

TAMAHOHO

ANNUAL  
REPORT 2021

Ngāti Tamaoho Settlement Trust

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KO MAUNGAROA TE MAUNGA, KO WAIKATO TE AWA,  
KO TAINUI TE WAKA  
KO MANGATANGI, WHĀTAPAKA, NGĀ HAU E WHĀ NGĀ MARAE

# CONTENTS

## 01.

All About Ngāti Tamaoho Settlement Trust  
Vision & Values • At a Glance • Highlights

## 02.

Co-Chairpersons Report  
Tamara Taka & Nicholas Maaka

## 03.

Timeline  
Post Settlement Structures

## 04.

Governance & Partnerships

## 05.

Operations Report

## 06.

Financials  
Financial Overview at a Glance  
Audited Accounts to 30 June 2021

## 07.

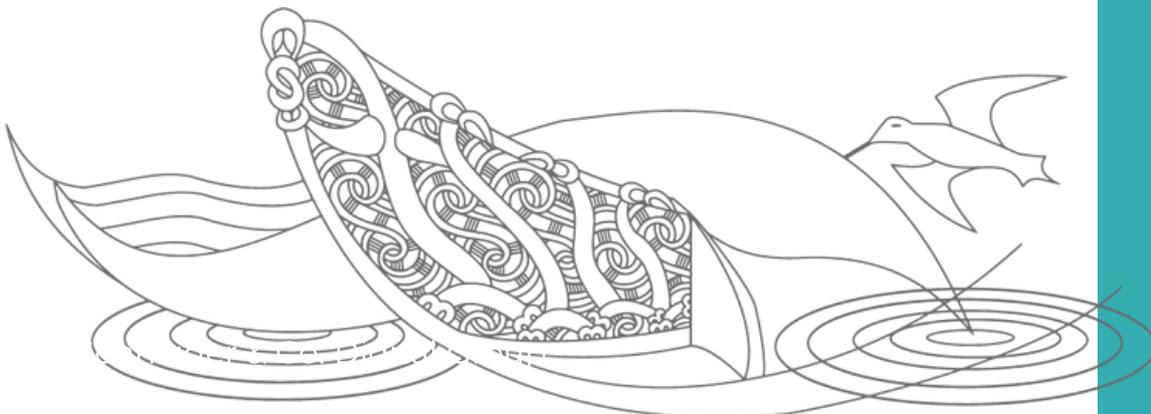
Ngā mihi  
Acknowledgements

He roimata ēnei,  
He roimata nō te puna o te aroha e,  
E maringi tonu ana ngā roimata ki ngā wai tapu o te awa o waikato,  
Waipuke mai, whakaheke rā.

He tangi, he mihi, he poroporoaki tēnei ki ērā atu o ngā mate kua hinga  
atu i te tau nei, koutou katoa kua ārahi nei te iwi i ngā rā kua hipa atu  
nei, ka waiho mātou ki muri nei, hei taki, hei tūtuki nei i ngā mahi.  
E ngā kanohi e kore e kite, koutou i whakangaro atu ki tua o te ārai,  
hoatu ki te pūtahitanga o rehua, ki te huihuinga o te kahurangi. Mā  
maungaroa, mā taupiri koutou e taki ki a puhaorangi, hei waha i a  
koutou ki te toi o ngā rangi, ki a io matua.  
Haere ngā mana, ngā nui, haere, haere atu rā!

Kāpiti hono tātai hono, rātou te hunga mate ki a rātou. Kāpiti hono tātai  
hono tātou te hunga ora ki a tātou, tēnā koutou, tēnā koutou, ā, kāti rā,  
kia ora mai anō tātou katoa.  
E mihi ana ki tō tātou ariki nui a kiingi tuuheitia, rāua ko tāna hoa a te  
atawhai me a rāua Tamariki. Me te whare kahui ariki nui tonu.

Paimārire.



# Vision

Navigating future prosperity together for Tamaoho

# Mission

Whaia te kotahitanga ki te wairua Paehaere ki te Rangimarie me to Aroha



# Values

**Whakapapa** – our ancestral origins, relationships, traditions, whānau, hapū and iwi.

**Wairuatanga** – our connections with our atua, tupuna, maunga, awa, moana and marae.

**Whakapono** – our role to participate, uphold and exert our karakia, paimārire and support of the kingitanga.

**Mana whenua, mana moana** – the authority passed down to us by our tupuna that we exercise in our own rohe as well as in conjunction with others.

**Rangātiratanga** - our role in exercising leadership and fulfilling self-determination, our sense of fairness and justice and humility.

**Kaitiakitanga** – our role in caring for members of our whānau, hapū and iwi as well as the natural physical, spiritual and secular worlds around us.

**Manaakitanga** – the respect we have for our iwi, hapū, whānau ourselves, others, and treating all people with dignity.

**Whānaungatanga** – recognising and respecting the relationships between whānau, hapū and iwi while also respecting the rights, responsibilities and obligations that come with them.

**Kotahitanga** – the unified purpose that enables us to move forward confidently.

**Te Reo Māori** – the preferred way of expressing our Māoritanga.

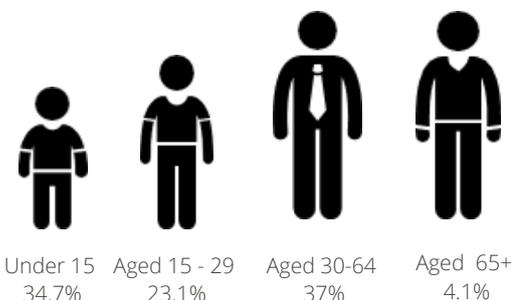
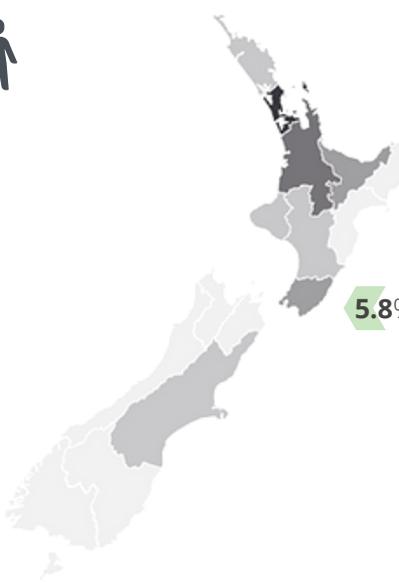
**Te matauranga o Tamaoho** – the skills, knowledge and experience that are shaped by our respective tribal identities

# TAMAHOHO AT A GLANCE

**Census data for Ngāti Tamaoho**  
 Waikato (0304) from the 2013 Census has been separated out into Waikato (0304), and others including Ngāti Tamaoho (0310) in the 2018 Census.



