

Rakiura Maori Land Trust

Management Strategy for “The Neck”

This strategy has been developed by the Trustees of the Rakiura Maori Land Trust following the successful adoption of a vision declaration by beneficial owners of ‘The Neck’ in 2007

Purpose of the Strategy

The following strategy has been developed to provide a means of achieving the vision adopted by the Beneficial Owners of ‘The Neck’ at the 2007 Annual General Meeting in Bluff. The strategy will be put forward to beneficial owners of ‘The Neck’ for their endorsement at the Rakiura Maori Land Trust’s AGM on Stewart Island 28 September 2008. If the Strategy is endorsed then it will become the basis for the management of ‘The Neck’ sections within the Trust going forward.

Scope of the Strategy

The scope of this strategy applies to the administration of all those sections within the Rakiura Maori Land Trust known as ‘The Neck Sections’ as listed below,

Paterson Blk XVI Sec 12, Paterson Blk XVI Sec 10, Paterson Blk XVI Sec 13, Paterson Blk XVI Sec 14, Paterson Blk XVI Sec 17, Paterson Blk XVI Sec 2, Paterson Blk XVI Sec 20, Paterson Blk XVI Sec 21, Paterson Blk XVI Sec 3, Paterson Blk XVI Sec 4, Paterson Blk XVI Sec 5 No 1, Paterson Blk XVI Sec 5 No 2, Paterson Blk XVI Sec 5 No 3, Paterson Blk XVI Sec 5 No 4, Paterson Blk XVI Sec 6, Paterson Blk XVI Sec 7, Paterson Blk XVI Sec 8, Paterson Blk XVI Sec 9, Paterson Blk XVI Sec 15 & 15A, Paterson District Blk XVI Sec 1.

The strategy also acknowledges that the Rakiura Maori Land Trust needs to work with neighbouring blocks where possible to support the implementation of this strategy across the whole of ‘The Neck’. The Trustees should endeavour to gain the full ongoing support of the owners of the neighbouring sections and they should take whatever steps they consider to be necessary and appropriate to achieve this. Should any neighbouring sections on ‘The Neck’ become part of the Rakiura Maori Land Trust this strategy would automatically apply to those sections.

Responsibilities

The current and succeeding Trustees of the Rakiura Maori Land Trust will be responsible for observing and implementing this management strategy on the ‘The Neck’ sections.

Location

The Neck is situated on the south-eastern side of the entrance to Patterson Inlet, immediately to the east of Ulva Island.

Settlement History

Archaeological evidence from the low sandy isthmus east of Cow Island indicates its use by Maori for at least 700 years. When, John Boulton, an early European visitor came to The Neck in 1827, he reported a population of no more than 20 ... living on top of a hill, (Hall-Jones, 1994). In 1836, Captain James Joss and William Anglem each purchased a section of land from chief Tuhawaiki on The Neck's northern peninsula, and whalers and sealers began to settle there and intermarry with Maori. By 1846 the population had reached 60 (In 1863, the geologist James Hector recorded 16 to 20 houses and a good deal of tilled land on The Neck (Hall-Jones, 1994). The Neck was reserved for half-caste settlement after the Crown purchased Rakiura in 1864, with 10 acres granted to each man and 8 acres to each woman (Stewart Island Grants Act 1873). The school was built in 1878 beside what is now a large stand of macrocarpa trees above Schoolhouse Point and by 1879 it had a roll of 30. The settlement apparently grew to roughly 200 people by about 1900, but by 1920 it was virtually deserted (Samson, 1982). From a distance, there is now little visible evidence of the former settlement.

The settlement history of The Neck is significant to all Rakiura Maori as one of the major elements of the long history Maori have with Rakiura. In light of this it is important that this history is preserved for the future descendants to enjoy into the future Ake Ake Ake. The settlement history of 'The Neck' is defined within this strategy as up to the end of the half cast settlement in the early 1900's and does not include the more recent occupation of the area by descendants as holiday makers.

However it is also seen as equally important that the history is preserved in a manner that allows the future generations to visit and enjoy an area that is a significant part of their past. It is the requirement of this strategy that the Rakiura Maori Land Trust make the history of The Neck a living history that brings the stories of the past alive and into the future for all to benefit from.

The Eco System

The environment of The Neck must be seen and managed as a single eco system which requires all sections to function and play their individual rolls to achieve an overall and healthy eco system. To this end the individual sections will each contribute the attributes that best service the collective position of all sections. The Rakiura Maori Land Trust must ensure it administers 'The Neck' sections with a single eco system as the underlying foundation and building block of the future.

The eco system of today is not an example of the eco system of the past but is a result of the many activities that have gone before us. The management strategy for this land going forward is to respect all aspects of the past that can be brought forward as a sustainable and living example of the locations history, which will survive and support all that was good from the past into the future.

