

Waitara

Lands Act

Quarterly Report

31 March 2021

Accumulated Income

Accumulated income refers to income derived from the Waitara Endowment Land before the commencement of the Act on 17 March 2019.

	Waitara Harbour	Other Waitara Endowment
Net income @17 March 2019	5,363,384	191,436
Less debtors outstanding*	(63,948)	(3,805)
Interest earned	60,146	0
Accumulated income	5,359,582	187,631

The distribution calculations for Accumulated Income* are as follows:

- Hapū Land Fund (HLF) = One third of all Accumulated income less Hapū costs.
- Taranaki Regional Council (TRC) = Half of Waitara Harbour Accumulated income less TRC costs.
- Waitara Perpetual Community Fund (WPCF) = Remaining balance less Historical Council costs.

	Waitara Harbour	Other Waitara Endowment	Historical costs	Distribution @ 31 Mar	Initial Distribution @17 Mar	Available Distributions @31 Mar
HLF	1,786,527	62,544	(123,856)	1,725,215	(1,632,146)	93,069
TRC (River Funds)	2,679,791	N/A	-	2,679,791	(2,540,439)	139,352
WPCF	893,264	125,087	-	1,018,351	(1,008,455)	9,896
	5,359,582	187,631	(123,856)	5,423,357*	(5,181,041)	242,316

*Note. As at 31 March 2021 the debtors balance is \$67,753 this has not been included in the Accumulated Income distribution calculation as it is not yet available for distribution.

Future Income

Future income refers to income derived from the Waitara Endowment Land after the commencement of the Act on 17 March 2019.

The distribution calculation for Future Income are as follows:

- Taranaki Regional Council (TRC) = Half of 3206 (formerly Waitara Harbour).
- NPDC Council = Half of 3206 (formerly Waitara Harbour) plus all 3201, 3202, 3203 (formerly Borough and Portfolio land). Split in equal shares:
 - Hapū Land Fund (HLF) = Half of NPDC Council share.
 - Waitara Perpetual Community Fund (WPCF) = Half of NPDC Council share.

Leasehold income

	Subpart 1	Subparts 2-5	Total @ 31 Mar
Income FY19	352,087	198,185	550,272
Income FY20	1,077,500	697,345	1,774,845
Income FY21	611,352	431,679	1,043,031
Less debtors	(124,518)	(147,936)	(272,454)
Less expenses FY19*	(309,435)	(19,966)	(329,401)
Less expenses FY20*	(417,925)	(7,573)	(425,498)
Less expenses FY21*	(254,114)	(3,857)	(257,971)
	934,947	1,147,877	2,082,824

*Note. Breakdown of expenditure is included in the appendix.

The distribution calculation for Future Income are as follows:

- Hapū Land Fund (HLF) = \$807,675
- Taranaki Regional Council (TRC) = \$467,474
- Waitara Perpetual Community Fund (WPCF) = \$807,675

Freehold income

	Subpart 1	Subparts 2-5	Total @ 31 Dec
Sales Income FY19	0	0	0
Sales Income FY20	12,639,000	7,857,500	20,496,500
Sales Income FY21	9,715,000	5,756,000	15,471,000
Less expenses FY19	(142,383)	N/A	(142,383)
Less expenses FY20	(348,918)	N/A	(348,918)
Less expenses FY21	(197,512)	N/A	(197,512)
	21,665,187	13,613,500	35,278,687

The distribution calculation for Future Income are as follows:

- Hapū Land Fund (HLF) = \$12,223,047
- Taranaki Regional Council (TRC) = \$10,832,593
- Waitara Perpetual Community Fund (WPCF) = \$12,223,047
- NPDC reimburse expenses (NPDC) = \$688,813

Expenditure analysis

Future income refers to income derived from the Waitara Endowment Land after the commencement of the Act on 17 March 2019.

Leasehold Expenses	Subpart 1	Subpart 2-5	
17 March - 30 June 2019			
Debt collection	2,714		2,714
Advertising	671		671
Legal fees	49,280	17,077	66,357
Valuation fees	17,382		17,382
Survey fees	139,654		164,842
Property rates	26		26
NPDC Staff hours	87,067	2,889	64,768
NPDC Business Services	6,670		6,670
NPDC Customer Services	5,970		5,970
SUBTOTAL > 17 March 2019	309,435	19,966	329,401
1 July 2019 – 30 June 2020			
Legal fees	19,768	4,269	19,768
Valuation fees	16,275		16,275
Survey fees	90,912		90,912
Property rates	12,142	970	13,112
NPDC Staff hours	239,802	2,334	242,136
NPDC Business Services	20,593		20,593
NPDC Customer Services	18,433		18,433
SUBTOTAL 2019-20	417,925	7,573	425,498
1 July 2020 – 30 June 2021			
Legal fees	40,274		35,909
Valuation fees	8,075		8,075
Bank Fees	8		8
Survey fees	21,767	3,160	24,927
Property rates	8,698	697	5,987
NPDC Staff hours	175,293		175,293
NPDC Financial Services			0
NPDC Customer Services			0
SUBTOTAL 2020-21	254,114	3,857	257,971
Total Leasehold expenses	981,474	31,396	1,012,870