519 Ngāti Tamaoho in the 2018 Census



**18%**  
 Ngāti Tamaoho Home Ownership  
 (Own or partly own or Hold in a family trust)



## Ngāti Tamaoho

60.1%	Of Working age
17.7%	Tertiary Qualifications
90.5%	Employee
7.9%	Self Employed
18.5%	Personal income of more than \$50,000 per annum in 2018

## All Māori

62.0%	Of Working age
19.3%	Tertiary Qualifications
89.3%	Employee
6.2 %	Self Employed
23.8%	Personal income of more than \$50,000 per annum in 2018

# HIGHLIGHTS FROM 20-21 YEAR



Met Trust Deed compliance in 2021 with Elections Service managing Trustee Elections, Audits completed up to date and AGM held within period

Online Beneficiary Registration process operational on website

REGISTRATION



Relationship with Pacific partner South Seas Healthcare & co-hosted the All Blacks visit to Papakura



Combined planning between Settlement Trust & Charitable Trust Governance Boards

Relationships with Crown, Council, Iwi, Maori & Community grown



# CO -CHAIRPERSONS REPORT

He mihi, he poroporoaki

*E papaki kau ana ngā tai ki te moana o te mānukanuka o Hoturoa, ki Te Puea, tae atu rā ki Tikapa moana ki Umupuia, whakawhiti atu rā ki te tupuna pā o Mangatangi, ki Maungaroa kia teretere ngā tai ki Whātapaka te nohoanga o ngā tūpuna mātua. He tai poroporoaki tāngata, he roimata kei aku kamo, nō te puna o te aroha mōhou e ruhi, e!*

Earlier this year we were saddened to learn of the passing of Te Roto Ki Hikurangi Ngarongokahau Jenkins or Nanny Roto as she was affectionately known to many former and current governance members, employees and members of Ngāti Tamaoho.

She was with the Ngāti Tamaoho Trust for many years as a Trustee and was part of the team that entered into an agreement with the Crown to settle all historical grievances of Ngāti Tamaoho. She was also one of the inaugural Trustees of the Ngāti Tamaoho Settlements Trust setting the foundation for many of the activities that we now are able to take part of in today.

She was a stalwart and was always at every hui even during poor health. She was never shy to challenge or tell us to ensure that we keep everyone accountable, but to always keep the young ones in mind when we make decisions. We along with many others will miss her advice and counsel dearly.

*Kāti rā ake, kei te pou māhaki o ngā iwi, taihoa te wā ka tae atu mātou ki runga i a koe, hei tangi, hei poroporoaki i a koe. Haere, whakangaro atu rā, ki tua o te ārai, hoatu ki te pūtahitanga o Rehua, ki te huihuinga o te Kahurangi. Mā Maungaroa koe e taki ki a Puhaorangi, hei waha i a koe ki te toi o ngā rangi.*

*E te mana, te nui, tukuna koe kia moe.*



Taku manu e, kia kōrihi i te pūaotanga o te atātū Ko Te Wao-nui-a-Tāne kia oho i tōu reo kōpara He remu toroa, he rau huia ngā whakarākei o Tūheitia He whakapuru toto, hei pupuru i ngā whenua

Kōwetewete mai, tiorooro atu ko ō ngutu apakura Ki ngā tōtara haemata, ki ngā parekawakawa ka nunumi ki Mirumiru-te-poo

E tiu e manu ki te ao mārama, ka tau ai ki te karamatatanga o Maungaroa Ki konā koe whakataretare atu ai ki ngā tai o Mangatangi, ki ngā wai o Te Mānukanuka o Hoturoa e papaki mai nā. He tai aroha, he tai mihi tangata ki te ao tūroa.

Hoki mai e manu, ka tau ki runga Whātapaka, ka whakawhiti atu ki Ngā Hau e Whā, ka rere atu ki Mangatangi kia kī ake rā ko Tamaoho ki uta, ki Tamaoho ki tai.

Kia mihi e tāua ngā kauri whakaruruhau o te motu

Kia kī ake au i konei, hui te pō, hui te ao Te tini o tangata hui, hui, huihuia!

This year has been one like no other and while COVID-19 continues to provide obstacles I would like to acknowledge the efforts of our management team who responded quickly to the ensure the wellbeing of our people and to maintain efforts to support our whānau during this difficult time.

The Ngāti Tamaoho Charitable Trust have been leading the response efforts and we have continued to support and advocate to the Crown and government on behalf of our whānau to ensure that access to kai, health services and the ability to support our whānau at the grass roots level has been consistently provided over the weeks and months during the COVID-19 lockdown.

We would like to commend our kaimahi and volunteers and all the frontline workers who have continued to work during this time. We acknowledged that they are often the ones who are never mentioned but have been critical to the success of keeping our people safe and well.

## General Overview

While COVID-19 has presented obstacles, there have also been opportunities, it has been a time to reimagine what the future looks like for Ngāti Tamaoho members.

It brings us great pleasure to present the first annual report and have for first time in the history of the Ngāti Tamaoho Settlements Trust history are now compliant with the requirements outlined in our charter.

It also is timely to remember those who were the first initial Trustees primarily of the Ngāti Tamaoho Settlements Trust when it was first formed in June 2012: Ted Ngataki, Te Roto Jenkins, Kiriwaitangi Wilson, Dennis Kirkwood, David Taka, Tamara Taka

The founding six members have provided a strong foundation to embark towards a future that is full of promise in years ahead especially for the new generations.

## Strategy and Management

Geneva Harrison transitioned to the role of General Manager for the Ngāti Tamaoho Settlements Trust in December 2020, and Matekino Marshall was appointed to the equivalent role in the Charitable Trust. Both Managers report to their respective Boards.

As we grow in this post settlement space we realise the size of the mahi ahead and the different skill sets required at different times in this journey.

For the first time in the history of the Trust we have provided the opportunity for whānau to engage with the strategic planning and inform the direction to ensure that it is fit-for-purpose and that whānau can identify what they need to not only survive, but to thrive. If you have yet to participate please contact the office and we will send the details out to you, but look out for the survey that will come out in early 2022.

These engagements and the information gathered will inform the strategic direction for the upcoming years for Ngāti Tamaoho. In mid 2022 we will present for the time time, an Annual Plan, Statement of Intent and Five Year Plan which will be a feat for the Settlements Trust.

This is also added with further conversations between the Ngāti Tamaoho Charitable Trust and ourselves about working more collaboratively and ensuring that the entity and structure that we have is best for the future aspirations of our people. We preparing for the next phase: constantly evolving informed by our past and preparing to be resilient, innovative and prepared for the future. We will have an update on this mid next year and look forward to presenting the results from our work on this to you.

## Finances and Investments

It continues to be a busy year for the Settlements Trust. While there is a reported financial loss the operating costs for Ngāti Tamaoho has increased than what was anticipated due to the number of complex projects that we are now involved with. Be rest assured these costs have been part of our due diligence to ensure that the developments we are across are sound and financially viable.

The Trustees along with management have been working diligently over the past few months to review the financial position of the Settlements Trust which is an exercise that will in turn provide long-term sustainable results for the developments and investments that we are managing.

## Retiring Trustee

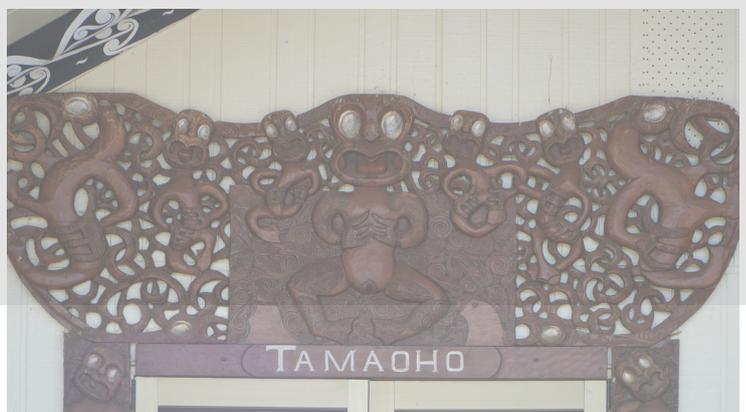
At this point we are cognisant that Panetuku Rae will be retiring as a Trustee at this Annual General Meeting and would like to acknowledge her unwavering commitment and service to the people of Ngāti Tamaoho. As a valuable contributor to the discussion in particular her passion for education has always been noted and thank her for her time served on the Settlements Trust. Ngā mihi nui.

