

TUMUNUI LANDS TRUST

AN HISTORICAL ACCOUNT





AUTHOR'S PREFACE

It has been unusual in the past for Maori organisations to commit their stories to print, but as new generations of iwi members have grown up and spread more widely around New Zealand and other countries, some no longer have ready access to the knowledge they need to take an interest and participate effectively in organisations that manage their inheritance.

An increasing number of iwi organisations, trusts and incorporations are deciding to record the stories of their founding and development. I am honoured to have had the opportunity to learn some of the history of Tumunui Lands Trust and to tell that story.

As an old Chinese saying goes, loosely translated: “When history dies, the future has no children”.

It is not my role, nor is it the role of this book, to try to tell the pre-European history of the iwi and the whenua. That is for the

owners and inheritors of that history, so the book begins with the struggles that were precipitated by the arrival of European settlers and traces some of the setbacks and successes that led to the formation of the Trust and its growth into a major enterprise that its owners can be proud of.

I thank Don Bennett, Andrew Kusabs and Bob Macfarlane for their advice and information in preparing this story, and Craig Kusabs and Lau Lasike for repeatedly making themselves available to answer questions and give guidance. I particularly thank Wally Lee for setting me right when I wandered off the track and could easily have got it wrong. The help of the Trustees and Lau is responsible for the correct information in the book; any remaining errors are my own.

Kevin O'Connor
December 2016



TRUSTEES (L TO R) Andrew Kusabs, Lau Lasike (Secretary), Robert Macfarlane, Don Bennett, Craig Kusabs (Chairman) and Wally Lee

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Tumunui Mountain



A sepia-toned aerial photograph of a valley. In the foreground, there are several rectangular plots of land, some with small white buildings. The middle ground shows a winding road and more buildings. In the background, a large lake is visible, surrounded by mountains. The sky is hazy.

CHAPTER 1 EARLY YEARS

Tumunui farm is the biggest single remaining piece of what was once the largest Maori-owned block of land in the Waiariki region.

OVERLEAF

Te Wairoa before the Tarawera eruption

SOURCE: Alexander Turnbull

RIGHT

The famed Pink and White Terraces on the shores of Lake Rotomahana as painted by Charles Blomfield

SOURCE: Alexander Turnbull

FAR RIGHT

Hinemihi Meeting House at Te Wairoa where tourists were entertained

SOURCE: Alexander Turnbull



In the 1880s Rotomahana Parekarangi Block was surveyed at various times at between 93,000 hectares and 69,000 hectares. Roto-Pare, as the block is now often called, was the subject of a series of Native Land Court title hearings, particularly between 1881 and 1887, to determine ownership between a number of iwi and hapu, often inter-related by ancestry but forced by the European land title system and Land Court policies to argue their cases separately.

Tuhourangi claimed title to almost the whole of Roto-Pare as their rohe. Members of Tuhourangi were granted titles to the majority of the land, with people of other groups including Ngati Rangitahi, Ngati Whakaue and the closely allied Ngati Wahiao gaining specific, smaller areas.

In the following half century or more many of the land holdings in Roto-Pare were whittled away, mostly through sales and

compulsory purchases by the Crown. The 1886 eruption of Mt Tarawera devastated Tuhourangi's most valuable land holdings – their main base at the tourism centre of Te Wairoa (now the Buried Village) and the region's major tourist attraction, the Pink and White Terraces on the shores of Rotomahana.

Until the mountain erupted some of the people at Te Wairoa and the small seasonal villages on the marshy shores and islands of Rotomahana were reported to be earning up to £4000 a year – equal to the purchasing power of very high annual incomes today.

Tourism boomed as visitors flocked to see the Pink and White Terraces (Otukapuarangi and Te Tarata) and enjoy hospitality and entertainment at Te Wairoa.

The wharenui Hinemihi at Wairoa displayed gold sovereigns instead of paua or other shell in the eyes of the carvings. Income



RIGHT

The disastrous effects of the Tarawera eruption on Te Wairoa



poured in from accommodation, performances and entertainment at Hinemihi, land and water transport, guiding and the sale of souvenirs.

The eruption destroyed not only the lives of up to 100 people, plus Te Wairoa and the silica terraces at Rotomahana, but was also a factor in finally ending a long campaign by Tuhourangi leaders to prevent the issue of European land titles for Maori land, which they believed would lead inevitably to unstoppable pressure to sell their land to the Crown and to European settlers. In the aftermath of the disaster Maori owners had little choice but to sell some of their lands to the Government – the tourist trade collapsed and the so-called Long Depression of the 1870s and 1880s was still affecting national and international trade and employment.

For groups of owners whose lands were in parts of Roto-Pare

that were further from the centre of the eruption the effects were not so devastating and in a number of cases these owners escaped the most intense pressures to sell, or they were not subject to compulsory purchases by the Crown to create such enterprises as today's huge Kaingaroa Forest.

One such area is the Tumunui Block, south of Rotorua. The block, created by the merger of a number of smaller blocks in the 1960s, stayed in Maori ownership and, despite setbacks and difficulties, has become a multi-million dollar farming enterprise as Tumunui Lands Trust.

The Trust has around 5000 owners, whose shareholdings, held either individually or through whanau trusts, are generally based on their membership of Ngati Kahu Upoko and Ngati Tumatawera, both of which trace their descent from Apumoana, a son of Rangitihī and a brother of Tuhourangi.



CHAPTER 2

THE NATIVE LAND COURT

The Rotomahana Parekarangi Block was surveyed three times in the course of Land Court hearings between 1881 and 1887. It was the largest single land block in the Waiariki district in the 1880s, according to the Native Land Court.

The first land survey measured the block as covering more than 93,000 hectares (about 230,000 acres), but the second and third surveys reduced the size to 85,000ha (211,000 acres) and then 69,000ha (170,000 acres).

The Block took in the Pink and White Terraces of Lake Rotomahana, parts of Lake Tarawera and included lakes Rotokakahi (Green Lake), Tikitapu (Blue Lake), Rerewhakaaitu and Okareka and extended west and south into the Reporoa area and the Waikato River towards Atiamuri.

Wi Keepa Te Rangipuawhe represented Tuhourangi at a Native Land Court hearing in 1881-82 of claims to the block, and appealed a decision about some of the land claimed by Ngati Rangitihi. The decision was overturned in 1884, leading eventually to a re-hearing in 1887, when title to most of the area was awarded to Tuhourangi owners.

According to an entry written by Peter Waaka, in *Te Ara*, the Encyclopedia of New Zealand, Mita Taupopoki conducted the Tuhourangi case at the 1887 re-hearing, on behalf of 20 hapu. “For months he cross-examined the many witnesses of the 21 groups of counter-claimants (representing about 33 hapu), many of them divisions of Ngati Whakaue, Ngati Rangitihi and other neighbouring major tribal groups,” the entry in *Te Ara* says.

“He was the only Tuhourangi witness, and his testimony, which included a whakapapa which took a whole afternoon to write down, occupied several weeks. His evidence and the questions he put to other witnesses displayed a knowledge not only of Tuhourangi and Ngati Wahiao whakapapa, but of those of all the opposing groups.

“The judgement, delivered on 20 August 1887, recognised Tuhourangi’s claim to the major part of the block, but awarded portions on its edges to other descent groups.” At the time it must

have seemed to the Tuhourangi leaders and people that they had achieved a result that would retain most of their lands. In fact, however, this decision along with Native Land Court policies and the Fenton Agreement about the establishment of Rotorua township opened the door to a steady erosion of ownership.

The Court had a policy of listing all the individual owners of a Maori land block and setting out each owner’s share in the block, according to historian Vincent O’Malley in his book *Agents of Autonomy*. This policy, known as individualisation of title, largely destroyed the system of Maori customary ownership. Traditionally, lands had been “owned” by tribal groups, with decisions made by leaders after discussion and negotiation.

Customary ownership allowed non-owners to use the land for some purposes, such as seasonal or occasional food-gathering, but individualised titles largely ignored the interests of these people. Most importantly, individual ownership also allowed some owners to sell their shares in the land without discussing the sale with tribal leaders or other owners.

Owners who chose to sell without consulting whanau, hapu or iwi leaders could cause lasting ill feeling and disputes, sometimes forcing further court hearings at great expense to non-sellers, to re-survey and divide up land titles so the buyers could gain separate title to the shares they had bought. Surveys were particularly expensive for all owners, not just those who applied to the court.

In the case of the Rotomahana Parekarangi Block, the Land Court’s 1881-82 ownership hearing revived a dispute between Tuhourangi and Ngati Rangitihi over ownership of the Lake Rotomahana area around the Pink and White Terraces.

The two iwi fought each other in 1853 for control of the area. In 1855 Tuhourangi and Ngati Rangitihi leaders were able to

settle the dispute through customary negotiations, but the 1881–82 Land Court investigation and land survey re-opened the old dispute – an example of the problems and ill-feeling that were often stirred up by the court’s processes and its disregard of Maori customary practices.

For Tuhourangi this meant more costly and time-consuming court cases – the 1884 appeal and the re-hearing in 1887 in the wake of the 1886 eruption that impoverished many iwi members. Under the Native Land Court policy, one or more people who claimed ownership could ask the Court to investigate title to the land. Then everyone who claimed an ownership interest had to appear before the court and make their claim. This produced long court hearings that were costly for claimants whether they succeeded or not. Those whose claim was supported by whakapapa and occupation had to try and counter the claims of those who based their claim on past occupation or customary use for food-gathering and similar purposes. Loss of customary access could cut neighbouring groups off from important food sources and other resources.

Claimants who succeeded had to pay their share of the cost of a survey to establish the boundaries of the land before a title could be issued. Many claimants had to borrow money to pay survey costs and to feed themselves and others during long court cases.

That was where European land speculators and investors, including Government land purchase officers, entered the picture. They wanted to buy land for settlement by immigrant farmers, foresters and saw-millers. As long as land was held in customary Maori ownership they had to approach the leaders of the iwi that held the land and convince them to sell – no easy task, especially in the Waiariki area where the Arawa people had adopted a firm policy of keeping ownership of their lands.



LEFT

Wi Keepa Te Rangipuwhe, Tuhourangi negotiator in the 1881 Native Land Court hearing

RIGHT

Mita Taupopoki represented Ngati Huarere, Ngati Tukiterangi and Ngati Hinganoa in the Native Land Court hearing in 1887



Tuhourangi led a campaign in the region to oppose taking land ownership decisions to the Native Land Court. A Tuhourangi tribal council, Te Putaiki, was elected to take responsibility on behalf of all iwi members for settling land ownership issues and disputes, with the aim of presenting the court with agreed settlements when title claims were considered.

Te Putaiki, described in newspaper reports of the day as the Council of Tuhourangi or the Council of Twelve, not only opposed the Land Court system but also campaigned in the mid-1870s throughout the region and more widely to encourage other iwi establish their own runanga or councils to deal with land matters and, where possible, shut out the Land Court.

But Tuhourangi were careful to say Te Putaiki and the iwi were not anti-government, only opposed to the Land Court system and the land sales that inevitably followed title decisions.

The Waitangi Tribunal, in *He Maunga Rongo: Report on Central North Island Claims, Stage 1, Part III*, said: “The applicants in Rotomahana–Parekarangi were leading men of Tuhourangi.

“Tuhourangi sought to have their own committee legally constituted under the direction of the Rotorua Native Committee (formed under the Native Committees Act 1883). The 600 owners of the Rotomahana–Parekarangi block had elected a committee of 19 persons, but the Native Land Court would not recognise the komiti because 100 absentee owners had not endorsed it. Yet the komiti was hearing ‘a great many land disputes and other disputes’.”

Further on in *He Maunga Rongo* the Tribunal said: “In the hearing of Rotorua blocks, two aspects are noticed here. First, Te Arawa and their non-Arawa neighbours considered themselves how to make provision for their complex shared and overlapping rights before they got to court. They held hui before court sittings

in the 1880s – for instance, in relation to the Rotomahana–Parekarangi block, Paeroa, and Pokohu. The influence of the Tuhourangi tribal komiti, the Putaiki, was strong in these attempts to reach agreement on the apportionment of lands which could ‘then be presented to the Court as a *fait accompli*.’” Pressure to sell lands was probably inevitable once large-scale European settlement of Aotearoa began, but the policies of successive colonial governments and the methods used by Government Land Purchase Officers were seen by many Maori as underhanded and dishonest.

