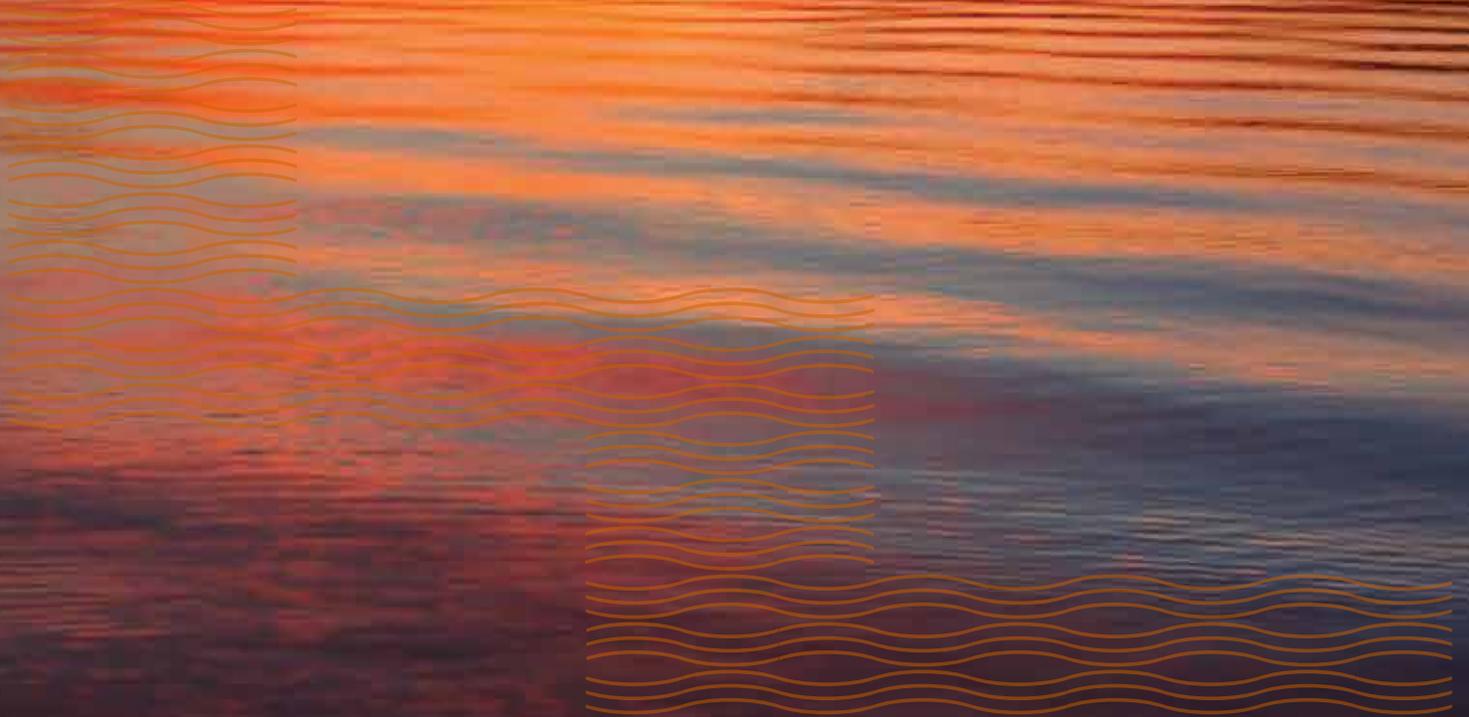




ANNUAL REPORT

TE PŪRONGA-A-TAU MŌ TE TAU 2023

2023



**Ko Tongariro te Maunga
Ko Taupō te Moana
Ko Tūwharetoa te iwi
Ko te Heuheu te Tangata**



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OUR STORY Ō MĀTOU KŌRERO

TŪWHARETOA SETTLEMENT TRUST

We are the Post-Settlement Governance Entity (PSGE) that manages the financial resources returned to Ngāti Tūwharetoa in the Central North Island Forests Iwi Collective settlement.

Approved by Ngāti Tūwharetoa, the Trust was established on 1 July 2009, and has been operating for the benefit of Ngāti Tūwharetoa ever since.

THE CNI SETTLEMENT AND NGĀTI TŪWHARETOA

Ngāti Tūwharetoa is one of eight iwi included in the CNI settlement.

Our Iwi received:

- ≡ A payment of \$66 million of accumulated rentals, with approximately \$29 million for the associated forest hapū;
- ≡ 25.9 per cent of annual Crown Licence fees until the year 2043;
- ≡ An equal shareholding in CNIHL (the company holds 176,000 hectares of the CNI forest land, with the actual land holding by iwi to be determined by Mana Whenua);
- ≡ A share of three million NZUs (carbon credits); and
- ≡ Preferential rights to buy certain Crown assets (DSP).

OUR ROLE

- ≡ Protect and enhance the Arikitunga, mana and rangatiratanga of Ngāti Tūwharetoa.
- ≡ Promote and advance the social, economic and cultural wellbeing of our members and their hapū.

OUR TRUSTEES RESPONSIBILITIES

- ≡ Strategic direction
- ≡ Setting values and principles
- ≡ Monitoring performance
- ≡ Reporting to members
- ≡ Risk management
- ≡ Legislative compliance
- ≡ Policy formulation
- ≡ General Manager selection

The Trustees have delegated implementation and operations to the General Manager, through policy and a Delegated Authorities Manual.

OUR VISION AND VALUES

TO MATOU TIROHANGA ME Ō MĀTOU MĀTĀPONO

Kia
Pononga
HONESTY

Kia
Mana
INTEGRITY

Kotahi
**Te
Wananga**
TRANSPARENCY

Kia
Rongonui
REPUTATION

Kotahi
Te Kōrero
PROFESSIONALISM

Kotahi
Te Kī
GOOD
COMMUNICATION

Tipua te ao o
Tūwharetoa mo te lwi,
ki te hapai ngā
hapū taketake.

Grow the world of
Tūwharetoa for its people,
to further strengthen our
hapū foundations.

STRATEGIC PLAN 2021-2023

MAHERE RAUTAKI

To protect and enhance the mana of and rangatiratanga of the iwi, its tāonga, its Arikitanga and its members.

- *Demonstrate sound GOVERNANCE to Enhance Iwi Reputation, Trust and Respect.*
- *Support the enhancement of the ARIKITANGA.*

To promote and advance the educational, health, spiritual, economic, social, cultural advancement and well-being of the Beneficiaries and their Hapū.

- *Develop and Enhance IWI AND HAPŪ Relationships.*
- *Develop and Implement strategies and programmes that provide pathways for Ngāti Tūwharetoa into SAFE AND HEALTHY HOMES.*
- *Support initiatives that promote the UNIQUENESS OF NGĀTI TŪWHARETOA.*



- ≡ Complete final resolution of the CNI Mana Whenua process.
- ≡ Maintain a high level of benefits and decision making for Ngāti Tūwharetoa.
- ≡ Lead collaboration initiatives with other Tūwharetoa Iwi entities to coordinate a cohesive approach to improving the wellbeing of Ngāti Tūwharetoa.
- ≡ Provide advice and support to the Ariki and the Arikitanga as required.
- ≡ Maintain the relationship to the Paramouncy through his TST representation.

- ≡ Implement improvement initiatives identified in the MoU with the TMTB and NTFCT Trust.
- ≡ Seek out further co-investment opportunities.
- ≡ Enhance the relationships with the Forest Hapū Cluster Trusts.
- ≡ Regular, open and transparent communication with Iwi and Hapū – newsletters, social media.
- ≡ Continue increasing the number of registered members and accuracy of the Iwi Database.
- ≡ Lead the implementation of the Ngāti Tūwharetoa kāinga strategy.
- ≡ Explore co-investment opportunities for housing developments.
- ≡ Provide advocacy and advice to our beneficiaries on home-ownership and renting.
- ≡ Work with key agencies and organisations in the sector to advance the interests of Ngāti Tūwharetoa in the housing sector.
- ≡ Collaborate and promote initiatives targeted at the retention of key attributes and elements that make Ngāti Tūwharetoa unique (reo, tikanga, marae).
- ≡ Promote existing initiatives targeted at encouraging Ngāti Tūwharetoa to return back to the iwi.
- ≡ Implement programmes and policies targeted at generating pride in and loyalty to the iwi.

To maintain and establish places of cultural or spiritual significance to Ngāti Tūwharetoa.

- *Advocate for the PROTECTION OF NGĀTI TŪWHARETOA WHENUA.*
- *SUPPORT NGĀTI TŪWHARETOA MARAE.*

To continue to grow the Trust for Ngāti Tūwharetoa.

- *Continue to ENHANCE FINANCIAL STRENGTH AND SUSTAINABILITY through to and beyond 2043.*
- *Complete and MAINTAIN THE TRUST FIDUCIARY RESPONSIBILITIES.*

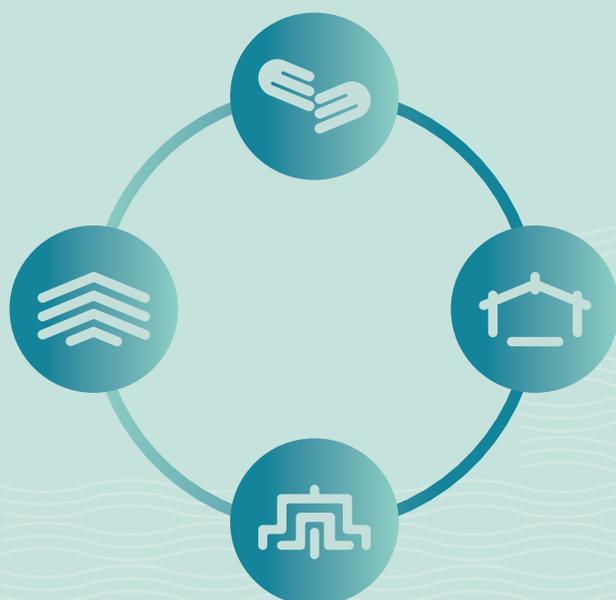


- ≡ Collaborate with Tūwharetoa stakeholders, central and local governments.
- ≡ Collaborate with Ngāti Tūwharetoa and other entities to support our marae.



- ≡ Enhance financial reporting to Governance and Membership.
- ≡ Continue to build on the strong financial and administration systems within TST.
- ≡ Achieve the targeted equity of 150 million by 2043 through sound investments.
- ≡ Resolve outstanding financial guarantees and liabilities matters.
- ≡ Continue to develop and sustain Tūwharetoa Settlement Trust's fiduciary responsibilities to our Uri.
- ≡ Work closely with other Ngāti Tūwharetoa entities on initiatives aimed at satisfying our fiduciary responsibilities.

GOALS



OUR TRUSTEES

Ā MĀTOU TARAHITĪ

**Te Ariki Tā Tumu te Heuheu**

TE ARIKI O NGĀTI TŪWHARETOA – TRUSTEE

The House of te Heuheu has held the Paramount Chieftainship of Ngāti Tūwharetoa since Herea te Heuheu Tūkino I assumed the role in the 18th Century.

As per the Trust Deed, Te Ariki holds this position “irrevocably as of right.”

**Rakeipoho Taiaroa**

MAATAAPUNA CHAIRMAN

Rakeipoho Taiaroa represents the Maataapuna cluster of Tūwharetoa hapū, and is the chairman of the trust.

**Hon. Georgina te Heuheu**

DNZM, QSO

TŪWHARETOA WHĀNUI DEPUTY CHAIR

Dame Georgina te Heuheu is the deputy chair of the trust. She represents Tūwharetoa Whānui as a whole.

**Paranapa Otimi**

TŪWHARETOA WHĀNUI TRUSTEE

Paranapa Otimi represents Tūwharetoa Whānui as a whole.

**Joanne Te Huia**

TAI HAUĀURU TRUSTEE

Joanne Te Huia represents the Tai Hauāuru cluster of Tūwharetoa hapū on the Settlement Trust.

**Judy Harris**

TAI TONGA TRUSTEE

Judy Harris represents the Tai Tonga cluster of Tūwharetoa.

**Ngatoru Wall**

HIKUWAI TRUSTEE

Ngatoru Wall represents the Hikuwai cluster of Tūwharetoa hapū.

OUR OPERATIONS TEAM

Ā MATOU KAIMAHI



Sean te Heuheu

MAATAAPUNA
GENERAL MANAGER



Melanie Henry

NGĀTI RUIGARANGI
CORPORATE SERVICES MANAGER



Greg Stebbing

NGĀTI RUIGARANGI,
NGĀTI RAUHOTO, NGĀTI TE URUNGA
COMMERCIAL ADVISOR



Lisle McErlane

LEGAL ADVISOR



Kelley Hema

NGĀTI RAUHOTO,
NGĀTI TE URUNGA
SENIOR KĀINGA COACH
– PAPA KAINGA



Casey Thompson

NGĀTI PAREKAAWA,
NGĀTI TE MAUNGA
SENIOR KĀINGA COACH
– TENANCY & RENTALS



Stacey Hansard

NGĀTI TE MAUNGA
SENIOR KĀINGA COACH
– SUSTAINING TENANCIES



Gaye Stebbing

NGĀTI RUIGARANGI,
NGĀTI RAUHOTO, NGĀTI TE URUNGA
PROGRAMME ADMINISTRATOR

HE IWI KĀINGA TEAM



Aaron Te Huia

NGĀTI TE MAUNGA
KĀINGA INSPECTOR

We also acknowledge the support received during the year from Rua Eagle (Senior Kāinga Coach), our Tūwharetoa Māori Trust Board Shared Services Team and the BFA team (Jeremy King, Wendy Coleman, Renae Kennett and Katherine White).



OUR PEOPLE TŌ TĀTOU IWI

12,243

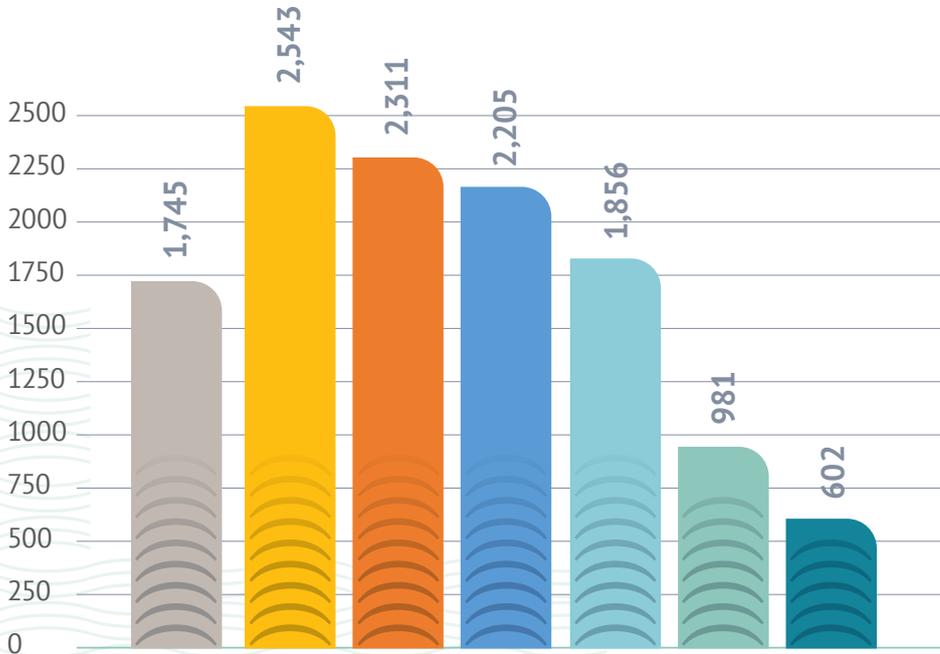
TOTAL REGISTERED

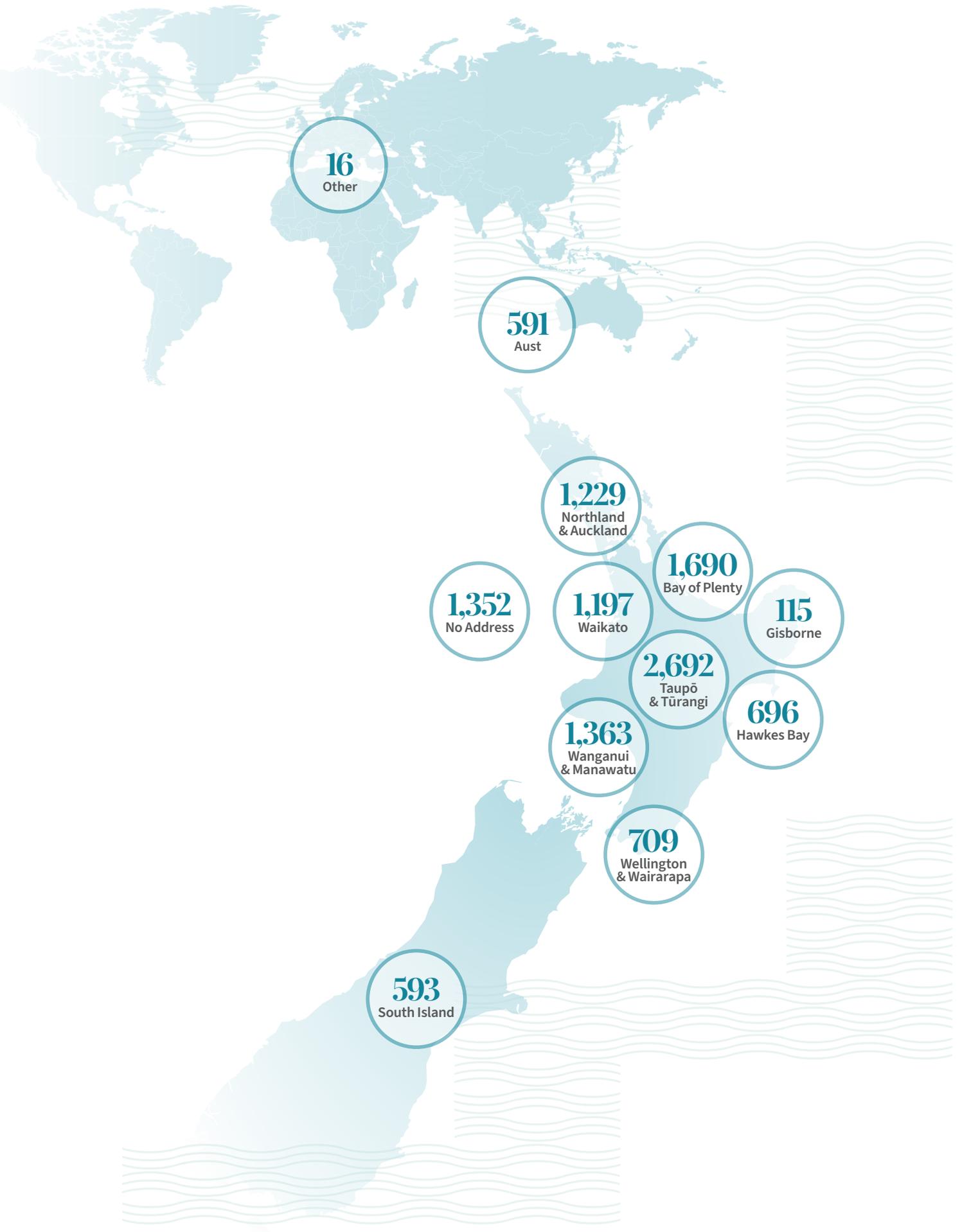
2023
12,243



2022
11,870

TST Members by Age - 2023





OUR PEOPLE

TŌ TĀTOU IWI

MARAE

HIKUWAI

Maroanui
Nukuhau

Oruanui
Pakira
Te Rangiita
Tutetawha
Waipahihi

HAPŪ

- Ngāti Rauhoto-a-tia
- Ngāti Rauhoto
- Ngāti Te Urunga
- Te Kapa o Te Rangiita
- Ngāti Tutemohuta
- Ngāti Ruingarangi
- Ngāti Tutetawha
- Ngāti Hineure
- Ngāti Hinerau



