

MANA AHURIRI TRUST HUI A HAPŪ APRIL 2024

Housing Developments
Deed of Settlement Properties
Te Muriwai o Te Whanga Plan
Pākahi Māori

INTRODUCTION

- There is strong demand from Mana Ahuriri whanau and Maori more broadly for affordable housing in the Mana Ahuriri rohe, a need that has been amplified after Cyclone Gabrielle. We believe the majority of households are paying what is considered unaffordable rent; home ownership is also unaffordable for the very large majority of those who don't currently own a home; and there is a significant Kainga Ora waitlist in Napier - the highest per capita in NZ.
- Mana Ahuriri has the opportunity to acquire land within its DSP pipeline where the highest and best use is residential and hence will have strong focus on residential development in Ahuriri. MAT via MAHLP, its commercial arm, is building capacity to lead residential developments alongside aligned partners (including other Iwi), given it needs to be commercially disciplined in building its putea (especially given the relatively small cash putea).
- The operation of affordable housing (social housing, affordable rental and progressive home ownership) delivery is specialist and requires high level execution, quite separate from the commercial delivery of sections, apartments or houses. Hence MAT is separately establishing this capacity leveraging off work that other Iwi have progressed, this will include a specialist Iwi Community Housing Provider (CHP).
- MAT believes it can deliver win / win solutions where MAHLP delivers commercially disciplined housing projects while MAT also enables the delivery of affordable housing outcomes, where suitable, via the specialist Housing Trust being established.
- Hence MAT will have the capacity to lead affordable housing solutions in Ahuriri and, as Treaty Partner, expects to have the first option to partner with Kainga Ora moving forward on the full affordable housing spectrum from being a development partner to having its own Partner CHP manage social houses (for its whanau and other Maori) that KO may have invested in.

INITIAL HOUSING PROGRAMME OVERVIEW

- **42 Wharerangi Road, Greenmeadows**
17ha greenfield site, bordered by Wharerangi Road, Westminster Avenue, Park Island Rec Centre and Taipo Stream.
- **80 Auckland Road, Greenmeadows**
0.63ha bordered by residential housing and the Hayseed Trust.
- **15 Owen Street, Napier South**
0.1869 ha situated on the corner of Owen St. and Kennedy Rd. Currently occupied by Elim Church.
- **88 McDonald Street, Napier South**
0.2529 ha situated on the corner of McDonald and Latham St. Currently occupied by a rest home and opposite McLean Park.
- **65 Munroe Street, Napier South**
1.28 ha encompassed by railway tracks, Raffles Street and Munroe Street. Currently used as a carpark.



INDICATIVE HOUSING OUTCOMES

Project	Land Area	Total Units	Indicative Tenure Split				Indicative Delivery Timing
			Community Housing	Affordable Rental/ PHO	KiwiBuild	Market Sales	
Wharerangi	176,000 m2	251		50		201	Q4' 26
Auckland Rd	6,362 m2	34		19	9	6	Q1 26'
Munroe St	12,800 m2	81		45	31	5	Q2 26'
Owen St	1,869 m2	24	24				Q4 24'
McDonald St	2,529 m2	31		31			Q3 25'
Total	199,760 m2	421	24	145	40	212	

UPDATE

- Accelerated Housing
- MAT have confirmed Hāpai Housing as their preferred Joint Venture (JV) partner for the delivery of the Mana Ahuriri Accelerated Housing Programme (AHP), commercial terms are currently being confirmed between the parties.
- Hāpai Housing Limited Partnership (Hāpai) are an iwi owned and controlled housing vehicle which works as a collective across iwi / Māori aspirations for the development and investment in housing. The Hāpai whānau also includes Hāpai Commercial and Hāpai Development property funds. Hāpai has a preferential relationship with Ka Uruora that ensures collaboration and effective delivery of what is the ultimate outcome – best in class delivery of homes to whānau.
- <https://www.hapai-property.co.nz>

Wharerangi Road – Te Roropipi

- Resource consents have been lodged for Owen Street and Te Roropipi in December 2023, management were expecting the consents to be receipted late in the first quarter of 2024 however consenting discussions with NCC are delaying this.



