value of Joint Venture – PCV: represents the current value of Mangatawa's share of the LTO paid by residents. Bringing into books now to match reporting of our partner in accordance with tax advice.
- 8.3 Sale of shares process explained: first offered back to other shareholders via the Committee of Management (CoM); if no buyer shares are purchased and then extinguished by the CoM. Value of shares = as agreed between seller and buyer.
- 8.4 Minimal tax paid due to ability to claim 50% of loss from set up of PCV however in future years as profits levels improve Maori Authority tax rate of 17.5% will be payable.
- 8.5 Query from shareholder regarding increase in governance costs – due to increased requirement for more special hui e.g. Truman Lane Development. This is expected to increase as the project progresses.
- 8.6 Comment from shareholder: pleased to see a form of forward planning occurring – like to see a written 5-year plan for capital cost % and dividend cost % etc.
- 8.7 Query from shareholder regarding initial \$8m promised by PCV – confirmation there is no written agreement for how this would be paid to Mangatawa but expected to be paid once revenue was realised with interest being forgiven. Developer was given extension in 2012 to pay when revenue allows. The developer funded the project and Mangatawa provided the whenua for a 50% share of profits. Payments to date this year total \$625k.
- 8.8 Comment from shareholder acknowledging and congratulating the Committee and Accountant on the efforts to build a 'mind-blowing' value of assets. Also queried the education grant figure which with the koha figure will be amended to reflect the current situation.
- 8.9 In response to query from shareholder it was explained that tier 1 reporting status is usually one that is registered on the stock exchange and with more equity coming onto the balance sheet it is a good example for PSGEs.

Resolution: that the audited financial statements 2017-2018 are adopted

Moved: Kevin Haua / Seconded: Ebba Te Tua Carried

9. Election for two members Committee of Management – Chair facilitated the election process for two seats on the Committee of Management

- 9.1 Poll voting rather than "show of hands voting" was confirmed on request of 5 shareholders: K Haua, E Te Tua, D Werohia, Hikurangi Werohia Whanau Trust and K Hulton a poll vote was held. There were 3 nominated candidates: Wakata Kingi, Victoria Kingi and Whitiara McLeod.
- 9.2 Te Urunga Rota was selected as scrutineer in the counting of the voting forms for election of 2 members of the Committee of Management.

Outcome of election for two members of the Committee of Management

Whitiara McLeod = 2533.3319 Wakata Kingi = 8310.151901 Victoria Kingi = 8811.52353

Victoria Kingi and Wakata Kingi are duly elected.

11. Operational Report (Paula Werohia)

9.1 Report taken as read

Resolution: that the operational report be received

Moved: Paula Werohia / Seconded: Ebba Te Tua Carried

12. Appointment of Share Valuer

Resolution: That pursuant to s278 of Te Ture Whenua Maori Act 1993, Cookson Forbes Accountants be appointed as share valuer

Moved: Whiti McLeod / Seconded: Uru Flintoff Carried

13. Appointment of Auditor

Resolution: That pursuant to s277 (2) of Te Ture Whenua Maori Act 1993, Jefferies Nock & Associates be appointed as auditor

Moved: Uru Flintoff / Seconded: Paula Werohia Carried

14. Approve payment of dividend

Resolution: That payment of a dividend of \$3.86 per share (total expenditure of \$150,000.00 as recommended by the Committee of Management) be approved pursuant to s259 of Te Ture Whenua Maori Act 1993

Moved: Ebba Te Tua / Seconded: Uru Flintoff Carried

15. Approve payment of grants

Resolution: That grants listed below as recommended by the Committee of Management are agreed:

- a) Kaumatua grants totalling \$20,000 per annum
- b) Kaumatua health grants totalling \$6,500.00 per annum
- c) Education grants totalling: \$20,000 per annum
- d) Sports grants totalling \$7,000.00 per annum
- e) Koha totalling \$3,500.00 per annum

Moved: Kevin Haul / Seconded: Ebba Te Tua Carried

16. General Business

16.1 Shareholder (K. A.) addressed the meeting explaining that although she had missed the deadline for resolutions she has two take to put to the hui:

a. at workshops the shareholder also represented Te Matahauariki with a request that CoM meet with Te Matahauariki Chair to discuss the possibility of some joint relationship in terms of the Tutu Early Childcare programme. The Committee agreed to action this.

b. discussed 2 resolutions that she wished to have put to the 2019 AGM relating to increasing kaumatua health grants to more than \$500 pa in the 2019-2020 budget and that the grant can be used for one or all the health needs: vision, hearing and dental. These requests will be considered by CoM.

16.2 Minimum share units: shareholders will consider this change for a decision at the 2019 AGM. Small shareholders are encouraged to put shares into a whanau trust to avoid dividing shareholding down to an unviable number.

There being no further business the Chairman declared the meeting closed at 12noon; karakia by Neil Te Kani.