The year ahead is a busy one as we look to meet our commitments as determined by our Charter and ensure that our work is strategically aligned, but furthermore is one that yields productive results for the wellbeing of our people which needs to be informed by the aspirations of our people.

We encourage you to participate where possible and let us know your views. This is the legacy we seek to preserve by Tamaoho, with Tamoho and most importantly for Tamaoho.

Nā māua iti nei, nā

Nicholas Maaka & Tamara Taka



# Timeline

KO MAUNGAROA TE MAUNGA, KO WAIKATO TE AWA, KO TAINUI TE WAKA  
KO MANGATANGI, WHĀTAPAKA, NGĀ HAU E WHĀ NGĀ MARAE

1991

Ngāti Tamaoho Charitable Trust established, and a range of activities occurred - primarily on a voluntary basis to support the aspirations of Tamaoho whanau

2010

April 2010 - Crown recognised the mandate of the Ngāti Tamaoho Trust to represent Ngāti Tamaoho in negotiating a comprehensive historical Treaty settlement  
October 2010 - Terms of Negotiation signed

2012

June 2012- Ngāti Tamaoho Settlement Trust (the PSGE) established  
September 2012 - Tamaki Collective Deed of Settlement was signed  
December 2012 - Ngāti Tamaoho Agreement in Principle signed

2016

9 December 2016 - Ngāti Tamaoho & Crown initial Deed of Settlement

2017

30 April 2017 - Deed of Settlement signed in Mangatangi  
December 2017 - RFP process lead by Tamaoho to find suitable development partner for post settlement properties

2018

2 July 2018 - Ngāti Tamoho Charitable Ltd shareholding in Te Rauponga for development of 725 Great South Road, Manukau  
10 July 2018 - Ngāti Tamaoho Claims Settlement Act 2018 passed

2019

June 2019 - Decision to exit proposed development at 725 Great South Road  
Dec 2019- Completion of court proceedings, with the Court of Appeal decision in response to the Ngāti Te Ata challenge to Crown process used in parts of the Ngāti Tamaoho settlement. Ability to fully move ahead with Settlement.

2020

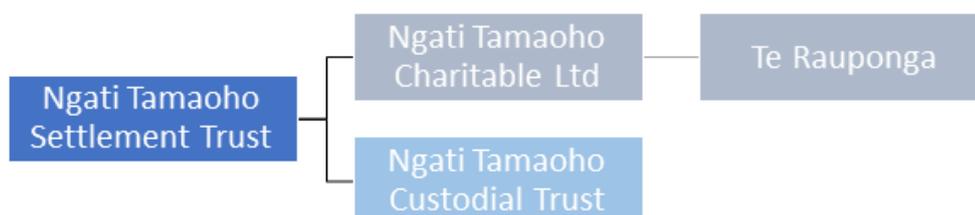
26 November 2020 - Audited accounts for prior periods up to June 2018 completed and AGM held (no elections) Noted that prior AGM had not met quorum requirements and audits not completed. Staged approach to rectify previous years up to 2018 and meet compliance requirements.

2021

31 July 2021 - AGM held utilising external party to manage nominations & elections process (Elections Services). One new Board member appointed, audited accounts completed for 2019 & 2020 financial years.

27 November 2021 - AGM for period ending 30 June 2021, nominations & elections process managed externally for 2 Trustee vacancies, Audited Accounts completed for 2021 financial year and entity meeting compliance requirements

# Post Settlement Structures



Entity	Ngāti Tamaoho Settlement Trust	Ngāti Tamaoho Charitable Ltd	Ngāti Tamaoho Custodial Trust	Te Rauponga
<b>Legal Status</b>	Trust established by legislation	Company with Charitable Status	Company	Company
<b>Governance</b>	Board of 5 Trustees elected by Registered Members	4 Directors appointed by NTST	2 Trustees appointed by NTST	1 Tamaoho Director appointed by NTCL
<b>Est.</b>	June 2012	July 2018	May 2020	June 2018
<b>Ownership</b>	Registered Tamaoho Members	NTST	NTST	NTCL has 15%
<b>Location</b>	128 Hingaia Road, Karaka	128 Hingaia Road, Karaka	128 Hingaia Road, Karaka	8 Castle Drive, Epsom
<b>Charitable Status</b>	Nil	Registered Charity	Nil	Nil
<b>Management</b>	General Manager	Nil, oversight by NTST GM	Nil, oversight by NTST GM	Nil
<b>Purpose</b>	Receive, manage & administer Trust assets	Charitable purposes as defined by constitution	Pursuant to Trustee Act 1956 & NT Settlement Trust Deed, to be custodian of property	Intended vehicle for development of Manukau property
<b>Main Activities</b>	Management of Treaty settlements & future activities	In process of gaining CHP status	Administrative Function only	Nil at present, in process of exiting agreement and regaining asset
<b>Key Documents</b>	NT Settlement Act, Trust Deed & Charter	Constitution	Constitution	Limited Partnership Agreement

# Te Poari

For the past Annual Report period (ending 30 June 2021), the Ngati Tamaoho Settlement Trust Board was made up of 5 Trustees: (noting Dennis Kirkwood departure in May 2021 and Tori Ngataki appointment in July 2021)

Trustees have been actively involved in numerous activities in the past financial year, both leading and supporting kaimahi to ensure effective governance. The Board meets bi-monthly, and there is also a Finance sub committees in place. In the past year the Board has undertaken a number of key governance activities including;

- Ongoing Planning Sessions
- Schedule of bi-monthly meetings & Sub Committee Meetings
- Engagement with key external advisors to support organisational development
- Representation at numerous community and hapū events on behalf of the Trust

## Trust Compliance

We appreciate our whanau patience as we get our whare in order. In 2020 we presented our first Annual Report after some years and completed audited accounts for periods from 2012 - 2018. The 2018 Audited accounts were published in our report, earlier reports are available from the office.

In July 2021, we held our 2020 AGM and produced our audited accounts for 2019 & 2020.

We are very pleased to now be fully compliant with our Trust Deed in producing our 2021 audited accounts (to 30 June 2021) holding the AGM within 5 months of balance date, and managing elections via an independant service. We endeavour to be transparent and accountable to Tamaoho whanau

## Board Attendance (20-21 Period)

Dennis Kirkwood	<div style="width: 100%;"><div style="width: 100%;"></div></div>	100%
Panetuku Rae	<div style="width: 100%;"><div style="width: 100%;"></div></div>	100%
Hana Jensen	<div style="width: 80%;"><div style="width: 80%;"></div></div>	80%
Nicholas Maaka	<div style="width: 90%;"><div style="width: 90%;"></div></div>	90%
Tamara Taka	<div style="width: 100%;"><div style="width: 100%;"></div></div>	100%

*Note Tori Ngataki joined post July 2021*



**NICHOLAS MAAKA**

Co-Chairperson & Trustee  
Term: 2015- Current



**TAMARA TAKA**

Co-Chairperson & Trustee  
Term: 2014 - Current



**PANETUKU RAE**

Trustee  
Term: 2017 - Current



## HANA JENSEN

Trustee  
Term: 2015 - Current



## TORI NGATAKI

Trustee  
Term: 2021 - Current



## DENNIS KIRKWOOD

Trustee  
Term: 2014 - 2021

### Elections

In 2021, the Board was able to run 2 Trustee elections according to its Trust Deed, with the assistance of external agency - Election Services.

