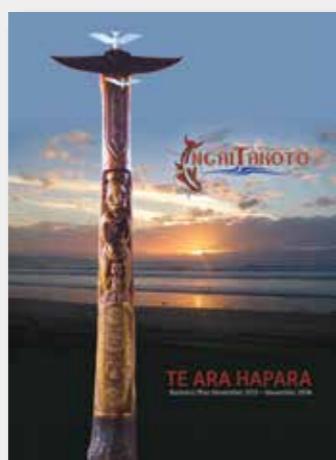




TE IWI O NGĀITĀKOTO TREATY SETTLEMENT ASSETS REGISTER

TE IWİ O NGĀITAKOTO TREATY SETTLEMENT ASSETS REGISTER

Prepared for Te Iwi O NgāiTakoto Members
Prepared by Te Runanga O NgāiTakoto
October 2016



Settlement Transition Work developed in our initial 20/20 Te Ata Hapara plan (2000), and advanced following Deed of Settlement (2012) with our Te Ara Hapara Business Plan (2013) and our Framework for Change Discussion document (2015).



1. Overview

In March of 2012 our NgāiTakoto members agreed to ratify and support a NgāiTakoto Land Claims Treaty Settlement Agreement with the Crown. That ratification process was supported by our NgāiTakoto people and subsequently after ongoing negotiations between 2012 and final settlement legislation on the 09 September 2015 (3rd Reading at Parliament) the transition (handing over) of agreed too settlement outcomes, has commenced.

Te Runanga O NgāiTakoto is responsible for transitioning those assets back from the Crown and to establish a Post Settlement Governance Entity (PSGE) to receive, and manage that asset base on behalf of NgāiTakoto members.

The purpose of this document is to provide our NgāiTakoto member's with the details and specific information about:

1. The NgāiTakoto land Claim Settlement Assets.
2. Identifying the appropriate Te Runanga O NgāiTakoto (PSGE) management details and operating structures that will be in place for owning / managing each of these assets individually and collectively.
3. Total overview of our Lands, Commercial Properties and financial settlement Investment Portfolio.

“Future Proofing the NgāiTakoto Whanau, Marae, NgāiTakoto Iwi”

This report is an important document in this transition process, as it identifies those assets that belong to our NgāiTakoto members and the benefits that come with settlements, and potentially lays out a platform for identifying future iwi growth and development.

The benefits of the settlement will be available to all members of NgāiTakoto, wherever they live.

Secondly, It also becomes a public record for our NgāiTakoto members to understand, the liabilities and costs associated with owning settlement assets and why it is important that we get the NgāiTakoto Post Settlement Governance Entity (Te Runanga O NgāiTakoto) in place so that it has the capacity and capability to manage and grow the asset base, well into the future. Its objective is:

2. Settlement Overview



Historical Account

A Historical Account identifying numerous breaches of Te Tiriti O Waitangi by the Crown against NgāiTakoto Iwi.

The Historical Account relates to key areas of Treaty breaches, including:

- Pre-1840 Treaty of Waitangi transactions by settlers.
- The Crown's Land Purchasing activities post 1840.
- The establishment and actions of the Land Claims Commission's in 1843 and 1857.
- The Land Claims Settlement Act 1856.
- Actions of the Native Land Court.
- The Crown's Nineteenth and Twentieth Century land administration Legislations practices and policies.

The Crown Apology

The Crown apologised for its breaches of Te Tiriti O Waitangi (Articles 1-4) which rendered NgāiTakoto virtually land-less by 1860.

The apology is fundamental to our NgāiTakoto settlement, as it acknowledges the validity of the NgāiTakoto claims that our tupuna have made over generations regarding land-loss and in doing so, reaffirms and recognises our NgāiTakoto mana.

The breakdown of the NgāiTakoto Settlement redress is as follows:

■ CULTURAL REDRESS PAYMENT

A cultural redress payment of \$2.4 million was negotiated over and above the NgāiTakoto settlement Quantum. This payment was negotiated specifically for 3 purposes :

- Historical Claimant Payment
- Purchase of Mekerene Farm
- Purchase of lands held by Far North District Council

■ CULTURAL LANDS REDRESS

The settlement provided for the return of culturally significant places and land sites (11) to be vested exclusively back to NgāiTakoto.

A further (6) culturally significant places and sites to be jointly vested together with NgāiTakoto and other Te Hiku iwi (totalling approximately 445 hectares).

Further, approximately 2,054 hectares of land in total was transferred to NgāiTakoto.

Other areas of land within the settlement outcomes are subject to a mana whenua process whereby the determination of actual land ownership allows NgāiTakoto to protect its own rohe interests. These key areas are identified requiring as:

Te Make: Dairy Unit 2 North on Sweetwater Farm (304 ha)

Aupouri Forest: Wharo (Ahipara) to Hukatere (approximately 8,245 ha)

The cultural redress package recognised our ability to action our cultural, spiritual, historical and traditional associations and exercise our kaitiakitanga responsibilities over the rivers, lakes, land and natural resources in our rohe, all of which had been drastically eroded over the last 176 years. The settlement provides us with a range of mechanisms to see our mana over our lands and taonga restored.

■ THE FINANCIAL AND COMMERCIAL REDRESS

The commercial redress (financial compensation) component was made up of cash, with a total value of \$21.04 million (plus interest/s) less the value of the commercial properties that NgāiTakoto purchased from the Crown as a component of Settlement. The breakdown \$ amounts are as:

On Account Payment to NgāiTakoto:	\$4,110,000 million
Balance:	\$16,930,000 million
NgāiTakoto Settlement Purchases from the Crown:	\$8,374,746 million
Quantum Balance Remaining:	\$8,555,254 million
Interest from Crown:	\$422,890.19
Total Cash returns – BNZ:	\$11,718,431 million

■ THE ASSET VALUES BREAKDOWN

Aupouri Forest

NgāiTakoto's share of the Aupouri Forest purchase, \$1,532 million.

Accumulated rentals: As part of the settlement package NgāiTakoto received from the Crown Forestry Rental Trust a 20% share of rentals that had accumulated on the Aupouri forest lands since 1989, worth \$2,740,287 million.

NgāiTakoto also receives a 20% share in the future annual forest land rentals. The accumulated rentals are in addition to the commercial redress that NgāiTakoto has received and amounts to approximately \$130,000k (subject to future land lease reviews).

NgāiTakoto will also receive New Zealand Units or carbon credits associated with owning the Aupouri forest. The total shares available are at 352,470 valued at \$18.07 presently.

Sweetwater / Landcorp Farms

Purchase of Sweetwater Farm Blocks: Dairy Unit 2 North	\$1,144,285 million
Purchase of Sweetwater Farm Blocks: Northern block / Dairy Unit 3	\$4,664,839 million
Te Oneroa A Tohe Beach Board – Funding x5 Iwi	\$400,000
NgāiTakoto Beach Cultural Redress	\$137,000
NgāiTakoto Social Accord Payment	\$800,000

Mechanisms such as the Right of First Refusal (RFR) give NgāiTakoto the right and opportunity to buy future surplus Crown assets over a further 172 Year period.

Summary of Accounts with BNZ

AS OF OCTOBER 3, 2016

ACCOUNTS	MATURITY	INTEREST	TOTAL
BNZ Private Bank A/C	N/A	0.55% p.a.	\$2,378,586
BNZ Private Bank A/C	N/A	0.55% p.a.	\$112,830
Investments			
BNZ Term Deposit	13/02/2017	3.35% p.a.	\$2,000,000
BNZ Term Deposit	14/08/2017	3.38% p.a.	\$2,000,000
BNZ Wealthnet portfolio	Long Term	Market	\$9,250,547
Total			\$15,741,963

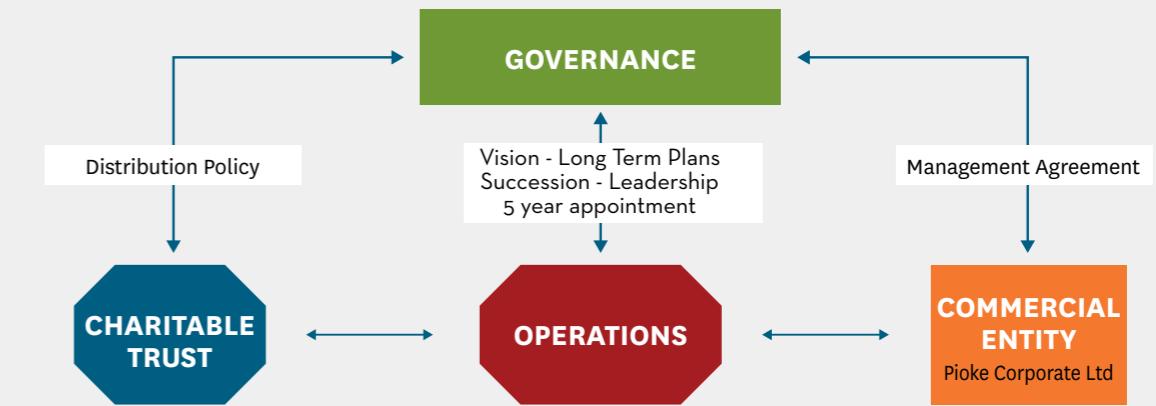
3. PSGE Structure

The PSGE provides a framework for Governance, Charitable and Commercial activities and considerations around best maximisation of tax.

The recommended Te Runanga O NgāiTakoto (PSGE) will comprise of three entities, each with their own specific purpose and function but operating within the framework of the organisation as a whole so each entity will remain connected and accountable:



This Te Iwi O NgāiTakoto Land Claim Settlement Assets document records the assets in the one place. Each asset come with liabilities, responsibilities, obligations, opportunities and risk, and we identify how that asset is to be managed within our Post Settlement Governance Entity (PSGE) Structure.



- x4 Marae
 - x2 Governance
 - Commercial Advice

Beneficiaries:

 - » Distribution to Members
 - » Act according to Beneficiary / Member requirements developed under the NgāiTakoto Distribution Policy
 - » Appointed by vote, every 5 years
- Management
 - Administration Services
 - Projects
 - Collective Iwi Matters
 - Social Accord
 - Beach Board
 - Korowai
 - Regional Growth Strategies
 - Communication
 - Budgets / Plans
 - Accountability-Audits
- Commercial Activities / Advice
 - Property Portfolio
 - Investment Advice
 - » Business
 - » Forestry
 - » Farming
 - » Honey / Horticulture
 - » Tourism

Structure Summary

- Settlement funds/assets will continue to be owned by Te Runanga O NgāiTakoto on behalf of NgāiTakoto registered members.
- Pioke Corporate Ltd manages / advises on the assets on behalf of Te Runanga O NgāiTakoto, through a Management Agreement.
- All profits derived on behalf of Te Runanga O NgāiTakoto (PSGE), may be either retained/reinvested inside existing investments, or transferred to the Charitable Trust entity.
- The Charitable Trust will distribute charitable benefits to members.
- All profits donated by the PSGE to the Charitable Trust are exempt from tax.
- All profits retained by the PSGE are taxable at the rate of 17.5%.

4. Asset Summary

This document provides a summary for each of the asset properties either returned directly, or purchased subsequently, from redress funds allocated in our NgāiTakoto Settlement outcomes; detailing:

- Asset Title
- Size (ha)
- Value (\$)
- Income (\$)
- Rates & Outgoings (\$)
- Asset Status
- Redress Mechanism (WCA = Properties with Commercial Activities)
- Ownership Structure
- NgāiTakoto ownership %
- Existing Management
- Relationship with other parties
- Challenges & Considerations

The NgāiTakoto Settlement Asset Index on pages 11-19 tables the summary information and also references the page numbers for each specific asset so you are able to identify the particular settlement properties.

Te Iwi O NgāTakoto Rohe



NgāTakoto Settlement Asset Index

REDRESS	ASSET STATUS	ASSET DETAIL	OWNERSHIP STRUCTURE	EXISTING MANAGEMENT	RELATIONSHIP WITH OTHER PARTIES	NGĀTAKOTO OWNERSHIP %	SIZE (ha)	VALUE \$
Cultural	Lake (Bed)	Lake Ngatu (West Coast Rd)	Te Runanga O NgāTakoto Trust (PSGE)	TRONT Operations	Pioke Corporate Ltd	100%	54	n/a
Cultural	Lake (Bed)	Lake Rotokawa (West Coast Rd)	Te Runanga O NgāTakoto Trust (PSGE)	TRONT Operations	Pioke Corporate Ltd	100%	17.6290	n/a
Cultural	Lake (Bed)	Lake Ngakapua (West Coast Rd)	Te Runanga O NgāTakoto Trust (PSGE)	TRONT Operations	Pioke Corporate Ltd	100%	16.4	n/a
Cultural	Lake (Bed)	Lake Kataovich (Kataovich Rd)	Te Runanga O NgāTakoto Trust (PSGE)	TRONT Operations	Pioke Corporate Ltd	100%	7	n/a
Cultural	Lake (Bed)	Lake Waiparera (Camp Rd)	Te Runanga O NgāTakoto Trust (PSGE)	TRONT Operations	Pioke Corporate Ltd	100%	115.4	n/a
Cultural	Lake	Lake Heather (Wai Te Huahua)	Crown - Statutory Acknowledgement	Department of Conservation	TRONT Operations	0% (Deed of Recognition)	20.5	n/a
Cultural	Lake	Lake Rotoroa	Crown - Statutory Acknowledgement	Department of Conservation	TRONT Operations	0% (Deed of Recognition)	45.19	n/a
Cultural	Lake	Lake Waikaramu	Crown - Statutory Acknowledgement	Department of Conservation	TRONT Operations	0% (Deed of Recognition)	214.91	n/a
Cultural	Property	Kaimaumau Marae site	Te Runanga O NgāTakoto Trust (PSGE)	TRONT Operations	Pioke Corporate Ltd	100%	14.6	n/a
Cultural	Property	Waipapakauri Papakainga	Te Runanga O NgāTakoto Trust (PSGE)	TRONT Operations	Pioke Corporate Ltd	100%	6.3410	n/a
Cultural	Property	Hukatere site A - Land	Te Runanga O NgāTakoto Trust (PSGE)	TRONT Operations	Pioke Corporate Ltd	100%	2	n/a

REDRESS	ASSET STATUS	ASSET DETAIL	OWNERSHIP STRUCTURE	EXISTING MANAGEMENT	RELATIONSHIP WITH OTHER PARTIES	NGĀTAKOTO OWNERSHIP %	SIZE (ha)	VALUE \$
Cultural Property - Vacant Beach	Wharemaru / East - Beach (Kaimaumau Rd) - Subject to Scenic Reserve Status	Te Runanga O NgāTakoto Trust (PSGE)	TRONT Operations	Pioke Corporate Ltd, Department of Conservation	100%	1000	n/a	
Cultural Property - Vacant Beach	Waipapakauri Beach site - Subject to Scenic Reserve Status	Te Runanga O NgāTakoto Trust (PSGE)	TRONT Operations	Pioke Corporate Ltd, Department of Conservation	100%	5.3	n/a	
Cultural WCA Page 36	76 Allen Bell Dr, Kaitaia	Te Runanga O NgāTakoto Trust (PSGE)	TRONT Operations	Pioke Corporate Ltd	100%	.0664	\$21,000 (Transfer Value)	
Cultural WCA Page 37	80 Allen Bell Dr, Kaitaia	Te Runanga O NgāTakoto Trust (PSGE)	TRONT Operations	Pioke Corporate Ltd	100%	.0658	\$23,000 (Transfer Value)	
Cultural WCA Page 38	6 Summerville Ave, Kaitaia	Te Runanga O NgāTakoto Trust (PSGE)	TRONT Operations	Tenant, Pioke Corporate Ltd	100%	.0809	\$85,000 (Transfer Value)	
Cultural WCA Page 39	Far North Rd, Houhora	Te Runanga O NgāTakoto Trust (PSGE)	TRONT Operations	Pioke Corporate Ltd	100%	3.7	\$1,250 (Transfer Value)	
Cultural WCA Page 40	Camp Rd, Waiharara	Te Runanga O NgāTakoto Trust (PSGE)	TRONT Operations	Pioke Corporate Ltd	100%	.2302	\$500 (Transfer Value)	
Cultural WCA Page 41	Off Sandhills Rd, Takahue	Te Runanga O NgāTakoto Trust (PSGE)	TRONT Operations	Pioke Corporate Ltd	100%	1.1862	\$1,600 (Transfer Value)	

NgāTakoto Settlement Asset Index

REDRESS	ASSET STATUS	ASSET DETAIL	OWNERSHIP STRUCTURE	EXISTING MANAGEMENT	RELATIONSHIP WITH OTHER PARTIES	NGĀTAKOTO OWNERSHIP %	SIZE (ha)	VALUE \$
Cultural WCA Page 42	Property - School Land	Awanui School	Te Runanga O NgāTakoto Trust (PSGE)	TRONT Operations	Ministry of Education, Pioke Corporate Ltd	100%	2.6	\$56,500 (Transfer Value)
Cultural WCA Page 43	Property - School Land	Paparore School	Te Runanga O NgāTakoto Trust (PSGE)	TRONT Operations	Ministry of Education, Pioke Corporate Ltd	100%	.1020	\$2,700 (Transfer Value)
Cultural WCA Page 44	Property - School Land	Waiharara School	Te Runanga O NgāTakoto Trust (PSGE)	TRONT Operations	Ministry of Education, Pioke Corporate Ltd	100%	1.6	\$96,400 (Transfer Value)
Cultural WCA Page 45	Property - School Land	Mekerene	Te Runanga O NgāTakoto Trust (PSGE)	TRONT Operations	Ministry of Education, Pioke Corporate Ltd	100%	.1000	\$7,600 (Transfer Value)
Cultural WCA Page 46	Vacant Farm-land-Wetland	(573 Kaimaumau Rd) Cash buy-back, from Cultural Redress Fund	Te Runanga O NgāTakoto Trust (PSGE)	TRONT Operations	Ministry of Education, Pioke Corporate Ltd	100%	1.8	\$81,500 (Transfer Value)
Cultural WCA Page 47	Commercial Leased	Corner Matthews Ave/Melba St (16 Melba St) (Undivided half share as a tenant-in-common with Te Rarawa)	Te Runanga O NgāTakoto Trust (PSGE)	TRONT Operations, TROT R	Pioke Corporate, Te Runanga O Te Rarawa	50%	.2021	\$350,000 (Transfer Value, NgāTakoto share)

