



OUR REF

YOUR REF 18/67/2

OFFICE OF THE MĀORI TRUSTEE

15 March 1999

To the Owners of Whakapaupakihi 5 Block

Kia Ora

NGĀ WAI E RUA BUILDING
CNR LOWE STREET & READS QUAY
PO BOX 140, GISBORNE

TELEPHONE (06) 868-9035
FACSIMILE (06) 868-0207

Re: Meeting of Owners - Whakapaupakihi 5 Block - 69.2748 Hectares

A meeting of owners for the above block will be held as follows:

Date: Saturday, 20 March 1999
Time: 1.30 pm
Venue: Ngati Patu Marae
Waiaua, Opotiki
(Approx. 5 kms east of Opotiki towards Te Kaha)

This meeting is being called to give the owners the opportunity to consider the future administration of this land.

The Agenda will be as follows:

1. Karakia, Mihi.
2. Apologies.
3. Maori Trustee's Report.
4. Financial Report.
5. Future Administration of the land including the possibility of forming an Ahu Whenua Trust under the Te Ture Whenua Maori Act 1993 with either the owners taking full responsibility for the future administration and use of their land under their own Private Trust, or nominating the Maori Trustee as Responsible Trustee assisted by Advisory Trustees. (Note: the Maori Trustees role as responsible Trustee will be to act and make decisions on behalf of the owners of the land in terms of the authorities set out in his Trust Order).
6. General Business.

Voting:

- a) If voting is required on the above matters the voting will be, **one owner, one vote.**
- b) If you, as an owner are unable to attend the meeting, we invite you to write to this office advising your views which will be made available to the meeting so that your views can be taken into account by the meeting in making decisions.
- c) Alternatively, you may authorise in writing someone to speak and vote at the meeting on your behalf as your proxy. The written authorisation must be handed to the Chairman of the meeting prior to any voting taking place. Only owners either present at the meeting personally or represented at the meeting by a person as proxy authorised in writing may vote at the meeting.
- d) Any non-owners present at the meeting will be asked to vacate the meeting at the time of voting, unless the owners and proxies at the meeting agree to non-owners remaining present.

History:

Whakapaupakihi 5 Block is currently under lease to Mangatu Blocks Incorporation, for a term of 21 years from 31 July 1984. The lease is due to expire on 30 July 2005. The annual rental payable on the land is \$9262.50.

The lessee also pays the rates and the Maori Trustee's Commission at 6% and GST on Commission.

Valuation:

Capital Value	\$380,000.00
Value of Improvements	\$240,000.00
Land Value	\$140,000.00

Date of Valuation 1.9.1996

Maintenance Report:

An inspection of the block was completed by the Maori Trustee's lease inspector on *10 February 1998* who reported the following:

Buildings:

House	- Neat, well painted and maintained.
Garage	- (at house), sound order and average condition.
Killing Shed	- In as new condition.
Stables/Haybarn	- Both are very old buildings and not worth maintaining.
Shearers Quarters	- Need outside walls and roof painted by 31 March 1999.
Woolshed	- Need outside walls and roof painted by 31 March 1999.

Fences:

Generally well maintained wood post and batten and 7 wire fencing.
600m of poor boundary with Whakapaupakihi 6 was renewed in 1995.
800m of new boundary with Whakapaupakihi 2 built on correct line in 1997.

Drains:

Natural streams only.

Yards/Gates/Tracks/Culverts etc.:

All in good order.

Land Cover Maintenance:

A lot of rushes on the flats due to winter wetness. Hills are in good topdressed pasture. No noxious weeds sighted.

Soil Maintenance:

Pastures well topdressed. No erosion problems.

Water Supply:

Natural Streams.

Improvements made since last Inspection:

Repairs and some painting at Shearers quarters.
600m new fence on boundary with Whakapaupakihi 6.
800m new fence on boundary with Whakapaupakihi 2.

As we do not have addresses for all owners it would be greatly appreciated if you would let other owners know of this meeting.

Should you have any queries regarding the above, please do not hesitate to contact the writer.

Nāku noa na,



Casey Brown (Mrs)

for **MAORI TRUSTEE**

Minutes of Meeting of Owners of
Whakapaupakihi 5 block held
Saturday, 20 March 1999 at
Ngati Patu Marae, Waiau, Opotiki

Meeting opened:

Present:

Maori Trust Office Staff - Casey Brown, Tasman Collier
Agfirst Consultant - Peter Andrew
Owners:- as per attached list.

Tas Collier advised this meeting is being called to give the owners the opportunity to consider the future administration of this land.

Apologies received:

Mrs. W Rapana, Taneatua
Mrs. Moira Morton, Waihi

Maori Trustee's Report.

There are 573 owners in the land.

