

MANA AHURIRI TRUST

Karakia

Whakawhanaungatanga

Housing Update

Ahuriri Regional Park

Te Muriwai o Te Whanga Plan

Mana Ahuriri Environmental Strategy

Mana Ahuriri Holdings Limited Partnership

Housing Update

July 2024



Delivery Partnership Structure



KU provide funding to support underwrite iwi investment in & development of AR units



**MANA AHURIRI
HOLDINGS LP**



KU manage AR placement & tenancy management

- MAT are joining Ka Uruora (KU) to support it deliver affordable housing solutions,
- KU would provide funding to the MAT development JV to support the investment in AR (offered at an average discount of 20% to market) and acquire PHO homes
- KU will also manage all CR & AR placement & tenancy management of the Rental units as part of its wider programme to support iwi members improve financial independence
- Delivery supported by KU education & wrap-around support to assist whanau move up continuum, enabling units / funding to be recycled

- MAHLP forming a JV development partnership with Hapai to develop the projects, including AR properties
- Hapai Housing specialise in the development of affordable mixed tenure housing. The model, delivered in partnership with Ka Uruora is known and trusted by key stakeholders (ie Crown).
- The JV partnership provides access to capital & specialist proven development capability to develop / build housing

WHANAU HOUSING OUTCOMES

Community Rental

- Access Crown funding to deliver Community rental solutions for iwi members on the housing register (eg non-working / kaumātua)
- Whanau with income up to a max of \$60k
- Owen Street has passed first gate and now progressing discussions on detail for MHUD support as community housing

Affordable Rental (Average 80% Market Rent)

- Providing affordable and secure rental tenure while also saving and pathways to home ownership
- Whanau with income in approximate band of \$60-\$100k
- Progressing Ka Uruora support for first ~40 homes on 7–10-year tenancies at an average 80% of market rental.

Progressive Home Ownership (Shared Equity)

- Support whānau into home ownership by sharing cost (at nil interest), helping meet bank deposit requirements / reduce lending – contribute equity in approximate range of 10-40% of cost of house to be repaid at market value on an average of 10 years by the whanau
- Whanau with income up to \$120k (in process of being increased to \$150k)
- Progressing Ka Uruora support for first ~20 shared equity homes.

| Indicative Tenure Allocation by Project | Land area | Total units | Affordable Rental | PHO | Public Housing |
|---|-------------------|-------------|-------------------|-----------|----------------|
| Munroe St | 12,800 m2 | 119 | 40 | 20 | |
| Te Roropipi - Wharerangi | 176,200 m2 | 235 | 50 | 25 | |
| Owen Street | 1,869 m2 | 24 | | | 24 |
| MacDonald Street | 2,529 m2 | 17 | 17 | | |
| Auckland Road | 6,362 m2 | 39 | 11 | 10 | |
| TOTAL | c200,000m2 | 434 | 118 | 55 | 24 |

Land Ownership Strategic TARGETS

- The quantum of capital required to execute the DSP pipeline is far greater than Mana Ahuriri's cash settlement received hence MAHLP needs to be innovative to maximise value for Mana Ahuriri:
 - Within pragmatic constraints the objective is to maximise the long-term ownership of commercial / industrial land, taking a truly inter-generational approach.
 - Where feasible the objective on residential land is to also deliver whanau housing outcomes in a sustainable manner, and to recycle capital and continue to grow the number of houses delivered to whanau over the long-term.
- Vision is to own all of Commercial and Strategic Land Bank, and will push strategies as much as possible to make that feasible – approx. 6,600 ha:
 - Own Munroe Precinct land – 3.2 ha – ground lease with long-term land change upside
 - Own Severn Precinct land – 46.1ha – target ground lease (some prepaid), strategic inter-generational site
 - Own Ahuriri Station land – 1,321 ha – strategic inter-generational site
 - Own Pakake land – 0.5ha – culturally important and strategic footprint
 - Own 33% of Kaweka Gwavas land – 5,262 ha - good risk adjusted cash earnings from a large rural landholding
- Focus on residential strategies that provide sustainable returns enabling the ongoing inter-generational delivery of whanau housing outcomes, this will require the selling of some residential land, noting:
 - Current planned housing land is only ~20ha which is less than 0.5% of the above target land ownership
 - Will own the residential land with rental homes built on it (approx. 30% of planned homes).
 - First preference for shared equity (and other sales) to Mana Ahuriri whanau and profits of sales to the wider market will assist to fund the delivery of ~200 affordable homes and ongoing ownership of BTR houses
 - Will produce profits that enable recycling of equity to then move onto the next housing projects in the future so it becomes a continual programme, rather than one off, e.g. 400 homes over the next 7 years, it will then be 500 the following 7 years and so on.
 - Unless in high demand and unique areas, leasehold in residential has firm track record of being value destructive and materially discounts the value of the land (ie, the land would immediately be worth less than it was acquired for and MAHLP could not deliver the target housing outcomes).
- The flexibility to sell residential land (noting retain land under BTR) will not only recycle capital (land value plus margin) that enables a multiplier impact on the number of affordable houses delivered to whanau over time but also will enable individual whanau empowerment (pathways) through ownership.