NgāTakoto Settlement Asset Index

REDRESS	ASSET STATUS	ASSET DETAIL	OWNERSHIP STRUCTURE	EXISTING MANAGEMENT	RELATIONSHIP WITH OTHER PARTIES	NGĀTAKOTO OWNERSHIP %	SIZE (ha)	VALUE \$
Cultural WCA	Property - Commercial Leased Page 47	Kaitaia Nurses Home (45 Redan Rd) (Undivided half share as a tenant-in-common with Te Rarawa)	Te Runanga O NgāTakoto Trust (PSGE)	TRONT Operations, TROTR	Tenant - Te Hiku Houora, Piroke Corporate, Wāka Pupuretea Trust Ltd (Te Rarawa),	50%	.66506	\$291,000 (Transfer Value, NgāTakoto share)
Cultural Beach Reserve Page 49	Kowhai Beach	Crown - Statutory Acknowledgement	Department of Conservation	TRONT Operations	O% (Deed of Recognition)	65.17 km	n/a	n/a
Cultural River Page 50	Awanui River	Crown - Statutory Acknowledgement	Local Government	TRONT Operations	O% (Deed of Recognition)	39.7 km	n/a	n/a
Cultural DOC Public Camping Ground Page 51	Rarawa Beach Campground	Crown - Statutory Acknowledgement	Department of Conservation	Te Aupouri, DOC, TRONT Operations	O% (Deed of Recognition)	439.73	n/a	n/a
Cultural Conservation Area Page 52	Waipapakauri South Conservation Area	Crown - Statutory Acknowledgement	Department of Conservation	TRONT Operations	O% (Deed of Recognition)	21.4	n/a	n/a
Cultural River Drainage Page 53	Whangatane Spillway	Crown - Statutory Acknowledgement	Local Govt	TRONT Operations	O% (Deed of Recognition)	17.08 km	n/a	n/a
Cultural Conservation Area Page 54	Te Oneroa A Tohe - Beach sites A, B, C and D	Te Runanga O NgāTakoto Trust (PSGE)	Te Oneroa A Tohe Beach Board	Te Rarawa, Ngati Kuri, Te Aupouri, DOC, NRC, FNDC	25% (Joint Fee Simple Title)	214 (total of beach sites)	n/a	n/a
Cultural Wetlands Page 56	Tangonge site - Subject to Conservation Covenant	Te Runanga O NgāTakoto Trust (PSGE)	TRONT Operations, TROTR Operations	Te Rarawa, Department of Conservation	50% (Joint Fee Simple Title)	125	n/a	n/a
Cultural Lake (Bed) Page 57	Lake Tangonge site A - Subject to Conservation Covenant	Te Runanga O NgāTakoto Trust (PSGE)	TRONT Operations, TROTR Operations	Te Rarawa, Department of Conservation	50% (Joint Fee Simple Title)	31	n/a	n/a

NgāTakoto Settlement Asset Index

REDRESS	ASSET STATUS	ASSET DETAIL	OWNERSHIP STRUCTURE	EXISTING MANAGEMENT	RELATIONSHIP WITH OTHER PARTIES	NGĀTAKOTO OWNERSHIP %	SIZE (ha)	VALUE \$
Cultural Page 58	Iconic Reserve	Te Rerenga Wairua	Crown - Statutory Acknowledgement	TRONT Operations, TROTA	Te Aupouri, Department of Conservation	50% (Joint Fee Simple Title)	85	n/a
Cultural Page 59	Conservation Estate (He Korowai)	Conservation Estate	Department Conservation - Joint Management NgāTakoto DoC	DoC	DOC, NgāTakoto Operations	0% (Joint Management)	3,492	n/a
Cultural WCA	Forestry Land Page 61, 62, 63, 64	Aupouri Forest Land (Peninsula Block - Ahipara to Hukatere)	Te Runanga O NgāTakoto Trust (PSGE)	Summit Forests Ltd	Piroke Corporate Ltd, Ngati Kuri, Te Aupouri, Te Rarawa	20% (100% subject to Mana Whenua process)	8,245	\$1,532,000 (Transfer Value, NgāTakoto share)
Cultural WCA	Agricultural Land Block Page 65	Sweetwater Station (Farm)	Te Runanga O NgāTakoto Trust (PSGE)	TRONT, TROTR - Sweetwater Farming Joint Venture	Waka Pupuretea Trust Ltd (Te Rarawa), Landcorp Farms Ltd, Piroke Corporate Ltd	50%	2,454	\$4,664,839 (Transfer Value)
Cultural WCA	Agriculture Page 66	Sweetwater Station (Farm)	Te Runanga O NgāTakoto Trust (PSGE)	TRONT, TROTR - Sweetwater Farming Joint Venture	Waka Pupuretea Trust Ltd (Te Rarawa), Landcorp Farms Ltd, Piroke Corporate Ltd	50%	304	\$1,144,285 (Transfer Value, NgāTakotoshare)
Cultural WCA	Shared Land Block Page 67	Sweetwater Station Shared Right of Way Easements (Undivided half share as a tenant-in-common with Te Rarawa)	Te Runanga O NgāTakoto Trust (PSGE)	TRONT, TROTR - Sweetwater Farming Joint Venture	Te Rarawa, Te Runanga O NgāTakoto Trust (PSGE)	50%	20.00	\$25,872 (Transfer Value, NgāTakotoshare)

NgāTakoto Settlement Asset Index

REDRESS	ASSET STATUS	ASSET DETAIL	OWNERSHIP STRUCTURE	EXISTING MANAGEMENT	RELATIONSHIP WITH OTHER PARTIES	NGĀTAKOTO OWNERSHIP %	SIZE (ha)	VALUE \$
Cultural WCA Page 69	Property – Commercial Lease	Kaitaia Aerodrome	Crown - Deferred Selection	Crown - FNHL	Ngati Kahuh, Piroke Corporate, Far North Holdings Ltd	0% (DSP subject to negotiate to purchase)	83.28 ha	To Negotiate
Cultural WCA Page 70	Property – School Land, Crown Tenant	Te Kura Kaupapa Maori o Te Rangi Aniwanua	Crown - Deferred Selection	Crown - MOE	Ngati Kahuh, Ministry of Education, Piroke Corporate Ltd, Te Rangi Aniwanua	0% (DSP subject to negotiate to purchase)	2.6 ha	To Negotiate
Cultural WCA Page 71	Property – School Land, Crown Tenant	Kaitaia Intermediate	Crown - Deferred Selection	Crown - MOE	Te Rarawa, Ngati Kahuh, Ministry of Education, Piroke Corporate Ltd	0% (DSP subject to negotiate to purchase)	1.9	To Negotiate
Cultural WCA Page 72	Property – School Land, Crown Tenant	Kaitaia College	Crown - Deferred Selection	Crown - MOE	Te Rarawa, Ngati Kahuh, Ministry of Education, Piroke Corporate Ltd	0% (DSP subject to negotiate to purchase)	2.3	To Negotiate
Cultural WCA Page 73	Property – School Land, Crown Tenant	Kaitaia College School House	Crown - Deferred Selection	Crown - MOE	Te Rarawa, Ngati Kahuh, Ministry of Education, Piroke Corporate	0% (option to purchase only)	0.8	To Negotiate
Cultural WCA Page 74	Property – Vacant House	Kaitaia Courthouse	Crown - Deferred Selection	Crown - MOJ	Te Rarawa, Ngati Kahuh, Ministry of Justice, Piroke Corporate	0% (option to purchase only)	0.3792	To Negotiate
Cultural WCA Page 75	Property – Vacant House	42 Church Rd, Kaitaia	Crown - Deferred Selection	LINZ	Te Rarawa, Ngati Kahuh, Piroke Corporate Ltd	0% (option to purchase only)	0.1702	To Negotiate

NgāTakoto Settlement Asset Index

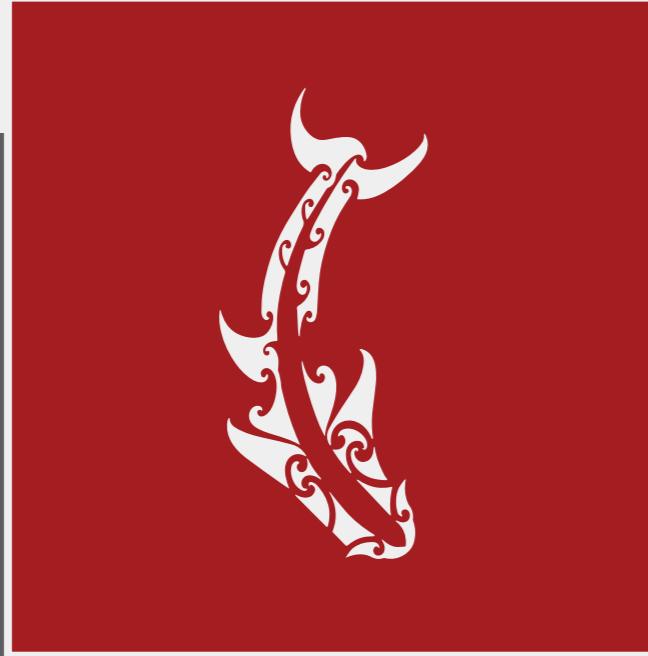
REDRESS	ASSET STATUS	ASSET DETAIL	OWNERSHIP STRUCTURE	EXISTING MANAGEMENT	RELATIONSHIP WITH OTHER PARTIES	NGĀTAKOTO OWNERSHIP %	SIZE (ha)	VALUE \$
Cultural Page 76	Land Reserve	Lake Ngātu Recreation Reserve	Crown - Statutory Acknowledgement-negotiation with council	FNDC	TRONT Operations	0% (Deed of Recognition), Negotiation in progress)	17.35	To negotiate
Cultural Page 77	Reserve Property	Awanui Reserve	Far North District Council (FNDC)	FNDC	OTS, TRONT Negotiations, Piroke Corporate Ltd	0% (Negotiation in progress)	0.6894	To negotiate
Cultural Page 78	Reserve Property	Lake Ngātu Recreation Reserve	Crown - Statutory Acknowledgement-negotiation with council	FNDC	OTS, TRONT Negotiations, Piroke Corporate Ltd	0% (Negotiation in progress)	0.5776	To negotiate
Cultural Page 79	Reserve Property	Awanui Recreation Reserve	Far North District Council (FNDC)	FNDC	OTS, TRONT Negotiations, Piroke Corporate Ltd	0% (Negotiation in progress)	0.3736	To negotiate
Cultural Page 80	Reserve Property	Town of Kaimaumau Recreation Reserve	Far North District Council (FNDC)	FNDC	OTS, TRONT Negotiations, Piroke Corporate Ltd	0% (Negotiation in progress)	22.1312	To negotiate
Cultural Page 81	Reserve Property	Kaimaumau Recreation Reserve	Far North District Council (FNDC)	FNDC	OTS, TRONT Negotiations, Piroke Corporate Ltd	0% (Negotiation in progress)	8.4630	To negotiate
Cultural Page 82	Marginal Strip	Houhora Wildlife Reserve	Far North District Council (FNDC)	FNDC	OTS, TRONT Negotiations, Piroke Corporate Ltd	0% (Negotiation in progress)	63.9403	To negotiate
Cultural Page 83	Pukenui Game Fishing, Council Land		Far North District Council (FNDC)	FNDC	OTS, TRONT Negotiations, Piroke Corporate Ltd	0% (Negotiation in progress)	2.6296	To negotiate

REDRESS	ASSET STATUS	ASSET DETAIL	OWNERSHIP STRUCTURE	EXISTING MANAGEMENT	RELATIONSHIP WITH OTHER PARTIES	NGĀTAKOTO OWNERSHIP %	SIZE (ha)	VALUE \$
Cultural Page 83	Vacant Property	Waipapakauri Ramp (FNDC)	Far North District Council	FNDC	OTS, TRONT Negotiations, Pioke Corporate Ltd	0% (Negotiation in progress)	0.3156	n/a
Cultural Page 84	Property – Sports grounds	Waipapakauri Sports Ground	Far North District Council	FNDC	OTS, TRONT Negotiations, Pioke Corporate Ltd	0% (Negotiation in progress)	13.25	n/a
Cultural Page 85	Recreation Reserve	Houhora Recreation Reserve	Far North District Council (FNDC)	FNDC	OTS, TRONT Negotiations, Pioke Corporate Ltd	0% (Negotiation in progress)	0.1755	n/a
Cultural Page 86	Vacant Property	Houhora Heads	Far North District Council (FNDC)	FNDC	OTS, TRONT Negotiations, Pioke Corporate Ltd	0% (Negotiation in progress)	14.7453	n/a
Cultural Page 87	Vacant Property	Henderson Bay Point Reserve	Far North District Council (FNDC)	FNDC	OTS, TRONT Negotiations, Pioke Corporate Ltd	0% (Negotiation in progress)	13.0132	n/a
Cultural Page 88	Property – Recreation Reserve	Sunray & Arnold Rae Park Domain	Far North District Council (FNDC)	FNDC	OTS, TRONT Negotiations, Pioke Corporate Ltd	0% (Negotiation in progress)	8.7	n/a
Cultural Page 89	Vacant property	Corner West Coast Road – Sweetwater Road	Far North District Council (FNDC)	FNDC	OTS, TRONT Negotiations, Pioke Corporate Ltd	0% (Negotiation in progress)	0.3736	n/a

NgāTakoto Settlement Asset Index

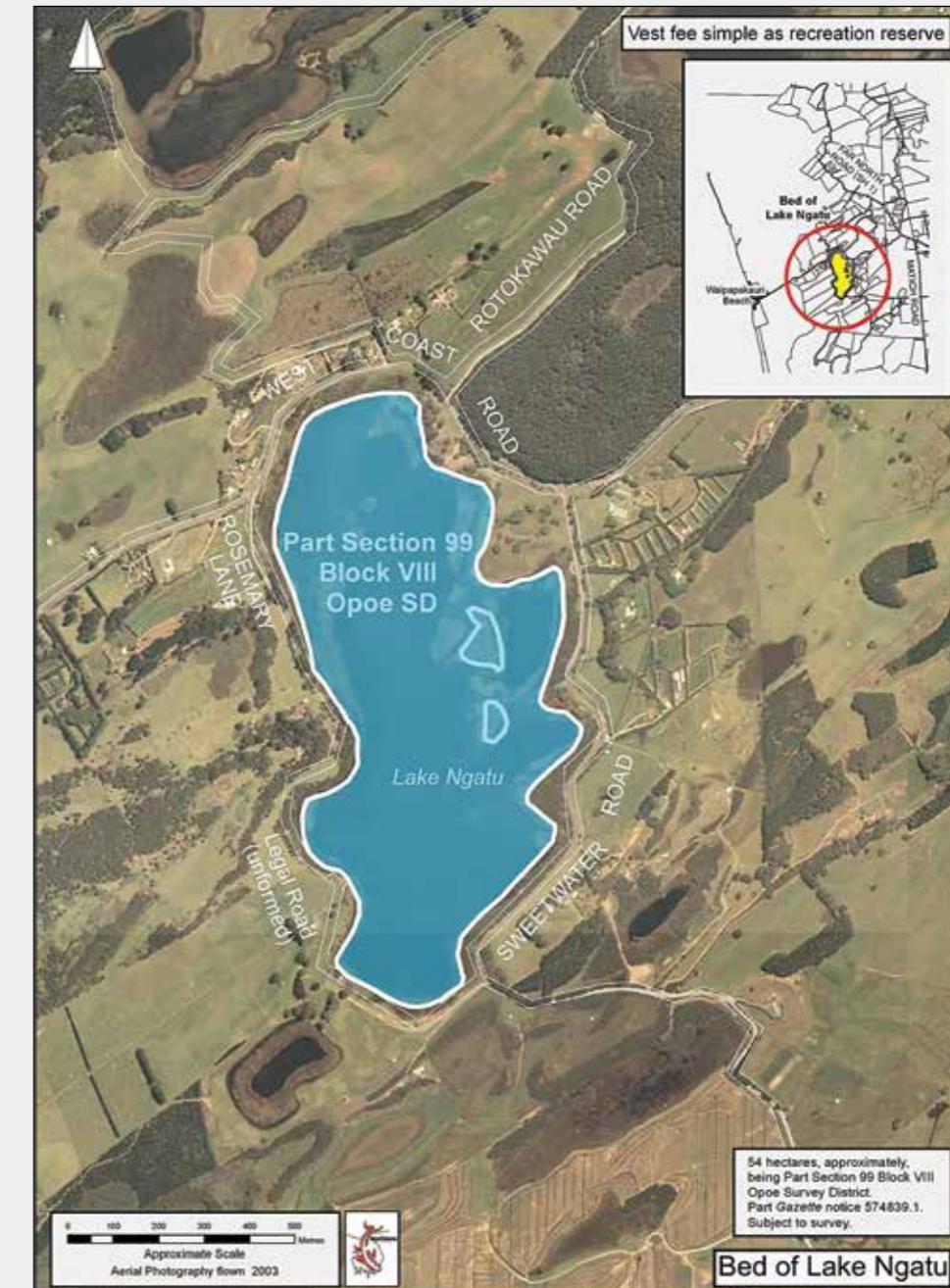
REDRESS	ASSET STATUS	ASSET DETAIL	OWNERSHIP STRUCTURE	EXISTING MANAGEMENT	RELATIONSHIP WITH OTHER PARTIES	NGĀTAKOTO OWNERSHIP %	SIZE (ha)	VALUE \$
NOT INCLUDED IN CROWN REDRESS; PURCHASED FOLLOWING SETTLEMENT								
Business Purchase 100%	Property – Camping Ground	Waipapakauri Beach Park (6 Matai St)	Te Runanga O NgāTakoto Trust (PSGE)	Independent operator (30 year lease from 2013)	Leasee, Pioke Corporate Ltd	100%	1.9990 + Buildings	\$1,700,000 (QV)