Freehold Expenses	Subpart 1	Subpart 2-5	
1 July 2018 – 30 June 2019			
Legal fees	8,823		8,823
Valuation fees	133,560		133,560
SUBTOTAL 2018-19	142,383	0	142,383
1 July 2019 – 30 June 2020			
Legal fees	102,331		102,331
Valuation fees	195,400		195,400
NPDC Staff hours	51,187		51,187
SUBTOTAL 2019-20	348,918	0	348,918
1 July 2020 – 30 June 2021			
Legal fees	89,180		89,180
Valuation fees	82,905		82,905
Survey fees	3,100		3,100
Professional fees	22,328		22,328
SUBTOTAL 2020-21	197,512	0	197,512
Total Leasehold expenses	688,813	0	688,813

Distributions upto 31 March 2021

An initial distribution of Accumulated Income totalling \$5.18m was made in March 2019. In the 2019/20 financial year an Interim distribution of Freehold income of \$14.06m was distributed (\$7.27 million was made in November 2019, \$6.34 million in April 2020). During the current financial year (2020/21) there's been an Interim distribution for Freehold income of \$17.53m (\$6.43 million in July 2020, \$6.42 million in December 2020 and a further \$4.42 in February 2021) and \$1.47m of Leasehold income distributed. As at 31 March 2021 there is \$4.37m available to transfer relating to Freehold income and \$0.85m for Leasehold income.

	Actual Accumulated Income 17 March 2019	Interim Freeholds Distributed in 2019/20 Financial Year	Interim Freeholds 21 July 20	Interim Leaseholds 22 July 20	Interim Freeholds 3 Dec 20	Interim Freeholds 12 Feb 21	WLA -00 Available Balance to Transfer	NPDC -00 Available Balance to Transfer*	Total Balance
Hapū Land Fund	1,632,146	4,671,606	2,294,069	562,499	2,034,595	1,735,145	1,487,632	338,245	14,755,937
Taranaki Regional Council (River Funds)	2,540,439	4,300,713	1,773,137	425,357	2,234,191	1,163,289	1,361,263	181,468	13,979,858
Waitara Perpetual Community Fund	1,008,455	4,671,606	2,294,069	483,826	2,034,595	1,735,145	1,487,632	333,745	14,049,073
Reimburse NPDC expenses		423,575	67,726		113,618	48,421	35,473		688,813
Annual Net Distribution	5,181,041	14,067,500	6,429,001	1,471,682	6,416,999	4,682,000	4,372,000	853,458	43,473,681

*Note: This relates to Leasehold income that will be distributed once a year.

Forecast distributions

The distribution calculation forecast is based on:

- freehold and leasehold income for the period upto 30 June 2021 (assuming a 48% take up)

	Forecast YE 30 Jun 2021
Hapū Land Fund	5,256,493
Taranaki Regional Council (River Funds)	7,828,882
Waitara Perpetual Community Fund	5,256,493
Annual Net Distribution	18,341,868

Hapū Land Fund (TKTM) Forecast

Money in the Hapū Land Fund must be applied only to—

(a) carrying out the following actions for the benefit of the Waitara hapū in relation to land in or adjacent to Waitara:

- (i) the purchase of land or interests in land;
- (ii) the development of land;
- (iii) the management of interests in land; and

(b) reimbursing the Council for purchases made under section 51; and

(c) paying the costs incurred by Te Kōwhatu Tū Moana in administering the Hapū Land Fund.

Te Kōwhatu Tū Moana has the following functions in the administration of the Hapū Land Fund:

(a) to determine the amounts and purposes of distributions from the Hapū Land Fund; and

(b) to make recommendations to the Council concerning the Council's investment policy for the Hapū Land Fund (including recommendations about addressing the matters specified in section 105 of the Local Government Act 2002 for the purposes of section 50(1)(a)).

	Actual 30 Jun 2019	Actual 30 Jun 2020	Forecast YE 30 Jun 2021	Forecast YE 30 Jun 2022
HLF Income	1,632,146	7,306,902*	5,363,836	4,434,279
Interest income	6,077	14,289	107,343	183,976
Expenses	0	250,000		
Cumulative Closing HLF balance	1,638,223	8,709,414	14,180,593	18,798,848

*Includes income prior to 30 June 2020 with balance transferred in July.

Waitara Perpetual Community Fund (WPCF) Forecast

Money in the Waitara Perpetual Community Fund must be applied only to—

- (a) the operation of the scheme of annual releases; and
- (b) paying the following costs of the Board:
 - (i) costs incurred in operating the scheme:
 - (ii) the costs of the Board under clause 11 of Schedule 2.

The Waitara Perpetual Community Fund must be established and administered for the purpose of benefiting the Waitara community or any part of the Waitara community by the scheme of annual releases under sections 47 to 49.

The forecast release rule is based on the following formula:

80% of prior year release plus inflation +
20% of prior year opening balance divided by 30 plus inflation

	Actual YE 30 Jun 2019	Actual YE 30 Jun 2020	Forecast YE 30 Jun 2021	Forecast YE 30 Jun 2022
WPCF Income	1,059,505	7,228,229*	5,598,914	4,872,144
Interest income	0	45,397		
Release	0	0	7,197	52,396
Expenses	0	0	10,500	60,500
Grant distributions	0	0	0	0
Cumulative Closing WPCF Balance	1,059,505	8,333,131	13,914,348	18,673,596

*Includes income prior to 30 June 2020 with balance transferred in July.