PAKIHI 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
- Website portal to invite registration of individuals and Business that identify as Pakihi Māori <https://manaahuriri.org/enterprise/>
- Seek support from TPK to grow

AHURIRI REGIONAL PARK MASTERPLAN

Mana Ahuriri Trust

16 July 2024

Open Slide Show



Meet Our Team



Tina Porou

Ngati Porou, Ngāti
Tuwharetoa, Ngāi
Tāmanuhiri, Ngāti
Rakaipaaka,
Rongomaiwahine



Pia Pohatu

Ngati Porou,
Rongowhakaata, Ngāi
Tāmanuhiri, Te Aitanga a
Māhaki, Ngā Tahu
Matawhaiti



Kate Walker

Ngati Porou, Te
Whānau-ā-Apanui,
Ngāi Tuhoe,
Ngāti Whakaue

Mana Ahuriri Taiao Strategy

A staged approach was applied to reaching the aspirations of Mana Ahuriri Trust. Starting with the development of a Taiao Strategy to inform taiao operations carried out by Mana Ahuriri Trust.

The five-year taiao strategy is developed across all taiao components with input from Mana Ahuriri governance and operational personnel.

The strategy determines workstreams, roles and responsibilities within Mana Ahuriri and interface with hapū and other stakeholders.

Initial focus on building operational structures whilst building capacity and capability within hapū.

The goal is to support hapū to lead taiao kaupapa within their takiwā whilst Mana Ahuriri maintain management and oversight of Deed of Settlement provisions.



Mana Ahuriri Taiao Strategy

Vision: Ko te hauora o Te Whanganui-a-Orotū e tautoko ana i te oranga me te ahurea o te iwi.
The health of Te Whanganui-a-Orotū (Ahuriri Estuary) supports health, well-being and culture of the people.

Whakatauki: Ko rua te paia ko Te Whanga. He kainga tō te ata. He kainga ka awatea. He kainga ka ahiahi.
The whanga is the storehouse that never closes. A meal in the morning. A meal at noon. A meal in the evening.

Ngā Mātāpono (Values): Whanaungatanga (Relationships), Kaitiakitanga (Guardianship), Pono (Integrity), Whakapakari (Enhancement), Kotahitanga (unity).

