

Newsletter

JULY 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 HŪNGA

TIHEI MAURIORA

On behalf of your Committee of Management I present to you my second Chair's report.

In presenting my report I firstly acknowledge the passing of our waka huia - Patrick Nicholas. Patrick often participated at our whanaungatanga days and was a very valuable resource in telling the history and whakapapa of Mangatawa. E tāku rangatira, e tāku hoa, kua ngū tō reo. Kua pōhara a Te Pirirākau ōtirā Tauranga Moana whānui i tō ngarohanga atu. Hoatu koe ki te pō, tē hoki mai anō. Ki te whānau pani - kia kaha, kia māia, kia manawanui.

Ka hoki mai anō ki ā tātou te hunga ora, tēnā tātou.

Strategic Plan

The COM have completed part one of their strategic planning day. Our whanaunga Jason Ake steered us through the day with an emphasis on:

- 1 Identifying our key strengths and weaknesses
- 2 Casting a cultural lens over each decision we make
- 3 Taking our people on the journey with us
- 4 Clarity of roles and responsibilities
- 5 The role of Rangatiratanga – what it is and how we express it
- 6 Being true to who we are according to our vision – “Mangatawa Tūturu, Mangatawa Whenua, Mangatawa Tāngata”

We are very excited with the start we have made. Once completed we will articulate this to our shareholders at our Annual General

Meeting.

Wānanga

To date we have held two Wānanga with shareholders. The first was held at Mangatawa Marae and the second was held online.

Both dealt with:

- Constitutional reform and
- Development of the Asher Block

Feedback from shareholders has been excellent with a number of people congratulating the COM for seeking feedback from uri on these two important kaupapa. It was also great having Tyson Hullena of Russell McVeagh assisting with some of the curly legal questions posed by our engaged audience. Scott and the team will provide ongoing feedback on how things are tracking.

Committee of Management

I wish to congratulate the Committee of Management on how quickly they have adapted to their new sub-committee roles. I provided a summary of sub-committee members in our last panui and I am happy to report that they now meet on a regular basis with some providing charters for operation. I am hoping that each Chair will provide an update on how they are operating at our next AGM providing we have time.

Accounting Services

The COM have directed that accounting functions be moved “in house”. This move has commenced but will take some time to be fully implemented. Once completed all accounts will be maintained and operationalised from our office.

Fred Cookson who provided accounting services for many years has been informed of the transition and we now take this opportunity to thank him and his team for all the work they have done for Mangatawa Pāpamoā Blocks.

Summary

In summary I would like to thank all shareholders who have attended our Wānanga. We had a fantastic turnout at Mangatawa marae and we would love for that to continue at future events.

Hei konā mai

Neil Te Kani

Chairman



CEO's Desk

Scott Wikohika

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

Winter is now upon us and despite a sense of calming weather after recent months of climate turbulence we can still expect to see unstable weather patterns ahead of us.

We have been busy here at your Incorporation, since we last communicated, working on a number of strategic and impactful projects. Perhaps the most comprehensive of which is the planning and negotiations towards the linking of Gloucester Road and a clear and well considered plan for the balance of the Asher block.

We have engaged the services of Russell McVeagh law firm to advise us along the way as we craft an agreement that sees a roadway created with Tauranga City Council picking up the costs of construction and on-going maintenance and accepting all liability for the road with MPBI retaining the underlying whenua. No land will be vested in Tauranga City Council during this process.

Management, and your Committee of Management with the support of our legal team are working on a substantive relationship agreement with Tauranga City Council that enables and supports the conditions for a long overdue conversation and ultimate acknowledgement of the contribution Mangatawa has made to the city and the region. The outcome of this work may not be seen for sometime but the leadership at your Incorporation is committed to seeing it through.

The road will unlock the balance of the Asher block for your Incorporation to prioritise a residential housing development on the circa 11 hectare parcel of undeveloped land. The opportunity for MPBI to provide quality and sustainable homes for our whānau in the first instance is an exciting proposition and one that will require a significant amount of planning and decision making for this to become an eventual reality.