INDICATIVE MASTERPLAN

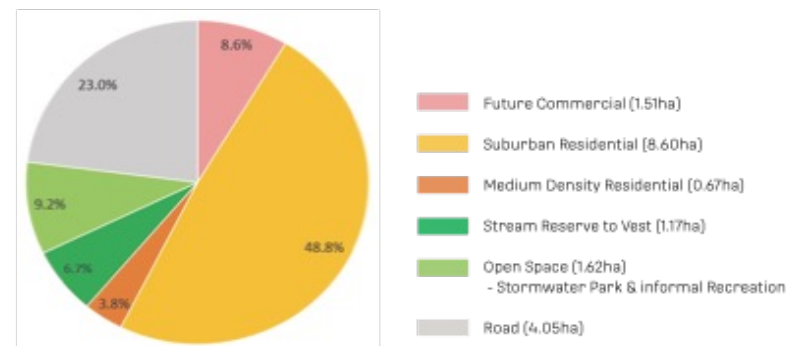
Site Layout



Proposed Street Names:

1. Purimu Street - To commemorate tidal inlet at the Park Island end where Taipo stream flowed.
2. Puka Street - To commemorate tidal inlet at the Park Island end where Taipo stream flowed.
3. Taipo Street - To commemorate Taipo Stream.
4. Te Kereru Street - To commemorate Ngāti Pārau Chief Te Kereru.
5. Taotahi Street - To commemorate being one of the two wives (Ngāti Hinepare) of Chief Te Kereru.
6. Iwikohurehure Street - To commemorate being one of the two wives (Ngāti Hinepare) of the Chief Te Kereru.
7. Te Umu Roimata Street - To commemorate the closest pā and Taipo stream flows to it. Fighting in area and tears shed as people fought bravely. Te Kereru occupied Pā site with his two wives.
8. Karaka Street - To commemorate karaka trees nearby at Kouturoa Pā.
9. Wairua Street - To commemorate the next waterway next to Taipo Stream.
10. Kouturoa Street - To commemorate nearby Pā.

Landuse Breakdown



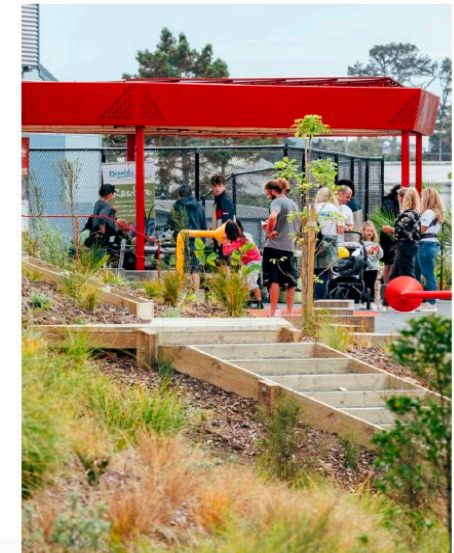
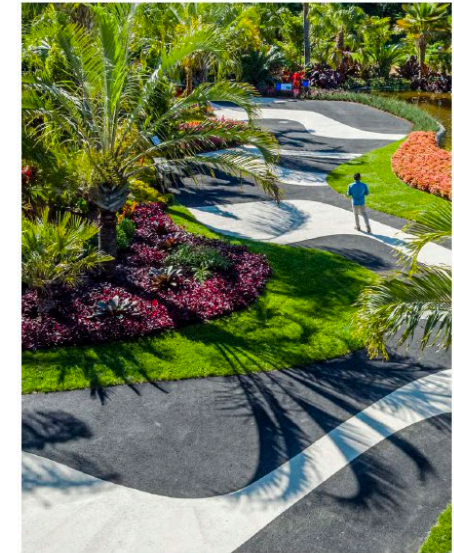
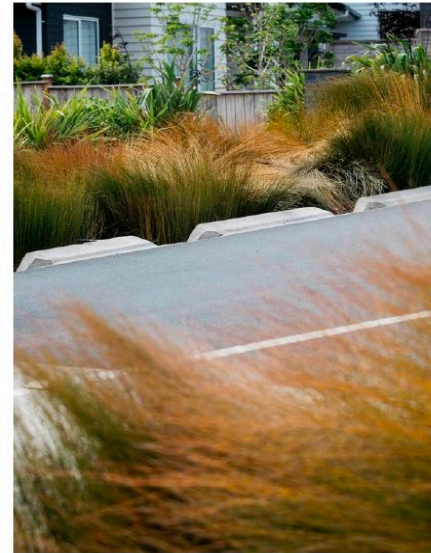
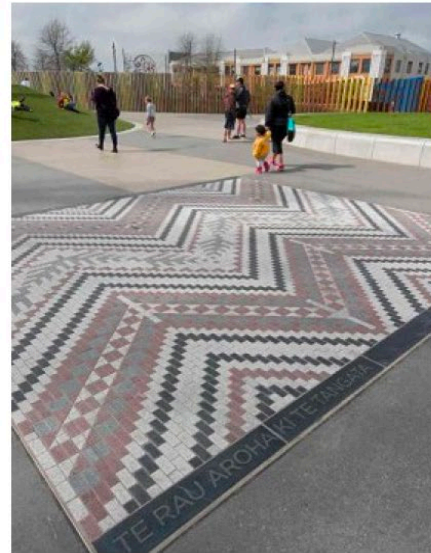
Masterplan (left) as submitted to NCC in December for land-use and subdivision consent.