OPERATIONS REPORT

Kia Ora Koutou Katoa

It's been a busy year for us in the Mangatawa office, but with such a beautiful view and office setting we have the best working environment any one would envy. I thought I would share with you how we all fit in and identify our roles and responsibilities by regular staff meetings to plan our internal goals to help us achieve the strategic directions of the Board.

Our day to day business operations involve, meeting with our share-holders and other stake-holders, researching, investigating Maori Land Court issues and follow up phone calls in assisting our share-holders with their enquiries and successions, outcomes from weekly meetings between our CE and other stake-holders, Housing, Orchard & Farm manager's plus the Property Maintenance staff, carrying out enquiries, researching products and services, contacting and sourcing quotes, taking and ordering products. Ensuring our whanau residents and Kaumatua living in our Papakainga have their needs met whether for their whare that may require repairs and maintenance, ensuring our contractors are meeting our required standards and following up on queries and concerns that are brought to our attention, usually from their monthly meetings. I attend most of the Kiwifruit Industry meetings, council meetings and other stake-holder meetings.



As you know, to keep you all updated as best as possible, we have 2 share-holder meetings a year, one in June for updating of our business, or in this year's scenario a 'Special General Meeting' to hear, discuss and vote on 'resolutions' for the development of our lands. The Annual General Meeting is usually held in September for reporting the full year business operations. Panui are sent out quarterly going to all share-holders, we either have addresses or emails for, Those of you that do not get the panui or share-holder notices please talk to Sarah or Pamela and give them your updated details of contact, It is important also that we have your current bank account details. Thank you.

It was our pleasure and honour to host our Maori King Tuheitia & his entourage for a second time who brought with him the Tongan King 'Aho' Eitu Tupou VI & Queen Consort of Tonga 'Nanasipau'u Tuku'aho with their daughter 'Princess La' tu' fuisseka Tuku 'aho with their accompanying entourage. King Tupou was visiting New Zealand to look at land development and economic sustainability for his country and was most impressed by our diverse business operations and our Pacific Coast Retirement Village.

A blessing by Apotoro Pahu Akuhata, saw the official opening of Pacific Coast Retirement Village Beach House late last year and were joined by many of our Kaumatua me Kuia of Mangatawa from far and wide. A great day of celebration was enjoyed by our village residents of a large ultra-modern community centre, 2 storey building with movie theatre, two café / bars, library, indoor bowling green, hair dresser, restaurant with the most up to date and delicious food and lots of space for residents for special occasions, meetings, entertainment topped off with fabulous views of our Maunga, Mangatawa.

We hosted about 60 village residents for a cultural experience at Maungatapu Marae earlier this year. This was a follow up to the first one we held around 5 years ago at Tamapahore Marae with around 70 of our first residents, who spread the news to our new residents then came about the request for the second one. Many had never visited a marae and totally enjoyed taking part in our powhiri, sharing in traditional stories of Ngai te Rangi and Nga Potiki, and the story of Mangatawa business, followed by a hangi & seafood lunch and internationally renowned entertainer Mana Farrell. Mana was so popular, the residents invited him to perform at the village for their various functions and events.





Our new development Pacific Lakes Retirement Village has been very popular with stage one completely sold out within 6 months of opening sales and the second stage also selling well.



The Truman Lane Industrial development, Project Group meetings were held monthly over the last year headed by our Project Manager Peter Cross. Peter's professional management ensured everyone from our engineers (Stratum Consultants) Earth Moving Company (JMC Ltd), Council, bank representatives and Mainfreight representatives were all on target with goals being met, within specified time-frames. Monitoring of works, accountability and over-viewing of expenses and budgets. This is the second Industrial development that Peter has successfully managed for us, the first being Tui Landscape Supplies.



Ray, our orchard manager has achieved another good year's income, although due to the long, wet winter last year followed by an extremely dry summer fruit numbers, particularly with our Hayward-green were down compared to last year and later to harvest. The good news was most of our G3- gold fruit achieved early start that boosted our returns. There was excellent TZG, taste however, in some blocks our reject rate was quite high due to 'sooty mould' which again wasn't helped by the weather enabling this disease to grow more than previous years.

Unfortunately, we lost our Trainee manager Kempton this year, through a mixture of illness and unforeseen circumstances. We wish Kempton all the very best for his future endeavours and thank Ray & Seeka Maori Liaison Manager, Rhys Rushton for their continued support, time and effort in managing our orchards. We recently started a new cadet Waatatoi Makarauri, who is coming along very nicely. Waata is one of our share-holders sons and mokopuna of past trustee Rangī McLeod.



The farm, as you all know, due to our developments the grazing lands were being marginalised so we decided to lease some land over at Welcome Bay. This land has very good grass growth and our stock sales have improved due to heavier stock weight. We have had the usual problem with stray dogs, attacking and killing stock. John shot one he caught in the act so it has quietened down somewhat but something we are always aware of.