The environment of the future will not seek to erase the evidence of the historic settlement of the past but will ensure that it continues to exist. The native flora and fauna will be strongly supported and restored to ensure it flourishes. The introduced pests in terms of vegetation and animals that have been destroying the environment such as cats, rats, possums, stock and gorse will not be seen as historically significant and will be eradicated over time. The eradication of pests should not limit the Trustees from using stock in a controlled way to manage the eco system if it is considered the most viable option.

Vision of 'The Neck'

The vision was developed by the Rakiura Maori Land Trust following the findings of an independent report completed by land management Consultant Roger Lough in early 2007, and the subsequent consultation process with owners through the later part of 2007. As a result, the following vision was adopted by 'The Neck' beneficial owners at the Rakiura Maori Land Trust AGM held in Bluff on 30 September 2007. This vision now becomes the long term development objectives of 'The Neck' sections and the objectives of this Management Strategy.

- To proactively manage 'The Neck' for the advantage of all beneficial owners in accordance with the requirements of the Trust Deed.
- To preserve, respect, and protect the historical sites of 'The Neck' placing special importance on our urupā.
- To put the lands where possible into productive use to fund the vision and generate benefits in an equitable way to all owners through sustainable and eco-friendly business developments.
- To remove animal pests and progress 'The Neck' closer to pre-settlement conditions that will promote the survival and development of the native flora, fauna and landscape.
- Where possible and appropriate provide occupancy that is eco friendly in presentation and use to the surrounding environment.

Implementation of Vision for 'The Neck'

The Trustees of the Rakiura Maori land Trust will adopt the following strategies to help achieve the implementation of the Vision for 'The Neck'.

- **To proactively manage The Neck for the benefit of all beneficial owners in accordance with the requirements of the Trust Deed.**

The Trustees will develop an annual budget and operational plan on an ongoing basis to manage 'The Neck' sections in accordance with the Rakiura Maori Land Trust 'Trust Order' to progress the achievement of the 'Vision for The Neck'.

- **To preserve, respect, and protect the historical sites of The Neck placing special importance on our urupā.**

The Trustees shall develop and implement projects to research, identify, catalogue, profile and record historical sites and their associated information that have formed the history of 'The Neck' and its relevance to beneficial owners and descendants of the area. In addition the Trustees shall develop appropriate protocols for the identification of these sites, the access and use of the information surrounding such sites, the locations of the sites and the exposure (if any) to these sites.

The Trustees should ensure that every effort is made to eliminate the loss of any further information associated with all aspects of the history of 'The Neck' for succeeding generations. The Trustees may decide where appropriate to replicate some of the history of 'The Neck' as a means of helping to retain it for the future. These could include but are not limited to historical dwellings such as the school house, cottages and shelters that were once common place on The Neck.

The urupā must be given the special attention they deserve to highlight their significance to the history of the area. Equally there should be a high priority placed on the development of the protocols associated with this aspect of 'The Necks' history to ensure the urupā retain the requisite respect Ake Ake Ake.

- **To put the lands where possible into productive use to fund the vision and generate benefits in an equitable way to all owners through sustainable and eco-friendly business developments.**

The Trustees shall put the 'The Neck' sections into eco friendly productive use, as provided under Clause 2 Objectives Section (a) to initially fund the development of 'The Neck Vision' and then subsequently to provide an ongoing benefit to owners in a prudent, and sustainable way. The Trustees shall ensure that an adequate capital base is developed to guarantee the restoration, development, maintenance, and that distributions to beneficial owners can be prudently maintained indefinitely before financial distributions to owners commence.

The Trustees shall identify appropriate business activities that will put 'The Neck' sections collectively in to productive uses that are eco friendly, sustainable and compliment the heritage. Activities such as wildlife viewing, heritage trails, guided walks, wildlife research, and wildlife interactions are considered desirable types of business activities. This does not limit other business activities that the Trustees consider suitable that will not have a wide ranging or detrimental effect on the area and the restoration being undertaken.

The Trustees shall research and determine the most appropriate and desirable business models and business infrastructures to meet the needs of implementing the 'vision' and to ensure the highest likelihood of success. Equal attention should be paid to maximizing the protection and survival in perpetuity of the lands assets and its heritage for beneficial owners to enjoy into the future.

The Trustees shall profile the individual Neck sections to identify the most appropriate contribution various sections can make towards a collective single eco system and the activities, business or otherwise they could support and contribute. Thus each section will contribute to the single entity through the assets they can best provide.

- **To remove animal pests and progress The Neck closer to pre-settlement conditions that will promote the survival and development of the native flora, fauna and landscape.**

The removal of pests from 'The Neck' is seen as a high priority and the Trustees shall develop, maintain, and implement an appropriate Pest Eradication Program at the earliest opportunity to achieve this. The Trustees shall ensure that quality research and monitoring is maintained to support effectiveness of the Pest Eradication program.

