

Mataora Incorporation
Annual General Meeting
Saturday 16th November 2024
10.00am

Present: Zoom - Kathleen McKeown, Marie—Anne Selkirk, Maria Mareroa, Violet Para, Nancy Kawau, Esther Albon George Kopua, Alana Brodrick, Mark Tapiata, Maria Halligan, Polly Rata, Aroha Rose

In person attendance: John Tamihere, Awerangi Tamihere, John Douglas, Baz Howie, Gordon Tamihere, Erika Warren (see attendance list)

Apologies: Kataraina Pipi, Vivienne Kennedy, Caroline Berrington -Nash, Huia Papuni-Tuhaka, Renee McGregor, Bevan Hunter, Nathan Pipi, Wikitoria Hauraki

Karakia – John Tamihere

Mihi – John Tamihere

Agenda

Previous Minutes

Chairman/Committee Report

Environmental Report

Financial Report

Election of 2 Committee Members

General Business

Previous Minutes

Minutes of previous AGM 2023 -are available online on Mataora website www.mataora.co.nz

Motion: That the Minutes from the previous AGM of November 2023 be accepted as a true and correct record of that hui

Moved: John Douglas

Seconded: Gordon Tamihere

CARRIED

Matters Arising from the Previous Minutes

No matters raised from the previous minutes

Chairperson's Report

The Chairperson stepped whānau through his report for 2023/2024

Shareholder Register – is now up to date and available on our website www.mataora.co.nz. No share transfers or registers will occur unless by Maori Land Court Order. The Maori Land Court will scrutinize any Share Succession and/or the Share Transfer and/or the Share purchase and hold these records for transparency and accuracy of records for all.

Whenua Ora – All whānau who whakapapa are kaitiaki of the whenua and must treat it respectfully. We must all respect and protect our moana and land just as our tupuna did for future generations.

Health and Safety becomes extra important on our roads and especially on the beach. We have had close calls and must ensure we remain vigilant and deter silly behaviour. Not only because trustees are liable but because we must protect one another.

Due to prior theft each whanau has a kaitiakitanga who hold a key to provide access. Please work with your whanau member who holds the key.

Campground Use - Whakapapa first – those who bring mates will need to limit these as they cannot outnumber those who whakapapa. Peter Ensor was previously kaitiaki and now Clark Ngamu is taking up the responsibility of holding the register for use so that we will know who is there at any time – this is for Health and safety reasons. The campground will undergo upgraded ablution blocks etc. Rules have to be put into place to avoid any issues.

Sub-Committees – a call was made to the whānau to reach out to their whānau to join working committees to undertake work on the whenua such as the marae build a callout to chippies, tradesmen within the whanau. Nominations for different committees is often put to the floor but after the hui nothing eventuates – we are asking for hands up to where skillsets may help.

Ngati Porou Ki Hauraki's AGM will take place anniversary weekend at Harataunga. Important to whakamana our relations – everyone in Mataora has whakapapa and whenua at Harataunga.

The Chair acknowledged and gave whakapapa of all komiti members, Baz, Gordon, Erika and Maria

Whenua Report – John Douglas

Welcomed the whānau who have attended today's hui. He then gave his background in the forestry industry– 45years and working professional on the whenua and he works from a Te Ao Maori/Maori worldview.

JD then stepped the whanau through a powerpoint display outlining the 50 year plan for the block which incorporates 1160 hectares. The land has a wide variety of use from native bush, streams, exotic plants and pasture. The indigenous forest and urupa of which much work to keep pest free is undertaken. Land replenishment will be undertaken with indigenous native trees. Pine will not be replanted after the harvest but return to natives.

Future work includes building a bridge and culvert to increase accessibility across the whole of Mataora, fencing to protect flora and fauna and wetlands construction across the property to provide filter systems. Future planning includes 50 hectares of pasture for farming with the consideration of developing stock access ways ensuring no need for stockyards or stock trucks needed.

He also showed aerial footage of Mataora and explained that with the assistance of a GIS specialist planning, calculations and distance measuring in order for workplans and budgets to be developed could not be done without this.

The Whenua Ora presentation will be put on the Mataora webpage for all to view.

Financials - Baz Howie

Baz stepped whanau through the Draft copy financials for 2023/2024 – advising that 35years waiting for income and 18mths ago the film crew bought in a lot of income and infrastructure to the block. The last two years have future proofed us for the next couple of generations.

While there had been a reduction in income and an increase in expense such as rates on bare forestry land, accounting and auditing fees, the Incorporation has a healthy bank balance – overall running slightly less better than we were but still good.

