Te Kārearea

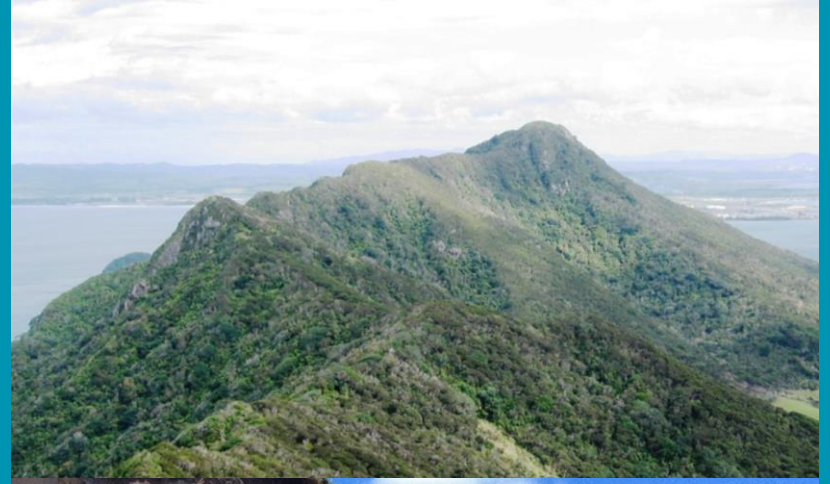
15 September 2021

District Plan Work Programme Update

Significant Natural Areas – not proceeding until national guidance is released (draft National Policy Statement on Indigenous Biodiversity expected end of 2021).

Other upcoming plan changes – Natural Hazards, Hazardous Substances, Esplanade Priority Areas.

Tangata Whenua – chapter has been drafted with high level feedback given. Further consultation with hapū is required.



Whangārei District Growth Strategy

Te Kārearea update 15 September 2021

Purpose of today's Briefing

- To provide an **overview** of the Whangārei District Growth Strategy
- Update Te Kārearea on hapū engagement and the Māori outcomes section
- Provide an overview of the key findings from the Housing and Business Development Capacity Assessment (HBA)

Recap of the Growth Strategy Journey

2010

Council Adopts Whangārei District Growth Strategy Sustainable Future 30/50

2016

Central Government release the National Policy Statement on Urban Development Capacity in response to growth and housing pressures across New Zealand

2017

Whangārei defined as a High Growth Urban Area

Population increase (13,965 people or 17.3% between 2013-2018) and house price boom

2018

WDC completes an assessment of Housing and Business Demand in Whangārei

2019

WDC begins review of Whangārei District Growth Strategy Sustainable Future 30/50 and consult on the Draft