Our Property Maintenance team continue to keep our gardens, grounds and landscape looking good and well-tended. Nicky Wakefield left us earlier this year and we thank Nicky for her time and commitment to Mangatawa and wish her all the very best for her future.



One of our biggest social responsibility achievements this year that our property maintenance staff were involved with, was the clearing of noxious weeds and debris and general cleaning up of the 'old Nga Potiki Urupa'.

A laser ground penetrating machine was given permission by our kaumatua to enter the urupa land to confirm the area of the urupa as it was so overgrown. The outcome of this exercise showed us that the urupa wasn't only in the old fenced area but extended out into the whole of the paddock, some 2 and a half acres. Mangatawa are continuing with the mowing of lawns, weed-eating and spraying etc of the old urupa site. We also maintain the other 2 urupa, marae & Health clinic

I am pleased to report that we had no serious Health & Safety incidents this past year and minor incidents reported ranged from wasp stings to repetitive muscle strain.

Lastly, I would like to acknowledge all of our staff, and thank them for their tireless efforts and dedication to Mangatawa. A big thank you to our administration staff and Managers that assist in keeping our business viable and sustainable, your work is valuable to us as a committee and shareholders. Special thanks to our property maintenance team you do a fabulous job which we are acknowledged for frequently by other Maori trusts and incorporations and the general public.

To Victoria, who is retiring from the Committee of Management, thank you for your knowledge and expertise in law that has assisted us over the years to grow our business for the benefit of our future generations. We will miss your great sense of humour and fun times all the very best in your future career aspirations.



Maori Land Court Hearing - A reminder that the Maori Land Court hearing for the Tauranga City Council 'easements' & the Industrial Land and the extension of land for Mainfreight details are on the following pages.

Tauranga City Council - "Ocean Outfall Pipe"

The agreement remains conditional upon the following:

- 1) Obtaining MLC orders for creation of the New Easement and surrender / cancellation of the Existing Easement;
- 2) TCC preparing a Construction Management Plan for the Installation Works and obtaining MPBI, PLV and PCV's consent to the same.

Once the agreement is unconditional, compensation will be paid to MPBI/PCV/PLC on or before the later of the following:

- 1) 15 working days from the date TCC receives evidence of a compensation certificate being registered against the titles for MPBI's, PCV's and PLV's land;
- 2) 10 working days from the date TCC receives a settlement statement from MPBI, PCV and PLV;
- 3) The date the e-dealing is signed and certified if TCC elects to acquire the easements by way of e-dealing.



7 August 2019

Kia Ora Koutou Katoa

Notice of Hearing - Tauranga City Council Easement

The Committee of Management wishes to advise its shareholders that in accordance with the resolution that were passed at the Special General Meeting held on 22 June 2019 the Committee has applied to the Maori Land Court for all orders relating to the granting of a new (and cancellation of existing) easement in gross in favour of Tauranga City Council for the right to convey and drain water, storm water and wastewater.

Shareholders are advised that the hearing of the above application made on 10 July 2019 will be heard by the Maori Land Court as follows:

VENUE: Courtroom 1.11, Level 1, McLean House, 26 McLean Street, Tauranga
DATE: Thursday 19 September 2019
TIME: 10.00 am

Shareholders may request a copy of the applications and evidence filed on behalf of Mangatawa (both electronically and in hard copy format). These documents may also be viewed at Mangatawa's registered office (details below).

“Mauri mahi, mauri ora; mauri noho, mauri mate”

The Committee of Management Mangatawa Papamoā Blk. Inc.
1 Te Rama o Te Tihi Place, RD 5, Mangatawa, Tauranga 3175
| Phone +64 7 575 8328 | Mobile +64 021 026 31037
| www.mangatawa.com



13 August 2019.

Kia Ora Koutou Katoa

Notice of Hearing - Truman Lane Industrial Subdivision — Mainfreight Additional Area (Stage 2)

The Committee of Management wishes to advise its shareholders that in accordance with the resolutions that were passed at the Special General Meeting held on 22 June 2019 the Committee has applied to the Maori Land Court for all orders relating to the further partition of an additional area (Lot 12), which is then to be amalgamated with the large lot (Lot 3) already leased to Mainfreight Limited, and to lease the additional area to Mainfreight Limited on the same terms that have been agreed for the large lot. The Committee has also sought orders that the easements already approved to be created for the benefit of the large lot will also apply to the additional area.

Shareholders are advised that the hearing of the above applications dated 18 July 2019 will be heard by the Maori Land Court as follows:

VENUE: Tauranga District Court (Court Room No. to be confirmed)
DATE: Tuesday, 22 October 2019
TIME: 11.45 am

Shareholders may request a copy of the applications and evidence filed on behalf of Mangatawa (both electronically and in hard copy format). These documents may also be viewed at Mangatawa's registered office (details below).