| POU | WAI | MOANA | BIODIVERSITY | WAAHI TAPU | MĀTAURANGA | CAPACITY & CAPABILITY |
|-------------------------|--|--|--|---|---|---|
| OBJECTIVES | Waterways are managed in their entirety to restore water quality and quantity, ecosystem health and traditional customary practices. | Water quality is restored, sedimentation and algal blooms are reduced to support an abundant and diverse kapata kai that whānau can sustainably harvest. Whakapapa connections are maintained and strengthened through kaitiakitanga and mahinga kai. | Preserving and restoring native habitats to support flourishing ecosystems that supports resilient biodiversity. | Waahi Tapu are protected and restored. History of sites is respected and promoted within the community. | Whānau and hapū are reconnected to their mātauranga through environmental management. | Mana Ahuriri are able to proactively participate in environmental management, including decision making. Whānau, hapū and marae are supported in their role as kaitiaki and are able to lead kaupapa taiao within their takiwā. |
| INDICATORS | Land and freshwater management practices align to recognise and provide for the health and well being of wai. The role of Ahuriri Hapū as Kaitiaki is recognised and are actively participating in freshwater management. Freshwater management enables the reconnection and application of mātauranga Māori. Ahuriri Hapū are able to carry out customary practices. | A 'ki uta, ki tai' management approach is adopted by all decision makers to reduce impacts on receiving environments. Hapū are able to assert mana moana. Whānau are aware of the state of their kapata kai. Kaimoana is safe to eat. Whānau are informed on state of moana (biotoxins, discharges etc). | Taonga species are abundant to support sustainable customary harvest. Customary practices such as mahinga kai reconnect and restore mātauranga-a-hapū. Management of taonga species enables intergenerational transfer of mātauranga-a-hapū. | Ngā uri o Ahuriri Hapū know the locations and history of waahi tapu within their takiwā. Increased awareness, education and knowledge transfer of sites of significance within hapū and community (where appropriate). Correct names are used for sites of significance. | Decision making is informed by mātauranga Māori. Environmental observations are recorded and mātauranga is continuously growing to adapt to environmental change. Environmental management enables knowledge transfer within whānau, hapū and marae. | Access to information to make informed decisions. Engagement is meaningful, efficient and productive. Engagement principles developed by Mana Ahuriri given effect to by external stakeholders. Ngā uri o Ahuriri Hapū working in environmental management. |
| PRIORITY ACTIONS | <ul style="list-style-type: none"> State of the environment stocktake. Cultural monitoring. Reduction of point source discharges. Riparian planting of native species. Wetland restoration. Determining environmental flows that align with cultural values and aspirations. Flood protection schemes. | <ul style="list-style-type: none"> Marine cultural health programme. Characterise state of the environment. Inventory of coastal outfalls. Environment and cultural monitoring of discharges. Diving and boating courses. | <ul style="list-style-type: none"> Taonga species stock take and monitoring. Pest control. Habitat restoration. Restoring ecological connectivity. Actively monitor biosecurity risks across, ngahere, wai, and moana. Mātauranga informed restoration and monitoring regimes. | <ul style="list-style-type: none"> Map sites of significance with correct names, history and mātauranga associated with sites. Cultural values assessments for subdivision consents. Mana Ahuriri discovery protocol. Cultural monitoring for earth works sites. Waahi tapu sites fenced off with native planting. Promotion of sites of significance within the community e.g. art, information signage. | <ul style="list-style-type: none"> Identify mātauranga practitioners in rohe. Collate existing sources and repositories of mātauranga. Identify and secure access to sites used for customary practices. Quarterly mātauranga wānanga e.g. maramataka, mahinga kai, mahi toi, rongoa etc. | <ul style="list-style-type: none"> Establish Taiao Unit. Hapū representatives included on Mana Ahuriri Taiao Komiti. Engagement principles. Resource consenting process confirmed with hapu and marae. Establish relationships with potential research partners in public and private sector. Explore potential for secondments, research partnerships and programmes, intern programmes, and scholarships. |

Strategic Relationships

Hawkes' Bay Regional Council

- Regional planning and development regarding management of natural resources, climate change and natural hazards.
- Give effect to engagement principles and process determined by Mana Ahuriri.
- Take into account planning documents prepared or endorsed by Mana Ahuriri.
- Confirm actions to give effect to Te Komiti Muriwai o te Whanga Master Plan.
- Engagement and collaboration on regulatory and non-regulatory mechanisms administered by regional council (including decision making) e.g. development of regional plans, Regional Planning Committee, environmental monitoring.

Local Territorial Authorities

Napier City Council and Hastings District Council:

- Provide local services and facilities, urban and rural planning, local infrastructure, waste management, community services.
- Give effect to engagement principles and process determined by Mana Ahuriri.
- Take into account planning documents prepared or endorsed by Mana Ahuriri.
- Confirm actions to give effect to Te Komiti Muriwai o te Whanga Master Plan.
- Engagement and collaboration on regulatory and non-regulatory mechanisms administered by Local Territorial Authorities.

Education Providers

- Capacity and capability building partnerships e.g. training, mentoring, scholarship programmes etc.
- Mātauranga based curriculums, education and outreach programmes.

Ahuriri Hapū and Marae

- Facilitate effective and productive working relationships with hapū, marae and external stakeholders.
- Advocate for hapū and marae rights and interests as kaitiaki.
- Support hapū and marae to lead their own kaupapa taiao.



Research Partners

- Research programme development and funding opportunities.
- Capacity and capability building partnerships e.g. training, mentoring, internships etc.