The design provides for a local commercial centre, up to 235 sections, including a superlot for affordable rental housing and new amenity areas alongside the Taipo Stream and in the landscaped stormwater basin.

Civil work is set to be delivered in at least two stages; releasing sites to market once key infrastructure is installed.

A development branding, placemaking and sales/marketing strategy is underway. Mana Ahuriri cultural engagement to identify potential mahi toi, entry makers, planting strategy, design standards and patterning etc. as the design progresses.

Conceptual Imagery:



Owen Street

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1 Bed Unit = (x 3)
2 Bed Unit = (x 21)
TOTAL = 24 UNITS

CARPARKS = 20



1 Proposed Site Plan
1 : 200

UPDATES

- Planning for **65 Munroe Street** is advancing with further testing of master plan options against feasibility, providing comfort to commence resource consenting and progress MHUD due diligence and valuation. Management targeting approval at the MAHLP July Board meeting to acquire back to back and transfer to the JV.
- **Auckland Street**, **McDonald Street** base case feasibilities have been confirmed and are currently being prioritised in terms of programme behind the priority projects being Te Roropipi, Wharerangi and 65 Munroe Street.
- Ongoing discussions regarding Kainga Ora partnership opportunities noting that Kainga Ora are also under strategic review.
- Ka Uruora – A housing programme that supports whanau into affordable rentals and Home Ownership.

DEED of SETTLEMENT PROPERTIES

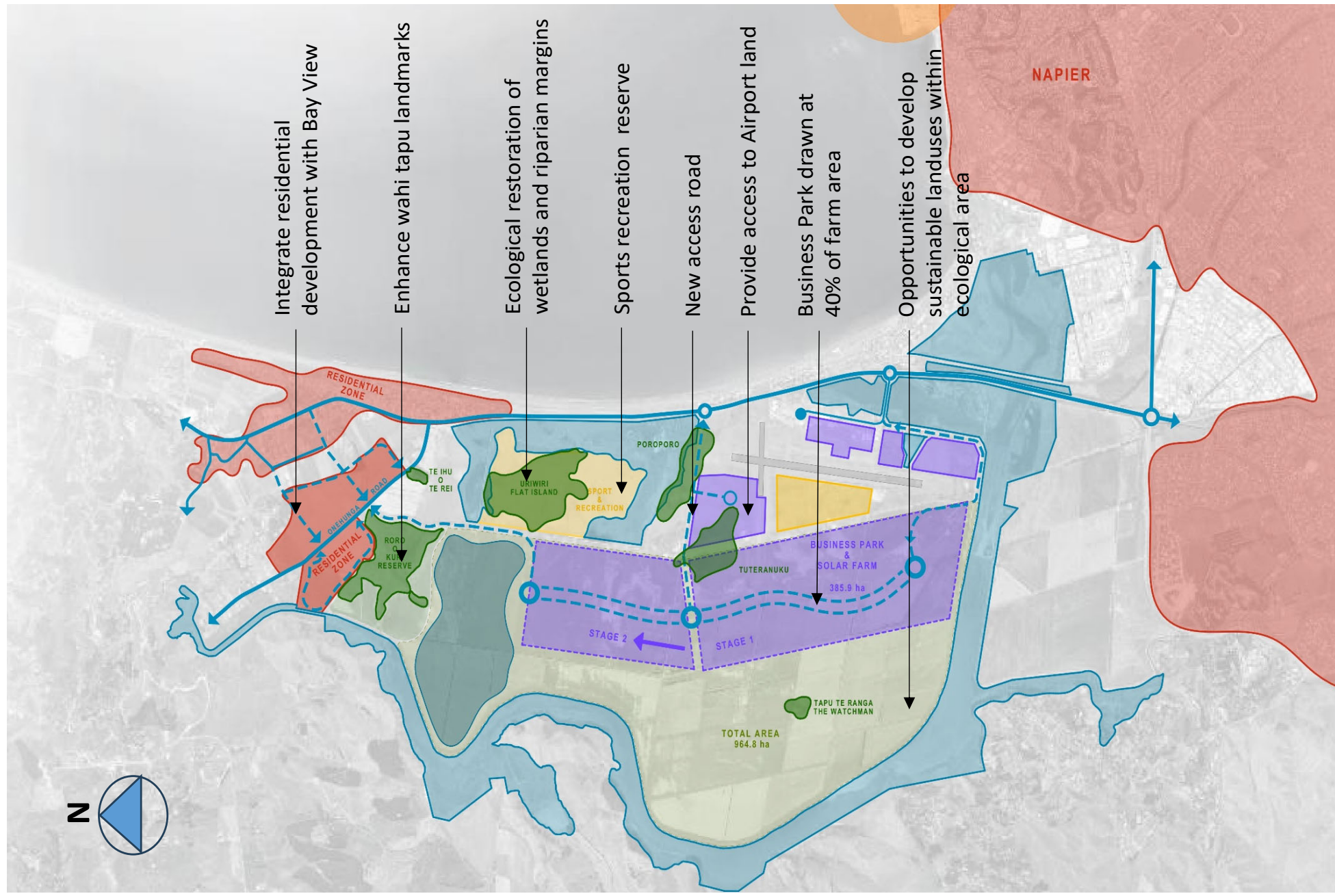
- Properties – WE OWN
 - 170A Waghorne Street
 - Current location of mMAT office and lease to Ngati Pahauwera
 - Conservation House – Marine Parade
 - Sold and reinvest funds into Housing Developments
 - Pakake – Custom Key
 - Thinking on cultural significance of this site
 - Heipipi Pa
 - Reserve Management Plan in place

