

November 2017 Issue



NEWSLETTER



Te Whenua, Te Tāngata,
Te Ao Amua
The Land, The People,
The Future

He hōnore he kōroria ki te atua runga rawa, maungarongo ki te whenua he whakaaro pai ki ngā tāngata katoa. E te iti e te rahi o te kāhui maunga o

ngai tātou, tātou ngā uri o te maunga tiitohea kei te mihi, ko te huinga rā o ngā waka, Tokomaru, Kurahaupo, Aotea ngā mātawaka i taki mai i te moana nui-a-Kiwa

tēnā koutou tēnā tātou e te whanau whanui me ngā piringa karanga maha kei te mihi.

UPDATE FROM THE CHAIRS



**Morrie Love, Chairman,
Wellington Tenth's Trust**

The biggest challenge this year for the Trust has been the change of joint venture partner at Village at the Park. That saw the exit of the long-standing partner, the Hurst- Pratley Group and the arrival of the new partner, the Arvida Group. I have covered those in a separate report, along with the associated changes to Little Wonders Early Childhood Centre.

Those who follow matters in the Wellington media will see that the proposed joint venture, Lambton on

Waititi/Kate Sheppard Place, with Equinox Properties for a 10 storey Apartment-Hotel complex opposite the Wellington Railway Station met with some opposition. That was with regards to a resource consent granted by Wellington City Council (WCC) for the development. The opposition came in the form of a High Court judicial review of the decision of WCC to grant the project resource consent. The Court found in favour of the claimant who owns the building next door, a converted old electricity sub-station. This matter may be appealed by WCC. If it is not appealed this may mean a re-application for resource consent to WCC by the joint venture. Either way, there will be a delay in getting the project off the ground. The Apartment-Hotel proposal still remains the best way forward for the Trust and its joint venture partner.

The townhouse development at 383-387 Adelaide Road is on track to start construction in 2018. Architecture+ are leading the project, as we seek to confirm a builder. The design work for the civil works (roading, water and sewerage), structure engineering, architecture and the related services are all progressing well to culminate in applications for building consents for the project in the new year.

In the meantime we are keen to start a concept design process for the properties at the south end of Village at the Park from 429-437 Adelaide Road & 40-46 Waripori Street. It is envisaged that this work could start before Christmas to develop a concept plan leading to a master plan for re-development of the remaining areas of undeveloped Wellington Tenth's land in Newtown/Berhampore.

The Trustees and I would take this opportunity to wish you and your whanau all the best for Christmas and the New Year with 2018 being a year with a lot of exciting things happening.

Ngā mihi o te tau hou, Morris Te Whiti Love, Chairman

This is an amazing time of year with spring truly sprung and summer just around the corner. With the post-election coalition there is a buzz of optimism in Wellington around the possibilities for a government with such a mix of representation. The strong Māori numbers in & out of Cabinet show a real change and hopefully translate into better outcomes for Te

Ātiawa and Māori generally. The first impact will be how the new government treats the Te Ture Whenua Bill before the House. We made a serious change to our land status in preparation for the Bill becoming Law and this is money well spent as the uncertainty around the current Bill and what a future Bill may look like would be too risky for us. We now have real certainty about how we move forward in future developments. The regional focus is also an interesting sign for us in Palmerston North and we will be advocating for opportunities for us to do developments should government look to divert business to the regions. We know it will take some time for the government to bed down its new direction, but we will be keep a close eye on where we can be better placed to seize an advantage should it come along.

As we count down to the end of 2017 we will leave you with a dividend to enjoy in time for Christmas. It is the last time Erini Shepherd pushes the button on your dividend as she has determined to resign and retire with her husband Rick. Erini has been the stalwart of our organisation for 20 years and in that time has been a great source of support to owners and trustees. We wish her all the best for her retirement. Over the past 12 months Erini has been handing over database administration to her replacement Kathleen Thompson.

On behalf of Trustees & Staff have a safe happy Christmas & New Year & relax in the summer sunshine. We look forward to another busy year. Ngā mihi, Liz Mellish, Chairman



**Liz Mellish, Chairman,
Palmerston North
Māori Reserve Trust**

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DISTRIBUTION DATE – 16 NOVEMBER 2017

As resolved at the annual general meetings, beneficial owners agreed to a distribution amount for each of the Trusts. The Palmerston North Maori Reserve Trust distribution is \$5.50 per share being a total commitment of \$1,049,575. The Wellington Tenth Trust distribution is \$3.50 capital distribution and \$1.00 extraordinary dividend, being an effective dividend of \$4.50, being a total commitment of \$823,000. Dividend distribution amounts will be paid into bank accounts on 16 November 2017.