TAI TONGA

Hikairo (Te Rena)
Moawhango
Opaea
Otukou
Papakai
Te Tikanga

- Ngāti Hikairo
- Ngāti Whitikaupeka
- Ngāti Whitikaupeka
- Ngāti Hikairo
- Ngāti Hikairo
- Ngāti Waewae



MAATAAPUNA

Hirangi
Kakahi
Kauriki
Korohe
Maniaiti
Petania
Pukawa
Rongomai
Te Mahau
Tokaanu
Waihi
Waitetoko

- Ngāti Turangitukua
- Ngāti Manunui
- Ngāti Hinemihi
- Ngāti Hine
- Ngāti Manunui
- Ngāti Hinemihi
- Ngāti Manunui
- Ngāti Rongomai
- Ngāti Te Mahau
- Ngāti Kurauia
- Ngāti Turumakina
- Ngāti Te Rangiita



TAI HAUĀURU

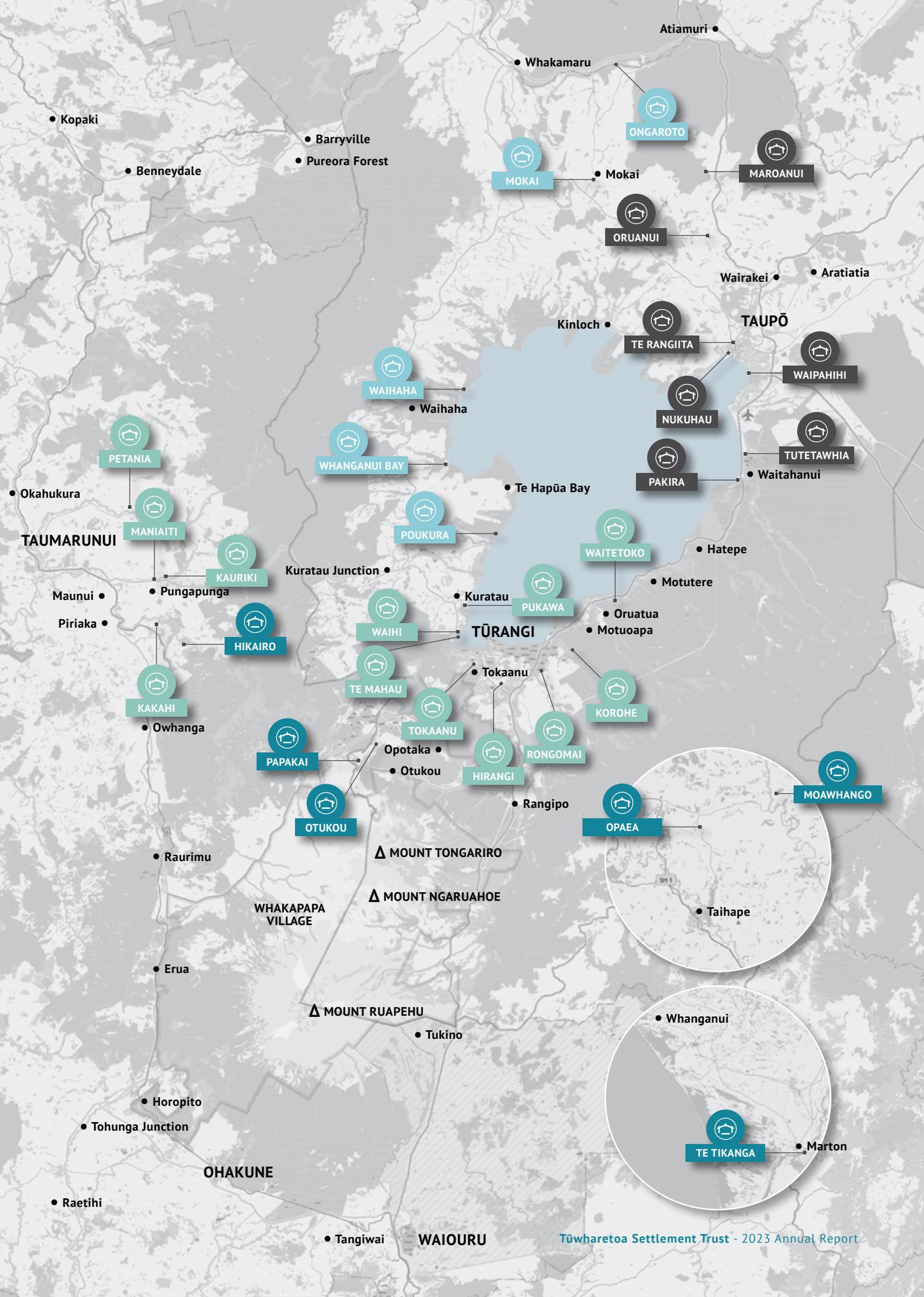
Mokai

- Ngāti Haa
- Ngāti Moekino
- Ngāti Parekaawa
- Ngāti Te Kohera
- Ngāti Tarakaiahi
- Ngāti Wairangi



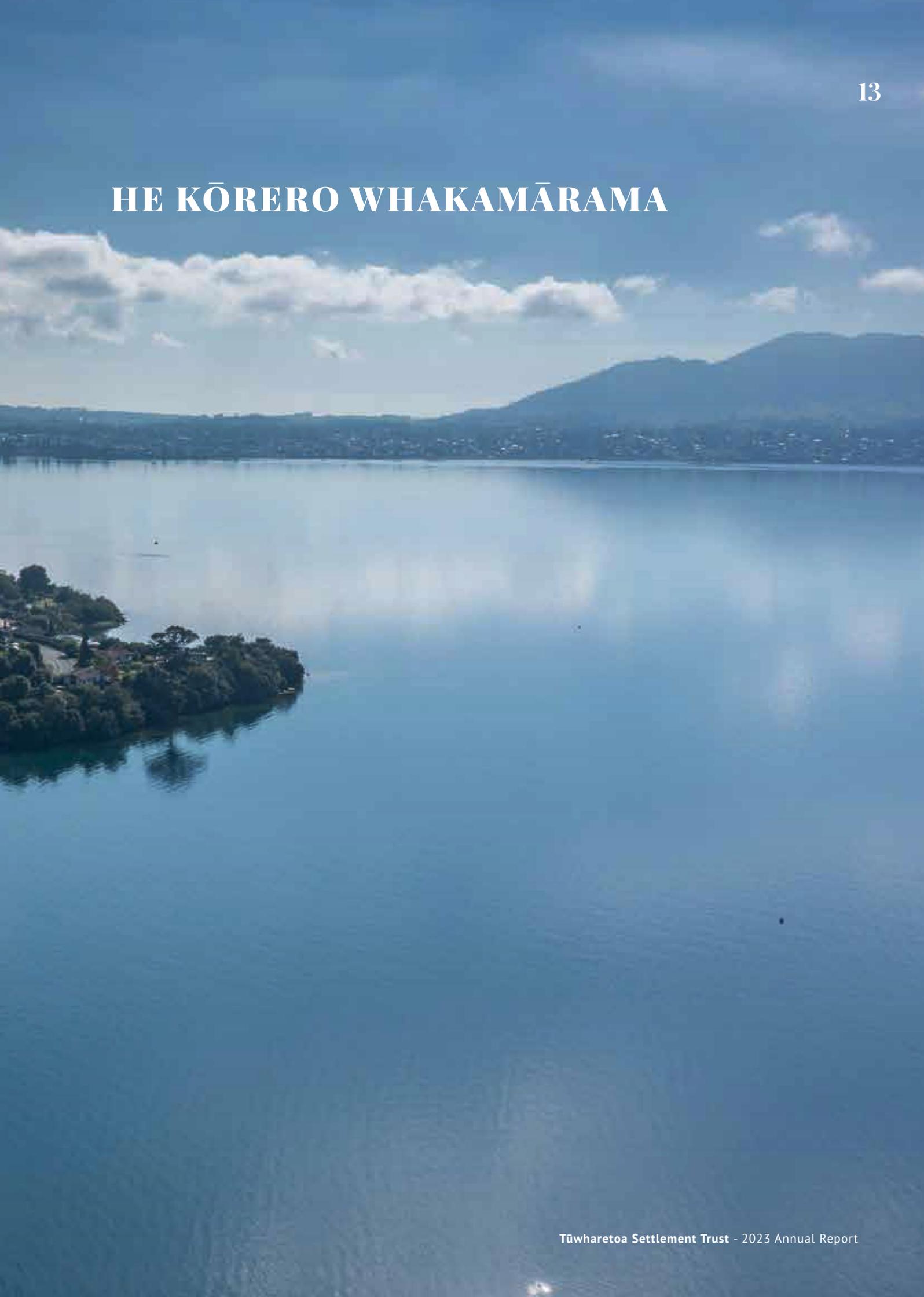
Ongaroto
Poukura
Waihaha
Whanganui Bay

- Ngāti Parekaawa
- Ngāti Tarakaiahi
- Ngāti Te Maunga





HE KŌRERO WHAKAMĀRAMA





Rakeipoho Taiaroa
Chairman

A WORD FROM THE CHAIRMAN AND THE GENERAL MANAGER

HE KUPU NĀ TE TIAMANA ME TE KAIWHAHAERE MATUA

TĒNĀ TĀTOU KATOA E TŪWHARETOA WHĀNUI.

E mihi ana e mātou ko te poari ki a koutou i ngā āhuetanga mo te tau kua hipa. E aro ana ki a rātou ko te hunga wairua, rātou kua wheturangitia i tēnei tau, haere koutou, okioki. Ka huri ki a tātou e pae nei ki te mata o te whenua. E mihi ana ki a koutou i runga i te hau matao e pupuhi mai no runga o Tongariro taumata rau.

On behalf of the Tūwharetoa Settlement Trust we humbly present our Annual Report for 2022/23.

Firstly, we would like to acknowledge Te Ariki Tā Tumū te Heuheu for his contributions to our Iwi and his contributions as a Trustee on the Tūwharetoa Settlement Trust, contributing to the preservation of our taonga tuku iho. Tēnei te mihi maioha ki a koe e Te Ariki.

MANA WHENUA

In July 2021 the CNI Iwi were subject to court proceedings in the Wellington High Court, where Ngāti Manawa sought declaratory judgement to further their position in the CNI Iwi forest. Ngāti Tūwharetoa and other CNI Iwi made submissions to the court. The Judges findings were released in August 2022 after which the CNI Iwi set an ambitious date of Christmas 2022 to address the outstanding issues highlighted by the Judge but this was not possible due to the inability of the CNI Iwi to reach a unanimous agreement.

We continue to focus on:

- 🏠 the resolution of the mana whenua percentages in the four disputed Crown Forest Licences (CFLs) and specifically the CFLs in which Ngāti Whare claimed to have mana whenua interests (Flaxy Creek, Matea Whirinaki and Wairapukao).
- 🏠 the collective definition of how title to the lands could be held following 2044 using a tikanga based approach.
- 🏠 the negotiation with our whānau Ngāti Tahu-Ngāti Whaoa in order to progress discussions around the non-adjudicated blocks.



Sean te Heuheu
General Manager



AFFORDABLE
RENTAL BUILDS AT
TE IWIHEKE PLACE

14



EXTERNAL FUNDING
RECEIVED FOR
TE IWIHEKE PLACE

\$3.25
million

HE IWI KĀINGA

We hope you are as excited as we were to see the opening of our first 14 affordable rental homes on Te Iwiheke Place in Tūrangi. These homes have been built to be warm and safe and will serve as affordable rental homes for over 40 of our Ngāti Tūwharetoa whānau members. Our whānau who enter these homes enter them not only as a shelter but as a tool that will help them to achieve their housing aspirations. Each of the whānau members is provided with a range of opportunities specifically designed to step them closer to their housing goals. We can't wait to see what the future brings for these whānau.

Housing continues to be a key focus for the Trust, with a number of new initiatives underway. Since 2019 we have carried out research and engaged with whānau to help guide our approach to developing housing advocacy and support strategies that support our Ngāti Tūwharetoa housing aspirations.

See the page 26 for more details on the great work being carried out by our He Iwi Kāinga team.





3 STEM
SCHOLARSHIPS

\$30k



1,895
EDUCATION GRANTS

\$758k



MARAE CAPITAL
WORKS GRANTS

\$338k



MARAE OPERATIONAL
SUPPORT GRANTS

\$435k

TE WHAI MĀTAURANGA

STEM

In 2023, the Trust awarded three students from Tūwharetoa with STEM Scholarships, each valued at \$10,000, in recognition of their academic excellence in Science, Technology, Engineering, and Mathematics. This initiative is a key part of TST's commitment to advancing the educational aspirations of the Tūwharetoa community and underscores the importance of STEM fields to the future of Ngāti Tūwharetoa and Aotearoa as a whole. The recipients were Charquera Tobin-Cribb, who is working on culturally sensitive mental health services for Māori in South Auckland; Haukapuanui Vercoe, focused on building natural disaster resilience in marae; and Shaun Te Rire Harvey, who is researching the potential benefits of a native mushroom for Alzheimer's Disease.

See [page 22](#) for more details on the great work being carried out by our STEM Scholarship recipients.

EDUCATION GRANTS

The Tūwharetoa Settlement Trust and its partners invested \$758,000 in education grants across various levels, benefitting 1,895 individuals in the community. An additional \$19,000 supported 19 apprentices in trade training. The initiatives aim for long-term community empowerment through education.

See [page 20](#) for more details on the Education Grants distributed.

NGĀ MARAE

Since 2018, the Tūwharetoa Settlement Trust and Tūwharetoa Māori Trust Board have been running the Marae Capital Works Grants programme to improve Tūwharetoa Marae facilities, allocating \$2.1 million across 30 projects so far. This year, over \$338,000 was awarded for various capital works, such as kitchen redesigns and constructing shelters, among five marae. Additionally, to offset the rising operational costs, a Marae Operational Support Grant disbursed a total of \$435,000 among 29 Tūwharetoa Marae for the 2022/2023 financial year.

See [page 33](#) for more details on the investments being made into Ngāti Tūwharetoa Marae.

TST EQUITY 2023

\$69.3
million



TST EQUITY 2013

\$16.2
million

TIAKI PUTEA

The financial performance for the year showed a Comprehensive Income after Tax of \$4.3 million, up by \$1.2 million from the previous year. Key contributing factors include an 8.4% (\$313k) increase in income from CNI Iwi Holding Limited and a significant turnaround in managed fund returns, which increased by \$1.5 million as compared to a \$0.8 million loss last year. However, the Kakano Investment Limited Partnership saw a decrease of \$192k, mainly due to adverse foreign currency movements. Operating expenses increased by \$413k, primarily driven by the He Iwi Kāinga project and inflationary pressures.

As for the financial position, the Trust's equity increased from \$65.1 million to \$69.3 million, a 7% growth, supported by further investments in Te Whare Hono Limited and He Iwi Kāinga Tūwharetoa Limited Partnership. The latter completed 5 houses this year with an additional 9 finished in October 2023.

See page 39 for more details on the Financials.

WHAKAKAPI

In closing we would like to thank Te Ariki, the Trustees and the Staff for their dedication to the mahi of the Tūwharetoa Settlement Trust over the past year. We would also like to thank our Iwi Members who continue to allow us the privilege of carrying out this mahi on their behalf.

Ngā manaakitanga o te runga rawa ki runga i a koutou mo tēnei wāhanga o te tau.

Ngā mihi ki a koutou katoa

Signed:

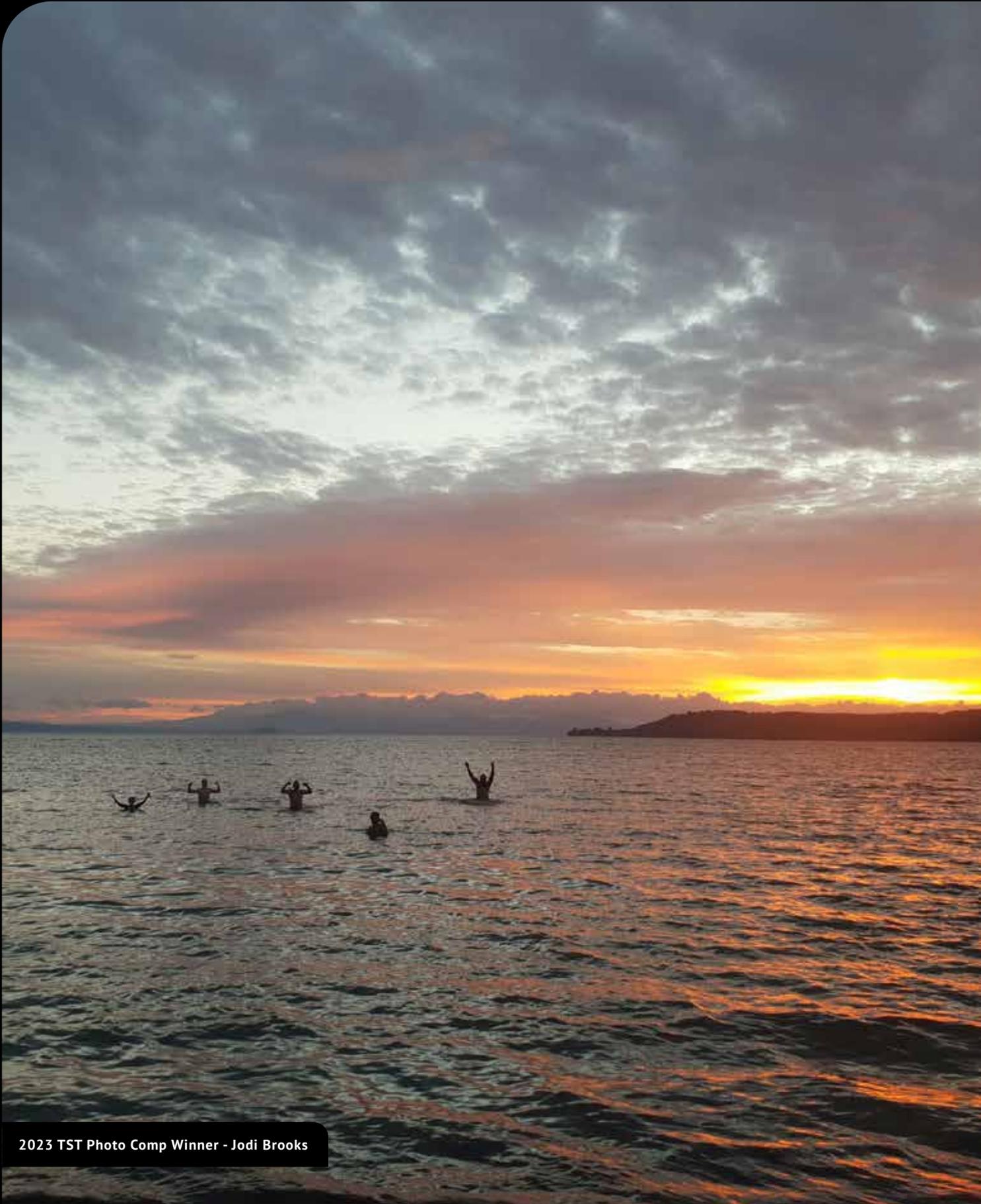
Rakeipoho Taiaroa

Chairman

Signed:

Sean te Heuheu

General Manager



2023 TST Photo Comp Winner - Jodi Brooks

TE WHAI MĀTAURANGA

Photographer - Jerry Nelio

EDUCATION GRANTS

The Tūwharetoa Settlement Trust Strategic Plan prioritises investment into education and provides financial support to individuals studying at various levels (early education, high school and tertiary). Education grants play a vital role in fostering accessibility, equity, and quality in education. By investing in education through grants, our Iwi can reap the long-term benefits of a more empowered people.