DEED of SETTLEMENT PROPERTIES

- Properties we need to Acquire
 - Hawkes Bay Airport - 50% shares (2 yrs)
 - Ahuriri Station – Large land holdings with cultural significance for Hapū (2yrs)
 - Severn Street Precinct – Mixed use land for retail and industrial
 - Munroe Street Precinct – Landlord for current leaseholders Pak n Save, Burger King and the Station Bar and Eatery
 - Mataruahau Precinct – zoned for housing
 - Whakatu Forest – not a priority

AHURIRI STATION - FDS

- Future Development Strategy – is a planning process for urban development that forecasts out to 30 years.
 - Napier and Hastings have a Joint Committee focused on this plan
 - The FDS identifies appropriate developments to include in the plan for residential and industrial.
 - Mana Ahuriri through MAHLP placed several housing opportunities within this plan and have conceptualized and opportunity to provide an ecologically, culturally and commercial idea to repurpose the Station that aligns with Mana Ahuriri Aspirations in reviving the Whangai, provide housing for whanau and build an economic base to benefit nga uri o Ahuriri



Key Points to have Ahuriri Station in FDS

- The FDS sets plans for future use of key infrastructure like water, power roads etc...
- How does Mana Ahuriri preserve its wahi taonga
- Points of difference in this development
 - Mana Whenua aspirations
 - Mana Whenua kaitiakitanga of te taiao
 - Ecologically minded development
 - Integrated with the Airport Developments
 - Mitigation of Coastal Hazards and inundation
 - Expansion of Napier and Regional industry

TE MURIWAI O TE WHANAGA

PAMPHLET HANDOUT

Te Muriwai o Te Whanga - Update

KŌRERO ABOUT INTERVIEW THEMES

KAI IN THE MORNING
KAI IN THE EVENING

(What sort of kai
is this today, beyond
the kai we eat?)

What happens
when we get
this back?

WHY WAS THIS
SO IMPORTANT
TO THE TIPUNA
WHO STARTED THIS
SETTLEMENT?

Swimming
Eating
Enjoying
Quality of
water for swimming
and eating

"WHEN THE ESTUARY
THRIVES, EVERYTHING
ELSE FLOWS"