The demand for land created by increasing numbers of colonial settlers grew rapidly in the early and mid-1800s. As historian James Belich explained in his book *Making Peoples*, ship visits to New Zealand rose from two in 1769 to something like 1000 in the 1830s, with a few long-term settlers living with Maori from about 1800.

Colonial towns, mostly around the coast for access from the sea, began to grow up in the 1830s and from then on the settler population at least doubled every decade until the 1870s, reaching 500,000 in the early 1880s.

In the second half of the 1800s an increasing number of European immigrants sought land to buy and farm. Initially, pressure went on the iwi whose lands were near the early European settlements, but demand soon spread as the European population grew. In some cases this led to major outbreaks of fighting in such areas as Taranaki, Hawkes Bay and Waikato.

Waiariki was hardly affected at first because it was inland, hard to access, comparatively isolated and the Arawa people were seen as prone to frequent upheavals and battles. But the attractions of the Pink and White Terraces at Lake Rotomahana and the reputed health benefits of the ngawha at Ohinemutu and

Whakarewarewa began to draw tourists from Australia, Europe and North America, especially after the Suez Canal opened in 1869 and reduced travel times in sailing ships.

Local Maori, especially Tuhourangi and Ngati Whakaue, participated enthusiastically in this early tourism boom, and they benefited accordingly. But inevitably they and other major Arawa groups came under increasing pressure. The Government wanted to put the growing tourist trade on a firmer and more controlled footing, while Europeans moving into the district tried to buy land to farm and to develop timber and saw-milling enterprises.

Arawa leaders, having seen the warfare and disruption that followed land purchases and confiscations in Waikato and Taranaki, settled on a firm policy of opposition to bringing Maori land under the European system of surveys and ownership titles.

Successive governments tried to improve the situation by restricting land purchases in some areas to official land buyers. This approach brought its own problems for Maori owners – those who wanted to sell complained that they could not get a fair price in the absence of a competitive market, and the government land buyers came under intense political pressure as new settlers pressed the Government to find land for them.

Abuses of the system crept in too. For example, when land sale negotiations dragged on for years, some iwi found that once the Government had paid a deposit to open negotiations the owners could not lease land to pakeha farmers or foresters to help to pay survey and Land Court costs, or even to raise capital to develop their own lands. As the Waitangi Tribunal mentioned in *He Maunga Rongo*: “For example, [historians] Ms Rose and Dr O’Malley observe that Tuhourangi sold 2820 acres

of their military award at Matata to pay for the survey of their Rotomahana–Parekarangi lands.”

So the Arawa peoples decided to stay outside the system and retain their system of customary ownership. The decision was probably wise in principle at the time, but it proved impossible to carry out for very long. Te Arawa members disrupted attempts to hold Native Land Court sittings in Rotorua and at Maketu, forcing the court to withdraw to Tauranga. Even there, Te Arawa forced the Court to suspend hearings related to their lands for a while.

A breaking point came when the Native Land Court Chief Judge Francis Dart Fenton negotiated through Te Komiti Nui a land lease agreement to establish a European-style town to be called Rotorua. Te Komiti Nui was made up mainly of Ngati Whakaue leaders but included representatives of some other groups. Like Te Putaiki, Te Komiti Nui aimed to protect tribal lands from the pressures that had seen Maori customary ownership replaced by European-style individual titles in other districts.

Under the Fenton Agreement, the Crown – the Government – was to auction leases of town and small farm sections on behalf of the Ngati Whakaue owners and collect the lease payments for distribution to the owners. The agreement required the town lands to be surveyed to mark out sections, roads and public spaces and to determine who owned the township area.

Te Komiti Nui had insisted as part of the agreement that it would produce a list of owners for confirmation by the Native Land Court. The list included some members of other tribal groupings besides Ngati Whakaue, because Te Komiti Nui recognised some customary interests in addition to direct whakapapa and occupation. But the Court rejected the list, declared that Te Komiti Nui had no standing in the proceedings, and eventually

produced a different list of owners based largely on Ngati Whakaue occupation of the area.

The Fenton Agreement collapsed within eight years after it was signed and, in the wake of the Tarawera eruption and the resulting collapse of the tourist trade, Ngati Whakaue were in such a bad way financially that their leaders had little choice when the Government effectively dumped the leasehold agreement and made the owners an offer to buy the township sections. The offer did not include payment for land that Ngati Whakaue had gifted for parks, roads and public buildings to support the leasehold agreement.

But before the Fenton Agreement collapsed, the Land Court hearings to determine who owned the township sections allowed the court back into Waiariki and led to a rush of applications from other iwi to confirm title to their lands. There is a certain irony in the fact that a court hearing in 1881 about title to leasehold sections opened up the surrounding lands for eventual sale.

By 1908 the Native Lands Commission, in its report to the Government on native lands in Rotorua County, stated that 358,512 acres in the county had been “acquired by the Crown and Europeans, but chiefly by the Crown, and 271,248 acres approximately are owned by the Maoris”.

The Commission commented in its report: “The experience of the Arawa tribe ... seems to have been a bitter one”.

Te Arawa were not alone in finding the experience “bitter”. Before Government and settler pressure for land penetrated as far inland as Waiariki, other iwi throughout Aotearoa had been through similar experiences. As the Ministry for Culture and Heritage states in *The Treaty in Practice*, published on the website NZHistory.net.nz: “Once given adequate funds, (Governor George) Grey initiated an ambitious programme of



land purchasing. Nearly all of the South Island and about one-fifth of the North Island had passed into Crown ownership by 1865”.

But despite the difficulties, the area that eventually became the Tumunui part of Rotomahana-Parekarangi was kept in the hands of Ngati Kahu Upoko and Ngati Tumatawera, who traced their descent from Apumoana. A number of other parts of the huge block were partitioned, sub-divided and sold or compulsorily acquired by the Crown in the decade following the 1887 Native Land Court decision and the award of titles to various parts of the block several years later.

Many iwi members, however, were in no position to develop

the land, in the wake of the disruption and poverty caused by the Tarawera eruption, the after-effects of the so-called Long Depression of the 1870s and 1880s, and continuing difficulties with government and settler pressure to acquire land.

The area around Tumunui mountain remained undeveloped for many years, though there is evidence of occupation by one or more groups that have left at least one area that is now a wahi tapu.

Until it was developed, Tumunui was probably best known for playing a key part in the saga of Te Kooti during his foray into the central North Island in 1869-70.

After a confrontation between Militia Lieutenant Gilbert Mair

Te Arawa Flying Column members. A detachment of the Flying Column drove Te Kooti's forces out of Waiariki.



Photos of Te Kooti are rare; this is believed to be one.

and Te Kooti when the latter attempted to meet with local Maori at Rotorua on 7 February 1870, Mair and a detachment of men from the Arawa Flying Column pursued Te Kooti's forces of about 300 men and another 150 women, children and others. The chase went from Tihi Otonga past Hemo Gorge and up towards what is now called Earthquake Flat.

A rearguard led by one of Te Kooti's leading warriors, Edward Baker McLean, better known as Peka Makarini, fought a series of skirmishes from ambush to delay the Arawa pursuers and give Te Kooti's main force time to escape. The pursuit developed into a 13-kilometre running battle, with casualties on both sides, as Te Kooti's forces veered away from the track that led to the Ureweras and turned across the rough ground of the Kapenga plain towards Tumunui Mountain.

According to Mair's account of the pursuit, Makarini and his rearguard laid a final ambush near the base of Tumunui to gain time as Te Kooti and his followers clambered up the steep side of the mountain.

Mair told historian James Cowan many years later that Makarini rose from cover and fired a shot that narrowly missed Mair, then charged, swinging his rifle like a club. Mair waited until Makarini was close, then fired a shot that shattered Makarini's right hip. Seriously wounded, Makarini tried to fight on but Mair disarmed him.

Mair took Makarini's patiti, a metal tomahawk with a carved whalebone handle (later presented to the Auckland War Memorial Museum), and found Te Kooti's war flag Te Wepu (the Whip) in a leather case that Makarini was carrying. Mair also recovered the bugle that Makarini used to confuse attackers

with false bugle calls during engagements in the bush. Later, one of the Flying Column members, recorded as Te Warihi, finished off Makarini with a shot in the head.

Mair and the Arawa force were exhausted by the time the chase, which had started in the morning, finished about 7pm in the evening. Te Kooti and his people escaped across Kaingaroa and into the Ureweras. But the death of Makarini was considered an important achievement in view of his record of murders and savagery both while fighting with Te Kooti and earlier in Hawkes Bay.

James Cowan, who described the Tumunui battle in *Hero Stories of New Zealand*, published by Harry H Tombs in 1935, believed that Mair and the Arawa Flying Column's actions that day saved Rotorua from a fate similar to the massacre that Te Kooti and his men perpetrated at Mohaka, where more than 45 Maori and Pakeha, adults and children, were killed.

Some other historians, notably Judith Binney, have maintained that Te Kooti approached Rotorua Maori to negotiate a peaceful journey through Te Arawa lands to Te Uruwera.

Cowan wrote: "Forty-eight years after the fight Mair and I spent two days in following up the war track on horseback, and tracing the exact scenes of the running battle. As we rode along the old hero of the Hauhau wars showed where Eru Peka (Makarini) laid his ambushes and where so-and-so of the enemy fell. But the vegetation of the country had vastly changed. Thick high scrub grew where in 1870 there had been only short wiwi grass and patchy manuka, and we had to give up the exploration in the tangled gullies of the Kapenga."



Captain Gilbert Mair



CHAPTER 3 TUMUNUI RECLAIMED

The Tumunui lands stayed in Tuhourangi ownership but remained largely undeveloped for more than half a century after Te Kooti's fighting force was defeated at Tumunui mountain.



Sir Apirana Ngata

During the 1880s and even into the early 1890s the Long Depression caused financial difficulties throughout New Zealand and around the developed world. Grand schemes to develop big tracts of land to attract new settlers to come from Britain and Europe to migrate and buy farms collapsed into bankruptcy.

As the economy began to recover from the depression, the Government's priority in the region centred on acquiring pumice lands in the Kaingaroa area. These lands were seen as unsuitable for farming, especially in the days before the cause of 'bush sickness' – cobalt deficiency – was discovered. Bush sickness caused cattle and sheep to lose condition and fail to thrive. Many existing farms were abandoned and sales of land for farming collapsed.

But the pumice country in Wairariki and South Waikato showed from early days that trees such as radiata pine and Douglas fir grew well – and fast – on this land.

Big government and private enterprise forestry schemes started in the late 1800s and expanded in the following decades. The cause of bush sickness was finally identified in 1937, traces of cobalt were added to fertiliser and farm development was again seen as an option for the pumice lands.

Around the same time Sir Apirana Ngata became a driving force in Maoridom for the use of huge areas of unused or under-used land in the North Island. He played a vital role in developing a national scheme that amalgamated Maori land and provided funding to farm the land. The Government set up a commission in the early 1930s to administer work to develop central North Island land into farms.

During the next 30 to 40 years some large areas of Maori-owned land began to be developed into farms under government-

funded schemes, often managed by the Department of Maori Affairs. It was during this period that the Tumunui Block came into existence.

On 22 March 1965 in Rotorua Maori Land Court Judge Norman Smith ruled that nine separate blocks of Maori freehold land in the Tumunui area were to be amalgamated under one title and named the Tumunui Block, totalling 7976 acres, 3 roods, 25 perches (3228.14 hectares) of land. The ruling cancelled the titles that had previously existed for:

- *Te Peka B (part)*
- *Te Peka C*
- *Pakaraka A1*
- *Pakaraka A2*
- *Pakaraka A3*
- *Pakaraka A4*
- *Pakaraka A5*
- *Pakaraka A6*
- *Pakaraka A7*

The judge ordered that a new title for the block should be issued, in the names of 804 owners holding a total of 48,366.32353 shares.