The Tūwharetoa Settlement Trust, Tūwharetoa Māori Trust Board and Ngāti Tūwharetoa Fisheries Charitable Trust fund a variety of grants to achieve this. The overall investment made by the three entities was \$758,000.



103

SPECIAL NEEDS

for those whānau with special needs who are attending school



398

SECONDARY SCHOOL NCEA

for those of our rangatahi enrolled in NCEA for a full year



707

TERTIARY

for those of our whānau attending a Tertiary Institute, University, Wānanga or Polytechnic



1895

assisted with an education grant



\$758,000

investment in education

TRADE TRAINING



19

APPRENTICES

\$19,000 contribution
to trade training

Additional to education grants, Trade Training scholarships are provided to those in their second year or higher of an apprenticeship within our rohe. The Tūwharetoa Settlement Trust understand that trade training is vital in New Zealand for fostering a skilled, adaptable and innovative workforce and acknowledge the importance of those on a practical pathway towards employment.

This year the Tūwharetoa Settlement Trust and Tūwharetoa Māori Trust Board assisted 19 apprentices in the rohe with a total contribution of \$19,000.



VINCENT KEREMETE-DAVIES (ELECTRICIAN)

“My future aspirations are to help my whānau and wider whānau with my trade. I want to work in Australia to help set my daughter up for her future, as well as come home to buy my own home.

This grant allowed me to buy my own tools and work gear as being on an apprenticeship wage, you do not get a lot so was so unaffordable for me and I had to borrow a lot of tools which I did not like doing as they are so expensive.

Now, I have my own.”



127

SCHOOL STARTER PACKS

The Tūwharetoa Settlement Trust understand that starting school for our tamariki is an exciting time and also a financial challenge for our whānau. We created the School Starter Pack in 2022 to make the transition to school a little easier for those in the Taupō, Tūrangi and Taumarunui area. Since inception we have distributed 127 packs to those turning five in the 2022-2023 financial year.



TST STEM SCHOLARSHIPS

The Science Technology Engineering Mathematics (STEM) Scholarship recognises the academic excellence of students enrolled in Science, Technology, Engineering and Mathematics tertiary study. This Scholarship is offered annually with up to three scholarships available, valued at \$10,000 each.

In 2023 we were very proud to award STEM scholarships to the following Ph.D candidates in recognition of their amazing efforts in their chosen fields.



Haukapuanui Vercoe

of Ngāti Hinerau
and Ngāti Rauhoto

Ph.D – Civil Engineering

“Kua tō mai te karahipi i a ahau nei ki tōku whenua i kōnei o Tūwharetoa, kia whakahonohono i a au, i Nukuhau, i Waipāhīhī, i a Waitahanui, i Waihāhā anō hoki.”

“This scholarship has entrenched me into my ancestral lands at Nukuhau, Waipāhīhī, Waitahanui and Waihāhā as well.”

Haukapuanui Vercoe wants to help marae build their resilience, particularly against natural disasters and natural phenomena such as geothermal systems. As an engineer-in-training, he hopes his research will be of use to his ancestral marae in Tūwharetoa and the Te Arawa as a whole.



Shaun Te Rire Harvey

of Ngāti Tūrangitukua
and Ngāti Peehi

Ph.D - Chemistry

“For a long time, science has done things just for science. Science begins in the lab and ends in the lab, and it never has outcomes... this (Science) is a powerful skillset so let’s use it to make some tangible changes in the world”

Shaun Te Rire Harvey (then Shaun Toroa Te Rire McNeil) was our very first STEM scholarship recipient in 2019. Last year, his research focused on isolating the beneficial compounds found in NZ honey. Now his research is focused on a mushroom native to Aotearoa and its potential benefits for the mind and the brain.

Te Rire Harvey says the mushroom has a lot of promise, and early evidence points to it being beneficial to Alzheimer’s Disease.



Charquera Tobin-Cribb

of Ngāti Tamakōpiri
and Ngāti Te Kohera

Ph.D – Clinical Psychology

“Psychology has generally been quite westernised Eurocentric frameworks... but we know within te Ao Māori we have our own resources, we have our own Mātauranga and it’s about drawing on that and incorporating the two together”

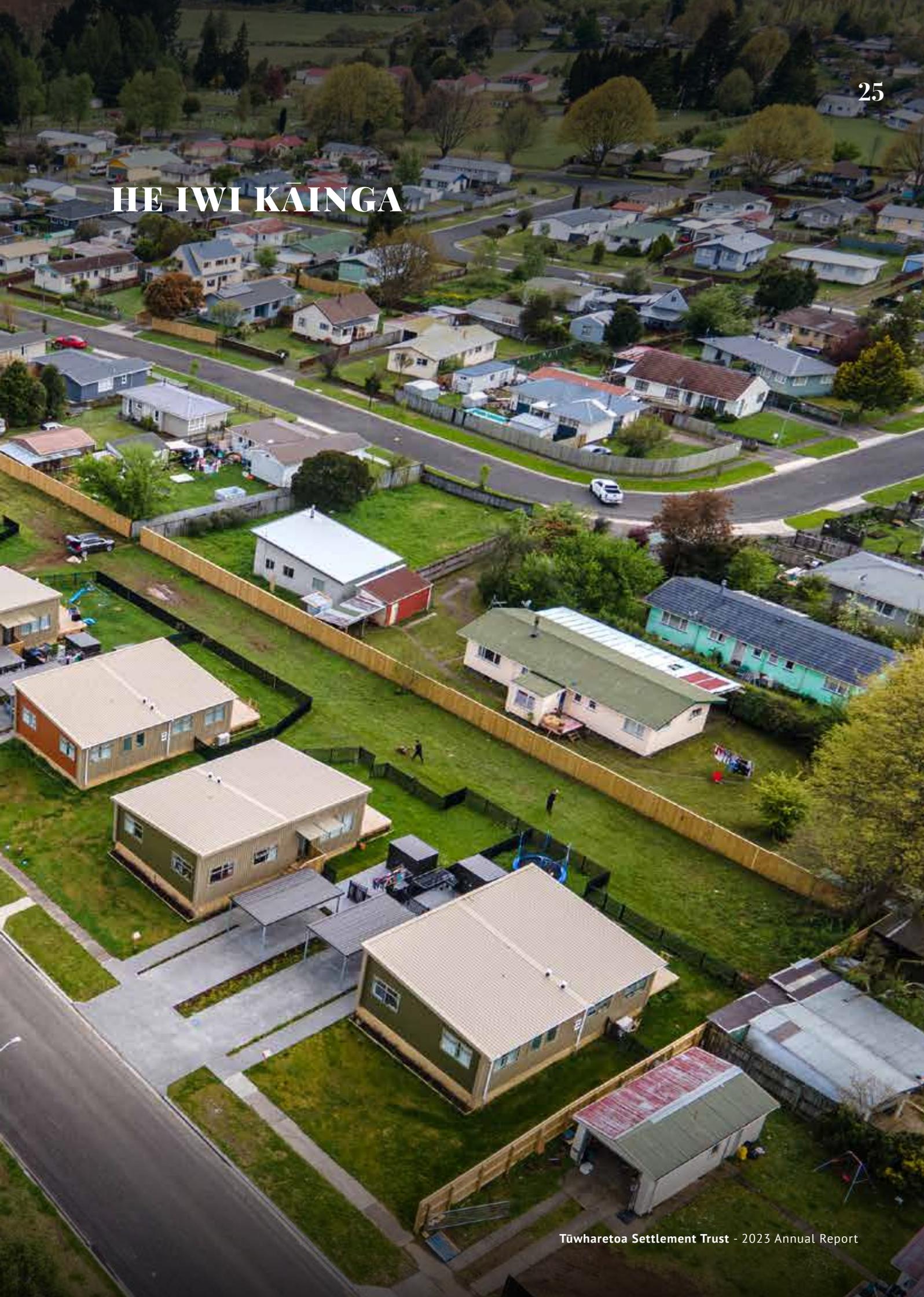
Charquera Tobin-Cribb is on a mission to make the mental health system better for Māori. As a clinician-in-training she serves the South Auckland community, working out of Middlemore Hospital with child and adolescent psychologists.

She is undertaking her Ph.D research at the University of Auckland.





HE IWI KĀINGA



HE IWI KĀINGA

Established in 2019, He Iwi Kāinga is the Tūwharetoa Settlement Trust’s dedicated Housing Strategy, tailored to meet the unique needs of our Iwi and environment.

Its core objectives include:

- 🏠 Creating homes that reflect the mana and heritage of Ngāti Tūwharetoa.
- 🏠 Fostering spaces for mana enhancement and whanaungatanga.
- 🏠 Establishing communities where upcoming generations will flourish.

To fulfil these aims, an array of initiatives have been developed, engaging more team members to serve our community. A detailed account of their contributions follows.

TIMELINE

2020



**OCT
2020**

13 sections purchased by Tūwharetoa Settlement Trust.

Business plan submitted to Ministry for Housing and Urban Development/Te Puni Kōkiri through Ka Uruora.

**NOV
2021**



**APR
2022**

Government sign agreement with Ka Uruora. \$58 million for 172 affordable rental homes.

Ka Uruora grant \$3.25 million contribution to the construction of 13 affordable rental homes.

Penny Homes building contract signed.

**AUG
2022**





HE IWI KĀINGA TEAM



**SEP
2022**

Affordable rental home builds begin off site in Taupō.



First 5 affordable rental homes transported to Te Iwiheke Place.

**APR
2023**

First 5 affordable rental homes opened on Te Iwiheke Place.

Completion of remaining 9 affordable rental homes on Te Iwiheke Place.

**OCT
2023**



2023



757

Total number of enquiries to HIK



163

Total number of Whare Ora assessments



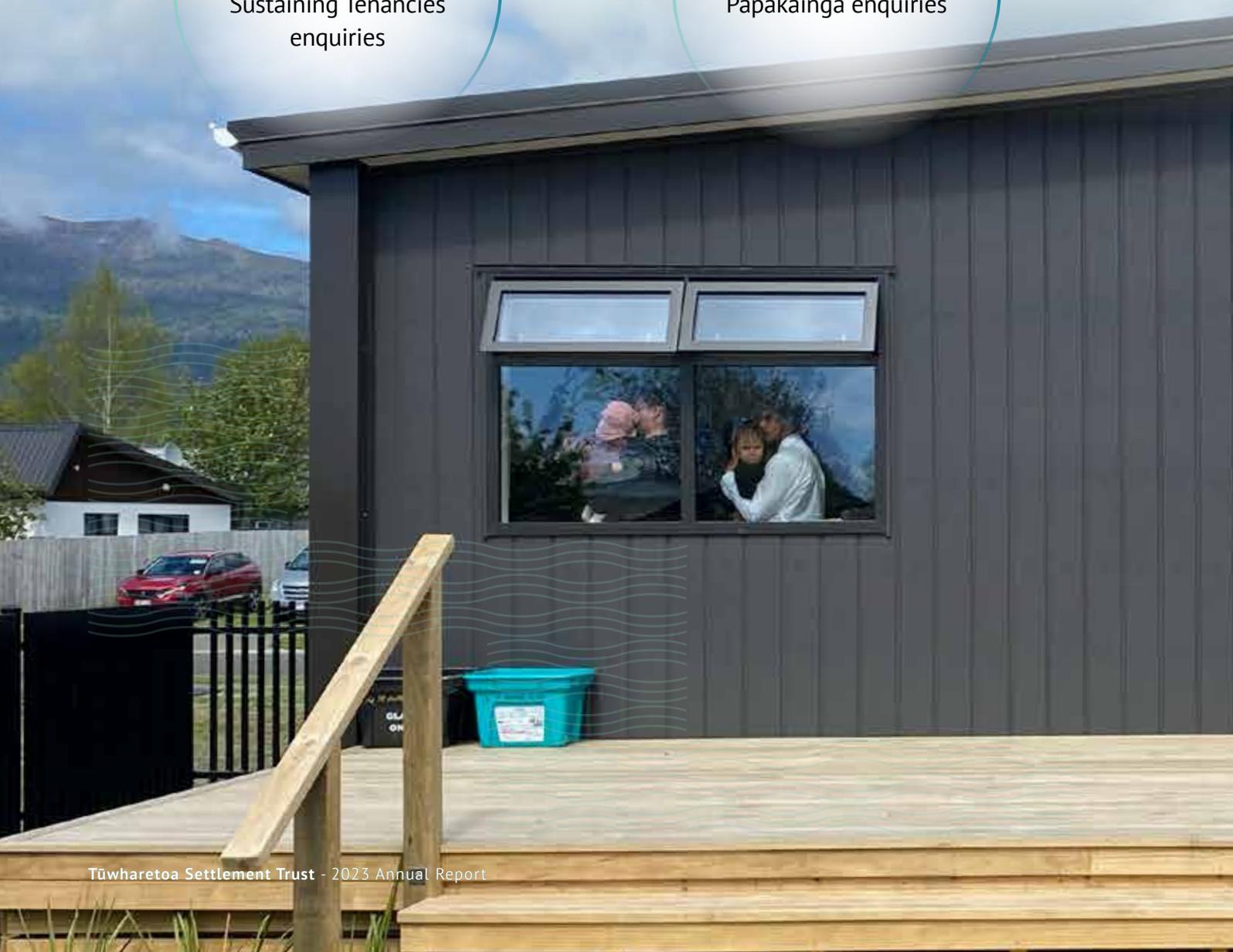
26

Sustaining Tenancies enquiries



126

Papakainga enquiries





136

Attending our Wananga



14

New build affordable rentals



25

Adults in Te Iwiheke Place



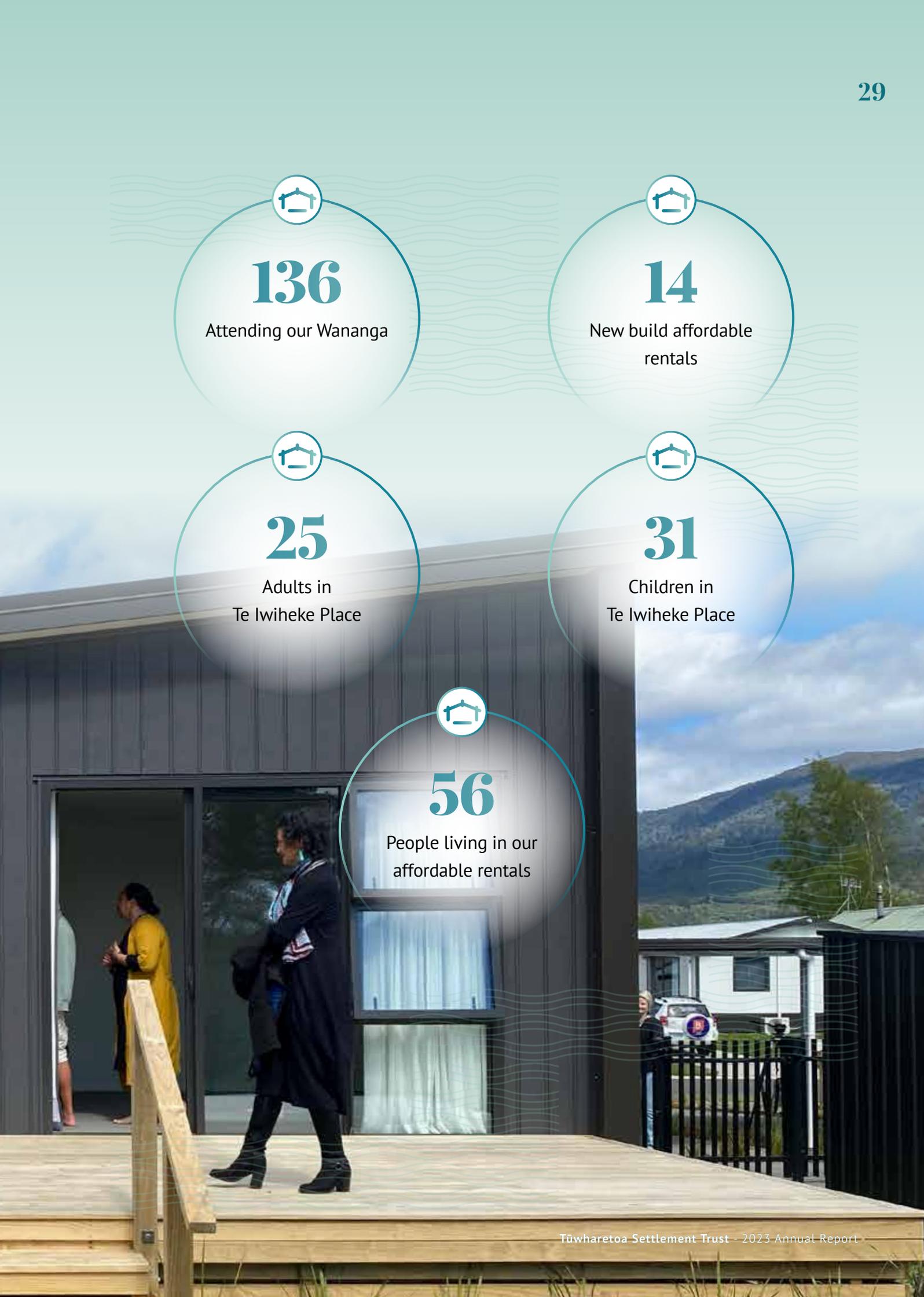
31

Children in Te Iwiheke Place



56

People living in our affordable rentals



WHARE ORA: HOME ASSESSMENT SERVICES

Whare Ora elevates the traditional Healthy Homes Assessment by offering a bespoke evaluation of your residence. It initially concentrated on enlightening our Iwi about their living spaces and suggesting cost-effective enhancements. Data amassed has revealed common issues in roofing, warmth, and electrical systems. Securing extra funding from Bay Trust has enabled the extension and expansion of Whare Ora, including new workshops on home maintenance.