“Mauri mahi, mauri ora; mauri noho, mauri mate”

The Committee of Management Mangatawa Papamoa Blk. Inc.
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Pasture:

This year has been a great season with warmer than usual conditions right through into the winter months which has seen good pasture growth for making silage, 250 bales and under sowing pasture with annual seed.

Again, this year we have wintered our stock behind electric fencing, break feeding each mob and supplementing with silage and Palm Kernel



As we did last year, we have followed up by spraying the large areas of gorse on the main farm block with both helicopter and hand gun application. We have also targeted all woolly nightshade by chainsaw and spraying the stumps with concentrated round up. To improve pasture, we have sown Rye grass clover mix with annual grass seed and applied fertilizer, with good results during the winter months.

Also, this year we have taken on two lease blocks. One 35 Ha lease of Hone Newman's at Waitao Road Welcome Bay, and Rehua Smallman block a further 9 Ha, also in the Welcome Bay area. Both of these properties have had fertilizer applied plus lime on Newman's with soil tests carried out. We are carrying out fencing maintenance plus weed control on both of these blocks.

Stock tallies

| Stock | No. | Price/Head | Totals |
|---------------|-------------|------------|----------------|
| F/Fix Wnr Hef | X141 | 380 | 53,580 |
| F/Fx weaner | X184 | 310 | 57,040 |
| F/Fx weaner | X10 | 100 | 1,000 |
| F/Fx Hef | X184 | 400 | 73,600 |
| F/Fx Hef | X294 | 550 | 161,700 |
| F/Fx/Jer cow | X81 | 500 | 40,500 |
| F/Fx Calves | X30 | 350 | 10,500 |
| F/FxBull | X203 | 350 | 71,050 |
| F/Fx bull | X209 | 600 | 125,400 |
| Total | 1336 | | 594,370 |

Stock Sales

Stock sales have been positive for good lines of fat cattle and beef store cattle; with the dairy type cross bred cattle falling off in value.

Due to the outbreak of Micro Plasma Bovis this has bought an uncertainty in the beef market which has affected sales and general trading of cattle, as farmers follow the steps to either manage or eradicate this out break.

Looking forward, we have a good number of cattle to sell in the spring and autumn.

We have started selling cattle with some good results, looking forward, overall stock prices look to be strong.





Calf Rearing

This year our calf rearing numbers will be back on previous years due to the cattle we have on hand, No Autumn calves were reared and at present we have only 50 calves in the shed.

Dog Attacks

This year has been frustrating to say the least as we have sighted and seen 6 different dogs attacking our stock. Steps were taken to shoot the offending dogs but they have proved to be very cunning. Animal Control plus the Police were notified with a dog trap bought in without much success. After many hours spent waiting and trying to catch these dogs, I managed to shoot one of the main ring leaders. At this stage no dogs have returned for 3-4 weeks

Fencing / General Maintenance

Maintenance of fences, weed control of gorse, barbary, blackberry and thistles also continues on both the main farm block and the two leased blocks.

Staff Training

Staff training is continuing for Michael, and myself

- Courses attended
- Chainsaw
 - Health and safety
 - Spray ticket
 - Tractor

Summary

Looking forward our goals

- Grazing options
- Weed and pasture management
- Fencing
- Staff Training
- Cattle weight gains
- Calf rearing
- Animal Health

Farm Manager
John Walker

MANGATAWA ORCHARD

Despite the lighter flowering and extreme climate challenges faced this year we have still come out with reasonable numbers and average production in the Hayward orchards. We had full canopies and good winter buds tied in but flowering was variable throughout the orchards although monitor vines showed similar winter buds flower numbers and fruit counts to last year.



With the hot dry summer experienced pollination was a little compromised and fruit shape more of an issue which meant a lot more thinning and less crop exportable this year. The dry weather conditions were also favourable to passion vine hopper populating in areas surrounding the back orchard and whilst they are normally around there was far greater infestation this year. This resulted in more 'sooty mould' on the fruit around the fringes with lost production through higher reject rates in these areas.



Current focus on Hayward blocks to improve vine structure over the next few years. Removing some very old structures that are past their use by date and replacing with newer canes to inject a little bit more vigour into some vines. A lot of vine attrition over the years in parts of the orchard, some through wet feet, some from armillaria and some just natural deaths. Removing these and filling in the gaps with new plants, re-tensioning wires and fixing ag-beam, still a huge ongoing job to improve the canopy height and accessibility of tractors and sprayers, also safety of our workers.

Production off the mature gold blocks improved and reached 17,000 trays per ha which is pretty much full production in their third season. Hopefully we can maintain this level.

To push any harder could reduce TZG and become less likely to achieve early start which unfortunately we didn't quite get this year on this block, missing by the tiniest margin, when Zespri decided they had enough early fruit. The developing gold blocks did all make early start with very high TZG and kiwistart premiums.