2020

WDC begins the Placemaking programme in Hikurangi and Tikipunga

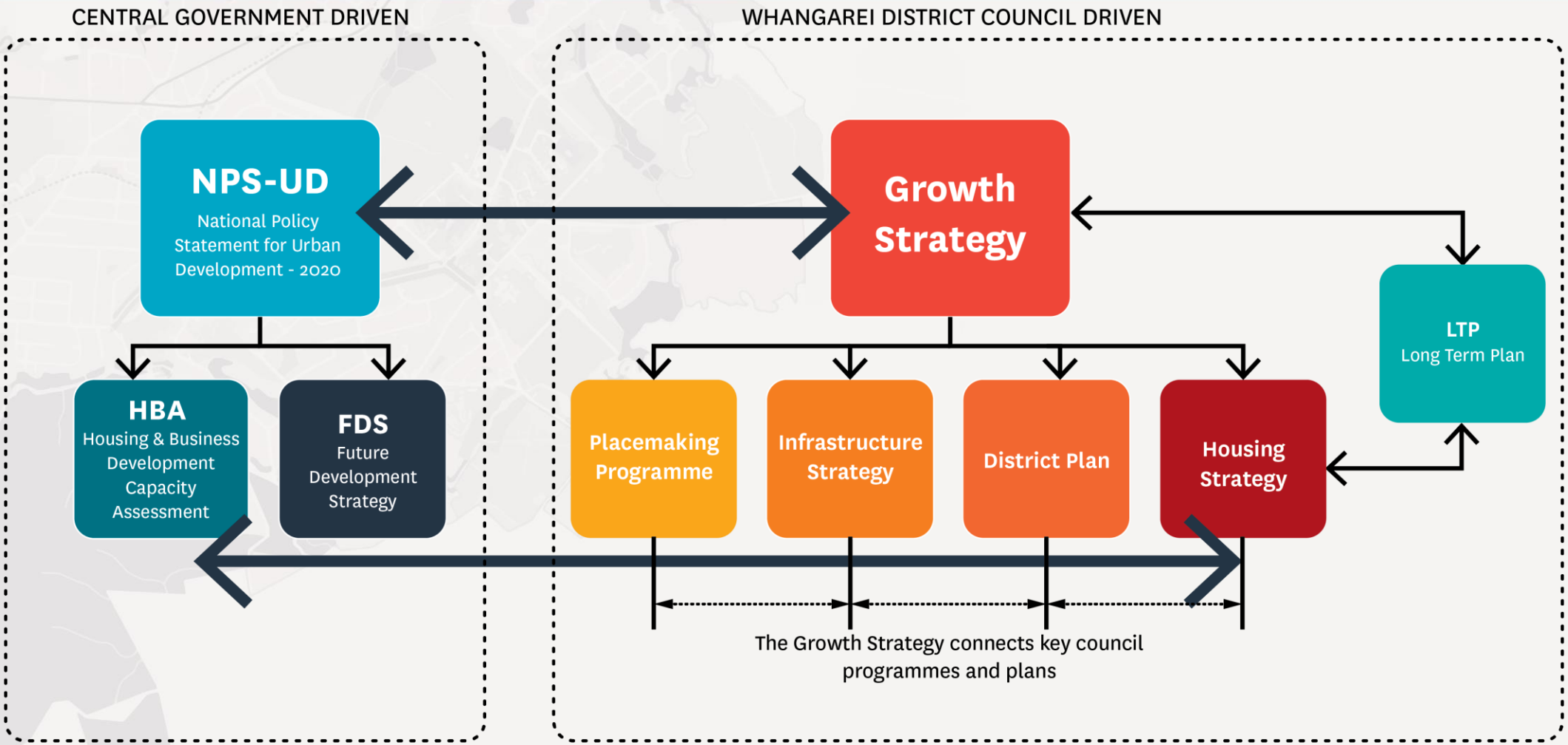
Awaiting key decisions on Northport, Navy Base, Dry dock and other major Shovel Ready Projects in Northland

New direction from Central Government on Urban Development, Highly Productive Land, Freshwater and Biodiversity

COVID-19 and economic recovery and reset

2010 — NOW — AND BEYOND

Growth Strategy overview



At a Glance: Whangarei District Growth Strategy

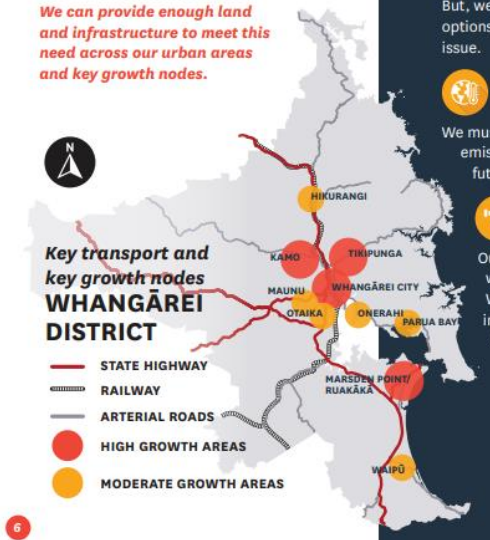
Growth Strategy at a glance

To meet demand, over the next 30 years we will need to accommodate:

12,000-20,000 new homes

520-560 hectares of business land

We can provide enough land and infrastructure to meet this need across our urban areas and key growth nodes.