MINIMUM DISTRIBUTION

Both Chairs spoke at the AGMs about the issues that have been raised in relation to the value of the minimum distribution payments made. This has arisen particularly around the costs incurred to distribute the dividend (producing a cheque, posting a cheque, administration staff time, cheques being reversed, returned, with the administration sometimes costing more than the value of the payment; and then for international cheques the international transaction fee incurred is sometimes more than the distribution amount!) The following resolution was accepted at both annual general meetings by owners:

That the minimum accumulated distribution for owners that have overseas bank accounts to be \$100 and that the minimum accumulated distribution amount for owners that have New Zealand bank accounts to be \$50.

The minimum distribution amounts now take effect. Owners agreed that this policy will be reviewed annually by Wellington Tenth Trust, and bi-annually by the Palmerston North Maori Reserve Trust.

Both Trusts will continue to pay by cheque where requested this year, with Palmerston North Māori Reserve Trust determining that this year will be the last year that payments are made by cheque, and Wellington Tenth Trust moving in this direction as well. Please ensure that our database administrators have your bank account details. Please contact Kathleen Thompson at our Executive Office, details are on the back page.

UNCLAIMED DISTRIBUTION

In each newsletter we are always encouraging our owners to get in touch with us and pass on contact details and bank account numbers. Did you know that since January this year we have paid out a phenomenal amount of monies to people that had unclaimed distribution waiting for them? Some owners just needed to touch base and find that they hadn't completed succession through the Maori Land Court - in any case we are delighted to have paid out \$148,000 worth of unclaimed distribution from the Palmerston North Māori Reserve Trust, and \$92,000 worth from the Wellington Tenth Trust!

EDUCATION GRANTS AND SCHOLARSHIPS



Did you know that you can access the Generosity website to gain access to grants and scholarships for FREE? This website www.generosity.org.nz gives you access to more than 4,000 scholarships and awards for individuals through the givME service. This is their most widely searched tool and is used by those seeking to pursue:

[Education, research and fellowships](#)

[Arts, cultural and sporting activities](#)

[Career change, professional or personal development](#)

50% of secondary schools and tertiary institutes (including universities, polytechnics and wānanga) around NZ subscribe to givME for their students to use. It is a valuable tool widely recommended by career advisors, and is available in any school, university, or council library that has subscribed. If you aren't able to access the Generosity website through these avenues, then register online at the Wellington City Council library www.wcl.govt.nz/about/joining/. Our whanau have access through this site as Wellington Tenth Trust.

ANNUAL GENERAL MEETINGS

The Annual General Meetings for both Trusts have now been held with the Palmerston North Māori Reserve Trust meeting held on 26 August 2017 and the Wellington Tenth Trust meeting held the Saturday following on 2 September 2017. Both meetings were well attended by owners and whānau and it was pleasing to see our whānau travel from all over the rohe to attend. Each Chairman reported on the activities of the Trust over the past year and the proposals to take each Trust into the future.

Trustees from the Palmerston North Māori Reserve Trust were delighted with the response from owners at the Annual General Meeting and of the positive results achieved in the last twelve months. The Trust generated an \$8.39m surplus after tax compared to \$2.62m in 2016. Trust equity increased from \$51.2m last year to \$58.6m this year and the property portfolio increased by \$4.72m due to the revaluation of properties. Not wanting to rest on their laurels the Trust is actively prospecting new initiatives to increase its gross asset base. They have secured a new tenant where Office Products were on Grey Street, and hope to have the empty retail shop on the Mega Mitre10 suite of shops signed up with new tenancies early in 2018. The hostels Palmy31 and Baxters are showing much better bookings for 2018 and the proactive marketing strategy and change of hostel managers should see a marked upturn in cashflow.

An election was not required for the Palmerston North Māori Reserve Trust as two people put themselves forward for the two vacant Trustee positions. Paula King was reappointed and Takiri Cotterill stood for her first time for the Trust. Congratulations to them both. An introduction of Takiri follows this article.