Recently we celebrated the opening of the Aged Care centre in our Pacific Coast Retirement Village. This was another major milestone in the development of our villages and represents our



commitment to providing quality and premium care services to our residents. The opening was attended by some of our kaumātua, committee of management and staff as well as members of our wider community. Āpotoro Pahu Akuhata conducted the blessing on behalf of the partnership.

For those who have attended recent wānanga and read earlier pānui you will be aware that we are changing the framework by which we report externally on our financial performance and position. We now must comply with international financial reporting standards (NZ IFRS). This will result in some changes to what you see in the financial section of the annual report at the annual general meeting in September. We also restate the previous year's accounts in line with the new reporting framework. It must be said that we have not been immune to the significant headwinds felt by growers in the kiwifruit industry. This year has been another very challenging year and along with turbulent weather patterns, low winter chill hours, rising costs across the industry, rising interest costs and falling revenues we have seen these factors all have a significant impact on profitability this year. We do however forecast weather patterns to return to some form of normality over the next couple of years and interest rates will return to more acceptable levels as the RBNZ tackles the inflationary pressures on our economy.

Once the annual accounts have been completed we intend to hold a wānanga prior to the AGM to step whānau through the changes with clear rationale and explanations. There will be ample opportunities to ask questions at this wānanga and at the AGM itself.

The other very important piece of work that we have been engaged in over these past several months is a consultation process on the proposal to amend MPBI's constitution to enable changes that see the constitution better reflect the personality and vision of MPBI and ensure the framework is fit for purpose for a modern and progressive Māori Incorporation. We intend to seek shareholder approval to take these proposed changes to the next stage at the AGM in September.

Your Committee of Management will have more to say on the establishment of a Kaumātua Council in the coming months. Our Chairman Neil Te Kani is planning hui to be held before the AGM so keep an eye out for panui on this particular kaupapa.

With our AGM just around the corner I look forward to seeing you all face to face soon.

Take care and stay warm.

Mangatawa tūturu, Mangatawa whenua, Mangatawa tāngata

Nō reira , mauri ora ki ā koutou katoa

Scott Wikohika



GM's Desk

Tim O'Brien



Holiday Programme

A big mihi to our team (alongside our whānau helpers) for all the work and commitment to ensure our first school holiday programme for the year was delivered successfully. The most important aspect is seeing the enjoyment from our kids, especially participating in activities that promote whanaungatanga, confidence and learning. The impact of these initiatives also has real value for parents and caregivers, in terms of reducing costs that would usually arise through alternative programmes or having to take leave from work during holiday periods.

Taiao

We are in the process of drafting up our environment strategy, which we intend to keep concise and useable. This strategy will be underpinned by whānau input and mātauranga Māori. While this work is being developed, we have made a start on some of the fundamentals, including collection of baseline data across water and wetland areas. Any future initiatives for our taiao require this information so it was pleasing to see work completed successfully. The data collection was a collaboration between MPBI staff, whanau members and external consultants.

Solar Project

MPBI recently embarked on a project to provide solar energy to our 35 papakāinga whare. We are happy to say that all the solar units are now installed and functioning. The project will also phase in the implementation of a community battery, which is an innovative approach to providing energy resilience and further cost savings for whānau. Further work is being undertaken to look at extending support beyond the 35 papakāinga households.

Nāku Noa,
Tim O'Brien



Notifications

Ki te Hoe!

Shareholder Wānanga

Annual General Meeting - Save the Date

The confirmed date for Mangatawa-Pāpāmoa Blocks Incorporation Annual General Meeting is Saturday 30 September 2023, to be held at Mercury Baypark, Tauranga. Further information to be provided as we move closer to the date. In the interim, please save this to your calendars and advise your whānau.