Key transport and key growth nodes
WHANGĀREI DISTRICT

- STATE HIGHWAY
- RAILWAY
- ARTERIAL ROADS
- HIGH GROWTH AREAS
- MODERATE GROWTH AREAS

STRATEGIC DRIVERS

These are the key issues that our District will face over the next 30 years

1. Sustained growth and development

We are one of the fastest growing districts in New Zealand. Growth provides opportunities, but it needs to be carefully managed.

2. Successful economy

As our economy recovers from COVID-19 we will see growth in manufacturing, health care and construction. We need to provide enough land for our businesses to grow.

3. Housing needs

We have enough land and infrastructure to meet future demands for housing. But, we have limited choice of housing options and affordability is a severe issue.

4. Changing climate and natural hazards

We must do what we can to reduce our emissions and make sure we adapt to future climate impacts.

5. Resilient infrastructure

Our infrastructure must keep pace with growth and development. We also need to ensure our infrastructure is resilient to events such as flooding.

6. Transport choice

We need to provide a choice of transport options to ensure people can move easily and safely around our District. We also need to improve our connections to inter-regional connections through rail and highway improvements.

7. Natural environment

Continued development is putting pressure on our natural environment. If we continue to sprawl, some of our most precious landscapes and productive land will be lost.

8. Projects to support prosperity

The expansion of Northport, moving the Navy base to Whangārei and a new drydock facility have the potential transform our economy and deliver new jobs and training opportunities.

9. Community resilience

As we grow we must ensure we build resilience, in our rural and coastal community and our growing Māori population.

MĀORI PARTNERSHIP

Whangarei District Council is committed to the successful development and implementation of the Growth Strategy with the guidance and knowledge of our Māori partners.

OUR RESPONSE

Our response to ongoing growth and the Strategic Drivers comprises five parts:

1. Future Development Plan

This will set out our plan for future housing and development across our District.

2. Placemaking Programme

Detailed 20-30-year plans will be created with our community for key growth locations across our District.

3. Northland to Auckland Corridor Plan

A corridor plan will be established to focus on the growth areas between Whangārei and North Auckland.

4. Monitoring and reporting framework

To ensure our decision making is robust, we will undertake an ongoing programme of monitoring key indicators.

5. Actions

The actions outline the steps we will take to deliver the outcomes of the Strategy.

PERFORMANCE GOALS

80% of people will have 30-minute travel time or less to their place of work or education.

10% mode share for Public Transport and an average 35min Public Transport trip to a place of work or education.

70% or more of new residential building consents are located within our urban area or growth nodes.