For the 2020 Financial year, the Election Services managed the election process, this included;

- Management providing the beneficiary roll to the Election Services
- Public Notices of Elections and pending AGM held 31 July 2021 (NZ Herald & Local Papers)
- Managing nominations process
- Preparing process for online voting.

For the 2020 financial year, there was 1 Trustee vacancy, and 1 nomination received. **Tori Ngataki** was declared new Trustee and no voting process was required.

At the 2020 Financial Year AGM (30 July 2021) it was agreed that the current trustees would rotate according to length of time with Trust. This meant for the 2021 Financial year, the 2 Retiring Trustees were Tamara Taka and Panetuku Rae.

Elections Services again managed the 2021 election process, and changes were made to the nomination forms to allow online submission as Aotearoa was in COVID lockdown at the time.

**1602**

Election notices  
sent to  
Tamaoho members

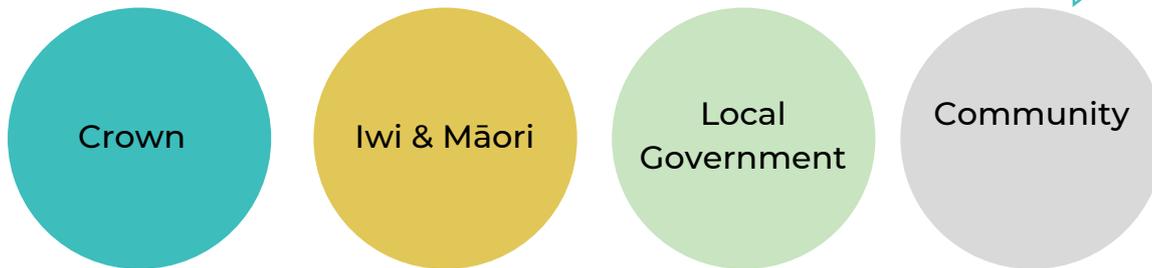
**1049** Notices sent by post  
1007 - NZ, 42 - Australia

**553** Notices sent by email

Two nominations were received for the two vacancies, so no voting process was required. The Board will announce and welcome the two new Trustees at the AGM, as per Deed requirements.

In 2022, Nicholas Maaka & Hana Jensen will end their term and elections for the 2 positions will take place (note retiring trustees may stand for re-election)

# Partnerships



## Crown / Government

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Tamaoho has formal relationships with the Crown, via the Treaty settlement Deed, which included a relationship agreement with the Minister of Conservation and the Ministry for the Environment. There is a Deed of Recognition in place that acknowledges direct relationships with the Crown post settlement, and Letters of Introduction with 11 Core Crown organisations, 12 Non Core Crown, and Non Crown organisations (ie Counties Manukau DHB, Auckland Council) and 3 Museums (Auckland War Memorial, Waikato and Te Papa)

## Iwi/ Māori

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Tamaoho has a number of formal and informal relationships with Iwi within our rohe and surrounds, plus other Māori community groups. In particular, as part of the Ngā Manawhenua o Tamaki Makaurau Collective redress, which includes redress in relation to RFR - Right of First Refusal land, plus representation on the Tupuna Maunga Authority (Dennis Kirkwood). There were no RFR opportunities in this past period, Ngāti Tamaoho is currently 3rd on the Carousel in Waiohua grouping. Nicholas Maaka is the Tamaoho member of the Waiohua Tamaki Alliance. The Board considered joining the Iwi Chairs Forum this period, but upon review have decided it is not a priority at this stage as Waikato participates and shares information, and a number of direct relationships with Crown already exists. During this past COVID lockdown, the Trust has still had direct engagement with the Crown in its own right outside of the Iwi Chairs forum. This may be reviewed in the future but is not a priority at this stage.

## Local Government

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Tamaoho has a number of relationships with local government via different mechanisms. We participate in annual planning processes with the Local Boards in our area (4) and attend local board events when possible. We hosted a combined Southern Local Boards event this past period to share Tamaoho priorities, which was well attended and the first of many planned manawhenua hosted events with Local Boards.

## Community

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Tamaoho is part of a vibrant community, and we are fortunate to have various relationships. Over the past financial year we have hosted private companies with developments in Tamaoho region, and participated in various community activities, including COVID related events. Both Trusts work collaboratively to strengthen relationships and networks in the community, dependant on different activities.

KO MAUNGAROA TE MAUNGA, KO WAIKATO TE AWA,  
KO TAINUI TE WAKA  
KO MANGATANGI, WHĀTAPAKA, NGĀ HAU E WHĀ NGĀ MARAE

# OPERATIONS

01.

General Managers Report

02.

Measuring Progress

03.

Update on Treaty Settlements

04.

Annual Plan

05.

Current Activities

# GENERAL MANAGER REPORT

*E whakamānawa atu ana ki ngā uri whakaheke o Ngāti Tamaoho, rātou te hunga kua riro ki tua e moe koutou ki rōto i te aiotanga o te pō, otirā ki a tātou ngā whakarereihotanga o rātou mā, ngā uri o Tamaoho nei rā ngā tai o matihere ki a tātou katoa.*

It is a privilege to work for Ngāti Tamaoho. I joined Ngāti Tamaoho in March 2019 managing all entities and programmes up until Matekino Marshall joined the Trust and I transitioned to the Settlement Trust in December 2020, where I am presently the sole employee. It is an arrangement that works well for the Boards and Matekino & myself as we work within our own Trust functions, to collaboratively achieve outcomes for Tamaoho.

I acknowledge Dennis Kirkwood, the former Chairperson of both Trusts, whom I learnt a significant amount from in my first few years here. A man of quiet humility, he was able to facilitate many opportunities for Ngāti Tamaoho, which are now coming to fruition, and that I am pleased to be able to report on, and develop further.

Firstly, some procedural updates to respond to requests made at the last AGM in July 2021.

- *Beneficiary registration process to be put online, so whanau have options to register and that some resource is applied to maintaining and updating the roll.* Both requests actioned with Raemon Matene assistance.
- *Distribute meeting packs one week prior to the AGM.* Our best attempts were made for this AGM, but we were only able to distribute 3 days prior - via email, newsletter, website, social media, and hard copies to those who requested it. Each year we will aim to improve these timeframes to enable sufficient review prior to meeting.
- *Have physical copy of the minute book available at the office for beneficiaries to access.* This has been actioned to comply with the Deed and provide a physical back up of the BoardPro system we use.
- *Completed Strategy & Annual Plan* -Governance is currently engaging with Tamaoho whanau to set strategic direction. I have based our Annual Plan and budget on the previous draft strategy to take us to 30 June 2022 - which the new Strategy will then come into affect.