Over the last 3 to 4 years an increase in assets, land, forestry harvesting and film income saw a 10-15% increase on net asset value.

Planning and future income generation was something the Komiti would be looking at with the loss of forestry. Baz put to the whanau who may be interested in joint venture or opportunities with the Incorporation to make contact.

Baz commended the komiti on the running of the Incorporation which had contributed to its current success.

Motion: That all reports be received and passed

Moved: Erika Warren

Seconded: Hakopa Tapiata

CARRIED

Management Committee Election

Two positions available and two nominations were received:

Maria Mareroa

John Douglas

Motion: That Maria Mareroa and John Douglas are confirmed for another term on the Management Komiti.

Moved: Gordon Tamihere

Seconded: Erika Warren

CARRIED

The Chair gave thanks to the Ranga and Pipi whanau for the kai preparation and setup for the hui

Papakainga Policy

As part of the 50 year plan the Chair stepped the whānau through a copy of the Papakainga Policy for Mataora.

- Building on whenua – absolutely no mortgage or financing capacity on the land will occur - never will the whenua be at mortgagee risk again.
- Eligibility-whakapapa and shares in the Incorporation will determine who gets what and why. How - through shareholding – the Share Register authenticity and integrity of it – if whanau has fragmented shares it is recommended to set up a whanau trust – register the whanau trust in the Maori Land Court – have shares go into the whanau trust
- Those with most shares get to the top of the queue – as per way of allocation methodology

- Those who have enough whenua – the first five whanau that get this entitlement will have to do some heaving lifting.
- Rollout – the Komiti will seek applications that detail whakapapa - what the shareholding is - which will determine your right of priority in the queue (determined by shareholding or whanau shareholding).
- Present your plan to the Komiti -no shanty towns – homes are to be of a fair, qualitative nature – no more than 3 to 4 bedrooms; 2 bedrooms are likely popular with people coming into their retirement and looking to move out of the city.
- Evidence of some type of whanau hui – where a consultative process has been undertaken
- Timeframe – those who are good and ready to go – taking into account resource consent will need to be sourced – Komiti will do a scheme plan – but resource consent is not of our making- as it's not an Incorporation papakainga -it is individual shareholder papakainga
- Key Money or a lump sum paid back to the body of shareholders for your license and entitlement for papakainga area at approximately 750 sqm per lot.
- As this is a first-time policy there are a lot of moving parts to work through
- A License attached will set out acknowledgement through whakapapa and value proposition – it will not be a holiday resort like Whiritoa – there for whakapapa marae and whanaungatanga – obligations to one another living on this land -supporting each other as well as honouring and respecting one another's mana

How do we proceed? We get guinea pigs out first by looking by precedents to teach us how to operate

The first set of papakainga is located up over the woolshed adjacent to the lifestyle blocks. Council have approved and sanctioned those dwellings. Direct access to electricity off the road is there. No areas at the beach are available as we have been quoted \$1million by Powerco to install electricity there and do not have the funds for this.

We await applications then we overtly and transparently consider these

Please take a copy of the Papakainga Policy away and have whanau hui to discuss amongst yourselves

Used Pipi whanau as example of whanau trust – with voted 1100 shares on the block -well ahead of the curb in terms of share numbers

Questions can be put to komiti at anytime

Term: 15 year license – rollover – not a subdivision

Close out date for applications - First up best dressed. Close by 31st March 2026 for the first five lots.

Over time equity will prevail but for obvious reasons larger shareholders go first – whanau with less shares must get an opportunity. The question will be when – if we get X amount of applications and some are from smaller shareholding whanau they are in the lineup.

Acknowledgement of Hakopa's sentiments – as this is new we will work through this process and application of the policy. No decisions will be made until a further Special General Meeting is called to agree on the finer points.

The Marae AGM will follow this hui and discussion around a suitable place the marae rebuild will take place.

Uncle Dick Hauraki oversaw planting of sand dunes and 63 new pohutakawa have flowered which would not have happened without tikanga.

Motion that the Papakainga Policy tabled be adopted today

Moved: Baz

Seconded: Erika

CARRIED

A call to the floor for a Repairs & Maintenance committee was made and JD gave an overview of what type of mahi was carried out. He also referred to successful working bees that would be looked at for future projects.

Updated Mandate

Motion: That an updated mandate be completed and provided to the ANZ bank declaring our Accountant Romsey Louise de Beer from SMYD Accounting, be added along with our current Komiti members John Rawiri Douglas, Gordon Tamihere, Maria Hiki Theresa Mareroa, Erika Jacqueline Warren.

Moved: Gordon Tamihere

Seconded: Erika Warren

CARRIED

Hui ended at 11.30am