



Tapuaetahi Incorporation

Tapuaetahi Incorporation
PO Box 76
Kerikeri 0230
admin@tapuaetahi.com
0274 776 414
09 4076525

17 July 2024

For: Opening address to the presiding commissioners of the proposed district plan hearings.

Introduction

Ko Tokerau te tūtei Ki te hauraro o te pūaha Ko Rākaumangamanga ki te Rāwhiti	Tokerau is the sentinel mountain that stands at the northern aspect of the harbour mouth Rākaumangamanga stands to the east
E rere atū nei Te Kerei Mangonui Te Awa o ngā Rangatira	Both Te Kerei Mangonui and Te Awa o ngā Rangatira flow there-ward
Titiro whakararo ki Orongo ki Tākou Awa Te wahi i mataaraatia ai e Puhi Te waka tūpuna a Mataatua moe mai rā	Gazing northward to Mount Orongo and Takou river The territory cautiously guarded by our ancestor Puhi The ancestral canoe Mātaatua there gently sleeps
Whiti whaka te uru Ki te ngāherehere nui o te Puketi Pohutu noa atu ki te moana o Omapere	Before crossing westward To join Puketi forest Sweep past and onward to Lake Omapere
Āwhiowhio ki te rangi Kei runga Whakataha maunga Kei raro ko te awa o Waitangi	We turn rising skyward To Whakataha mountain The fountain head of Waitangi river below
Ka hirere ki Pokākā Tōtika te whatumanawa o Īpipiri	Gushing eastward to Mount Pokākā Inexorably to the heart of the Bay of Islands
Ko Ngāti Rēhia te hapū Ko Ngāpuhi nui tonu te Iwi	Ngāti Rēhia the Tribe Ngāpuhi the Nation
Ko Whītiora, ko Hiruharama Hou, Ko Whetu Mārama ōnā marae	Whose marae are Whītiora, Hiruharama Hou and Whetu Mārama
Tihewa mauri ora, ki te Wheiao Ki te Ao Mārama.	This breath drawn life animates the emergent World Into broad daylight.

Ko te mea tuatahi e mihi kau ana ki ngā tini mate. Ngā mate o te tau, ngā mate o ngā marama, ngā mate o ngā wiki, ngā mate o ngā rā tata ake nei, taenoa ki tēnei haora. Kotahai anō te kōrero haere. Haere rā I runga I te mohio, e kore rawa koutou e warewaretia ia mātou ngā waihotanga.

Ka hoki mai kia tātou ngā kanohi ora, ngā morehu o rātou mā, tēnā koutou, tēnā koutou, tēnā rā tātou katoa

This address is made on behalf of the owners of Tapuaetahi Incorporation and the community of Te Tii, and is intended to contextualise the reasons for our submissions to the commissioners presiding over the Proposed District Plan hearings. It aims to share who we are and what we have been striving to achieve.

By way of an opening comment, we are of the view, and feel, that some of the proposed policies are very broad and have no regard for what we have been striving for, for so long. We are very mindful of our environment and believe we are very balanced in our approach in that we try to ensure that our activities do not adversely impact the environment.

Over the last five years we have invested significant funds, time and resources into our environment including active and ongoing engagement with various groups, including with Northland Regional Council by way of initiatives for coastal care, planting, water care and pest eradication (both fauna and flora).

Some of the proposed District Plan changes could have significant impacts on our interests, hinder future plans and reduce the benefits we provide back to our people and communities.

About Tapuaetahi Incorporation

Tapuaetahi is located on the north side of Peiwhairangi (Bay of Islands) and comprises approximately 315 hectares across multiple blocks. As the economic arm for the neighbouring kainga of Te Tii, it's purposes are beachfront leases, farming, mining and forestry. While Tapuaetahi represents 480 shareholders, the descendants of these shareholders number in the thousands¹.

Tapuaetahi was founded in March 1965, to ensure that the whenua was never lost to the Local Government rating scheme. At its inception, the vision was determined as “Kia kaua te whenua e riro ai”; that the land is never loss.

Recently, and as a result of benefits coming from the decades of effort, our kaupapa (purpose) has evolved. It has taken such a long time for us to reach this position, because the whenua, our primary asset is not available to be used for security, and so with very little other assets, access to capital has been difficult.