PAPAKĀINGA: EMPOWERING LAND UTILISATION

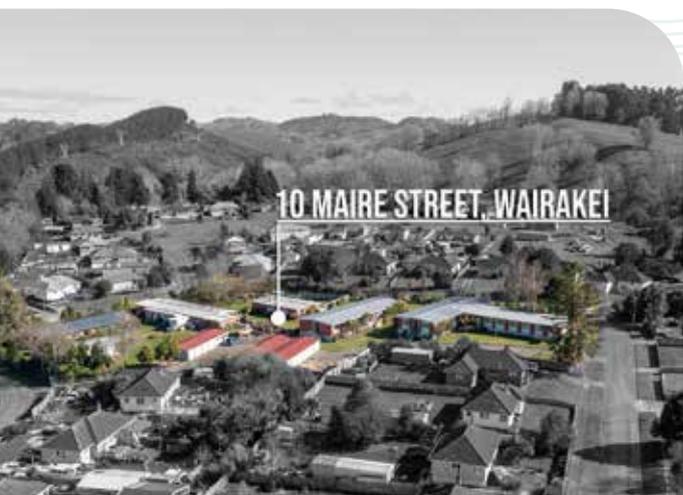
Papakāinga supports Māori trusts and landowners in maximising their whenua for housing prospects. Collaborating with Taupō District Council, we aim to simplify regulatory requirements, thereby easing the path for land use approvals. To date, our service has advised 6 Māori Land Trusts and 87 individual landowners.



HE KĀINGA O IWIHEKE: AFFORDABLE HOUSING

In April 2023, we unveiled our affordable rental homes at Te Iwiheke Place. These homes serve as transitional spaces for families working towards homeownership, offering an eight-year window for financial planning. Residents receive support from property managers and access to extensive services from the Trust, including financial education and community service referrals. Through the Te Iwiheke Programme, extra contributions are also made towards their KiwiSaver accounts.





ĒTEHI ATU WHENUA: ADDITIONAL PROPERTIES

Additional assets include six rental homes in Wairakei and the Blue Light Lodge at 10 Maire Street. Plans for 10 Maire Street post-lease are currently under development. We have also acquired properties in Wharewaka, earmarked for future He Iwi Kāinga initiatives.



TE NOHO HŪROKUROKU: SUSTAINING TENANCIES

We're thrilled to announce MHUD-accredited funding through 2025 for a Sustaining Tenancies programme in Taupō and Tūrangi. Tailored support is available for those at risk of losing their tenancy due to a range of challenges, from financial constraints to health concerns. Assistance is whānau-led and based on kaupapa Māori principles.



WĀNANGA BY HE IWI KĀINGA

Our team has organised multiple wānanga aimed at empowering and educating our Iwi. Topics have ranged from financial literacy and home budgeting to trustee governance and digital security. Attendance and feedback indicate the high value and relevance of these learning sessions.

We anticipate further expanding our service offerings, particularly home maintenance workshops that would complement our existing Whare Ora service.



NGĀ MARAE



MARAE CAPITAL WORKS GRANTS

The Marae Capital Works Grants programme has been an initiative of the Tūwharetoa Settlement Trust and Tūwharetoa Māori Trust Board since 2018. Aimed at supporting the physical and operational improvements of Tūwharetoa Marae, the programme has allocated a total of \$2.1 million to 30 Marae Capital Projects to date.

PROJECT FUNDING

This financial year, the following distributions were made:

MARAE	PROJECT DESCRIPTION	AMOUNT AWARDED
Hirangi	Development of a Project Plan for the Wharekai Kitchen Redesign.	\$47,139.65
Maniaiti	To Build a Whare Paepae next to the new Wharepuni and construct a Manuhiri Shelter next to the Waharoa.	\$100,000.00
Maroanui	Wharekai Refurbishment.	\$100,000.00
Te Tikanga	Feasibility for a Wharekai restoration and install additional water tanks.	\$56,225.00
Waitahanui	To replace the Wharekai doors at Waitahanui Marae after flood damage.	\$35,000.00
TOTAL		\$338,364.65

RESULTS

2021-2022 recipient – Hikairo Waharoa and Manuhiri Shelter



2021-2022 recipient – Pukawa Wharekai upgrades



MARAE OPERATIONAL SUPPORT GRANT

The Tūwharetoa Settlement Trust understands the importance of our Tūwharetoa Marae as places of traditional and contemporary turangawaewae—serving as cultural, social, and political institutions for Ngāti Tūwharetoa whānau, hapū, and iwi.

Given the rising costs of living and associated operational aspects, this grant aims to assist with the day-to-day running and operational costs of the Marae.

This year, 29 Tūwharetoa Marae received a total of NZD \$435,000 for the 2022/2023 financial year.

\$338,364

in Marae Capital Works Funding

5

Marae Capital Work
projects funded

\$435,000

in Marae Operational Grants Funding

29

Tūwharetoa Marae
Assisted
(Operation grants)

KAUMATUA LUNCH







TIAKI PŪTEA



FINANCIAL PERFORMANCE

The total Comprehensive Income after Tax for the year was \$1.2 million higher than the previous year at \$4.3 million.

Financial performance incorporated the following notable points.

- ⇒ Income from CNI Iwi Holding Limited increased by \$313k (8.4%) reflecting CPI increase on forestry rentals.
- ⇒ The Kakano Investment Limited Partnership investment operating result of \$0.8m was a decrease of \$192k compared to last year. There was a \$.4m revaluation decrease largely due to unfavourable foreign currency movements.
- ⇒ Investment returns from managed funds were an increase of \$1.5m compared with a \$0.8m loss in the previous year. The overall return on funds invested, net of fees, was 7% to June 2023 which reflects an improvement on the previous year.
- ⇒ Operating expenditure increased by \$0.4m due to the He Iwi Kāinga project costs and impact of inflation on expenditures.

FINANCIAL PERFORMANCE	2020	2021	2022	2023
	\$m	\$m	\$m	\$m
Revenue	5.0	7.8	5.6	9.1
Expenditure	(1.0)	(1.2)	(1.5)	(1.9)
Interest & Depreciation	0.0	0.0	(0.1)	(0.1)
Operating Profit	4.0	6.6	4.1	7.1
Distribution & Grants	(1.0)	(0.9)	(1.0)	(1.3)
Kakano Revaluation	1.9	(0.1)	1.0	(0.4)
Income Tax	(0.7)	(0.5)	(1.0)	(1.2)
Comprehensive Income	4.2	5.1	3.1	4.3
EXPENDITURE	\$m	\$m	\$m	\$m
Administration	0.3	0.4	0.6	0.8
Professional Services	0.3	0.2	0.4	0.4
Governance & Iwi Support	0.3	0.3	0.2	0.2
Projects - Mana Whenua, Housing	0.1	0.3	0.3	0.5
TOTAL EXPENDITURE	1.0	1.2	1.5	1.9

Operating Expenditure was up \$413k compared to last year driven mainly by increased staff and professional fee costs related to the He Iwi Kāinga project and the impact of higher inflation on employee and operating costs.

FINANCIAL POSITION

The Equity of the Trust increased from \$65.1 million to \$69.3 million in the current financial year, an increase of \$4.3 million (7%). This represents an increase of \$53.1 million since 2013 when equity of the Trust was \$16.2 million.

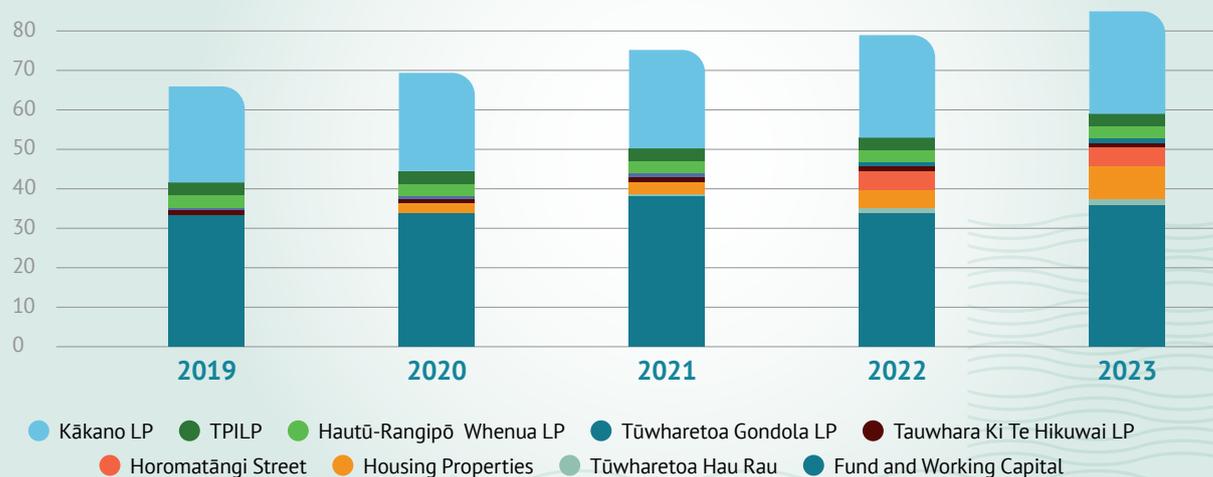
There was further investment of \$312k in the Te Whare Hono Limited partnership which is developing the new Taupō District Council building which will also be occupied by the Tūwharetoa Māori Trust Board

Investment in He Iwi Kāinga Tūwharetoa Limited Partnership continued as it progresses the development of residential sections in Tūrangi as part of the Iwi housing initiative.

During the year 5 houses were completed with a further 9 completed in October 2023.

FINANCIAL POSITION	2020	2021	2022	2023
	\$m	\$m	\$m	\$m
Total Assets	70.5	77.7	81.0	89.6
Total Liabilities	(13.6)	(15.9)	(15.9)	(20.2)
Net TST Equity	56.9	61.8	65.1	69.4

The graph below breaks down the equity of the Trust into specific asset classes.



These assets classes can be further grouped into Forestry, Property and Cash/Managed Funds.

FINANCIAL POSITION	2019	2020	2021	2022	2023
Forestry	40%	41%	37%	36%	33%
Property	9%	11%	14%	21%	24%
Cash and Managed Funds	51%	49%	50%	42%	43%

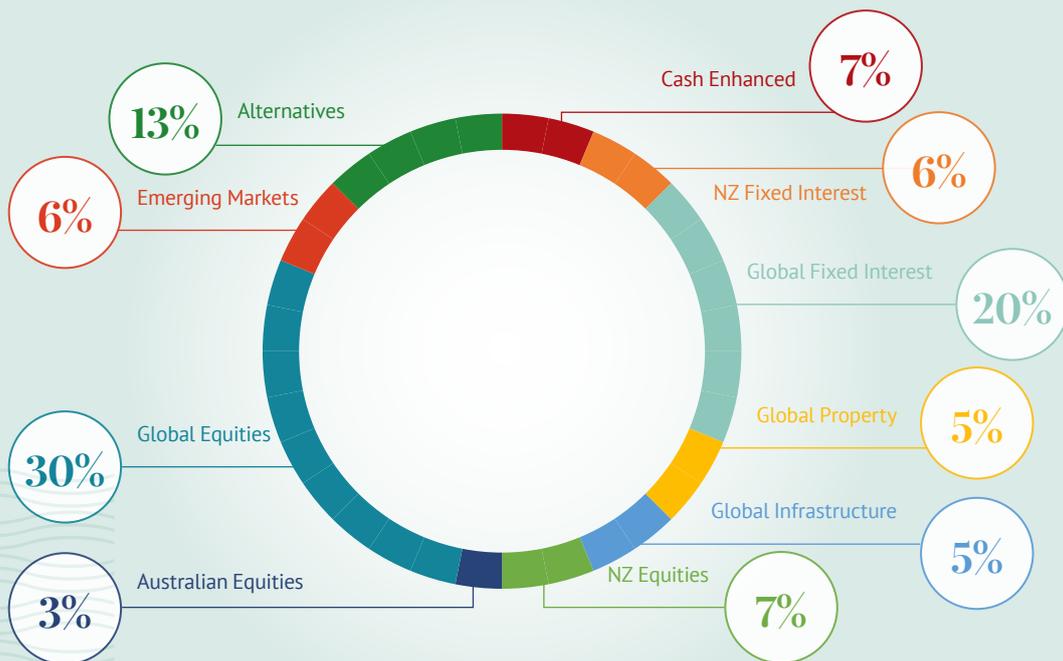
INVESTMENT MANAGED FUNDS

WHAT HAPPENED THIS YEAR?

The portfolio returned around 7% net of fees in the year to June 2023, but this performance really was a game of two halves. Markets fell over much of 2022 given rising inflation, interest rates, and the war in Ukraine. But over 2023 to the time of writing in September there has been a bounce back, as economies and corporate earnings have proved more resilient than feared. In addition, interest rates have likely now peaked given signs that inflation rates are trending downwards both in Aotearoa and offshore.

The asset allocation of the portfolio is shown in the chart below and includes exposure to assets such as listed infrastructure and gold. These exposures helped cushion the portfolio in the selloff in 2022.

TST Portfolio Allocation



WHATS NEXT?

Looking forward, now that interest rates are at more 'normal' levels compared to their longer-term history, we can expect a much higher income stream from the portfolio's fixed income holdings, and in relation, there is also much less risk of a repeat of 2022 where both equities and bonds fell.

SOCIALLY RESPONSIBLE INVESTING

Another important focus of the portfolio is Socially Responsible Investment (SRI) and ensuring the portfolio has a low greenhouse gas emission or carbon profile. This is in line with our kaitiaki values. The investment funds that make up the portfolio have an SRI approach, and the level of carbon emissions are less than half of market levels, as shown in the chart below.

Carbon footprint in tonnes per USD million invested



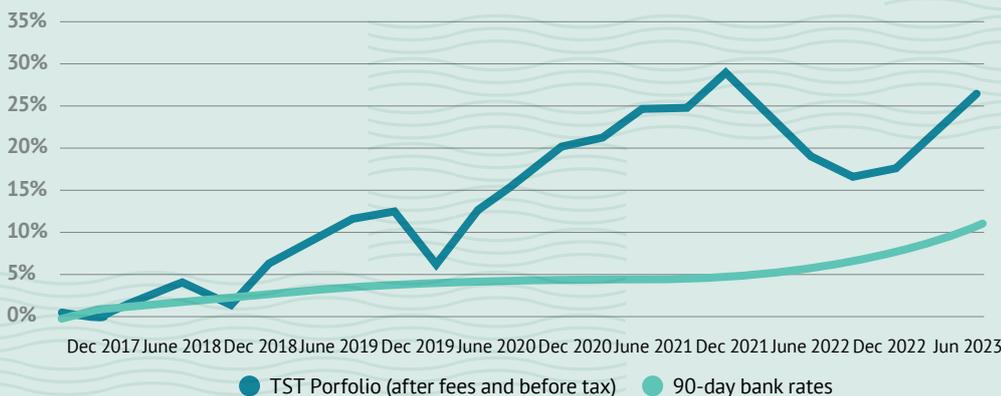
We believe this SRI focus will led to better returns over the long term as the risks from climate change are reduced, and as investment are made in companies with better environmental, governance and community relations.

THE BIGGER PICTURE

Over the longer term, as shown in the final chart below, performance has been well ahead of short-term interest rates, despite the hiccup in 2022. Since December 2017 the cumulative gain has been around 27%, around 16% ahead of what investors would have earned from keeping their money ‘in the bank’.

Tūwharetoa Settlement Trust - Cumulative Portfolio Performance Since 31 Dec 2017

Annualised Return (after tax and fees) from 31 Dec 2017 - June 2023 : 4.3%





TŪWHARETOA
SETTLEMENT TRUST

CNI IWI HOLDINGS



12.5%

Owns 176,000 hectares of CNI Lands and 3 million NZUs (carbon credits).

TŪWHARETOA CARBON FARMS LTD

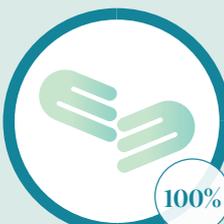


100%

Holds shares in Hautū-Rangipō Whenua Limited, which owns 9,000 hectares of Hautū-Rangipō/Mangamawhitiwhiti lands.

The commercial company established to hold TST's investment portfolios.

TŪWHARETOA LIMITED



100%

HAUTŪ-RANGIPŌ WHENUA LIMITED PARTNERSHIP



19.7%

An alliance formed by Tūwharetoa entities in 2015 to reclaim the Hautū-Rangipō lands, with significant ownership stakes held by various Tūwharetoa trusts.

TŪWHARETOA PROPERTY INVESTMENT LIMITED PARTNERSHIP



15.2%

Owns 11 Crown leased properties in the Taupō township - 9 schools, Taupō Courthouse and Taupō Probation Office. These properties were purchased from the Ministry of Education, Ministry of Justice and Department of Corrections under the CNI Settlement's Deferred Selection Process rights.

Owns shares in Kaingāroa Timberlands, the owner of the forestry rights for Kaingāroa Forest.

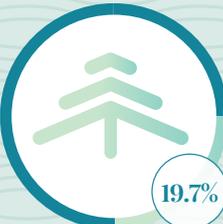
TE KANANO INVESTMENT LIMITED PARTNERSHIP



20.6%

Owns and manages one of the largest plantation forests in the world, located in New Zealand, focusing on sustainable forestry practices while supplying wood for various industries.

KĀINGAROA TIMBERLANDS



19.7%

A collective of ten Tūwharetoa business entities that have come together to invest and represent their interests in the Te Puia Tāpapa Fund.

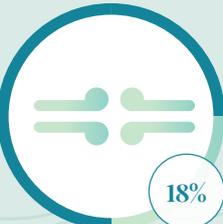
TŪWHARETOA HAU RAU LIMITED PARTNERSHIP



9%

TE PŪIA TĀPAPA LIMITED PARTNERSHIP

A collective investment initiative by Māori groups in New Zealand, pooling money together to make larger, more influential investments and strengthen Māori economic presence and growth.



18%

ORGANISATIONAL STRUCTURE

NAHANAHA



TŪWHARETOA GONDOLA LIMITED PARTNERSHIP



Comprises eight Tūwharetoa commercial entities that hold \$9.5 million of bonds in the Mount Ruapehu RAL Sky Waka Gondola.

TAUWHARA KI TE HIKUWAI LIMITED PARTNERSHIP



A 50/50 partnership with Te Pae O Waimihia that owns a commercial investment property in the Taupō township.

HE IWI KĀINGA LIMITED PARTNERSHIP



Owns six residential properties located in the Wairākei Village, two large residential sections on Wharewaka Road in Taupō, and 13 residential sections on Iwiheke Place in Tūrangi.

TE WHARE HONO Ō TŪWHARETOA LIMITED PARTNERSHIP



Comprises five Tūwharetoa commercial entities that will be developing a commercial site on Horomātangi Street in Taupō.

OUR INVESTMENT PARTNERSHIPS

Following are details relating to the different investment partnerships under the Tūwharetoa Settlement Trust (TST) umbrella.

TE KAKANO WHAKATIPU LIMITED PARTNERSHIP

Te Kakano Whakatipu Limited Partnership (Kakano) is a partnership comprised of six CNI Iwi investing in Kaingaroa Timberlands (KT), the company that owns and manages the Kaingaroa forest estate. The TST holds a 20.63% interest in Kakano which subsequently holds a 3.13% interest in KT. This has been a stand out investment with the original \$13.0 million invested now valued at \$25.8 million.