Te Taiwhenua o te Whanganui ā Orotū

- Work with Taiwhenua to build capacity and capability of whānau, hapū and marae to progress their taiao aspirations.
- Support and advocate for workforce development for nga uri o Ahuriri Hapū to carry out kaupapa taiao within their takiwā.

Department of Conservation

- Confirm actions to give effect to Te Komiti Muriwai o te Whanga Master Plan.
- Engagement on Conservation Management Strategy.
- Engagement and collaboration in management and restoration efforts.

Private Sector

- Give effect to engagement principles and process determined by Mana Ahuriri.
- Cultural Values Assessments and Cultural Impact Assessments for activities carried out by consent applicants.
- Cultural and environmental monitoring to assess and monitor impacts of activities.
- Engagement and collaboration on restoration projects.
- Capacity and capability building partnerships e.g. training, mentoring, internship programmes etc.

NGOs

- Engagement and collaboration on projects.
- Capacity and capability building partnerships e.g. training, mentoring, internship programmes etc.

Mana Ahuriri Taiao Strategy

Vision: Ko te hauora o Te Whanganui-a-Orotū e tautoko ana i te oranga me te ahurea o te iwi.

The health of Te Whanganui-a-Orotū (Ahuriri Estuary) supports health, well-being and culture of the people.

| KAUPAPA | PHASE ONE | COSTS & RESPONSIBILITY | PHASE TWO | COSTS & RESPONSIBILITY | PHASE THREE | COSTS & RESPONSIBILITY |
|-----------------------|---|---------------------------|---|--|---|--|
| WAI | State of the environment stock take. Establish monitoring sites, and establish baseline and target states for cultural and ecological indicators. | MAT, Te Komiti, HBRC | Identify and negotiate sites for restoration, access for mahinga kai and other customary practices. | MAT | Mana Whakahono a Rohe | MAT, HBRC, NCC, HDC |
| | Catchment Values Assessments | HBRC, MAT | Taiao Management Plan (Freshwater) | HBRC, MAT | Ongoing cultural and environmental monitoring and restoration efforts. | MAT, HBRC, NCC, HDC |
| | Identify needs and process to initiate Mana Whakahono a Rohe | MAT, HBRC, NCC, HDC | Engagement and submissions on Regional Freshwater Plan & Ahuriri Catchment Plan | HBRC, MAT, Te Komiti | Ongoing monitoring and audits of relationships, agreements and implementation of plans. | MAT, HBRC, NCC, HDC |
| MOANA | Baseline state of the environment. | HBRC, research institutes | Develop cultural monitoring regime for coastal discharges. | MAT, HBRC, Te Komiti | Hapū training programmes e.g. environmental monitoring, diving, boating etc. | MAT, HBRC, Consent Holders, Research Institutes, Education Providers |
| | Desktop review of existing coastal discharge resource consents. | MAT | Engagement and Submissions on Regional Coastal Environment Plan | MAT, Tertiary Education Providers, Research Partners | MAT led marine cultural health programme. | |
| | Taiao Management Plan (Moana) | MAT, HBRC, NCC, HDC | | | | |
| BIODIVERSITY | Inventory of restoration and biosecurity projects in rohe and initiate strategic partnerships. | MAT | Taiao Management Plan (Biodiversity) | MAT | Traditional customary harvests. | MAT |
| | Taonga species stock take and monitoring regime. | | Mana Ahuriri led and supported restoration projects | MAT | Ongoing biodiversity audits, restoration projects, pest monitoring, education and outreach led and supported by Mana Ahuriri. | MAT, DOC, NGOs, Developers, Consent Holders, |
| | Conservation Management Strategy. | MAT, HBRC, DOC, NGOs | Biodiversity Connectivity Plan: Identify priority areas for biodiversity conservation and connectivity enhancement and design ecological corridors to connect fragmented habitats and facilitate species movement. | MAT, HBRC, DOC, NGOs, Developers | | |
| WAAHI TAPU | Identify knowledge holders and existing information repositories in rohe. | | Cultural values assessment for subdivision consents. | MAT, NCC, HDC, Developers | Waahi Tapu fenced off and revegetated with natives. | MAT, Te Komiti, NCC, HDC, HBRC, Consent Holders, Developers |
| | Map sites of significance with correct names, history and mātauranga associated with sites. | MAT | Cultural Impact Assessment template and workshops | MAT | Promotion of sites of significance within the community. | |
| | Mana Ahuriri Discovery Protocol. | | Cultural monitoring regime for earth works consents. | MAT, NCC, HDC, Developers | Mana Whakahono a Rohe to include the protection of sites of significance. | MAT, NCC, HDC, HBRC |
| MĀTAURANGA | Collate existing sources and repositories of mātauranga. | | Mātauranga dissemination resources for hapū. | | Environmental management aligned with key tohu identified by Mana Ahuriri. | MAT, Te Komiti, HBRC, NCC, HDC, DOC |
| | Quarterly mātauranga wānanga | MAT | Data repository system to capture mātauranga observations through cultural monitoring and wānanga. | MAT | Mana Ahuriri led or supported mātauranga Māori research programmes. | MAT |
| | Identify key tohu (environmental indicators) to monitor taiao aspirations. | | Information sharing protocol. | | | |
| CAPACITY & CAPABILITY | Establish Taiao Unit. | | Identify workstreams for collaboration across other iwi and hapū organisations. | | Workstream collaboration with other iwi and hapū organisations where appropriate. | |
| | Resource consenting process confirmed with hapū networks in place to receive and process consent applications. | MAT | Cultural Impact Assessment templates and workshops. | MAT | Research partnerships and programmes, secondments, intern programmes and scholarships in place. | MAT |
| | Hapū representatives on Mana Ahuriri Komiti Taiao. | | Explore potential research partnerships, secondments, intern programmes and scholarships. | | | |

