



*Whakarongorua te Maunga, Rakapuke te Mana, Utakura te Awa, Utatewhanga te Raorao, Tauratumaru te Tangata, Hokianga A Kupe te Moana*

# The Proprietors of Utakura 7 Incorporation

2023

Annual General Meeting



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# Chairperson's Report



Ko te mea tuatahi e tuku ana i te reo o whakamoemiti ki te Atua mō ngā manaakitanga i uhia mai e ia ki a tātou katoa.

Ka poroporoaki nui hoki ki ō tātou mate e whakangarongia atu ana ki tua o te ārai, nā reira e ngā mate, e moe, e moe, e moe mai rā koutou.

Ki a tātou te hunga ora, tēnā tātou katoa.

After the disruptions that necessitated the postponement of both the 2021 and 2022 Annual General Meetings, we are pleased to present the Annual Report for the year of 2023 and to resume our standard practice of conducting this hui in November.

For the past few years the committee has been diligently working on a range of initiatives aimed at benefiting our shareholders and community. During our 2022 Annual General Meeting, our continued commitment to these initiatives was overwhelmingly endorsed by the shareholders, and I'm pleased to report significant progress in three vital areas:

- Technical Feasibility Projects: All assessments for potential commercial ventures have been completed.
- Forestry Lease: A range of investigations have been conducted to ensure that we possess all the requisite information to navigate the next steps toward securing a more favourable outcome from the forestry lease.
- Housing: Notable progress has been made in our housing initiative, Tu Kainga Rua. Additionally, we have obtained written consent to build on one of the blocks that were originally intended for papakainga.

We extend our heartfelt gratitude to our shareholders, whanaunga, and friends who have steadfastly supported these initiatives and our broader mission.

Detailed verbal reports on these projects will be presented by the committee members at the upcoming meeting.

This year marks the culmination of our current Strategic Plan, which has guided the committee's efforts over the past five years. It's an opportune moment for reflection and charting the course for the next five years. Our next step is to craft a new plan that defines our objectives, identifies key priorities and goals, and involves collaborative visioning. This process will engage the committee and shareholders in establishing vital strategic priorities and critical success factors that align with our vision for future generations.

The next step will be to design a comprehensive plan that unifies previous and ongoing discoveries for development opportunities.

Although we have already collected some very valuable information on various activities with development potential, we aim to ensure a thorough exploration of all possible options.

To achieve this, we need to expand our investigations, seeking necessary support, and endeavour to complete this work by May 2024. Our objective is to reach a stage where we possess all the essential data to facilitate informed decision-making regarding future activities. All relevant information about development initiatives will then be put into a plan for open discussion with shareholders. The conclusion of this process will result in a Master Plan, embodying our collective vision, ready for adoption or adaptation by this and future committees to align with prevailing conditions.

The journey of conceptualising ideas and transforming them into actionable goals demands a substantial investment of time and unwavering dedication. From February 2022 to Feb 2023, our committee operated with a full complement of members with prior governance experience who were eager and capable of undertaking responsibilities. This not only strengthened the committee but also lightened the workload for all involved.

Regrettably, during this year, we encountered the departure of two valued members. Eddie Rameka made the difficult decision to resign in March due to health concerns, and Jenny Marcroft stepped away from the committee in June to resume her political career. These transitions have brought us back to our previous membership level of five. As we look ahead to the exciting developments on the horizon, we will require a full committee of skilled individuals who are well-versed in governance, or who are willing to undergo the necessary training to acquire governance skills to assist with bringing those developments to fruition.

To our shareholders, your active participation, insights, and support are indispensable in making these endeavours a reality. Together, we can ensure the success of our initiatives and the continued growth of our community.

In conclusion, our past accomplishments, along with various recent initiatives, reflect the unwavering resolve of those who work tirelessly on behalf of the collective. We also pay tribute to our tupuna, who, with great foresight, preserved this land for the benefit of future generations.

Looking ahead, we embark on the journey of crafting a new Strategic Plan to guide our actions and aspirations for the next five years. Additionally, we aim to identify all the elements necessary to develop a Master Plan, a comprehensive roadmap to guide our path forward. The challenges and opportunities that await us call for collaboration, commitment, and innovation. As we move forward, let our shared vision be the beacon that leads us to a brighter future for all generations.

Tēnā rā koutou katoa.



**Na Tamalene Painting**

Chair  
Committee of Management  
Utakura 7 Incorporation



*Whakarongorua te Maunga, Rakapuke te Mana, Utakura te Awa, Utatewhanga te Raorao, Tauratumaru te Tangata, Hokianga A Kupe te Moana*

### **NOTICE OF ANNUAL GENERAL MEETING**

The Proprietors of Utakura 7 Incorporation  
hereby give Notice that  
the 2023 Annual General Meeting will be held  
at Mataitaua Marae, 632 Rangiahua Road, Horeke  
on Saturday 25th November 2023 at 10:00am  
Registrations from 9:15am

### **AGENDA**

- |     |   |          |
|-----|---|----------|
| 1.  | <b>Karakia timatanga / Mihi</b>   | 10:00 am |
| 2.  | Apologies   |          |
| 3.  | Minutes of the 2022 AGM (held 4 February 2023)                                |          |
| 4.  | Chairperson's Report  |          |
| 5.  | Portfolio Reports   |          |
| 6.  | Morning Tea   | 11:15 am |
| 7.  | Portfolio Reports Continue  | 11:45 am |
| 8.  | Treasurer's Financial Report  |          |
| 9.  | Audit / Share Valuer Requirement  |          |
| 10. | Election of Committee Members   |          |
|     | Nominations must be made on the nomination form, found online on our website. |          |
|     | There are two vacancies. Ketu Rameka and Jenny Marcroft have both resigned.   |          |
| 11. | <b>Karakia whakamutunga</b>   | 2:00 pm  |
| 12. | <b>Lunch</b>  | 2:15 pm  |

# AGM Minutes 2022

## Utakura 7 Incorporation 2022 Annual General Meeting

**Date:** 4<sup>th</sup> February 2023

**Time:** 10:15 am

**Venue:** Puketawa Marae

### 1. **Karakia timatanga:** Tepania Kingi

**Mihimihī:** Tamalene Painting welcomed the Shareholders and thanked them for their patience.

#### Present:

#### **Committee of Management (5):**

Tamalene Painting (Chair), Murray Painting, Luanne Butler (Secretary), Steven Sanson, Ella Carter (Treasurer)

#### **Apologies: (2)**

Ketu Rameka, Jenny Marcroft

**Shareholders (20):** Ruka Hare Rawiri (Dave Hare Rawiri WT 1278), Christine Kaihe (62 and 1327), Iritana Sylva (Te Kahu Wi & Iritana Matiu WT 1243), Tepania Kingi (955), Edith Pita (1160), Wendy Henwood (Keiti Nui Hare Vujcich WT 1130), Bert Ogle & Gertrude Johnson (Bert & Tikapa Ogle WT 1520), Christine (Morgan) Pehi (1534), Bubby Nani Nankivell (Te Aranga Eruera Anihana WT 1402), Dawson Joyce (1044), Henry Murphy (1464 and Murphy Whanau Te Awhina WT 1454), Jocelyn King (Pouroto King & Jocelyn Mauriri King WT 1502)

**Online:** Meri Rountree (1131), Harry Ihimaera (Kakoti Wiperi WT 1133), Lottie Ihimaera (Te Wano & Hepi Hepehi WT 1137), Turoa King (1502), Audrey Kaihe (Uwhinga-Hariata-Tame Matiu WT 1476), Kathleen Morgan (1533), Hariata Moses (1200)

**Beneficiaries (24):** Antonio Tipene (Karena Tipene 1040), Denise Schimanski (William Anderson 884, Heni Hapimana 163), Barney Mane (Ruihi Lucy Tipene 1417), Julia Joyce (Kamariera Joyce 1042), Yvonne Mutu (Mihi Wiremu Ruka 434), Shirley Harris (Harata Rountree 133), Sharon Tahere (Watihana Kira Tahere 842), Ngahine Lum (William Wiremu Rawiri 792), Kiriwai Smith (Chrissy Kaihe (Smith) 62, 1327), Ivy Curreen (Bert & Tikapa Ogle WT 1520), Liz Harris (Colin Harris 895), Lucy Hawea, Reuben Otene & Manu Otene (Maraea Tokowha Rapana 374), Eddie Muriwai (Iwa Hami Ripia (Muriwai) 262), Tom & Renata Kingi (Ada Mete 2 & Tepania Kingi 955), Bill Koroi, Jemma Burling, Pat Burling, Dianne Wharton, Te Aroha Richards (1162), Evan Richards (Trevor Richards 724) Anthony Lum

**Manuhiri (2):** Mark Lester, Te Ra Ray Pita

### 2. **Apologies: (25)**

Ruth Norman, Te Rangaiti Wairua, Peta Wairua (1224), Faye Peta, Orsognia T Walker (1223), Tina Wairua, John Wairua, Tracey Wairua, Haki Wairua, Ngaupakahiwi Wairua, Daniel Wairua, Turoa King (1502), George Marsden (1281), Alice Cross, David Pomare, Heni Wairua, Alva Pomare, Ngamoko Basham, Mai Morgan, Kathleen Morgan, Wiapo Mane (1048), Celia Pomare, Hokimate Rountree, Rāhiri Sandy Kingi, Georgina Murphy

**Motion: That the apologies be received and accepted**

**Moved: Murphy Whanau Te Awhina WT (Henry Murphy 1454)**

**2nd: Edith Pita (1160)**

**Carried**

### **3. Minutes of the 2021 Annual General Meeting:**

**Motion: That the Minutes of the 2021 Annual General Meeting as distributed in the 2022 Booklet and available to read on the website, be tabled and taken as read.**

**Moved: Wendy - Keti Nui Hare Vujcich WT (1130)**

**2nd: Te Aranga Eruera Anihana WT (1402)**

**Carried**

### **Matters arising from Minutes of the 2021 Annual General Meeting:**

Wendy Henwood: Pg 7 reads: Listed Shareholders, beneficiaries and non-beneficiaries suggest we used different wording.