**Geneva Harrison**

Te Aupouri, Te Rarawa, Ngati Kahu

- *Fuller explanation of Financial Information* -We have provided additional information to explain the Audited Accounts in everyday language. Both our accountants (Deloitte) and Auditors (RSM Hayes) will be present at the AGM if members have additional questions. We also now have a formalised budget process approved by the Board for 2022, which we will report against
- *Understanding of the different entities, history and relationships* - I have included a history timeline, plus a table of entities, and a brief overview of relationships. There are a large number of relationships that exist at multiple levels, engaging either governance, management or kaimahi at various times. It is difficult to canvass in one report - a separate document is required. I hope this starts further korero to grow understanding of the Trusts journey to this point, aspirations and challenges ahead, and the relationships and networks that will support us going forward.

My priorities for the year ahead are set out within the Annual Plan. I have a pragmatic, long term view to how we can meet immediate needs and goals, while keeping the vision and long term strategies ahead of us. While COVID has thrown a speed bump in our activities this year, it does not detract us from the mahi ahead. We received formal invitation today to submit our first Land for Housing RFP for land sites in Otara by 20th December. We are also working with Auckland Council and Matapihi to submit our application to be a Community Housing Provider before year end. From January 2022, the Te Taiao team will transition to the Settlement Trust, and by March, we plan to trigger the deferred settlement process for the NZDF land in Papakura. It is busy, but exciting days ahead for Tamaoho, and I am privileged to be a part of this.

Ngā mihi  
Geneva

# Measuring Progress



Both Trusts created a combined Strategy in 2020 with 5 Key outcomes the Hoe for the Tamaoho waka. Some key areas apply to both Trusts, while some are specific to each. There are some goals within 3 of those outcomes related to NTST

## Key Goals

## Activity / Project

## Outcome

### Hoe Atua - Our Tamaoho identity is preserved for our future prosperity

Improved enrolment	Increase in enrolment by Dec 2021	<ul style="list-style-type: none"> <li>The Beneficiary Database is now connected to the Tamaoho website and enrolment is able to be done online.</li> </ul>
Whakapapa Policy	Developed by Dec 2021	<ul style="list-style-type: none"> <li>Whakapapa policy exists in Charter, new members to join committee</li> </ul>

### Hoe Manawa- That Tamaoho governance is fit to create and manage in future prosperity

Fit for purpose organisation	In place by June 2021	<ul style="list-style-type: none"> <li>Compliant nominations and elections processes facilitated by Elections NZ past 2 years. Ongoing work with structure review</li> </ul>
Governance in place	Developed by Dec 2021	<ul style="list-style-type: none"> <li>Board Training to occur in Dec 2021, two independant Directors approved to join NTCT with financial/ property expertise</li> </ul>
Treaty relationship framework	Developed by Dec 2021	<ul style="list-style-type: none"> <li>This work has not commenced, will be part of wider governance review of relationships/ responsibilities between entities</li> </ul>

### Hoe Tahua - Our Economic aspirations will enable future well-being of our people of Tamaoho

Innovative economic powerhouse with economic strategy in place	Achieved by 2050	<ul style="list-style-type: none"> <li>Indicator to be reviewed during planning process 21/22 to identify clear targets within 30 Year vision</li> </ul>
Supporting >4 cultural tourism ventures	Developed by Dec 2021	<ul style="list-style-type: none"> <li>Put on hold post COVID, to be reviewed 2022</li> </ul>
Investment ready	Developed by Dec 2021	<ul style="list-style-type: none"> <li>Investment framework designed by Deloitte to guide assessment of potential developments. Work completed to be compliant with Deed, still in progress of strengthening infrastructure (Governance &amp; management)</li> </ul>
Economic Business Plan	Developed by Dec 2021	<ul style="list-style-type: none"> <li>To be developed as part of Strategic Review</li> </ul>



## 112 Bairds Road, Otara

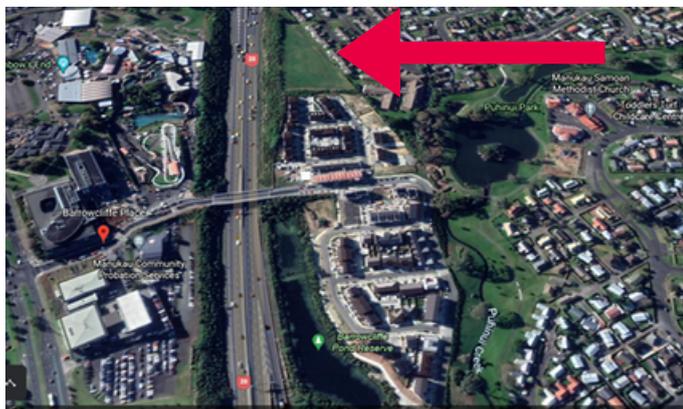


Bairds Road, Otara was one of the commercial properties returned via the Treaty settlement. At the time of transfer, the property was valued at \$1.3m and after some significant remedial work and fit out, was initially used by Ngāti Tamaoho as an office base, shared with Counties Manukau DHB, and Te Tai Awa o te Ora ((Social Services

By end of 2019, Ngāti Tamaoho had moved its office base to its current location in Karaka, and Te Tai Awa o Te Ora relocated also. After a lengthy period of negotiations, valuations, building repairs and fit out, we signed 4.5 year lease with Counties Manukau District Health Board, ending 31 March 2025, at initial lease cost of \$180,000 per annum, to be reviewed annually. The current council valuation of the site is \$2m.

This arrangement is working well, CMDHB provides valuable services for the Otara community. However, as an older building, it does have ongoing maintenance requirements, and at the end of this lease period, we would be advised to look at a rebuild or other use for the site.

## 725 Great South Road, Manukau



725 Great South Road Manukau, at the time of settlement transfer was a bare corner site with only one neighbouring developed land (Bethseda Retirement village) and no connecting infrastructure. Crown valued the property at \$3.15m on transfer.

Today, the south side of the property has a new development almost completed and the connecting bridge to Manukau has been built. Its current Council valuation is \$2.5m as vacant land.

In 2017, the Trust undertook an RFP process to select a suitable development partner for the site, and establish a limited partnership agreement and company - Te Rauponga. Housing workshops were held, and work undertaken with the partner to design a suitable housing development for the site and submit a resource consent application, which was approved by Auckland Council in early 2019.

By mid 2019, works had not commenced and we mutually agreed to exit the project agreement. Unfortunately, by end 2021, we are still in the process of untangling the project agreement and initiating the return transfer of the land. Members will note the legal costs in last years, and this years audited accounts which could not be avoided. There are a number of learnings the Board has taken from this development in relation to due diligence, feasibility assessments and robust financial planning. However, now as developments have completed surrounding the land (Te Akitai & Council), we are actively working to exit the arrangement, pay outstanding costs and progress alternative plans for the site.



## School Properties

A part of the 2017 Treaty Settlement was two local schools were transferred, currently on 21 year leases with the Ministry of Education. At the time of transfer, the properties were valued at;

Hunua Primary School - \$574,000.00

Te Hihi Primary School - \$522,000.00

The initial annual rent payable was set at 6% of the transfer value of the land.