Overall profits declined during the year due to low selling log prices and increased production costs, particularly in fuel and labor. Looking ahead, FY23 is anticipated to be a challenging year, with only modest improvements expected in log prices.

HAUTŪ-RANGIPŌ WHENUA LIMITED PARTNERSHIP

Hautū-Rangipō Whenua Limited Partnership (HRWL) was formed in 2015 for the purpose of acquiring for Tūwharetoa, the Hautū-Rangipō land occupied by the Dept of Corrections. The TST holds a 19.74% interest in HRWL along with Lake Taupō Forest Trust, Lake Rotoaira Forest Trust and two large Tūwharetoa farming trusts.

HRWL was severely effected by Cyclone Gabriel with widespread damage to the forest, farmlands, power and water infrastructure as a result of the strong winds. Work to regain normality for HRWL has been ongoing.

The TST's investment in HRWL is currently valued at \$3,243,214.



TŪWHARETOA GONDOLA LIMITED PARTNERSHIP

In 2019, eight Tūwharetoa commercial entities formed Tūwharetoa Gondola Limited Partnership to invest \$9.5million in bonds which were offered to provide RAL with funds to complete the construction of the Sky Waka Gondola.

In early October 2022 John Fisk and Richard Nacey of PwC were appointed as Voluntary Administrators of RAL.

The Limited Partnership has a registered first mortgage over the gondola asset. The Trustees have determined that it is too early to consider impairment of this asset but are continuing to monitor this closely.

HE IWI KĀINGA TŪWHARETOA LIMITED PARTNERHSIP

He Iwi Kāinga is the investment vehicle for our Housing kaupapa. Within this partnership are the assets of the Housing kaupapa including the residential properties and the resources used to deliver our housing services.

These include:

- ≡ 6 residential properties in Wairakei
- ≡ 14 residential properties in Te Iwiheke Place, Tūrangi
- ≡ 1 commercial property in Maire Street, Wairakei (acquired in July 2022).



OUR INVESTMENT PARTNERSHIPS

TE WHARE HONO O TŪWHARETOA

In 2021, several Tūwharetoa entities - including the Tūwharetoa Māori Trust Board, Tūwharetoa Limited, Tupu Angitu Ltd, Te Pae o Waimihia Trust, and the Ngāti Tūwharetoa Fisheries Charitable Trust—came together to establish the Te Whare Hono o Tūwharetoa Limited Partnership (TWHoTLP). The Tūwharetoa Settlement Trust (TST) holds a 20% stake in this partnership.

TWHoTLP was chosen by the Taupō District Council (TDC) to construct and own the new Civic Administration Building, a three-storey development located at 67 Horomātangi Street in Taupō.

This represents a significant step forward in fostering a closer working relationship between mana whenua and local government, aiming to build a cohesive partnership for the future.

The TST's investment in TWHoTLP is valued at \$607,365.

TAUWHARA KI TE HIKUWAI LIMITED PARTNERSHIP

Tauwhara Ki te Hikuwai Limited Partnership (TktHLP) is a 50/50 partnership with Te Pae O Waimihia Trust that owns a commercial investment property at 11 Tuwharetoa Street located in the Taupo CBD.

The lease to Compact Homes for the purpose of displaying Tiny Homes on the site has now finished. The Directors are now considering what long-term options are available for this site.

The TST's investment in TktHLP is currently valued at \$1,244,505.



TE PUĀ TĀPAPA FUND VIA TŪWHARETOA HAU RAU LIMITED PARTNERSHIP

Tūwharetoa Hau Rau Limited Partnership (THRLP) was formed by ten Tūwharetoa commercial entities with the specific aim of joining 25 other Iwi and Māori organisations to establish the Te Puā Tāpapa Fund (TPT), a fund with a total commitment of \$115 million.

This fund's mission is to consolidate financial resources to broaden the scale of Māori investments alongside significant players like the NZ Super Fund and ACC. The ten partners in Tūwharetoa Hau Rau have collectively committed \$20 million to the Te Puā Tāpapa Fund and are represented on its board by Danny Loughlin.

In June 2023, TPT ventured into one new investment: \$34.8 million for a 5% share in Evolution Healthcare.

This investment brings the total funds deployed amongst the four investments (TR Group, Avanti Finance, Asia Pacific Healthcare Group and Evolution Healthcare) to \$66.2 million, which constitutes 57.3% of the total committed capital.

TUWHARETOA PROPERTY INVESTMENT LIMITED PARTNERSHIP

This investment partnership includes Tūwharetoa Settlement Trust, Te Pae o Waimihia, the Tūwharetoa Māori Trust Board and Lake Rotoaira Forest Trust.

The Partnership owns 11 crown leased properties purchased under the CNI Deferred Selection Process (DSP). This includes the land of nine Taupō schools, the land of the Taupō Courthouse and the land and buildings of the Taupō Probation Office in Taniwha Street.



AUDITED ACCOUNTS

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STATEMENT OF COMPREHENSIVE INCOME

	Note	2023 \$	2022 \$
INCOME			
Income from Crown Forest Licence Fees		6,550,194	6,026,316
Less Share Due to Forestry Hapū Clusters	21	(2,531,454)	(2,320,633)
Rent Received 6 05,243 302,853			
Share of Profit/(Loss) from Kakano Investment Limited Partnership	11	804,337	996,805
Share of Profit/(Loss) from Hautu-Rangipo Limited Partnership	11	356,988	233,644
Share of Profit/(Loss) from Tauwhara ki te Hikuwai Limited Partnership	11	19,908	5,966
Share of Profit/(Loss) from Te Whare Hono o Tūwharetoa Limited Partnership	11	(7,724)	(4,634)
Share of Profit/(Loss) from Tūwharetoa Hau Rau Limited Partnership		16,216	81,454
Investment Revenue		2,287,517	(1,473,201)
Less Investment Revenue Due to Forestry Hapū Clusters	21	(836,949)	692,860
Sundry Income		186,069	825,028
Grants received		316,519	281,837
Capital Grants received		,350,000	-
Total Income		9,116,864	5,648,295
LESS OPERATING EXPENSES			
Administration		650,074	635,154
Hui a Iwi		69,262	28,173
Professional Services		445,002	372,577
Project Management		490,080	260,803
Governance		240,212	194,698
		1,894,630	1,491,405
Earning Before Finance & Depreciation Expenses (EBITDA)		7,222,234	4,156,890
Less Finance Expense		80	1,396
Operating Surplus Before Depreciation		7,222,154	4,155,494
Less Depreciation	12, 13	96,184	45,777
Less Depreciation - ROU Assets	23	-	50,422
Net Operating Surplus before distributions		7,125,970	4,059,295
Less: Distributions		1,253,275	1,035,494
Net Operating Surplus before taxation		5,872,695	3,023,801
Income Tax Expense (Credit)	7	1,196,529	691,155
Surplus after taxation		4,676,166	2,332,646
Attributed to:			
Beneficiaries of Parent		4,676,166	2,332,646
		4,676,166	2,332,646
Other Comprehensive Income			
Share of Profit/(Loss) from Kakano Investment Limited Partnership	11,16	(365,590)	1,014,781
Income Tax Expense (Credit) on Other Comprehensive Income	7	(31,865)	283,250
Total Other Comprehensive Income		(333,725)	731,531
Attributed to:			
Beneficiaries of Parent		(333,725)	731,531
		(333,725)	731,531
Total Comprehensive Income		4,342,441	3,064,177

These financial statements should be read in conjunction with the notes to the financial statements and Independent Auditor's Report.

STATEMENT OF CHANGES IN EQUITY

Note	Retained Earnings	Revaluation Reserve 16	Total
Balance 1 July 2022	50,666,940	14,410,188	65,077,128
Total Comprehensive Income	4,676,166	(333,725)	4,342,441
Balance 30 June 2023	55,343,106	14,076,463	69,419,569
Balance 1 July 2021	48,334,294	13,678,657	62,012,951
Total Comprehensive Income	2,332,646	731,531	3,064,177
Balance 30 June 2022	50,666,940	14,410,188	65,077,128

These financial statements should be read in conjunction with the notes to the financial statements and Independent Auditor's Report.

STATEMENT OF FINANCIAL POSITION

	Note	2023 \$	2022 \$
ASSETS			
Current Assets			
Cash & Cash Equivalents	8	1,299,611	4,353,374
Investments	10	38,681,001	30,684,126
Trade and Other Receivables	9	132,492	378,777
Total Current Assets		40,113,104	35,416,277
Non-Current Assets			
Investments in Associates	11	31,023,287	30,896,992
Investment Property	12	13,311,420	9,531,350
Investments	10	5,113,422	5,071,321
Property, Plant & Equipment	13	66,828	20,424
Intangible Assets	13	5,293	5,627
Right of Use Assets	23	-	57,567
Total Non-Current Assets		49,520,250	45,583,281
TOTAL ASSETS		89,633,354	80,999,558
LIABILITIES			
Current Liabilities			
Trade and Other Payables	14	1,603,575	3,045,742
Income in Advance	14	2,282,918	230,000
Lease liabilities	23	-	57,567
Income Tax Payable/(Receivable)	7	739,414	211,664
Provisions	21	15,406,361	12,224,713
Total Current Liabilities		20,032,268	15,769,686
Non-Current Liabilities			
Deferred Tax Liability (Asset)	7	181,517	152,744
Total Non-Current Liabilities		181,517	152,744
TOTAL LIABILITIES		20,213,785	15,922,430
NET ASSETS		69,419,569	65,077,128
EQUITY			
Attributable to Parent Trust Beneficiaries		69,419,569	65,077,128
TOTAL EQUITY		69,419,569	65,077,128

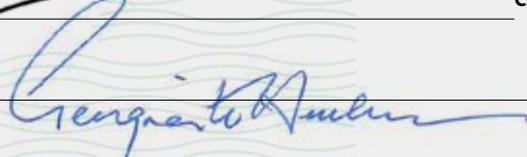
For and on behalf of the Board of Trustees, who authorised the issue of these financial statements on the

Signed:



Chairman 20 October 2023

Signed:



Trustee 20 October 2023

STATEMENT OF CASH FLOWS

	Note	2023 \$	2022 \$
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash was provided from/(to):			
Cash Distributions and Other Receipts		7,640,710	6,607,756
Interest and Dividends Received		804,613	1,232,072
Disbursed to Suppliers and Employees		(2,572,873)	(1,468,817)
Grants & Koha		3,666,519	281,837
Other Distributions		(1,253,274)	(1,035,494)
Interest Expense		(80)	(1,396)
Income Tax		(608,141)	(842,545)
Net Cashflow from Operating Activities		7,677,474	4,773,413
CASH FLOWS FROM INVESTING ACTIVITIES			
Cash was provided from/(to):			
Sale of Investments and Investment Distributions Received		681,624	884,193
Disposal/(Acquisition) of Investments		(6,539,858)	5,647,322
Acquisition of Investment Property		(4,543,994)	(5,044,175)
Purchase of Property, Plant & Equipment		(142,254)	(1,634)
Net Cashflow from Investing Activities		(10,544,482)	1,485,706
CASH FLOWS FROM FINANCING ACTIVITIES			
Cash was provided from/(to):			
Hapū Cluster Payments		(186,755)	(3,003,290)
Net Cashflow from Financing Activities		(186,755)	(3,003,290)
NNet Increase/(Decrease) in Cash		(3,053,763)	3,255,829
Opening Cash and Bank Balances		4,353,374	1,097,545
TOTAL CASH AND BANK BALANCES	8	4,353,374	1,097,545

These financial statements should be read in conjunction with the notes to the financial statements and Independent Auditor's Report.

CORPORATE INFORMATION & NOTES TO THE FINANCIAL STATEMENTS

1 CORPORATE INFORMATION

The financial statements of Tūwharetoa Settlement Trust (the 'Trust') and Controlled Entities ('the Group') for the year ended 30 June 2023.

The Trust was established in New Zealand and was established as a post settlement governance entity ("PSGE") for the Ngāti Tūwharetoa Iwi. The financial statements of the Trust and Group have been prepared in accordance with the Financial Reporting Act 2013.

The nature of the operations and principal activities of the Trust is included in a mandate to:

- i. Finalise Central North Island Iwi ("CNI") negotiations
- ii. Develop structures and policies for distribution of benefits to Ngāti Tūwharetoa
- iii. Manage the Ngāti Tūwharetoa portion of the CNI settlement
- iv. Facilitate mana whenua rights of Ngāti Tūwharetoa within the CNI settlement
- v. Facilitate the establishment of suitable forestry Hapū cluster entities

2 STATEMENT OF ACCOUNTING POLICIES

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- a) Statement of compliance
- b) NZ IFRS - Reduced Disclosure Regime
- c) Basis of measurement

Summary of Significant Accounting Policies

- d) Basis of consolidation
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- n) Trade and other payables
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- q) Other Taxes
- r) Property, Plant & Equipment
- s) Changes in Accounting Policies

The consolidated financial statements were authorised for issue by the Trustees on 20 October 2023.

a) Statement of compliance

These financial statements have been prepared in accordance with generally accepted accounting practice in New Zealand (NZ GAAP), and the Financial Reporting Act 2013. For this purpose the Trust has designated itself as profitoriented.

The financial statements are presented in New Zealand dollars and all values are rounded to the nearest dollar.

b) NZ IFRS - Reduced Disclosure Regime

The Trust has adopted External Reporting Board Standard A1 Accounting Standards Framework (for-profit-Entities Update) ("XRB A1"). For the purposes of complying with NZ GAAP, the Trust is eligible to apply Tier 2 For - Profit Accounting Standards (New Zealand equivalents to International Financial Reporting Standards - Reduced Disclosure Regime ("NZ IFRS RDR")) on the basis that it does not have public accountability and is not a large for-profit public sector entity. The Trust has elected to report in accordance with NZ IFRS RDR and has applied disclosure concessions.

c) Basis of Measurement

The financial statements have been prepared on a historical cost basis, except for assets and liabilities as disclosed below that have been measured at fair value.

The accrual basis of accounting has been used unless otherwise stated and the financial statements have been prepared on a going concern basis.

CORPORATE INFORMATION & NOTES TO THE FINANCIAL STATEMENTS

d) Basis of consolidation

The consolidated financial statements comprise the financial statements of the Tūwharetoa Settlement Trust and Controlled Entities as at 30 June 2023.

The Controlled Entities of the Trust at 30 June 2023 are:

	Country of Incorporation	2023	% Control 2022
Tūwharetoa Carbon Farms Limited	New Zealand	100%	100%
Tūwharetoa Limited	New Zealand	100%	100%
TST No 1 Limited	New Zealand	100%	100%
TST No 2 Limited	New Zealand	100%	100%
Tūwharetoa Forestry Rentals Limited	New Zealand	100%	100%
Tūwharetoa Property Limited	New Zealand	100%	100%
He Iwi Kainga Tūwharetoa Limited Partnership	New Zealand	100%	100%
Te Iwiheke Limited	New Zealand	100%	-

Controlled entities are all those entities over which the Group has the power to govern the financial and operating policies so as to obtain the benefit from their activities. The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether the group controls another entity.

The financial statements of the Controlled entities are prepared for the same reporting period as the Trust, using consistent accounting policies. In preparing the consolidated financial statements, all intergroup balances and transactions, income and expenses and profit and losses resulting from intra-group transactions have been eliminated in full.

Controlled entities are fully consolidated from the date on which control is obtained by the Group and cease to be consolidated from the date on which control is transferred from the Group.

The acquisition of Controlled entities is accounted for using the purchase method of accounting. The purchase method of accounting involves allocating the cost of the business combination to the fair value of the assets acquired and the liabilities assumed at the date of acquisition.

e) Comparatives

Comparatives in the financial statements have been reclassified to conform with current year presentation.

f) Cash and cash equivalents

Cash and cash equivalents in the Statement of Financial Position comprise cash at bank and in hand and short-term deposits with an original maturity of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value. For the purpose of the Cash Flow Statement, cash and cash equivalents consists of cash and cash equivalents as defined above.

g) Trade and other receivables

Trade receivables are amounts due from customers for goods sold or services performed in the ordinary course of business. They are generally due for settlement within 30 days and therefore are all classified as current. Trade receivables are recognised initially at the amount of consideration that is unconditional unless they contain significant financing components, when they are recognised at fair value. The Group holds the trade receivables with the objective to collect the contractual cash flows and therefore measures them subsequently at amortised cost using the effective interest method. The Group applies the NZ IFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all trade receivables.

h) Investments and other financial assets

Financial assets in the scope of NZ IFRS 9 Financial Instruments are classified as either financial assets at fair value through profit or loss, fair value through other comprehensive income or subsequently measured at amortised cost. When financial assets are recognised initially, they are measured at fair value, plus, in the case of investments not at fair value through profit or loss, directly attributable transaction costs. The Group determines the classification of its financial assets after initial recognition and, when allowed and appropriate, re-evaluates this designation at each financial year-end.

Financial assets are recognised on the trade date i.e. the date that the Group commits to purchase the asset.

i. Financial assets at fair value through profit or loss

The Group has designated its investments as financial assets at fair value through profit or loss as it manages the investments on a fair value basis in accordance with its investment strategy. Realised gains or losses on investments are recognised in the Statement of Comprehensive Income on the disposal of the investment. Movements in fair value give rise to unrealised gains or losses which are recognised in the Statement of Comprehensive Income.

ii. Financial assets at fair value through other comprehensive income

No financial assets are currently classified as fair value through other comprehensive income by the Group.

iii. Financial assets subsequently measured at amortised cost

These financial assets include cash and cash equivalents, trade and other receivables and loans receivable. They are measured at amortised cost using the effective interest method. Gains and losses

are recognised in profit or loss when the loans and receivables are de-recognised or impaired.

j) Investment Property

Investment property is property principally held to earn rentals or for capital appreciation. Investment property is valued at

cost less accumulated depreciation and impairment losses.

Investment property is depreciated at the following rates:

Land	0% Diminishing Value
Buildings and Improvements	2% Diminishing Value

CORPORATE INFORMATION & NOTES TO THE FINANCIAL STATEMENTS

j) Investment in associates

The Group's investment in its associates is accounted for using the equity method of accounting in the consolidated financial statements.

The associates are entities over which the Group has significant influence but not control and are not either subsidiaries nor joint ventures.

Under the equity method, investments in associates are carried in the consolidated Statement of Financial Position at cost plus post-acquisition changes in the Group's share of net assets of the associates. Goodwill relating to an associate is included in the carrying amount of the investment and is not amortised. After application of the equity method, the Group determines whether it is necessary to recognise any impairment loss with respect to the Group's net investment in associates.

The Group's share of its associates' post-acquisition profits or losses is recognised in the Profit and Loss, and its share of post-acquisition movements in reserves is recognised in Other Comprehensive Income. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividends receivable from associates reduce the carrying amount of the investment. When the Group's share of losses in an associate equals or exceeds its interest in the associate, including and unsecured long-term receivables and loans, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the associate.

k) Impairment of non-financial assets other than goodwill

Non-financial assets are tested for impairment annually at balance date or whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the assets carrying amount exceeds its recoverable amount. Recoverable amount is the higher of an assets fair value less costs to sell and value in use. For the purpose of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows that are largely independent of the cash inflows from other assets or groups of assets (cash-generating units).

l) Intangibles

Intangible assets acquired separately or in a business combination are initially measured at cost. The cost of an intangible asset acquired in a business combination is its fair value as at the date of acquisition. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and any accumulated impairment losses.