Eru Muriwai suggests the use of 'potential shareholder'.

Bert Ogle (1520) Succession orders, why haven't people completed their successions?

Tepania Kingi: Gave a korero regarding housing and the whenua. We are the victims of government policies, we have turned on ourselves, why? We need to find a way to work through things slowly.

Sharon: attended AGM last year but her name wasn't recorded.

**Motion: That the Minutes of the 2021 Annual General Meeting be accepted as a true and accurate record of that meeting.**

**Moved: Dawson Joyce (1044)**

**2nd: Chrissy Kaihe (1327)**

**Carried**

### **4. Chairperson's Report:**

**Tamalene** apologised having to postpone the AGM on two occasions, and thanked the Shareholders once again for their patience and support.

Tamalene gave a verbal update of her written report.

**Motion: That the Chairperson's Report circulated in the 2022 Booklet be tabled and approved.**

**Moved: Rawiri Whanau Trust (1278)**

**2nd: Te Awhina Murphy WT (1454)**

**Carried**

### **Matters Arising from Chairperson's Report:**

- Dawson asked that we return to the meeting.
- Scholarship applications need to be completed every year

### **5. Portfolio Reports:**

#### **5.1 Share Register Report:**

**Share Register Administrator, Luanne Butler:** Congratulations to all those who have completed their Successions this past year. Gave a kōrero to encourage all to complete Succession and form a Whanau Trust.

Robust kōrero around shares and land holding of shareholders and whanau.

Tepania Kingi: Succession of owners, and shares, not necessarily the same thing. After a long period of dishonesty, we became victims of the dishonest conduct of previous Committee members.

## **5.2 Utakura 7 Atawhai Trust Report:**

**Chair, Murray Painting** gave an overview of the past year:

- Marae tautoko
- Mataitaua Marae mattresses are available for pick up
- Community events: Horeke Whanau Day, Māngungu Day,
- Scholarship recipients see AGM booklet
- Water Security - investigations are in progress
  - Money for Feasibility report
  - Water storage and gathering
  - Solar powered water gathering
  - Water testing

Edith Pita: Thanked the CoM for their donation to the Nga Mahi Toi Whanau Day.

**Motion: That the Utakura 7 Atawhai Trust Report as circulated in the 2022 Booklet be tabled and approved.**

**Moved: Hare Vujcich Whanau Trust (1130)**

**2nd: Dave Hare Rawiri WT (1278)**

**Carried**

## **Matters Arising from The Utakura 7 Atawhai Trust Report:**

- No matters arising

## **5.3 Honey Report:**

**Murray Painting:** Has brought some honey to give out to those who have attended the AGM today. Our honey has not met a certain standard, but we are still trying to get a better price.

To be discussed with Ann Panoho and Blanche Morrow. We have lots in storage, so we are looking to sell some off.

**Motion: That the Honey Report circulated in the 2022 Booklet be tabled and approved.**

**Moved: Dawson Joyce (1044)**

**2nd: Dave Hare Rawiri WT (1278)**

**Carried**

## **5.4 Ka Tū Kainga Rua:**

**Steve Sanson:** CoM wants to get comms in place so the committee can update shareholders more regularly.

Projects of 10 houses in size, not too big and not too small. We need Shareholders/ landowner approval to be eligible for any government assistance.

Houses will be primarily for Shareholders but a housing policy will need to be developed, moving forward.

Murray: We (the CoM) will need to move quickly. If it takes longer than 6 months, we may miss the boat. (Election year)

Ruka: (1878): WT member - been voted as the delegate for the whanau to represent his whanau. He supports the Committee.

Steve: Possible Zoom hui in April 2023

Water Tanks: Delivery to where impacted first, to marae then to whanau in the community

Tepania Kingi: We are here as Shareholders, what we own or not has nothing to do with this hui.

**Motion: That the Ka Tū Kainga Rua Report be received and accepted.**

**Moved: Henry Murphy (1464)**

**2nd: William Wiremu Rawiri (792)**

**Carried**

**Lunch:**

**1:45 - 2.30 pm**

## 5.5 Whakaoho Whenua:

### **Tamalene Painting:**

Fencing completed on the river flat areas of the block. \$9k received from NRC, U7Inc paid the balance. Tono to TPK for feasibility study of commercial opportunities on our whenua granted in December 2022. \$88k

Study will look at:

- Private cycle track through forest - different tracks for different levels of rider - tracks can be multi purpose, e.g, horse riding, walking, etc and under U7 control.
- Nursery for native plants, rongoā.
- Water (will be needed for nursery so need to identify sources) but may also be used for community when there is need, depending on source and quality.
- Manuka ( testing, researching chemical properties)

Feasibility study may help to identify other activities that can provide employment and training opportunities. Need to keep an open mind, change direction if necessary.

Other areas being investigated outside - muka - fibre for textile and commercial applications. U7, SCION and MPI are working together on this and want to collaborate with other hapū on this and other projects. Collaboration with others will be key to getting support.

Question from the floor about who has control of the cycle track through U7 land?.

Tamalene replied that this venture will be 100% owned and controlled by U7Inc.

Discussion around who owns what.

Investment Company - Utakura Investments Limited (Riverhead and other investment entities) U7 Incorporation: (Whenua / forest) Charitable Trust (is currently a delivery arm but this may change in the future).

Murray: Do we leave our money in the bank or do we diversify our activities and get the money working?

**Motion: That the Whakaoho Whenua Report be received and accepted.**

**Moved: Henry Murphy (1464)**

**2nd: Dawson Joyce (1044)**

**Carried**

## 5.6 Forestry:

**Steve Sanson:** Gave a verbal update of the Forestry.

Lease expires at the end of 2038. CoM is looking at options, including buying out White Cliffs, or partnering with another forestry company.

In short, there hasn't been much movement since our last AGM.

Tammie: The forestry lease has not delivered good returns. CoM is working with forestry experts to get a better result for U7.

Murray: We visit White Cliffs in their offices as part of the negotiation process. We have permission to get the firewood out of the forest for whanau. We will provide petrol, bring your chainsaws.

Sharon: Asked about the lease and if it comes back to the Incorporation. Aspiration for there to be mahi in the valley.

Bert Ogle: When the lease expires, will the lands go back to the owners?

Murray: If Utakura 7 Inc is ever dissolved, the land that your tupuna put in is returned. Share values based on what the land was used for, rather than size.

**Motion: That the Forestry Report be received and accepted.**

**Moved: Henry Mapi/Murphy WT (1464)**

**2nd: Bert & Tikapa Ogle WT (1520)**

**Carried**

### **5.7 Utakura Investments Limited - Riverhead Villa:**

Chair, Steve Sanson presented his report.

Performance disappointing. Covid couldn't be predicted, negative effects have been significant.

Denise: Why is the \$609k split?

Tammie: This is because the rates are split between Land and Buildings.

Denise Schimanski: Offers suggestions for ways to make money - laundromat / rehab centre.

Comment from the floor about benefits for shareholders.

Yvonne Mutu: How are we going to make money (if big discounts are given?) Shareholders get a 15% discount.

**Motion: That the Riverhead Villa Report be received and accepted.**

**Moved: Eruera Anihana Whanau Trust (1402)**

**2nd: Rawiri Whanau Trust (1278)**

**Carried**

### **5.8 Carbon Credits:**

**Tamalene** - U7 entered into an agreement with Māori Carbon Collective (MCC) 3 years ago. We are expecting the first payment back in cash or NZUs by the end of February 2023.

We will find out next week how much of the 1300ha block that MCC has an interest in has been planted.

Carbon Credits are new and their value will fluctuate, as do all commodities.

**Motion: That the Carbon Credits Report be received and accepted.**

**Moved: Denise Shimanski (163)**

**2nd: Tepania Kingi (955)**

**Carried**

## **6. Financial Report:**

**Treasurer, Ella Carter**, presented the Audited Consolidated Financial Report for the year ended 30 June 2022. Key report highlights include:

- Compared to last year, Utakura 7 Incorporation showed a 78% decrease in operating income, a 34% increase in operating expenses and a net loss variance of (263%)
- As anticipated, the decrease in operating income relates to the known fact that we will not be receiving forestry income due to the completion of harvesting.
- There were cost savings during the year including \$5k in CoM expenses.  
By operating and preparing the accounts in-house, the Group saved \$9,328 in Accounting Fees. Riverhead Villa required Project Management / Marketing costs of \$15k, Donations provided for the Charitable Trust are up \$36k from last year and Consulting Fees are also up \$52k from last year (relates to the \$42k of grant funding received in 2021), all contributing to the increase in operating expenses.
- The overall consolidated net loss for the period was (\$198,841).  
This includes the second year of operation for Utakura 7 Investments Limited with a deficit of (\$75,058) and a surplus of \$18,388 for Utakura 7 Atawhai Trust.  
Total Equity has decreased slightly (1%) from the previous year due to the net loss after tax. The Investment Portfolio was consolidated with JBWere which gave rise to a capital profit on sale of shares of \$152,060.  
Revaluation of assets were due in August 2022; however, these have been further delayed and are now due by March 2023.
- Market value of total Investments Portfolio at Balance Date was \$1,392,193 - a 3% decrease from last year.

