



NEWSLETTER FOR OWNERS

From the Chairman

Tena koutou katoa

The Managing Trustees of both trusts are well into their year's work for 2007.

Both sets of Trustees have completed strategic planning meetings at which we have considered the pathway forward for the next decade.

At the planning meetings we have considered such important matters as:

- Buying, selling and/or transfer of shares;
- Role of custodian trustee;
- Risk strategies;

- Succession;
- Governance and management issues; and
- Development initiatives in the future.



Managing Trustees together with the Executive Office are working diligently to ensure

that all information for the Annual Reports and Annual General Meetings is compiled in a timely manner. This is an exercise of coordinating matters such as valuations, annual accounts, auditor report, custodian trustee report and the Managing Trustees report.

Please note the AGM dates (see page 3). I hope you can attend. I look forward to bringing you positive news in September.

Prof. Ngatata Love
Chairman

Buying, Selling and/or Transferring Shares

The issue of buying, selling and/or transferring shares is one that has been raised by a number of shareholders over recent times.

It has proven to be a complex issue for trustees and has been the subject of discussion at several meetings including the strategic planning meetings.



Liana Poutu, Wellington Tenth's Trustee (pictured left) provided a verbal report of a meeting which had been held in May with representa-

tives of the Maori Land Court, Federation of Maori Authorities and the Maori Trustee.

Each set of trustees considered the matter at their strategic planning meetings and will be developing a policy prior to the Annual General Meetings so shareholders can be provided with a clear statement in September.

In summary each Trust has agreed that the buying, selling and/or transferring of shares is not a matter for either the Managing Trustees or Executive Office to be involved in. A process does exist through the Maori Land Court which owners are able to use.

Upcoming Event—see page 5

Whare Mahana YOUR OPPORTUNITY TO REST AND RELAX



The Wellington Tenth Trust has a whare on Matiu/Somes Island. The island is situated in the middle of Wellington harbour. The whare is called Whare Mahana. Those affiliated with the trust are welcome to enjoy its unique culture.

double bed); dining room (with table and six chairs); kitchen (with stove and fridge—some cutlery/ dining set/mugs and pots).

There is a small charge to stay at Whare Mahana which covers power, maintenance, etc. The cost is \$20 per person per night. Bookings are only made on a group basis.



Matiu/Somes Island Charitable Trust member, Erini Shepherd (pictured left), invites iwi members to: “Come and stay a night or two on the Island. It’s a wonderful place to rest and restore your energy levels. Walk



around the island and spot the tuatara, weta and bird life on the different tracks around the island. Learn the history of the island or do a spot of fishing.”

Access to the island is by private boat or East/West ferry. The ferry departs from Queen Wharf/ Days Bay/Petone wharves. To access the timetable for the East/West ferry go to their website: www.eastbywest.co.nz.

The whare consists of three bedrooms (10 Mattresses – two wooden beds; two toilets; bathroom (with shower and bath); lounge (with two couches, one being fold down to a

Bookings can be made through the Wellington Tenth Trust office by:

Email: eshepherd@wtandpnmr.maori.nz
Phone: (04) 473 2502 - Erini
Postal: P O Box 536, Wellington 6011

PLANNING AHEAD – A Strategy

During the Tenth Trust strategic planning meeting a general discussion took place looking out 10 years particularly focusing on the “big ticket” projects.

Consideration should be given to investing in the Executive Office and their ability to improve processes, employ personnel and for the development of trustees and employees.

Trustees agreed they need to address issues with the Executive Office on an annual basis to ensure progress forward is maintained.

The possibility of restructuring in the next few years



was considered. “What will the roles be?”

Trustees should be proactive now at aiming for that, rather than being reactive at the time. Perhaps a review of the structure in terms of operations and administration should be undertaken.

Continued on page 3

ANNUAL GENERAL MEETINGS

Palmerston North

Wellington

Saturday, September 1, 10.30am
Novotel Hotel, Palmerston North

Saturday, September 29, 10.30am
Westpac Stadium, Wellington

Registration desks for the AGMs will open from 8.30am at each venue.