The Department of Lands and Survey reported in 1975: "In the late 1940s large scale mechanical operations replaced the earlier hand and horse operations. Agricultural contractors with their crawlers, multi-furrow ploughs and giant discs transformed thousands of acres of scrub, fern and tussock. Notable development efforts were Poukani at Mangakino, Tumunui and Kapenga blocks south of Rotorua and Tuaropaki at Mokai, totally nearly 12,000 hectares" (Department of Lands and Survey 1975:18).

Long-time Trustee Andrew Kusabs recalls that under Maori



Affairs management the block consisted of two sheep farms, the North Block, run by Charlie Perrott, and the South Block, run by Tom King as a finishing block for sheep. Under Maori Affairs management it appeared to be breaking even financially.

The first Tumunui Trust was formed to get the land back from the Department of Maori Affairs, now Te Puni Kokiri. From the late 1970s iwi around the country had become increasingly active and successful in efforts to reclaim tribal lands from government or other control and take over the direction and management of their own properties. Changes in government and Maori Affairs policy were also designed to encourage the return of such lands to the owners.

According to a radio interview in which Sam Gardiner interviewed Trustee Robert Low in 1985 (Nga Taonga Sound & Vision audio ID 43499), Tumunui Lands Trust then had eight

trustees and the farm was debt-free and said to be worth between \$12 million and \$15 million. The interview was conducted shortly after Maori Affairs Minister Koro Wetere opened a new building on the farm in July 1985. The building was the farm manager's residence, plus a boardroom for trustee meetings and a base to run a new tourism venture.

Bob Low told the interviewer the land had been handed over by Maori Affairs to the owners just over three years earlier, making the handover date 1982. He said that since then the trustees had diversified the business, adding to the original sheep and cattle by moving into deer farming, goats, forestry planting and also tourism.

He said the Trust was using a nine-seater four-wheel-drive vehicle to pick up tourists from Rotorua and take them on farm tours. Requests for the tours had been "astronomical" – up to



120 a day – and the Trust was planning to expand into providing afternoon tours and adding souvenir sales and farm stays. The new building was stage one of a planned development.

He told the interviewer the Trust was making good profits, had increased the 1985 dividend to owners by 50 per cent and was working out how to make the best use of its profits, with the aim of creating employment.

The original Trustees of Tumunui in 1983 included Ben Hona, Rima Heretaunga and Angus Heretaunga. The Trustees approached Andrew Kusabs to be the Trust's accountant. He was wary about the idea at that stage; he knew of few accountants who were dealing with Maori land trusts. However he took on the job, advising Trustees and, as a farmer himself, arguing for financially responsible and sustainable operation.

By about 1986 the Trust had 10 or more trustees. With so many on the board, divisions developed among Trustees and eventually reached the point where one Trustee complained to the Maori Land Court. About the same time the Trust sacked Andrew Kusabs as its accountant – he believes some Trustees were unhappy with his strongly voiced insistence on good business practice, strong financial controls and careful purchasing and management of equipment and supplies.

The Trust hired new accountants based in Palmerston North. Andrew Kusabs believes a distant accounting firm could not see what was actually going on at Tumunui and did not know whether purchases were actually needed, potentially leading to misuse or even pilfering of Trust property. The farm manager, Charlie Perrott, in effect had minimal reporting requirements and very few checks to ensure purchasing was tightly controlled.

The mid-1980s were a difficult time in farming, let alone for owners who were new to the business. In 1985 and 1986 government subsidies and protection for farms were rapidly abolished and farmers were exposed to the real effects of falling export prices for meat, wool and other produce.

Te Ara, the on-line Encyclopedia of New Zealand, explains: “The Supplementary Minimum Price scheme (1978) guaranteed farmers price stability for their products, despite declining international prices. From the late 1970s New Zealand faced low prices for its products and difficulty securing export markets. There was a stockpile of sheep meat. By the early 1980s, government support for agriculture was equivalent to 30 per cent of the total output from farming.

“In 1984 the newly elected Labour Government devalued the New Zealand dollar. The immediate impact was positive for exporters because it led to increased returns in New Zealand dollars. However, the next six years were traumatic for farmers. The dollar was floated in March 1985; high interest rates drew money into New Zealand, raised the dollar’s value, and reduced returns to exporters, who were usually paid in US dollars.

“The Government phased out most support for agriculture, including fertiliser subsidies, tax concessions, concessionary interest rates, and help controlling rabbits and noxious weeds. Crown agencies began to charge for services such as meat inspection, animal health inspections, quarantine and farm advisory services.”

A Reserve Bank research paper in May 1982 noted that wool, beef and dairy prices weakened in the 1980-81 season and net farm incomes fell below the levels in 1978 when the supplementary minimum price scheme was introduced.

The Government also ended another aspect of protection

for farmers. The system of standard livestock values that had protected farmers’ balance sheets and, to some extent, their ability to borrow working capital, was abolished. As a result, the value of farmers’ livestock reduced sharply to match the real prices they were getting for their meat and wool. The effect on some Maori agri-businesses was particularly severe because they were unwilling to put their owners’ whenua at risk by incurring mortgages to borrow against their land.

While times were hard for most farmers, for a new organisation like Tumunui Trust the cumulative effect of these changes exposed any weaknesses that existed during the early learning period for the Trustees. It is not surprising that there were divisions among the Trustees by 1986.

The Trust got into financial trouble, and at the next annual general meeting all the Trustees were voted out. Eria (Eddie) Moke, Herbie Hatu, Ray Keepa, Don Bennett and Andrew Kusabs were elected as the responsible Trustees. Dovie Taiaroa, Wiremu Waaka, Rau Makiha and Takirangi Clarke were also elected – the Maori Land Court subsequently confirmed their election, but appointed them as advisory Trustees so that control stayed in the hands of the more experienced responsible Trustees.

In response to a complaint by one Trustee, Judge Ken Hingston found that Tumunui Land Trust was effectively bankrupt and could not pay its bills when they fell due. Andrew Kusabs feels the judge went a little too far with that ruling; the Trust did not have the funds to pay staff wages in the run-up to Christmas, but had enough assets to back an approach to the bank for a loan or overdraft to cover payments such as wages and other costs. Judge Hingston also approved the re-appointment of Andrew Kusabs as secretary-treasurer of the Trust.

In one sense, the timing of the changes was right – under new



Andrew Kusabs

legislation at that time the owners of Tumunui were able to create a new ahu whenua trust, replacing the original Tumunui Trust with today's Tumunui Lands Trust. This change would likely have been made even if the original trust had not run into financial difficulties.

Over time, the new Trustees worked the Trust back into a healthy state, running a tight ship financially. Andrew Kusabs recalls that, when the Trust was still at a financial low point, he needed weed spray for his own farm and was offered drums of 245T, which was then very expensive, for an unexpectedly cheap price. He was suspicious of the low-priced offer and asked where the weed spray came from. The seller told him it had come from Tumunui, which had lots more 245T than it needed. The experience confirmed his earlier concerns and supported the need for tight controls.

As the Trust's earnings and outlook improved the Trustees looked to expand the operation. They bought the lease of a farm at Reporoa owned by Ngati Whaoa No 1 Trust and negotiated an agreement with the Ngati Whaoa trust that Tumunui would fund the cost of converting the farm to a dairy unit in return for extending the lease term to 40 years.

Funds for the conversion included money borrowed from the bank using the Trust's livestock as security. The Trust reached an unwritten agreement with the bank that it would not enforce the

lien on the stock, Andrew Kusabs recalls. Tumunui also bought 81 hectares (200 acres) of neighbouring land in five blocks and farmed that land with the adjoining Ngati Whaoa leasehold property.

Andrew Kusabs said that, while bank borrowing for expansion was formally secured, by the livestock lien in the case of the Reporoa development or by a mortgage when other land was acquired adjoining Tumunui, the loans were really based on the bank's confidence in the Trust's governance and cashflow.

The bank's confidence was justified. The Trust earned a good income, and as returns from sheep and beef dwindled the Trustees moved to invest further. They bought an 81 hectare (200 acre) block adjoining the Tumunui lands initially, then bought two more blocks. They went back to their bankers, the BNZ, for another loan to convert the North Block to a dairy farm, and although they were initially refused and other banks also declined to lend, the BNZ manager in Rotorua eventually took up their case and won them a \$2 million loan for the development. The loan was secured against the Trust's freehold land in Reporoa and the Trust's livestock.

That development was an important factor in the long climb to the financial and farming well-being of the Tumunui Lands Trust.



CHAPTER 4 THE CLIMB BACK

In 1984, under the original Board of Trustees, Chairman Ben Hona was able to report a profit of \$13,534 – not much return on a multi-million dollar asset, but an encouraging start following the handover of the land and the business from Maori Affairs.

At the next annual general meeting, covering the 1984-85 financial year, the picture was brighter, but there were warnings that future prospects were not totally clear and trouble-free. Ben Hona reported a net taxable profit from farming of \$211,581.

“1985 may be said to be the year that Tumunui came of age,” he said in his Chairman’s report. “The exposure, activities, participation and decisions made have lifted Tumunui from virtual obscurity into the forefront, as a trust to be proud of and one of the leaders in its field.

”The next couple of years will prove the wisdom of the Trust’s spending and diversification. Returns will be as good as in the years past.”

He noted, however, Federated Farmers’ prediction of a drop in farm income by as much as 50 per cent. (Federated Farmers estimated at one point that in the last years before the Supplementary Minimum Price Scheme and other farm support and subsidies were abolished, farmers were receiving almost 40 per cent of their income from government sources.)

The Chairman reported that the Trust was marketing farm tours, and a conference and tourist complex, called Security House, had been opened. A beneficiaries picnic, held during the year at the South shearing shed, had been successful and the Trust intended to host a picnic every third year.

The report recorded the passing of Trustee John Pene. Noel Mansell, Rotohiko Heretaunga and Robert Low were due to retire as Trustees and were seeking re-election to the Board (Bob Low was a replacement for the late T Anaru).

Farm supervisor Charlie Perrett, who had worked at Tumunui since 1967, echoed the good news in his farm report – but also added a warning about the outlook for the future. He reported

that the overall income from sheep was higher than had been estimated. The wool clip was bigger and the price higher than in the previous year. Cattle income had been good. The Trust had been buying deer to try to reach a target of 1000 head while prices were still good.

The Trust had also bought 15 Angora goats for \$2000 each. Sixteen hectares more of radiata pine had been planted, plus 18,000 solinga nitens (shining gum) trees for firewood for commercial sale, and the Trust was selling the first timber from its radiata plantations.

The tourism complex was being developed in stages – first a board room, then furnishings as stage two, to be followed by the development of grounds around the complex.

Charlie Perrett ended his report on an encouraging note but advised owners to keep their feet on the ground and be aware of the “uncertain future and rising costs”. It was important to keep spending to a minimum, he said.

The 1884-85 annual report shows that at that stage the Trust and its North and South Farms had 14 people on the payroll: Charlie Perrett as supervisor, farm managers William Featham and Robert Whiteside, head shepherds Thomas Collier (started 1966) and Edward Le Compte, shepherds and general hands Massey Ihaia, Pine Miraki and Martin Simon, tractor drivers Neville Collier and Thomas Tawhi (started 1968), truck driver/mechanic Keith Galliers, general hand Hazel Perrett (started 1967), Constance Miraki at the deer unit and Susan Puku in the Chairman’s office.

The following year’s annual report rammed home the real meaning of the warnings about an uncertain future and the forecast of a drop in earnings. Farm income in 1985-86 plummeted from \$1,071,629 the previous year down to \$142,257



and the Trust reported a net pre-tax loss of \$626,827. The value of the Trust's livestock more than halved, to \$6,518,991, and the balance sheet which showed the overall worth of the business and assets recorded a drop in value of \$1,255,486 during the year.

The fall in livestock value largely reflected a change in accounting and tax rules. The new Government abolished the system of standard livestock values for tax purposes. Standard values, which were generally higher than the real values for which livestock could be sold at a time when export prices for meat, dairy products and wool were falling, had been one of the previous Government's measures to protect farmer's balance sheets against falling world prices. The change made Tumunui's existing financial troubles even worse.