- We have opened new bank accounts with BNZ and anticipate closing the Westpac bank accounts once all relevant processes are in place to fully operate from BNZ. Individual details are required from all Trustees of the Charitable Trust in order to complete the process.
- Rates contributions due for the 2022 period (2023 rates are \$500.00 p.a):
  - Danny Hepehi \$250.00
  - George Van der Zwan (Hepehi) \$250.00
  - Robyn Mataio - now occupied by Grant Branch (Hepehi) \$250.00

Questions from the floor:

Shirley Harris: Do you have a full expenditure list of what was read out? Yes

Big discussion about the breakdown of costs in the financial report.

Sharon: Independent auditor?

Tammie: Regarding storage costs, we've uploaded records to digital but still need to keep historical records somewhere.

Tammie: Riverhead is an asset which we can borrow against.

**Motion: That the Audited Consolidated Financial Report for the year ended 30 June 2022 as circulated in the 2022 Booklet be tabled and adopted.**

**Moved: Chrissy Kaihe (1327)**

**2nd: Rawiri Wiremu William (792)**

**Carried**

#### **7. Appointment of Auditor 2022/2023:**

The Chair announced the CoM recommendation that Adele M Maraki be re-appointed as Auditor and Share Valuer for the next financial year.

**Will investigate other options for an Auditor.**

**Motion: That Adele M Maraki be appointed as Auditor / Share Valuer for the year ending 30 June 2023.**

**Moved: Wendy - Hare Vujcich Whanau Trust (1130)**

**2nd: Ogle Whanau Trust (1520)**

**Carried**

#### **8. Election of Committee Member:**

The Chair announced the election for committee member. There is one vacancy, created as Tamalene Painting is up for rotation and she is standing for re-election. There were no nominations received for the vacant position on the Committee of Management.

**Motion: That Tamalene Painting be re-elected to the Committee of Management for a three year term.**

**Moved: Nani - Te Aranga Eruera Anihana WT (1402)**

**2nd: Yvonne - Mihi Wiremu Ruka (434)**

**Carried**

#### **10. Next AGM Date:**

25 November 2023

Kaikōrero/Kaikarakia: Tepania Kingi

**AGM finished at 4:10 pm**

# Utakura 7 Atawhai Trust Report

Hoki kei muri, ki te neke whakamua. "Reflect on the past to forge the path ahead."

Tēnā tātou ngā kai pupuri mana o tā tātou kopereihana.

The enduring mission of the Utakura Atawhai Trust is to diminish spiritual, cultural, environmental, economic, and social disparities within our community. Our current financial priorities include Educational Scholarships, Marae Support, Community Events, and Housing. While adhering to our core values, our new Strategic Plan, scheduled for release next year, may slightly adjust these priorities to align with the plan's direction.

## **Educational Scholarships**

We are delighted to report a slight increase in the number of scholarship applications compared to last year. Scholarships were granted in various fields such as Science and Technology, Visual Arts, Commerce and Arts, Social Work, Teaching (ECE), Māori and Indigenous Leadership, and Medicine. You can find detailed information about our successful recipients on pages 33-36.

Our community continues to produce outstanding individuals, and it is noteworthy that they are all from our corner of the motu. It is crucial to acknowledge their willingness to contribute their skills and knowledge to the community in the future. We must go beyond mere lip service and create opportunities for them to do so. If you or your whānau plan to pursue tertiary education in 2024, we encourage you to complete a scholarship application form. The deadline for applications is at the end of January 2024.

## **Marae Tautoko**

This year, we received only one funding request from Mataitaua Marae, requesting support for 50 new mattresses. With this approval, we have now provided new mattresses to all marae in Utatewhanga.

## **Community Events**

Building on the success of the inaugural Whānau Day, the trust is committed to supporting this remarkable event. When Nga Mahi Toi o Horeke requested assistance for the 2022 event, our response was an immediate and resounding "yes."

A hui to discuss the appalling condition of Te Puna O Mapere, was held at Te Rangatahi marae earlier this year. A funding request to manaaki our manuhiri that attended this hui was received from the marae and this request was granted.

## **Housing**

At the 2022 AGM, a motion was passed to advance our housing strategy. However, due to challenges with our previous approach, the Trustees decided to shift away from building on whenua tupuna. Following this strategic change, whānau have given their approval to construct houses on a block that they exclusively whakapapa to. Our new "Pivot" Strategy involved acquiring fee simple title land and applying for funding under the Ministry of Housing and Urban Development's Affordable Rental Scheme. We are pleased to announce that the Utakura 7 Atawhai Trust has received conditional funding to build five new houses. In January 2024, a series of hui will be held to develop our rental housing policy and establish the governance of the new Kainga.

## **Na Murray Painting**

# Utakura 7 Investments Limited Report

Kia ora koutou,

For the year ended 30 June 2023, Utakura 7 Investments Limited has reported a net loss of \$56,710 in what has remained to be challenging economic and trading conditions. Multiple large scale weather events, staffing, and security challenges have added pressure to an already difficult situation; however we remain optimistic with the overall long term forecasts for tourism in Northland.

This loss should be viewed in the context of growing accommodation, food and beverage revenue at Riverhead – with total revenue up 410% from the 2022 financial year (up from \$14,985 to \$76,473) and providing employment for numerous people in Horeke.

The above loss is offset by an increased equity position which highlights that land and buildings have now substantially increased in value. Our equity position is now \$117,599 as opposed to a \$113,757 deficit in the 2022 financial year. This is largely due to the investment into renovating Riverhead and providing an enhanced tourism experience for visitors to the area. The revaluation has increased value by \$288,066 versus renovation costs of \$219,113.

Aside from putea, marketing has been high on the agenda with refreshed brochures and website (attached and link below) <https://www.riverheadvilla.nz>. We have been part of the 'Visit Hokianga' marketing and are a regular part of the biking and hiking tour operator 'Northland Experiences'. This has seen increases in bookings on a room-by-room basis, but also as a 'dry hire' Air BnB type arrangement.

In addition, we have applied to be 'Qualmark' certified to ensure we remain committed to the highest standards of the tourism industry in New Zealand. These 'soft' investments improve our capacity and capability in conjunction with the renovations undertaken to date.

We look forward to improving our position at Riverhead over the coming years. We continue to explore additional business ventures to supplement Riverhead. Whilst these have not yet eventuated these include links to the Incorporations 'Whakaoho Whenua' project where high value primary sector projects on the whenua could establish long term and commercially feasible income streams. We will continue to review these opportunities as and when they arise.

Nga Mihi,

**Na Steven Sanson**

# Treasurer's Report

## Key Highlights of the 2023 Consolidated Financial Reports

Financial Performance	Utakura 7 Incorporation	Utakura 7 Investments Ltd	Utakura 7 Atawhai Trust	Group Total	Total Variance to 2022	For breakdown refer to
Income	232,768	76,473	33,571	342,812	109% ↑	Note 2, page 22
Expenses	221,540	133,183	27,672	382,395	5% ↑	Note 3, page 22
Net Profit/(Loss)	11,228	(56,710)	5,899	(39,583)	80% ↑	

### Top 3 biggest income items

	2023	2022	Variance
1. Grant Funding (RN credit, TPK consultants, MSD wage subs)	98,436	21,312	362% ↑
2. Miscellaneous (Honey, Guest Laundry, MCC, WCSL)	64,105	-	-
3. Accommodation, food & beverage	63,882	14,985	326% ↑

### Top 3 significant expenses

	2023	2022	Variance
1. Consulting Fees - General	113,409	67,991	67% ↑
2. Staff Salaries	51,873	23,829	118% ↑
3. Donations Paid to U7 Atawhai Trust	33,571	65,624	49% ↓

### Cost savings compared to 2022, included:

- JBWere (NZ) Ltd - Investment Portfolio fees saved \$1,763
- Audit fees saved \$3,900
- Accounting fees saved \$6,500

Financial Position	Utakura 7 Incorporation	Utakura 7 Investments Ltd	Utakura 7 Atawhai Trust	Group Total	Total Variance to 2022	For breakdown refer to
Opening Equity	2,651,465	(113,757)	(1,831)	2,535,877	7% ↓	Note 14, page 30
Income & Exps	11,223	(56,710)	5,899	(39,583)	80% ↑	"
Capital Reserves	5,647,349	288,066	8	5,935,423	67% ↑	"
Total Equity	8,310,037	117,599	4,076	8,431,712	38% ↑	Page 18