Hunua Primary School - \$34,440 + GST per annum

Te Hihi Primary School - \$31,320 + GST per annum

Both leases commenced from 5 September 2018 for a 21 year period, with rental reviews set every 7 years of the term. The first review will be in 2025. Under the Local Government Rating Act 2002, Schools are exempt from paying rates. Under the lease agreement, Tamaoho does not have any liability for the ongoing maintenance of the facilities or improvements.



### Te Hihi Primary School

Te Hihi Primary School (Years 1 - 8) is located at 767 Linwood Rd, RD 1 Papakura. Te Hihi School is located in a rural area, and its pupils are predominantly from the Kingseat, Hingaia and Papakura areas. Te Hihi is an authorised International Baccalaureate (IB) School offering the Primary Years Programme. The current student roll is approximately 200, of which 17% are Māori.



### Hunua Primary school

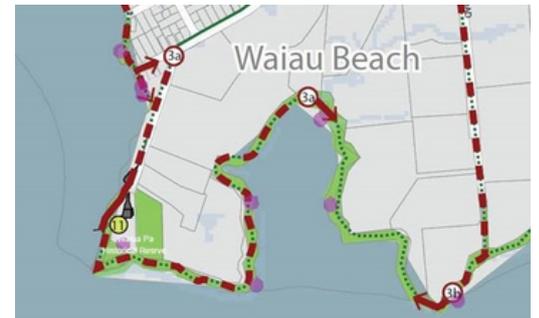
Hunua Primary school (Years 1 - 8) is located on Lockwood Road, Hunua. Hunua school is a small primary school located in a rural area, and its pupils are predominantly from the surrounding Hunua area. The current student roll is approximately 150 students, of which 25% are Māori.



## Cultural Redress Properties

The 2017 Treaty Settlement included three cultural redress properties; however the type of "ownership" of those properties differs. They are referred to in settlement as Clarks Creek, Karaka Landing and Waitete Pa (also known as Waiau Pa) to be administered as an historic reserve.

In the past period we have provided input into the proposed walkway plans by Auckland Council & Local Boards around the area close to Waitete Pa. We have agreed that the walkway will not go across the Pa site. The walkways were planned pre COVID, so there has been some delays in progressing these, but we have a good working relationship with the relevant teams who will carry this work out. .



The Karaka Landing property is located on Urquhart Road, in Karaka and is approx 2.330 hectares. It is classified as recreational vacant land.



The land has a council valuation of \$225,000 and we pay annual rates on this property. Due to its location we do not have any immediate plans for the site, but welcome Tamaoho whānau input into its potential future uses or if there is anything else we need to be doing with this site.

The Clarks Creek property referred to in Settlement is a site located on Wright Road, Pukekohe. The land is approx 6910m<sup>2</sup> adjacent to an existing market farm and has a council valuation of \$45,000.00 and we pay annual rates on this property.

We do have a minor issue with an historical use of this site, which we sought Te Arawhiti assistance with last year, but they were unable to intervene post settlement, so we will seek resolution directly with the neighbouring property.





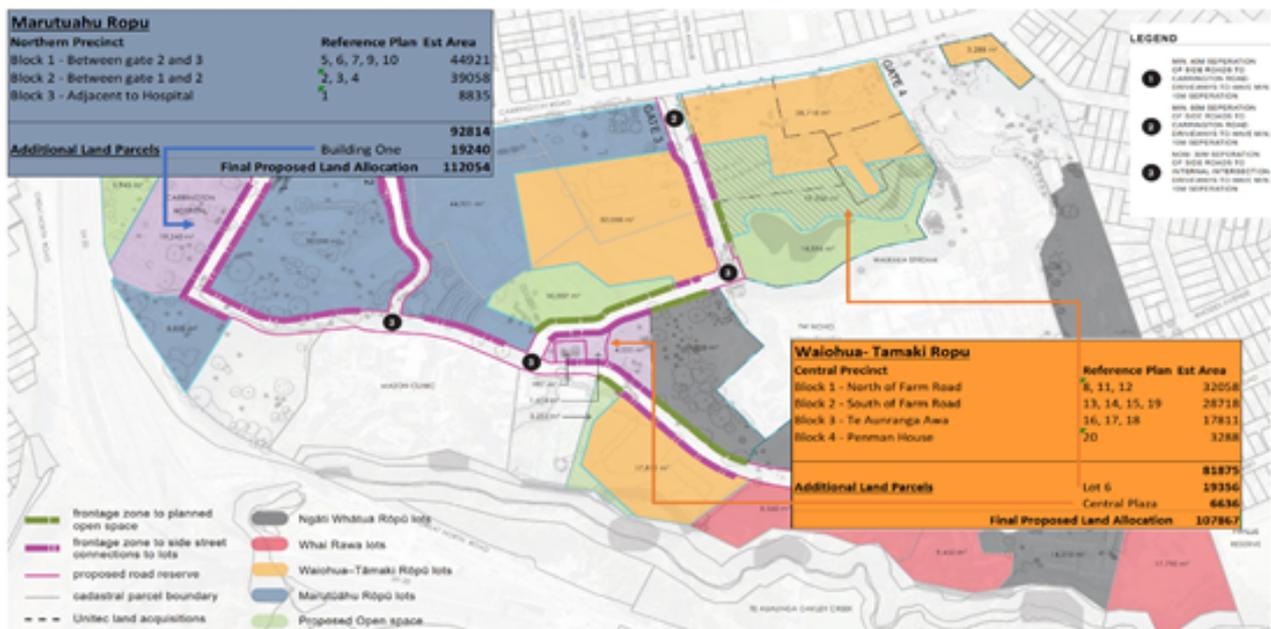
## Collective Settlements - Ex Unitec Site, Mt Albert

As a part of the Tāmaki Collective Settlement, Ngāti Tamaoho is within the Waiohū Collective that have 1/3 share of the parts of the ex Unitec Site, Mt Albert that was purchased by the Crown for housing development.

As we have updated previously, this is a Long Term Project, that is just starting to gain some traction now, however it will be at least 2 years before any building will commence as major infrastructure upgrade is required.

We are supportive of Auckland Council seeking funding for major road network upgrades surrounding the development, and also the large water network upgrade that is required.

Over 3000 apartments are planned for the site, approximately 1000 per roopu (Ngāti Whatua, Marutuahu & Waiohū). There is a lot of technical work happening at present, but once we begin the Master planning stage we would appreciate Tamaoho whānau feedback and input into aspirations for the land site. We have very good working relationships amongst the Waiohū technical team, and were fortunate that a small fund was set aside in the shovel reading funding to support the iwi collectives technical costs.





## Papakura Defence Force Base Homes

As we have previously updated, it was some time before real movement with this opportunity as NZDF had to follow the Public Works requirements and other internal matters before the Treaty Settlement provision kicked in and we were offered a “deferred settlement” of the NZDF homes in Papakura. A "deferred settlement" only means that we have the first opportunity to purchase, it is not an additional commercial property given within settlement.



The process has quite strict timelines and processes, beginning with the formal offer from NZDF to trigger the process (from 22 June 2021) and so now, Ngāti Tamaoho & Ngai Tai ki Tamaki have 12 months until the 21 June 2022 to respond to NZDF to advise if we wish to purchase, either jointly or an individual half share.