For the first time this year the Executive Office is initiating a pre-registration system in an attempt to alleviate hold-ups at the registration point.

A pre-printed form will be sent to you with the Notice of Meeting and Annual Report. It will contain your personal information that we currently hold on the database, such as shareholder number, number of shares, IRD number, bank account number, etc. It is important that you check all the details and make changes as necessary. If any details are not pre-printed on the form, this means we do not have them on record. This is your chance to ensure we have the correct details to contact you and make payments to you

BRING THIS FORM—WITH ANY CHANGES NOTED, TO REGISTER AT THE AGM

Nominations for Trustee positions close at 5pm on Friday, August 24. The nominations must be lodged with the Executive Office. Managing Trustees rotating at this AGM are: Teri Puketapu, Roger Manaia, Mark Te One and Frances Kingi-Katene—and all four have offered themselves for re-election.

If you require assistance with transport requirements to attend the AGM please contact the Executive Office. Last bookings will be taken on Wednesday, August 29.

Nominations for Trustee positions close at 5pm on Friday, September 21. The nominations must be lodged with the Executive Office. Managing Trustees rotating at this AGM are: Peter Love, Piki Carroll and Wayne Mulligan—and all three have offered themselves for re-election.

If you require assistance with transport requirements to attend the AGM please contact the Executive Office. Last bookings will be taken on Wednesday, September 26.

PLANNING AHEAD – A Strategy (continued from page 2)

Risk Strategy

Trustees agreed that they are comfortable in maintaining a “risk averse” position.

While this is a conservative outlook it does give protection to beneficial owners and their assets. Other identified risks were:

- Downturn in the property market and ensuring we are “future-proofed”

- Maintenance of properties at all times
- Under-performing investment properties – perhaps these should be considered (e.g. Gilbert Road Farm)

Property Developer Risk

Trustees need to be aware of tax situation

Euan Playle (pictured right), Trusts’ accountant and Horwath director, provided advice that the Trustees must

be aware of their tax situation.

An identified particular risk is that of the trusts being classified as a “property developer” for taxation purposes and the implications of this when selling any land.



THE ROLE OF CUSTODIAN TRUSTEE REVIEWED

An important matter for both sets of Managing Trustees' consideration at the recent strategic planning meetings was the role of the Custodian Trustee.

The Trust Deed of each trust is very clear in specifying the role of the Custodian Trustee. In reviewing these functions, it has been determined that the only remaining function they undertake is to "hold land title" on behalf of the trusts.

Other functions that were previously undertaken by the Custodian Trustee have over time, been passed to professional advisors, such as Horwath Strategy (Wellington) Limited for accounting purposes, Westerman Property Solutions for property management, Sherwin, Chan & Walshe for financial audit purposes or the Executive Office to manage the owners database, receiving and making of payments, arranging owners' meetings, etc which are now undertaken by the Executive Office.

Legal advisor Kensington Swan partner, Richard Cathie has advised that a recent amendment to Te Ture Whenua Maori Act provides the opportunity to have the land title transferred from the Custodian Trustee to the Trust concerned.

Trustees have agreed to explore further the process of effecting land title change from the Custodian Trustee to the trusts themselves. The first step in pursuing this will be a judicial

conference with a Maori Land Court judge to determine how this may be achieved and what the court's view is. Kensington Swan will act on behalf of both trusts when undertaking the judicial conference. It is hoped that the judicial conference will occur in the near future to allow recommendations to be formulated for, and transacted at, each Annual General Meeting. Any change of this significance requires 75% approval of owners attending that meeting.

If it appears that this process would be accepted by the court, any change of land title would remove the need for a custodian trustee thereby requiring amendments to the Trust Deed.

Perceived concerns by shareholders

In considering this important matter all trustees have fully discussed concerns that shareholders may harbour around accountability and transparency.

As you are aware, each trust undergoes an independent financial audit on an annual basis which provides a "safety net" for owners to ensure that Trustees are operating in their best interests.

