

## Brent's Block Farm – Residential Development

In the 1970s, the Committee of Management, purchased a 106ha block of general title investment land, called Brent's Block Farm. This land was not part of the original land which was transferred by owners into the Incorporation.

From the outset, the intention was always to land-bank this block and develop it when conditions were right.

While Brent's Block comprises 106ha's in total, the land that has been earmarked for residential development, is approximately 20 hectares (which represents less than 0.7% of our total land holdings).

The proposed housing development will provide 179 north facing sections on flat building pads ready for housing construction, with the intention to sell these at market pricing – should we proceed. Surpluses from the development may then provide cashflow for other opportunities including tourism and a Ngāti Whakaue Housing Strategy, (which has been highlighted).

While we understand views on land retention, it is important to consider that the Incorporation's growth is restricted by its ability to generate cashflow. This is a key ingredient which is required for re-investment in order to unleash underlying potential therefore, it remains an ongoing barrier for realising our full capacity.



## Overview of Grants

We wanted to give you an update on the grants that we give out annually so that you can be aware of what we do and what you can apply for.

We generally do not give grants out for birthdays, sports or education, but we do give out discretionary grants where the initiatives specifically align to Ngāti Whakaue kaupapa.

### What grants are available?

- 1. Tangi Grants**  
\$300 available on application for a deceased Shareholder within the first 6 months of the tangi occurring.
- 2. Health Grants**  
\$300 available for any personal health related matter upon production of receipts.
- 3. Discretionary Grants**  
These Grants are for requests that specifically align to a Ngāti Whakaue kaupapa and enables NWTL to lift its profile in the community.



Some examples of other mahi we have supported over the past year include:

- Whakaue Supporters and Kōeke haerenga ki Matatini 2019
- Whakaue Kapahaka to attend Matatini (first time Whakaue has been since 1981)
- Emergency roof repairs Te Papaouru marae
- Wharekai rebuild at Tumahaurangi Marae
- Te Arawa Kōeke Ball
- Te Arawa Kaumatua Olympics

### How do I apply for a grant?

Check out our website for further details and application form: <http://www.ngatiwhakaue.iwi.nz/grants-2>

### Education Grants

Education grants for Ngāti Whakaue descendants are managed by Ngāti Whakaue Education Endowment Trust Board. Applications generally close in April, so whānau, ensure you keep an eye out or check out their website here: <https://vps.ngatiwhakaue-eetb.org.nz/>

### Fish for Tangi

In addition to the grants given out by the Incorporation for tangi, if you are requiring some support with kai, please contact Te Arawa fisheries who also support whānau with a donation of ika for tangi. Check out their website here: <https://www.tearawafisheries.maori.nz/>



The Proprietors of  
**Ngāti Whakaue Tribal Lands**



## Ngāti Whakaue Tribal Lands Vision

To be a significant contributor to the wellbeing and advancement of Ngāti Whakaue lands and people.

## Ngāti Whakaue Tribal Lands Mission

To safeguard and improve corpus lands, grow our assets, build capacity and increase the well-being of Ngāti Whakaue.

## Opening Remarks



**Tēnā rā koutou ngā whānau whānui o Ngāti Whakaue, tēnei rā te mihi ki a koutou katoa.**

Kia ora Ngāti Whakaue Whānau,

This is our latest Ngāti Whakaue Tribal Lands Pānui for 2019 where the Incorporation is committed to keeping you informed throughout these exciting times of growth.

I'm pleased to advise that our diversification strategy which involves looking at wider business opportunities such as alternative agri-business, tourism, retirement villages and the like, aims to create greater opportunities for our shareholders and whānau.

In terms of tourism, the new masterplan has provided us with a basis for significant future tourism development and will result in a range of new activities and attractions, accommodation options and food and beverage experiences for visitors to enjoy while they stay and play in Rotorua. This in turn will drive potential employment and training opportunities for our whānau.

We have also taken the opportunity to make application to the Provincial Growth Fund for financial backing and await their determination as a project that may be worthy of their support.

Projects such as the planned residential development at Wharenui have reached the final stages of the consenting process and we see this as a critical part of enabling further investigation into social housing, affordable homes and also Papakainga development, for our kaumātua.

Special thanks to our Committee of Management, David Thomas (Chairman), Tanira Kingi (Whakaue Farming Limited Chairman), Brad Tatere, Matthew Heke, Geoffrey Rolleston, Terry Tapsell and Tamarapa Lloyd as well as Kayla and Audrey, for whose work in the background supporting our whānau, is always appreciated.

I see this as the beginning of an exciting new phase of development for the Incorporation, and for you, our people, it is imperative that we take this journey together.

Ngā mihi nui kia koutou

**Ray Morrison**  
General Manager,  
Ngāti Whakaue Tribal Lands

## Tourism

**As with all initiatives, we are guided by our shareholders when it comes to any development decisions and you have signalled your support for tourism and its pathways for our people on our lands.**

We have undertaken extensive research and due diligence culminating in the completion of a masterplanning process, which provides the basis for a staged tourism development on Ngongotahā.

The proposed tourism venture has three key facets that we believe will create great excitement, as well as giving us a strong proposition for the Rotorua visitor market. We have already trade marked the name 'Gravity Mountain' which would umbrella the new attractions and activities.

Through this range of potential activities and attractions, our next key challenge is to determine funding pathways, potential investor partnerships and viable operator options.

Although we have made important progress, this still requires further investigation and due diligence around our preferred level of involvement, risk exposure and investment appetite in this space.