LAKE BEDS in NgāiTakoto ownership



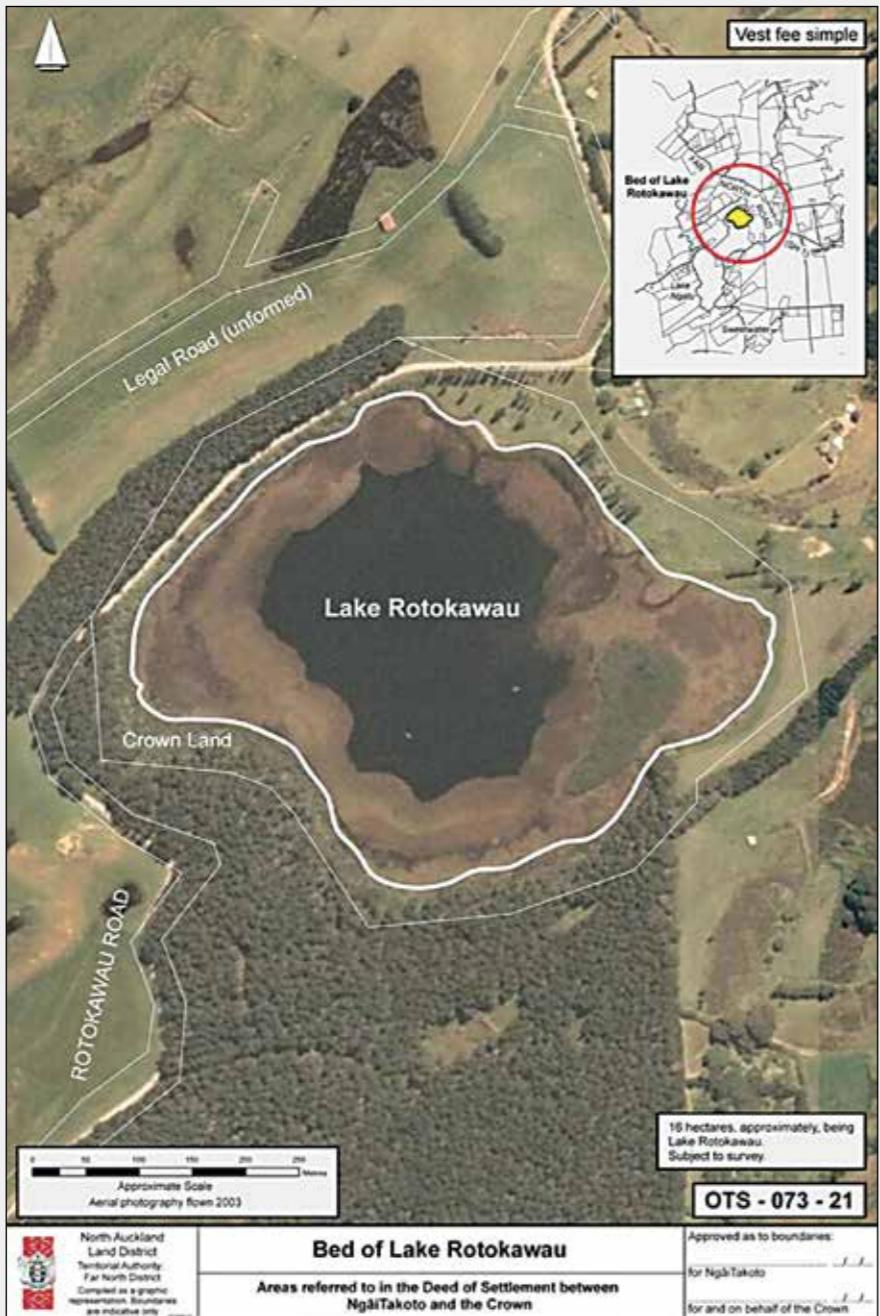
ASSET TITLE

Lake Ngatu (Lake Bed)



Size (ha)	54 ha (including surrounding areas)
\$ Value	n/a
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Lake bed – Subject to Scenic Reserve Status
Redress Mechanism	Cultural
Ownership Structure	Te Runanga O NgāiTakoto Trust (PSGE)
NgāiTakoto Ownership %	100%
Existing Management	Te Runanga O NgāiTakoto Operations
Relationship with other parties	Pioke Corporate Ltd
Considerations / Challenges	Water Quality, Public Access, Customary Activities

ASSET TITLE

Lake Rotokawau (Lake-bed) (West Coast Rd)

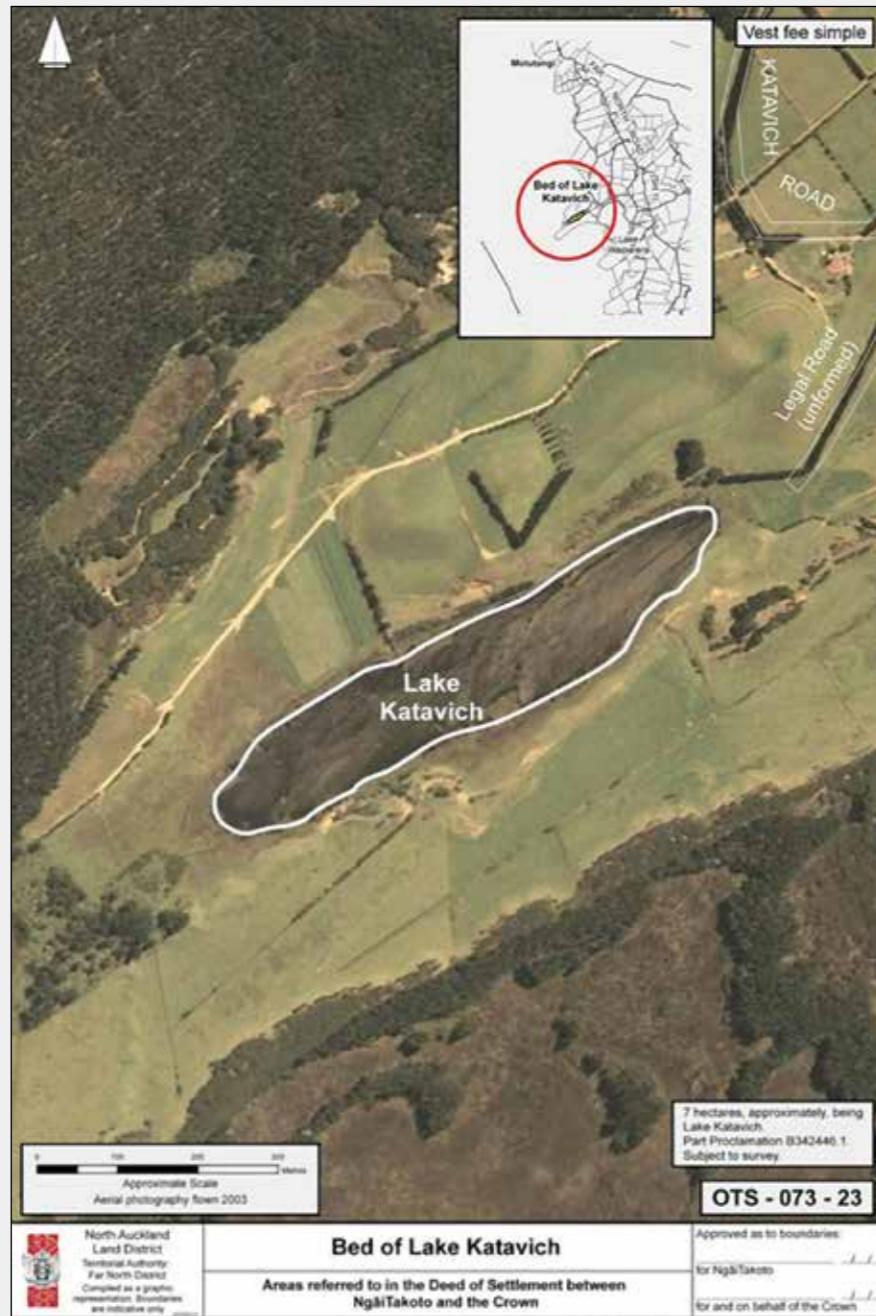
ASSET TITLE

Lake Ngakapua (Lake-bed) (West Coast Rd)

Size (ha)	17.6290 ha
\$ Value	n/a
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Lake
Redress Mechanism	Cultural
Ownership Structure	Te Runanga O NgāTakoto Trust (PSGE)
NgāTakoto Ownership %	100%
Existing Management	Te Runanga O NgāTakoto Operations
Relationship with other parties	Pioke Corporate Ltd
Considerations / Challenges	Water Quality, Public Access, Customary Activities

Size (ha)	16.4445 ha
\$ Value	n/a
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Lake
Redress Mechanism	Cultural
Ownership Structure	Te Runanga O NgāTakoto Trust (PSGE)
NgāTakoto Ownership %	100%
Existing Management	Te Runanga O NgāTakoto Operations
Relationship with other parties	Pioke Corporate Ltd
Considerations / Challenges	Water Quality, Public Access, Customary Activities

ASSET TITLE

Lake Katavich (Lake-bed) (Kativich Rd)

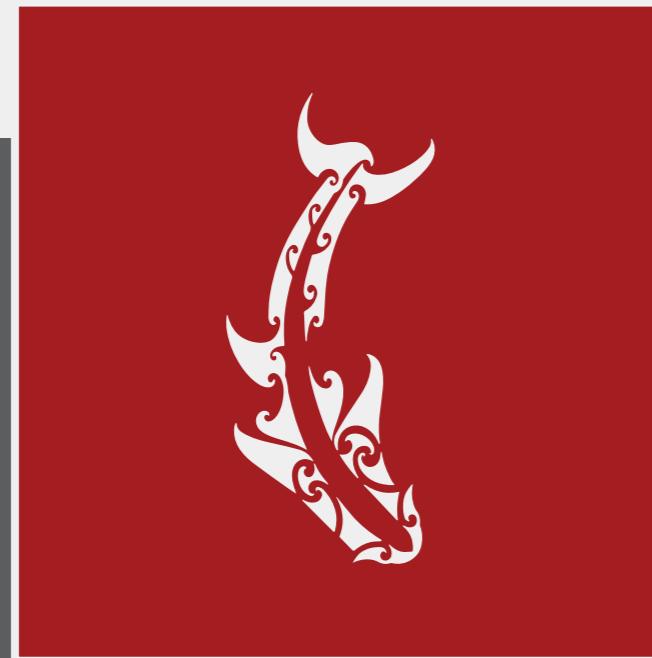
Size (ha)	7 ha
\$ Value	n/a
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Lake
Redress Mechanism	Cultural
Ownership Structure	Te Runanga O NgāTakoto Trust (PSGE)
NgāTakoto Ownership %	100%
Existing Management	Te Runanga O NgāTakoto Operations
Relationship with other parties	Pioke Corporate Ltd
Considerations / Challenges	Water Quality, Public Access, Customary Activities

ASSET TITLE

Lake Waiparera (Lake-bed) (Camp Road)

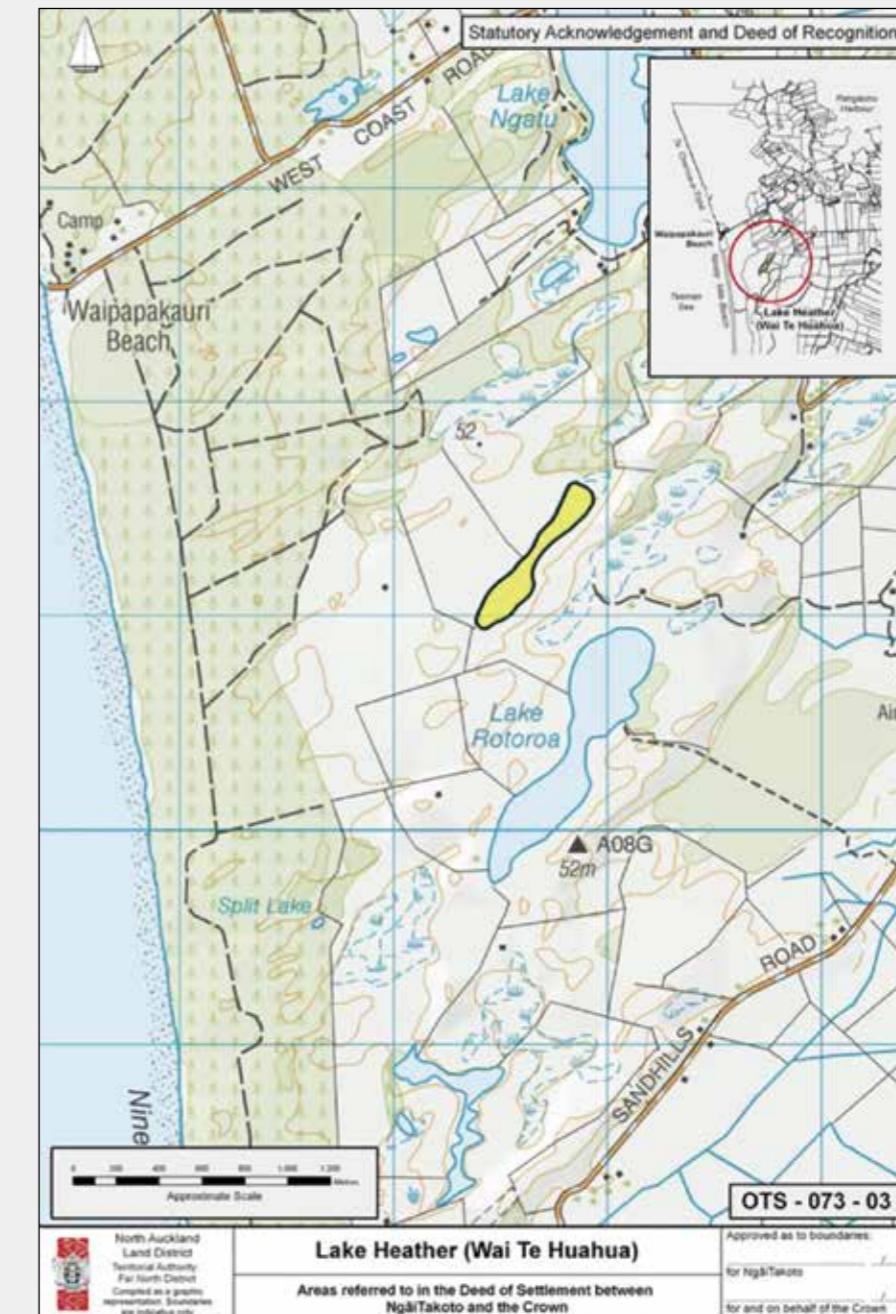
Size (ha)	115.3990 ha
\$ Value	n/a
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Lake
Redress Mechanism	Cultural
Ownership Structure	Te Runanga O NgāTakoto Trust (PSGE)
NgāTakoto Ownership %	100%
Existing Management	Te Runanga O NgāTakoto Operations
Relationship with other parties	Pioke Corporate Ltd
Considerations / Challenges	Water quality, public access, customary activities