There has been outstanding growth in the past financial year for Wellington Tenth Trust with the Trust generating \$12.08m surplus after tax compared to \$3.59m in 2016. Wellington Tenth Trust equity increased from \$46.5m last year to \$57.9m this year, and the property portfolio increased by \$4.15m from the carrying values in 2016. In particular Village at the Park and Pipitea Plaza continue to perform very well for the Trust. You may recall some of the drone footage of Village at the Park at the annual general meeting and the building work that is going on. D Block opened recently at Village at the Park on 31 October 2017 and was named Grant Adamson Apartments named after Grant who was instrumental in bringing the Hurst Group and Wellington Tenth Trust together into the retirement village.

There were three nominations received for the three vacant Trustee positions on the Wellington Tenth Trust. The nominations received were from the three Trustees, Mahara Okeroa, Lennox Love and Venessa Ede, who were retiring by rotation at the meeting. These three Trustees were the only candidates for the three vacant positions and congratulations go to them for being reappointed to the role of Managing Trustee for another 3 years term.

INTRODUCING TAKIRI COTTERILL



*Takiri Cotterill,
newly appointed Trustee,
Palmerston North
Maori Reserve Trust*

Ko Taranaki te Maunga
Ko Waitara te awa
Ko Tokomaru te waka
Ko Te Atiawa te iwi
Ko Ngati Te Whiti te Hapū
Ko Te Whiti Rongomai Katua te tāngata
Ko Owae, Ko Waikawa, ko Whakarongotai raua ko Te
Tatau o te Po oku marae

Tribal affiliation: Te Atiawa

Occupation: Registered Social Worker (Bi-cultural).

Personal Interests: One of my passions is Raranga and I am a proud member of Te Roopu Raranga o Manaia which meets at Hikoikoi. I have been involved in community and social service development for the past 25 years.

Community Work/ Other Involvements: Board member for Coastlands Shopping Town and Alpha Cooperation. Renata Te Manu me Epiha Kararo Ahu Whenua Trust. Trustee, Wellington Creative Communities panel as iwi representative, and Trustee Ngahuru Charitable Trust.



*Always good to sit down together after each
annual general meeting to share kai*

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VILLAGE AT THE PARK CHANGEOVER

Owners that attended the Wellington Tenth Trust annual general meeting will be aware that the Chairman Morrie Love announced that there were impending changes ahead for the joint venture partnership with the Hurst-Pratley Group at Village at the Park.

Village at the Park is the former Athletic Park site owned by the Trust. In 2002 the Trust entered into partnership to create Village at the Park and now after 15 years that partnership with the Hurst-Pratley Group has ended and a new partnership has been formed with the Arvida Group.



Arvida is one of the larger operators of retirement villages and aged care facilities in New Zealand and their villages are located all over New Zealand, with over 2,800 residents across 26 locations. Supported by the overall vision of the Arvida Group, each village operates independently and expresses its own character, personality and identity through its people. This vision sits nicely with the operation at Village at the Park and we were pleased that Arvida have retained all of the staff at Village at the Park.

Our new joint venture partner has now been operating at Village at the Park since the agreement was signed on 10 October 2017 and most importantly the Trust maintains its 50% shareholding and appoints half of the members of the Board. The new joint venture will retain the development company Gemco who are ready to commence building the new Apartment Block 'E' with some 24 Apartments in three storeys. The latest Apartment Block D opened on 31 October 2017. This Block has largely been sold down showing good demand. After Block E there will be another lot of Villas constructed and an Entrance building with gardens and Pou carved for the site. That will complete the development in the next 3 years. Despite these major changes in general Village at the Park is operating as business as usual.

With the change of joint venture partner in Village at the Park their investment in Little Wonders Early Childcare Centre was sold and 40% of the business was purchased by the Wellington Tenth Trust.

FESTIVAL OF THE ARTS - A WAKA ODYSSEY

NEW ZEALAND FESTIVAL



New Zealand Festival | Te Taurima o Aotearoa is New Zealand's premier cultural event, bringing leading artists from around the world

to Wellington. In 2018, the Festival with Te Āti Awa / Taranaki whānui iwi will present an event titled *A Waka Odyssey* which celebrates the stories of Pacific navigation from our ancestors to living voyagers in our communities.