These blocks are coming on in stages and first-time crops in the undercover area produced 9000 trays per ha which should increase to 13-14,000 next year and full production the following year. The outside block unfortunately as it is much more exposed and growth has been restricted by wind and psa is a long way behind with less than 2000 trays per ha this year. May improve to 7-8000 next year. The newest block undercover is looking good and should have 2-3000 trays per ha starting this season. Overall the gold blocks are coming on strong and look forward to increasing production on them.



MANGATAWA PAKAINGA

Mangatawa Papamoa Blocks Inc. (MPBI) owns 12 x 4 bedroom for whanau; 2 x 2 bedroom for kaumatua, 4 x 1-bedroom rental whare for kaumatua.

These whare are tenanted by MPBI shareholders or their beneficiaries, providing accommodation for 49 adults and 37 tamariki.



HNZ will continue to lease and manage 10 of the 2-bedroom kaumatua homes at least until the end of the current agreement term - 22 August 2022. It is important for now that kaumatua (65+) wishing to be housed in one of these 2-bedroom homes are registered on MSD's Social Housing Register. We can help set up an appointment to apply for this and there are a set of criteria e.g. no more than \$42k in assets; no current home ownership, currently have no housing of an acceptable standard (no water, power etc., perhaps overcrowding or health issues).

Some additional rental homes should be available in late 2020. These will be targeting single men and single parents.

A new streetlight has been installed to improve security for people and their vehicles utilising the outside car parking space. Extra street lighting is being considered for along Nga Tuahine Place to help the kaumatua living in the 2-bedroom homes feel safer at night.

A search for playground equipment for our tamariki continues and if you know of any good quality playgrounds being sold for a fair price then please let us know. MPBI has provided 6 Mangatawa Community Panui to date this year to share information, discuss issues and find solutions where necessary.

Housing application / waiting list numbers held at the moment are as follows:

| | | | |
|--------------------------|---|---------------------------|---|
| Kaumatua Rentals: | 5 | 4-Bedroom Whanau Rentals: | 9 |
| Smaller General Rentals: | 9 | L.T.O Home Owners: | 3 |

When you are visiting the papakainga please consider all the residents and their right to privacy by using the pedestrian gate and the roadway inside to access the home/s you are visiting.

Also of note this year is the cost of maintaining the security and pedestrian gates provided for the safety of the residents especially the tamariki / mokopuna. It has been damaged several times this year and the cost to the shareholders is considerable. The photos below show some of the damage that can easily be avoided by a little care and consideration by all those living in and visiting the papakainga.



MANGATAWA PROPERTY MAINTENANCE

Mangatawa Property Maintenance:

Staff- Tumanako McLeod, Galvin Kiwi, Sheree Tokona, Wikitoria Taite.

Casuals: Fred Harawira, George Tiropira, Charles Nepia.

Our team continue to keep up the good mahi in mowing, weed-eating, surrounding grounds and gardens with plant replacements and weeding in and around our papakainga that includes our whanau homes, kaumatua units. Their mahi also involves our social responsibility of mowing and weed-eating in and around our Marae, Hauora, the x3 Urupa and mostly over winter the clearing of storm-water culverts and mowing of roadside areas including Mangatawa Quarry Road leading to the office and the office grounds and gardens which are looking great.



Tumai has finally started to clear the large paddock on the side of Mangatawa Maunga of pampas. We have purchased an Arm mower that has reduced the roadside mowing time and is certainly very good at cutting back the pampas ready for total eradication by granules.



George & Charles are brought in when required, however, this past year they have been responsible for pruning the redwoods, chain sawing and getting rid of noxious weeds along the road-sides towards the back orchards and in and around the knoll area, They are currently cutting and swabbing the woolly nightshade in the swamp on the western side of the covered gold bocks, Then they will be moving into the estuary area for the same noxious weed removal.

Our Orchard manger recognised that due to a fairly high reject rate of our kiwifruit in certain blocks, assisted by a long, wet winter last year then followed by a long dry summer, the removal of these weeds that harbour pest & diseases can greatly improve the situation.

The Gardens around the whole complex are immaculately cared for by Wiki & Sheree while the rest of the team busy themselves with weed eating, mowing, spraying, repairs, roading upgrade (putting in more speed humps) & generally keeping all areas tidy & safe for everyone. Three of our Workers attended a Growsafe course which gave them the capability, knowledge & confidence in their work task.

