

NGĀTI RĀRUA ĀTIAWA IWI TRUST

DRAFT MINUTES OF THE 25TH ANNUAL GENERAL MEETING HELD AT TE WHARE TAIKURA O TE MAATU MOTUEKA HIGH SCHOOL, MOTUEKA, SATURDAY 28 APRIL 2018 COMMENCING AT 1.30PM

- PRESENT:** 84 registered members attended
- TRUSTEES:** Ropata Taylor (Chair), Russell (Barney) Thomas (Vice Chair), Paul Morgan, Jeremy Banks, Emma Park, John Katene, Mereama Chase and Jarrod Buchanan
- IN ATTENDANCE:** John Charleton (CE), John Murray (Trust Secretary), and Linda Atkins (Minute Taker)
- APOLOGIES:** L Eade, L Moody, A Hopa, W Hopa, T Hopa, L Udy, A Young, T Young, C Kahukura, T Kahukura, K Takiari, A Wagner, S McLeod-Bennett, H McLeod-Bennett, T Morgan, O Hall, B Billens, J Bengé for lateness, A Matangi, P Riwaka Herbert, I Kahukura, P Ihaia, M Reiher
- MIHI:** Rore Stafford
- KARAKIA:** Archdeacon Andy Joseph
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The Chair welcomed everyone to the 25th Annual General Meeting. The Trustees and Board Secretary introduced themselves.

The Chair asked the Secretary to read the notice convening the meeting.

The Chair asked for any apologies.

IT WAS MOVED (Anaru Wilkie/Matua Jansen) that the apologies be accepted.

CARRIED

PREVIOUS MINUTES:

Minutes of Annual General Meeting 29 April 2017

IT WAS MOVED (Anaru Wilkie/Elizabeth Chase) that the minutes of last year's Annual General Meeting were accepted as a true and accurate record of that meeting and that apologies for C Marfell, G Maxwell and T McGregor be recorded.

CARRIED

Matters Arising from Minutes

- An owner acknowledged those who stood last year who were nominated but not elected.
- The Chair noted he had spoken with the two of the Trusteeship nominees and that Jen Doyle is participating in the whakapapa committee and that he has also spoken to Matua Jansen regarding the Te Pae Mahutonga long term strategy and hauora.

CHAIR'S REPORT AND ANNUAL ACCOUNTS

The Chair explained the whaingā (vision statement) and kaupapa (mission statement) to identify the key attributes of the Trust. He explained the significance of the land, river and legacy, and whakarewa meaning to elevate, the name of the Act and body that preceded the Trust.

The Chair explained the significance of the Trust's name NRAIT and discussed the deed while showing the slides of the Charities Statement, noting the Trust follows guidelines as a charitable trust.

The Chair asked the Chief Executive (CE) to introduce himself, and explained the Trust's structure of up to ten Trustees, sub-committees, and staff that includes Nichola Vessey Office Manager / Project Coordinator, and a 0.5 accounting position.

The Chair noted education is the key to success, and collaboration with other entities. There were more education grants given last year (\$28,510) and the marae is a key responsibility, with \$82,000 in grants, and \$16,531 in koha (sports and culture grants).

B Thomas as Chair of Te Whanake, acknowledged those who had travelled to the meeting.

Te Whanake

Video presentation of Te Whanake Report.

B Thomas asked the owners to help with names of those noted as "gone no address" to send NRAIT the information. The list of names is in the wharekai.

Presentations

B Thomas asked the scholarship recipients to give their presentations:

Eden Millan, 2017 Tertiary Scholarship recipient

E Millan thanked NRAIT for the scholarship and this weekend event.

Andrew Howard, 2017 Postgraduate Scholarship recipient

A Howard thanked NRAIT for the scholarship, support and opportunity to be here this weekend. He thanked the organisation for the communication to attend this weekend and to meet everyone.