Wellington will play host to an extraordinary gathering of people from around the Pacific and Aotearoa. From 23-28 February 2018, a 3-part adventure created and written by Anna Marbrook, Hoturoa Barclay-Kerr and Kasia Pol sees a gathering of waka hourua to open the New Zealand Festival followed by a series of activities designed to connect the waka hourua, waka taua and ama, to the greater Wellington community through schools outreach, a free family day, panel talks and workshops, as well as a programme of events with the cultural partners on this project.

The Festival will open with *Kupe*, as six double-hulled waka hourua from around New Zealand and the Pacific, accompanied by waka taua and waka ama sail into Te Whanganui-a-Tara and are met by the audience on the shore. The opening performance will celebrate the great explorer Kupe, his wife Kuramarotini who named Aotearoa and our many voyaging tupuna, and well as our future as a nation of innovating, voyaging and discovering people.

A cast of thousands will gather on Wellington's stunning waterfront at dusk as the sounds of the Pacific surround us in a theatrical extravaganza featuring performers, mass choir, a thousand-strong haka, a musical score by Warren Maxwell (Trinity Roots, Little Bushman). The culmination and pinnacle of this performance will be a new haka composed by Waiwhetū marae chairperson Kura Moeahu, for the people of Te Whanganui-a-Tara.

The next day, the waka sail to Hikoikoi for a Family Day on the beach. Join friends and whānau, for a day of music, food and waka fun on the Petone Foreshore. Stand on the beach where the great Pacific explorer Kupe stood more than 700 years ago. Watch the waka hourua sail and waka taua paddle up to shore. With the waka landing on the beach, *Moana* fans and their families can get up close and climb on board. Meet the navigators and their crew and find out more about their journeys, and about star navigation. The party continues all afternoon with live music, DJs, cultural performances, food stalls and more.

There are many ways to get involved in not only the Opening Event, but in all of the waka activities across the week, from the schools programme to learning the haka, signing up as kaihoe, or volunteering for the Festival to help

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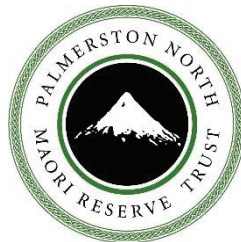
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look after all the participants. Keep an eye on www.festival.co.nz website for more opportunities to be involved.

We are recruiting kaihoe through our facebook group *Nga kaihoe Waka o te Whanganui a Tara* at www.facebook.com/groups/Kaihoewakawhanganuiatara/

or an email can be sent to Kaihoewakawhanganuiatara@groups.facebook.com. Waiwhetū Marae are recruiting waka taua kaihoe and the contact is Konga Rereti, email konga@atiawa.co.nz. NZ Festival need volunteers www.festival.co.nz/about/work-with-us/volunteer-us/ and if you're a teacher and want to get your school involved; www.festival.co.nz/2018/events/waka-adventure-schoolfest

NEW WHAKATAUKI



Te Whenua, Te Tāngata, Te Ao Ā mua
The Land, The People, The Future

On behalf of Trustees, Liz Mellish the Chairman of the Palmerston North Maori Reserve Trust alongside Trustee Mark Te One were pleased to reveal the new whakatauki for the Trust “Te Whenua, Te Tāngata, Te Ao Āmua – The Land, The People The Future” at the annual general meeting in Palmerston North. The whakatauki identifies three important elements which in a very simplistic way are representative of the Trust. Alongside the whakatauki were three kete designs designed by Te Wharewaka Tour Guide (and Artist!), Ariki Brightwell with each kete symbolic of Te Whenua, Te Tāngata, and Te Ao Āmua.



As an acknowledgement of this new whakatauki each attendee received a pikopiko seedling to take home to plant. Each seedling had been propagated for the occasion by one of our casual waka kaihoe, Nasir Mulligan. If your pikopiko survived its transition into a new habitat and you've got a bunch of pikopiko there are some fabulous recipes online, for some inspiration check out Charles Royals Pikopiko Takakau (damper bread with fiddleheads) <http://www.bite.co.nz/recipe/4895/Pikopiko-Takakau-Damper-Bread-with-Fiddleheads/>



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PALMERSTON NORTH MĀORI RESERVE TRUST RANGATAHI LEADERSHIP WĀNANGA

One of the exciting projects that Trustees of the Palmerston North Māori Reserve Trust undertook this year was the Rangatahi Leadership Wānanga held in the second week of the school holidays from 9-13 October 2017 at Hikoikoi.