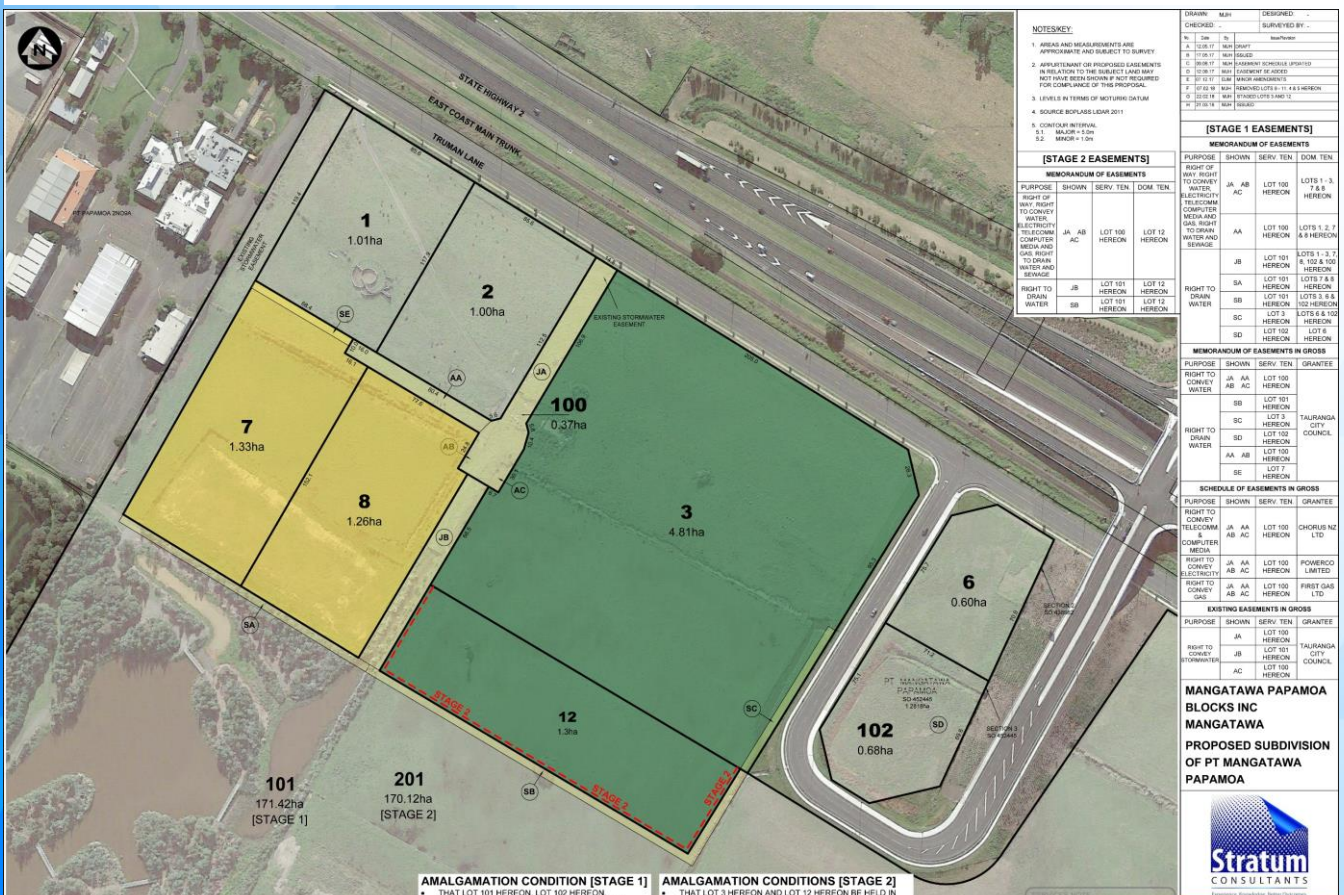


MANGATAWA INDUSTRIAL DEVELOPMENT

In the past 12 months there were a number of significant achievements, summarised as follows:

- All Maori Land Court processes were completed to enable the sub division of the land into 11 separate titles.
- Negotiations were completed for the leasing of 6 lots by Mainfreight Ltd and a formal agreement to lease was signed by both parties.
- Additional land was required by Mainfreight and a lease agreement was completed for an additional supplementary area to the south of the main area. (Lot 12 on the attached plan)
- Subsequently approvals (by shareholder resolutions and Maori Land Court approvals) were obtained for the 6 lots leased by Mainfreight to be amalgamated into one lot. (creating Lot 3 on the attached plan)
- Negotiations were finalised for PSP Limited (McLeod Cranes Ltd) to lease 2 lots. (Lots 7 and 8 on the attached plan)
- Lots 1 and 2 are to be retained by Mangatawa for future development.
- Only one lot remains available for leasing. (Lot 6)
- The earthworks and civil works for the subdivision were completed within Budget.
- An application was lodged with Tauranga City for the issue of 223/224c certificates to enable the issue of separate titles for each of the lots. (which are still to be received)

Completion of the sub division works and finalisation of lease agreements will (once titles have been received and the lease commencement dates reached) create a positive long-term cash flow for the Incorporation.



WHALERS CLUB UPDATE



(PREPARED FOR SHAREHOLDERS OF MANGATAWA PAPAMO A BLOCK
INC) AUGUST 2019

INTRODUCTION

Tēnā koutou e te whānau!