The Trust Chairman, Bob Low, reported that farm expenditure had been cut "for the short term" and the Trust had obtained a

short-term overdraft to "assist with cash flow difficulties".

Tourist operations continued to be developed; returns were disappointing, but there had been a big increase in interest since the end of the 1985-86 financial year.

The Trust's accountants, Price Waterhouse, had been updating the Register of Beneficiaries – 62,474 dividends had gone unclaimed from previous years.

On behalf of the Trustees, Bob Low also recorded the Trust's sorrow following the passing of Ariariterangi Paul, a partner in Price Waterhouse and a contributor to the economic development of Maori resources.

The shareholders reacted sharply to the financial news, starting with a resolution at the annual general meeting that no dividend would be paid. Two days after the AGM, which was held that



year on 6 December at Wahiao Marae, Tumunui changed its Trust Deed to a new legal structure under Section 438 of the Maori Affairs Act (now called Ahuwhenua Trusts). All but one of the previous Trustees were swept out of office and eight new Trustees were elected.

The Maori Land Court confirmed the results of the election but reduced the number of decision-making Trustees to a more manageable number. The Court named Don Bennett, Eddie Moke (Deputy Chair), P H Hatu, Ray Keepa and Andrew Kusabs as the five responsible Trustees and confirmed Mrs T Clarke, Mrs D Taiaroa, R Makiha and W Waaka as advisory members of the board. Only P H Hatu had continued in office from the previous year. The Court also appointed Andrew Kusabs as the secretary-accountant, replacing the Palmerston North office of Price Waterhouse.

The new Trustees got down to work quickly and made some hard decisions. By the end of May 1987 they were able to produce an interim report listing changes and new developments.

They reported that despite a “major upheaval” with the new Trust, staff morale was high. Farm consultant Ross Hyland was appointed as the new farm supervisor. Bill Feetham had resigned as North Block manager and was replaced by Garth Chadwick. Allan Oakley continued as the South Block manager. Long-serving employee Boy Tawhi was retiring. PF Olsen Ltd had taken over management of the forest, which was now considered a major asset.

Losses on the tourism operation had been considerable. Tourist operators had been invited to tender for the use of the tourism complex and 10 had responded.

Better water reticulation was needed on the North and South blocks. The deer unit had been extended by another 15 hectares (37 acres) and land use had been re-organised. Stock numbers were increasing through the farm's own breeding programme.

The report recorded concern expressed by a Maori Land Court judge that the Trust had overspent its funds by more than \$100,000 but the interim report said the Trust had overcome its financial problems. Funeral grants were being reinstated, education grants were available and the Trustees hoped to pay a dividend.

'REMARKABLE' RESULT

The farm report talked of a "remarkable" result for Tumunui at a difficult time for farming, though wool returns were up 50 per cent. The Trust had resumed capital expenditure.

By the time the Trustees reported the results for the full year in the Trust's 1986-87 annual report, the picture was clearer. The Trust had made a taxable profit of \$335,752 on income of \$2,261,215. Both the number of cattle and their sale values were up, producing a gross profit of \$775,822 compared with \$81,777 in the previous year. More sheep on the farm and high sales had produced a gross profit of \$574,389, compared with a loss in the previous year of almost \$58,000 on sheep farming. With more deer on the property and increased sales, the return on deer farming had increased by almost \$90,000.

The new Chairman, Don Bennett, was able to report that the size of the deer unit had been extended to increase carrying capacity, urgent forest pruning had been done and 40 hectares (100 acres) of trees had been replanted on the boundary with Kapenga. Don Bennett recorded the retirement of Charlie Perrett as farm supervisor, and reported that Elite Rotorua Ltd had taken over the tourism complex with plans for hot air ballooning, abseiling, parachuting and possibly a caravan park.

The following year the Trust was able to pay a \$1 per share dividend to its members and by the end of 1989 the Trustees were able to report major new development plans. The 1989 annual report outlined the incorporation of the Arawa Peka block into the Tumunui farming operation, with weeds being sprayed and mineral deficiencies being corrected. The Trust had bought the leasehold of Whaoa No 1 Trust lands at Reporoa for development of dairy units, borrowing from Wrightson Farm Finance to cover the \$180,000 purchase price of the lease, with security provided by some of Tumunui's livestock. The Trust took over the land on 1 June 1989 and fencing alterations were under way, with stock being taken in for grazing. Two dairy units were planned, running 450 cows each, with the first unit to be operating by June 1990.

The Trustees also reported that they had "temporarily" set aside plans to build an abattoir to serve farmers in the region. The abattoir project, discussed as a possible joint venture with several other substantial farm-owners during the previous two to three years, had made little progress. The temporary suspension of the project became permanent – it was never seriously raised again.

New supervisor Ross Hyland's first annual farm report noted that the wool cheque was up by more than \$200,000 – wool prices were higher and a second shear was done on North Farm. Sheep receipts were also up, due to the addition of stock on the Peka block and 100 per cent lambing. The deer farm size had been increased to 156 hectares, running 1200 deer, 325 goats and 700 ewes. Velvet returns had more than trebled to \$35,000 and venison prices had firmed.

By the end of the year the Tumunui farms were running 29,438 sheep, 1870 cattle and 1231 deer, plus 338 goats for weed control. Under Ross Hyland as supervisor were 10 farm employees,



Ross Hyland

including Allan Oakley managing the South Farm and Garth Chadwick the North Farm. The deer manager was Bob Hamilton and the head shepherds were Tom Collier (senior) on South and Keith Harrison on North, plus shepherds Tom Collier junior, Wally Walford and Pine Miraki. The tractor drivers were Paul Schicker and Todd Miller.

The financial result for 1998-99 was a taxable income of \$164,753. Even though operating expenditure had gone up by eight per cent as development accelerated, the Trust's cash income had risen by 23 per cent, thanks partly to a better wool cheque for the year. The Trust had paid \$21,000 rent for the Peka block and wages for the year were \$223,000.

Ross Hyland's report summarised the consolidation of the Peka land into the sheep and cattle operation, deer and forestry continuing to expand and diversification into large-scale dairy farming. "Tumunui Lands Trust enters the 1990s with confidence, with substantial benefits to come from the decisions and diversification by the Trustees during the past two years," he said.

Beneficiaries at the annual general meeting rewarded the Trustees' efforts and achievements – their meeting fees were increased from \$80 to \$100.

In 1990 the Rotorua District Mayor, John Keaney, opened the Reporoa dairy unit – the result of two years' hard work. By the end of the 1989-90 financial year the sharemilkers, Mr and Mrs Ogilvie, were milking 600 cows, increased from the planned number after the Trust bought 57 hectares (140 acres) next to the Whaoa No. 1 leased land.

Expansion plans included buying more land at Reporoa to gain enough freehold land for a second dairy unit. Despite the extra cost of building and starting up the first dairy unit – about

\$900,000 to that stage, including land purchase – and falling prices for some commodities, the Trust returned a small taxable profit of \$60,471.

The Trustees told the 1991 annual general meeting it had been a year of consolidation after completing the Reporoa dairy unit. Farm supervisor Ross Hyland said he was pleased with the consolidation after a "traumatic" 12 months that included losing 106 sheep in a big smother.

There had been a big fall in commodity prices – lamb down 32 per cent, wool 33 per cent lower. Diversification had helped to cushion the effect of these price reductions – the original Trustees had added deer farming to the meat, wool and forestry operation that had been run under Maori Affairs Department administration.

On Tumunui, sheep numbers had been reduced. Wool prices had fallen during the year and had continued to fall in the months since year end, with returns down by almost \$200,000. But cattle stock units had increased by about 1500 and beef returns had been very satisfactory. The deer herd was expanding rapidly and the deer farm had been increased to 200 hectares with plans to add another 40-50 hectares. Even though deer and velvet prices had dropped dramatically, production per head was up and expenditure had been pruned hard – \$156,000 lower on the home farms.

At Reporoa, 1990-91 was the first year of operation for the new dairy unit, which produced 79,600kg of milkfat and recorded a \$74,000 loss.

Not surprisingly in the face of lower commodity prices and the expense of establishing the dairy unit, Andrew Kusabs told the annual general meeting that the Trust had reduced its administration costs. The farm operation ended the 1990-91

year with a cash surplus of \$97,083, but substantial falls in the government livestock values resulted in a small loss of \$2496 in the final accounts.

Tumunui Lands Trust struggled on through the early 1990s, neither making nor losing large amounts of money, but steadily laying the foundations for future growth when farm prices improved. The Arawa Peka block, so recently integrated into the Tumunui North farm, was returned to the Peka trustees who planned to plant radiata pine. The Tumunui Trustees agreed to assist Peka with the costs of the project in return for a share of the eventual income from harvesting the trees.

Sheep meat, beef, milk fat and velvet returns improved but wool prices were still a concern. Despite the difficulties, the Trustees continued to invest in the business, further increasing the size of the deer farm by 120 hectares, applying more fertiliser and continuing to add more trees on the Tumunui block.

By 1993 the outlook was improving. The Trust recorded a profit of \$128,445 and total assets exceeded \$10 million for the first time. Forty hectares of radiata pine were being planted on the south side of Tumunui Mountain and stage two of the Peka block afforestation project had been completed.

A major change was the appointment of a new farm supervisor, with Andrew Ewen replacing Ross Hyland. Andrew Kusabs believes that Ross Hyland, appointed as the supervisor in 1987 following the Trust's serious financial difficulties, had been an important factor in restoring it to a sound financial and farming state. However his strength was seen as being in dry stock farming and the Trustees saw a need for more experience and knowledge in dairy farming as the Trust's land holdings at Reporoa expanded and plans were developed for a second dairy unit. A strategic plan developed in 1992 had emphasised the need to change the Trust's



mix of farming types.

The Reporoa dairy farm recorded its first cash profit for the year in 1992-93, reaching a production milestone of just over 100,000 kilograms of milk fat from about 700 cows milked. Improvements were continuing under new sharemilkers Mark and Yvonne Anderson, appointed on 1 June 1993, who were milking 780 cows. Milk fat production at the end of October 1993 was 30 per cent ahead of that for the previous season.

Andrew Ewen told the 1993 annual general meeting that on Tumunui he intended to lower overall stock numbers and sheep and cattle ratios, add subdivision fencing, re-grass some areas with better species and increase the number of fattened lambs. He believed the changes should increase feed available to stock, achieve higher growth rates and wool weights, lambing percentages and, hopefully, profit.

The following year, profit inched up to \$135,000 and Chairman Don Bennett was able to tell the 1994 annual general meeting the Trustees were very pleased by the way the Reporoa dairy unit was performing. The deer unit was performing well and velvet and venison prices had improved from the previous year's depressed levels. Lambing and calving percentages had improved – the Trustees' report to the meeting said the lambing percentage on North Farm was 120 per cent and South Farm had achieved 107 percent. Calving levels on both farms had reached 98 per cent. More fencing and water reticulation would help South to continue improving.

At Reporoa, production per cow had risen from 196 kilograms of milk solids in 1991-92 to 296kg in 1993-94.

But the outlook was not all rosy. Sheep and cattle prices had been buoyant early in the season but had declined, with cattle prices becoming extremely poor. Cattle numbers had been reduced to

2057 head. Deer prices had started poorly and began to recover late in the season.

The Trustees' report described the meat industry as being in disarray, with a strengthening NZ dollar and international trends meaning poor prospects for beef and sheep meat. However wool prices were steadily improving at last and venison and velvet prices were very good. The forecast of falling beef and sheep meat prices proved all too accurate the following year. Tumunui Lands Trust reported a small cash deficit of \$40,886 for 1994-95. Sadly, the Trust also recorded in its annual report the passing of a Trustee, Peeti Hapeta (Herbie) Hatu.

In addition, Andrew Ewen resigned as farm supervisor after 2½ years in the role. It must have been frustrating for him and for the Trustees that the investment in subdivision fencing, better grass and water reticulation to improve lambing and calving rates and stock weights had been met by falling meat prices that reduced the value they had expected to gain from the improvements. But as the annual report said, the Trust was fortunate to have diversified into forestry, deer and dairying, which were showing good financial returns. The Reporoa dairy unit, under sharemilkers Mark and Yvonne Anderson, had earned a surplus for the year of \$129,776.