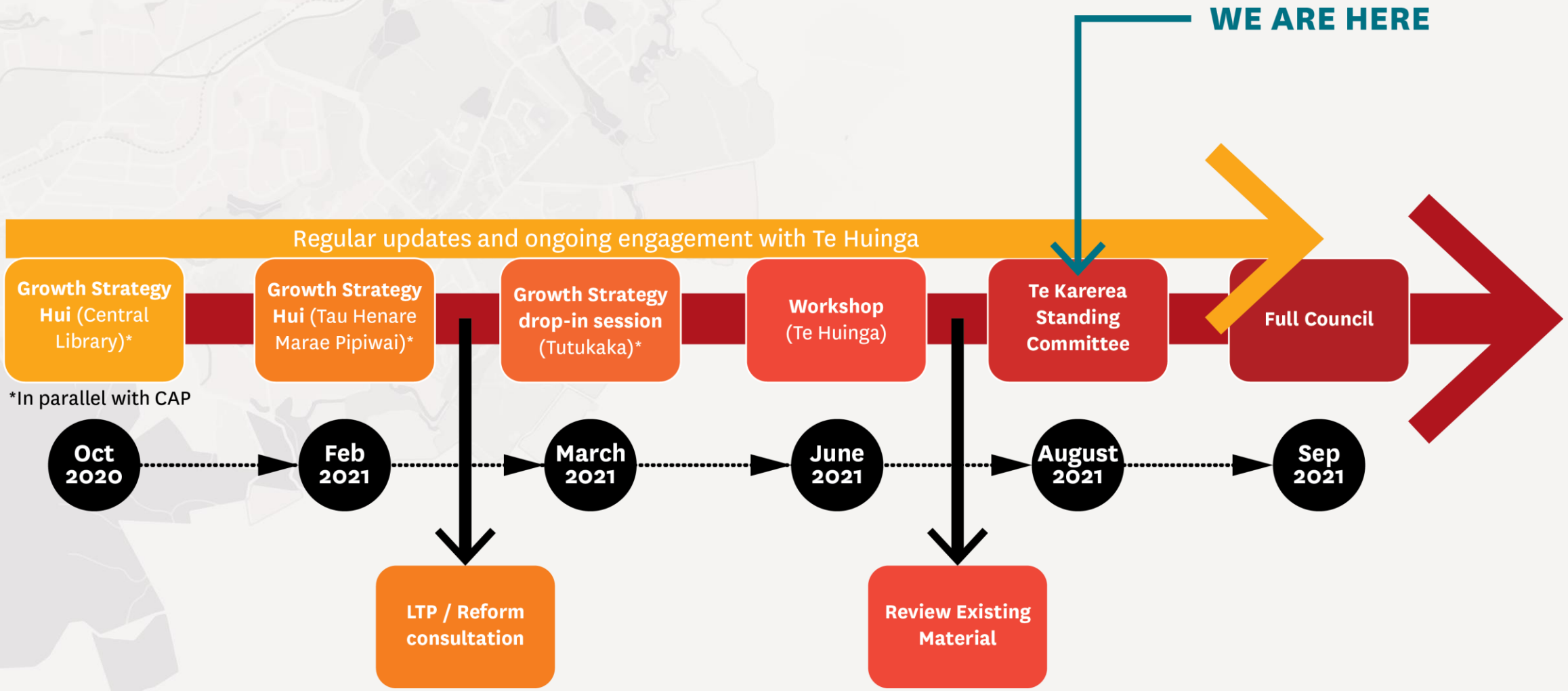
2% annual employment growth.

10% or more new residential building consents are apartments and townhouses.

15% improvement in housing affordability, based on the HAM first home buyer measure.

2% annual increase in inner city residents for the first 5 years, then 5% annual increase.

Hapū engagement



Delivering outcomes for and with Māori

4 Focus Areas were identifying issues and opportunities. These are;

1. Enabling more Maori housing and papakainga development
2. Delivering services for Maori in rural and coastal communities
3. Promoting and building a sustainable Maori economy
4. Resilience and climate change.

Key actions from the Report

- Implement NPS-UD in partnership with Māori
- Work alongside Central Government agencies and hapū to address housing issues and unlock papakāinga opportunities where desired through working groups such as Te Tai Tokerau Community Housing and Wellbeing Group
- Climate change risk assessment and adaptive pathway planning alongside hapū
- Monitor and report on key indicators through Te Karearea and Te Huinga.

