



NGĀTI WHĀTUA ŌRĀKEI

Ngāti Whātua Ōrākei Trust

Description: Minutes of the Annual General Meeting of the Ngāti Whātua Ōrākei Trust

Meeting Date: 27 November 2022, 11.00am NZT

Meeting Venue: Ōrākei Marae, 59B Kitemoana Street, Ōrākei, Tāmaki Makaurau

Meeting Attendance

Elected Representatives

Marama Royal	Chair (online)
Ngarimu Blair	Deputy Chair (Meeting Chair)
Precious Clark	Director
Graham Tipene	Director (online)
Renata Blair	Director
Sharon Hawke	Director
Julie Steenson	Director
Arekatera Maihi	Director

Whānau

Refer to the attendance register attached.

Management

Lisa Davis	Trust Chief Executive Officer (Acting)
Natasha Strong	Trust General Counsel
Grant Kemble	Ngāti Whātua Ōrākei Whai Rawa Limited Chief Executive Officer
Scott Barkman	Ngāti Whātua Ōrākei Whai Rawa Limited Chief Financial Officer

Others in Attendance

Isiah Roberts	Electionz.Com Limited, Returning Officer
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1 Quorum, Karakia, and Mihi

A quorum was present throughout the meeting with whānau in attendance both in person and online.



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Hīmene and Karakia:

Matepurua Maihi

Mihi:

Te Puna Tumahai

2 Deputy Chair's Welcome

Ngarimu Blair addressed those in attendance and introduced the board members, noting Marama Royal and Graham Tipene were in attendance online.

Ngarimu Blair also noted the agenda for the hui, the voting process, pātai and introduced the sign-language interpreters and minute taker.

3 Apologies

The following apologies were taken from the floor in person and using the online Chat Function in the webinar:

Jack Rameka, Josephine Teua Downes, Henry Toka Teua, Kawharu Talbot, Nelda Steenson, Inutai Davis Reweti, Rachel Sullivan, Eric Pouri, Pori Tumahai, Lou Watene, Gloria Martell, Gareth Davis, Krystal Betty, Ricky Popata Davis, Charlene Davis, Paul Davis, and Patu Clark (for lateness).

4 Chair Report

The Chair presented the Chair's Report, as set out in the Annual Report circulated to whānau prior to the meeting, she highlighted the following:

- 4.1 Her acknowledgement of the unwavering support and contribution of the Trust Board members and their unwavering support and contribution.
- 4.2 Protecting our ahi kā roa and celebrating our Ngāti Whātuatanga sat at the heart of the Trust mahi this year, continuing the tremendous fight to uphold our place as ahi kā, despite the hardships we face along the way.
- 4.3 While the decision made by the High Court in the challenge taken by Ngāti Whātua Ōrākei to the Crown found that Ngāti Whātua Ōrākei has mana whenua status and ahi kā based on our tikanga, it was not the complete result Ngāti Whātua was looking for and the Trust is committed to continuing to challenge the Crown on its processes.
- 4.4 Her acknowledgment of:
 - 4.4.1 Our cultural experts Ngarimu Blair, Ropata Paora, Robbie Paora and Kingi Makoare for their attendance at many hui to speak on our behalf, to protect Te Kahu Tōpuni o Tuperiri and her appreciation of our Kaumātua who attend all the blessings, pōwhiri and hui on our behalf;
 - 4.4.2 The cultural support during tangihanga provided by our kaikaranga, kaikōrero i te whare, kaimahi i te wharekai, our grave diggers and the many other jobs we do to ensure our whānau pani are well looked. Whānau were encouraged to contribute to the mahi at the marae;



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- 4.4.3 Rangimarie Hunia as departing CEO of Whai Māia;
- 4.4.4 Whai Rawa on the sale of the Tāmaki Girls site which will assist with the housing development on Kupe Street; and
- 4.4.5 Our Taumata Manukura, especially Uncle Danny, Uncle Matt, Aunty Te Hei, and Aunty Lisa for the guidance and counsel over the past year.
- 4.5 The Chair noted the wānanga and hui taking place for the development of our kura, a project that has been a long time in the running and teams of experts who have been in wānanga about the creation of a new waka as well as the restoration and protection of our ancestral waka Māhuhu-ki-te-rangi.