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TAS COLLIER ASKED OWNERS TO CONSIDER THE FUTURE OF JOINING 5 WITH 2.

PENE BROWN ALSO ADVISED NOT TO FORGET 6 & 7 AS THEY WOULD LIKE TO BE CONSIDERED AS WORKING WITH 5.

REFER REPORT FROM PETER ANDREW AGFIRST CONSULTANT DATED 12 MARCH 1999.
PETER ANDREW CONFIRMED THERE ARE ONLY POSITIVE REASONS FOR 2 & 5. THE OWNERS CAN GET A LOT MORE IN RENTAL OF 2 & 5 ON THE BASIS 5 HAS BUILDINGS AND 2 HAS NONE.
COORDINATION WITH 2 BLOCKS WILL BE REQUIRED.
THE LEASE EXPIRES IN 2005 AND THE OWNERS CAN LOOK AT 5 CONTINUING TO FINISH THE SAME TIME AS 2. PERHAPS, THEN LOOK AT 6 & 7 WHEN THEY EXPIRE.

PENE BROWN ADVISED ITS ABOUT THE SAME TIME.

PETER ANDREW RECOMMENDED THE OWNERS LOOK AT ALL 4 BLOCKS TOGETHER AT THIS TIME FOR LEASE.

LEN BOWN - DISCUSSED SCHOOL GROUNDS AND HOMESTEAD.
OWNERSHIP DISAPPEARED. NEED TO INVESTIGATE OWNERSHIP. SCHOOL SHOULD HAVE COME BACK TO OWNERS.

PENE BROWN - SCHOOL HOUSE IS NOT ON 5. IT IS ON 6. LEN IS RIGHT. SOMEHOW ARCHIE BAYLEY WAS ABLE TO SELL IT TO HIS DAUGHTER. IT HAS SINCE GONE THROUGH SEVERAL OWNERS.

Financial Report.

Copies of Statement distributed to owners.
Accepted by owners.
No objections.

Tas Collier advised the owners may wish to consider the Future Administration of the land including the possibility of forming an Ahu Whenua Trust under the Te Ture Whenua Maori Act 1993 with either the owners taking full responsibility for the future administration and use of their land under their own Private Trust, or nominating the Maori Trustee as Responsible Trustee assisted by Advisory Trustees. *(Note: the Maori Trustees role as responsible Trustee will be to act and make decisions on behalf of the owners of the land in terms of the authorities set out in his Trust Order).*

Discussion held on options to appoint Private Trustees or Maori Trustee.

Pene Brown wishes to consider Private Trust with the owners and Trustees so nominated to approve the Trust Deed at a further meeting.

Discussion held with existing Trustees combining together to run the blocks together under one trust.

Pene concerned the Private Trust does not have the resources at this time to carry out the administrative requirements under the current lease to Mangatu.

Tas Collier confirmed the Maori Trustee would be available to continue with the administration of the lease on 5 should the owners want to form their Private Trust.

Moved: Pene Brown
Seconded: Tarati Carrington

An Ahu Whenua Trust be formed with the owners nominating their own Trustees to administer the land. The Maori Trustee to continue administering the current lease until further notice from the new Trustees.

Motion Carried.
No objections.

Moved: Korara Ericson
Seconded: Tarati Carrington

Nominations for Trustees:
Pene Brown OR Pehimana Haapu Brown
Tarati Carrington
Len Brown
John Hata
Russell Hollis

Carried by Meeting.
No objections.

Moved Pene Brown
Seconded: Tarati Carrington

Moved that \$10,000.00 be accumulated to cover future expenses of the New Trustees. The balance to be distributed to the owners

Carried by Meeting.
No objections.

General Business.
Nil

Meeting closed 4.30 pm.



Tas Collier
Chairman



Casey Brown
Recorder

Meeting of Owners - WHAKAPAU PAKIHI 5 BLOCK

Held on Saturday, 20 March 1999, Maiaua Marae, Opotiki

NAME	ADDRESS	OWNER YES/NO
KARATE Awharungsten	53 Kung St Oporokai	yes
John Lambell of Maiaua	2414 Kung St Maiaua Opaotiki	probably
Kotana P. P. K. K.	209 Maiaua Rd Oporokai	
I MATCULT	129 COLLEGE RD FIDGETT	YES
P. H. S. O.	213 Karawa Rd RPU T. Kaitake	yes
Mereuare ki Kohuua	61 Church St Oporokai	yes
WIREMU. P. P.	Box 86 Petuku Rd T. Kaitake	yes
KIRIJA TANGIARA M. M.	988 KAWANA Pt. Road R. Oporokai	yes
DANIEL H. H.	22 BEACH ST. Oporokai	yes
Maurice Patrick	428-28 North Rd Oporokai	Mrs. M. S.

Minutes sent to all owners.
9.4.99
C. P.

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