LAKES WITH Deed of Recognition (DoR) and Statutory Acknowledgement



ASSET TITLE

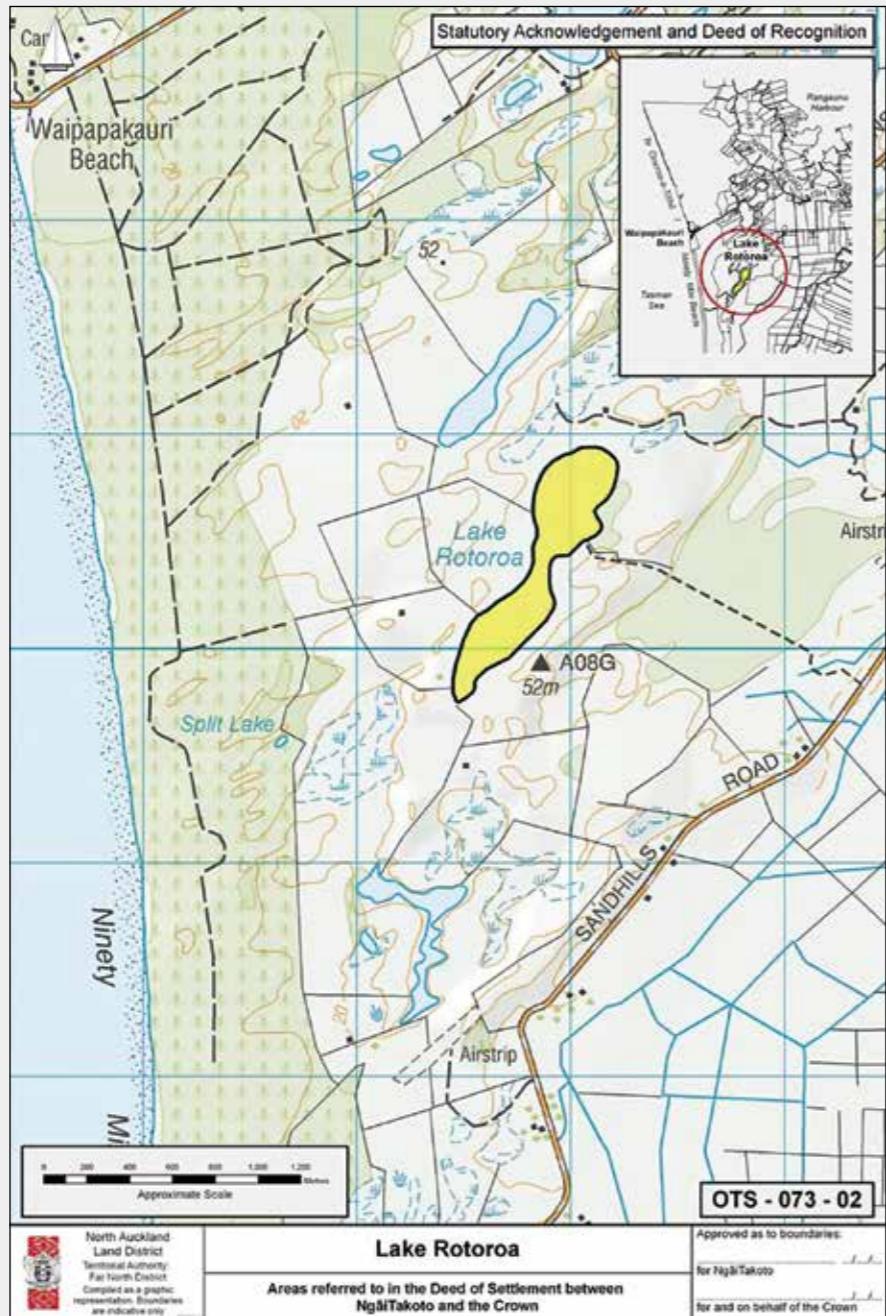
Lake Heather (Wai Te Huahua)



Size (ha)	20.5 ha
\$ Value	n/a
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Cultural – Statutory Acknowledgment
Redress Mechanism	Crown
Ownership Structure	0% (Deed of Recognition)
Ngāi Takoto Ownership %	Department of Conservation
Existing Management	Te Runanga O Ngāi Takoto Operations
Relationship with other parties	Water Quality, Public Access, Customary Activities
Considerations / Challenges	Cultural – Statutory Acknowledgment

ASSET TITLE

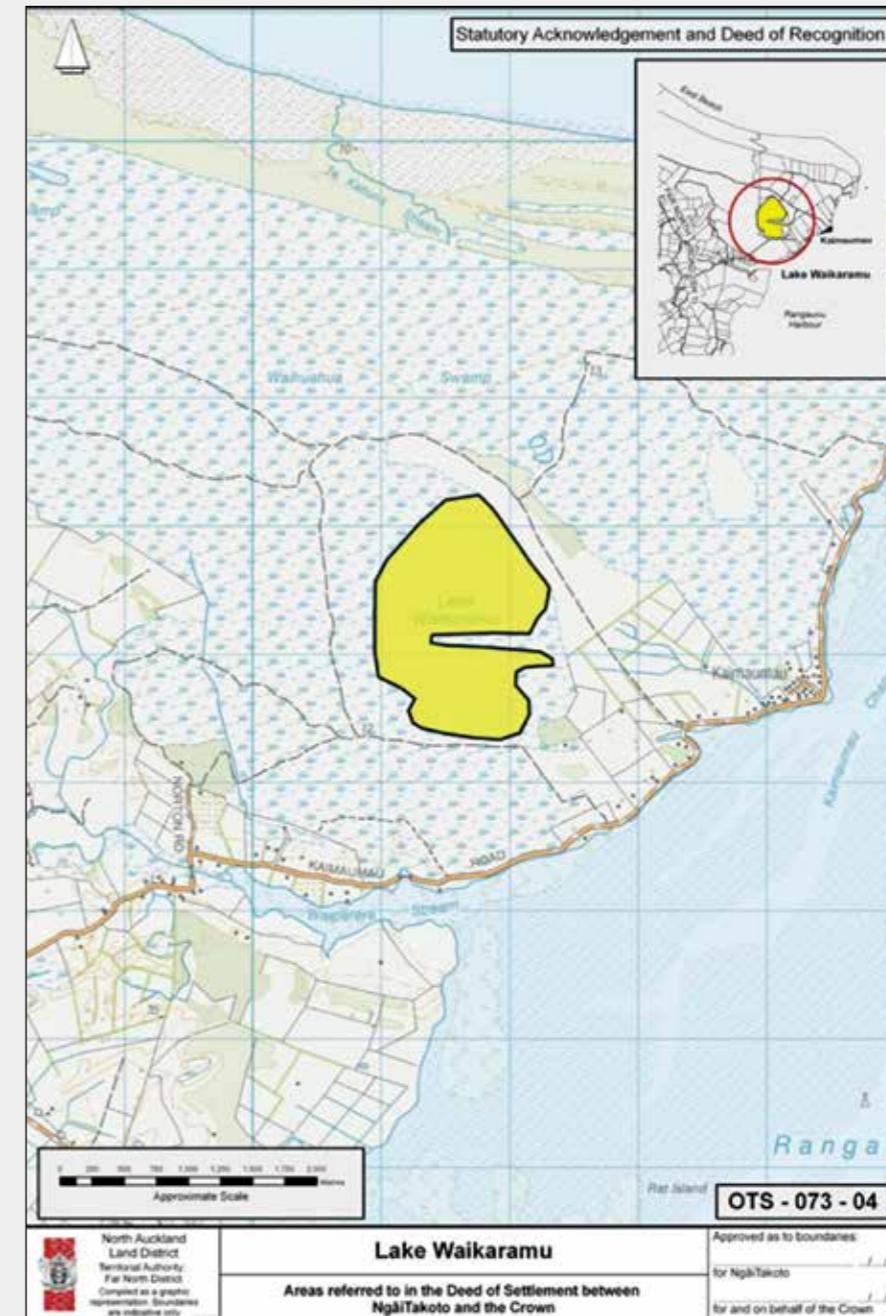
Lake Rotoroa



Size (ha)	45.19 ha
\$ Value	n/a
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Lake
Redress Mechanism	Cultural – Statutory Acknowledgment
Ownership Structure	Crown
NgāiTakoto Ownership %	0% (Deed of Recognition)
Existing Management	Department Of Conservation
Relationship with other parties	Te Runanga O NgāiTakoto Operations
Considerations / Challenges	Water Quality, Public Access, Customary Activities

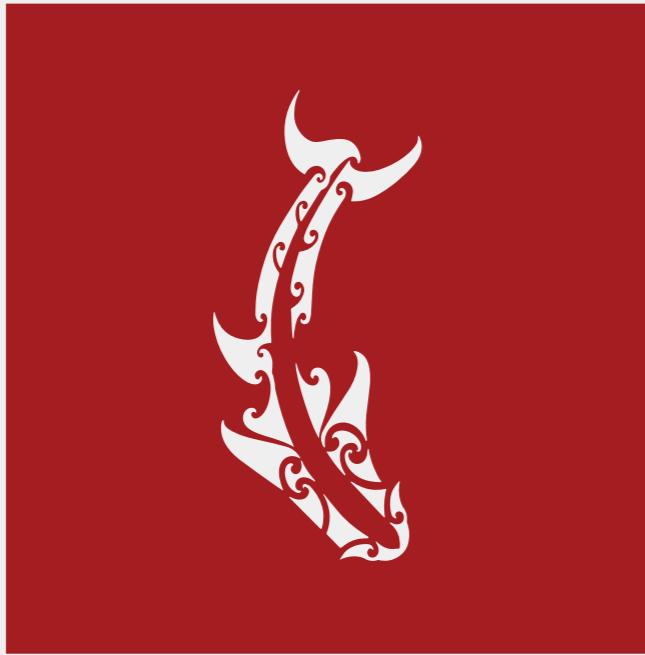
ASSET TITLE

Lake Waikaramu



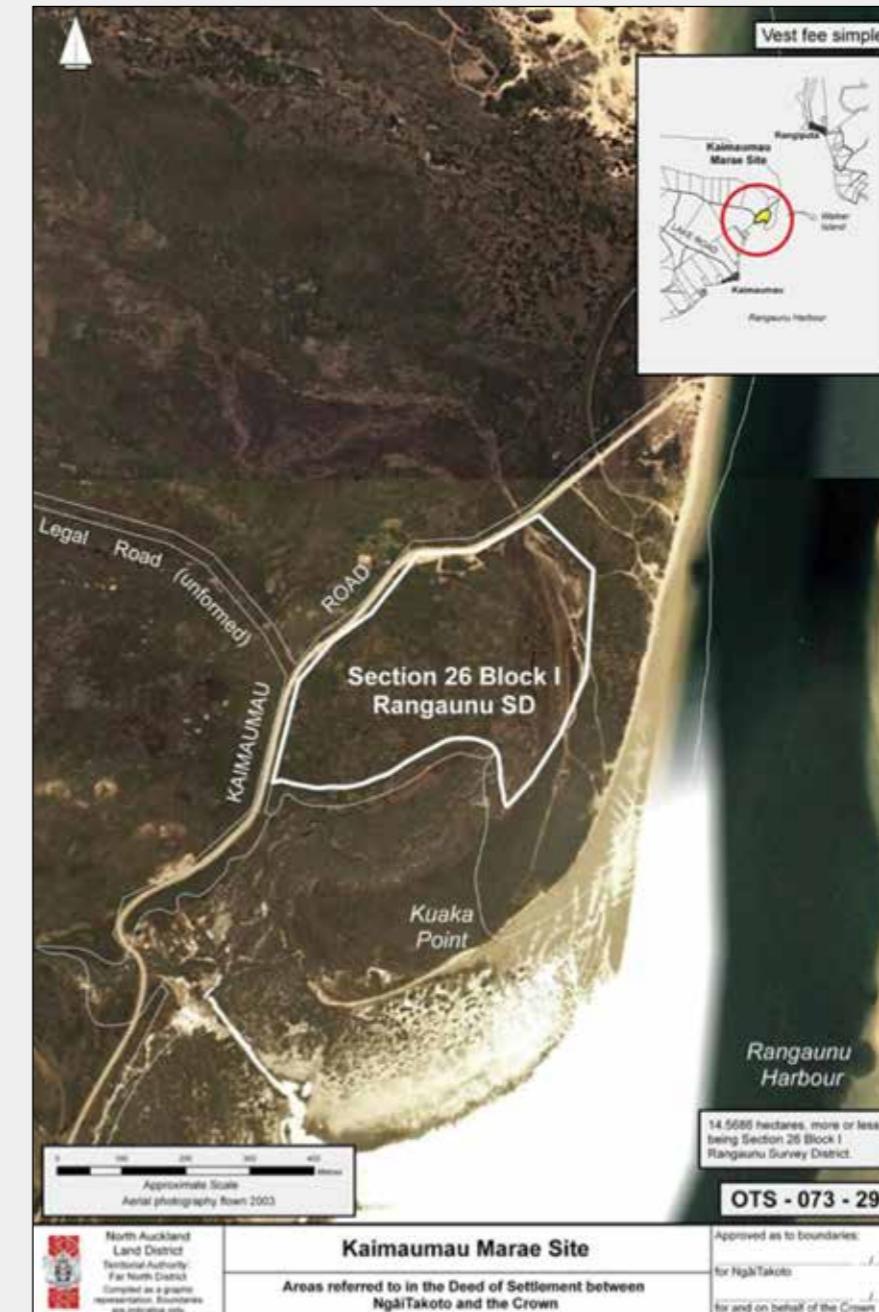
Size (ha)	214.91 ha
\$ Value	n/a
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Lake
Redress Mechanism	Cultural – Statutory Acknowledgment
Ownership Structure	Crown
NgāiTakoto Ownership %	0% (Deed of Recognition)
Existing Management	Department Of Conservation
Relationship with other parties	Te Runanga O NgāiTakoto Operations
Considerations / Challenges	Water Quality, Public Access, Customary Activities

LAND PROPERTIES vested in Te Iwi O NgāiTakoto



ASSET TITLE

Kaimaumau Marae site (Beach Property)



Size (ha)	14.6 ha
\$ Value	n/a
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Vacant Beach Property
Redress Mechanism	Cultural
Ownership Structure	Te Runanga O NgāiTakoto Trust (PSGE)
NgāiTakoto Ownership %	100%
Existing Management	Te Runanga O NgāiTakoto Operations
Relationship with other parties	Pioke Corporate Ltd
Considerations / Challenges	Future Use of Land: Reserve / Camping site

ASSET TITLE

Waipapakauri Papakainga (Vacant Land)

Size (ha)	6.3410 ha
\$ Value	n/a
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Vacant Section – Land
Redress Mechanism	Cultural
Ownership Structure	Te Runanga O NgāiTakoto Trust (PSGE)
NgāiTakoto Ownership %	100%
Existing Management	Te Runanga O NgāiTakoto Operations
Relationship with other parties	Pioke Corporate Ltd
Considerations / Challenges	Future Use of Land – Rates

ASSET TITLE

Hukatere Site A

Size (ha)	2 ha
\$ Value	n/a
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Vacant Forest Section
Redress Mechanism	Cultural
Ownership Structure	Te Runanga O NgāiTakoto Trust (PSGE)
NgāiTakoto Ownership %	100%
Existing Management	Te Runanga O NgāiTakoto Operations
Relationship with other parties	Pioke Corporate Ltd
Considerations / Challenges	Future use of land – Reserve / Camping site

ASSET TITLE

Wharemaru/East (Beach Front Land)

ASSET TITLE

Waipapakauri Beach Site (Land)

Size (ha)	1000 ha
\$ Value	n/a
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Coastal Land Strip, fee simple title – Subject to Scenic Reserve Status
Redress Mechanism	Cultural
Ownership Structure	Te Runanga O NgāiTakoto Trust (PSGE)
NgāiTakoto Ownership %	100%
Existing Management	Te Runanga O NgāiTakoto Operations
Relationship with other parties	Pioke Corporate Ltd, Department of Conservation
Considerations / Challenges	Sand Dune's, Public Camping / Access, Conservation Activities

Size (ha)	6.0 ha
\$ Value	n/a
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Vacant Beach Property – Subject to Scenic Reserve Status
Redress Mechanism	Cultural
Ownership Structure	Te Runanga O NgāiTakoto Trust (PSGE)
NgāiTakoto Ownership %	100%
Existing Management	Te Runanga O NgāiTakoto Operations
Relationship with other parties	Pioke Corporate Ltd
Considerations / Challenges	Future Land Use – Rates

ASSET TITLE

76 Allen Bell Dr, Kaitaia



ASSET TITLE

80 Allen Bell Dr, Kaitaia



Size (ha)	0.0664 ha
\$ Value	\$21,000 (Transfer Value)
\$ Income / p.a	\$0.00
\$ Rates & Outgoings / p.a	\$1,631
Asset Status	Property – Vacant section
Redress Mechanism	Cultural – with Commercial Activity
Ownership Structure	Te Runanga O NgāiTakoto Trust (PSGE)
NgāiTakoto Ownership %	100%
Existing Management	Te Runanga O NgāiTakoto Operations
Relationship with other parties	Pioke Corporate Ltd
Considerations / Challenges	Rental Opportunity, Maintenance, Rates

Size (ha)	0.0658 ha
\$ Value	\$23,000 (Transfer Value)
\$ Income / p.a	\$0.00
\$ Rates & Outgoings / p.a	\$1,631
Asset Status	Property – Vacant section
Redress Mechanism	Cultural – with Commercial Activity
Ownership Structure	Te Runanga O NgāiTakoto Trust (PSGE)
NgāiTakoto Ownership %	100%
Existing Management	Te Runanga O NgāiTakoto Operations
Relationship with other parties	Pioke Corporate Ltd
Considerations / Challenges	Rental Opportunity, Maintenance, Rates

ASSET TITLE

6 Summerville Ave, Kaitaia

Size (ha)	0.0809 ha
\$ Value	\$85,000 (Transfer Value)
\$ Income / p.a	\$7,800
\$ Rates & Outgoings / p.a	\$2,124
Asset Status	Property – Residential Tenanted
Redress Mechanism	Cultural – with Commercial Activity
Ownership Structure	Te Runanga O NgāiTakoto Trust (PSGE)
NgāiTakoto Ownership %	100%
Existing Management	Te Runanga O NgāiTakoto Operations
Relationship with other parties	Pioke Corporate Ltd
Considerations / Challenges	Maintenance, Rent, Rates