The Trust had started the conversion of North Block to a dairy unit, with the balance of the farm to be used for deer. A pedigree herd of Woburn stags and hinds had been bought for \$153,000 to improve the blood lines and ensure the herd retained sale value.

With an eye to the future, water reticulation and subdivision fencing had been completed on South Farm and the Trust had agreed with Transit NZ on the route of a re-alignment of State Highway 5 that was planned to pass through Trust land and cut off a section of the farm. The agreement meant the Trust would



get three road underpasses, an area of land equal to that taken and about two hectares more, a race beside the new road that would cost “tens of thousands” if the Trust had to build it, and water tanks moved to better positions.

Kerry and Lea Snowden, who had been appointed as the sharemilkers for the North block dairy conversion, were welcomed to the annual general meeting.

Dairy supervisor Don Peterson told the meeting the North Block dairy conversion, funded with BNZ finance, would result in a large-scale 600 hectare farm. A short summer dry spell had limited the Reporoa dairy farm cash surplus to slightly more than the previous year, with slightly lower production from the 790-cow herd. An effluent irrigation system had been installed and a stock race formed to service 12 paddocks on the freehold land.

Andrew Ewen’s final report said sheep sales were down after capital stock had been reduced in 1993-94 and cattle sale prices had fallen by more than \$200 per head on average. Net deer sale returns had been cut by the purchase of the stud herd for \$153,000. About \$100,000 of development work – mainly fencing – had been included in the repairs and maintenance. As a result of these factors, the overall cash deficit of \$40,886 compared with a surplus of \$478,538 the previous year.

The annual meeting also heard about plans for a joint venture with Peka Trust. Tumunui Lands Trust would fund the costs of tending Peka’s forestry asset and, in return, would share in the income when the trees were harvested. Peka would contribute the value of the existing tree crop and the land. Tumunui would fund its contribution by harvesting small stands of radiata pine on its own land.



So, as Tumunui neared the end of its first 18 years under the control of its Ngati Kahu Upoko and Ngati Tumatawera owners, and as the millennium approached, the Lands Trust had weathered the first few years of major economic difficulties and re-emerged from the brink of financial collapse.

The Trust and its farms were trading reasonably successfully in

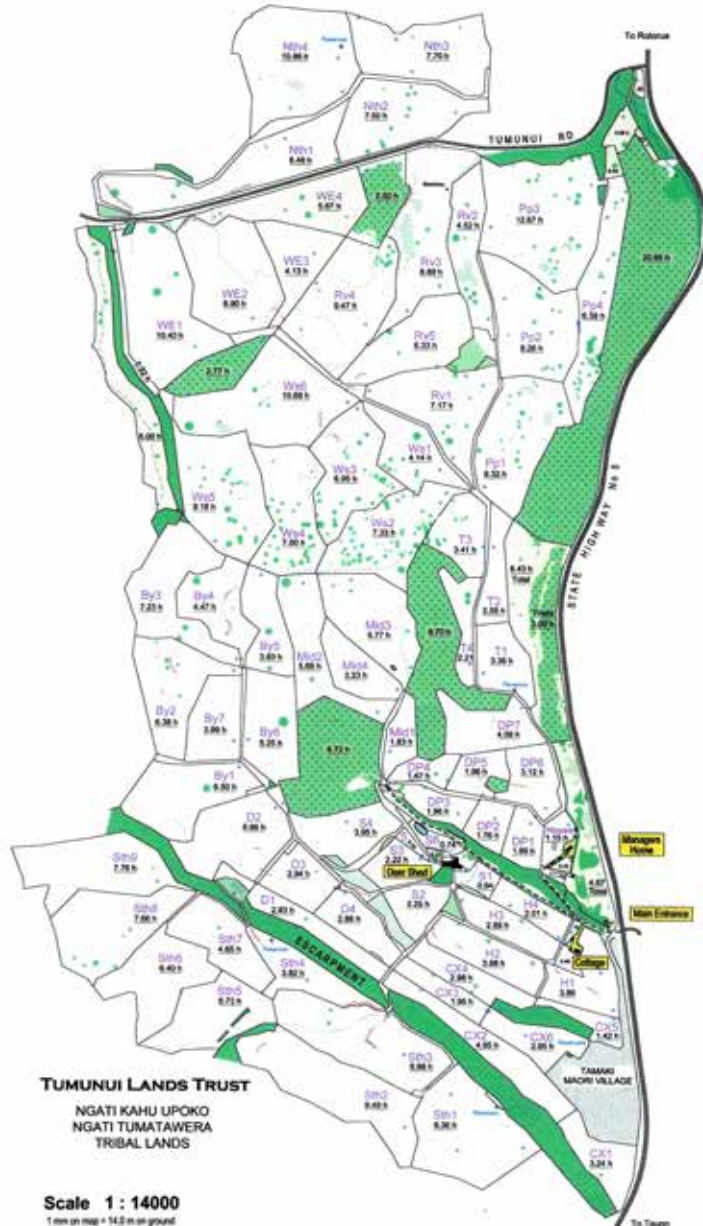
most years, along with tangi and education grants, support for marae and occasional donations.

Land was slowly being purchased to add to the Trust's estate, and both the Trustees and the owners could begin to have some confidence in the future of the enterprise.



CHAPTER 5 THE NEW CENTURY

In the 21st Century Tumunui's development and the Trust's growth began to consolidate at first then to increase in pace.



The Trust’s assets grew from almost \$14 million in the 2000 accounts, to just under \$15 million a year later and by 2005 the Trust’s net equity was reported at more than \$19 million. In both 2004 and 2005 shareholders had been paid dividends of \$2 per share – double the dividend paid in 2000.

In 2004 the Trust reduced its taxation costs by registering with Inland Revenue as a Maori Authority for taxation purposes. The Maori Authority tax rate, initially 19.5 per cent, reduced further to 17.5 percent from 2012.

The year 2010 was a milestone – around 25 years of operation under Trust control, and the Chairman, Don Bennett, presented a summary of progress at the annual general meeting.

He said a downturn in sheep and cattle returns in the late 1980s had changed Tumunui’s farming opportunities. The change had begun with the purchase by Tumunui Lands Trust of the lease of an under-performing 280ha property at Reporoa and its conversion into a high-performing dairy unit. The North Block was then converted to dairying, followed two years later by South Block. All three farms were performing well and had been Tumunui’s salvation.

More recently the Trustees had seen an opportunity and had begun farming deer. In 2006 the Trust had bought a 192 hectare property at Atiamuri as a finishing unit; this had proved to be a good decision, as venison and velvet prices had risen and the property had increased in value.

Radiata pine, Douglas fir or Tasmanian blackwood had been planted where land was uneconomic or unsuitable for farming, with at least four hectares planted per year on average.

By 2010 the net equity had reached \$31.7 million. After developing the Reporoa dairy farm in the early 1990s the Trust had invested \$4 million to convert Tumunui North Block into a



730 hectare dairy unit and develop a 635 hectare dairy unit on South Block by 1998.

Tumunui deer farm, under long-time managers Bob and Robyn Foster, covered 390 hectares and wintered 1580 hinds, 590 stags, 430 weaners and 22 breeding stags, as well as 230 ewes to keep the weeds down.

In addition, 2100 ewes and 900 ewe hoggets were being farmed on 260 hectares of sheep country.

The Atiamuri farm, bought by the Trust in 2006, was used to fatten surplus weaner deer and wether lambs.

As an owner (W. Hall) said at the 2010 AGM after the Chairman had summed up progress, the Trust had “weathered the storm and made good decisions” and the net worth had grown substantially from \$18 million four years earlier. Once again, the owners

received a dividend of \$2 per share on the basis of a pre-tax profit of \$805,792.

A year later, in 2011, the pre-tax profit was reported at \$932,235 and in late 2011 the Trust paid a dividend of \$2.50 per share. The following year, steadily increasing income from the dairy farms helped to reduce the effect of a drop in returns from other farm sources and the Trust was able to report a pre-tax profit of almost \$806,000 for 2011-2012. Net equity in the Trust was up to \$40.8 million.

2013 was not such a good year, as falling milk prices began to bite. The cash surplus of \$253,000 from farming was reversed to an accounting loss of \$135,000, largely because of falling stock values and depreciation. But good overall financial control saw the Trust’s net equity rise further to \$45 million.

The Trustees adapted and made changes to balance the books, while continuing a policy of buying more lands and farming then smarter. Reporting to the 2014 annual general meeting, the Chairman particularly noted the passing of former Trustee Willie Waaka in March 2014 and the passing earlier, in 2012, of former farm supervisor Don Peterson. Also noted were the resignations from the Trust board of Julian Keepa and W Keepa in 2012.

The milk cheque recovered strongly in 2014 and earnings from the deer farm and from timber and tree sales were up, allowing the Trust to announce a taxable profit for the year of \$2.3 million and a dividend of \$2.50 a share.

But the global slump in milk prices bit harder in the 2014-15

financial year and the Trust recorded an overall loss of \$326,000. Despite this trading loss, Tumunui Lands Trust remained financially sound, with adequate reserves that were well over the minimum required by lenders, plus the ability to raise further finance if needed to buy more land or invest in further development.

The Trust ended the financial year in control of 4261 hectares of land (up from 4123 hectares in 2013). The land, stretching to the edge of Rotokakahi, consisted of four dairy farms totalling 2198 hectares (including 370 hectares of leased land), 816 hectares of deer farms, 340 hectares of forestry land, the eight hectare Tamaki Village tourism complex and 899 hectares of undeveloped land, largely made up of Tumunui Mountain and and Turei's Rough.



CHAPTER 6

PEOPLE AND BENEFITS

At the heart of Tumunui – both the land and the Trust – are the members of Ngati Kahu Upoko and Ngati Tumatawera, the two groups whose interest in the land was recognised by the Maori Land Court when the Tumunui Block was created half a century ago by the amalgamation of nine smaller blocks.

The court awarded title to 804 owners. The owners list below includes only the names of the owners as they were written in the Second Schedule to the order constituting title to the Tumunui Block, made at a sitting of the Maori Land Court at Rotorua on 22 March 1965. The list does not include the shares allotted to each owner. Some shareholdings originally allotted were amended by order of the court in May 1982. A total of 48,795 shares were originally allotted, but this was reduced in 1982 to a total of 48,366.32353.

The list includes shareholdings by Queen Elizabeth, King Koroki, “Princess” Te Puea and the Maori Trustee. Te Puea died in 1952, so her shareholding was awarded posthumously. Koroki Te Rata Mahuta Tawhiao Potatau Te Wherowhero died in 1966, the year after Tumunui Block was established and vested in the named owners.

The Maori Trustee originally held 356.77238 shares, possibly as a result of conversion of the development costs owing to the Crown from a monetary debt to a shareholding.