So it can't
be seen in
isolation

That requires
strategy &
influence

This is a MASTER
plan. It's
only useful if
we can give EFFECT
to it

SET IN
LEGISLATION

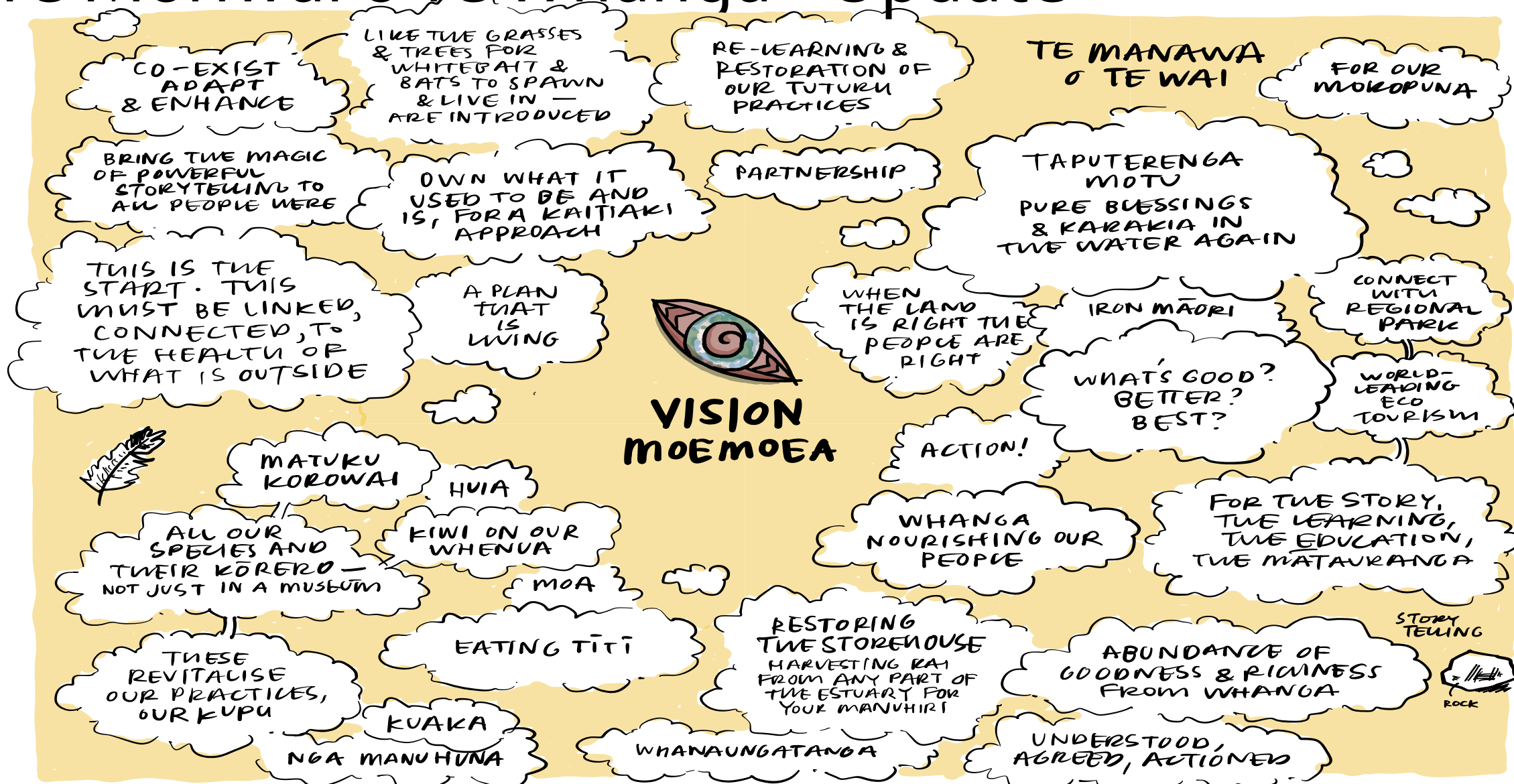
NOT AS
STRONG AS IT
COULD BE

Give 'REGARD' to.
Does that allow
'DOING DIFFERENT
ANYWAY'?

SO STRONG,
TIMELY,
PROFESSIONAL
ADVICE

REGULATORS MUST
CONSIDER THE
PLAN, AND HAVE
A GOOD REASON
TO NOT GIVE EFFECT TO

Te Muriwai o Te Whanga - Update



What's next

- Collation of Initiatives from partners that impact on Te Whanga
- Finalize the Plan and have Te Komiti sign off
- Socialization of the plan
- Implementation of the plan including who is responsible
- Reporting on the progress of the plan including regular oversight of the plan by Te Komiti

PĀKAHI MĀORI

- We have lots going on in our development space
- We are increasing our engagement with Whanau, Te Tiriti partners, stakeholders and like minded organisations
- We have a desire to use our own in the mahi we are doing
- We need to know what our whanau do
- Our Database is being refreshed to capture key whanau information
- Online portal to update individual skills and knowledge
- Support from TPK