ASSET TITLE

Far North Road, Houhora

Size (ha)	3.7 ha
\$ Value	\$1,250 (Transfer Value)
\$ Income / p.a	\$0.00
\$ Rates & Outgoings / p.a	\$1,029
Asset Status	Property – Vacant section
Redress Mechanism	Cultural
Ownership Structure	Te Runanga O NgāiTakoto Trust (PSGE)
NgāiTakoto Ownership %	100%
Existing Management	Te Runanga O NgāiTakoto Trust (Operations)
Relationship with other parties	Pioke Corporate Ltd
Considerations / Challenges	Development, Maintenance, Rates

ASSET TITLE

Camp Road, Waiharara



ASSET TITLE

Off Sandhills Road, Takahue



Size (ha)	0.3870 ha (Section 1 0.2302 ha, and Section 2 0.1568 ha)
\$ Value	\$500 (Transfer Value)
\$ Income / p.a	\$0.00
\$ Rates & Outgoings / p.a	\$981.08
Asset Status	Property – Vacant section
Redress Mechanism	Cultural
Ownership Structure	Te Runanga O NgāiTakoto Trust (PSGE)
NgāiTakoto Ownership %	100%
Existing Management	Te Runanga O NgāiTakoto Operations
Relationship with other parties	Pioke Corporate Ltd
Considerations / Challenges	Development, Maintenance, Rates

Size (ha)	1.1862 ha
\$ Value	\$1,600 (transfer Value)
\$ Income / p.a	\$0.00
\$ Rates & Outgoings / p.a	\$1,011
Asset Status	Property – Vacant section
Redress Mechanism	Cultural
Ownership Structure	Te Runanga O NgāiTakoto Trust (PSGE)
NgāiTakoto Ownership %	100%
Existing Management	Te Runanga O NgāiTakoto Operations
Relationship with other parties	Pioke Corporate Ltd
Considerations / Challenges	Development, Maintenance, Rates

ASSET TITLE

Awanui School



Size (ha)	2.6 ha
\$ Value	\$56,500 (Transfer Value)
\$ Income / p.a	\$3,552 + GST
\$ Rates & Outgoings / p.a	Leasee (MOE) pays outgoings
Asset Status	Property: School - Land (Purchase and lease Back Agreement)
Redress Mechanism	Cultural - with Commercial Activity
Ownership Structure	Te Runanga O NgāTakoto Trust (PSGE)
NgāTakoto Ownership %	100%
Existing Management	Te Runanga O NgāTakoto Trust
Relationship with other parties	Pioke Corporate Ltd, Ministry of Education
Considerations / Challenges	Future Rents / Buildings if Vacated

ASSET TITLE

Paparore School



Size (ha)	1.6 ha
\$ Value	\$96,400 (Transfer Value)
\$ Income / p.a	\$7,440 + GST
\$ Rates & Outgoings / p.a	Leasee (MOE) pays Outgoings
Asset Status	Property - School Land (Purchase and Lease Back Agreement)
Redress Mechanism	Cultural - with Commercial Activity
Ownership Structure	Te Runanga O NgāTakoto Trust (PSGE)
NgāTakoto Ownership %	100%
Existing Management	Te Runanga O NgāTakoto Operations
Relationship with other parties	Pioke Corporate Ltd, Ministry of Education
Considerations / Challenges	Future Rents / Buildings if Vacated

ASSET TITLE

Awanui School House Land

Size (ha)	0.1020 ha
\$ Value	\$2,700 (Transfer Value)
\$ Income /p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Property - School House (Purchase and Lease Back Agreement)

ASSET TITLE

Paparore School House Land

Size (ha)	0.1000 ha
\$ Value	\$7,600 (Transfer Value)
\$ Income /p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Property - School House (Sale and Lease Back Agreement)
Considerations/Challenges	Future Rents / Buildings if Vacated

ASSET TITLE

Waiharara School



Size (ha)	1.8 ha
\$ Value	\$81,500 (Transfer Value)
\$ Income / p.a	\$5,232 + GST
\$ Rates & Outgoings / p.a	Leasee (MOE) pays Outgoings
Asset Status	Property – School Land (Sale and Lease Back Agreement)
Redress Mechanism	Cultural – with Commercial Activity
Ownership Structure	Te Runanga O NgāTakoto Trust (PSGE)
NgāTakoto Ownership %	100%
Existing Management	Te Runanga O NgāTakoto Operations
Relationship with other parties	Pioke Corporate Ltd, Ministry of Education
Considerations / Challenges	Future Rents / Buildings if Vacated

ASSET TITLE

Waiharara School House Land

Size (ha)	0.10 ha
\$ Value	\$5,700 (Transfer value)
\$ Income /p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Property – School House (Sale and Lease Back Agreement)
Considerations/Challenges	Future Rents / Buildings if Vacated

ASSET TITLE

Mekerene (408-70 Kaimaumau Rd)



Size (ha)	945.8470 ha
\$ Value	\$2,400,000 (Purchase Price)
\$ Income / p.a	\$50,000 from Beehive placement agreement
\$ Rates & Outgoings / p.a	\$2,512
Asset Status	n/a
Redress Mechanism	Vacant Property – Farmland – Wetlands
Ownership Structure	Cultural – with Commercial Activity (Cash buy-back from Cultural Redress Fund \$2.4mil)
NgāTakoto Ownership %	100% Te Runanga O NgāTakoto Trust (PSGE)
Existing Management	Te Runanga O NgāTakoto Operations
Relationship with other parties	Pioke Corporate Ltd
Considerations / Challenges	Future land use opportunities water, honey, farming, forestry, horticulture, peat mining

ASSET TITLE

Corner Matthews Ave/Melba Street, Kaitaia (16 Melba St)

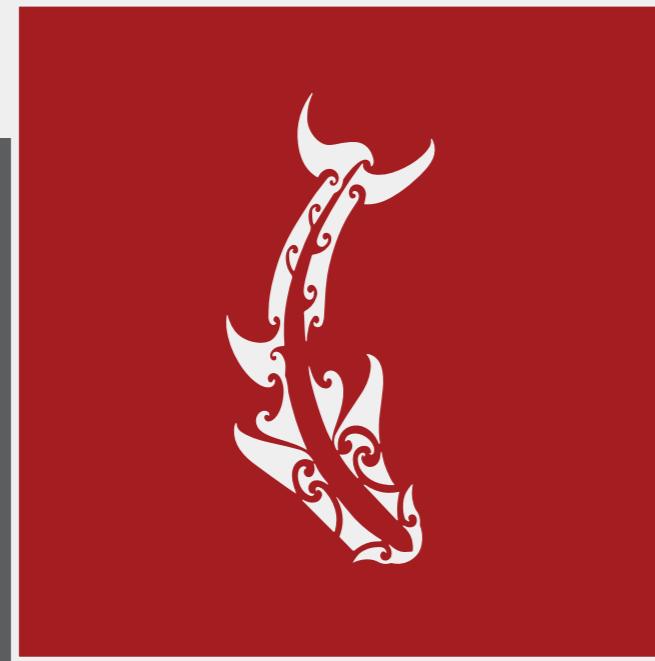
ASSET TITLE

Kaitaia Nurses Home (45 Redan Rd, Kaitaia)

Size (ha)	0.2021 ha
\$ Value	\$350,000 (Transfer Value, NgāTakoto Share)
\$ Income / p.a	\$84,755 (Shared Lease with Te Rarawa paying \$71,090/annum, NgāTakoto paying \$13,665/annum)
\$ Rates & Outgoings / p.a	\$7,401.45 (Shared)
Asset Status	Property - Building Commercially Leased
Redress Mechanism	Cultural - with Commercial Activity
Ownership Structure	Joint Ownership with Te Runanga O Te Rarawa
NgāTakoto Ownership %	50% (Te Runanga O NgāTakoto Trust - PSGE)
Existing Management	50% Te Runanga O NgāTakoto Operations
Relationship with other parties	Pioke Corporate Ltd, Te Runanga O Te Rarawa
Considerations / Challenges	Insurance, Rates, Maintenance

Size (ha)	0.66506 ha
\$ Value	\$291,000 (Transfer Value, NgāTakoto Share)
\$ Income / p.a	\$54,000 (Shared, 7 year lease, Rent Holiday of 55%, Review August 2018. Market rent valued at \$166,906)
\$ Rates & Outgoings / p.a	\$3,986 (Shared)
Asset Status	Property - Building Commercial Leased
Redress Mechanism	Cultural - with Commercial Activity
Ownership Structure	Joint Ownership with Te Runanga O Te Rarawa
NgāTakoto Ownership %	50% (Te Runanga O NgāTakoto Trust - PSGE)
Existing Management	50% Te Runanga O NgāTakoto Operations
Relationship with other parties	Pioke Corporate Ltd, Te Runanga O Te Rarawa, Te Hiku Hauora
Considerations / Challenges	Lease Agreement

NgāTakoto SHARED LANDS, WETLANDS, RESERVES AND CONSERVATION AREA



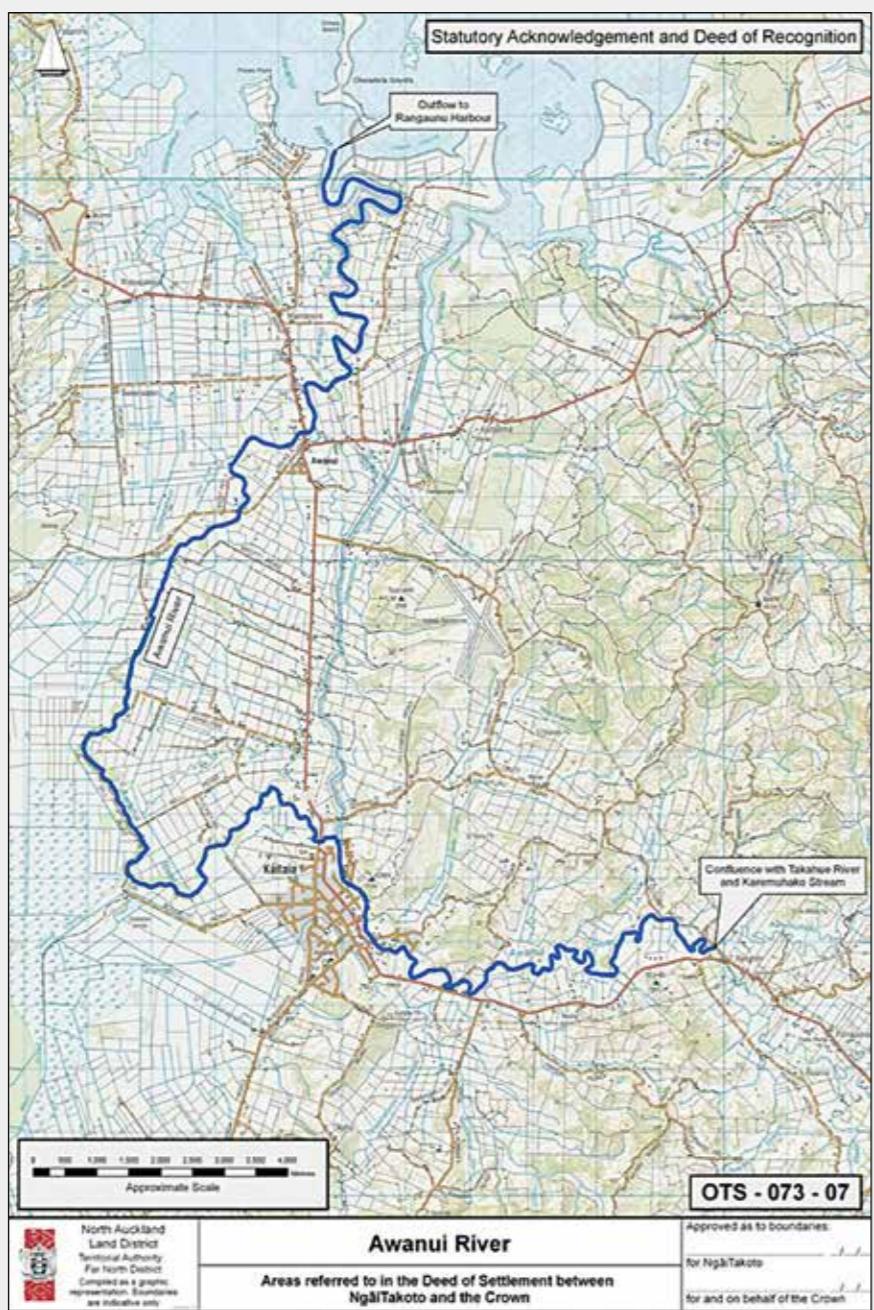
ASSET TITLE

Kowhai Beach Reserve



Size (ha)	65.17 km
\$ Value	n/a
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Beach Reserve
Redress Mechanism	Cultural – Statutory Acknowledgement
Ownership Structure	Crown
NgāTakoto Ownership %	0% (Deed of Recognition)
Existing Management	Department of Conservation
Relationship with other parties	Te Runanga O NgāTakoto Operations
Considerations / Challenges	Water Quality, Public Access, Customary Activities

ASSET TITLE

Awanui River

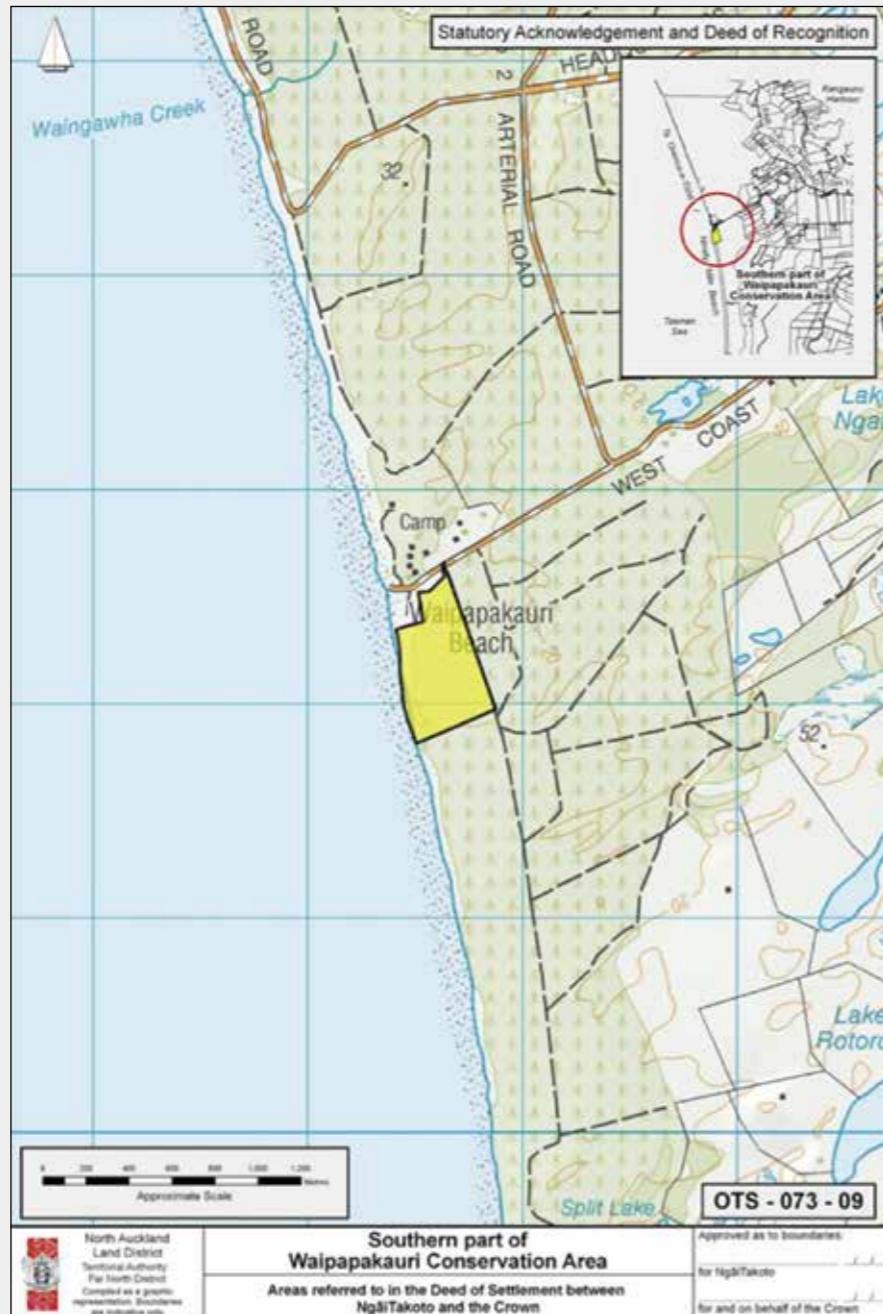
Size (ha)	39.7 ha
\$ Value	n/a
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	River
Redress Mechanism	Cultural – Statutory Acknowledgement
Ownership Structure	Crown
NgāiTakoto Ownership %	0% (Deed of Recognition)
Existing Management	Crown
Relationship with other parties	Te Runanga O NgāiTakoto Operations, Department of Conservation
Considerations / Challenges	Water Quality, Flooding, Public Access, Water Allocation, Water Discharge, Infrastructure, Customary Activities