1. Aata Hemi Mihaka
2. Adria Wi Warena
3. Agnes Joanna Tawera
4. Te Ahipera Mihaere
5. Ahomiro Ratana
6. Ailsa Ngamihi Tomoana
7. Akuira Mihaka
8. Alan Hunua
9. Albert Te Auheke Bennett
10. Alfred Knocks
11. Alice Tupara
12. Amereta Ngahuia Hatu
13. Amiria Moke
14. Te Amokura Mihaka
15. Anania Te Aonui
16. Angeline Gardiner (Trustee: Whariki Gardiner)
17. Ani Araroa
18. Ani Komene
19. Ani Patene
20. Ani Poata
21. Ani Puru Pewene
22. Ani Tokoihi
23. Ani Waihaki
24. Anihira Mikaere
25. Te Ao Te Ao
26. Te Ao Toma II
27. Te Aohau Pakaru
28. Te Aonui Tokoihi
29. Aonui William Moana
30. Te Aoperere Tanirau
31. Aperahama Hurihanganui
32. Aperahama Meihana
33. Aperahama Mete
34. Aperahama Rarunga
35. Aperahama Waaka
36. Araiteuru Rangawhenua
37. Arama Hahore Ehau
38. Arama Karaka Rarunga
39. Arapera Harawira
40. Arapeta Hemahema
41. Arimina Wikiriwhi
42. Te Aratukutuku Wi Hapi
43. Aretewhio Taiwhati
44. Aritaku Wi Hapi
45. Arthur Rickett
46. Te Aruhe Moho Wi Hapi
47. Te Ata Waaka
48. Te Ataiti Tominika
49. Ataraita Heretaunga
50. Te Atarangi Tame
51. Atareta Penetito Timiuha
52. Aterea Moke
53. Aterea Nganiho
54. Ati Keepa
55. Te Ati Pewene
56. Atiria Raiwhara
57. Aukaha Ratana
58. Te Autiti Wikiriwhi
59. Barnado Pakaru
60. Basil Taiwhakaea McPherson
61. Bernard Montgomery Hatu
62. Betty Hunua
63. Caroline Wikitoria Jacobs
64. Charles Moihi Bennett
65. Christine Rakera Signal
66. David McRoy
67. Delia Osborne
68. Donald Mairangi Bennett
69. Dorothea Gardiner (Trustee: Whariki Gardiner)
70. Dudley Emmanuel Hall

- | | | | |
|-------------------------------------|-----------------------------------|---------------------------------|----------------------------------|
| 71. Edward Robert Hall | 106. Hana Meads | 141. Heta Hona or Peata | 176. Hone Marino |
| 72. Edward Te Keu Bennett | 107. Te Hape Te Moko | 142. Heta Witariana | 177. Hone Tame Pohe |
| 73. Eileen Erena Signal | 108. Hara Poata | 143. Te Hihiotera Wharerahi | 178. Hopihona Tumatahi |
| 74. Elizabeth Ngamihi Porter | 109. Harata Hemopa | 144. Hihiria or Hihira Erueti | 179. Hori Hau |
| 75. Ellen Knocks | 110. Harawira Rupe | 145. Hihiria or Hihira Hapeta | 180. Hori Hemana |
| 76. Enoka Karita | 111. Harawira Tupara | 146. Te Hiko te Waaka | 181. Hori Marino |
| 77. Enoka Tame Pohe | 112. Hare Hiko | 147. Hilda Osborne | 182. Hori Tamaiwhana |
| 78. Eparaima Whanga Kiteuru | 113. Harete Timiuha | 148. Himone Katerina | 183. Horiana Tokena or Soper |
| 79. Eramiha Tame Pohe | 114. Hargrave Rogers | 149. Hinekatorangi Apatu | 184. Horowai Paurini |
| 80. Erana Harawira | 115. Horiana Soper | 150. Hinekura te Puia | 185. Huarere Ryan Heretini |
| 81. Eruera Riini Manuera | 116. Harold MacFarlane | 151. Hinemaia Te Ao | 186. Hubert Parry Hall |
| 82. Eruera Wikiriwhi Keepa | 117. Harry Delamere Barter Dansey | 152. Hinerangi Corbett | 187. Huhana Sewell |
| 83. Erueti Hare Tanirau | 118. Harry McLenan | 153. Hinerangi Wikiriwhi | 188. Huia Esther Bird |
| 84. Eru Haira | 119. Harry Rickett | 154. Hinetaro Meihana | 189. Huia Hori |
| 85. Evelyn Hinetoia Hakaraia | 120. Hauata Keepa | 155. Hinetau Hemara | 190. Te Huia Keepa |
| 86. Frank McPherson | 121. Te Hautakiri Raponi | 156. Hinewera Te Kirihi | 191. Huitao Ngaparau |
| 87. Frederick Ranginaeche | 122. Heeni Te Moko | 157. Hipene Hakaraia | 192. Tu Huka Whatu |
| 88. Frederick Te Tiwha Bennett | 123. Te Heke Meihana | 158. Hira Anaru Te Nguha | 193. Hunahuna Keepa |
| 89. Geoffrey Rogers | 124. Te Hekenui te Waaka | 159. Hiraani Tiakitai | 194. Hune Harawira |
| 90. George Ingram Barter Dansey | 125. Helen Gardiner | 160. Hiraina Whiley | 195. Hunia Hori or Ihaia |
| 91. George Ngarimu | 126. Hemana Jolliffe Heretini | 161. Hiria Waihaki | 196. Te Hurihanganui Werahiko |
| 92. George Te Kuruotemarama Bennett | 127. Hemi Bennett | 162. Hirini Maika | 197. Te Huru Rangawhenua |
| 93. Georgina McPherson | 128. Henare Te Ahipera | 163. Hirone Mokai Wikiriwhi | 198. Ida Stewart |
| 94. Georgina Ngarimu | 129. Henare Eparaima | 164. Hiwi (Hugh) McPherson | 199. Ihaia Mikaere |
| 95. Haaka Nganiho | 130. Henare Hereaka | 165. Hoana Hurihanganui | 200. Ihaia Ngatiti |
| 96. Haana Ranapiri | 131. Henare Marino | 166. Hohepa Aterea | 201. Ihaia Rihari |
| 97. Haare Hurihanganui | 132. Henare Toma | 167. Hohepa Hona | 202. Ihapera Hokepera Welch |
| 98. Haareiteao Horowai or Paurini | 133. Henare Raiha | 168. Hohepa McPherson | 203. Ihapera Ranahi |
| 99. Te Haimona Knocks | 134. Heni Weraniko Hiini | 169. Hohepa Mutu | 204. Ihapera Tame |
| 100. Haimona Ranapiri | 135. Henry Rongomau Bennett | 170. Hohepa Petera | 205. Te Iharaira Haumaha |
| 101. Hakopa Aterea | 136. Henry Tahawai Bird | 171. Hohepa Ranginaeche Kereopa | 206. Ihipera Ngahirapu Ehau |
| 102. Te Ha Moetu | 137. Hepine Eru | 172. Hohepine Knocks | 207. Ima Josephine Bird |
| 103. Hamuera Te Waaka | 138. Her Majesty the Queen | 173. Hohi Taylor | 208. Irihapeti Kirimaoa |
| 104. Hana Erueti | 139. Hera te Moko | 174. Te Hokowhitu (Te Iwi) Ruha | 209. Irihapeti Ramari Heretaunga |
| 105. Hana Mason | 140. Herapia Mikaere | 175. Hona Tupara | 210. Irihapeti Witariana |

211. Iritana Winiata
 212. Isaac (Ihaka) Tunui. Trustee:
 Puroku (Bunny) Tunui
 213. Ivy Tanirau. Trustee:
 Maori Trustee
 214. Iwingaro Te Moana
 215. James Hapeta Tarawa
 216. James Te Kara McPherson
 217. Jewelle Raukura Harmsworth
 218. Jocelyn Kilpatrick
 219. Joe Tanirau. Trustee:
 Maori Trustee
 220. John Gardiner
 221. John Hona
 222. John Huia Barter Dansey
 223. John Knocks
 224. John Moana
 225. John Mokouiarangi Bennett
 226. John Pene
 227. Julian Heruheru Waretini
 228. Te Kaaho Mihaka
 229. Kahu Tanirau. Trustee:
 Maori Trustee
 230. Te Kahuoterangi Teopeehi
 231. Te Kahutoroa Herewini
 232. Kairuru Hemana Topia
 233. Te Kamo Wharerahi
 234. Kanara Waotu te Puni
 235. Kanea Iharaira
 236. Te Kaponga Hori
 237. Kapu Topia
 238. Kapuawaihoro Hurihanganui
 239. Kapuawaihoro Werahiko
 240. Kararaina Te Hau
 241. Kararaina Waata Paora
 242. Kataraina Corbett
 243. Kataraina Paora Hiki
 244. Kataraina Whiti
 245. Te Katene Hirini
 246. Katerina Te Ao
 247. Katerina Dehar
 248. Katerina Hawira
 249. Katerina Maniapoto
 250. Katerina Mita
 251. Katerina Titia
 252. Katerina Tominika
 253. Kati Nganiho
 254. Katiroa Waaka or Tuhakaraina
 255. Katohau (Tautohe) Taiatini
 256. Kaumoana Heretini Hill
 257. Kauwhata Hereaka
 258. Te Keepa Hare Tanirau
 259. Te Keepa Raymond Keepa
 260. Keita Marino
 261. Kerehi Ruha (Tamati)
 262. Kerera Hato
 263. Kerera Wi Hapi
 264. Kereti Henare Amotawa
 265. Ketewhara Kihi
 266. Te Kipihana Ranapiri
 267. Te Kirihaeae Hona
 268. Kiritapu Whatu
 269. Kiriwaitini Poata
 270. Koroki Te Rata
 271. Te Kororiko Tominika
 272. Kuini Te Muera
 273. Kuini Wi Warena
 274. Kura Heggie
 275. Kuruotemarama Waaka
 276. Leslie Meads
 277. Lucy Erueti
 278. Lucy Murphy
 279. Maaka Ngamare
 280. Maata Hurihanganui
 281. Maata Waihaki
 282. Mabel Hihiwai Rogers
 283. Mabel McLenan
 284. Mahau Tupara
 285. Mai Mikaere
 286. Maira Henare
 287. Maisie Mau
 288. Makarena Heretini Tame
 289. Makarena Marsh
 290. Makaria Tokena
 291. Makarita Riini Manuera
 292. Makarita Whakatau
 293. Makau Hemi Mihaka
 294. Makere Whatu
 295. Maki Niini Pewene
 296. Maki Witariana
 297. Makiha Mihaka
 298. Mako Ngarimu
 299. Makuini Henare
 300. Mamae Werahiko
 301. Te Manihera te Whetu
 302. Manu Bennett
 303. Manuatitapu Ranapiri
 304. Manuera McDermott
 305. Maraia Tanirau
 306. Marata Ranapiri
 307. Marata Turoi Wiari
 308. Mare Mikaere
 309. Mare Paora Hiki
 310. Mare Ngatiti
 311. Maria Brown Heretini
 312. Maria Herewini
 313. Maria Hokepua Meihana
 314. Maria Mutu
 315. Maria Tanirau
 316. Maria Williams
 317. Maria Witariana
 318. Mariana Hiraina
 319. Maria Renati
 320. Marie Hunua
 321. Marino Witariana
 322. Mary Raker Signal
 323. Mary Royal
 324. Mata Waaka
 325. Mata Topia
 326. Matarehua Wikiriwhi
 327. Matarena Patuaka
 328. Matataia Witariana
 329. Te Matauranga Wikiriwhi
 330. Mate Harawira
 331. Mateau Topia
 332. Te Matekino Henare
 333. Matekino Tumatahi
 334. Matewai Tupara
 335. Matina Makiha
 336. Matiu Topia
 337. Matu Topia
 338. Te Maungarongo Tame Pohe
 339. Te Mauri Meihana
 340. Maurice Douglas Bird
 341. Meera Hector
 342. Mei Rikiti
 343. Meihana Erueti
 344. Te Meihana Taekata
 345. Mekerei Honatana
 346. Merania or Miriama
 Josephine Keelan Heretini
 347. Mere Hapuriri Makiha