5 CEO (Acting) Report

Lisa Davis, Trust CEO (Acting), presented the CEO's Report, as set out in the Annual Report circulated to whānau prior to the meeting, she highlighted the following:

- 5.1 The Trust team's work to continuously create efficiencies and improve systems.
- 5.2 Her acknowledgment of the whakapapa committee for their time, she noted the completion of the transfer of the registration process from Whai Māia to the Trust this year, the exciting development of the Whakapapa Unit, and acknowledged Whai Māia kaimahi their work.
- 5.3 The signing of Kōtuitanga to strengthen relationships with Emirates Team NZ, Auckland One Rail, and the Ministry of Pacific Peoples. She acknowledged these strategic alliances as a demonstration of our partners' dedication to recognising Ngāti Whātua as tangata whenua in our rohe, allow us to create opportunities for whānau through access to industry pathways, scholarships, and jobs.
- 5.4 Significant milestones, including progress made in the development of our Ngāti Whātua kura, approval of the Ōrākei Master Plan, and the capital works programme - including the wharekai developments and the next kāinga build at Hawaiki Street.
- 5.5 The planning underway to reconnect our papakāinga to the water, especially at Ōkahu Bay, noting the desire to redirect Tāmaki Drive's route to provide free and safe access to our moana.
- 5.6 The provision of access to housing for all whānau in an open space network which is uniquely Ōrākei, ensuring it is designed so that moko can safely access their kuia and kaumātua in Kitemoana Street.
- 5.7 Her acknowledgment of the departing group entity leads and the Trust kaimahi and other kaimahi across the group who work tirelessly.

6 Financial Report

The CEO presented the 2022 Ngāti Whātua Ōrākei Trust Financial Statements overview, she highlighted the following:



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- 6.1 The financial results for the year ended 2022 reflect the quality and strength of our asset base which we can be proud of and continue to allow us to provide a strong platform to deliver the ambitions set by whānau in the long-term plan.
- 6.2 Total profit after tax for the period to 30 June 2022 was \$88.8M and was largely driven by a revaluation gain on our property investment. She noted this does not represent cash, but rather a change in the estimated value of our property as assessed by independent valuers.
- 6.3 Total revenue decreased to \$64.9M.
- 6.4 Property sales decreased by \$14.3M offset by a \$7.9M increase in government income, due to Covid-19 restrictions delaying the completion and settlement of the sale of the Oneoneroa properties on the North Shore. These settlements will now occur in the 2023 financial year.
- 6.5 The increase in government revenue reflects funding received for Covid-19 including health services, education and other Covid-19 response support. Costs incurred to provide these services were included in the expenses.
- 6.6 Total assets increased to \$1.66B, a 7% increase against the prior year. This asset growth reflects the revaluation of our property holdings.
- 6.7 Total external debt increased to \$238M reflecting investment in the Oneoneroa development programme, the development of ten kaumātua units, and the purchase of land for whānau housing.
- 6.8 The current Loan to value ratio remains at 16%, reflecting our prudent approach to debt management.
- 6.9 Cash flow was down compared to 2021 and included sales of units at Oneoneroa and increased investment spending in development and properties.
- 6.10 Wayne Pihema asked about the \$5.5M write-off. Scott Barkman explained the write-off related to Block A at Eastcliffe, which has been started before being put on hold. He noted the Trust was required to write off the money spent on it but the value in the development would be recognised once the strategy to progress it was decided, for example, the resource consent for the development was still valid. He noted a line-by-line approach was taken to writing off expenses.