Internally generated intangible assets are not capitalised and expenditure is recognised in the Statement of Comprehensive Income in the year in which the expenditure is incurred.

The useful lives of intangible assets are assessed to be either finite or infinite. Intangible assets with finite lives are amortised over the useful life and tested for impairment whenever there is an indication that the intangible assets may be impaired. The amortisation period and the amortisation method for an intangible asset with a finite useful life is reviewed at each financial year-end. Changes in the expected useful life of the expected pattern of consumption of future economic

benefits embodied in the asset are accounted for prospectively by changing the amortisation period or method, as appropriate, which is a change in accounting estimate. The amortisation expense on intangible assets with finite lives is recognised in the Statement of Comprehensive Income in the expense category consistent with the function of the intangible asset.

Intangible assets with a finite life are amortised using the following rates on a straight line basis over the life of the asset.

Website	4 years
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m) Leases

The Group:

Recognises right-of-use assets and lease liabilities in the balance sheet initially measured at the present value of future lease payments;

Recognises depreciation of right-of-use assets and interest on lease liabilities in the statement of Comprehensive income; and

Separates the total amount of cash paid into a principal portion, presented within financing activities, and interest, presented within operating activities, in the Consolidated Statement of Cash Flows.

Under NZ IFRS 16, right-of-use assets are tested for impairment in accordance with NZ IAS 36 Impairment of Assets. For short-term leases with a lease term of 12 months or less and leases of low-value assets, such as personal computers and office furniture the Group has opted to apply the recognition exemption as allowed under NZ IFRS 16 and recognize the lease expense on a straight line basis. The expense is presented within other expenses in the Consolidated Statement of Comprehensive Income.

The main difference between NZ IFRS 16 and NZ IAS 17 with respect to assets formally held under a finance lease is the measurement of residual value guarantees provided by a lessee to a lessor. NZ IFRS 16 requires that the Group recognizes as part of its lease liability only the amount expected to be payable under a residual value guarantee as required by NZ IAS 17. This change does not have a material effect on the Group's consolidated financial statements.

n) Trade and Other Payables

Trade payables and other payables are carried at amortised cost. They represent liabilities for goods and services provided to the Group prior to the end of the financial year that are unpaid and arise when the Group becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured and are usually paid within 30 days of recognition.

CORPORATE INFORMATION & NOTES TO THE FINANCIAL STATEMENTS

o) Revenue Recognition

Revenue is recognised and measured at the fair value of the consideration received or receivable to the extent it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured.

The following specific recognition criteria must also be met before revenue is recognised:

i) Crown Forest Licence Fees

Crown Forest Licence Fees are paid to the Group by CNI Iwi Holdings Limited as a distribution of net Crown Forest Licence Fees on an agreed percentage. The fees are recognised when the right to the distribution is established. The share of these fees that are provided for the Forest Hapū Cluster Trusts is deducted from income of the Group.

ii) Rental Income

Rental income from operating leases is recognised on a straight line basis over the term of the lease. Any initial direct costs incurred in negotiating and arranging an operating lease are expensed at the time they are incurred.

iii) Interest Income

Revenue is recognised as interest accrues using the effective interest method. This is a method of calculating the amortised cost of a financial asset and allocating the interest income over the relevant period using the effective interest rate, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the net carrying amount of the financial asset. The share of these revenues that are provided for the Forest Hapū Cluster Trusts is deducted from income of the Group.

p) Income Taxes

i) Income tax expense

Income tax expense comprises current and deferred tax. Current and deferred tax is recognised in profit or loss, or items recognised directly in equity or in other comprehensive income.

ii) Current Income taxes

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous years.

iii) Deferred Tax

Deferred tax is recognised using the balance sheet method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognised for the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit. Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when

they reverse, based on the laws that have been enacted or substantively enacted by the reporting date. A deferred tax asset is recognised to the extent that it is probable that future taxable profits will be available against which temporary differences can be utilised. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

The Trust is taxed at the Māori Authority rate, currently 17.5% (2022: 17.5%).

q) Goods and Services Tax (GST)

Revenues, expenses, assets and liabilities are recognised net of the amount of GST except:

- ☞ when the GST incurred on a purchase of goods and services is not recoverable from the taxation authority, in which case the GST is recognised as part of the cost of acquisition of the asset or as part of the expense item as applicable; and
- ☞ receivables and payables, which are stated with the amount of GST included.

The net amount of GST recoverable from, or payable to, the taxation authority is included as part of Trade and Other Receivables or Trade and Other Payables in the Statement of Financial Position.

r) Property, Plant & Equipment

All property, plant and equipment is initially recorded at cost less accumulated depreciation and less any impairment loss.

When an item of property, plant and equipment is disposed of, any gain or loss is recognised in the Statement of

Comprehensive Income and is calculated as the difference between the sale price and the carrying value of the item.

Depreciation is provided for on all tangible property, plant and equipment other than freehold land and capital work in progress, at depreciation rates calculated to allocate the asset's cost or valuation less estimated residual value, over their estimated useful lives.

The following depreciation rates have been applied:

Intangible Assets	25% Diminishing Value
Plant and Equipment	33% Diminishing Value
Motor Vehicle	20% Diminishing Value

s) Changes in Accounting Policies

The accounting policies have been applied consistently for the purpose of these financial statements.

CORPORATE INFORMATION & NOTES TO THE FINANCIAL STATEMENTS

3 FINANCIAL INSTRUMENTS AND FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

It is the Group's policy that all customers who wish to trade on credit terms are subject to credit verification procedures including an assessment of their independent credit rating, financial position, past experience and industry reputation.

Risk limits are set for each individual customer in accordance with parameters set by the board. These risk limits are regularly monitored. The Statement of Investment Parameters and Objectives (SIPO) provides the appropriate weightings of investments to minimise the overall risk to the Trust. The Trust regularly monitors the SIPO to ensure that there is compliance with these.

In addition, receivable balances are monitored on an ongoing basis with the result that the Group's exposure to bad debts is not significant.

There is no significant concentrations of credit risk within the Group.

4 SIGNIFICANT ACCOUNTING JUDGEMENTS

In applying the Group's accounting policies management continually evaluates judgements, estimates and assumptions based on experience and other factors, including expectations of future events that may have an impact on the Group. All judgements, estimates and assumptions made are believed to be reasonable based on the most current set of circumstances available to management. Actual results may differ from judgements, estimates and assumptions.

Significant judgements, estimates and assumptions made by management in the preparation of these financial statements are outlined below:

i) Significant Accounting Judgements

Classification and valuation of investments

The Group has decided to classify certain investments as 'fair value through profit or loss' and movements in fair value are recognised in the Statement of Comprehensive Income. The fair value of listed investments has been determined by reference to published prices quoted in an active market.

Impairment of non-financial assets

The Group assesses impairment of all assets at each reporting date by evaluating conditions specific to the Group and to the particular asset that may lead to impairment. If an impairment trigger exists, the recoverable amount of the asset is determined. This involves value-in-use calculations, which incorporate a number of key estimates and assumptions.

ii) Significant Accounting Estimates and Assumptions

Estimation of useful lives of assets

The estimation of useful lives of assets has been based on historical experience. In addition, the

condition of the assets is assessed at least once per year and considered against the remaining useful life. Adjustments to useful life are made when considered necessary.

Estimation of amounts required to settle present obligations

The Group has made an assessment of their best estimate to settle present obligations to the Forest Hapū Cluster Trusts being a 100% outcome for those Forest Hapū Cluster Trusts where no Mana Whenua outcome has been achieved at reporting date.

This is detailed in notes 6 and 21.

5 DEED OF SETTLEMENT

On 25 June 2008 a Deed of Settlement was entered into between the beneficiaries and Her Majesty the Queen in the right of New Zealand (the Crown), for the settlement of historical claims in relation to the Central North Island Forest Lands (CNI FL). The settlement included ownership of the land, but did not include rights to the current forest plantation crop growing on the land.

As part of the CNI Forest Collective Settlement, Ngāti Tūwharetoa received:

- 🏠 A Cash payment of \$66M
- 🏠 25.9% of the annual Crown Forest License fees.
- 🏠 A share of three million NZUs (Carbon Credits)
- 🏠 Preferential rights to buy certain Crown Assets
- 🏠 A share of the 176,000ha of Central North Island forests (to be determined by a Mana Whenua process).

6 MANA WHENUA

The Mana Whenua process determines the allocation of CNI Forests Lands amongst the CNI Collective Iwi. All the lands are held in Trust by CNI Iwi Holdings Limited, until transferred to respective iwi, or otherwise determined by the CNI Iwi.

Mana Whenua is a legislative process which includes three stages. The mana whenua allocations were completed for nine Kaingaroa Crown Forest CFLs in June 2014. The Final Allocation Report was issued 1 July 2014.

The Kaingaroa CFLs of Pukuriri and Waimaroke and Waimihia are the major CFLs to Tūwharetoa. These are yet to be determined. Through "kanohi ki te kanohi" agreement has been reached for Tūwharetoa to have exclusive rights to Taurewa and Waituhi Forests and shared rights with Ngāti Raukawa to the Pureora and Marotiri Forests.

Within Tūwharetoa the group of Hapū associated with each of these forests are referred to as Forest Hapū Clusters.

Tūwharetoa Settlement Trust has completed an internal Hapū process to identify the Hapū with mana whenua in these land blocks. Trusts for each forest have been established except for Taurewa who are working through a mandate.

CORPORATE INFORMATION & NOTES TO THE FINANCIAL STATEMENTS

7 TAXATION

(a) Components of Income Tax Expense	2023 \$	2022 \$
Current Tax Expense	1,196,590	1,068,217
Prior Year Under/(Over) Provision	4,365	(377,062)
Deferred Tax Expense/(Income)	(31,865)	283,250
Income Tax Expense	1,169,090	974,405
Charged to Profit or Loss	1,200,955	691,155
Charged to Other Comprehensive Income	(31,865)	283,250
	1,169,090	974,405

It is related to accounting profit as follows:

Total Comprehensive Income/(Loss) Before Tax	5,507,105	4,038,582
Tax at Applicable Rate of 17.5%	963,743	706,752
Tax Effect of Subsidiary Income Taxed at 28%	37,405	21,500
Tax Effect of Non-Taxable Income	(523,735)	(419,917)
Tax Effect of Non Deductible Expenditure	719,176	759,882
Other Adjustments	(61)	(377,062)
Income Tax Expense	1,196,529	691,155

(b) Current Income Tax Payable/(Receivable)

Opening balance	211,664	188,806
Current year tax expense	1,196,590	1,068,217
Prior Year Under/(Over) Provision	-	(377,062)
Net taxes (Paid)/refunded	115,751	38,124
Net MATC's and RWT received	(715,438)	(644,661)
Other adjustments	(69,152)	(61,760)
Closing balance	739,414	211,664

(c) Deferred Tax Liabilities/(Assets)

The Company has a net deferred tax liability of \$174,253 (2022: \$152,744) as at the end of the reporting period. The following table shows the build up of the net deferred tax liability.

Recognised in Profit and Loss

Tax Losses	56,212	(174,248)
	56,212	(174,248)

Recognised in Other Comprehensive Income

Investment - Associates	(31,865)	283,250
	24,347	109,002

Deferred Tax Liability/(Asset) at 30 June

Accrual Adjustments & Employee Provisions	3,741	(685)
Tax Losses	(118,036)	(174,248)
Investment - Associates	295,812	327,677
	181,517	152,744

(d) Māori Authority Tax Credits (MATC)

Māori Authority Tax Credit Account Balance	10,367,671	9,312,101
Closing Balance as at 30 June	10,367,671	9,312,101

8 CURRENT ASSETS - CASH AND CASH EQUIVALENTS

	2023 \$	2022 \$
	1,299,611	4,353,374
	1,299,611	4,353,374

Reconciliation to Cash Flow Statement

For the purpose of the Cash Flow Statement, Cash and cash equivalents comprise the following:

Cash at bank and in hand	1,299,611	4,353,374
	1,299,611	4,353,374

9 TRADE AND OTHER RECEIVABLES

	2023 \$	2022 \$
Trade Receivables	53,193	115,520
Other Receivables	79,299	263,257
Tūwharetoa Hapū Forum Loan (2012)	258,983	402,634
Tokaanu Township 2nd Residue Trust Loan	536,687	536,687
	928,162	1,318,098
Less impairment and provision for doubtful debts	(795,670)	(939,321)
Carrying amount of trade and other receivables	132,492	378,777

The Group assesses the past payment history of customers and considers forward-looking information to determine the expected credit losses for trade receivables under the simplified approach under NZ IFRS 9. No expected credit losses have been recognised as at 30 June 2023.

Other than those disclosed at note 16, no debts are considered impaired and consequently no provision for impairment losses has been made.

(a) Related party receivables

For terms and conditions of related party receivables refer to note 16.

(b) Fair value and credit risk

Due to the short term nature of these receivables, their carrying value is assumed to approximate their fair value.

Tūwharetoa Hapū Forum Loan (2012) (THF)

The maximum exposure to credit risk is the fair value of receivables. Collateral is not held as security, nor is it the Group's policy to transfer (on-sell) receivables to special purpose entities.

The THF received a loan from the Trust in 2012 to support the Tūwharetoa Comprehensive Settlement claims. The recipient of the settlement is Te Kotahitanga O Ngāti Tūwharetoa (TKONT), not the THF. As such repayment of the loan is dependant upon TKONT accepting responsibility for the payment.

The Trustees provided for non repayment of the full loan in prior financial periods. In the current financial year TKONT have agreed to repay the loan over a 36 month period commencing in October 2019 and fully repaid in October 2022. These repayments totaled \$143,651 in the current financial year and have been included in Sundry Income as the loan has been previously fully written off.

CORPORATE INFORMATION & NOTES TO THE FINANCIAL STATEMENTS

10 INVESTMENTS

	2023	2022
	\$	\$
Investments		
Cash	2,930,976	2,706,508
NZ Fixed Interest	3,625,181	2,663,931
NZ Equities	3,472,688	1,987,406
Overseas Fixed Interest	7,321,111	5,768,821
Overseas Equities	17,637,535	14,634,063
Property	3,693,509	2,923,397
Gondola Limited Partnership	1,000,000	1,000,000
Tūwharetoa Property Investment Partnership	3,007,120	2,981,236
Tūwharetoa Hau Rau Limited Partnership	1,106,302	1,090,085
	43,794,423	35,755,447

Represented by:

Current Investments	38,681,001	30,684,126
Non Current Investments	5,113,422	5,071,321
	43,794,423	35,755,447

The above investments include funds held on behalf of the Forestry Hapū Clusters, as provisioned on the Trust achieving 100% Mana Whenua allocation.

The liability is shown on note 21. The funds held on behalf of the Forestry Hapū Clusters are as follows:

	2023	2022
	\$	\$
Investments		
Investments in Subsidiaries and Other Accounts	15,219,126	11,976,387
	15,219,126	11,976,387

11 INVESTMENTS IN ASSOCIATES

	2023	2022
	\$	\$
Kakano Investment Limited Partnership	25,853,943	26,218,965
Hautū-Rangipō Limited Partnership	3,317,474	3,158,064
Tauwhara ki te Hikuwai Limited Partnership	1,244,505	1,224,597
Te Whare Hono o Tūwharetoa Limited Partnership	607,365	295,366
Total	31,023,287	30,896,992

Investment in Kakano Investment Limited Partnership

The Group has a 20.63% (2022: 20.63%) interest in Kakano Investment Limited Partnership which is an investment entity that holds a 3.13% (2022: 3.13%) investment in Kaingaroa Timberlands Limited. The Associate is a privately held Limited Partnership that is not listed on any public exchange.

The Group's interest in the Associate is accounted for using the equity method in the consolidated financial statements.

	2023	2022
	\$	\$
Opening Balance	26,218,965	25,204,005
Share of associate profit/(loss) for the year	804,337	996,805
Share of associate other comprehensive income	(365,590)	1,014,781
Distributions to Partners	(803,769)	(996,626)
Closing carrying value of Associate	25,853,943	26,218,965

Hautū-Rangipō Limited Partnership

The Group has a 19.74% (2022: 19.74%) interest in Hautū-Rangipō Limited Partnership which owns farm and forestry land near Tūrangi. The Associate is a privately held Limited Partnership that is not listed on any public exchange. The Group's interest in the associate is accounted for using the equity method in the consolidated accounts. As at 30 June 2023, Hautū-Rangipō revalued its land and buildings to current rating valuation which resulted in a total increase of \$38,672,000. The Group's share of this increase is \$7,633,853. This increase has not been recognised in the Group's investment in Hautū-Rangipō as the Group does not revalue land and buildings, and NZ IFRS 13 does not allow the use of rating valuation to revalue land and buildings.

	2023	2022
	\$	\$
Opening Balance	3,158,064	3,161,987
Share of associate profit/(loss) for the year	356,988	233,644
Distributions to Partners	(197,368)	(237,567)
Closing carrying value of Associate	3,317,684	3,158,064

CORPORATE INFORMATION & NOTES TO THE FINANCIAL STATEMENTS

Tauwhara ki te Hikuwai Limited Partnership

The Group has a 50% (2022: 50%) interest in Tauwhara ki te Hikuwai Limited Partnership which owns a commercial property in Taupō. The Associate is a privately held Limited Partnership that is not listed on any public exchange. The Group's interest in the associate is accounted for using the equity method in the consolidated accounts.

	2023	2022
	\$	\$
Opening Balance	1,224,597	1,168,631
Addition	-	50,000
Share of associate profit/(loss) for the year	19,908	5,966
Closing carrying value of Associate	1,244,505	1,224,597

Te Whare Hono o Tūwharetoa Limited Partnership

The Group has a 20% (2022: 20%) interest in Te Whare Hono o Tūwharetoa Limited Partnership which owns a commercial property in Taupō. The Associate is a privately held Limited Partnership that is not listed on any public exchange. The Group's interest in the associate is accounted for using the equity method in the consolidated accounts.

	2023	2022
	\$	\$
Opening Balance	295,366	-
Addition	320,000	300,000
Share of associate profit/(loss) for the year	(7,724)	(4,634)
Distributions to Partners	(277)	-
Closing carrying value of Associate	607,365	295,366

12 INVESTMENT PROPERTIES

	2023	2022
	\$	\$
Opening balance	9,531,350	2,922,568
Additions during the year	3,865,729	6,644,175
Less Depreciation	(85,659)	(35,393)
	13,311,420	9,531,350

Description of the Group's investment properties

There is a 100% share in residential properties in Wairākei, held in the He Iwi Kainga Tūwharetoa Limited Partnership. These properties were acquired in August 2019 and consist of: No's 11,13,17 & 20 Kauri Drive, Wairakei and 19 & 45 Maire Street, Wairakei.

There is a 100% share in residential sections in Tūrangi, held in the He Iwi Kainga Tūwharetoa Limited Partnership. These sections were acquired in September 2020 and consist of Lot 37-49 Deposited Plan 34051, an area of 9,385m² more or less, being all the land contained in Record of Title WN46B/355 (Wellington Registry) and known as 2 - 26 Te Iwiheke Place.

There is a 100% share in residential properties, Section 8 & 10, corner Heeni Street and SH One, Wharewaka Taupō owned by Tūwharetoa Limited.