This was the first time that a Rangatahi Leadership Wānanga held being held and ten rangatahi travelled from Dunedin, Nelson, Taranaki, and the Wellington region to be there. It was a fabulous week starting with an introduction of participants at Te Wharewaka before travelling out to Hikoikoi for a mihi whakatau led by our kaumātua roopu. The rangatahi were straight into it with some korero from the Chairman about the Trust and what it is doing today and their connections to Te Whanganui-a-Tara. It was interesting to hear rangatahi recall later in the week what they had learnt from Liz Mellish when they talked about Governor-Grey's "land swap" and the taking of land in Wainuiomata from the original peoples of Waiwhetu Pā at the mouth of Te Awa Kairangi, and swapping it for land in Palmerston North.

A Tour of Significant sites on Tuesday got as far as Waiwhetu Marae and Tatau o Te Po Marae before the community van we were using had a mechanical issue and another van was borrowed to transport rangatahi back to Hikoikoi.



Back at base they headed out on to the foreshore to help Ariki Brightwell paint a mural on the gates out to the beach, and to work with Nasir Mulligan who gave a talk about (and a taste of), some of the native plants on the foreshore. Rangatahi participated in presenting Nas with a pounamu to thank him for the

pikopiko plants he propagated for the PNMRT AGM and for his korero that day, and Nas provided an inspiring talk about his journey into the career path that he loves at Otari-Wilton Bush. Later that afternoon they were part of a blessing of waka ama uniforms with some of the kaihoe from the Hikoikoi Waka Ama Club joining them for dinner.



Wednesday morning the weather wasn't the best so instead of a scheduled waka ama session they headed back out to finish off their tour of significant sites and had lunch that day with the Hikoikoi staff. Neavin Broughton and Matiu Julian presented each rangatahi with a pounamu and all of the rangatahi then took the next day or two to give their pounamu a name and korero to go with it. This was a personal journey and the stories shared were very special. An 'oven' BBQ was dinner that evening as the weather was still a bit cool!

One of the participants Ben Gordon left the roopu on Thursday morning to attend a tangihanga and at Te Wharewaka he recalled the name of his pounamu and his korero before he left. Before that rangatahi took the waka Poutu out over to the pontoon Wiriwaka in preparation for an American tourist group who were coming to Te Wharewaka for a waka tour. They participated in the mihi whakatau and the tourists were interested in what the rangatahi were doing this week, and the youth were equally interested that these ex-academics were interested in them! It was really pleasing to be able to show them some of the work that is being done at Te Wharewaka and for them to be part of it. Liz Mellish then took them on a walk around the Wharewaka and explained the various parts of building, the landscape, and how it got to be where it is now, before heading over to Te Aro Pā for a look at the excavation sites. The day was not over as we then headed over to Matiu Island on the ferry and

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then once on the island heard some korero about the island just under the Pou.



What a gorgeous day it was and after heading up to Whare Mahana, they split up into groups and undertook their challenges and then headed back to the dock to wait for a ferry. Making the most of the beautiful weather half of the group took a refreshing dip in the water, acknowledging for them that this is their place.



The last day was time for them to recollect their own thoughts about the week and provide feedback to the team before whanau and funders (Hutt City Council, Nikau Foundation, and Wellington Community Trust) were invited back for a video presentation of their week on the programme. Maitu Julian, Neavin Broughton, Christine Fox, Tuparahuia Pita, Ariki Brightwell and Tracey Betham were the team of staff that put a lot of effort into making this wananga such a success. The programme was comprehensive and

our thanks go to staff of Te Raukura (Te Wharewaka) and staff of Hikoikoi. We also had some big help in the background with Cherie and Gilbert Douglas who made a mean boil-up and rewena bread, and Renee Douglas who helped us out on Wednesday night, we really appreciated that, and our team at Hikoikoi are just awesome and were wonderful hosts and big supporters of the wānanga. This fantastic week would not have been anything without these special taonga: Tamaari Kupe-King, Ben Gordon, Jewel Makowharemahihi (Paka), Ella Fenwick, Whetu Marama Williams-Ross, Tiare Donelan, Takutaimoana Love Nuku, Reokore Ani Nuku, Maia Baker, and Malia Efaraimo-Leafe what a wonderful bunch of rangatahi they are and we look forward to seeing more of them in the future. We are hoping some of the alumni can attend next year's annual general meeting.