7 2022 Ordinary Resolutions

Ngarimu Blair confirmed there are three resolutions for the whānau to vote on, with voting closing at 12 pm today. The resolutions are as follows:

- 7.1 **Resolution 1:** That the minutes of the Annual General Meeting held on 28 November 2021 be accepted as a true record of the meeting, and any amendments duly recorded.
- 7.2 **Resolution 2:** That the duly audited Consolidated Financial Statements of the Trust and Controlled Entities for the year ended 30 June 2022 be received.



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- 7.3 **Resolution 3:** That the AGM confirm the existing fee of \$45,000 to be paid to each Elected Representative per annum with an additional fee payable to the Chair of \$45,000 and to the Deputy Chair of \$20,000 be approved.

8 Taiao Statement

- 8.1 Ngarimu Blair presented Hā Tuamatangi – Foundational Climate Position Statement, he highlighted the following:
- 8.1.1 Hā Tuamatangi was chosen as the name for the statement because it means ‘the last dying breath’ and refers to planetary boundaries as Papatūānuku’s last breath, noting our very existence is threatened if we breach these boundaries;
- 8.1.2 The team undertook a systematic review of the climate strategies and positions of all iwi and rūnanga across the motu which revealed Hā Tuamatangi to be the most ambitious; and
- 8.1.3 Hā Tuamatangi explores how we reduce carbon emissions and build a self-sustaining and collectively owned system for energy, housing, wai, kai, transport, and parakore across the papakāinga.

9 Questions

Ngarimu Blair opened the floor for questions:

- 9.1 Q: An attendee who did not state their name asked about the progress of planning for the new urupā.
- A: Ngarimu Blair explained that with the urupā being at sea level, it is threatened with inundation due to the water table being low, he noted the Trust had prioritised work to investigate an alternative urupā site.
- 9.2 Q: Jamie Hawke noted the sea level will rise over the next 100 years and the urupā will be underwater, and that climate change is an issue we need to be moving forward on.
- A: Ngarimu Blair confirmed that work has commenced on this kaupapa and appropriate consultants are involved.
- 9.3 A: Turaukawa Bartlett noted his gratitude for the amazing leadership.

Ngarimu Blair confirmed that voting had now closed

10 Group Update

10.1 Ngāti Whātua Ōrākei Whai Māia Limited

A video presentation sharing some of the highlights from the past year was shown. Tama Davis (Ngāti Whātua Ōrākei Whai Maia Limited whānau director) addressed whānau, he highlighted the following:



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10.1.1 His acknowledgment of:

- a) The number of kaimahi in the background who create the ties into the community across the various sectors including Toi Tupuroa – education and employment, Toi whānau – Health & Wellbeing, Toi Whenua – environmental sustainability, Toi Whātua – culture and identity, operational aspects.
- b) Rangimarie Hunia's work in creating a foundation for Whai Māia to build on, he attributed a number of the existing strategic relational developments to her efforts and welcomed Tom Irvine who had recently joined as Whai Māia's CEO to continue the work.
- c) The over 175 whānau working across the various sectors within Whai Māia, which is a wonderful development.

10.1.2 Tama Davis encouraged whānau to visit the new Tāmaki Hub at Felton Matthew Avenue, where several whānau services are accessible.

10.2 **Ngāti Whātua Ōrākei Whai Rawa Limited**

A video presentation sharing some of the highlights from the past year was shown. Grant Kemble (Ngāti Whātua Ōrākei Whai Rawa Limited CEO) addressed whānau, he highlighted the following:

- 10.2.1 Kāinga Kaumātua is one of the highlights of the year, with the project being acknowledged with merit at the NZ property awards and winning a gold in the Master Build house of the year awards. He noted that whānau housing remains a priority for Whai Rawa.
- 10.2.2 Planning for papakāinga housing on the corner of Hawaiki and Kupe Streets was underway, including bringing some banks to assist with finance for whānau wishing to buy houses. He noted groundworks were expected to start shortly and Whai Rawa looked forward to bringing further details to whānau in 2023.
- 10.2.3 Earlier this month, Whai Rawa secured \$7.3M of Ministry of Housing funding to improve the infrastructure needed to enable more housing. He noted the funding will be used to upgrade the intersection at Kepa Road and Kupe Street with traffic lights.
- 10.2.4 Whai Rawa withstood continuing economic challenges, including labour shortages, the rising cost of living, supply chain issues and rising issue rates. He noted Whai Rawa was well positioned, with a strong property portfolio and low debt levels.
- 10.2.5 Te Tōangaroa remains a key asset, being our largest commercial asset in both value and return. He noted Whai Rawa had begun to uplift the profile and energy of Te Tōangaroa and continues to elevate the Ngāti Whātua Ōrākei presence in the precinct through mahi toi projects, which have received support and positive feedback.
- 10.2.6 Oneoneroa remains a focus and is becoming the type of community originally envisioned, with steady home sales and ongoing interest. The profits are reinvested, including in kaumātua homes.



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- 10.2.7 Eastcliffe Retirement Village is the only business Whai Rawa owns and it had recently gone through a change in management, including the appointment of whānau member Kirimoana Willoughby as Assistant Village Manager. There are now six Ngāti Whātua kaumātua in Eastcliffe.
- 10.2.8 The Toi Tupu programme encourages a lifestyle of funding for whānau enrolled in it who have been supported through it during times of hardship. He encouraged the 2000 whānau not yet enrolled in Toi Tupu to enrol.
- 10.2.9 His acknowledgment of the kaimahi who work on the improvements, including in maintenance and within the Whai Rawa office. He noted investment opportunities will continue to be considered.
- 10.2.10 The Downtown carpark development is an exciting and significant opportunity in the heart of the precinct. He noted the Ngāti Whātua Ōrākei proposal had been selected as the preferred development partner in a competitive process with final negotiations underway.
- 10.2.11 His acknowledgement of Michael Stiassny, who stepped down as Chair this year, for his input and guidance.

11 General Poll Results

Voting for the ordinary resolutions closed at 12 pm today. Ngarimu Blair invited the Returning Officer, Isiah Roberts from Electionz, to present the results for each of the five resolutions. Isiah Roberts confirmed the following:

- 11.1 All three general resolutions were passed.
- 11.2 The results are as follows:
- 11.2.1 **Resolution 1:** of the members who voted, 90.72% of them voted in favour. Therefore, the resolution PASSED.
- 11.2.2 **Resolution 2:** of the members who voted, 90.91% of them voted in favour. Therefore, the resolution PASSED.
- 11.2.3 **Resolution 3:** of the members who voted, 70.88% of them voted in favour. Therefore, the resolution PASSED.

Ngarimu Blair acknowledged whānau for their support of the Ngāti Whātua Ōrākei Trust, Whai Rawa, Whai Māia, and the Marae.



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The meeting closed at 12:37 pm

Karakia by Renata Blair

Signed as a true and accurate record

Marama Royal (Chair)

13 January 2023

Date



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Annual General Meeting 2022 Whānau Attendance Register (in person and online)

1. Malcolm Patterson
2. Fiona Smith
3. Rahera Hotu
4. Brenda
5. Iritana Rawiri
6. Natalia Makoare
7. Clint Talbot
8. Kawharu Talbot
9. Patricia Clark
10. Ken Kerehoma
11. Celess Eparaima
12. Mihi Blair
13. Te Aroha Alec Hawke
14. Kirimoana Willoughby
15. Rebecca Reid
16. Joe Pihema
17. Kathy Grey
18. Dylan Hawke
19. Ngahua Robb
20. Wesley Teua
21. Leah Harriman
22. Joe Royal
23. James Tao Pihema
24. Ngarimu Blair
25. Renata Blair
26. Lisa Davis
27. Neil James
28. Precious Clark
29. Graham Hawke
30. Shirley Ikkala
31. Karen Watson
32. Wayne Pihema
33. Wyllis Maihi
34. Tom Irvine
35. Fred Watene
36. Monique Maihi Pihema
37. Neil Pohe Maihi
38. Moana Wieldraajer
39. Marama Wieldraajer
40. Reihana Gillman
41. Julia Steenson
42. Ruth Cullen Scott
43. Elizabeth Teua
44. Anita Poko
45. Cherry Rameka
46. David Harriman