### Cash Advances to Utakura 7 Investments Limited

	2023	2022	Variance
Operational payments for Riverhead Villa	43,000	121,728	65% ↓

### Investment Portfolio

	2023	2022	Variance
Market value as at 30 June	1,461,957	1,392,193	5% ↑

### Asset Revaluations

Completed on 1/10/2022	Utakura 7 Incorporation	Utakura 7 Investments Ltd	2023 Group Total	2022 Group Total	Variance \$	Variance %
Buildings	404,000	570,000	974,000	699,451	274,549	39% ↑
Land	4,678,000	240,000	4,918,000	2,792,484	2,125,516	76% ↑
Total	5,082,000	810,000	5,892,000	3,491,935	2,400,065	69% ↑

### Rates contributions outstanding (\$500.00 p.a)

	2023	2022	Total
- Danny Hepehi	250	-	250
- George Van der Zwan (Hepehi)	500	250	750
- Grant Branch (Hepehi)	500	250	750
- Kathleen Morgan & Christine Pehi	290	-	290

**Total Outstanding \$2,040**

Na Ella Carter

# Consolidated Financial Reports

## Utakura 7 Group For the year ended 30 June 2023

### Directory

<b>Registered Office</b>	21 Ormonde Drive Silverdale Auckland 0932
<b>Committee of Management Members</b>	Tamalene Painting (Chairperson) (re-appointed 04.02.2023) Murray Painting (re-appointed 26.03.2022) Luanne Butler (Secretary) (appointed 26.03.2022) Ella Carter (Treasurer) (appointed 26.03.2022) Steven Sanson (appointed 26.03.2022) Jenny Marcroft (resigned 25.09.23) Ketu Rameka (resigned 04.03.2023)
<b>IRD Number</b>	081-151-539
<b>Auditors</b>	Auckland Accounting Services Limited 25 Semillon Ave Henderson Auckland 0612
<b>Bankers</b>	Westpac Trust, Kaikohe BNZ, Downtown, Auckland
<b>Date of Formation</b>	29 March 1972

# Entity Information

## Utakura 7 Group

For the year ended 30 June 2023

### Legal Name of Entities

The Proprietors of Utakura (Parent)  
Utakura 7 Investments Limited (Company)  
Utakura 7 Atawhai Trust (Charitable Trust)

### Entity Type and Legal Basis

The Proprietors of Utakura, known as Utakura 7 Incorporation, is a Maori Authority Trust incorporated under Te Ture Whenua Maori Act 1993. Utakura 7 Incorporation was formed on 29 March 1972 to occupy and manage land vested in the Incorporation. Its primary business activities include forestry leasing and financial investments.

There are currently seven Committee of Management members, sharing various portfolios within the Group. There are three executive officer positions of Chairperson, Secretary and Treasurer.

The core function of the Committee of Management is to administer the assets and revenue of the Incorporation for the general benefit of its shareholders.

### Purpose of Entity

The current purpose of Utakura 7 Incorporation, as determined by a meeting of shareholders is:

To manage and develop our assets to:

1. Support the development of community initiatives;
2. Promote educational achievement and
3. Build an economic base

For the benefit of the shareholders and the Utakura community.

### Reliance on Volunteers and Donated Goods or Services

Utakura 7 Incorporation places no reliance on volunteers, except to the extent that the Committee of Management members remuneration could be regarded as nominal in respect of the actual work carried out in governance roles.

# Consolidated Statement of Financial Performance

## Utakura 7 Group

For the year ended 30 June 2023

	Notes	2023 Group	2022 Group
<b>Operating Income</b>			
Operating Income	2	342,811	164,327
<b>Total Operating Income</b>		<b>342,811</b>	<b>164,327</b>
<b>Gross Profit</b>			
		<b>342,811</b>	<b>164,327</b>
<b>Total Income</b>		<b>342,811</b>	<b>164,327</b>
<b>Operating Expenses</b>			
Operating Expenses	3	393,157	379,473
<b>Total Operating Expenses</b>		<b>393,157</b>	<b>379,473</b>
<b>Net Profit (Loss) Before Taxation</b>			
		<b>(50,346)</b>	<b>(215,146)</b>
Income Tax Expense	11	(10,763)	(16,305)
<b>Net Profit (Loss) for the Year</b>		<b>(39,583)</b>	<b>(198,841)</b>

The accompanying notes form part of these financial statements and should be read in conjunction with the Independent Audit Review.

# Consolidated Statement of Changes in Equity

## Utakura 7 Group

For the year ended 30 June 2023

	Notes	2023 Group	2022 Group
<b>Group Equity</b>			
Opening Balance	14	6,096,779	6,181,149
<b>Revenues</b>			
Net Profit / (Loss) for the Year	(39,583)		(198,841)
Timing Difference for charitable trust & funds settled	8		(19,316)
Capital Loss on Sale of Shares	(25,711)		(18,273)
Capital Profit on Sale of Shares	157		152,060
<b>Total Recognised Revenues &amp; Expenses</b>		<b>(65,129)</b>	<b>(84,370)</b>
<b>Movement in Reserves</b>			
Asset Revaluation Reserve	9	2,400,066	-
<b>Total Movement in Reserves</b>		<b>2,400,066</b>	-
<b>Equity at End of Year</b>		<b>8,431,712</b>	<b>6,096,779</b>

The accompanying notes form part of these financial statements and should be read in conjunction with the Independent Audit Review.

# Consolidated Statement of Financial Position

Utakura 7 Group

As at 30 June 2023

Assets	Notes	2023 Group	2022 Group
<b>Current Assets</b>			
<b>Cash and Bank</b>			
BNZ Business Account		33,295	2,676
BNZ Savings Account		463,145	-
BNZ Term Deposits		250,000	-
Westpac Cheque Account		243	13,343
Westpac Savings Account		-	874,411
Petty Cash		-	233
<b>Total Cash and Bank</b>		<b>746,683</b>	<b>890,663</b>
Accounts Receivable		87,511	3,322
Prepayments		33	4,266
GST Receivable		-	13,808
Stock on Hand - Raw Materials		31,666	29,600
Taxation	<b>11</b>	43,468	24,897
Utakura 7 Incorporation - Current Account		-	(3,559)
Vouchers on Hand		-	223
<b>Total Current Assets</b>		<b>909,361</b>	<b>963,220</b>
<b>Non-Current Assets</b>			
Property, Plant and Equipment	<b>9</b>	6,100,881	3,715,810
Investments	<b>10</b>	1,443,289	1,425,952
<b>Total Non-Current Assets</b>		<b>7,544,170</b>	<b>5,141,762</b>
<b>Total Assets</b>		<b>8,453,531</b>	<b>6,104,982</b>
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accounts Payable		1,294	3,680
Accrued Expenses		6,328	3,500
GST Payable		13,222	-
Revenue in Advance		975	1,023
<b>Total Current Liabilities</b>		<b>21,819</b>	<b>8,203</b>
<b>Total Liabilities</b>		<b>21,819</b>	<b>8,203</b>
<b>Net Assets</b>		<b>8,431,712</b>	<b>6,096,779</b>
<b>Equity</b>			
Capital Reserves	<b>14</b>	5,935,418	3,560,905
Retained Earnings		2,496,294	2,535,874
<b>Total Equity</b>		<b>8,431,712</b>	<b>6,096,779</b>

Chairperson

Date

20 October 2023

Secretary

Date

20 October 2023

The accompanying notes form part of these financial statements and should be read in conjunction with the Independent Audit Review.

# Notes to the Consolidated Financial Statements

## Utakura 7 Group

### For the year ended 30 June 2023

#### 1. Statement of Accounting Policies

Utakura 7 Incorporation is a Maori Authority Trust incorporated under Te Ture Whenua Maori Act 1993. Utakura 7 Incorporation was formed on 29 March 1972 to occupy and manage land vested in the Incorporation. Its primary business activities include forestry leasing and financial investments.

The financial statements of Utakura 7 Group have been prepared in accordance with the Special Purpose Framework for use by For-Profit Entities (SPFR for FPEs) published by Chartered Accountants of Australia and New Zealand.

These financial statements have been prepared on an historical cost basis, except as noted otherwise below.

The financial statements are presented in New Zealand dollars (NZ\$) and all values are rounded to the nearest NZ\$.

The consolidated accounts consist of the results of Utakura 7 Incorporation and its 100% owned subsidiaries Utakura 7 Investments Limited and charitable trust, Utakura 7 Atawhai Trust.

Subsidiaries are entities controlled by the Parent, being where the Parent has power to govern the financial and operating policies of another entity so as to benefit from the entity's activities. The financial statements of the Group's Subsidiaries are included in the consolidated financial statements from the date that control commences until the date that control ceases.

Subsequent changes in a controlled entity that do not result in a loss of control are accounted for as transactions with controllers of the controlling entity in their capacity as controllers, within net assets/equity. The financial statements of the Subsidiaries are prepared for the same reporting periods as the controlling entities, using consistent accounting policies.

#### Changes in Accounting Policies

There have been no changes in accounting policies. All policies have been applied on bases consistent with those used in the previous year.

#### Specific Accounting Policies

The following specific accounting policies which materially affect the measurement of financial performance and financial position have been applied:

The consolidated financial statements include the parent, Utakura 7 Incorporation, its 100% owned subsidiaries Utakura 7 Investments Limited and Utakura 7 Atawhai Trust, accounted for using the purchase method. All inter-company transactions are eliminated on consolidation. In the Incorporation's financial statements, investments in subsidiaries are recognised at their cost.

All property, plant and equipment are stated at historical cost less any accumulated depreciation and impairment losses. Historical cost includes expenditure directly attributable to the acquisition of assets, and includes the cost of replacements that are eligible for capitalisation when these are incurred.