Our kaupapa is:

“To ensure the protection of our whenua, re-acquire our whenua tuturu and to build the means to enhance the Social, Cultural and Economic wellbeing of whanau into the future. We will achieve our kaupapa by developing a reputable brand name in both the beach front property and Wagyu beef farming industries”

¹ Several of thirty-odd whanau Trusts that are recorded as a single shareholder have well over a hundred beneficiaries. Shareholders are typically the senior members of their families and have several descendants who receive benefits and, in time, will inherit the interest (some very large families). There is also a significant number of shareholders with over a hundred descendants.

We are a value led organisation, and have five guiding principles (our tikanga) that inform all our governance and management decisions. They are:

1. *Kaitiakitanga – As Tangata Whenua we will strive to protect and improve the Te Taiao, our natural environment.*
2. *Maramatanga – By being transparent and accountable to our whanau we will ensure that their trust, integrity and confidence in us is sustained.*
3. *Rangatiratanga – Leadership and direction will be evident in all parts of our business, and in the way in which we conduct ourselves.*
4. *Wairuatanga – We will observe the tikanga and kawa of our Tupuna to ensure we develop within the spiritual and cultural context laid down by them.*
5. *Whanaungatanga – Relationships are fundamental to kaupapa and we will ensure that we put energy into developing relationships and supporting good communications with whanau and key stakeholders.*

Our Farm Manager is employed full-time and Executive Manager four days per week. Five board members make up the Committee of Management and meet bi-monthly.

Farming

Our farm (of 130 effective hectares) has for a long time been uneconomic due to the high rating value assigned to it being located on the Purerua peninsular. We receive an old farming concession which postpones a good portion of our immediately payable rates, from well over half to around 25% of the gross farming income.

The current postponed rates bill, amounts to over half a million dollars and is the cost to stop farming the land, notwithstanding, the significant increase in rates we would incur going forward, if we were to stop farming. The high rateable land value is immaterial for any other purpose, other than rates. Despite these challenges we have managed to purchase another block in Oromahoe, and that has allowed us to attain a 'break even' position overall (EBIT). This is a vast improvement on the farming losses over prior years, which were covered by the leasing revenue received from Tapuaetahi beach front properties.

Leasing

Tapuaetahi holds 51 beach front leases, each with a twenty one year term. 39 of these leases have a perpetual right of renewal at the end of the twenty one year term, and 12 have one twenty one year right of renewal before the lease terminates. This business finally began to return benefits to the owners, beyond that of administering the land and covering farming losses, following the 2008 rent reviews.

Since 2008 we have been able to capitalise the farming operation, purchase a new farm and reinvest in the infrastructure for the leasing business. The construction of a seawall and near two kilometres of road sealing are examples of this reinvestment.

Distribution policy

Where there are surplus funds, these are apportioned annually in three parts; new Investment, reinvestment and shareholder benefits. New Investment and reinvestment portions have been reinvested into the farming and leasing portfolios to grow our organisation capacity and potential to deliver benefits back to our communities.

Shareholder benefits

Shareholder benefits are assigned annually, by shareholders at their AGM. In the last decade we have distributed over \$2,000,000, which has gone towards:

- Over 100 educational grants;
- Over 50 sponsorship grants;
- Funding of Ngāti Rēhia research (Waitangi Tribunal Overview Report);
- Maintenance of sites of importance in Te Tii such as urupa;
- Contributions to Takou Marae; and Tauwhara Marae for their projects;
- Annual contributions to the operation and development of Whitiora Marae and Hiruharama Hou Marae which are also enjoyed by the community of Kerikeri (especially all of our schools);
- Small annual dividends to shareholders of around \$5 per share on average.

Future aspirations

Looking to the future, we have great aspirations for diversification on our lands, particularly with industries that demand human resources - as these form opportunities for the development of our people.

As a supplier of cross bred wagyu beef for Firstlight, , we endeavour to continue to learn and develop products that we hope to one day share locally with our community, beyond the supermarkets.

In addition to a new papakainga development, we also want to create a new subdivision which will include a multipurpose conference meeting space that will be able to accommodate people, and develop opportunities for local tourism products.

The continued development of our leasing portfolio will support these plans and initiatives.

No reira, thank you for this opportunity to address you.

Nga mihi mahana,



Kipa Munro
Chairperson