A key priority is employment opportunities throughout the planning and construction phases, and longer term roles across the tourism supply chain, employing and directly supporting our own where possible.

We see tourism as an important, critical component of our future growth but one that still needs considerable assessment and a long-term inter-generational perspective.

## Whenua Planting

**As Māori, we have a special connection with the whenua, it means a lot to us, now, before and into the future. We realise this and also understand that not everyone has a whenua tūturu into which they can plant the whenua of their children.**

With this being the case, we are looking into the possibility of providing an area that can be used by all descendants of Ngāti Whakaue for this very special reason.

We propose that an area at Wharenuī be made available for whānau to come and plant their children's whenua, with a native tree in order to maintain their connection and strengthen their bond to our lands. The area is on a 1.8 hectare site (see map), is located on the north-western side (i.e. Whakapoungakau boundary) and is easily accessed from Gee Road.

It is envisaged that whānau meet with staff to express an interest in burying their child's whenua and then select a plot and the child's name would be recorded against the allocated site.

We would identify a variety of native tree species that would be suitable for the site and



### Attractions

Additional 'Gravity-based' attractions to complement Ogo's current operation

### Accommodation

A range of boutique accommodation options including Glamping, Tree Houses and Mountain Chalets

### Food and Beverages

New facilities including Cafés, Bars and Restaurants



its conditions. Then whānau would choose a species and in conjunction with staff, set a date for the planting.

We are still in the development stage of this initiative, however we understand that this is important for our whānau and we will let you know in due course when this has been finalised and we are ready to start this initiative.

## Housing Strategy

**Rotorua's current housing situation is cause for concern, as we see unprecedented levels of demand for social and emergency housing, and millions of dollars being spent on funding whānau into motels and other accommodation, which negatively impacts tourism and Rotorua's wider visitor destination appeal.**

We also understand that Rotorua has grown by 1,000 people each year since 2014 which has created a significant demand for dwellings, resulting in a current shortage of some 1,851 houses.

People are moving to Rotorua for the lifestyle and job opportunities, and the economy is performing above the national average, however with growth comes other challenges such as pressure on our housing markets, reduced supply and increases in rents – which ultimately impacts our whānau.

Recently released official figures support this notion for example; in 2015 the average home was \$268,000 whereas in 2019 this has jumped to \$473,000. Similarly, rental accommodation has increased from \$262/week in (2015) to \$345/week in (2018).

As a result, many of our whānau are finding it more difficult to secure

decent housing, and we see more and more of these same whānau placed in temporary accommodation. A large proportion of these whānau whakapapa to Ngāti Whakaue. We are looking at strategies to support those who need rental accommodation, those who are in a position to purchase a property, and also our kaumātua who may be amenable to papakainga options.

A residential housing development on Brent's Block will not only contribute towards easing Rotorua's housing pressures, but it will also fund an initiative which will involve developing pathways to support our whānau into housing through a wide range of housing options such as rentals, home ownership and papakainga housing – all under the umbrella of a Ngāti Whakaue Housing Strategy.

Across New Zealand at this point in time, due to the many complexities, very few have taken on this type of initiative, so in order for us to make a more thorough assessment, we need to determine what the best approach may be, who we need to partner with and how it can be implemented effectively.

As a result, we have already identified suitable corpus lands which may be made available and we have also held preliminary discussions with other Whakaue entities. Alongside this, we have commenced discussions with local council and central government with

the intention of developing partnerships to undertake a carefully considered and comprehensive housing strategy which we hope will ultimately create pathways for whānau into homes.

We will look to fund this opportunity, primarily with the appropriate government entities and also through the surpluses we anticipate, should the residential development project proceed.

## Missing Owner Register

**In addition to the grants, we are still trying to reduce our 'missing owners' register which is currently sitting at 3,881.**

There is still a large amount of dividends waiting to be claimed. Although we had a great response in 2018, we still need to get the message out to find these shareholders.

If you think you may have interests in Ngāti Whakaue Tribal Lands, and would like to check. Please have a look at our website which has a full list of our owners and a list of all the owners who we do not have contact information for: <http://ngatiwhakaue.iwi.nz/missing-owners-list/>

## Biennial Farm Tour & Whānau Day

**Our Farm Tour and Whānau Day is planned for Feb/March 2020 and as they are working farms, there is rarely an opportunity for owners to visit them therefore, we prefer to hold them every two years.**

Visits to our farms is an opportunity for whānau to connect with their whenua, understand the history, meet our staff and get an update on what is happening across the Incorporation.

We will keep you updated over the coming months to advise exactly when the next farm tour will take place and how you can register your place.



## Firewood Initiative

**Our kōeke mean a lot to us as they have given so much and we are always on the look out for initiatives to support them and give something back.**

With harvesting having recently been completed on one of our blocks, we were able to engage Milton Hodge to cut and deliver firewood to our kōeke. We started with our 90 year olds who have an existing fireplace, down to our younger kōeke in their 70s. We have delivered over 25 trailer-loads so far this year to keep them snug and warm over the winter months.

This is Jimmy and Mete Theodore who are in their 70s and received their trailer load of firewood at the beginning of winter.

"We were ever so grateful to receive this koha of wood, we were about to run out and next minute the truck arrives with a load. My husband was thrilled. We were about to go and have to buy some more so it was great timing".

Bonnie Amohau is in her 90's and is one of the oldest koeke of Ngāti Whakaue and she was one of the first recipients of this initiative.