It is with great satisfaction and humbleness that we, the Whalers Sports Club committee, share a brief report on the club's activities so far this year.

2019 has been a very busy time for everyone involved and we wish to firstly thank all our whānau, volunteers, parents, officials and players for all your support and energy – you are all amazing!

Secondly, thank you to all those who have shared words of encouragement from afar and supported the club with koha, advice and expertise; these have been valuable contributions to our journey.

There has been considerable work go on in behind the scenes to revitalise the club and prepare a space for not only growth in playing numbers but a place where our people can enjoy whanaungatanga, manaakitanga and aroha as part of the Whalers whānau.

This brief report outlines the key activities that we have achieved and what's on the horizon for the Whalers whānau.



You may have noticed that we've changed the colour of our playing uniform to better reflect the original colours of the Whalers (blue, red and white) while also holding onto our recent years with the green. (above right)

WARRIORS TRIP

On Saturday 8th June, 147 people travelled to Auckland in support of our three junior teams to play part in curtain raisers and half-time entertainment of the Vodafone Warriors vs Melbourne Storm match.

39 tamariki took part in a bunch of activities including, running out onto the field with the Junior (U20) Warriors and Victoria Thunderbolts, playing on the main stadium field, taking part in the ACC Biggest Warm-up activity, visiting the NZ Rugby League Museum and watching the main NRL match.

Our tamariki played the following teams:

- Whalers U9 vs Hibiscus Coast Raiders U9
- Whalers U7 vs Point Chevalier Pirates U7
- Whalers U6 vs Hauraki Tigers U6

After the main game, a number of whānau travelled to Te Karaiti te out Herenga Waka Marae in Mangere to stay the night. Thanks to Maybelle McLeod for sorting this out for us all!

The remaining whānau who stayed in Auckland stopped off for some fun at JUMP Trampoline Park in Takanini and enjoyed a packed lunch together before departing home.



A huge thank you to the Board of Mangatawa Papamoa Block Inc. for your generous koha in support of enabling us to make this journey possible! Nga mihi mahana mo te tautoko ki te whānau Whalers!

WĀHINE TEAM

With momentum building amongst the whānau, the Whalers looked for interested wāhine for the Coastline Women's Competition – the result was outstanding! We now have 20 registered women playing in a 9-a-side competition every Sunday.

This is the first ever women's team to come out of the Whalers Club and were very proud of them all!

The whanaungatanga and manaakitanga is really positive and the team is well supported by the team management of Rob Taingahue (Head Coach), Helen Te Kani (Manager) and Jeremiah Matenga (Trainer).



Many of our wāhine are experiencing rugby league for the first time and are improving every week.

We're looking forward to the years to come and building pathways for our young girls to play as adults, just like their mums and aunts.



TĀNE TEAM

It has been seven long years since a Whalers men's team has played at the club... And that is about to change!

When Coastline DRL confirmed that there was going to be a Men's Nines Tournament on Saturday 14th September, we saw this as a great opportunity to reignite a Whalers Men's team in the build up to enter a men's side into the 2020 competition. There has been a lot of talk of interest in the background since the beginning of the year and so we called for all interested men and now we have a team ready to play in the September tournament.

Rob, Helen and Jeremiah are also involved with the men; a strategic move from the Whalers Committee to bring together our wāhine and tāne to strengthen our whanaungatanga and manaakitanga for each other as Whalers whānau.

The interest is building and were getting better numbers to trainings each week – things are looking really positive for our tāne.

WHĀNAU WĀNANGA

With the club well on its way, we saw this as a great opportunity to bring all our current and past players, parents and whānau together in wānanga to learn about the significant history of the club and whakapapa links to whānau who have been involved for six, or more, generations as a way to recognise, value and respect those who have built the foundations of the Whalers.

We are anticipating player and whānau numbers to grow next season across all ages and so we will be creating a wānanga space where we work together to build on the success of 2019 and shape a stronger, brighter future together.

We're also including our end of year celebration for our junior teams and then we'll all go down to support our Women's team on Sunday.

The wānanga will take place up at Tamapahore Marae from late afternoon Friday 30th August and conclude the morning of Sunday 1st September; after which, we will all go support our wāhine play.

SUMMARY

What a season it has been... 2019 has been is a season to remember!

The Whalers have grown from strength to strength with junior playing numbers, whānau support, our first ever Women's team and Men's will be back for the Nines Tournament in September. We made two attempts to incorporate a space specifically for our kaumatua at our home games as a way to show our aroha and love for them. Unfortunately, tangi and bad weather caused issues this year, but we will look to do the same going forward.

It's been a busy year and we're expecting things to grow even more in 2020 so we're working hard in the background to build a stronger, brighter future together, as one whānau.