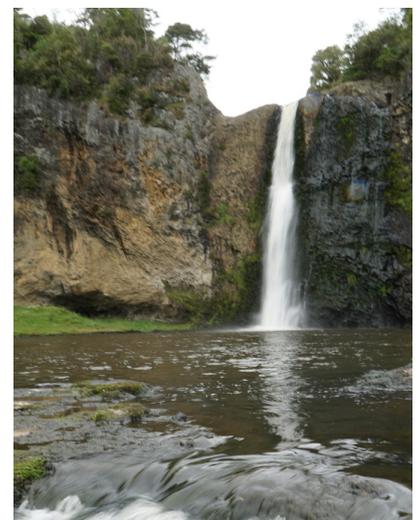
We have had several discussions with the Board and management of Ngai Tai ki Tamaki to canvass options, and are now in the stage of assessing different feasibility options for land use, and most importantly - how we could fund the potential purchase.

We envisage feasibility options of best approach to be completed and then agreed upon with the respective Boards of Ngāti Tamaoho and Ngai Tai ki Tamaki by February 2022, and then we can proceed with the process before the expiry date of 21 June 2022.

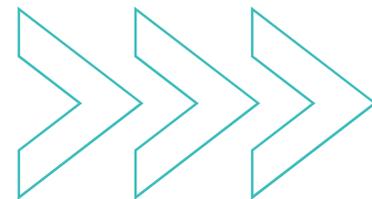
## Hunua Falls

The Deed of Settlement provides for the joint vesting of a Hunua Falls property in the Ngāti Tamaoho Settlement Trust, the Ngāi Tai ki Tāmaki Trust, and the PSGEs for Ngaati Whanaunga and Ngāti Koheriki. Hunua Falls property is to be a scenic reserve named Hunua Falls Scenic Reserve and will be administered by the Auckland Council. In the past year we have provided feedback to Council plans of how they will maintain the site.

However, as this settlement does not take effect until the latest of the following settlement dates: (a) Ngāti Tamaoho (b) Ngāi Tai ki Tāmaki (c) Ngāti Koheriki (d) Ngaati Whanaunga - there is no current activity.



# Annual Plan



The Board is currently reviewing its Strategic plan and engaging with Tamaoho whānau for future direction. The aim is to have a new plan in place by first quarter 2022, which will then be formalised, to go forward from 1 July 2022. For this period, we have prioritised the Hoe Tahua goal, and the opportunities we can develop further to lay the foundations for this to occur.

## *Our Economic aspirations will enable future well-being of our people of Tamaoho*



Utilising the Investment Scorecard developed with our financial advisors, Deloitte, we want to focus on activities that can grow the asset base and wealth of Tamaoho over a long term (25+ years), while also providing current income flows that can support cultural and social aspirations. Tamaoho asset base is currently fairly split between property and managed investments. With limited capital at this stage, we need to leverage our position and relationships to secure opportunities that have low to nil financial risk. At this stage of our growth, property development - in partnership with the Crown and others, provides our safest pathway.

Auckland property has an historical growth rate of average 7%, and with over 50% of Tamaoho living within this region, it can be a valuable asset base to help achieve our long term strategy.

The following pages details some of the opportunities we are currently pursuing, though we caution, there is a lot of time spent identifying and assessing opportunities before progressing, and at times we may spend several months, or years working on something that we may later decide to not pursue. This is the reality of prudent commercial development.

At this stage we have focused on some strategic landholdings within the Tamaoho area of interest, with a mixture of both residential and commercial opportunities.

### Investment Scorecard

- Our manawhenua will not be put at risk
- Investment ensures minimum cashflow requirements are maintained for distributions / operations
- Is an asset that is part of our core investments within the asset allocation
- Investment includes development on core whenua and/or within rohe/ area of interest
- Investment meets minimum returns required
- Creates jobs within our rohe

# Current Activity

## Drury Property

Ngāti Tamaoho has had a long standing relationship with the Stevensons family, and the current management team at Drury South Limited. We are actively involved with DSL on a number of activities, including plan changes, blessings, openings, and also the amazing wetlands project that was designed by our Waka Huia team artists - Ted Ngataki & Maaka Potini. It has become a unique feature of the Drury South development that has gained numerous recognitions and media attention.



For some time now, we have worked with the family to identify a site that could be owned and utilised by Tamaoho. Originally, we sought an area that could potentially be developed into a Cultural Centre (as referred to in the Deed of Settlement Cultural Revitalisation) and a long held aspiration of our Master Carver, Ted.

Unfortunately, with the recent plan changes in the area, and pending transport changes, the proposed sites had open space reserve status that would restrict what could be built on the site. We then reviewed alternative options, of both residential and commercial land areas, noting the location of culturally significant spaces such as the Hingaia Stream and Maketu.

The Board is pleased to share that a gifting of a property and donation was received on the 12th November 2021 from the Stevensons family. The property includes a residential dwelling, and a ex-horticultural operation (with greenhouse, chiller, water tanks and ancillary buildings) where previous owners had grown salad greens.

The property was tenanted on transfer, which we will continue with until future development plans are made for the site. We will be assessing the horticulture space to determine if it is viable to clear and operate again, even if it is just as a potential education & employment project for the young people involved with the Charitable Trusts Rangatahi programmes. Post lockdown restrictions we hope to appropriately meet with and acknowledge the Stevensons family and their enduring relationship with Tamaoho.

Special acknowledgement to Dennis Kirkwood for his extensive work with DSL over many years and the long relationship that enabled this gifting to occur.



## Otara Development

We have been working with MHUD (Ministry for Housing & Urban Development) for over 12 months now to secure opportunity to develop to land sites in Otara via the Land for Housing Development Programme. It is a long and complicated process, but an avenue that can provide significant benefit to Tamaoho with at very low risk. At the outset, we acknowledge James Brown and his team at Ngai Tai ki Tamaki for sharing their expertise and experience in brokering housing development that can benefit manawhenua and others in our community. Their guidance has significantly helped us over the past 12 months, and we are pleased to advise that MHUD has this week formally invited us to RFP for this opportunity within the next 20 days. Significant work has got us to this stage, and now that we have entered the formal process, we hope to provide further updates in coming months.



The opportunity is to develop a residential site in Otara (being the ex MIT International Students Accommodation) and a commercial site (being the ex MIT facilities site). This development meets both strategic and cultural objectives, with Tamaoho connections to the area, but also, commercially - its proximity to our Bairds Road property.



We plan to partner with Gemscott, a reputable Kainga Ora approved build company that we have done due diligence on, to carry out the residential development, which will then be sold directly to Kainga Ora to minimise financial risk in our first development. There is still a lot of detail to be worked out and finalised.



We are also still working through feasibility of different options for the commercial site that has a light industry rating. While we work through this process, MHUD has leased the site on a short term basis to local Pacific health provider - South Seas, whom we have a strong working relationship with already to. (We co-hosted the All Blacks visit to Papakura with them!)

If things go to plan, we will have the opportunity to remove and re-use the 14 homes that are currently on the site. This will require extensive project co-ordination, due diligence, feasibility on costings etc, then engagement with Tamaoho whanau on interest and potential uses for these homes.