ASSET TITLE

Rarawa Beach Campground

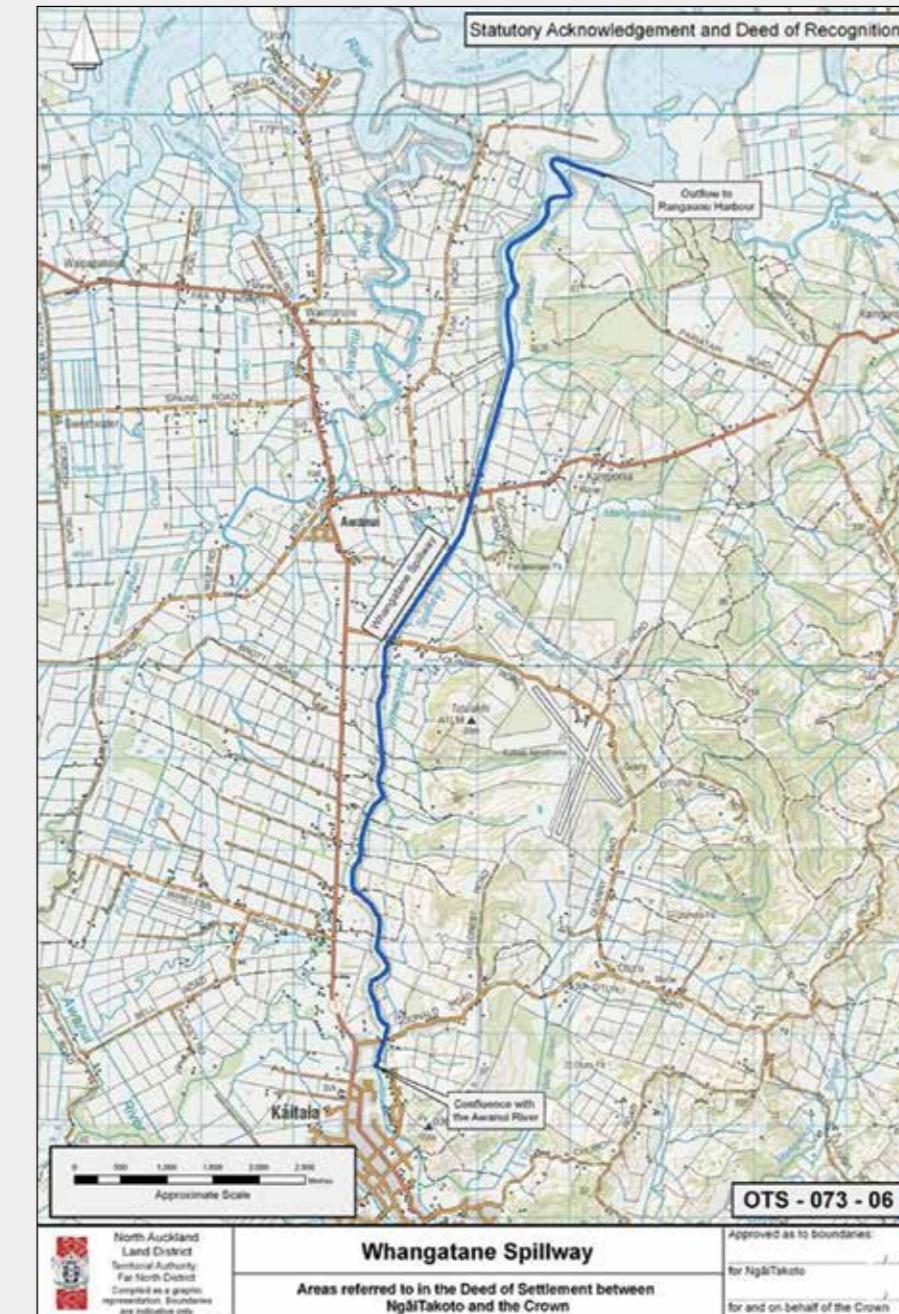
Size (ha)	4.3973 ha
\$ Value	n/a
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Department of Conservation Operated Campground
Redress Mechanism	Cultural – Statutory Acknowledgement
Ownership Structure	Crown
NgāiTakoto Ownership %	0% (Deed of Recognition)
Existing Management	Department of Conservation
Relationship with other parties	Te Runanga O NgāiTakoto, Te Aupouri Iwi
Considerations / Challenges	Camping, Public Access, Conservation Activities

Waipapakauri South Conservation Area



Size (ha)	21.4 ha
\$ Value	n/a
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Conservation Reserve Area
Redress Mechanism	Cultural – Statutory Acknowledgement
Ownership Structure	Crown
NgāiTakoto Ownership %	0% (Deed of Recognition)
Existing Management	Department of Conservation
Relationship with other parties	Te Runanga O NgāiTakoto Operations
Considerations / Challenges	Conservation, Public Access, Customary Activities

Whangatane Spillway

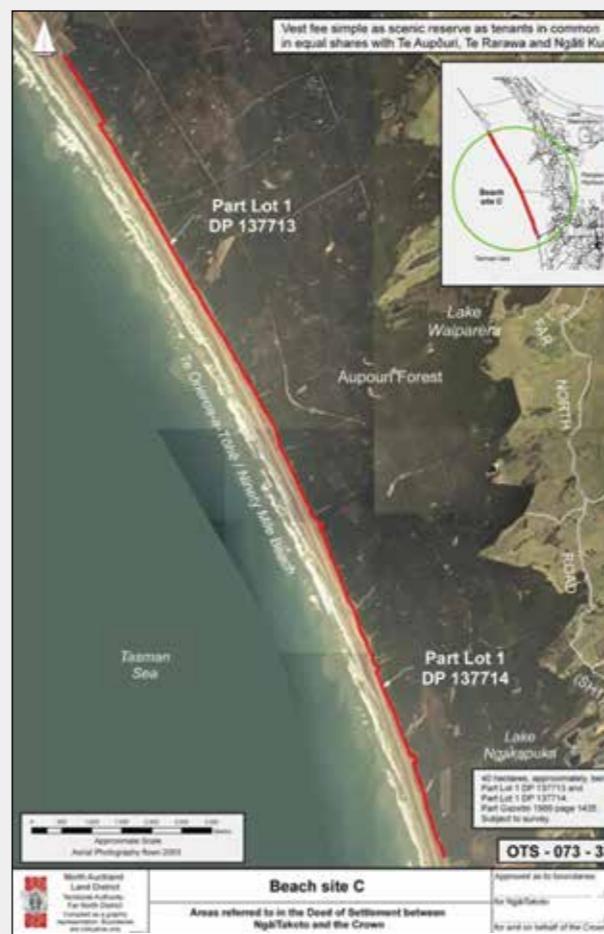


Size (ha)	17.08 km
\$ Value	n/a
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	River Drainage Scheme
Redress Mechanism	Cultural – Statutory Acknowledgement
Ownership Structure	Crown
NgāiTakoto Ownership %	0% (Deed of Recognition)
Existing Management	Local Government
Relationship with other parties	Te Runanga O NgāiTakoto.
Considerations / Challenges	Water Quality, Flooding, Public Access, Water Allocation, Water Discharge, Infrastructure, Customary Activities

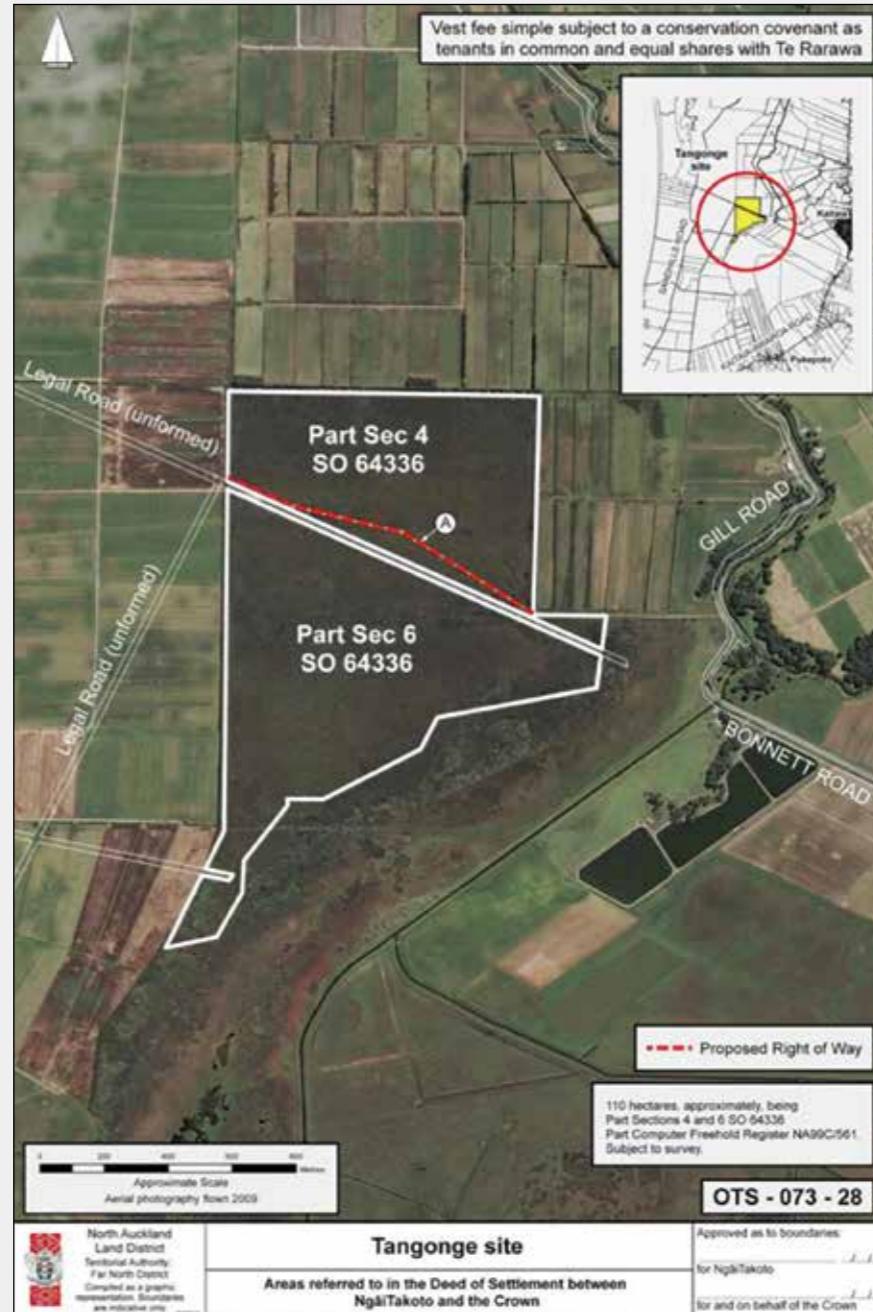
Te Oneroa A Tohe – Beach Sites A, B, C and D



Size (ha)	214 ha
\$ Value	n/a
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Conservation Area's – Subject to Scenic Reserve Status
Redress Mechanism	Collective Cultural
Ownership Structure	Te Runanga O NgāTakoto Trust (PSGE)
NgāTakoto Ownership %	(Vested as Joint Fee Simple Title)
Existing Management	Te Oneroa A Tohe Beach Board
Relationship with other parties	Te Rarawa, Ngātī Kuri, Te Aupouri, NRC & FNDC
Considerations / Challenges	Sand Dune's, Public / Access, Conservation Activities

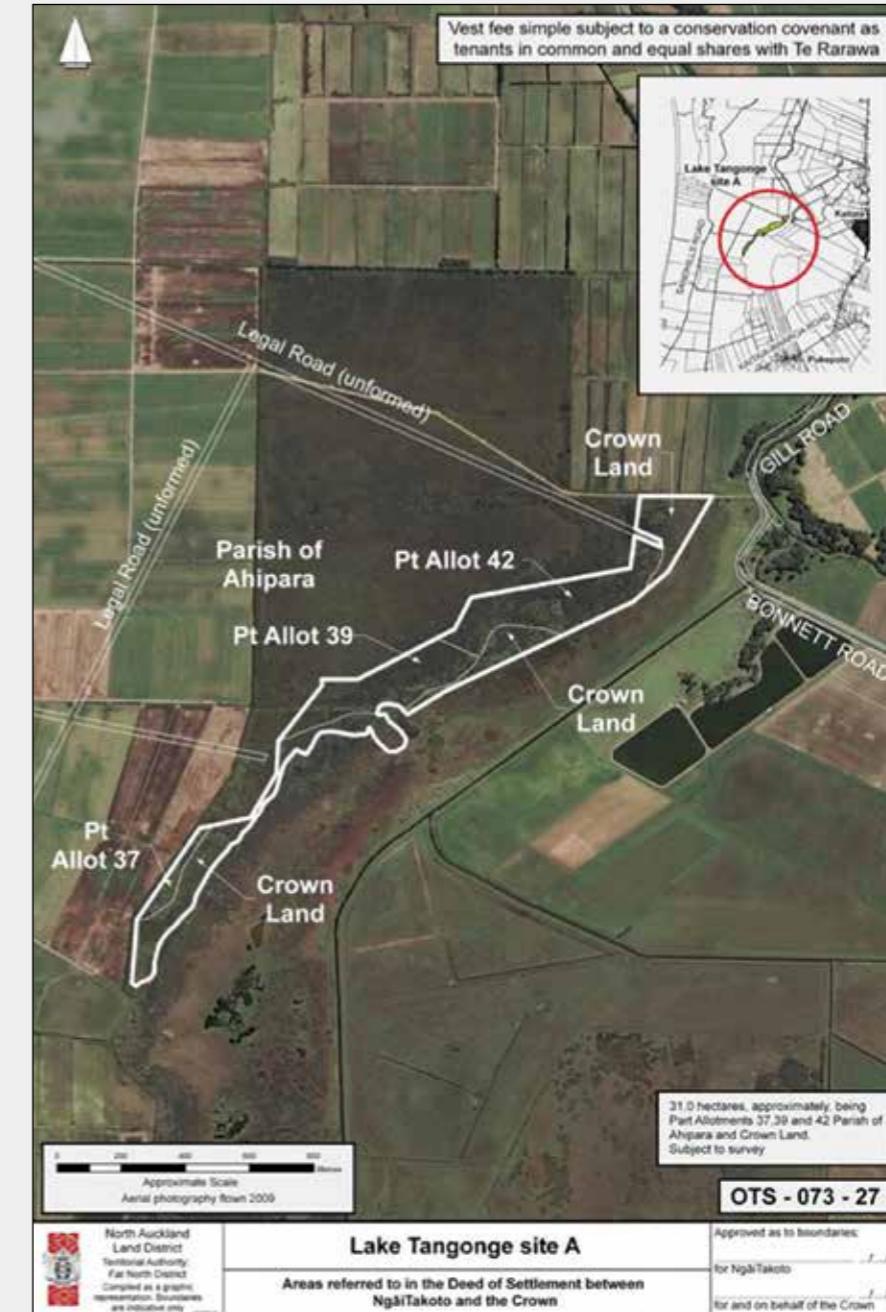


ASSET TITLE

Tangonge site (Wetlands)

Size (ha)	125 ha
\$ Value	n/a
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Lake Bed- Wetlands – Subject to Conservation Covenants
Redress Mechanism	Cultural Land (Joint Vesting Fee Simple Title)
Ownership Structure	Te Runanga O NgāiTakoto Trust (PSGE)
NgāiTakoto Ownership %	50%
Existing Management	Te Runanga O NgāiTakoto Operations/ Te Runanga o Te Rarawa
Relationship with other parties	Te Rarawa, Department of Conservation
Considerations / Challenges	Wetlands, Conservation, Customary – Farming Activities

ASSET TITLE

Lake Tangonge site A

Size (ha)	31 ha
\$ Value	n/a
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Lake bed – Wetlands – Subject to Conservation Covenants
Redress Mechanism	Cultural Land (Joint Vesting Fee Simple Title)
Ownership Structure	Te Runanga O NgāiTakoto Trust (PSGE)
NgāiTakoto Ownership %	50%
Existing Management	Te Runanga O NgāiTakoto Operations / Te Runanga O Te Rarawa
Relationship with other parties	Te Rarawa, Department of Conservation
Considerations / Challenges	Wetlands, Conservation, Customary – Farming Activities

Te Rerenga Wairua (Collar – purple strip on map)



Size (ha)	85 ha
\$ Value	n/a
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Reserve Border to Te Rerenga Wairua
Redress Mechanism	Cultural Land (Joint vesting with Te Aupouri Iwi)
Ownership Structure	Te Runanga O NgāTakoto Trust (PSGE)
NgāiTakoto Ownership %	50%
Existing Management	Te Runanga O NgāTakoto Operations/ Te Runanga Nui o Aupouri
Relationship with other parties	Te Aupouri Iwi, Department of Conservation
Considerations / Challenges	Significant Cultural Status

Conservation Estate



Size (ha)	3,492 ha (made up of 4 area's)
\$ Value	n/a
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Conservation Estate (He Korowai)
Redress Mechanism	Cultural
Ownership Structure	Department Conservation - Joint Management NgāTakoto DoC
NgāiTakoto Ownership %	0% - Joint Management
Existing Management	DoC
Relationship with other parties	DOC, NgāiTakoto Operations
Considerations / Challenges	Concessions, Conservation

NgāTakoto PROPERTIES

Shared Vested Interest (Subject to Mana-Whenua Process)



ASSET TITLE

Aupouri Forest Land



■ Aupouri Forest Peninsula Blocks

	Forest Blocks within the NgāTakoto Rohe	November 2011
NgāTakoto Iwi		

Size (ha)	21,158 ha total Forest block, 8,245ha NgāTakoto share (green)
\$ Value	\$1,532,000 (Transfer Value, NgāTakoto share)
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	Leasee (Summit Forests) pays Outgoings
Asset Status	Forestry Land (Peninsula Block – Ahipara to Hukatere) - Cultural
Redress Mechanism	Cultural Land – with Commercial Activity
Ownership Structure	Te Runanga O NgāTakoto Trust (PSGE)
NgāTakoto Ownership %	100% 8.425 ha
Existing Management	Summit Forests Ltd
Relationship with other parties	Subject to Mana Whenua Process
Considerations / Challenges	Marawhenua Process, Commercial Rents (Land Lease)