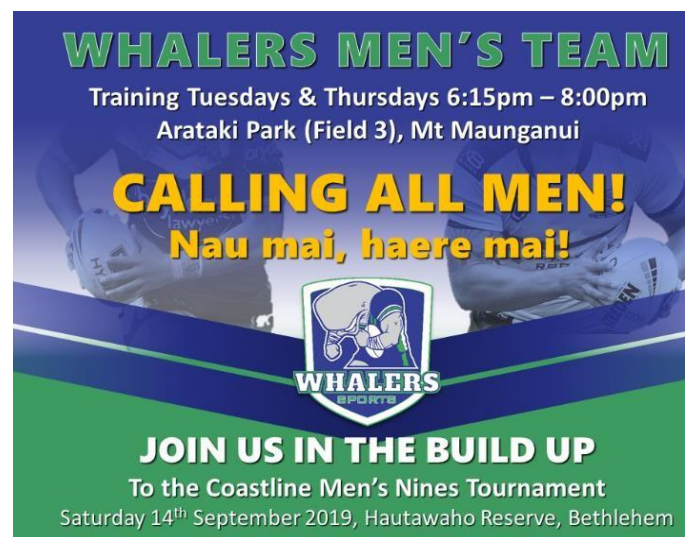
At his point we'd like to acknowledge and thank Kaupapa McLeod for his support in getting the club off to a great start this year; we've really valued his time and energy in connecting us back to our roots.

On behalf of the Whalers Club, we wish to acknowledge and thank the shareholders and whānau for your support over the years and we look forward to continually building a positive future together.

Nga mihi,


The Whalers Club Committee:

Maggie Russell, Dean Wright, Lisa-Marie Paretovich, Casey Rarere, Jane Aisea and Sash Stosic.



WHALERS MEN'S TEAM
Training Tuesdays & Thursdays 6:15pm – 8:00pm
Arataki Park (Field 3), Mt Maunganui

CALLING ALL MEN!
Nau mai, haere mai!



JOIN US IN THE BUILD UP
To the Coastline Men's Nines Tournament
Saturday 14th September 2019, Hautawaho Reserve, Bethlehem





Kiwi Leaders

Discover . Connect . Grow

Kia Ora Koutou

We have been given a great opportunity to collaborate with Plant & Food research who are offering a range of summer studentships. Kiwi Leaders have been chosen to find a Maori recipient to take up this opportunity, In saying that there are opportunities for non- Maori as well 😊

We would like to ask for your support in sending this out via your contacts – Friends , Whanau? to gage any interest from especially from Maori students that are currently studying science.

We are more than happy to come and meet with anyone that is interested in taking up this opportunity to answer any questions and help with the online process?

Help us find the next Maori scientist 😊

Nga Mihi

Kiwi Leaders

Summer studentships

Our summer studentship programme creates a special “career experience” for high calibre candidates. Our unique programme includes a full induction training day, a career planning session identifying potential pathways, a specific research project - designed for you, as well as a final farewell and awards function.

If you want to get a taste of research and gain hands-on work experience over the summer period, a studentship with Plant & Food Research will give you the opportunity to undertake research that benefits New Zealand whilst working alongside world-recognised scientists. Your time as a summer student with Plant & Food Research will give you that first key step in starting your research career.

<https://www.plantandfood.co.nz/page/careers/summer-studentships/>



Mangatawa Papamoā Blocks Inc

The Legend of Mangatawa

Long, long ago, a whale and her baby swam into the Tauranga Harbour. They swam through the entrance, past Mauao (Mt Maunganui) and Te Moutere o Matakana to Te Papa (Tauranga).

They decided to venture further into the harbour, so they swam up past Te Papa and Matapihi toward Maungatapu. Once there, they found the water getting shallower, so they decided to return to deeper water. However, instead of swimming back out through the entrance, they turned and headed into the Rangataua arm of the harbour between Matapihi and Maungatapu.

They struggled over the mudflats of Rangataua, trying to find a way back to the open sea. They knew which direction the ocean lay; they could hear the sound of the waves pounding on to the beach at Omanu and Papamoā. Tired and thirsty, they stopped at 'Karikari' on the eastern shore of Rangataua to drink from a spring. They did not know that the spring was magic and that drinking from the spring would turn them into stone. They began to drink. Suddenly all life departed from them.

They both became fixed with the mother whale gazing northward out to the sea and the baby whale nestled beside her. The father whale came in search of his family. He saw that they had turned to stone. He too, drank from the spring and became fixed behind the mother and baby whale, and is known as 'Kopukairoa'. The mother whale, 'Mangatawa', lies at the southern end of Rangataua Bay with the baby whale, 'Hikurangi', nestled beside her. There is a spring at the base of 'Mangatawa'. Sometimes the water flowing from it is quite white, and it is said to be the milk of the mother whale or 'Te Waiu o te Tohora'. Mangatawa rests there as a guardian of the people of Tauranga Moana and Te Arawa.





Mangatawa Papamoā
Blocks Inc



Kia Tau Nga Manaakitanga
Ki Runga I a Koutou Katoa