NEXT STEPS

Action Plan

- Produce a visual action plan. This is an internal document for clarity and prioritisation of recommended actions
- Including a checklist of actions covering work such as Iwi Management Plan and Te Muriwai o Te Whanga

Business Case

- Outlining the resourcing required, the value (internally and externally) and the landscape of the action plan
- The business case will include everything required for the Trust to make decisions on resourcing and prioritisation of the project
- Recruitment of Project Manager to drive the success of this plan.

Board Engagement

- An online session with the board to bring context and focus to this project. In addition to strategic discussion, advise on how this project will help inform the commercial arm and support your ability to respond efficiently and effectively to this government.



Te Muriwai o Te Whanga

The Plan

2024 | Te Komiti Muriwai o Te Whanga

[illegible]

Waitangi Tribunal Claim initiated to address Crown breaches of Te Tiriti o Waitangi.

Mana Ahuriri Incorporated gains mandated support to negotiate claims.

Crown acknowledges mandate; agreement in principle signed, addressing historical claims.

Mana Ahuriri Trust established; Ahuriri Hapū Deed of Settlement initialled.

Ahuriri hapū claims settlement bill introduced, including \$19.5 million restitution.

Settlement legislation establishes Te Komiti Muriwai o Te Whanga for estuary management post-Cyclone Gabrielle.

Summary of Themes from Interviews with Te Komiti



Visions, Values, and Pou

The purpose of the Plan is to acknowledge the whakapapa and current state of Te Whanga and, with integrated management, propose future initiatives and changes that protect and enhance the environmental, economic, social, spiritual, historical and cultural values of Te Muriwai o Te Whanga for present and future generations. This initial Plan is a starting point for Te Komiti and other stakeholders to restore the health of the Whanga as the “storehouse” it once was. The Plan provides both a strategy and associated action plan to guide, promote, and fulfill legislated mechanisms and other activities. The Plan aims to create short, medium and long term change through coordination of activities, associated investment, planning changes, and a comprehensive monitoring, evaluation, and review approach.

Whāinga | Vision

The health of Te Whanganui-a-Orotū supports environmental, economic, social, spiritual, historical, and cultural value for present and future generations.

Whakataukī

Ko rua te paia ko Te Whanga. He kainga tō te ata. He kainga ka awatea. He kainga ka ahiahi.