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47. Tanya Povey
48. Mere Gillman
49. Elizabeth Kanivatoa
50. Steve Pihema
51. Tama Davis
52. Mihiata Taylor
53. Shelley Faiers
54. Danny Tumahai
55. Brenda Talbot
56. Sharon Hawke
57. Margaret Swan
58. Pani Gleeson
59. Brenda Christiansen
60. Kiki Kanivatoa
61. Matepurua Maihi
62. Rita Hotu
63. Tamaki Tumahai
64. Luke Thompson
65. Rangimarie Hunia
66. Alex Ormsby
67. Joanne Peters
68. Kirihi Cook
69. Tony Allen
70. Te Pareaute Tauiho Joseph
71. Eric Povey
72. Edwin Kidwell
73. Tina Pihema
74. Delwyn Lee McGrath
75. Michael Talbot
76. Rangimarie Manuel
77. Rata Hika
78. Rio Grey
79. Hannah Jones
80. Ngawai Beazley
81. Justin Tamihana
82. Rodney Ruka
83. Arekatera Maihi
84. Kataraina Ewe
85. Alana Te Kani
86. Aroha Kelly
87. Marcel Dave Grey Thompson
88. Santana Maihi
89. Marama Royal
90. Graham Tipene



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91. Ellanor Maihi-Rupapera
92. Katrina Tahī Tahī
93. Anne McLeod
94. Willamene Kerei
95. Leah Warbrick
96. Ngaire Hotu
97. Jon Stokes
98. Phillip Davis
99. Merata Kawharu
100. Tūraukawa Bartlett
101. Hariata Ngatai
102. Matthew Rua
103. Teri Davis
104. Oto Muck
105. Mervyn Dene Kerehoma
106. Arohanui Lynette Raharuhi
107. Ricky Popata
108. Rangimaria Kaihe
109. Krystal Talbot
110. Toni Rewiri
111. Brodie Lee Teua-Downs
112. Jackie Taylor
113. Kerry hotu
114. Kingi Makoare
115. Tui Makoare-lefata
116. Michael Steedman
117. Pakeke Davis
118. Merekaraka Talbot
119. Te Morehu Maurice Watene
120. Troy Tongi Davis
121. Jahkodii Morunga
122. Jasmine Soa
123. Virginia Povey Edwards
124. Gloria Smith
125. Rose Rudolph
126. Nina Raharuhi
127. Daley Williams
128. Erana Karauti
129. Tracy Makoare
130. Kelly Teua
131. Carlin Waretini
132. Tui Chalmers



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133. Hayley Kipa
134. Puti
135. Helen Locke
136. Tracey Pirini
137. Mahayla Kanivatoa
138. Ripeneta Daniels
139. Mere Karaka Chalmers
140. Nancy Purvis
141. Stevie-Grace King
142. Adrian
143. Noeleen K
144. James Grey
145. Aurtum Martin
146. Stephen Phillips
147. Caroline Pihema
148. Bernadette Papa
149. Maurice John
150. Lindsay Makoare
151. Tracey Edwards
152. Keri Kata
153. Douglas Reweti John Olsen
154. Harimate Grace
155. Mark-James Royal
156. Atareta
157. Patricia Toia-Pairama
158. Inutai Davis
159. Gareth Davis
160. Te Amohaere Morehu
161. Chris Gudgeon
162. Grant Kemble
163. Craig Fisher
164. Jim Quinn
165. Scott Barkman