These properties were acquired in June 2020.

There is a 100% share in commercial properties, Lots 3 & 4 Deposited Plan 54048, 79-83 & 85 Horomotangi Street, Taupō owned by Tūwharetoa Limited.

These properties were acquired in April 2022.

There is an investment in Property Development, Te Iwiheke Place, being development of Land 2-26 Te Iwiheke Place, Tūrangi

The Group does not revalue land and buildings, values are stated at cost less depreciation.

13 PROPERTY, PLANT & EQUIPMENT

	2023	2022
	\$	\$
Plant & Equipment		
Opening Cost	163,483	163,227
Additions	10,134	1,634
Disposals	-	(1,378)
Closing Cost	173,617	163,483
Opening accumulated depreciation	143,059	134,397
Current year depreciation	8,642	10,040
	-	(1,378)
Closing accumulated depreciation	151,701	143,059
Plant & Equipment Total	21,916	20,424

Motor Vehicle

Additions	46,461	-
Closing Cost	46,461	-
Current year depreciation	1,549	-
Closing accumulated depreciation	1,549	-
Motor Vehicle Total	44,912	-
Closing Book Value	66,828	20,424

Intangible Assets

Opening Cost	98,993	98,993
Closing Cost	98,993	98,993
Opening accumulated depreciation	93,366	93,022
Current year depreciation	334	344
Closing accumulated depreciation	93,700	93,366
Intangible Assets Total	5,293	5,627
Closing Book Value	5,293	5,627

Description of the Group's intangible assets

The Group's intangible assets comprise software development costs.

14 TRADE AND OTHER PAYABLES

	2023	2022
	\$	\$
Trade and other payables	1,173,993	2,739,811
Other payables:	457,107	241,149
GST	(27,525)	64,782
Carrying amount of trade and other payables	1,603,575	3,045,742
INCOME IN ADVANCE		
Rental Income Received in Advance	156,250	225,000
Grants Received in Advance	2,126,66	85,000
	2,282,918	230,000

- (a) Due to the short term nature of these payables, their carrying value is assumed to approximate their fair value.
- (b) For terms and conditions relating to related party payables refer to note 15.

CORPORATE INFORMATION & NOTES TO THE FINANCIAL STATEMENTS

15 RELATED PARTY DISCLOSURE

Related Party transactions of a material nature, which occurred during the financial year for which these financial statements are prepared for are:

- (a) Key management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the Group. The Group has assessed that the Trustees and General Manager are key management personnel.

	2023	2022
	\$	\$
Remuneration, including meeting fees and travel costs	334,710	331,088

- (b) Other related parties

(i) Te Pae o Waimihia

Greg Stebbing (Commercial Advisor) is a trustee of Te Pae o Waimihia. The Group recognises a provision to Te Pae o Waimihia as a result of the Group's trust deed. The amount recognised as a provision at 30 June 2023 was \$14,690,962 (2022: \$12,696,365).

The group continues to work collaboratively with Te Pae o Waimihia for the benefit of the Tūwharetoa Settlement Trust, this being evidenced by Te Pae o Waimihia being the majority shareholder in Tūwharetoa Property Investment Partnership and a 50:50 partner in Tauwhara ki te Hikuwai Limited Partnership which owns a commercial property at 11 Tūwharetoa Street, Taupō.

(ii) Tūwharetoa Māori Trust Board

The Tūwharetoa Māori Trust Board (TMTB) is a partner in the Tūwharetoa Property Investment Limited Partnership. Rakeipoho Taiaroa is the General Manager of TMTB and Georgina te Heuheu and Judy Harris are Board members of TMTB.

(iii) Lake Rotoaira Forest Trust

Lake Rotoaira Forest Trust (LRFT) is a partner in the Tūwharetoa Property Investment Limited Partnership. Judy Harris is a Trustee of LRFT.

16 REVALUATION RESERVE

	2023	2022
	\$	\$
Investment Revaluation	219,705	219,705

Kakano Investment LP - Revaluation and Foreign Currency Translation

Opening	14,190,483	13,458,952
Revaluation	(365,590)	1,014,781
Deferred Tax	31,865	(283,250)
	13,856,758	14,190,483
Total revaluation reserves	14,076,463	14,410,188

17 COMMITMENTS

There were no commitments at balance date.

18 AUDITOR'S REMUNERATION

Auditors' remuneration

The auditor of Tūwharetoa Settlement Trust and the Group is Crowe New Zealand Audit Partnership. Auditors' remuneration is included in Professional Services and other expenses in the Statement of Comprehensive Income.

	2023	2022
	\$	\$

Amounts received or due and receivable by the current Auditors (Crowe New Zealand Audit Partnership) for:

* Audit of the financial statements	31,000	26,000
* Other assurance-related services	8,702	-
	39,702	26,000

19 CONTINGENT ASSETS

Tūwharetoa Limited has acquired a 25% share in the North Island Mānuka Limited Partnership, the business of the Limited Partnership is to establish and operate a mānuka plantation within the Kaingaroa forest estate, between Rotorua and Taupō.

The Trustees have approved an investment of \$50,000, representing a 25% share in the North Island Mānuka Limited Partnership.

The Limited Partnership has put the project on hold due to the downturn in the market for honey and the unavailability of the Comvita seedlings that were going to be utilised.

20 SUBSEQUENT EVENTS

The Group has a \$1,000,000 investment in the Tūwharetoa Gondola Limited Partnership (Limited Partnership) which in turn has invested in a Bond issued by Ruapehu Alpine Lifts Limited (RAL) the operator of Whakapapa and Turoa ski fields on Mount Ruapehu to fund the development of a Gondola. In early October 2022 John Fisk and Richard Nacey of PwC were appointed as Voluntary Administrators of RAL. In May 2023 RAL was placed in liquidation.

The Limited Partnership has a registered first mortgage over the gondola asset. The Trustees have determined that due to the level of uncertainty it is not considered appropriate to consider impairment of this asset but will continue to monitor this closely.

CORPORATE INFORMATION & NOTES TO THE FINANCIAL STATEMENTS

21 FOREST HAPU CLUSTER TRUSTS

The Group has an obligation to the Deed of Trust to manage the process whereby Forest Hapū Cluster Trusts (FHCT) are established and funds attributable to them from the CNI Settlement are distributed.

The FHCTs were established 19 December 2012 and an initial transfer was made on 21 December 2012, as per clause 3.3 of the Trust Deed.

The Trustees are required to transfer 60 percent of the Accumulated Rentals to the relevant Forest Hapū Cluster Trusts before the end of 2012, even if the Hapū Allocation Process is not completed by that time. Any such allocation shall be revocable on the basis of the extent to which the relevant forests are received by the Trust and the final outcome of the Hapū Allocation Process.

The provision for the final distribution is based on 100% Mana Whenua for Waimihia North and South Forests, 100% Taurewa Forest, 100% Waituhi Forest and 50% for Marotiri and Pureora South Forests.

That the Trustees shall be entitled from time to time, subject to the sensible and proper exercise of their discretion, which may involve the imposition of various conditions, to transfer all and or part thereof of the Accumulated Rentals, as are held from time to time in respect of the Forest Hapū Cluster Trust to each of the relevant Forest Hapū Cluster Trusts.

The CNI Mana Whenua process has been completed for the 4 Southern Forest but is yet to be resolved for Waimihia North and South Forests; Taurewa Forest - 100% Tūwharetoa, Waituhi Forest - 100% Tūwharetoa, Marotiri Forest - 50% Tūwharetoa, Pureora Forest - 50% Tūwharetoa and 50% Raukawa.

	2023	2022
	\$	\$
Opening Balance	12,224,713	14,768,000
Additions to Provision	4,101,970	45,090
Amounts Used through Distribution to FHCT's	(920,322)	(2,588,377)
	15,406,361	12,224,713

2023	Te Pae o Waimihia	WaituhiMarotiri -Pureora	Taurewa	Total	
Opening balance	11,528,971	4,883	-	690,859	12,224,713
Share of CNI income	1,917,191	49,917	64,628	56,713	2,088,449
Reversal: CNI income held in Accounts payable	1,167,394	-	-	9,178	1,176,572
Investment Income	814,064	-	-	22,885	836,949
Adjustment to Provision	(17,839)	-	(64,628)	-	(82,467)
Distributions	(718,819)	(54,800)	-	(64,236)	(837,855)
Closing Balance	14,690,962	-	-	715,399	15,406,361

2022	Te Pae o Waimihia	WaituhiMarotiri -Pureora	Taurewa	Total	
Opening balance	13,125,550	-	-	1,642,450	14,768,000
Share of CNI income	1,798,970	34,520	41,973	39,059	1,914,522
Less: CNI income held in Accounts payable	(1,167,394)	-	-	(9,178)	(1,176,572)
Investment Income	(706,789)	-	-	13,929	(692,860)
Adjustment to Provision	287,158	-	-	-	287,158
Capital Distribution	-	-	-	(874,854)	(874,854)
Distributions	(1,808,524)	(29,637)	(41,973)	(120,547)	(2,000,681)
Closing Balance	11,528,971	4,883	-	690,859	12,224,713

CORPORATE INFORMATION & NOTES TO THE FINANCIAL STATEMENTS

22 FINANCIAL INSTRUMENTS

(a) Classification of financial instruments

The carrying amounts presented in the statement of financial position relate to the following categories of financial assets and liabilities.

2022	Financial assets at FV through profit and loss	Financial assets at amortised cost	Financial liabilities at amortised cost	Total
Financial assets				
Cash and cash equivalents	-	1,299,611	-	1,299,611
Investments (current)	35,750,025	2,930,976	-	38,681,001
Investments (non current)	5,113,423	-	-	5,113,423
Trade and other receivables	-	132,492	-	132,492
Total	40,863,448	4,363,079	-	45,226,527
Financial liabilities				
Trade and other payables	-	-	1,603,575	1,603,575
Total	-	-	1,603,575	1,603,575
2023				
	Financial assets at FV through profit and loss	Financial assets at amortised cost	Financial liabilities at amortised cost	Total
Financial assets				
Cash and cash equivalents	-	4,353,374	-	4,353,374
Investments (current)	27,977,618	2,706,508	-	30,684,126
Investments (non current)	5,071,321	-	-	5,071,321
Trade and other receivables	-	378,777	-	378,777
Total	33,048,939	7,438,659	-	40,487,598
Financial liabilities				
Trade and other payables	-	-	3,045,742	3,045,742
Lease liabilities	-	-	57,567	57,567
Total	-	-	3,103,309	3,103,309

These financial statements should be read in conjunction with the notes to the financial statements and Independent Auditor's Report.

CORPORATE INFORMATION & NOTES TO THE FINANCIAL STATEMENTS

23 LEASES

The Group recognises a right-of-use asset and corresponding lease liability with respect to all lease arrangements in which it is the lessee, except for short-term leases, defined as leases with a lease term of 12 months or less, and leases of low value assets. For these leases the Group recognises the lease payments as an operating lease on a straight-line basis over the term of the lease.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted by using the rate implicit in the lease. If the rate cannot be readily determined the Group uses its incremental borrowing rate (IBR).

The lease liability is subsequently measured by increasing the carrying amount to reflect interest on the liability, using the effective interest method, and reducing the carrying amount to reflect the lease payments made.

The right-of-use assets comprise the initial measurement of the corresponding lease liability, lease payments made at or before the commencement day and any initial direct costs. They are subsequently measured at cost less accumulated depreciation and impairment losses.

Right-of-use assets are depreciated over the shorter period of lease term or useful life of the underlying asset.

The estimation of the IBR relies on the Directors considering the credit risk of the Group. If the credit risk of the Group differs from what is estimated, the IBR may differ, and consequently the future net present value of the lease cash flows may be over or understated.

The determination of the lease term relies on the Directors view of the likelihood of any lease renewal options being renewed. If the lease renewal options included and then not taken up, or are not included and are taken up, the net present value of the lease cash flows may be over or understated.

The Group leases several assets including buildings and office equipment.

In the current year building leases are short-term with a lease term of 12 months or less.

Right of Use Assets	Buildings	Office Equipment	2023	2022
	\$	\$	\$	\$
Cost				
Balance 1 July 1	39,370	10,200	149,570	92,003
Disposal	(139,370)	-	(139,370)	-
Additions	-	-	-	57,567
As at 30 June 2023	-	10,200	10,200	149,570
Depreciation				
Balance 1 July 1	81,803	10,200	92,003	41,581
Disposal	(81,803)	-	(81,803)	-
Depreciation expense	-	-	-	50,422
As at 30 June 2023	-	10,200	10,200	92,003
	-	-	-	-
Amount recognised in profit and loss			2023	2022
			\$	\$
Total cash outflow for leases			-	36,120
Interest expense on lease liabilities			-	1,382
Lease Liabilities	Buildings	Office Equipment	2023	2022
	\$	\$	\$	\$
Current liability	-	-	-	57,567
	-	-	-	57,567
Maturity Analysis			2023	2022
			\$	\$
Not later than 1 year			-	57,567
			-	57,567

The Group does not face a significant liquidity risk with regard to its lease liabilities.

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www.crowe.nz**INDEPENDENT AUDITOR'S REPORT****To the Beneficial Owners of Tuwharetoa Settlement Trust****Opinion**

We have audited the consolidated financial statements of Tuwharetoa Settlement Trust (the Trust) and its controlled entities (the Group) on pages 50 to 67, which comprise the consolidated statement of financial position as at 30 June 2023, and the consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at 30 June 2023, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with New Zealand equivalents to International Financial Reporting Standards Reduced Disclosure Regime (NZ IFRS RDR).

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (New Zealand) (ISAs (NZ)). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Group in accordance with Professional and Ethical Standard 1 *International Code of Ethics for Assurance Practitioners (including International Independence Standards) (New Zealand)* issued by the New Zealand Auditing and Assurance Standards Board, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other than in our capacity as auditor we have no relationship with, or interests in, Tuwharetoa Settlement Trust or any of its controlled entities.

Information Other Than the Financial Statements and Auditor's Report

The Trustees are responsible for the other information. The other information comprises the information included in the Schedule of Expenses on pages 71 to 72 but does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of audit opinion or assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

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If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Trustees' Responsibilities for the Consolidated Financial Statements

The Trustees are responsible on behalf of the Group for the preparation and fair presentation of the consolidated financial statements in accordance with NZ IFRS, and for such internal control as the Trustees determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the Trustees are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (NZ) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with ISAs (NZ), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of the use of the going concern basis of accounting by the Trustees and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for the audit opinion.

We communicate with the Trustees regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Restriction on Use

This report is made solely to the Group's Beneficial Owners, as a body. Our audit has been undertaken so that we might state to the Group's Beneficial Owners those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Group and the Group's Beneficial Owners as a body, for our audit work, for this report, or for the opinions we have formed.



Crowe New Zealand Audit Partnership
CHARTERED ACCOUNTANTS

Dated at Hastings this 20th day of October 2023

SCHEDULE OF EXPENSES

	2023 \$	2022 \$
EXPENSES		
Administration		
ACC Levies	870	-
Advertising	23,467	9,725
Bank Fees	471	402
General Expenses	23,686	12,303
Information & Archives	20,17	112,673
Insurance	79,349	35,614
Manaakitanga	3,603	20,285
Motor Vehicle Expenses	2,179	6,014
Office Rent & Storage	36,120	(15,684)
Office Supplies & Expenses	86,691	61,655
Photocopying	211	5,287
Property Maintenance	42,228	19,567
Telephone	3,525	3,647
Travel	6,288	4,497
Wages, Salaries and Contract Labour	321,215	459,169
	650,074	635,154
Hui a Iwi		
Annual Hui	43,553	22,673
Koha & Venue Hire	25,709	5,500
	69,262	28,173
Professional Services		
Accountancy	167,574	86,792
Advisory Services	93,266	75,911
Audit	39,702	26,240
Consultancy	13,232	48,231
Investment Fees	53,782	42,296
Legal Fees	77,446	91,307
Valuation Fees	-	1,800
	445,002	372,577
Project Management		
Mana Whenua Costs	57,258	55,255
Social Housing Project	412,118	200,323
Strategic Initiatives	20,704	3,470
Significant Natural Areas	-	1,755
	490,080	260,803

These financial statements should be read in conjunction with the notes to the financial statements and Independent Auditor's Report.

SCHEDULE OF EXPENSES

	2023 \$	2022 \$
Governance		
Meeting Costs	8,473	2,058
Trustee Fees	170,008	170,008
Trustee Travel	5,504	7,794
Trustee & GM Development	7,664	14,838
Tai Tonga Elections	48,563	-
	240,212	194,698
Finance Costs		
Interest Paid	80	1,396
	80	1,396
Depreciation Charges		
Depreciation	96,184	45,777
	96,184	45,777
Depreciation Charges - ROU Assets		
Depreciation - ROU Assets	-	50,422
	-	50,422

These financial statements should be read in conjunction with the notes to the financial statements and Independent Auditor's Report.

2022 MINUTES

1 WHAKATUWHERATANGA

1.1 PRESENT

Rakeipoho Taiaroa (Chairman), Judy Harris, Te Āriki Tā Tumu te Heuheu, Paranapa Otimi.

1.2 IN ATTENDANCE

Greg Stebbing (Commercial Advisor), Sean te Heuheu (General Manager) and Ngatoru Wall.

1.3 APOLOGIES

Hon Georgina te Heuheu (Deputy Chair), Joanne Te Huia, Dylan Tahau.
113 members as part of the Apologies register.

1.4 IN ATTENDANCE

160 members registered in attendance with 6 logged into the livestream.

2 TE TIMATANGA/KARAKIA

The hui commenced with a karakia from Paranapa Otimi.

The Chairman welcomed all those who had joined the hui and the first kanohi ki te kanohi meeting since 2020. He explained the agenda and invited the Trustees and staff to introduce themselves.

The Trustees introduced themselves in turn.

The Chairman acknowledged the recent Trustee Taiwhenua nominees who were all elected unopposed, in particular the new Hikuwai representative, Ngatoru Wall. He also gave apologies for Joanne Te Huia who was unable to attend due to an illness.

3 AGM HOUSEKEEPING

Judy Harris went through the housekeeping items advising that:

3.1 APOLOGIES

- To be noted today at the registration desk
- Thank you to those who have submitted apologies by phone or email before the Annual General Meeting

3.2 VOTING

- All whānau are allowed to attend this AGM however only registered members can move motions and vote
- No motions will be moved from the floor

3.3 LIVESTREAM

- This meeting is being live-streamed for our whānau at home, by our friends at AVP
- Unfortunately, we are unable to move motions or vote via the Livestream

3.4 PĀTAI

- There will be an opportunity to ask pātai at the end of today's presentations.
- Please could we save our pātai until this time

RESOLUTION

THAT the apologies be received.

MOVED

Dave Davies

SECONDED

Hemi Biddle

The Motion was voted on and CARRIED

3.5 UNCONFIRMED MINUTES OF THE 2021 ANNUAL GENERAL MEETING

The Chairman reported that the minutes of the Annual General Meeting held on the 20 November 2021 were available in the Annual Report. There were no matters arising.

RESOLUTION

THAT the minutes of the AGM held 20 November 2021 be approved.