348. Mere Meihana
349. Mere Parata
350. Mere Paora Hiki
351. Mere Papuha Raukira Maika
352. Mere Taiamai
353. Merehira Wiremu
354. Merenia Hori or Ihaia
355. Merepeka Harehare
356. Mereraina Offering
357. Merita Renati
358. Meretitia Milner
359. Michael Tene Rickett
360. Mihaka Rupine
361. Mihi Araroa
362. Mihi Hera Ani
363. Mihi Rangiwhenua or Mihitaurangi Kennedy
364. Mihikorama Ngahuruhuru
365. Te Mihiora te Moko
366. Mihipeka Ranapiri
367. Mikaere Heretaunga
368. Mikaere Mikaere
369. Mikaere Ngatiti
370. Miraka Ngamare
371. Miria Potaka
372. Miria Tunui. Trustee: Puroku (Bunny) Tunui
373. Miriama Herewini
374. Miriana Herewini
375. Te Miri-O-Raukawa Hatu
376. Miro Witariana
377. Mita Harawira
378. Mita Honatana
379. Mita Katerina
380. Mita Makiha
381. Mita Taupopoki Piripi
382. Moana Hector
383. Moana Kahua Dansey. Trustee: Ruby Margaret Dansey
384. Moana Tunui
385. Te Moana Werahiko
386. Moe Ngatiti
387. Moerangi Ratana
388. Moewaka Waitoa
389. Mohi Eru te Kiritu
390. Mohi Toma
391. Moihī Patuaka
392. Mokai Waretini
393. Moke Puihi Amotawa
394. Molly Ngarimu
395. Motai Ratana
396. Muri Martin
397. Te Muunu Hereaka
398. Naira Henare
399. Namu Toma
400. Nancy Gardiner
401. Nancy Mako Tawera
402. Natana Waaka
403. Nawa Te Pae
404. Ngahau Ratana
405. Ngahinu Paora Hiki
406. Ngahooro Katerina
407. Ngahooro Tame
408. Ngahuia Haimona
409. Ngahuia Hatu
410. Ngahuia Kerenapa Iraia
411. Ngairē Gardiner
412. Ngakau te Rangihaeata
413. Ngakoura Herewini
414. Ngamahinui Tonihī
415. Ngamako Ngarimu
416. Ngamako Ratana.
Trustee: Hohepa Mutu
417. Ngamoni Gardiner. Trustee: Whariki Gardiner
418. Nganehu Tame
419. Ngararaki Hapeta
420. Ngaparete Rahapa
421. Ngaperā (Pete) Hemopo
422. Ngapoti Hikurangi
423. Ngapuahui Knocks
424. Ngarangi Keepa
425. Ngarimu Werahiko
426. Te Ngaroata Hiwarau
427. Ngarongoa Manihera
428. Ngatai Mou
429. Ngatai Taiatini
430. Ngatapiri Tonihī
431. Ngawai Wi Hapi
432. Ngawehenga Ranapiri
433. Ngawhare Maika
434. Nikora Mikaere
435. Nikorima Tominika
436. Nimerata te Wiata
437. Nini Rangimawhiti Naera
438. Nini Waaka Nicholas
439. Te No te Waaka
440. Noa Raniera
441. Nohokotahi Maika
442. Nora Herewini
443. Nora Smith
444. Te Ohinga Timiuha
445. Te Oiroa Hona
446. Olive Pakaru
447. Te Onira Wi Warena
448. Oriwia (Te Wao) Te Hatu
449. Oriwia Hatu
450. Te Otinga Tanirau
451. Te Pae Tanirau
452. Te Paea Raimona
453. Paerikiriki te Rohu
454. Pahau Hemopo
455. Pakau Hare Tanirau
456. Paki Tame Pohe
457. Te Paki Onipi
458. Paki Ratana
459. Pakira Toma
460. Panapa Kukumo
461. Panapa te Hihotahi
462. Pane Pirimona. Trustee: Maria Pirimona
463. Pango Hare Tanirau
464. Paora Pene
465. Paora Rapani
466. Paora (Sonny) Tokena or Duncan
467. Paora Witariana
468. Papi Ranapiri
469. Parakaia Kepei (surname unclear)
470. Parakaia Wi Warena
471. Parakuka Herewini
472. Paraone Hera Ani
473. Paramena Tumahaurangi
474. Paranihia te Moko
475. Paranihia Papuni
476. Paratene Jackson Bennett
477. Paratina Te Owai
478. Pare Ngawini
479. Parekaia Kerei
480. Parehauraki Patuwai
481. Patana Wi Hapi
482. Pateo Ratana
483. Pateriki Herewini

484. Pateriki Hona
485. Pateriki Ngamare
486. Pateriki Te Raina
487. Pati Tame Pohe
488. Patricia Pakaru
489. Patrick Wi Warena
490. Pauline Hunua
491. Pauline Osborne
492. Paurini Mutu
493. Peata Hereaka
494. Peata Manuka
495. Peat ate Puia
496. Peata Toa
497. Peeti Hapeta Hatu
498. Pembroke Rickett
499. Pene Hatu
500. Pene Paora Pene
501. Peni Paora Hiki or Peniamine Paora Hiki
502. Pera Tumatahi
503. Percy Reginald Hill
504. Perenara Moke
505. Perenara Raiha
506. Petera Maika
507. Petera Tautari
508. Petera Werahiko
509. Peti Taiwhati
510. Pia Ngamare
511. Piatarahi Hemopo
512. Piatarahi Nari Makiha
513. Piatarahi Wi Hapi
514. Pipiana Ngamare
515. Pipimoho Richard Hunua
516. Piri Paora Hiki
517. Pirihita Mikaere
518. Piripi Paerau
519. Pirira Rangawhenua
520. Pita Himiona
521. Pita Hiraina
522. Pita Tumatauenga Ehau
523. Piupiu Wiari
524. Piwhara Tupara
525. Te Pohe Hona
526. Te Pohe Tarai
527. Pohoiria Riini Manuera
528. Te Poroa Tumatahi
529. Pouaka Paerau alias Te Pouaka Wirikake
530. Pourahi Whiley
531. Poutini Ngaparu Aperahama
532. Puaki Tamaiwhana
533. Puata Hereaka
534. Te Pucea Herangi
535. Puhaniu Dean Waretini
536. Pukatea Hona
537. Te Puke Hori or Ihaia
538. Pumipi Hera Ani
539. Punoke Ranapiri
540. Puri Ratana
541. Queenie Mau
542. Raheera Makereta
543. Raiha Moke
544. Raiha Tanirau
545. Te Raihi Gardiner
546. Raina Ripeka
547. Te Raita Hiwarau
548. Raita Ruha (Raheke)
549. Te Raiti Renati
550. Rakapa Maika
551. Rakatura Nganiho
552. Ramari Hereaka
553. Ranapiri Honatana
554. Rangi Mau
555. Rangi Ngapoti
556. Rangi Taiatini
557. Rangiamohia Meade
558. Rangiaue Wi Hapi
559. Rangihemo Paora Hiki
560. Rangiheuea Tonihi
561. Rangikahuna Tupara
562. Rangikaripiripia Heretini Tame
563. Rangikatukua Winiata
564. Rangimaharahara Manihera
565. Te Rangimaria Raponi
566. Rangimaria Robertson
567. Rangimarie Tanirau
568. Ranginanana Hemopo
569. Rangipawa Knocks
570. Rangipuawhe Maika
571. Rangirauaka Hatu
572. Rangirauaka Lowe
573. Rangirehua Topia
574. Rangirorea Kahui Hanatia
575. Rangitautaua Henare
576. Rangitawhai Hirini
577. Rangitopeora Poihipi
578. Rangitukia Mutu
579. Rangywaerea Rarunga
580. Rangiwahia Tokoihi
581. Rangiwakawaitau Hiwaru
582. Rangiwheriko O'Brien
583. Rapata te Ao
584. Rapata Te Aonui
585. Rapata Nuku
586. Rapata Witariana
587. Rarunga Wi Hapi
588. Te Rata Pini Ruka
589. Te Rata (Pire) Wiha
590. Te Ratuhi Peata or Hona
591. Rauhihi Heemi Mihaka
592. Rauhuia Hemopo
593. Raukura Tupara
594. Raumati Hiraina
595. Raureti Hemana
596. Raureti Paurini
597. Te Rawhiti Ngawini
598. Rawinia Manuku
599. Rawinia Oman
600. Rawinia Tuki
601. Rawiri Maniapoto
602. Rawiri Marino
603. Rawiri Topia
604. Rea te Kahui
605. Rehara Topine
606. Te Rehia Mikaere
607. Reihana Te Ao
608. Reihana Nuku
609. Reima Ruta Dansey
610. Te Reita Kiniha
611. Te Reiti te Aonui
612. Remehio Heretaunga
613. Rena Paora Hiki
614. Renati Maika
615. Reporoa Hauparua
616. Rero Ratana
617. Retimana Pewene
618. Reu Toma
619. Reupena Toma
620. Reupena Tunohopu
621. Te Rewi Rikiriwhi Mohi
622. Rewiri Makiha
623. Rewiri Topia

624. Te Rewiri Winiata
625. Ria Wi Hapi
626. Richard Hodge
627. Rihari Maui
628. Rihi Makiha
629. Rihi Turei Wiari
630. Rihi Waaka
631. Ripeka Hirini
632. Ripeka Te Raina
633. Rimupai Hatu
634. Rina Paora Hiki
635. Riparata Werahiko
636. Te Rire Hona
637. Riria Piripi Pewene
638. Te Riri Meihana
639. Riripeti Smith
640. Rita Epiha
641. Robert Tanirau
642. Robert Toko Dansey
643. Roger Tahere Dansey
644. Roha Rangipukohu
645. Rongopai Riini Manuera
646. Te Rongopakaha Matarehua
647. Ropata Matarehua.
Trustee: John Miritana
648. Ropata Ranapiri II
649. Rora Wi Hapi
650. Rotohiko Heretaunga
651. Ru Kingi Rotohiko
652. Te Ruahuihui Renati
653. Ruiha te Kahui
654. Te Ruiha Karaka
655. Ruiha Renati
656. Ruihi Komene
657. Rupuha Wihapi
658. Rurangi Douglas
659. Samuel Bennett
660. Samuel Wi Warena
661. Sarah Wi Warena
662. Selwyn Bennett
663. Sybil Elsie Ellison
664. Sydney Rangitepuru Sewell
665. Taati Whatu
666. Taikoa Tupara
667. Taipua Natanahira II
668. Taitimu Kitua
669. Taiwhakarere Manihera
670. Taiwhati Hori
671. Takerei Ruha
672. Takirihi Te Hatu
673. Takirangi Whatu
674. Takurua Te Huihui
675. Tamati Taiwhati
676. Tamawhakaara Mihaka
677. Tame Hona
678. Tame Ngarimu
679. Tame Pohe
680. Tame Pewene
681. Tame Puauea
682. Tame Tima Patueka
683. Tamihana Te Moko
684. Tamihana Tamehana
685. Tangirau Wikiriwhi
686. Tango Tamaiwhana
687. Taone Ngamare
688. Te Tapuwai Ranapiri
689. Tarai Ngatutu
690. Taraipine Rarunga
691. Tarihira Hamiora
692. Taroa Werahiko
693. Te Taruna Wereta
694. Tata Hona or Pare Webber
695. Tatai Honatana
696. Tatai Te Purei Tanira
697. Tati Amiria Wahu
698. Tati Te Hatu
699. Tatiana Poata
700. Tau Hami Makiha
701. Te Tauru Hori or Ihaia
702. Tehei Manahi
703. Teira Natana Ranapiri
704. Teiwa Heemi Mihaka
705. Teiwa Ranapiri
706. Tene Witariana
707. Teo Raureti
708. Tepora Toma
709. Terehina Hinetapu
710. Teri Hori
711. Teri Wakefield Whiley
712. Thomas Gardiner
713. Tiahuia Kukume
714. Tiaki Haumaha
715. Tiakiawa Haukore
716. Tiaria Wikiriwhi
717. Tiemi Ranapiri
718. Tihao Matekino alias
Tihao (Takerei) Matekino
719. Tiki Hiko
720. Tiki Tame
721. Tipiriki Witariana
722. Te Tira Hapi
723. Tirakahurangi
Wiari or Aperahama
724. Tiripa Ratana
725. Tiro Hokipera
726. Tita Loffley or Tita Te Wera
Loffley or Tita Te Wera Hona
727. Titia Matekino alias
Titia (Takerei) Matekino
728. Titihuia Mutu
729. Toa Taiw2hati
730. Toby (Tobias) Tunui. Trustee:
Puroku (Bunney) Tunui
731. Toby Witariana
732. Tokoihi (Hato) Mae
733. Topia (Harawira) Te Hatu
734. Topia Te Hatu
735. Tom Mau
736. Toma Taiwhati
737. Te Tuahu Wikiriwhi
738. Tuakana Te Umairangi
739. Tuenoka Tominika
740. Tukino Tupara
741. Tumahaurangi Tumahaurangi II
742. Tumahaurangi Waitoa
743. Tunui Tumahaurangi
744. Tupuritia Horowai or Paurini
745. Turi Albert McPherson
746. Tutua Hatu
747. Tutua Ruka
748. Tuwharetoa Mika Ingram Ehau
749. Te Ua Tominika
750. Te Uruhi Katene
751. Victoria Annabella
Caroline Butt
752. Te Waaka Meriana
753. Waata Heretini Tame
754. Te Waewae Hori
755. Wahiao Te Rapai
756. Wahiao Richard Moana
757. Waikaraka Neil
758. Waitawa Whatu
759. Te Wanihi Tame