Mariah Hori Te Pa, 2017 Tertiary Scholarship recipient

M Hori Te Pa thanked NRAIT for the scholarship and explained she has been able to study for six years on her Bachelor of Law and Arts in Maori and anthropology. She is now working as a law clerk and will be a qualified lawyer this September. She thanked Nichola Vessey and the owners and noted she enjoyed the connection with NRAIT and iwi for herself and her whanau. She would like to give back to NRAIT and future generations.

Matua Jansen, 2017 Supreme Scholarship recipient

M Jansen explained he is a doctor and is studying for an MBA. He was the 2016 and 2017 Supreme Scholarship recipient. He noted Maori students can do well academically, not just sports as they are encouraged at school. His new challenge was to do an MBA looking at health care and he aims to be CEO of a hospital. He noted the importance of networking, pooling resources and effective teamwork. His next challenge is to look at executive health care roles in New Zealand and Australia, and he finishes his study in December. He wants to talk to the Board about health care plans for members in the future. He thanked NRAIT Board for the financial, emotional and spiritual support, and leadership, and thanked Nichola for her support.

M Chase spoke about Matua's family's influence, which led to study, and not working in the freezing works.

ELECTION OF TRUSTEES

Ngati Rarua Iwi

R Taylor and J Banks retire by rotation and as there were no other candidates nominated, they are re-elected for a further three-year term. B Thomas invited comments from Trust Board members, R Taylor and J Banks.

Jeremy Banks

J Banks spoke about being a member of the Trust for five years and thanked everyone for his opportunity to serve on the Board and make a difference for the future of everyone. He is proud of the achievements of the organisation.

Ropata Taylor

Noted he has served as a Trustee on the Board for eighteen years, and feels privileged to be on the Board and is thankful for another term. He said it is a deep honour and he wants to make a difference in the lives of Iwi families. He thanked P Morgan for his support and mentoring him, and thanked the other Trustees.

The meeting moved into questions from the floor for discussion. Key points were:

- Marae development is taking place in stages, depending on the funding. Stage Two is the kaumatua flats and Stage Three is the whare.
- Donna McLeod asked about building a marae at Te Umu Urupa as it is a safe place for natural disasters. She thinks the land that ancestors fought for should be used for marae and papakainga as the community needs housing and cannot afford market prices for houses.
- B Thomas noted Te Awhina marae board asked the community at many hui and the response was that they wanted to stay at Te Awhina marae.
- The Chair commented on Te Awhina marae and noted there is an ongoing obligation to the existing marae to develop it, but in future the Trust may develop other marae in Motueka and the broader Te Tau Ihu area.
- NRAIT has responded to the marae to help with issues like a new roof, heating, funding, advice and other support over the years.
- There was discussion around the health services and the Chair noted the health units are not run by NRAIT. The Chair has spoken to M Jansen about a Strategic Director position at the DHB, and he also spoke of a cross sectional team to look at the hauora plan, and they want to collaborate with other parties.
- Ramari Joseph congratulated Te Awhina Marae for their kaumatua programme.
- P Morgan spoke about the Trust working with the DHB to have better services for Iwi, to be more strategic on all matters including health and housing. Wakatu Incorporation and this Trust support local iwi, and will work on these issues over the next year and a half with the other entities.

CHAIR'S REPORT AND ANNUAL ACCOUNTS

Commercial Overview

The CE spoke to the commercial overview and noted NRAIT is asset rich and cash flow poor and it was the Trustees role to protect assets and increase income. The assets have increased from \$11 million in 1993 to today's value of \$57.1 million. Current focus now is to increase the return on the assets from the current \$1 million pa to \$2-\$3 million per year, so they are concentrating on generating income. He explained the variety of investments and referred owners to page 34 of the Annual Report.

M Chase noted that two thirds of the Trust's assets are land, and there is commercial property, including some in Auckland. There is cash in the bank with staggered maturity dates to maximise income, and other business investments including beehives. Some land is in perpetual leases, to be discussed later. The Trust is looking for other opportunities.

M McGregor commented her great grandfather fought for this land so she does not want land sales, and she reminded the meeting of the kaupapa of the iwi based on land. The Chair noted this would be addressed later in the meeting.