The Whanga is the storehouse that never closes. A meal in the morning. A meal at noon. A meal in the evening

Mātāpono | Values

Whanaungatanga
Relationships



Whakapakari
Enhancement



Kaitiakitanga
Guardianship



Kotahitanga
Unity



Pono
Integrity



Pou | Pillars

'Our priority for Te Whanga is its mauri through our wai and taiao pou, all other pou are enabled by this'

Te Ora o te Wai
Water Health

Te Mauri o te Taiao
Biodiversity

Aroā o Te Whanga
Historical / Education

Ahurea o te Whenua
Cultural / Spiritual

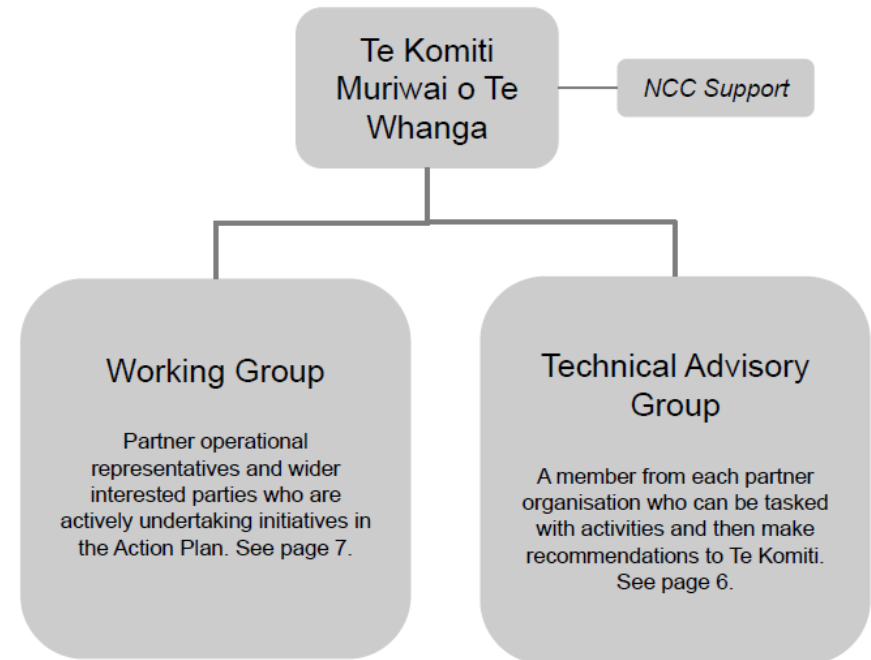
Tūhonohono mai ki ngā hoa o Te Whanga
Social

Te Mahi Ohaoaha
Economic



Summary & Future for TMOTW

| | MAT | NCC | HBRC | DOC | Interested Parties |
|--|-----------|-----------|----------|----------|--------------------|
| Total number: 64 | 14 | 13 | 9 | 7 | 21 |
| Te Ora o te Wai | 1 | 10 | 7 | | 6 |
| Te Mauri o te Taiao | 3 | | 2 | 4 | 3 |
| Aroā o Te Whanga | 3 | | | 1 | 7 |
| Te Mahi Ohaoaha | 3 | | | | 1 |
| Tūhonohono mai ki ngā hoa o Te Whanga | 2 | 2 | | 1 | 1 |
| Ahurea o te Whenua | 2 | 1 | | 1 | 3 |





Who was involved

Te Komiti Muriwai o Te Whanga has committed to upholding the mana of Te Whanganui-a-Orotū through the development of this plan. What is evident is the depth of this commitment across our many partners and stakeholders in the Hawke's Bay region in ensuring Te Whanganui-a-Orotū is treated, managed and cared for beyond the present day needs towards a thriving natural environment for many generations to come.

Te Komiti also wants to acknowledge the role of interested groups in forming this Plan. These groups have contributed 21 initiatives and will be part of ongoing coordination, monitoring, and evaluation of the Plan through a working group

This kaupapa has been shared with whānau and partners from the Te-Matau-a-Māui region and we wish to acknowledge their time and energy towards this mahi. We would like to acknowledge in particular, the following organisations that participated in wānanga and hui towards the development of this plan.

- **Te Komiti Muriwai o Te Whanga Members:**

- ● Mana Ahuriri Trust (MAT)
- ● Department of Conservation (DOC)
- ● Napier City Council (NCC)
- ● Hawke's Bay Regional Council (HBRC)
- ● Hastings District Council (HDC)

- **Wider Interested Entities:**

- ● Ahuriri Estuary Protection Society (AEPS)
- ● Ahuriri Regional Park
- ● Ahuriri Tributaries Catchment Group (ATCG)
- ● Ahuriri Catchment Group
- ● Forest and Bird
- ● Hōhepa
- ● Pāmu