- | | |
|--|--|
| 760. Te Wao Te Hatu | Brinsop Dansey |
| 761. Te Warihi Henare | 794. Willian Tunui. Trustee:
Puroku (Bunny) Tunui |
| 762. Waru Werahiko | 795. William Werahiko |
| 763. Te Watene Rarunga | 796. Wini Pere te Ua |
| 764. Weheroa Hori | 797. Winifred Patience
Barter Dansey |
| 765. Wenerata Herewini | 798. Wiremu Hapi |
| 766. Wenerata Peata or Hona | 799. Wiremu Mikaere Heretaunga |
| 767. Werahiko Te Raina | 800. Wiremu Ranapiri |
| 768. Werahiko Rapata | 801. Wiremu Tumahaurangi |
| 769. Te Werorangi Wikiriwhi Mohi | 802. Wiremu Waaka II |
| 770. Te Wetini Te Moko | 803. Wiremu Witariana |
| 771. Whakataerangi Heretaunga | 804. Wiri Pewene |
| 772. Te Whareake Te Moko | |
| 773. Te Wharekura Rangipukohu | |
| 774. Wharengaro Ruha | |
| 775. Whatanui Whiley | |
| 776. Te Whetu Manihera II | |
| 777. Whetumarama Whatu | |
| 778. Wi Te Ao | |
| 779. Wi Kohika Hare | |
| 780. Wi Tanirau | |
| 781. Wi Warena | |
| 782. Wikiriwhi Wiremu Kingi Hatu | |
| 783. Wikiriwhi Wiremu Kingi
Te Miri-O-Raukawa | |
| 784. Wikitari Sinclair Rice Hill | |
| 785. Wikitoria Diana Heretini | |
| 786. Wikitoria Heretaunga | |
| 787. Wikitoria Ngamihikiteao Pene | |
| 788. Wikitoria Tominika | |
| 789. William Francis
Te Aonui Dennon | |
| 790. William Hunua | |
| 791. Willian Ranui Signal | |
| 792. Willian Tireni Bennett | |
| 793. Willian Tukekeru | |

The two longest serving members of the Trust board, Don Bennett MNZM and Andrew Kusabs, are the most prominent of the many people who have governed, managed and worked on Tumunui and the related lands it has obtained over more than three decades. Don Bennett has chaired the Board of Trustees since 1985 and Andrew Kusabs was involved from the beginning of the first Trust.

In addition, available records show that an uncle of current Trustee Robert Macfarlane was involved, probably through the owners' supervision committee, in the days when the Department of Maori Affairs was developing and farming Tumunui.

Early records of those involved with the Trusts (both the original Trust and the later Ahuwhenua Trust) are not all accessible and may not be complete, but among those who served as responsible or advisory Trustees are:

P P (Ben) Hona, John Pene, T Anaru, Noel Mansell, Rotohiko Heretaunga, Remihio Heretaunga, R. M. Piripi, Robert A. Low Pecti Hapeta (Herbie) Hatu, Wiremu (Willie) Waaka, K Waaka Raymond Keepa, Julian Kumeroa Keepa, W. Keepa, Dovey Tairoa, Rereata Makiha and Eria Moke.

Three Peka Urupa Trustees who may also have served as Tumunui Trustees, officially or unofficially, were Barney Clarke, Mrs Mereheeni Hooker and Mrs Taki Clarke.

Early reports to annual general meetings also identify a number of farm managers, farm workers and key consultants and farm supervisors, though the lists compiled from these reports may not be complete. In later years, especially after the development of dairy farms, many of those who worked on the farms have been employed by the sharemilkers and so were not recorded as Tumunui employees.

However, among those named in various reports are:

- *Charlie Perrett, 1967-1987, when he retired as farm supervisor. Mrs Hazel Perrett also started in 1967 and was working as a general hand on Tumunui as late as 1985.*
- *William Feetham, farm manager until 1985 or 1986*
- *1987 Bill Feetham, resigned as North Block manager in 1987 and was replaced by Garth Chadwick*
- *Robert Whiteside, who was recorded as farm manager in 1985*
- *Tom Collier, believed to have been employed in 1966. Listed as head shepherd in 1985 and South Block/ South Farm head shepherd until 1992*
- *Tom Collier junior, shepherd and general hand 1989-1992*
- *Neville Collier, tractor driver in 1985*
- *Edward Le Compte, also listed as head shepherd in 1985*
- *Massey Ihaia, shepherd and general hand 1985-1989*
- *Pine Miraki, shepherd and general hand 1985, North farm head shepherd 1992*
- *Martin Simon, shepherd and general hand 1985*
- *Thomas (Boy) Tawhi was listed as a tractor driver in 1968 and 1985 and was credited as a long-serving employee when he retired in 1987.*
- *Keith Galliers, truck driver/mechanic 1985*
- *Allan and Molly Oakley were the sheep managers on Tumunui as late as 2010. Allan Oakley managed farms at Tumunui from at least 1987 and probably earlier.*
- *Constance Maraki worked at the deer unit in 1985*
- *Susan Puku worked in the Chairman's office in 1985*
- *Garth Chadwick was the North Block manager in 1987 and later managed the North Farm until at least 1992.*
- *Keith Harrison was the North Block head shepherd*

from 1989 until his redundancy in 1992 due to the return of the Peka Block to its owners.

- *Wally Walford, also a shepherd on the North Block, was also made redundant in 1992 due to the loss of the Peka Block.*
- *Paul Schicker, North Block tractor driver 1989-1990*
- *Todd Miller, North Block tractor driver 1989*
- *Charlie Phillips, South Block tractor driver 1990-1992*
- *Bob Hamilton, deer farm manager 1990-1992*
- *Justin Tawhiti, deer farm cadet 1990, deer farm shepherd 1992*
- *Mac Reedy, North farm tractor driver and general hand 1992*
- *Helen Oakley, South farm shepherd and general hand 1992*
- *Bob and Robyn Foster, Tumunui deer managers – the longest serving staff at Tumunui.*

Among the key advisers and supervisors have been:

- *Ross Hyland, property supervisor 1987-1992.*
- *Nigel Olsen was responsible for redeveloping the leasehold land and the Maitland Block at Reporoa and managed the dairy conversion on that land.*
- *Andrew Ewen, farm supervisor 1993-1995*
- *Don Peterson, dairy supervisor 1994-1995*

BENEFITS

Throughout its existence Tumunui Lands Trust, like many Maori trusts and incorporations, has returned benefits to its members, their whanau and marae and a range of causes and activities.

From a very early stage the original Trust maintained a putea account. As early as 1984 the putea account was funding education grants of \$200 per family that had children in the fourth and fifth forms at secondary school, and funeral grants of \$200, as well as case by case consideration of hardship grants for beneficiaries.

The account was funded by the first \$5 of dividends, or part of dividends that were less than \$5. This system proved difficult to maintain, with the putea account overdrawn by \$7722 by the end of the following financial year. By the end of the 1988-89 year the account was overdrawn by \$67,890 and the funding system was changed. Tangi donations in that year totalled \$5000 and educational grants had added up to \$2800.

In 1990 the education grants were scaled back to \$100, but were extended to cover each fourth or fifth form child or grandchild of a beneficiary/shareholder. In 1991 the education grants cost \$3500 and tangi grants totalling \$3000 were paid.

The following year, grants totalling \$4300 were paid, and in 1994 they reached \$6690. A further \$4530 was paid in 1996.

In more recent years the Trust has focussed more on support for marae and on donations to specific causes and events. Among these was assistance to Hurunga-te-Rangi Marae for their wharekai in 1988 and 1989, grants to help complete the Te Arawa waka and to assist the 28th Maori Battalion reunion in 1990, and five donations totalling \$5150 in 1992 including a further grant for the reunion and one to Te Papaouru Trust. In 1994 donations totalling \$3900 went to Tipu Ora, Korowai Aroha and the Manahi VC account.

As the Trust and its businesses have grown, and the national

standard accounting rules have changed, it becomes more difficult to trace donations and grants in any way that is comparable with earlier annual financial reports.

However it is apparent from the information available that special donations, other than marae support, have totalled at least \$12,050 – a very conservative estimate because the Trust often does not list its charitable work in annual reports.

In addition, it is clear from available reports that at least \$85,380 was distributed in tangi and education grants, and probably much more because the amounts distributed in some years were not reported to annual general meetings.

The major source of benefits to the shareholders has been dividends on the 48,161 shares they collectively hold. A conservative figure for the total of dividends returned to owners – bearing in mind that not all of the very early annual accounts are available – is \$866,898.

This is based on known dividends over the years totalling at least \$18 per share; the actual level of dividends is likely to be higher when the years for which no dividend record is available are taken into account, so the total is likely to exceed \$1 million. However, the known level of benefits – tangi and education grants, donations and marae support, plus the known dividends – is just under \$1 million over the past three decades.



CHAPTER 7 MOVING FORWARD

By late 2016, thirty-four years after the people of Ngati Kahu Upoko and Ngati Tumatawera regained control of Tumunui, the original land trust they formed and its modern successor, Tumunui Lands Trust, has become a very large enterprise with net assets worth more than \$45 million.

As a diversified farming and land business, with four modern dairy farms, a deer farm, cattle and substantial forestry interests, the Trust has shown, especially during the recent significant drop in returns for dairy farmers, that it has the resources to survive setbacks and even continue to grow when times are difficult.

Following their key strategic principle of farming smarter and better, the Trustees have been able to expand the Trust's land holdings over the past three years. The Trust now controls around 4200 hectares, including some leased land in Reporoa and a lease on terms that will enable it to buy the freehold of farmland stretching down to Rotokakahi (Green Lake) if the owner decides to put the land on the market.

The gradual extension of land holdings towards Rotokakahi fulfils another objective, of recovering into Maori ownership areas of land that were once part of the larger Rotomahana-Parekarangi block.

On the other side of the farm, the Trustees have their eyes on another objective – that of regaining ownership of all the land close to the base of Tumunui mountain. If they can achieve that, the Trust is likely to look at the feasibility of developing eco-tourism activities on the mountain, possibly in partnership with an experienced operator.

The forestry investment that began early in the life of the Trust

and extended into the joint venture forestry agreement with the neighbouring Peka Lands Trust is coming into its own as substantial stands of Tumunui's and Peka's trees approach maturity and harvesting.

Beginning with Andrew Kusabs and Don Bennett, who were both foundation officers of the Ahuwhenua Trust that succeeded the original Tumunui trust, the enterprise has maintained a core of experienced Trustees for the past three decades.

Donald Mairangi Bennett was made a Member of the New Zealand Order of Merit (MNZM) in the 2010 New Year Honours List for his services to Maori and the community.

Andrew's son Craig has succeeded to the post of chairman of the Trust after Don Bennett relinquished the position after more than a quarter of a century in the role, from 1985.

Another long-serving Trustee is Bob Macfarlane, former managing director of Cable Price (NZ) and former chairman of the board of the Maori Arts and Crafts Institute.

The fifth Trustee is Wally Lee, a grandson of Kuru Waaka, who is also a former Trustee and chairman of the Tuhourangi Tribal Authority and a campaigner for clean water, including for the clean-up of the Puarenga Stream in Waipa Valley.

The other key officer of the Trust, Lau Lasike, has succeeded Andrew Kusabs as the principal of accountants Kusabs Lasike and as the secretary-accountant of Tumunui Lands Trust.

TUMUNUI
LANDS TRUST
NĀATI KAHU UPOKO
NĀATI TUMATAWERA
TRIBAL LANDS











TUMUNUI LANDS TRUST

1ST FLOOR
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