MOVED

Kata Rangataua-Rameka

SECONDED

Dave Davies

The Motion was voted on and CARRIED

4 WHO ARE WE

The Chairman advised that the Tūwharetoa Settlement Trust (TST) was an organisation born from the Central North Island (CNI) Settlement and introduced a video that gave a synopsis of the TST and its origins.

5 CHAIRMAN'S REPORT

The Chairman presented his Chairman's report as outlined in the Annual Report, for the year ended 30 June 2022.

5.1 KEY MILESTONES

TST realised in recent years, as part of the deferred settlement process or through Iwi networks, significant property investment opportunities. Through these opportunities TST has acquired several land holdings. The Trust's recent focus has been housing and through a new venture, has built a team of five staff. This has resulted in the development of 14 affordable rental homes in Tūrangi.

The Trust has acquired the following properties:

- **HE IWI KĀINGA - HOUSING**
 - > Te Iwiheke Place, Tūrangi – 13 affordable rental homes
 - > 10 Maire Street, Wairakei – Blue Light Facility
- **TŪWHARETOA LIMITED**
 - > 79-85 Horomātangi Street, Taupō – TST Office space shared tenancy with the Tūwharetoa Māori Trust Board (TMTB) and Ngāti Tūwharetoa Fisheries Charitable Trust (NTFCT)
- **TE WHARE HONO O TŪWHARETOA**
 - > Civic Administration Building – Commercial Development in conjunction with other iwi parties, housing the Taupō District Council and TST, Tūwharetoa Māori Trust Board and Ngāti Tūwharetoa Fisheries Charitable Trust.

5.2 ARIKITANGA

Support was provided to the Tūwharetoa Māori Trust Board as primary facilitators for the National Iwi Chairs Forum, November 2022. The event was successfully held in Taupō.

5.3 DORCHESTER GUARANTEES

The resolution passed at the 2021 AGM has been completed and all historic debt has now been settled.

5.4 NGĀ MARAE

TST provided financial support to continue the Crown-funded Ringa Raupā kaupapa to revitalise Tūwharetoa Marae.

5.5 COLLABORATION

We continue to collaborate closely with our partners Tūwharetoa Māori Trust Board, Ngāti Tūwharetoa Fisheries Charitable Trust through:

- Member Database
- Grants
 - > Education
 - > Trade Training
 - > Marae Capital Works
 - > Ringa Raupā
 - > National Iwi Chairs Forum
 - > Shared service Staff
 - > Joint Investments

After the Chairman's report, the Chairman acknowledged the contribution of Te Ariki and the fellow Trustees and the operational staff and advisors who contribute to the Trusts day to day operations.

RESOLUTION

THAT the Chairman's report be received.

MOVED

Rahapa Rameka

SECONDED

Julie Tangaere

The Motion was voted on and CARRIED

6 HE IWI KĀINGA – HOUSING REPORT

The Chairman introduced Sean te Heuheu (General Manager of TST) who presented the Operations Report.

6.1 HE IWI KĀINGA

- This is our TST housing kaupapa
- In 2020 we developed our Tūwharetoa Kāinga Strategy
- This strategy was designed to support the needs of our Iwi and the environment we live in
- He Iwi Kāinga began implementing our programs in 2021

6.1.1 WHARE ORA

- Assessing the condition of whānau homes
- Identifying priority repair or maintenance areas
- Providing advice on how whānau can improve their living conditions
- The next step with this Kaupapa is to identify how we can work together to address the critical repair areas across lots of homes

6.1.2 ADVICE AND ADVOCACY

- Financial advice and advocacy for our whānau
- Helping whānau address priority repairs?
- Connecting whānau to trades and/or services
- Connect whānau to available support systems

6.1.3 SORTED KĀINGA ORA

- 8-week course with two classes per week
- The programme currently has over 20 whānau enrolled
- Providing financial education (debt, savings, budgeting and planning for the unexpected)
- Providing tools to help whānau achieve their housing aspirations
- A crucial tool to help build our collective capacity

6.1.4 SUSTAINING TENANCIES

- Keeping whānau in their rentals
- Support them through tricky tenancy situations
- Empowering whānau to address their tenancy issues

6.1.5 PAPA KĀINGA

- Building our collective capabilities around Papakāinga Development
- Papakāinga development seminars and Trustee governance courses
- Developing tools & resources to support our papakāinga aspirations

6.1.6 TENANCY AND RENTALS

- Supporting whānau in our Affordable Rental homes
- Identifying what the tenants' housing aspirations are
- Providing training, tools and resources to help them achieve these aspirations
- Supporting and empowering our whānau

6.1.7 RESIDENTIAL BUILDS

- Affordable rentals at Te Iwiheke Place
- Homes are built as a tool to help whānau achieve their housing aspirations
- Provide whānau with affordable rental accommodation
- Time to save, learn and prepare for the next step in their housing journey
- The whānau chosen are in a privileged position but also have a responsibility to learn and move forwards which will provide others with the same opportunity
- Aim for these homes to provide a leg up for as many of our whānau as possible
- The General Manager expressed thanks for the support provided by the following entities Bay Trust, Egmont Dixon, Te Puni Kokiri, Penny Homes, Ka Uruora and the Ministry of Housing and Urban Development.

7 NGĀ MARAE

7.1 MARAE OPERATIONAL SUPPORT GRANT

- Contribution towards day-to-day upkeep and operational costs associated with running our marae
- \$15,000 annual grant given to 29 marae recipients
- Total Marae Operational Support Grant Investment of \$435,000 which is always well received by our Marae

7.2 RINGA RAUPĀ

- Kaupapa run by Tūwharetoa Māori Trust Board with support from the TST
- Ten kaimahi from our Iwi were employed to carry out maintenance and renovation work on Tūwharetoa Marae.
- Revitalise marae and support whānau affected by COVID-19
- Provide employment, training and qualifications

8 EDUCATION

8.1 EDUCATION GRANTS

- In collaboration with the Tūwharetoa Māori Trust Board and the Ngāti Tūwharetoa Fisheries Charitable Trust
- 1,879 grants distributed which covered Early Childhood, Secondary School NCEA, Tertiary, Special Needs and Trade Training
- Total combined Education Grant Investment of \$754,000

8.2 STEM SCHOLARSHIPS

- Science Technology Engineering and Mathematics Grant, which awards three scholarships each year of \$10,000
- TST is proud to support these future leaders who bring a unique kaupapa Māori view to their work
- This year's recipients were:
 - > Shaun McNeil – Ngāti Tūrangitukua
 - > Keiha Nicol – Ngāti Rauhoto, Ngāti Ruingarangi, Ngāti Te Maunga, Ngāti Te Rangiita, Ngāti Turumakina, Ngāti Tutetawha
 - > Heni Unwin – Ngāti Kurauia

9 CNI MANA WHENUA

The General Manager introduced Trustee Paranapa Otimi to present the CNI Mana Whenua report.

In July 2021 the CNI Iwi were subject to court proceedings in the High Court

- Ngāti Manawa sought a declaratory judgement to further their position in the CNI Iwi forest
- Ngāti Tūwharetoa and other CNI Iwi made submissions to the Court
- The High Court's decision was released on 2 August 2022 and is currently being worked through by the Trust and other CNI Iwi.
- The collective iwi are working together to come to a resolution that respects our histories and tikanga to resolve some of our differences
-

RESOLUTION

THAT the operations report be received

MOVED

Mere Maniapoto

SECONDED

Eva Tutemahurangi

The Motion was voted on and CARRIED

10 FINANCIAL REPORT

Greg Stebbing presented the financial report for the 2021 – 2022 Financial Year.

10.1 FINANCIAL PERFORMANCE – PROFIT AND LOSS

The total comprehensive income for the Trust was down on last year's performance at \$3.1 million based on several contributing factors:

- Kakano Investment Limited Partnership revenue of \$1.0 million (multi-lwi investment)
- CNI lwi Holdings Limited increased by \$0.57 million due to a large rental review driven by land values
- Managed funds loss of \$0.8 million
- Operating expenditure increased by \$300,000 due to:
 - > He lwi Kāinga project costs and
 - > Increased professional service fees (Accounting and Legal (Mana Whenua)).

10.2 FINANCIAL POSITION – BALANCE SHEET

- The financial position of the trust increased by \$3.3 million this financial year.
- This represents a \$48.9 million increase since 2013
- The Trust's Goal is to grow Equity by 4% per annum to combat inflation and provide for the larger membership base that grows each year
- The Trust has a goal of 150 million goal at 2043

10.3 ASSET CLASSES

The Trust has diversified its portfolio of assets. It has shifted from primarily forestry towards property and reclaiming whenua. All property was obtained with a sale of managed funds to make these purchases.

- Cash and Managed funds minimum target of 30%
- Property Investments
- 79 to 85 Horomātangi Street Office
- Te Whare Hono o Tūwharetoa (TDC)
- Te Iwiheke Place Affordable rental homes
- 10 Maire Street (Former Blue Light facility)

10.4 MANAGED FUNDS

- Markets fell in 2022 following strong gains in 2021. Rising inflation, Interest rates and the war in Ukraine have seen a decrease in value
- The TST portfolio declined by 4%. This is a comparatively strong result in relation to other funds which fell around 8%
- Approved an allocation shift to alternative assets last year, which are designed to protect against inflation and interest rate risks
- Outperformance versus the market reflects this allocation decision
- A shift toward Socially Responsible Investments with low greenhouse gas emissions or carbon profile
- Risks from climate change are reduced
- Cumulative gain since 2017 is around 19% which is approximately 13% ahead of what investors would have earned from keeping money in the bank

10.5 INVESTMENT PARTNERSHIPS

The Tūwharetoa Settlement Trust works collaboratively with several other Tūwharetoa Trusts and Entities. This creates an opportunity to access investments that the Trusts could not do alone. The following entities and vehicles of which are used for these investments.

1. Tūwharetoa Hau Rau Limited Partnership - Direct investment fund.
2. Tūwharetoa Gondola Limited Partnership - Bonds in the Ruapehu Alpine Lifts Sky Waka.
3. Hautū Rangipō Whenua Limited Partnership - Shares in Hautū Rangipō Whenua Ltd.
4. Te Kakano Whakatipu Limited Partnership - Shares in Kāingaroa Timberlands.
5. Tūwharetoa Property Investment Limited Partnership - Shares in 11 crown leased properties.
6. Tauwhara ki te Hikuwai Limited Partnership - 50% owner in Taupō commercial property.
7. Te Whare Hono o Tūwharetoa Limited Partnership - Shares in commercial development.
8. He Iwi Kāinga Tūwharetoa Limited Partnership - 100% owner of residential properties in Wairākei, Wharewaka and Tūrangi.

RESOLUTION

THAT the Financial Report be received

MOVED

Danny Loughlin

SECONDED

Melanie Henry

The Motion was voted on and CARRIED

The Trust requires the reappointment of the Auditors. Crowe has been used for the last five years and was accommodating even through the COVID period.

RESOLUTION

THAT Crowe be reappointed as auditors.

MOVED

Greg Stebbing

SECONDED

Danny Loughlin

The Motion was voted on and CARRIED

The Chairman thanked Greg Stebbing for his contribution to the Tūwharetoa Settlement Trust.

11 TST TRUSTEE ELECTIONS

The Tūwharetoa Settlement Trust holds five yearly Trustee Elections.

- Nominations for the 2022 Trustee Elections closed on 27 September
- As only one nomination was received for each of the Taiwhenua the following were declared elected:
 - > Tai Hauāuru Taiwhenua - Jo TE HUIA
 - > Hikuwai Taiwhenua - Ngatoru WALL
 - > Maataapuna Taiwhenua - Rakeipoho TAIAROA
 - > Tai Tonga Taiwhenua - Judy HARRIS

The General Manager expressed congratulations to the elected Trustees.

As more than two nominations were received for the two Tūwharetoa Whānui vacancies, an election was required.

- This election has been conducted by postal and internet voting.
- This election will also be conducted by ballot box voting today.
- To vote please see our Electionz representative for further information.

RESOLUTION	MOVED	SECONDED
THAT the Trustee Election be received	Waitapu Beech	Aroha French
The Motion was voted on and CARRIED		

The Chairman introduced the Te Whare Hono o Tūwharetoa and played a Fly-Through video render of the Building.

12 HE PĀTAI

The Chairman then opened the floor for questions made to the TST Board.

12.1 Charmaine Pene:

“I just want to refer to that video. I didn’t see any wheelchair access or lifts. Is there going to be any?”

Rakeipoho Taiaroa: “Know that we have lifts. When you go in, in the centre are lifts, there’s no ramp at all. It’s on the ground floor.”

Charmaine Pene: “The 13 homes in Tūrangi, how many hectares is that acres?”

Rakeipoho Taiaroa: “They are around 600 m2 and there are 13 blocks so approximately 2 acres”

Charmaine Pene: “What materials are they using? How long would that last over time?”

Rakeipoho Taiaroa: “They are brand new houses that come with a warranty. They’ve had so many eyes on the design. But in terms of the building, they are supposed to last over 25 years.”

Charmaine Pene: “Ok, so how many bedrooms are these homes?”

Rakeipoho Taiaroa: “Three bedrooms.”

Charmaine Pene: “My last question to do with the Council building and the Tūwharetoa Māori Trust Board Building and then you’ve got that other building that you’re moving from? What would you utilise that for?”

Rakeipoho Taiaroa: “It has been purchased strategically. We already have substantial lease abilities above. We’ve had about five enquiries from people wanting to lease when we leave, because of the strategic spaces. It is quite a popular place because it is the last space at the limit of the CBD or the Central business district. All the rest has to be residential.

Charmaine Pene: “Would you venture out to where Tūwharetoa people are living outside of Taupō and maybe look at doing something there?”

Rakeipoho Taiaroa: “At the present moment it is not in the plans. But at the end of the day, the biggest thing you take from this kōrero is there are a lot of Trusts and Corporations who have land and cash but want a little bit of guidance. So it's not just us giving the guidance we have. But to join up and make a Charitable Trust, the Tūwharetoa Housing Charitable Trust. Then what values or capabilities we might have built up, we can share with the whole and it becomes not just TST's gig. The most important part of this journey is the collaboration with all the Trusts and Corporations that have land and of which your landowners as well.”

Charmaine Pene: “We own some whānau land but my thinking was around maybe a building a whare where all Tūwharetoa can come to if they are passing through. Thank you very much to the Board.”

12.2 Kata Rangataua-Rameka:

“To the Tūwharetoa Settlement Trust on behalf of Pūkawa Marae Chair, Marae Committee, Ngāti Manunui. Thank you very much for the financial assistance that you've given the marae. And I very much appreciate it so that we could do all the maintenance and future projects – the Wharekai. Kia ora.”

Rakeipoho Taiaroa: “Thank you Kata, what a wonderful Marae.”

12.3 Fiona Kahuhura Chase:

“Nga mihi ano, What's the expected cost of building the building? And what's the forecast for income?”

Rakeipoho Taiaroa: “Expected costs for all of the entities will be around about the late thirties. And income is identified to be around 6% at least. That's dependent on negotiations with the lessee. So you've got the most blue chip tenant you can have in this town. Long term but still making money on the way through.”

12.4 Mere Maniapoto:

“Mihi atu ki a koutou hoki te tepu. I'm a Trustee of the Marotiri Pureora Forest. We wanted to get all of that Totara out of that forest but since then they have replanted, and I want to know why we can't go in there and get that Totara out.”

Rakeipho Taiaroa: “Whose stopping you from doing that?”

Mere Maniapoto: “It was the Forest Managers that we had to wait for.”

Sean te Heuheu: “Kia ora Mere, we're still talking with NZ Forest Managers and have raised it several times with them. So we'll keep pushing them to try to get a response. At the time it was the availability of machinery to get in there and do that mahi. We'll keep pushing and it looks like we need to push a bit harder.”

Mere Maniapoto: “Yes, we wanted it done in our term. So we wanted that done three or four years ago.”

Sean te Heuheu: “Kia ora, hearing you loud and clear.”

12.5 Haromi Rowlands:

“Nga mihi Tumu, Ariki and the Board. Congratulations Ngatoru. I hope nobody takes any offence, but I have a couple of quick questions. The first one I have is a gazette notice here of the intention to remove Limited Partnerships from the register. So that includes He Iwi Kāinga Tūwharetoa Limited Partnership, Maui Toa Limited Partnership, Tauwhara ki te Hikuwai Limited Partnership and Tūwharetoa Gondola Limited Partnership. Does anybody know about that?”

Rakeipoho Taiaroa: “We're happy to look at that whaea. Thank you for informing us. What is the order of the notice? We'll investigate it because some of them we would certainly not break down. We would not want to declassify them at all”

Haromi Rowlands: “My second question is there was a release on Facebook and you put there “members”. Is the Tūwharetoa Settlement Trust a club?”

Rakeipoho Taiaroa: “No.”

Haromi Rowlands: “My understanding is we're owners and beneficial owners, so you should be using the correct terminology.”

Rakeipoho Taiaroa: “We can use members or we can use beneficiaries, but I’ll change it to beneficiaries quite happily.”

12.6 Waitapu Beech:

“Thanks, I just want to acknowledge the Tūwharetoa Māori Trust Board and the Tūwharetoa Settlement Trust for my son’s trade qualification, he just qualified as a butcher. He’ll graduate in February next year in Auckland. He’s our butcher in New World Tūrangi and just turned 19!”

Rakeipoho Taiaroa: “Kia ora Waitapu.”

12.7 Hobie Teddy:

“I was just listening to your pātai on housing. You got electric and all that stuff in there but nothing about solar panels. Are you going to do anything about solar panels??”

Rakeipoho Taiaroa: “Yes as part of the part of the design on top of the roof. The major issue was the weight of them. But certainly with the way it’s built in terms of heating there won’t need to be too much heating but we’ve taken that on board concerning the solar panels, so thank you for that.”

12.8 Margaret Tangira:

“Is the Trust looking for ways to invest in business for our Iwi members? I am a small business owner. I am Tūwharetoa and would like your support to grow. To be the future we talk about being in the community to provide employment and benefits to our people. I’m a small business owner in Te Teko. I own a takeaways. I’ve got two sides and only work one side and five years I’ve been doing my shop now and I want to take the food industry away and turn it into a laundromat”

Rakeipoho Taiaroa “Thank you if you want to pass on any information to Melanie in terms of what you are looking to produce and we’ll certainly help you but also in terms of any advice you might need as well”

12.9 David Davies:

“As asked over here, How long with the houses stand for? I’ll tell the rest of you. I’m in the industry. The homes are being built using steel frames with timber finishing. They will stand for 50 years plus because the steel frame doesn’t move, the travel is easy. It’s light.

I’ve been in the industry since 1994 building steel frames for Māori. I started with Kahungunu and knew nothing about your Papakāinga projects here I need to talk to someone about that. We’re bringing the Papakāinga guidance lines from Kahungunu to here. TPK know about it, they’re already on board. So I need an appointment sometime to see the team.”

Rakeipoho Taiaroa: Thank you Dave, come around and see Sean to coordinate that.

13 CLOSE

The Chairman finished the hui by thanking everyone who gave their time today, acknowledged those who attended the hui and wished all a Merry Christmas and a happy holiday period.

Paranapa Otimi Closed the hui with a karakia at 3:52 pm.

Verified as a true and correct record of this meeting.

Signed: _____



R Taiaroa,
Chairman







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