Freehold land and buildings are revalued on a cyclical basis every three years to either fair value, as determined by an independent valuer or using the current government valuations. The last government valuation for the Incorporation was dated 01 October 2022. Revaluation gains are transferred to the asset revaluation reserve for that class of assets. If any revaluation reserve has a deficit, that deficit is recognised in profit or loss in the period it arises. Any revaluation surplus that reverses previous revaluation deficits in subsequent periods is recognised as revenue in profit or loss.

Notes to the Financial Statements

Depreciation rates are charged as follows:

Account	Method	Rate
Buildings & Equipment	No Depreciation	0%
Building Fit-out	Diminishing Value (100%)	10%
Chattels	Diminishing Value (100%)	10% - 25%
Land (Fencing)	Diminishing Value (100%)	0 - 10%
Office Equipment	Diminishing Value (100%)	12 - 50%

Accounts receivable are stated at their estimated realisable value. Bad debts are written off in the year in which they are identified.

Investments are initially recorded at cost.

The Statement of Financial Performance has been prepared so that all components are stated exclusive of goods and services tax (GST). All items in the Statement of Financial Position are stated net of GST, with the exception of Accounts Receivable and Accounts Payable. Utakura 7 Incorporation and Utakura 7 Investments Limited are GST registered.

The income tax expense charged to the Statement of Financial Performance recognises the current obligations and all amounts arising from differences between the accounting results and assessable income for the period, using the liability method. Utakura 7 Incorporation is a Maori Authority with a tax rate of 17.5%.

Revenue is measured at the fair value of the consideration received or receivable for the sale of goods and services, excluding goods and services tax rebates and discounts, to the extent it is probable that the economic benefits will flow to the entity and revenue can be reliably measured.

Lease income is recognised on a straight line basis over the life of the lease.

Interest Income is recognised using the effective interest method.

Dividend Income is recognised when the shareholders' right to receive the payment is established.

Government grants are recognised as revenue upon receipt where no performance conditions have been specified on receipt of the grant.

Inventories are measured at the lower of cost and net realisable value. The cost of manufactured inventories includes direct materials, direct labour and an appropriate proportion of variable and fixed overhead expenses.

As Utakura 7 Incorporation is not a large incorporation under s276A(5) Te Ture Whenua Māori Act 1993, it is not subject to an audit. As these financial statements are not subject to audit, please refer to the independent audit review.

<b>2. Operating Income</b>	<b>Note</b>	<b>2023</b>	<b>2022</b>
Accommodation Revenue		51,764	12,201
Food & Beverage Revenue		12,118	2,784
Donations Received	<b>13</b>	33,571	88,657
Dividend Income		23,742	20,728
Excluded Income - Non Taxable		375	2,117
Grant Funding		85,914	21,312
Increase in Closing Stock (Honey)		2,066	-
Interest Income		39,700	10,938
Land Lease		1,200	1,200
Miscellaneous Income		64,105	-
MSD - Wage Subsidy		12,522	-
PIE Income - Taxable		13,126	3,199
Rates Received		2,609	1,191
<b>Total Operating Income</b>		<b>342,811</b>	<b>164,327</b>

<b>3. Operating Expenses</b>	<b>Note</b>	<b>2023</b>	<b>2022</b>
<b>Cost of Sales</b>			
Commission on Accommodation Revenue		179	306
Cost of Food & Beverage		7,916	1,980
		<b>8,095</b>	<b>2,286</b>
<b>Administrative Expenses</b>			
Accounting Fees		1,261	7,770
Administration Costs		5,593	2,610
Advertising		1,704	1,873
Assets - Low Value		1,944	2,562
Audit Fees		(85)	4,050
Bank & Merchant Fees		1,871	581
Catering		3,696	2,674
Cleaning & Laundry		7,209	4,651
Consulting Fees - Carbon Credits		-	400
Consulting Fees - General	<b>15</b>	113,409	67,991
Donations Paid - Utakura 7 Atawhai Trust	<b>13</b>	33,571	65,624
Energy		3,024	1,556
General Expenses		50	279
Grants - Community Funding	<b>13a</b>	3,000	3,000
Grants - Marae	<b>13b</b>	7,140	53,838
Grants - Scholarships	<b>13c</b>	17,500	12,500
Health & Safety		-	57

Hire of Equipment	788	454
Hire of Motor Vehicles	135	2,055
Hire of Venue	-	100
Honey Extraction Expenses	2,613	2,293
Investments Admin & Custodial Fees (No GST)	224	3,386
Investments Portfolio Servicing Fee (GST)	5,865	4,466
Legal expenses	1,600	366
Office Expenses	3,600	3,600
Motor Vehicle Expenses	2,660	503
Peruperu Expenses	-	2,538
Postage & Courier	18	9
Printing & Stationery	1,225	819
Project Management / Marketing	-	15,000
Repairs and Maintenance	10,185	5,861
Staff Salaries	51,873	23,829
Staff Training	697	-
Security	3,369	300
Subscriptions	5,105	2,566
Telecommunications	1,914	1,873
Travel	3,884	251
	<b>296,642</b>	<b>302,285</b>
<b>Committee Expenses</b>		
Committee Fees	14,149	10,295
Honorarium	23,881	23,881
Mileage	5,790	6,198
	<b>43,820</b>	<b>41,004</b>
<b>Financial &amp; Occupancy Expenses</b>		
Accident Compensation Levy	183	116
Depreciation	24,382	14,927
Depreciation - Loss on Disposal of Assets	358	-
Insurance	11,181	10,528
Rates Expense	8,496	8,327
	<b>44,600</b>	<b>33,898</b>
<b>Total Operating Expenses</b>	<b>393,157</b>	<b>379,473</b>

#### 4. Capital Commitments

There were no future capital commitments at balance date (2022: Nil).

#### 5. Contingent Assets

A funding agreement has been signed with the Ministry for Primary Industries pertaining to afforestation of designated blocks (59.92 ha) in manuka. A \$107,856 grant will be paid upon completion of the forest establishment to the specified minimum standard.

## 6. Contingent Liabilities

At balance date there are no known contingent liabilities (2022: Nil).

## 7. Events Subsequent to Balance Date

There were no significant events subsequent to balance date.

## 8. Carbon Credits

Utakura 7 Group has been allocated a total of 74,940 NZ Units by the Crown as owners of 1249 hectares of pre 1990 forestry land. These units are currently being held on account, and are recorded at cost which is zero.

In February 2020, Utakura 7 Group signed a lease agreement to transfer 37,500 NZUs on the basis that the NZUs would be returned threefold over the next nine years as follows:

	Date	Qty
First Return	Feb 28, 2023	37,500
Second Return	Feb 28, 2026	37,500
Third Return	Feb 28, 2029	37,500
<b>Total Units to be Returned</b>		<b>112,500</b>

This lease agreement remains in place with a default. Negotiations for remedy are in progress.

The last trading price at balance date was \$44.00 per unit (2022: \$76.00), giving a market value of \$1,647,360 for 37,440 NZUs (2022: \$2,845,440).

1249 hectares of land is required to be maintained in forest with any change in use resulting in carbon credits required to be surrendered as calculated under the deforestation obligation process.

## 9. Property, Plant and Equipment

2023	Cost	Opening Value	Purchases / (Disposal)	Depreciation	Closing Value
<b>Buildings</b>					
Buildings at Valuation 01/08/2019	308,000	308,000	(308,000)	-	-
Buildings at Valuation 01/10/2022	404,000	-	404,000	-	404,000
Riverhead Villa	391,451	391,451	(391,451)	-	-
RV at Valuation 01/10/2022	570,000	-	570,000	-	570,000
Double toilet block	6,391	6,391	-	-	6,391
<b>Total Buildings</b>	<b>1,679,842</b>	<b>705,842</b>	<b>274,549</b>	<b>-</b>	<b>980,391</b>
<b>Land</b>					
Fencing	16,602	16,325	-	1,633	14,693
Land at Valuation 01/08/2019	2,662,000	2,662,000	(2,662,000)	-	-
Land at Valuation 01/10/2022	4,678,000	-	4,678,000	-	4,678,000
2097 Horeke Road	130,484	130,484	(130,484)	-	-
RV Land at Valuation 01/10/2022	240,000	-	240,000	-	240,000
<b>Total Land</b>	<b>7,727,086</b>	<b>2,808,809</b>	<b>2,125,516</b>	<b>1,633</b>	<b>4,932,693</b>