- **Where possible and appropriate provide occupancy that is eco friendly in presentation and use to the surrounding environment**

The Trustees shall give regard where fitting to provide for long and short term occupancy on land that is considered appropriate for such use. Because 'The Neck' sections will be treated as a single eco system only those areas of land that are considered by the Trustees as suitable will be used for the erection of dwellings for occupancy or other uses. The Trustees shall determine appropriate ownership and management structures to provide market based lease and rental arrangements for any dwellings built for the purpose of occupancy. Profit to beneficial owners will be applied through distributions not reduced or below market cost for use of dwellings.

The Trustees will develop proper building codes for The Neck to ensure eco friendly dwellings are built that blend into the natural environment and minimise the impact on the landscape and any impact on the business activities funding the implementation and maintenance of the management strategy. A minimal carbon foot print shall be an essential consideration within this building code.

Priority will be given equally to all beneficial owners from 'The Neck' sections for occupancy of dwellings of any kind given that each section contributes what it can to the single eco system, which may not be occupancy. Where demand exceeds supply the Trustees shall develop a ballot system that provides for equal opportunity to all beneficial owners.

Financial Structure

For the purpose of managing the financial structure of the implementation of this strategy the following basic principle will apply.

The Trustees as appointed Trustees and administrators of the sections covered by this strategy shall fulfil their administrative responsibilities by managing them in such a way that they consider to be in the best interests of all beneficial owners.

The financial structure will be the same as the eco system in that 'The Neck' sections will be financially managed as though it was a single entity. All costs and receipts will therefore be apportioned between the individual sections based on the percentage the total shares within each individual section have in relation to the total of overall shares for all sections.

By way of example this means if the shares of a section total 50 and all shares for all sections total 500 then any costs against the section would equal 10 percent of the total cost. Equally revenue would be apportioned in the same way. The exception to this will only be legal costs that are legally applied to an individual section through any form of legal action associated with an individual section.

Individual accounts will be maintained for each of 'The Neck' sections.

When it becomes possible to pay a financial benefit to beneficial owners the amount shall be determined by the then current Trustees based on a distribution per share or part thereof, and shall apply to all shares for all Rakiura Maori Land Trust "Neck Sections" equally. The physical payment shall be subject to the terms and conditions the Trustees determine to apply at the time of allocation to cover the cost of distribution, minimum amount for payment, timing etc.

Funding

The Trustees shall make every effort to gain appropriate external funding to implement this management Strategy until the implementation becomes self funded. Funding used from any source for implementation of the management strategy at any time will be repaid to the Rakiura Maori Land Trust before financial distributions are considered to the beneficial owners. The beneficial owners shall not be liable to repay the funding for the implementation of the management strategy unless they withdraw their section or any part of their section from the administration of the Rakiura Maori Land Trust prior to the settlement by the section of the funds that have been applied to the section for the implementation of the management up to date of withdrawal that have not been repaid by profit from business activities apportioned to that section.

Advisory Group

The Trustees of the Rakiura Maori Land Trust must recognise the need to consult and engage the views of the beneficial owners. To assist in the achievement of this the Trustees must establish an Advisory Group for the management strategy to assist in its implementation and help develop input from and consideration for the beneficial owners affected by this strategy. The Advisory group ought to be setup once there is sufficient revenue to cover the cost of running this group. The Advisory Group should ideally come from beneficial owners of 'The Neck' sections or at least have a majority from this group. The Trustees should determine the scope and participants of the Advisory Group ensuring the scope is consistent in meeting the requirements mentioned above.

Reviews

It must be recognised that environments and requirements change over time and equally knowledge improves our ability to achieve and take steps or meet objectives that previously seemed unachievable or unnecessary. This Management Strategy must be seen as a living document that does not stray from the 'vision' but remains relevant to the existing times. To ensure this Management Strategy remains current and reflects exactly what is required to continue achieving our vision for 'The Neck' it should be formally reviewed by the Trustees at least every five years. The results of which should be shared with the beneficial owners at the closest AGM to the completion of the review. If there are changes that are required these should be brought forward for consideration and endorsement where necessary.

Limitation

Nothing within this Management Strategy shall be used in any way to prevent the Trustees from administering 'The Neck' sections in the most effective and productive way considered necessary at any point in time. However, where the Trustees need to act outside or contrary to what is provided within this strategy the Trustees must record and report to the beneficial owners of 'The Neck' sections at the next meeting of owners and provide the following information,

- What required the need to operate outside the strategy,
- What exactly was done outside the strategy,
- The effects the actions had or will have on the strategy,
- Any changes that are considered necessary to the strategy as a result of the actions that have taken place outside the current strategy.