In addition to this, each Trustee while elected at an Annual General Meeting is actually appointed by the Maori Land Court. Checks are undertaken by the Court to ensure each Trustee is a fit and proper person for appointment to this governance role.

Upcoming Event

As owners are aware, over the 2005 Christmas period a significant historic and cultural find was made on a development site in Taranaki Street, Wellington. Since that time discussions have continued regarding the

preservation of these important taonga.

Agreement has been reached by the Wellington City Council, the developer, NZ Historic Places Trust and the trusts regarding

the costs involved. This agreement will see each party contribute equally to the cost. Work is underway on the structure in which the whare ponga will be housed.

continued on page 5

Exciting Development in Palmerston North

The complex work involved in acquiring the bulk land area for a significant commercial development in Palmerston North has been completed.

More than 22,000m² have been purchased to ensure that stage one of the development can commence. Some of these purchases have been undertaken on our behalf by Carrus Developments.

In excess of \$3.6 million has been spent purchasing seven different properties. A major issue has been the relocation of the existing houses and site clearance. More than 20 houses and other buildings have been re-located to other Trust land holdings and



House removal taking place

three have been demolished on the recommendation of housing specialists.

The Sherwood Motor Inn on Featherston Street will be a major demolition job and the work is scheduled to begin shortly.

Nash Street Development

Large Format Retail Development
Palmerston North, New Zealand
May 2007

WESTERMAN PROPERTY SOLUTIONS LIMITED
CARRUS

To describe negotiations as “complex” is certainly no exaggeration. Meetings with potential tenants have been held in Auckland, Wellington and Australia. We are confident that all space within the development will be fully leased prior to its completion which is expected in late 2008.



Corner Featherston & Ngata Streets, house removed and clean-up to be completed

Upcoming Event continued from page 4

A cultural opening is being Meeting (September 29). the original occupants of Te planned. Details are yet to be Once all logistical details are Aro Pa and other Taranaki confirmed but it is hoped that in place, notifications will be Whanui. It will be a wonderful the occasion can be scheduled sent out. opportunity to come together to take place at dawn on the morning of the Wellington This will be a highly significant to celebrate our origins and heritage in the Capital City. Tenth Trust Annual General occasion for descendants of

TRUSTS' RELATIONSHIP WITH NEW GOVERNANCE ENTITY CONSIDERED

Considerable thought and discussion time was devoted to considering the relationship that will need to be forged with any new governance entity established for receipt of the PNBC Treaty settlement.

At the same time it will be important that a co-operative and collaborative relationship be established with the new governance entity. This entity will represent all Taranaki Whanui descendants who whakapapa to Wellington at 1840—this number currently sits at approximately 16,000.

It will be important for the trustees of each trust to ensure that their duty to protect and grow the assets of the respective trusts for their shareholders is maintained.

The maintenance of mana whenua status and rangatiratanga in Wellington is crucial.

PURCHASE OF SIGNIFICANT PROPERTY DISCUSSED

At the Strategic Planning meeting of the Wellington Tenth Trust, and subsequent trustee meeting, considerable discussion took place regarding the possible purchase of the property at 2 Lambton Quay (known as the Old Cecil Hotel site).

The opportunity has arisen for the trust to purchase this significant piece of land at the Stadium end of Lambton Quay.

The property adjoins the trust-owned land at 19 Kate Sheppard Place (also known as 8 Lambton Quay).

Trustees and advisors are working diligently to deter-

mine a pathway forward to ensure the acquisition of this site.

While Managing Trustees have agreed in principle to

purchase the property at 2 Lambton Quay, they must be satisfied that the following conditions will be met:

- the trust is satisfied in all respects that the property is commercially viable after they have carried out full due diligence and investigation; and
- the trust or its agent, can receive a non-notified resource consent.

The trustees have agreed that a period of 40 working days from the date the parties agree on the purchase price be the timeframe within which these conditions must be satisfied.

Any decision to progress will depend on all the criteria including risk assessment and financial feasibility.