Aupouri Forest Rental – Accumulated Share (20%)



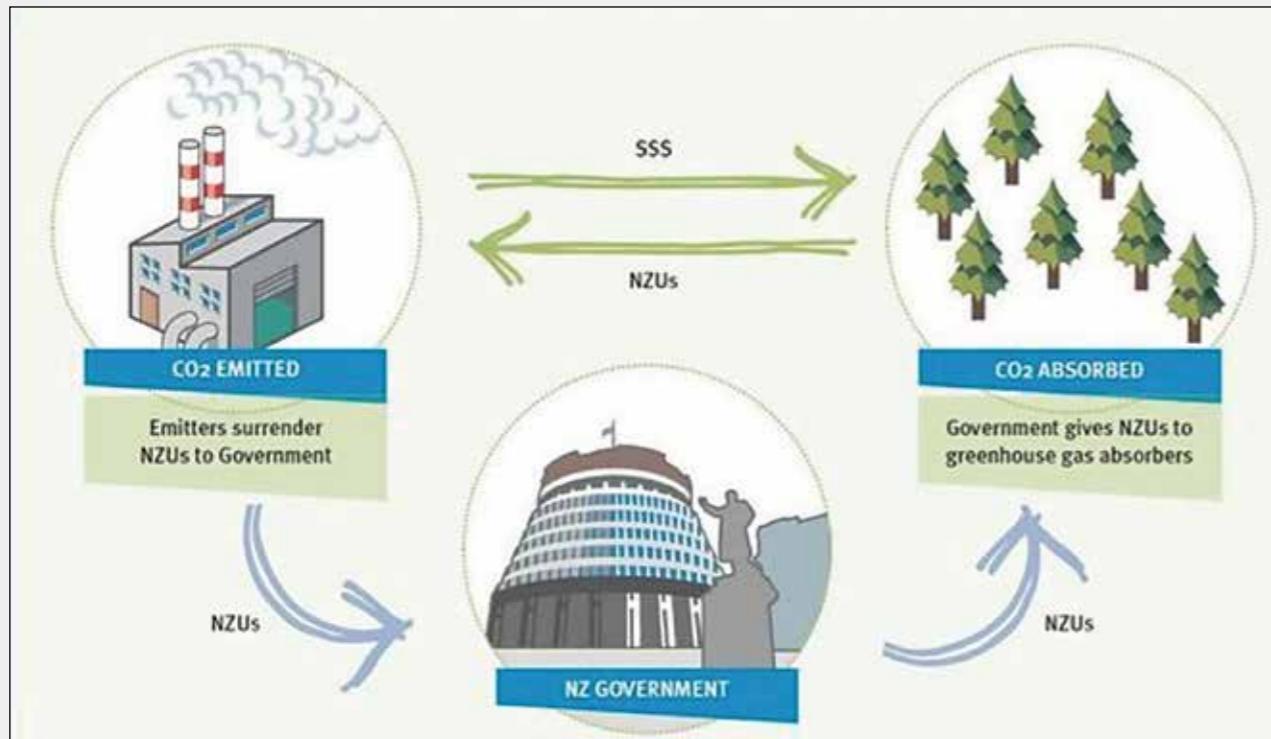
Aupouri Forest Rental – Future License Rental



Size (ha)	n/a
\$ Value	\$2,740,287 NgāiTakoto share
\$ Income / p.a	One off payment at transfer value
\$ Rates & Outgoings / p.a	n/a
Asset Status	Forest Land Rent (historical)
Redress Mechanism	Collective Cultural – with Commercial Activity
Ownership Structure	Te Runanga O NgāiTakoto Trust (PSGE)
NgāiTakoto Ownership %	20% Share of Accumulated license rentals since 1989
Existing Management	Bank of New Zealand
Relationship with other parties	N/A
Considerations / Challenges	N/A

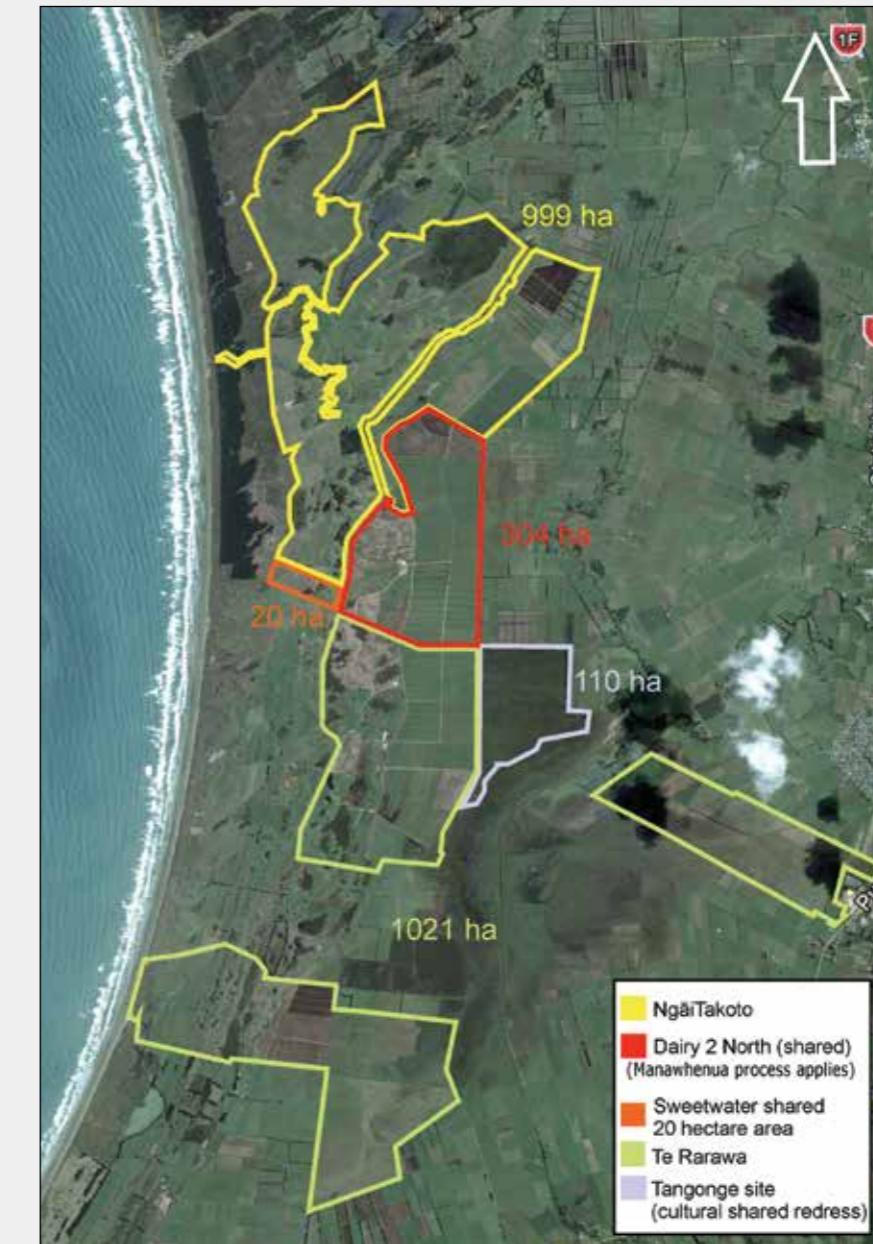
Size (ha)	21,158 ha total Forest block, 8,245ha NgāiTakoto share
\$ Value	\$650,000 total block (at time of Report)
\$ Income / p.a	\$130,000 NgāiTakoto share (at time of Report)
\$ Rates & Outgoings / p.a	Leasee pays Outgoings (Summit Forests)
Asset Status	Forestry
Redress Mechanism	Collective Cultural – with Commercial Activity
Ownership Structure	Te Runanga O NgāiTakoto
NgāiTakoto Ownership %	20% share of Future license Rentals
Existing Management	Summit Forests Ltd
Relationship with other parties	Ngati Kuri, Te Aupouri, Te Rarawa
Considerations / Challenges	Future rent value, Share of rental income

Carbon Credits (NZUs) - Accumulated Share



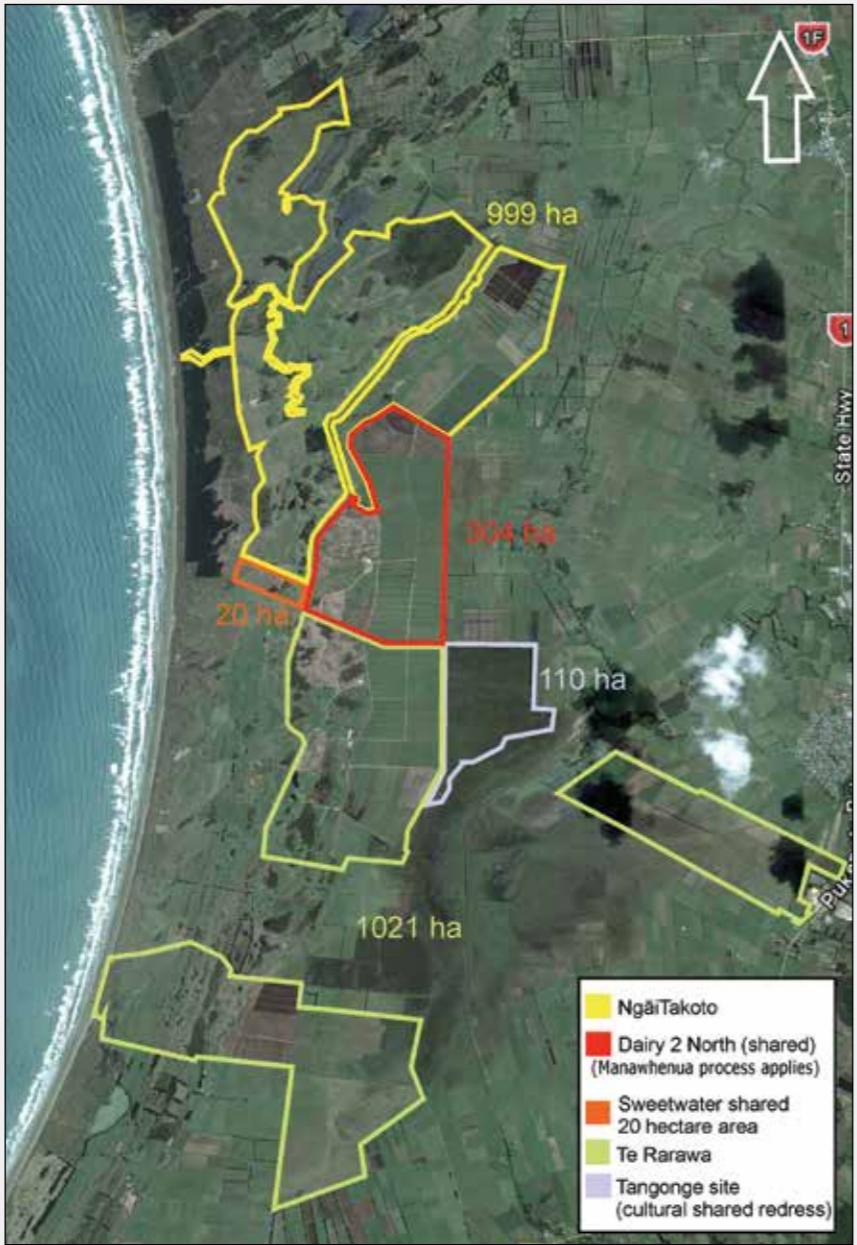
Size (ha)	352,470 Units (Forest Total)
\$ Value	\$18.07/ share (at time of report)
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Forestry Carbon Credits
Redress Mechanism	Collective Cultural – with Commercial Activity
Ownership Structure	Te Runanga O NgāiTakoto Trust (PSGE)
NgāiTakoto Ownership %	20% share of Accumulated Credits since 1989
Existing Management	Forestry Admission Unit Trust
Relationship with other parties	Ngati Kuri iwi, Te Aupouri iwi, Te Rarawa iwi
Considerations / Challenges	Changing Value of Carbon Credits

Sweetwater Station – Northern Block Dairy 3 (yellow)



Size (ha)	999.30 ha (2,454ha Total Farm)
\$ Value	\$4,664,839 (Transfer Value)
\$ Income / p.a	Income, \$6,436.827.00 Expenditure: \$5,397.735.00
\$ Rates & Outgoings / p.a	Ebit: \$1,030.735.00 minus admin, rates, bonus's \$185.500 Profit: \$904,235.00 2015/16 year, \$300,000 NgāiTakoto Share
Asset Status	Leasee (Landcorp) pay outgoings
Redress Mechanism	Agriculture – Northern Block and Dairy 3
Ownership Structure	Cultural – with Commercial Activity
NgāiTakoto Ownership %	Te Runanga O NgāiTakoto Trust (PSGE)
Existing Management	100%
Relationship with other parties	NgāiTakoto / Te Rarawa / Sweetwater Farms Ltd Farming Venture
Considerations / Challenges	Waka Pupuretea Trust Ltd (Te Rarawa), Landcorp Farms Ltd Longer Term NgāiTakoto Farming Strategy

ASSET TITLE

Sweetwater Station – Dairy 2 (red)

ASSET TITLE

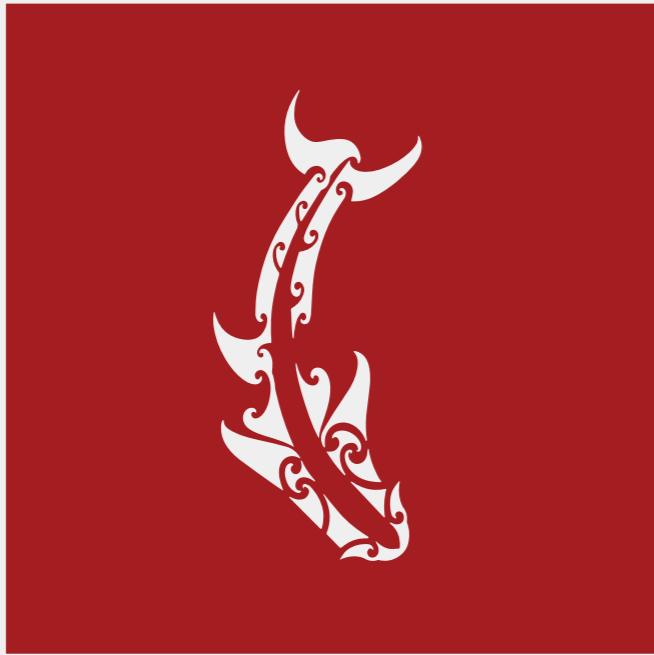
Sweetwater Station – Shared Area

Size (ha)	304 ha (2,454ha Total Farm)
\$ Value	\$1,144,285 (Transfer Value, NgāiTakoto Share)
\$ Income / p.a	\$Total Farm Income ref to page previous
\$ Rates & Outgoings / p.a	Leasee (Landcorp) pay outgoings
Asset Status	Agriculture - Dairy Unit 2
Redress Mechanism	Cultural – with Commercial Activity
Ownership Structure	Te Runanga O NgāiTakoto Trust (PSGE)
NgāiTakoto Ownership %	50%
Existing Management	NgāiTakoto / Te Rarawa / Sweetwater Farms Ltd Farming Venture
Relationship with other parties	Te Waka Pupurea Trust Ltd (Te Rarawa), Landcorp Farms Ltd
Considerations / Challenges	Te Make Block: Subject to Mana Whenua Process / Buy Back

Size (ha)	20 ha
\$ Value	\$25,872 (Transfer Value, NgāiTakoto Share)
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	Leasee (Landcorp) pay outgoings
Asset Status	Farm – Shared Area
Redress Mechanism	Cultural – Commercial Activity
Ownership Structure	Te Runanga O NgāiTakoto Trust (PSGE)
NgāiTakoto Ownership %	50%
Existing Management	NgāiTakoto / Te Rarawa / Sweetwater Farms Ltd Farming Venture
Relationship with other parties	Te Waka Pupurea Trust Ltd (Te Rarawa), Landcorp Farms Ltd
Considerations / Challenges	Future use of Area

NgāiTakoto PROPERTIES (DSP)

Deferred Selection Properties
(Option to purchase these properties as
they become surplus to Crown requirements)



Kaitaia Aerodrome



Size (ha)	83.28 ha
\$ Value	To negotiate
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Property – Deferred Selection
Redress Mechanism	Cultural – with Commercial Activity
Ownership Structure	Crown
NgāiTakoto Ownership %	0% (Subject to Negotiation to Purchase)
Existing Management	Crown - Far North Holdings Ltd
Relationship with other parties	Pioke Corporate Ltd, Ngati Kahu, Far North Holdings Ltd
Considerations / Challenges	Subject to Negotiations for Return to Iwi / Hapu, Rates / Rents

Te Kura Kaupapa Maori o Te Rangi Aniwaniwa



Kaitaia Intermediate



Size (ha)	2.6 ha
\$ Value	To negotiate
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Property, School – Deferred Selection
Redress Mechanism	Cultural - Commercial Activity
Ownership Structure	Crown
NgāTakoto Ownership %	0% (Subject to Negotiations to Purchase)
Existing Management	Crown – Ministry of Education
Relationship with other parties	Pioke Corporate Ltd, Ngati Kahu, Ministry Education, Te Rangi Aniwaniwa Kura
Considerations / Challenges	Subject to Negotiations for Return to Iwi / Hapu, Rates/ Rents