2023 (cont.)	Cost	Opening Value	Purchases / (Disposals)	Depreciation	Closing Value
<b>Building Equipment</b>					
Ringlock Scaffolding	2,500	2,500	-	-	2,500
<b>Total Building Equipment</b>	<b>2,500</b>	<b>2,500</b>	<b>-</b>	<b>-</b>	<b>2,500</b>
<b>Building Fit-out</b>					
Bathrooms - materials and fixtures	18,883	17,939	-	1,794	16,145
Blinds - Honeycomb - RV bedrooms	4,659	4,193	-	419	3,774
Construction labour, travel, materials	27,575	26,426	-	2,643	23,783
Curtains	2,550	2,422	-	242	2,180
Earthworks - includes drainage, cartage	17,025	15,606	-	1,561	14,046
Electrical services	10,236	9,809	-	981	8,828
Furniture	2,770	2,631	-	263	2,368
Insulation - RV main house & apartment	15,404	13,864	-	1,386	12,478
Kitchen appliances and work benches	10,789	9,800	-	980	8,820
Landscaping, fencing	11,454	10,690	-	1,069	9,621
Locksmith services	475	455	-	46	410
Painting - includes materials & labour	20,220	19,378	-	1,938	17,440
Plumbing & Gas works	38,319	35,209	-	916	8,245
Rugs	1,915	1,756	-	2,605	23,443
RV Renovations - Building Fit-out 2022	11,640	10,389	-	176	1,580
Security	354	334	-	1,039	9,350
Soft furnishings for bedrooms	3,488	3,314	-	33	300
Travel	6,114	5,736	-	574	5,162
Wall panel heaters	603	543	-	54	488
<b>Total Building Fit-out</b>	<b>204,474</b>	<b>190,494</b>	<b>-</b>	<b>19,049</b>	<b>171,444</b>
<b>Chattels</b>					
Delonghi Heater	45	-	45	17	29
Dishwasher	900	-	900	330	570
F&P Fridge	380	-	380	139	241
Microwave Oven	250	-	250	92	158
Oil Heater	334	-	334	122	211
RV Sign Boards	3,242	-	3,242	540	2,701
Samsung Freezer - Squarepeg Ltd	600	-	600	220	380
™ Bosch Clothes Dryer - A&S Holland	615	-	615	226	390
UV Water Filter System	3,117	2,988	-	747	2,241
Washing Machine	350	-	350	128	222
Water Pressure System	3,035	-	3,035	569	2,466
Water Tanks	5,130	4,660	-	466	4,194
<b>Total Chattels</b>	<b>17,998</b>	<b>7,648</b>	<b>9,750</b>	<b>3,596</b>	<b>13,802</b>

2023 (cont.)	Cost	Opening Value	Purchases / (Disposals)	Depreciation	Closing Value
<b>Office Equipment</b>					
HP Laptop	583	2	(1)	1	-
HP Pavilion Notebook	995	7	(4)	4	-
Office Fitout	2099	407	(358)	49	-
Website Development - Final Stage	2951	58	-	29	29
Website Development - First Stage	2950	44	-	22	22
<b>Total Office Equipment</b>	<b>9,578</b>	<b>518</b>	<b>(363)</b>	<b>104</b>	<b>51</b>
<b>Total</b>	<b>9,641,478</b>	<b>3,715,811</b>	<b>2,409,452</b>	<b>24,382</b>	<b>6,100,881</b>

2022	Cost	Opening Value	Purchases	Depreciation	Closing Value
<b>Buildings</b>					
Buildings at Valuation 01/08/2019	308,000	308,000	-	-	308,000
Riverhead Villa	391,451	391,451	-	-	391,451
Double toilet block	-	-	6,391	-	6,391
<b>Total Buildings</b>	<b>699,451</b>	<b>699,451</b>	<b>6,391</b>	<b>-</b>	<b>705,842</b>
<b>Land</b>					
Fencing	-	-	16,602	277	16,325
Land at Valuation 01/08/2019	2,662,000	2,662,000	-	-	2,662,000
2097 Horeke Road	130,484	130,484	-	-	130,484
<b>Total Land</b>	<b>2,792,484</b>	<b>2,792,484</b>	<b>16,602</b>	<b>277</b>	<b>2,808,809</b>
<b>Building Equipment</b>					
Ringlock Scaffolding	2,500	2,500	-	-	2,500
<b>Total Building Equipment</b>	<b>2,500</b>	<b>2,500</b>	<b>-</b>	<b>-</b>	<b>2,500</b>
<b>Building Fit-out</b>					
Bathrooms - materials and fixtures	-	-	18,883	944	17,939
Blinds - Honeycomb - RV bedrooms	-	-	4,659	466	4,193
Construction labour, travel, materials	-	-	27,575	1,149	26,42
Curtains	-	-	2,550	128	2,422
Earthworks - includes drainage, cartage	-	-	17,025	1,419	15,606
Electrical services	-	-	10,236	426	9,809
Furniture	-	-	2,770	138	2,631
Insulation - RV main house & apartment	-	-	15,404	1,540	13,864
Kitchen appliances and work benches	-	-	10,789	989	9,800
Landscaping, fencing	-	-	11,454	764	10,690
Locksmith services	-	-	475	20	455
Painting - includes materials & labour	-	-	20,220	843	19,378
Plumbing & Gas works	-	-	38,319	3,111	35,209
Rugs	-	-	1,915	160	1,756

2022	Cost	Opening Value	Purchases	Depreciation	Closing Value
RV Renovations - Building Fit-out 2021	11,640	11,543	-	1,154	10,389
Security	-	-	354	21	334
Soft furnishings for bedrooms	-	-	3,488	174	3,314
Travel	-	-	6,114	378	5,736
Wall panel heaters	-	-	603	60	543
<b>Total Building Fit-out</b>	<b>11,640</b>	<b>11,543</b>	<b>192,834</b>	<b>13,884</b>	<b>190,494</b>
<b>Chattels</b>					
UV Water Filter System	-	-	3,117	130	2,988
Water tanks	-	-	5,130	470	4,660
<b>Total Chattels</b>	<b>-</b>	<b>-</b>	<b>8,248</b>	<b>600</b>	<b>7,648</b>
<b>Office Equipment</b>					
HP Laptop	583	4	-	2	2
HP Pavilion Notebook	995	15	-	7	7
Office Fitout	2099	463	-	56	407
Website Development - Final Stage	2951	115	-	57	58
Website Development - First Stage	2950	88	-	44	44
<b>Total Office Equipment</b>	<b>9,578</b>	<b>685</b>	<b>-</b>	<b>166</b>	<b>518</b>
<b>Total</b>	<b>3,515,653</b>	<b>3,506,663</b>	<b>224,075</b>	<b>14,927</b>	<b>3,715,811</b>

## 10. Investments

Cost Value of Investments at Balance Date were \$1,443,289 (2022: \$1,425,952). This consists of:

Cost Value	2023	2022
Cash Management Account	206,194	351,660
JBWere (NZ) Accrued Interest Account	(670)	(729)
JBWere (NZ) Share Portfolio	1,219,400	1,054,612
Mercury Shares	10,000	10,000
R Anderson Loan	8,366	10,409
<b>Total Cost Value</b>	<b>1,443,289</b>	<b>1,425,952</b>

Market Value of Investments at Balance Date were \$1,461,957 (2022: \$1,392,193). The market value of the following investments are based on the portfolio valuation report as provided by the corresponding investment advisor: JBWere (NZ) Portfolio. The market value of the Mercury Shares are based on published financial data as per [www.nzx.com](http://www.nzx.com) website. The market value of the cash management account and the R Anderson loan are the same as the cash value.

Market Value	2023	2022
Cash Management Account	207,363	352,766
JBWere (NZ) Accrued Interest Account	(670)	(729)
JBWere (NZ) Share Portfolio	1,220,149	1,004,995
Mercury Shares	26,749	24,752
R Anderson Loan	8,366	10,409
	<b>1,461,957</b>	<b>1,392,193</b>

## 11. Taxation

### Reconciliation of Income for Income Tax Purposes

The Business Profit (Loss) returned for income tax is the same as that shown in the financial statements.

	<b>2023</b>	<b>2022</b>
Operating Profit / (Loss) Before Tax	465	(158,473)
<b>Plus (Less)</b>		
Non Deductible Expenditure	33,571	65,624
Non Assessable Income	(375)	(2,117)
PIE and FIF Adjustments	-	1,795
Net Taxable Profit / (Loss)	33,661	(93,170)
Income Tax Payable at 17.5%	5,891	(16,305)
<b>Provision for Income Tax</b>		
Opening Balance	24,897	(23,756)
RWT Paid	12,558	5,743
Terminal Tax Paid / (Refunded)	(7,978)	23,756
Imputation Credits	3,472	2,237
Current Year Income Tax Expense	5,891	(16,305)
Foreign Tax Credits	24	347
Prior Period Adjustments	(16,386)	265
Total (Tax to Pay) / Refund Due	43,468	24,897

Utakura 7 Group has tax losses of (\$56,710) available to carry forward to offset against future income (2022: (\$168,228)).

## 12. Maori Authority Credit Account

At 31 March 2023 Maori Authority Credits available to the shareholders were:

	<b>2023</b>	<b>2022</b>
<b>Opening Balance</b>	683,025	657,448
Payments to / (from) IRD	(7,978)	23,755
Interest Withholding Tax Paid	12,490	816
Imputation Credits Received	3,297	1,006
<b>Closing Balance</b>	<b>690,834</b>	<b>683,025</b>

### 13. Donations Received and Paid

Donations amounting to \$33,571 have been paid from Utakura 7 Incorporation to Utakura 7 Atawhai Trust (2022: \$65,624). These donations have been paid to enable the Trustees of Utakura 7 Atawhai Trust to assist with community social development, including Marae renovations. Higher educational scholarships have also been awarded to seven successful applicants for the year.