Carpark currently using the land at 2 Lambton Quay



www.wttandpnmr.maori.nz

We are pleased to advise shareholders that the trusts have finally established a website. The “home page” will allow visitors to enter specific sites for each of the Wellington Tenth Trust and Palmerston North Maori Reserve. The joint portal gives visitors the perspective of a common heritage for the trusts.

Information provided on the website will increase significantly over coming months. It is hoped that by the time of the Annual General Meetings the website will be fully functional and a demonstration will be available.

Our thanks to Encapsulate Software Services (in particular Les Eldridge) for their perseverance in developing the site to our needs. We want our website to be user-friendly, professional and informative. After careful investigations we are confident that this site will be a blueprint, not only for Maori, but for New Zealand web sites. We welcome comments and feedback from owners.

Accommodation - Baxters, Palmy 31 and Taranaki 217

The Palmerston North Maori Reserve have experienced a slight downturn in the occupancy rates at Palmy 31 and Baxters. Westerman Property Solutions have assured Trustees that this situation is being remedied and their June report showed a significant increase over the previous month.



“Palmy 31”, Ngata Street entrance, Palmerston North

217 Taranaki, the Wellington Tenth Trust student accommodation complex has been experiencing close to 100% occupancy since Westerman Property Solutions moved their office to the complex and became the hands-on managers.



Taranaki 217, Wellington

Accommodation for in excess of 250 people is provided through these three complexes.

Shareholders of both trusts are encouraged to recommend these facilities to younger members who may be attending tertiary institutions in either Palmerston North or Wellington.

Each apartment has its own ensuite bathroom with cooking, laundry and lounge facilities being provided in a communal setting.

Geographic Information System (GIS)

Ritihia Hailwood (pictured below), is the Geographic Information System (GIS) specialist in the Executive Office of the trusts. She has made a technical breakthrough with the system.



Ritihia now has the ability to hyperlink information to particular sites. This has

meant greater efficiencies in time and the manner in which the Executive Office are able to respond to resource management issues from the local authorities.

In early May, Ritihia (accompanied by Keith Hindle, Liz Mellish and Mark Te One) gave a presentation to the Greater Wellington Regional Council to demonstrate to both the Council and other local iwi authorities what can

be achieved with this software.

The group and presentation were warmly received by all in attendance.

The Executive Office, and Ritihia in particular has been asked to support other iwi authorities in their endeavours to obtain and understand this new and innovative tool for iwi.

Governance Fully Considered

Considerable discussion focused on the governance role of Managing Trustees at the Strategic Planning meetings of the trusts.

A summary of the powers of Managing Trustees is outlined in the Trust Deed (sections 4.1 through 4.5(aa)).

The level of remuneration paid to Managing Trustees was also considered. Over recent times shareholders have experienced an increased level of dividend based on the well

performing operations which are governed by trustees. Since the inception of each trust, trustees have been paid a standard flat rate of \$168.75 gross per meeting. It was agreed that this no longer fairly represents the work undertaken by trustees.

New meeting fees have been determined using the State Services Commission guidelines on meeting fees. The fees paid cover preparation for and attendance at trustee meetings.

Managing Trustees of the Wellington Tenths Trust are:

Professor Ngatata Love (Chairman), Sir Paul Reeves, Neville Baker, Mark Te One, Piki Carroll, Liana Poutu, Peter Love, Wayne Mulligan, Dr Tony Ruakere, Grant Knuckey, Jeanie Hughes

Managing Trustees of the Palmerston North Maori Reserve Trust are:

Professor Ngatata Love (Chairman), Mark Te One, Liz Mellish, Frances Kingi-Katene, Paula King, Jeanie Hughes, Roger Manaia, Teri Puketapu, Matthew Love-Parata, Dr Catherine Love, Holden Hohaia

Contact Details

Executive Officers: Keith Hindle and Liz Mellish **Office staff:** Erini Shepherd and Ritihia Hailwood

☎: 04 4732502

Fax: 04 4731040

Email: eshepherd@wttandpnmr.maori.nz

📮: P O Box 536, Wellington