Size (ha)	1.9 ha
\$ Value	To negotiate
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Property, School Land - Deferred Selection
Redress Mechanism	Cultural - Commercial Activity
Ownership Structure	Crown
NgāTakoto Ownership %	0% (Future Option to purchase)
Existing Management	Crown - Ministry of Education
Relationship with other parties	Pioke Corporate Ltd, Te Rarawa, Ngati Kahu Runanga
Considerations / Challenges	Consideration for Future Purchase of Land

ASSET TITLE

Kaitaia College School



Size (ha)	2.3 ha
\$ Value	To negotiate
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Property, School Land – Deferred Selection
Redress Mechanism	Cultural – Commercial Activity
Ownership Structure	Crown
NgāTakoto Ownership %	0% (Future Option to purchase)
Existing Management	Crown – Ministry of Education
Relationship with other parties	Pioke Corporate Ltd, Te Rarawa, Ngati Kahu.
Considerations / Challenges	Consideration for Future Purchase of Land

ASSET TITLE

Kaitaia Courthouse



Size (ha)	0.3792 ha
\$ Value	To negotiate
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Crown Occupied Property – Deferred Selection
Redress Mechanism	Cultural – Commercial Activity
Ownership Structure	Crown
NgāTakoto Ownership %	0% (Future Option to purchase)
Existing Management	Crown
Relationship with other parties	Te Runanga O NgāTakoto Trust, Te Rarawa, Ngati Kahu, Ministry of Justice
Considerations / Challenges	Consideration for Future Purchase of Land

ASSET TITLE

Kaitaia College School House Land

Size (ha)	.8 ha
\$ Value	To negotiate
\$ Income /p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Property, School House – Deferred Selection

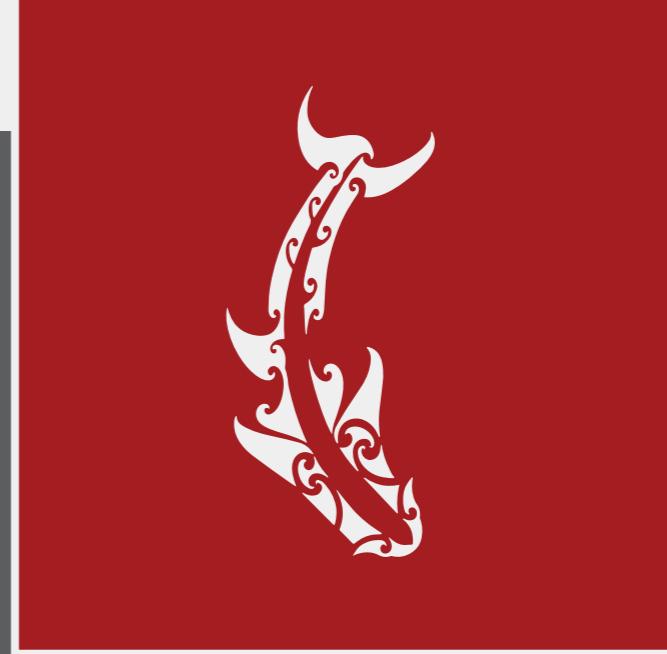
ASSET TITLE

42 Church Rd, Kaitaia



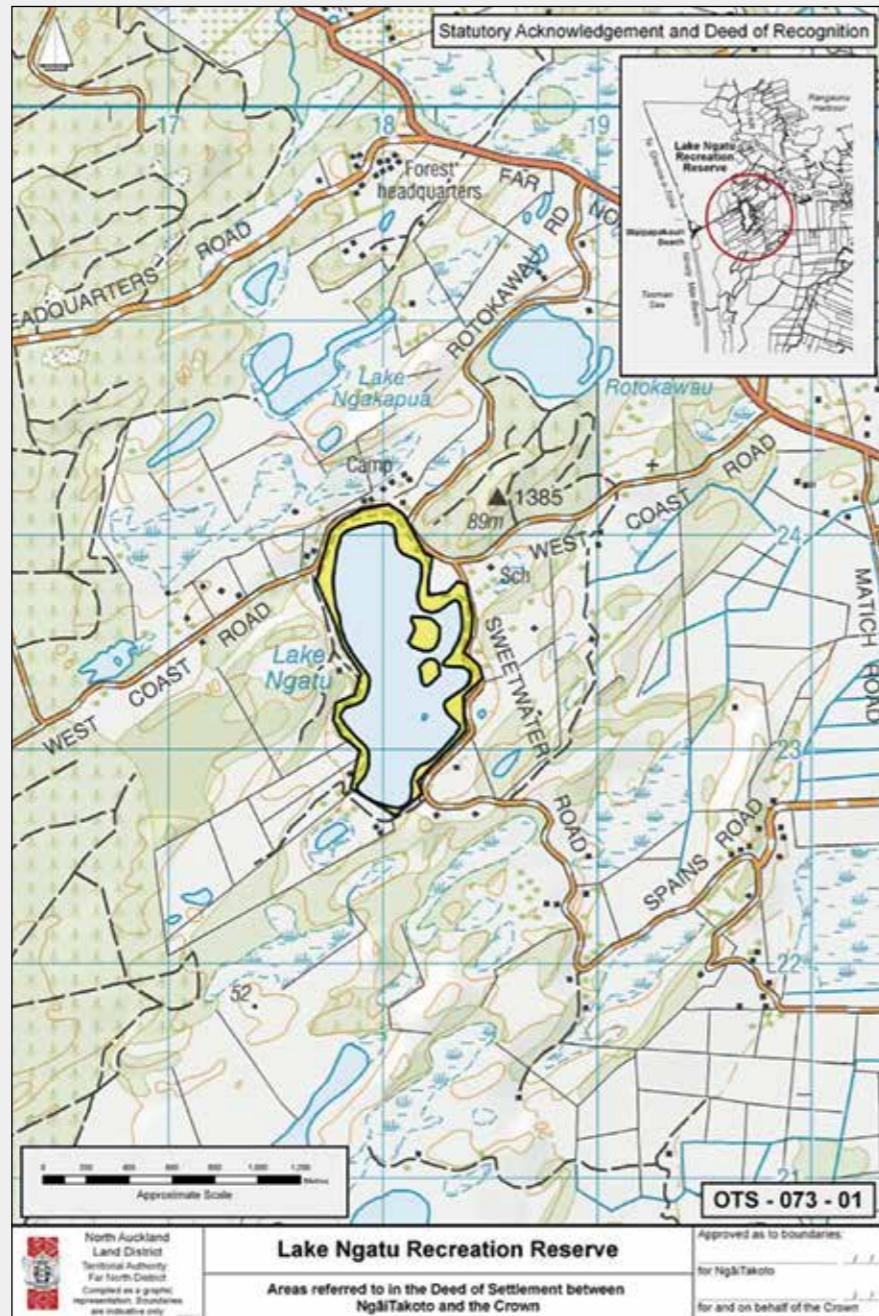
NgāiTakoto CULTURAL PROPERTIES

Negotiation's in Progress with
Far North District Council (FNDC)
for return



Size (ha)	0.1702 ha
\$ Value	To negotiate
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Vacant Residential Building & land – Deferred Selection
Redress Mechanism	Cultural – Commercial Activity
Ownership Structure	Crown
NgāiTakoto Ownership %	0% (Future Option to purchase)
Existing Management	Crown
Relationship with other parties	Te Runanga O NgāiTakoto Trust, Te Rarawa, Ngati Kahu
Considerations / Challenges	Consideration for Future Purchase of Land

Lake Ngatu Recreation Reserve



Size (ha)	17.35 ha
\$ Value	To be negotiated
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Land Reserve
Redress Mechanism	Cultural – Statutory Acknowledgement
Ownership Structure	Far North District Council
NgāiTakoto Ownership %	0% (Deed of Recognition) (Subject to Negotiations for Return)
Existing Management	Far North District Council
Relationship with other parties	Te Runanga O NgāiTakoto
Considerations / Challenges	Water Quality, Public Access, Customary Activities

Awanui Reserve & Awanui Recreation Reserve



Size (ha)	0.6894 ha, and 0.3736 ha
\$ Value	To be negotiated
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Reserve Property – Far North District Council
Redress Mechanism	Cultural Redress
Ownership Structure	Far North District Council
NgāiTakoto Ownership %	0% (Subject to Negotiations for Return)
Existing Management	Far North District Council
Relationship with other parties	Te Runanga O NgāiTakoto Negotiations, Far North District Council
Considerations / Challenges	Negotiation in Progress with Council, since 2010

Town of Kaimaumau Recreation Reserve



Size (ha)	0.5776 ha
\$ Value	To be negotiated
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Reserve Property
Redress Mechanism	Cultural Redress
Ownership Structure	Far North District Council
NgāTakoto Ownership %	0% (Subject to Negotiations for Return)
Existing Management	Far North District Council
Relationship with other parties	Te Runanga O NgāTakoto Negotiations, Far North District Council
Considerations / Challenges	Negotiations in Progress with Council, since 2010

Kaimaumau Recreation Reserve



Size (ha)	22.1312 ha
\$ Value	To be negotiated
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Property – FNDC Negotiation
Redress Mechanism	Cultural Redress Fund
Ownership Structure	FNDC
NgāTakoto Ownership %	0% (Subject to negotiations for Return)
Existing Management	FNDC
Relationship with other parties	TRONT Negotiations, Pioke Corporate Ltd, FNDC, OTS
Considerations / Challenges	Negotiation in progress with council, since 2010

ASSET TITLE

Waiharara Domain Recreation Reserve



Size (ha)	8.4630 ha
\$ Value	To be negotiated
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Recreational Reserve Property
Redress Mechanism	Cultural Redress
Ownership Structure	Far North District Council
NgāTakoto Ownership %	0% (Subject to Negotiations for Return)
Existing Management	Far North District Council
Relationship with other parties	Te Runanga O NgāTakoto Negotiations, Far North District Council
Considerations / Challenges	Negotiations in Progress with Council, since 2010

ASSET TITLE

Houhora Wildlife Reserve



Size (ha)	63.9403 ha
\$ Value	To be negotiated
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Reserve Property
Redress Mechanism	Cultural Redress
Ownership Structure	Far North District Council
NgāTakoto Ownership %	0% (Subject to Negotiations for Return)
Existing Management	Far North District Council
Relationship with other parties	Te Runanga O NgāTakoto Negotiations, Far North District Council
Considerations / Challenges	Negotiations in Progress with Council, since 2010

ASSET TITLE

Pukenui Game Fishing, Council Land



Size (ha)	2.6296 ha
\$ Value	To be negotiated
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Property - Land
Redress Mechanism	Cultural Redress
Ownership Structure	Far North District Council
NgāiTakoto Ownership %	0% (Subject to Negotiations for Return)
Existing Management	Far North District Council
Relationship with other parties	Te Runanga O NgāiTakoto Negotiations, Far North District Council
Considerations / Challenges	Negotiations in Progress with Council, since 2010

ASSET TITLE

Waipapakauri Ramp



Size (ha)	1.3156 ha
\$ Value	To be negotiated
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Vacant Property
Redress Mechanism	Cultural Redress
Ownership Structure	Far North District Council
NgāiTakoto Ownership %	0% (Subject to Negotiation For Return)
Existing Management	Far North District Council
Relationship with other parties	Te Runanga O NgāiTakoto Negotiations, Far North District Council
Considerations / Challenges	Negotiations in Progress with Council, since 2010

Waipapakauri Sports Ground



Size (ha)	13.25 ha
\$ Value	To be negotiated
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Property – Sports Grounds
Redress Mechanism	Cultural Redress
Ownership Structure	Far North District Council
NgāiTakoto Ownership %	0% (Subject to Negotiation For Return)
Existing Management	Far North District Council
Relationship with other parties	Te Runanga O NgāiTakoto Negotiations, Far North District Council
Considerations / Challenges	Negotiations in Progress with Council, since 2010

Houhora Recreation Reserve



Size (ha)	0.1755 ha
\$ Value	To be negotiated
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Property – Recreation Reserve
Redress Mechanism	Cultural Redress
Ownership Structure	Far North District Council
NgāiTakoto Ownership %	0% (Subject to Negotiations for Return)
Existing Management	Far North District Council
Relationship with other parties	Te Runanga O NgāiTakoto Negotiations, Far North District Council
Considerations / Challenges	Negotiations in Progress with Council, since 2010

ASSET TITLE

Houhora Heads



Size (ha)	14.7453 ha
\$ Value	To be negotiated
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Vacant Property
Redress Mechanism	Cultural Redress
Ownership Structure	Far North District Council
NgāTakoto Ownership %	0% (Subject to Negotiations for Return)
Existing Management	Far North District Council
Relationship with other parties	Te Runanga O NgāTakoto Negotiations, Far North District Council
Considerations / Challenges	Negotiations in Progress with Council, since 2010

ASSET TITLE

Henderson Bay Reserve



Size (ha)	13.0132 ha
\$ Value	To be negotiated
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Vacant Property
Redress Mechanism	Cultural Redress
Ownership Structure	Far North District Council
NgāTakoto Ownership %	0% (Subject to Negotiation for Return)
Existing Management	Far North District Council
Relationship with other parties	Te Runanga O NgāTakoto Negotiations, Far North District Council
Considerations / Challenges	Negotiations in Progress with Council, since 2010

ASSET TITLE

Sunray and Arnold Rae Park Domain



Size (ha)	8.7 ha
\$ Value	To be negotiated
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Property – Recreation Reserve
Redress Mechanism	Cultural Redress
Ownership Structure	Far North District Council
NgāiTakoto Ownership %	0% (Subject to Negotiations for Return)
Existing Management	Far North District Council
Relationship with other parties	Te Runanga O NgāiTakoto Negotiations, Far North District Council
Considerations / Challenges	Negotiations in Progress with Council, since 2010

ASSET TITLE

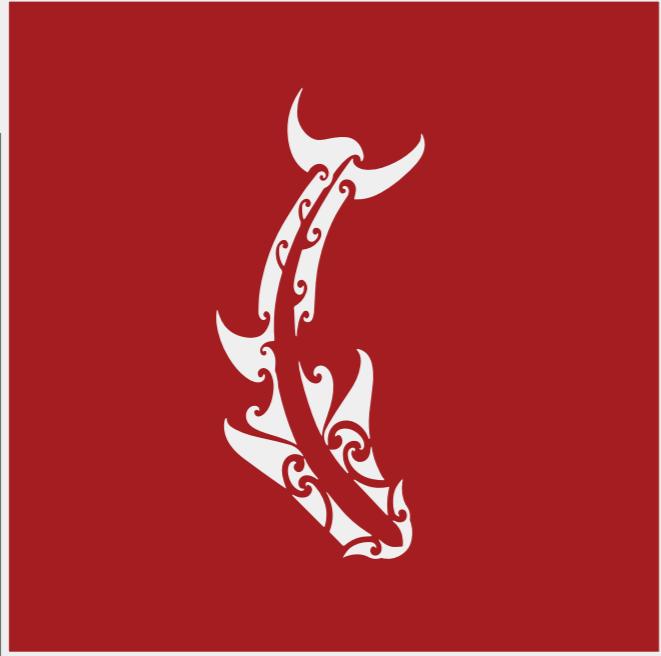
Corner West Coast Road – Sweetwater Road



Size (ha)	0.3736 ha
\$ Value	To negotiate
\$ Income / p.a	n/a
\$ Rates & Outgoings / p.a	n/a
Asset Status	Vacant Property
Redress Mechanism	Cultural Redress
Ownership Structure	Far North District Council
NgāiTakoto Ownership %	0% (Subject to Negotiations for Return)
Existing Management	Far North District Council
Relationship with other parties	Te Runanga O NgāiTakoto Negotiations, Far North District Council
Considerations / Challenges	Negotiations in Progress with Council, since 2010

CULTURAL PROPERTIES (WCA)

100% Business Purchase



ASSET TITLE

Waipapakauri Beach Park (6 Matai St)



Size (ha)	1.9990 ha + Buildings & Campsites
\$ Value	\$900,950 (Purchase Price of total property) \$1,700,000 (Government Valuation) \$3,078,000 (Insurance Valuation) \$220,000 (Option to purchase business)
\$ Income / p.a	\$95,000+GST+Outgoings-rent increases up to \$125,000 by 2018
\$ Rates & Outgoings / p.a	\$7,107 Rates, \$8,521 Insurance
Asset Status	Camping Ground – Property
Redress Mechanism	Business Purchase
Ownership Structure	Te Runanga O NgāiTakoto Trust (PSGE)
NgāiTakoto Ownership %	100%
Existing Management	Independent Operator (Lease), 30 year Operational lease from 2013
Relationship with other parties	Pioke Corporate Ltd, Lessee
Considerations / Challenges	Tourism, Repair & Maintenance Regime, Lease / Rent

Notes



“If we live as we ought,
we shall know things as they are,
and if we see things as they are,
we shall live as we ought.”

“Te Runanga o NgaiTakoto is an organisation of credibility
that strives and drives, success and opportunity
for the wellbeing of its people.”

“Our people have a legitimate right to an environment
that is adequate for healthy living and wellbeing.
The objective for any tribal authority
that holds a responsibility to do with our environments and its resources,
is to ensure that management of such meets the needs
of NgaiTakoto people of today
without compromising the heritage of future NgaiTakoto generations,
as to their needs, tomorrow.”



For further information visit www.NgaiTakotowi.co.nz

Phone our office 09 408 0271 or 0508 TAKOTO

Pioke House, 16-18 Melba Street Kaitaia