<b>13a. Grants - Community Funding</b>	<b>2023</b>	<b>2022</b>
The Trust provided funding for community events that took place within Utakura Valley:		
1. Nga Mahi Toi o Horeke - Horeke Community & Districts Whanau Day	2,000	1,500
2. Te Rangatahi Marae o Maraeroa - Lake Omapere Hui	1,000	-
3. Te Hau Manawa - Mangungu Day	-	1,500
<b>Total</b>	<b>3,000</b>	<b>3,000</b>

<b>13b. Grants - Marae</b>	<b>2023</b>	<b>2022</b>
The following payments were provided for Marae renovations and operational maintenance:		
1. Pacific Silk Road Limited - memory foam mattresses (multiple Marae)	6,900	6,253
2. N Robertson hui koha	240	-
3. Whaout Builders Limited - work completed at Mokouiarangi Marae	-	1,197
4. Jagbe Industrial Supplies Ltd - Bottle cage for Mokouiarangi Marae	-	1,245
5. Brayco - kitchen mixers for Mokouiarangi Marae	-	274
6. Bay of Islands Plumbing & Gas Limited - gas works service Mokouiarangi Marae	-	4,757
7. Puketawa Marae - contribution towards chiller and rangehood	-	5,000
8. Trade Depot - 2 x rangehoods for Puketawa Marae	-	1,398
9. Mataitaua Marae - contribution towards Whakairo Project	-	30,000
<b>Total</b>	<b>7,140</b>	<b>50,124</b>

<b>13c. Grants - Scholarship</b>	<b>2023</b>	<b>2022</b>
The Trust granted scholarships to the following applicants, to further their education:		
1. Stevey Taylor - Masters in Māori & Indigenous Leadership	2,500	-
2. Tohu Harris - Bachelor of Visual Arts	2,500	-
3. Vinnea-Rose Joyce-Manners - Conjoint Commerce & Arts	2,500	-
4. Lily Marcroft-Anderson - Graduate Diploma Science & Technology	2,500	-
5. Makiha Moka - Bachelor of Teaching (ECE)	2,500	-
6. Te Whetuarangi Lolesi - Bachelor of Social Work	2,500	-
7. Mariana Winiana - Bachelor of Medicine, Bachelor of Surgery	2,500	2,500
8. Turoa King - Bachelor of Applied Management	-	2,500
9. Rawinia Le Noel - Bachelor of Maori Art	-	2,500
10. Kiahna Mangu - Bachelor of Health Science	-	2,500
11. Vera Rapana - Bachelor of Nursing	-	2,500
<b>Total</b>	<b>17,500</b>	<b>12,500</b>

<b>14. Equity</b>	<b>2023</b>	<b>2022</b>
<b>a) Capital Reserves</b>		
Land & Buildings Revaluation Reserve	5,481,275	3,081,206
Share Premium Reserve	1,085	1,085
Capital Loss on Sale of Shares Opening Balance	(49,811)	(31,537)
Capital Loss on Sale of Shares Movement	(25,710)	(18,274)
Capital Loss on Sale of Shares	(75,521)	(49,811)
Capital Profit on Sale of Shares Opening Balance	528,421	376,361
Capital Profit on Sale of Shares Movement	159	152,060
Capital Profit on Sale of Shares	528,580	528,421
	<b>5,935,419</b>	<b>3,560,903</b>
<b>b) Retained Earnings</b>		
Retained Earnings	2,535,876	2,754,033
Net Profit / (Loss) for the Year	(39,583)	(198,841)
Timing Difference for charitable trust	-	(19,316)
Total Available for Distribution	2,496,293	2,535,876
<b>Retained Earnings Closing Balance</b>	<b>2,496,293</b>	<b>2,535,876</b>
<b>Total Shareholders Funds</b>	<b>8,431,712</b>	<b>6,096,779</b>

## 15. Consulting Fees

Funding amounting to \$12,260 (2022: \$42,000) was received during the year to cover expert consultant costs. Total consulting fees are shown below:

	<b>2023</b>	<b>2022</b>
Calewjo Ltd	87,946	21,992
Christine Anderson & Nathan Wharton - kaitiaki services	600	-
Interpine Group Ltd - tree crop valuation	-	15,899
NZ Environmental - ecological assessments	-	19,484
Ryan Lovett - trail builder	2,400	-
Tonkin & Taylor - water resource	22,463	-
Whenua Oho Ltd - forestry lease negotiations	-	9,033
Survey & Planning Solutions (2010) Ltd - Riverhead Villa Topographical Survey	-	1,583
<b>Total Consulting Fees</b>	<b>113,409</b>	<b>67,991</b>

## 15. Related Party Transactions

The following transactions occurred during the year with related parties:

Name	Relationship	Transaction	2023	2022
Adele M Maraki	Related to Shareholder	Audit Fees	-	4,050
Ella Carter	Committee of Management Member	Administration Costs	5,593	2,610
		Meeting Fees	2,328	1,791
		Mileage	1,281	1,017
		Honorarium	5,970	5,970
		Office Expenses	1,800	1,800
Dawson Joyce	Committee of Management Member	Land Lease Received	1,200	1,200
Jenny Marcroft	Committee of Management Member	Meeting Fees	1,970	358
		Mileage	574	83
John Panoho	Committee of Management Member	Meeting Fees	-	1,075
		Mileage	-	287
Ketu Rameka	Committee of Management Member	Meeting Fees	1,075	537
		Mileage	623	559
Luanne Butler	Committee of Management Member	Meeting Fees	1,791	1,433
		Mileage	486	614
		Honorarium	5,970	5,970
		Office Expenses	1,800	1,800
Murray Painting	Committee of Management Member	Meeting Fees	2,328	1,791
		Mileage	1,001	1,068
Shelly Pomare	Related to Shareholder	Salaries	-	1,715
Steven Sanson	Committee of Management Member	Meeting Fees	2,149	1,612
		Mileage	513	0562
Tamalene Painting	Committee of Management Member	Meeting Fees	2,507	1,970
		Mileage	1,314	1,157
		Honorarium - Chairperson	11,941	11,941
David Culham	Shareholder of U7Inc	Security	-	300
Iritana Sylva	Related to Shareholder	Wages	1,287	-
Te Whanau Makiri	Shareholder of U7Inc	Earthworks	1,580	17,025

### Terms and conditions of transactions with related parties

Transactions with related parties are recorded on normal commercial terms.

At balance date a total amount of \$905,629 is recorded as an advance to Utakura 7 Investments Limited via the Current Account (2022: (\$862,775)).

To date, a finance lease sits at \$741,047 (being \$521,934 for the land and buildings purchase in November 2020 and \$219,113 for renovation costs – all GST exclusive).

Operational lease payments amounting to \$164,728 (2022: \$121,728) are not subject to interest and are repayable on demand.

**Independent Audit Review**

# Limited Review Report

Utakura 7 Group

For the year ended 30 June 2023

Limited Review Report to the Directors of Utakura 7 Group

We have reviewed the financial statements of Utakura 7 The Proprietors of Utakura, Utakura 7 Investments Limited and Utakura 7 Atawhai Trust for the year ended 30 June 2023 in accordance with the standard accounting principles and policies.

Our review is limited to the extent of General Accounting standards and deems it appropriate to the needs of financial statements.

## No Audit Engagement Undertaken

Our procedures use accounting expertise to undertake the review of the financial statements from information you provided. Our procedures do not include verification or validation procedures. No audit engagement has been performed and accordingly no assurance is expressed.

## Independence

We have no involvement with Utakura 7 Group other than for the review of financial statements and management reports and offering advice based on the financial information provided.

## Disclaimer

We have reviewed these financial statements based on information provided which has not been subject to an audit engagement. Accordingly, we do not accept any responsibility for the reliability, accuracy or completeness of the reviewed financial information contained in the financial statements. Nor do we accept any liability of any kind whatsoever, including liability by reason of negligence, to any person for losses incurred as a result of placing reliance on these financial statements.



Sai Kumar

Auckland Accounting Services Ltd  
25 Semillon Ave  
Henderson  
Auckland 0612

Dated 19/09/2023

# CoM Meeting Attendance List

## CoM Member Attendance July 2022 to June 2023

Date													Total
	28/08/2022	26/09/2022	30/10/2022	19/12/2022	1/02/2023	4/02/2023 (AGM)	5/03/2023	12/03/2023 (Scholarships)	30/04/2023	13/06/2023 (WCS)	25/06/2023	27/06/2023 (WCS)	
Tamalene Painting 2022 re-elected	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Murray Painting 2021 re-elected	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	11
Luanne Butler 2021		✓	✓	✓		✓	✓	✓	✓		✓		8
Ella Carter 2021	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	11
Steven Sanson 2021	✓	✓	✓	✓	✓	✓	✓	✓	✓				9
Jenny Marcroft 2021		✓	✓	✓			✓	✓	✓		✓		7
Ketu Rameka 2021		✓	✓	✓									3



Attendees at the 2022 AGM

# Scholarship Recipients 2023

## 1. Whetu Lolesi

In my year of study thus far, the U7Inc Scholarship has played a pivotal role in making my educational journey smoother and more enriching. With the assistance of this scholarship, I was able to invest in a new laptop and monitor, which significantly improved my study experience from the comfort of my home. This setup was particularly invaluable as I balance my studies with the responsibility of caring for three young tamariki.

My educational journey has been nothing short of eye-opening and life-changing. It has not only expanded my knowledge but has also helped me discover more about myself. I am especially passionate about the papers that delve into our hapū and iwi, which have deepened my connection to my roots in Te Ngahengahe.

I am profoundly grateful for the Utkura 7 Inc Scholarship and the opportunities it has provided me on my Heke Toiora Whanau journey with Te Wananga o Raukawa. As I complete my first year of studies, I am proud to hold a Diploma of Social Services and look forward to continuing my educational path to attain my degree.