## Community Housing Provider

Tamaoho whānau, according to the 2018 census, have a home ownership rate of 18%, that is below the national Maori average, and significantly below the national non Māori average. With over 50% of Tamaoho whānau living in Auckland, one of the most expensive areas to own property in NZ, it is a very real issue for the Trust of what we can do to support whānau into secure housing - whether that is transitional, renting, ownership, investing or otherwise. This last COVID lockdown particularly highlighting the issues not just with food security, but housing security as many whānau were displaced and in desperate need of housing assistance.

The Board has approved a motion for the Charitable Ltd (Company) to seek Community Housing Provider status initially, and then Progressive Home Ownership status. In doing so we would be able to provide a range of housing supports for Tamaoho whānau and our local community, and how we structure it, will provide both social and commercial benefits.



The Board has also approved two new independent Directors to join the Charitable Ltd by January 2022 who have significant property and financial expertise. Andrew Williams is the Managing Director of Alvarium Wealth, and Vaughan Bell is the Director of Strategic Property Services. At a later stage, they are also keen to establish an internship programme for a Tamaoho person interested in property development to intern at their offices in the PWC building in Commercial Bay.



We are thankful for the guidance and support we are receiving from Matapihi (National Māori Housing Network), Kahui Tu Kaha (Ngāti Whatua Community Housing Provider) and our property advisors at Strategic Property Services and Alvarium.

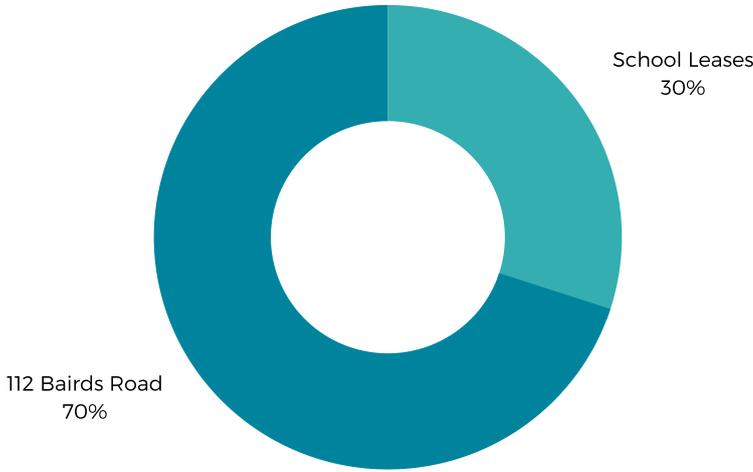
We attended the Auckland Regional Māori Housing hui earlier this year and participate now in regular community housing forum to gain insight and understanding into the operations and what we can do to support whānau aspirations.

Working with Matapihi assistance, we are hopeful to submit our CHP application by the end of the year and work through the assessment process with them (which can take up to 3 months post submission). Hopefully, if all goes according to plan, we can obtain CHP status by March 2022, and then obtain PHO status by June 2022. This will enable us to operational by the 22/23 financial year to be a provider of housing services, and will be able to work with the Charitable Trust, so that we provide the housing options for whānau, and the Trust provides the wrap around supports.



# FINANCIAL PERFORMANCE- AT A GLANCE

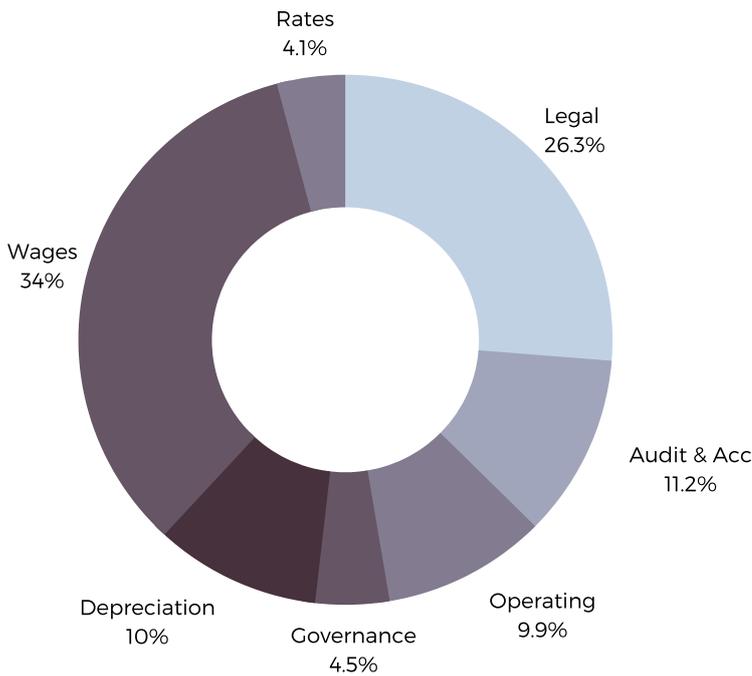
## Income



The Settlement Trust main income in the 2021 financial year was from its Treaty settlement properties - being the annual lease payments from the 2 schools owned, and the commercial lease of 112 Bairds Road to the CMDHB.

The 2022 Budget will be seeking repayment of some of the loan advanced to NTCT to assist with operating costs and developments, and has a number of new revenue streams forecast for 2022.

## Expenditure

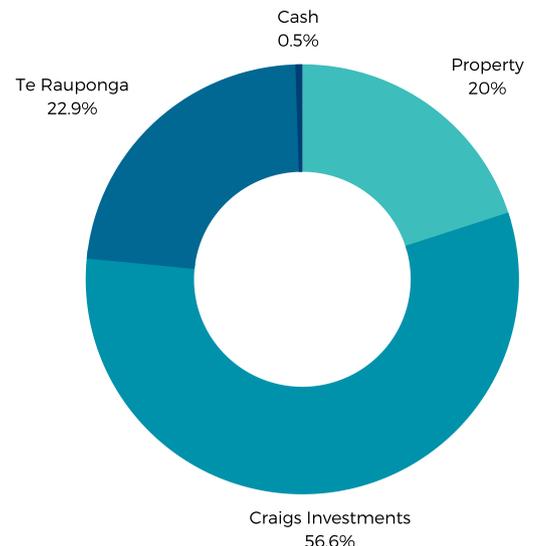


The Settlement Trust had an operating deficit in the 2021 financial year. A number were one off expenses - consulting & accounting/ audit fees related to prior 8 year activities, and legal advice for property matters plus some governance queries.

With additional revenue streams forecast in 2022 budget, and reduction in Legal & Audit costs, we anticipate a future surplus.

## Asset Classes

Over half of the Tamaoho assets are within managed funds, is largely passive in conservative investments. 20% current assets are in property, and the shareholding of Te Rauponga is the property at 725 Great South Road Manukau. In 2022 we are aiming to grow our cash and property assets





The Board wishes to acknowledge the many supporters/ partners/ clients/ funders and others who we have the pleasure of working with. We have a number of government agencies, local businesses, philanthropic agencies, community groups, schools and others that we deal with. We thank you all for your continued commitment to supporting our aspirations for Tamaoho whanau.

E kore ngā mihi e mutu noa atu ki a koutou katoa.

Ko koutou rā te hunga whakapau kaha ki te pupuri, ki te mau tonu i ngā tikanga i waihotia e tō tātou tupuna, tēnei te mihi atu ki a koutou katoa, nō reira me ki ōku rangatira, tēnā koutou, tēnā koutou, a, kia ora mai anō tātou katoa

## Contact

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Ngāti Tamaoho Trust 