

# **MANGATAWA PAPAMOA BLK.INC.**

## **SPECIAL GENERAL MEETING OF SHAREHOLDERS**

**DATE** 22 JUNE 2019

**VENUE** MT MAUNGANUI GOLF CLUB, LODGE AVE. MT MAUNGANUI

Registrations open at 9.30am, meeting starts at 10.00am. (*Morning tea on arrival 9.30am-10.00am*)

### **AGENDA**

1. **Mihi/Karakia**
2. **Chairman's Welcome/report** Kevin J Haua
3. **Tauranga City Council Easement: Graham Wilkinson (PCV & PLV Partner)**

#### **Resolution 1**

"That the shareholders of **MANGATAWA PAPAMOA BLOCKS INCORPORATED** approve and endorse the Committee of Management to:

- (a) Authorise Tauranga City Council to construct the required infrastructure on Asher Block Lots C, E1 and E2 (approximately 22,889 square metres) and Lot 1 DPS 65413, Part Mangatawa Papamoā SO Plan 452445 and Part Mangatawa Papamoā (approximately 14,485 square metres), as shown on Figure 7 on Sheet 5 of the Easement Plans dated 21 May 2019 including but not limited to the conveyance and drainage of water, storm water and wastewater including the granting of new (and cancellation of existing) easements where necessary; and
- (b) Make an application to the Maori Land Court seeking orders in relation to all and any necessary granting of new (and cancellation of existing) easements.

*Questions from the share-holders.*

**Voting on the above.**

4. **Truman Lane Subdivision – Mainfreight Additional Area (Stage 2): Peter Cross (Industrial Development Manager)**

#### **Resolution 2**

As a result of previous Maori Land Court applications, Mangatawa Papamoā Blocks Incorporated has been successful in obtained a number of partition orders for Lot 1 DPS 65413, Part Mangatawa Papamoā SO Plan 452445 and Part Mangatawa Papamoā Block currently comprised in record of title 699115. This has resulted in the creation of six additional lots. The shareholders of **MANGATAWA PAPAMOA BLOCKS INCORPORATED** now approve and endorse the Committee of Management:

- (a) Carrying out an additional partition of the land remaining within Lot 1 DPS 65413 and Part Mangatawa Papamoā Block currently comprised in record of title 699115 to create Lot 12 as shown on plan 631073-T-P-D001 Sheet No. 5 Issue H prepared by Stratum Consultants dated 21 March 2018; and
- (b) To make an application to the Maori Land Court for partition of Lot 1 DPS 65413 and Part Mangatawa Papamoā Block currently comprised in record of title 699115 to create an

additional Lot 12 as shown on plan 631073-T-P-D001 Sheet No. 5 Issue H prepared by Stratum Consultants dated 21 March 2018.

*Questions from the share-holders.*

**Voting on the above.**

**Resolution 3**

That the shareholders of the **MANGATAWA PAPAMOA BLOCKS INCORPORATED** approve and endorse the Committee of Management:

- (a) Amalgamating Lots 3 and 12 as shown on plan 631073-T-P-D001 Sheet No. 5 Issue H prepared by Stratum Consultants dated 21 March 2018 into one block so they are held in one record of title; and
- (b) To make an application to the Maori Land Court for the amalgamation of Lots 3 and 12 as shown on plan 631073-T-P-D001 Sheet No. 5 Issue H prepared by Stratum Consultants dated 21 March 2018.

*Questions from the share-holders.*

**Voting on the above.**

**Resolution 4**

That the shareholders of **MANGATAWA PAPAMOA BLOCKS INCORPORATED** approve and endorse the Committee of Management to:

- (a) Grant a long-term lease over proposed Lot 12, being approximately 1.3 hectares, as shown on plan 631073-T-P-D001 Sheet No. 5 Issue H prepared by Stratum Consultants dated 21 March 2018 for a term of 99 years to Mangatawa Developments Limited, a 100 percent owned subsidiary of Mangatawa Papamoia Blocks Incorporated for the purpose of including it within the Industrial Subdivision on adjacent land; and
- (b) Forward a copy of any such long-term lease to the Registrar of the Maori Land Court for noting.

*Questions from the share-holders.*

**Voting on the above.**

**Resolution 5**

If less than 50 percent of the shareholders of Mangatawa Papamoia Blocks Incorporated authorize by resolution a long term lease to Mangatawa Developments Limited, the shareholders of **MANGATAWA PAPAMOA BLOCKS INCORPORATED** approve and endorse the Committee of Management:

- (a) To make an application to the Maori Land Court seeking a temporary change of status of proposed Lot 12, being approximately 1.3 hectares, as shown on plan 631073-T-P-D001 Sheet No. 5 Issue H, from Maori Freehold Land to General Land, for the purpose of registering a long-term lease over that block;
- (b) Following registration of the long-term lease the shareholders approve and endorse the Committee of Management to then file a change of status application with the Maori Land Court, changing the status of that block from General Land back to Maori Freehold Land.

### **Resolution 6**

As a result of previous Maori Land Court applications, Mangatawa Papamoa Blocks Incorporated has been successful in obtaining a number of easement orders with respect to lots 100 and 101 on plan 631073-T-P-D001 Sheet No. 5 Issue H prepared by Stratum Consultants dated 21 March 2018. This has resulted in Lot 3 on the plan having the benefit of certain rights of way and easements. The shareholders of **MANGATAWA PAPAMOA BLOCKS INCORPORATED** now approve and endorse the Committee of Management to:

- (a) Grant Lot 12 the benefit of the same rights of way and easements over Lots 100 and 101, being approximately 171.7842 hectares, as shown on plan 631073-T-P-D001 Sheet No. 5 Issue H prepared by Stratum Consultants dated 21 March 2018, as already granted with respect to Lot 3; and
- (b) Make an application to the Maori Land Court seeking orders in relation to all and any necessary easements.

*Questions from the share-holders.*

**Voting on the above.**

### **5. Minimum share-holding, shareholder input, ideas, recommendations etc.**

Your committee have in several share-holder meeting discussed the idea of a 'Minimum share-holder unit' with the share-holders permission can be brought in under the Te Turi Whenua Maori Land Act 1993.

**Lunch- 12.00pm-1.00pm**