## 2. Makiha Moka

This year, my journey through the Poutuarongo Whakaakoranga Kohungahunga program has been a profound exploration of Early Childhood Education, Iwi and Hapu studies, and Te Reo Māori. This unique blended experience of Wananga at a marae, wananga in person in Otaki to online platforms and Zoom tutorials, has deepened my knowledge and connection to my heritage, fostering a greater sense of belonging to my hapu of Te Ngahengahe, iwi, and marae.

This year of study has been instrumental in my personal and academic growth, and I am grateful for the opportunity to delve into these enriching experiences supported by Utakura 7 Incorporation.



### 3. Tohu Wairua Aroha Harris

Ka mihi maioha kia koutou katoa  
 Ko Zona rāua ko Miriama Harris ōku pākeke.  
 E noho ana rāua ki Mangamuka.  
 Ko Victor Harris rāua ko Hiraina Mitai-Harris ōku Matua.  
 Ko James Gray rāua ko Hezekiah ōku tungane.  
 Ko Miriama tōku tuakana.  
 Ko Sariah tōku teina. Ko mate ia.  
 Ko Tohu Wairua Aroha Harris ahau.  
 Tēna koutou katoa.



Firstly, I would like to extend my gratitude for accepting me as a 2023 recipient and I am very honoured to receive the Utakura 7 scholarship.

This scholarship has helped immensely with the cost of living and materials for my major.

I am currently in my 2nd year of studies for a Bachelor of Visual Arts at Auckland University of Technology and I reside in North Shore, Auckland. I look forward to being able to give back to my people on completion of my degree. Thank you again.

Ngā mihi aroha kia koutou katoa  
 Na Tohu harris

Nāku te rourou, nāu to rourou, ka ora ai te Iwi.

### 4. Lily Marcroft-Anderson

This year I have been very diligent with my studies. After semester one, I received recognition from Massey University for my efforts, with excelling grades.

I hope to achieve the same this semester, with two exams to go. It has definitely been a jump going from a media/marketing background into science based study, however my motivation and study etiquette has remained high as I remind myself that it is a privilege to study, and wanting to excel not only for myself, but for my whanau and support groups around me who have enabled me to be here.

This Diploma in Science and Technology has enabled me to make stronger connections to my supervisors in preparation for my Postgraduate study next year. I appreciate the support from this scholarship in enabling me to complete this study.

One of my favourite classes has been Companion Animal Science which has fortnightly guest lecturers who work with animals. See photos of Ash the black Labrador, and Bella (gold) two of the twenty New Zealand Customs Service dogs. Just to name a few we also had visits from NZTR, Police, Guide Dogs NZ, Department of Corrections, and a Maine Coon, brought in by a lovely lady, Miria Busby who shows cats, this breed can weigh up to 80kg!

Ngā mihi,  
 Lily.

## 5. Stevey Mere Repia Taylor

I te taha o tōku māama

Ko Whakarongorua te maunga

Ko Utakura te awa

Ko Ngātitoro te hapū

Ko Mataitaua te marae

I te taha o tōku pāpa

Ko Maramarua te maunga

Ko Perunui te awa

Ko Te Ngahengahe te hapū

Ko Motukiore te marae

Ko Stevey Mere Repia Taylor tōku ingoa

Tihewa mauriora



I am currently in the first year of my two-year Master's program in Māori and Indigenous Leadership at the University of Canterbury. Concurrently, I hold the roles of kaiako and Across School Leader for a kahui ako in Tamaki Makaurau. These positions have afforded me the opportunity to collaborate with many educators in the field of leadership across Tamaki Makaurau.

One recurring issue we frequently encounter as educators is the improper or inauthentic application of tikanga Māori within mainstream educational institutions. This can place a significant burden on kaiako Māori. My Master's research focuses on the utilisation of tikanga in positions of authority within mainstream schools. I argue that leaders, especially principals, must possess a proficient understanding of tikanga Māori and the ability to enact it authentically before assuming leadership roles. I believe this should be an essential prerequisite for educational leaders regardless of your ethnic background and should be a requirement of the Ministry of Education. Pursuing my master's degree grants me the opportunity to engage in thorough research that substantiates my theory. Simultaneously, it sets the stage for me to work towards its systematic implementation as I progress toward a doctorate in the future.

The generous financial assistance offered by Utakura 7 has provided me with the essential platform to work towards my future objectives within education, and my appreciation for the Incorporation knows no bounds. This marks just the inception of my path, and I am wholeheartedly eager to find avenues to reciprocate and support the Incorporation in any capacity I can.

E rere ana te reo mihi ki a koutou katoa.

Stevey Taylor

## 6. Vinnea-rose Joyce Manners

I am studying a conjoint programme within the Bachelor of Commerce and Arts majoring in international business, Marketing and Korean language. I am expected to graduate in 2026.

A little insight to my degree, we are able to select papers that we like. On my marketing side I have taken an advanced strategic marketing paper along with an advertising and branding paper. On my international business side I have taken international management and strategy, and arts, I took Korean as I wanted to do something fun along with TESOL teaching English to speakers of another language to support my degree and give myself other opportunities after my graduation.

I have definitely enjoyed 2023, having some fun here and there with life-time friends I've made at uni and just taking time for myself when I can to recharge.

I would like to thank the Utakura 7 Incorporation and shareholders for supporting my academic journey. The scholarship I received was a generous \$2,500 directed towards my studies. As a recipient I'd like to give back to my community and share my knowledge, to be utilised just as I was given the opportunity to utilise your support. I hope I can create impressions that are long-lasting for this trust, my family and for my people.

As the endless nights of studying come to an end and we reunite with our whanau for some much-needed family fun, there are many moments of reflection both hardships and happiness. Concluding my year as much as I would like to call it a success one cannot reap the rewards without experiencing some minor setbacks. However, we must continue with our journey and not let the hard-times out-weigh our future success as they say, upwards and onwards.



# Shareholding update November 2023

## Current shareholding status

Utakura 7 Incorporation comprises a total of 31,596.660 shares, distributed among 1,221 shareholders. Notably, 48 Whānau Trusts collectively hold 2,875.860 shares, constituting 9% of the total shares. Further analysis reveals that 59 shareholders, each possessing more than 100 shares, account for 14,854.421 shares, representing 47% of the total.

Additionally, among the 1,162 shareholders with less than 100 shares, 459 hold between 10 and 99 shares, 703 have less than 10 shares, and 139 possess less than 1 share. A significant challenge arises from a substantial percentage of deceased shareholders, ranging from 30 to 50%. Some of these shares have not been succeeded for several generations and contact details for many are unknown.

Addressing succession is crucial for effective communication and long-term stability. While we acknowledge the complexity, delaying succession exacerbates the involvement of whānau. We encourage those facing this challenge to initiate the process, providing resources available online through the Māori Land Court (MLC). No legal expertise is required, as we can furnish you with the necessary information to navigate the MLC's forms. Fee waivers are attainable for those on a benefit or holding a Gold Card.

**Consideration of Whānau Trusts presents a positive alternative. These trusts alleviate the need for continuous successions, consolidating shares for direct descendants (children and mokopuna) across generations. Managed by chosen trustees, Whānau Trusts can encompass shares in various land blocks nationwide, simplifying the administration of multiple whānau shares.**

In ensuring effective communication, we seek your assistance in updating our shareholder contact list. Kindly provide your current postal address and email, whether changed or unchanged, to facilitate seamless communication. We appreciate those who have already submitted their information, and encourage others to participate, recognizing that without current contact details, inclusion in our communication loop is not possible.

☒ If you have any queries about succession, please contact:

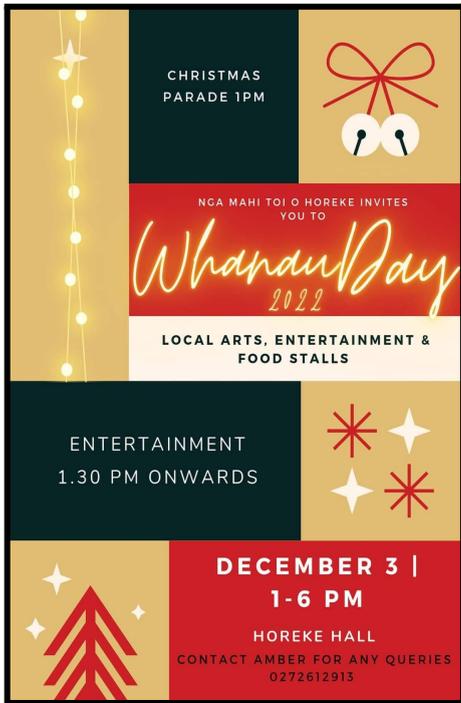
**Luanne Butler - Share Register Administrator:**

- Phone: 022 364 3012
- Email: [utakura7incsec@gmail.com](mailto:utakura7incsec@gmail.com)

Scholarships, Nomination Forms and Proxy Forms can be found on our Website: [Here](#) or email our Secretary Luanne Butler.

# Gallery of Photos

Ngā Mahi Toi o Horeke Whanau Day 2022



Our beehives



Installing new signage for Riverhead Villa



Amazing views



Looking across to Waihou from Utaura forest



Utaura titiro ki Te Ramaroa



# Notes