Te Reo o te Whānau – Constitutional Reform

In our recently held ki te hoe wānanga both ā kanohi and ā ipurangi, several key points were raised that became thematic throughout. As these wānanga are a first for MPBI, it was important that we capture the essence of the kōrero and distill the information into a document that is accessible for our whānau – shareholders and beneficiaries alike. While this executive summary is not exhaustive, it gives a snapshot into how our whānau are thinking and feeling, empowering us to move forward with precision and clarity.

Tikanga Māori

At the core of the discussions, was the protection of whakapapa across the MPBI landscape. Cultural safety and safeguards through tikanga should be applied in all decisions. History education and understanding our collective whakapapa should act as our guiding pou in what we do. We should always be at the marae, being more active in how we uphold its mana.



Shareholders

To open voting rights to beneficiaries, limiting proxies, and allowing minority shareholders to have mana ōrite in a voting context.

Constitution

To consider how minority shareholders can have more of a voice. Electronic voting needs to be entrenched into the constitution.

AGM/SGM

Technology must be utilised so whānau who are unable to attend in person can participate online. Voting and information packs must be sent out in a timely manner, reducing stress on the administrators and the overall voting process. Nominations should be in at least 10 days prior. To conduct AGM's and SGM's at the marae.

COM

To appoint a rangatahi panel alongside trustees and look towards creating apprenticeships and internship opportunities. Establish a kaumātua council. Create a 3-year term for trustees, to a maximum of 3 terms. The number of trustees to increase from 5 to 7. The appointment of trustees should be skill-based to best meet the needs of the incorporation, and to include an elected haukāinga representative. To survey the performance of trustees ensuring they are fit for purpose. Transparency must be a key pillar of governance. COM should have a different title as they are governors, not management.

Voting

Moving to electronic voting alongside paper and utilising technology to streamline the voting process, reducing the need for proxies. To investigate the use of poll voting to ensure outcomes are equitable and make changes where there are failings. To make sure all information and procedures for AGM's and SGM's are readily available online for access.

Taiao

To weave our responsibilities to our taiao into the constitution. Establish a tari taiao within our current structure.

Operations

To continue with further consultation, whakawhanaungatanga and wānanga with whānau. Increased communications to keep whānau fully informed.

Te Reo o te Whānau – Balance of the Asher Block

Central to the feedback provided from our whānau regarding the balance of the Asher Block is the retention of whenua.

This sits as the foundation by which all discussions took place and helped to encourage robust kōrero around how this whenua could be developed.

The ideas that were tabled are as follows:

- Opportunity to house our own whānau
- Rent to own/lease to own housing options, in a variety of styles with backyards
- Whānau involved in housing/building/spatial design
- Green and blue spaces
- Community māra
- Commercial operations on site (supermarket, café, restaurant)
- Office space/business hub
- Māori art gallery
- Community center to engage in whānau-centric kaupapa
- BBQ area
- Gym
- Hauora on site with doctors, nurses, social workers
- Eco friendly (water, solar, recycling, self-sufficiency)
- Carbon zero footprint
- Kids playground
- Tūpuna street names
- Kaumātua housing
- Aged care facility
- Supported living
- Access to public transport
- MPBI to operate autonomously throughout the development
- If shareholders sell shares, to sell back to MPBI
- To remain under Māori title
- Upgrade storm and water drains while in development
- More education around the quarry and our contribution to Tauranga City
- Change 'Gloucester' to a Māori name of ours

We are committed to collating further kōrero and reporting on the key findings in a timely manner. This work will be a continuation to ensure our whānau feel confident, secure and involved in the processes across the spectrum of our incorporation. The kōrero provided is from our whānau, not from MPBI.

Matariki - Whakanuia!

Mānawa maiea te putanga o Matariki
Mānawa maiea te Ariki o te rangi
Mānawa maiea te Mātahi o te Tau
Whano, whano te ata huakirangi

Haumi e
Hui e
Tāiki e!

We would like to take this opportunity to wish our whānau a prosperous Matariki season, and welcome in the learnings, teachings and benefits that the Māori new year provides. Mānawatia a Matariki!