Each of the staff have commented about the wananga and how well it went, what they might change, add, and also what the rangatahi taught them, and how inspiring they were to be around. The rangatahi were a pleasure to have and they learnt much about Palmerston North Māori Reserve Trust and their direct connection to Te Whanganui a Tara.

Particular thanks go to our Chairman and the Trustees of Palmerston North Māori Reserve Trust for backing the proposal to run a wananga and supporting the idea through to fruition, and a really big thanks to our funders for their financial contribution.

There is no doubt we will continue another Rangatahi Leadership Wānanga next year as Trustees are keen to support bringing our rangatahi into our loop and understanding our story.



PNMRT Rangatahi Leadership Wānanga 2017

L to R: Tamaari Kupe-King, Ella Fenwick, Tiare Donelan, Takutaimoana Love Nuku, Malia Efaraimo-Leafe, Maia Baker, Whetu Marama Williams-Ross, Reokore Ani Nuku, Ben Gordon, and in front Jewel Makowharemahihi

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GRAND RONDE TRIBAL CANOE JOURNEY 2017

At the end of July this year our own kaihautu Tuparahuia Pita headed off with Noel Woods over to Canada for an adventure of a lifetime participating in the Grand Ronde Tribal Canoe Journey. Tupara writes about his experience:



Tuparahuia Pita and Noel Woods

I was selected as a Leader to represent Toi Maori Aotearoa, alongside Noel Woods, at the Tribal Canoe Journeys 2017 in British Columbia, Canada with the Confederated Tribes of the Grand Ronde from Oregon, USA. Noel and I are both Kaihautu of waka from Te Whanganui a Tara and are dedicated to kaupapa waka activities. We also

have a number of other skills and talents that we were able to share with our hosts while on the journey.

Mine and Noel's journey to Vancouver began on 29 July and we spent an amazing 14 days with the Grand Ronde paddling their waka "Stankiya" and learning about their culture and history and sharing ours with them.

Along this journey we grew to become more than guests but part of the whanau and throughout were shown a huge amount of aroha and manaakitanga from our hosts and the people we met along the way.

It was an incredible journey, an amazing experience, and has expanded my own understanding of my own culture by looking at it from afar as well as the culture of the Grand Ronde and the First Nations of the Pacific Northwest of America.

A big mihi to Tamahou Temara and Toi Maori Aotearoa for giving us this opportunity, the whanau from the Grand Ronde who looked after us and shared their aroha and culture, and to my tuakana Noel who journeyed alongside me.

Tuparahuia Pita

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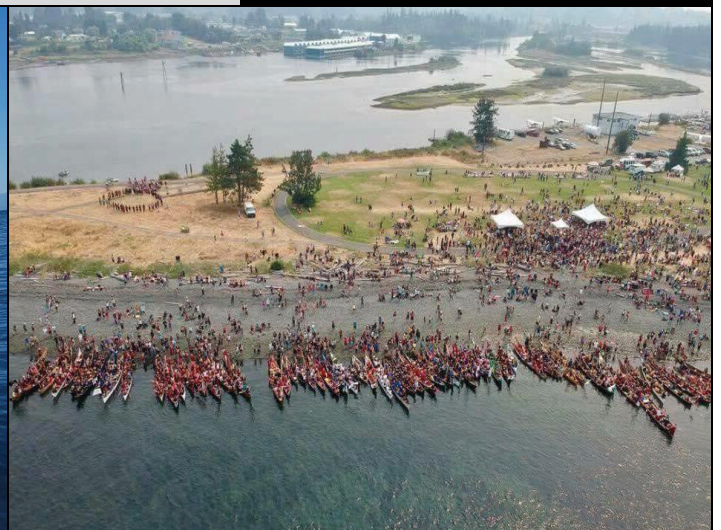
04 901 3332



www.tekau.maori.nz



Find us on facebook



- Regularly throughout the year

Te Rōpū Raranga o Manaia meet, Hikoikoi (contact the Executive Office if you are interested in attending)

- **Mondays, 10am**
Kaumātua Hui, Hikoikoi
- **Thursdays, 6pm during school term**
Te Ataarangi classes, Hikoikoi
- **22 December 2017**
Executive Office closes
- **8 January 2018**
Executive Office reopens

- **6 February 2018**
Waitangi Day celebrations, Te Raukura (Te Wharewaka)
- **23 February 2018**
Festival of the Arts – Waka Odyssey, Wellington Waterfront
- **24 February 2018**
Petone Family Day, Hikoikoi