There was discussion around the rezoning of Motueka West land as a mixture of residential, commercial and light industrial (instead of rural), which has increased its value this year. It was also noted the Trust owns 12 ha of forestry land.

Discussed the HoneyLab investment noting the company is still in its growth phase now, so there is no income yet. M Jansen suggested the Trust increase its stake to have a director on the board. The CE noted the Trust is looking at ways of collaborating with other shareholders to enable the group to achieve a 10% combined holding.

J Buchanan explained the three investment portfolio kete and their risks and returns. The first kete, Whenua Tu, is long term but it can be re-evaluated and the Trust will ask owners to assist with such decisions. Whenua Tau has a higher level of growth with higher risk and includes commercial property and term deposits. Whenua Tupu is for growth, for example HoneyLab will provide income in the longer term if successful. With higher risk this kete is smaller.

Hori Kahukura asked for more information about investment in the bee/honey industry, noting the risk with bees and the sector.

Financial Overview - Annual Accounts and Auditors Report

E Park spoke to the audit report and Statement of Financial Position. She noted proper accounting records were kept by the Trust and the report complied with accounting practices.

E Park explained revenue for the year was \$2.5 million, expenses \$1.4 million, net surplus just under one million. Consultant fees were made up of a number of different costs – building reports, project due diligence and Crown discussions.

Costs incurred included removing trees and working on Te Uma, but assets have been revalued and increased by \$478,000 with a \$10.6 million appreciation in land values.

Costs were also incurred for Treaty of Waitangi legal costs, repairs and maintenance for the Warehouse.

NRAIT is worth \$56 million as the Trust owns \$57 million in assets, but owes \$1 million.

There was discussion around the gum trees that were donated by the Trust to the marae, as this firewood was then provided by the marae to some Whanau Ora clients and kaumatua, but iwi whanau had to pay. The Chair said he would ask the marae for clarification on the matter. **Action**

It was noted the Trust was included in the rezoning of Motueka town, and land has to be revalued every year, and this has increased the value of the Trust's land assets as at December 2017.

E Park explained that with some land investments the Trust owns the land and leases to other businesses such as orchards.

M McGregor congratulated the Trust on the finances this year.

Lynne Katene raised the issue of water to be taken from Motueka River to Mapua in the council's ten-year plan. P Morgan explained that there is a proposal in the long-term plan to transport water from the Motueka River catchment to Mapua and connect to the Richmond catchment. The proposal is to build the Lee dam to service the Waimea Valley, Tasman area and Nelson area for the next hundred years. The cost is \$100 million and funding is being considered. NRAIT has discussed iwi customary interests and rights for water with the government.

The Chair noted NRAIT collaborates with other entities on these issues for the best outcomes for the rivers and people in the rohe/area.

IT WAS MOVED (Melanie McGregor/RamariJoseph) that the Annual Report be adopted.

CARRIED

APPOINTMENT OF AUDITORS

IT WAS MOVED (Adrian Wagner/Louise Studd) that Thompson Daly & Co, Chartered Accountants, be reappointed as auditors for the ensuing year.

CARRIED

Perpetual Lease Reform

P Morgan spoke to perpetual lease reform and discussed the settlement, which includes a financial offer for past losses. He hoped to have a deal for the owners by September / October this year as the current government is willing to pay compensation and seek legislative change.

LAND SALE

J Banks presented the partial land sale item. He noted the Thorp Street block is low lying land used for grazing as it has water issues so it is not suitable for horticulture. He noted the Trust wants high performing resources, and the cost to raise the level of this land is too high. It does not appear to be a good long-term asset, and is too low to build houses but it does have a higher area on it that may be suitable for housing. The use of fertile land was discussed, noting that generating food is better long term than housing. A residential development at that higher end of Thorpe Street would be better than using fertile rural land for housing.

Marnie Morgan noted that part of the beachfront area was under water in the recent storm. The Chair explained this is the reason the Trust is discussing it with owners, as this land could be lost due to rising sea levels. Land needs owners' permission and support to sell. J Banks noted the total land is 40 hectares but the Trust is only looking at selling about 13 hectares on the high area only.