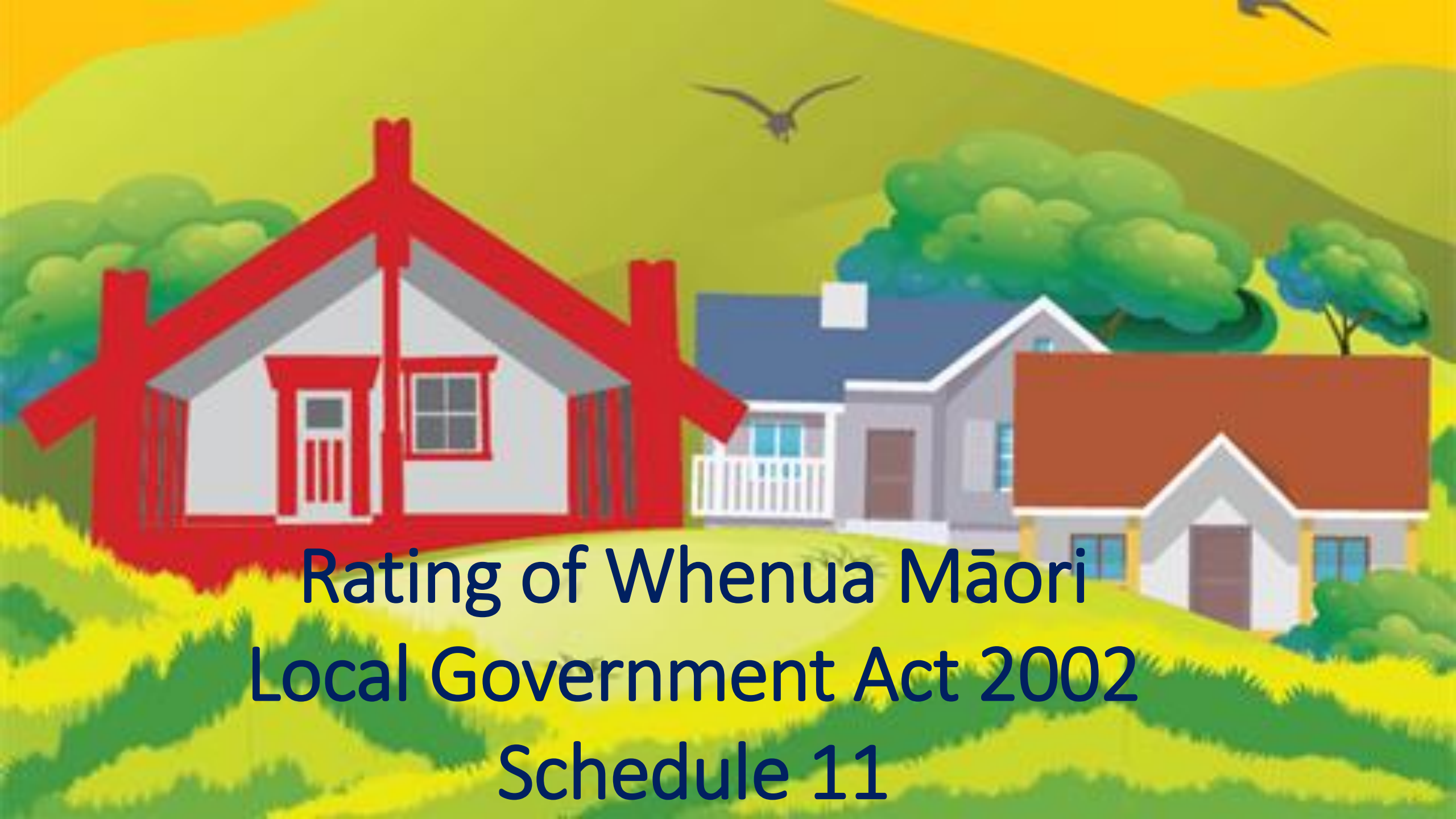
Housing and Business Land Capacity Assessment Summary

Whangarei District Council has developed a Housing Capacity and Feasibility Tool and a Business Capacity Tool to assess the capacity for housing and business development in Whangarei.