A question was asked if this marginal land could be restored to wetland as it is boggy and polluted by farming. Another question was asked about rising sea levels.

The Chair acknowledged the importance of wetlands, and explained the Trust is asking owners to consider selling, however there is not a plan to sell the land right now. The Trust is kaitiaki of land and they have discussed the importance of wetlands.

Adrian Wagner asked what the Trust would do with the funds from the sale of this land. Trustees responded that the Trust owns 400 hectares of land, which is evaluated constantly. The Trust wants to grow assets so funds from land sales are not automatically put back into land, they can provide other services that are a priority for the Trust and owners.

P Morgan noted the NRAIT policy on land sale is documented and land is only sold if owners approve this at an AGM.

Discussed questions about selling land and not having it for future families as a wetland, and historical significance of this area. R Taylor explained there was a pa site adjacent to this site and the coastline was used for waka landing, but not at this site.

A question was asked about the reason the Trust wants to sell this land as it has no projected use for the funds, and what will happen to the land. The meeting asked for more information to consider about this sale.

J Banks noted the Trust does not want concrete development on fertile land, and they will get more geotechnical and financial information about this land. The Chair noted they do not want to spend more money on feasibility studies for this land if the owners do not want to sell it.

It was noted there is already a subdivision near this land. As the land is wetland with an estuary and water levels get high, it would cost a lot to raise it and the council may say it is not high enough, as has happened before.

H Kahukura raised several points - he wants land for Iwi and houses they can afford, and he wants the land back immediately, not sales for investment. He asked if Iwi could buy this land, and asked the Trust if they would consider giving the land to Iwi.

J Banks explained the Trust would do this subdivision then sell the houses on the general market, and the Chair noted the Trust has to ask families for consent to sell the land and it is not the entire block.

IT WAS MOVED (Renee Thomas/Matua Jansen) that owner support be and is hereby given to enter into a subdivision of, and subsequent sell down of up to 13 hectares of land from Te Kumara (Thorp Street) block land holding.

A show of hands was done with 28 for and 22 against.

CARRIED

The Chair stated the vote was close but it is clarified and it gives the Trust permission to continue as proposed.

Jon McGregor said he wants to keep the land, as Iwi members cannot afford to buy houses and this is his whenua, his place to stand.

DISTRIBUTIONS

IT WAS MOVED (Melanie McGregor/Anaru Wilkie) that owner approval be given in support of the Board making provision for distribution of \$275K (representing 30% Net Surplus) to be made in the financial year 2018.

CARRIED

The purpose of the distributions was queried and the Chair explained this is for education and marae and community development sponsorship.

TRUSTEE FEES

IT WAS MOVED (Donna McLeod/Allanya Walters) that owner approval be given in support of the Trust making the following provision for Board fees to be made in the 2018 financial year totalling \$150,000. **CARRIED**

GENERAL BUSINESS

The Chair noted there is no time for general business today but there is time to talk to Trustees tomorrow as the AGM is over the full weekend.

Jon McGregor asked that the Board address the issue that owners cannot hear the meeting. The Chair noted that this is a problem and it will be improved next year.

He also queried the \$10 fee for dinner tonight (as he has no Trust distribution for himself or his family). The Chair explained that for the 25th year celebration there was huge interest in the dinner so the working committee needed to confirm numbers for dinner at the venue.

He apologised about the lack of communication and assured all the dinner is not a \$10 meal.

There was discussion about travel costs and Roz Wilkie said she has received monies for a travel subsidy but noted costs are higher. The Chair advised the Trust would review travel subsidies.

Action

There was a query about kaumatua payments and it was asked that the Trust allow for both payments for kaumatua and travel. They also raised the point that flights cost the same for children and adults but NRAIT subsidies are different.

Archdeacon Andy Joseph closed the hui with a karakia.

SIGNED CHAIR:

DATE:

DRAFT