	Standalone house			**Townhouse**			**Apartment**		
	2024	**2031**	**2051**	**2024**	**2031**	**2051**	**2024**	**2031**	**2051**
Demand growth since 2021	2,022	6,081	16,594	81	440	1,058	232	950	2,412
Demand growth plus margin	2,426	7,297	19,083	98	528	1,216	278	1,139	2,773
Feasible capacity (for maximising net added dwellings)	9,556			9,704			290		
Sufficient?	Yes	Yes	No	Yes	Yes	Yes	Yes	No	No
Maximum feasible capacity (if ignoring other housing types)	*16,780*			*18,452*			*2,240*		
Sufficient?	*Yes*	*Yes*	*No*	*Yes*	*Yes*	*Yes*	*Yes*	*Yes*	*No*

Next Steps

- The Growth Strategy will be taken up to Elected Members on the 30 September for adoption
- Development of a Housing Strategy. $150,000 allocated through the Long-Term Plan.
- The NPS-UD requires the development of a Future Development Strategy in time to inform the 2024 Long Term Plan. This process will begin early 2022.



Rating of Whenua Māori
Local Government Act 2002
Schedule 11

Objective	Relief
Supporting the use of the land by the owners for traditional purposes	Non-rateable : burial grounds, customary land, marae, land used for meeting place and land with a meeting house on it
Recognising and supporting the relationship of Māori and their culture and traditions with their ancestral lands:	
Recognising and taking account of the presence of waahi tapu that may affect the use of the land for other purposes:	
Avoiding further alienation of Māori freehold land	Council work with owners or occupiers to discuss possible options for rates relief and address rates debt
Facilitating any wish of the owners to develop the land for economic use	Policy 21/114 Remission of Rates on Māori Freehold Land provides rates relief to reduce barriers to the development of whenua Māori
Recognising and taking account of the importance of the land in providing economic and infrastructure support for marae and associated papakainga housing	Policy 21/110 Remission of Rates for Community, Sports and Other Organisations provides for 50% rates relief for papakainga housing

Objective	Relief
The preservation of the natural character of the coastal environment	Non-rateable : reserve land, conservation land, wildlife management reserve, wildlife refuge, or wildlife sanctuary, land that is subject to a Ngā Whenua Rāhui kawenata under section 77A of the Reserves Act 1977 or section 27A of the Conservation Act 1987 (7 identified), Heritage New Zealand Pouhere Taonga land, land under the Queen Elizabeth the Second National Trust
The protection of outstanding natural features	
The protection of significant indigenous vegetation and significant habitats of indigenous fauna	
Recognising the level of community services provided to the land and its occupiers	Policy 21/110 Remission of Rates for Community, Sports and Other Organisations provides for rates relief for the land used for: sports, to care for people's health and well-being, hall, library or museum
Recognising matters related to the physical accessibility of the land	Non-rateable – unused land When valuing a property, the inaccessibility is considered. The Mangatu adjustments are used to discount all values of whenua Māori

Te Ao Māori Decision Making Framework

Responding to climate change in Te Tai Tokerau

Te Karearea Strategic Partnership Hui: 15 September 2021

Background: Te Tīmatanga

Whangārei District Council, on behalf of the northern Councils is investigating the development of a Te Ao Māori Decision-Making Framework.

This is a project that seeks to co-design and develop a Te Ao Māori Decision Making Framework that responds directly to the way decisions are being made by local authorities. The technical working group established for the project would like to understand what the change in climate means for Te Tai Tokerau with tangata whenua, haukāinga, hapū and iwi.

Key Messages

- Guided by Te Ao Māori & Mātauranga Māori
- Co-designed
- Engagement aligned with other kaupapa and projects
- Tested and refined at a pilot scale
- Develop implementation and monitoring programme
- Brief tangata whenua, hapū, iwi and elected members across Te Tai Tokerau Councils

Project Timeline

Timeline of the project to date:

2021

1. ESTABLISH CO-DESIGN WORKING GROUP

A RANGE OF EXPERTISE HAVE BEEN IDENTIFIED TO HELP EXECUTE THE PROJECT

2021

CURRENT PHASE

2. DEVELOP AND CONFIRM A METHODOLOGY AND APPROACH WITH CO-DESIGN WORKING GROUP

GUIDANCE FROM TE HUINGA AND TE KAREAREA

NEXT STEPS

2021

3. UNDERTAKE ENGAGEMENT IDENTIFYING KEY ISSUES AND OPPORTUNITIES

2022

4. DRAFT A REPORT OUTLINING THE METHODOLOGY AND PARTICIPANTS

DRAFT A TE AO MAORI DECISION MAKING FRAMEWORK FOR TESTING

2022

5. TEST THE FRAMEWORK IN A PILOT

6. FINALISE THE FRAMEWORK AND REPORT BACK

Engagement so far

Te Karearea Committee Meeting
Forum North
19 May 2021

Te Huinga Hui
The HUB
27 May 2021

Māori Technical Advisory Group
(Northland Regional Council)
3 June 2021

Te Huinga Hui
The HUB
24 June 2021

Te Huinga Hui
The HUB
26 August 2021

Upcoming Hui
Te Karearea Committee Hui
15 September 2021

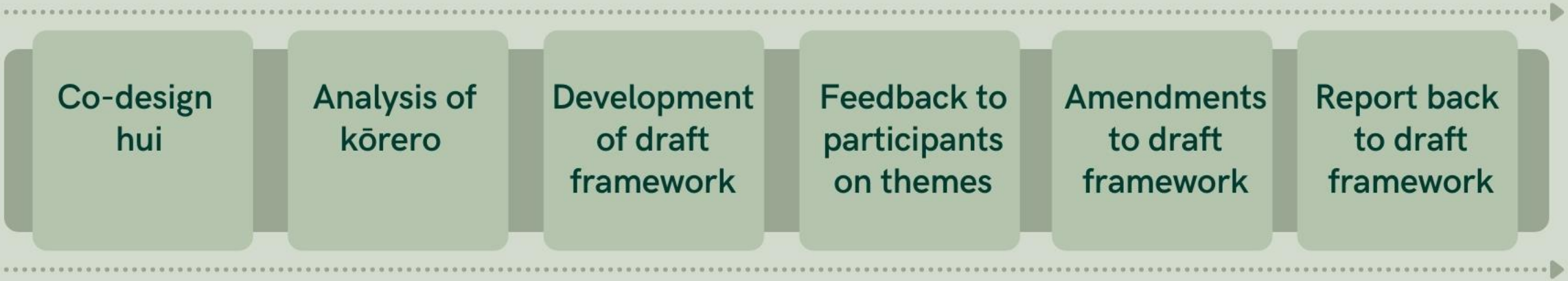
Upcoming Hui
Te Huinga Hui
30 September 2021

He Kōrero Rapunga

Te Ao Māori Research Methodology

Phases of Research	Description
1. Te Rapunga	The Search: Informed by strategic drivers
2. Te Kitenga	The Vision: Te Ao Māori decision-making framework
3. Te Whāinga	The Pursuit: Engagement hui, analysis of kōrero & draft framework
4. Te Whiwhinga	The Acquisition: Sign off received, piloted, tested, implemented and adopted across TTT
5. Te Rawenga	The Celebration: Decision making framework delivering outcomes (monitoring)

Te Whainga: Proposed Engagement Phases



Proposed Engagement Options

Engagement is planned to take place during September, October and November depending on delays from COVID-19 gathering restrictions.

Means of Engagement:

A mix of methods will be used to engage with key stakeholders, these will include:

- Hui (meetings)
- Workshops & break out exercises
- Online & kanohi ki te kanohi.

Facilitators Include: Bernadette Aperahama, Puawai Kake, Ripeka Read, Aperahama Edwards

Proposed Engagement Rōpū

Who should we engage with?

Groups to engage	Ko wai: Who?	Me pēhea: How?	Kei hea: Where?
Haukāinga & hapū: Marae		Hui & Workshop	Marae?
Kura Kaupapa & Tai Tamariki			Kura?
Governance Rōpū			
Iwi Authorities			Tari?
Māori Practitioners	Papa Pounamu		Online?
Kaupapa Māori Taiao Rōpū	Ngā kaitiaki ō ngā wai Māori		
FNDC, KDC, NRC			