



# Our Vision – Thriving for Generations

## Key Points:

- Leadership, prosperity, and kaitiakitanga
- \$50m+ pūtea, 6,500 hectares, 400 homes
- World-class, intergenerational solutions



**Whai Rawa**



**Ahurea Tuakiri**



**Whānau Ora**



**Te Taiao**



**Rangatiratanga**

"Our vision is Rangatiratanga – leading with excellence; Whai Rawa – growing wealth for mokopuna; Te Taiao – caring for our whenua; Whānau Ora – thriving whānau; and Ahurea Tukiri – proud identity."

# Balancing Our Future

## Key Points:

- Maximize \$100m+ DSP pipeline
- Balance capital, returns, and taonga
- Aware of issues, working with stakeholders for sustainability



"With an \$19.5m cash settlement, we're tackling a \$100m+ DSP pipeline, including Ahuriri Station. We balance capital, returns, and taonga amid Hawke's Bay's challenges - councils, hazards, and Fast Track timelines. We're aware of the issues facing this project - flood risks, regulatory pace - and are working toward sustainable outcomes with all stakeholders: councils, experts like Tonkin + Taylor, and whānau. We'll prioritize high-value, high-culture assets, recycling capital where needed, and pivot if sustainability falters."

# What is Ahuriri Station?

## Key Points:

- 1,350 hectares near Hawke's Bay Airport
- Unique scale and wetland potential
- Hui today + 3 follow-ups



"This isn't just land - it's 1,350 hectares of opportunity by the airport, unique for its scale and ability to enhance wetlands sustainably. It's ours to shape, starting with this hui and three more."



# History in Our Settlement/ Context

## Key Points:

- Once part of Te Whanganui ā Orotu lagoon – our food basket pre-1931 earthquake
- 1851 Ahuriri purchase: Crown took most of our rohe
- 2021 settlement: Right of first refusal to buy it back
- Ongoing Crown negotiations – complex but critical
- The Region has significant challenges – we can provide leadership and demonstrate how issues such as natural hazards, infrastructure provisioning and sustainability can be responded to.



*Ahuriri before the 1931 Earthquake*

"This whenua fed us as part of the lagoon until the '31 quake changed everything. The Crown acquired it in 1851, but our 2021 settlement turned the tide."

# Buying Back Ahuriri Station

## (JOURNEY & EXPERTISE)

### Key Points:

- **Our journey to date/ regulatory process:** We have had to respond at pace to preserve our position and our rights which has meant participating in a regulatory framework, that does not work in the same way we do. This has been important in ensuring our Rangatiratanga and ability to make mokopuna decisions has been protected. The journey has only just started, and we have a long way to go.
- **Expertise:** We have surrounded ourselves with experts, it has been these experts which have given us the confidence and credibility to get to where we are today. Their advice is recognized nationally and has informed many of the planning and assessment models that have inputted into national and regional frameworks. We will continue to grow our knowledge of Ahuriri Station as we progress through our journey that has many more steps and hoops to jump through.
- **We will only proceed on the basis of having high confidence in what we do:** We can ensure whānau we will only proceed based on having high confidence of success, we always look for short NO's, so as to ensure any investment decision we make, is the right decision. We believe Ahuriri Station, is one of these sites where, making a level investment to validate the opportunity is critical.
- **A staged approach:** We will be taking a staged approach, with a number of work streams working in parallel, our engagement with whānau on your aspirations and vision is a critical step in this process. We can not make any promises today, but we can listen and want to get a full understanding of your vision and aspiration for Ahuriri Station.



"We have had to respond, we have come a lot further than anyone including Council thought we would come, we have had to fight for the opportunity, and we are only at the beginning of what will be a long journey to come. We are here to listen and want to listen to your vision and aspirations for Ahuriri Station."

# Buying Back Ahuriri Station

## (OPTIONS & COST)

### Key Points:

- **Options:** Our options are limited under the Deed, upon confirmation and satisfaction of an agreed value, MAT will be required to acquire the site in full.
- **Cost:** Estimated cost could be in the millions (TBC—pending MAT Crown valuation);
- **Financial Status:** The Trust has provisioned some funds but as can be seen in the earlier slides we have very limited funds to achieve all we need to. Hence it is critical that that we identify and find a way and means to acquire Ahuriri Station where it does not become a long-term liability. Furthermore, we must ensure it is commercially successful to enable the restoration of the wetlands.
- **Why It Matters:** Ownership secures our future, but funding limits our pace

"Reclaiming Ahuriri Station means buying it back and as an asset we must find a way for it to pay and deliver benefits back to our members. The current farming operation is not sustainable and therefore we need to look forward and look for opportunities that will ensure we can sustainably hold this taonga for the future.

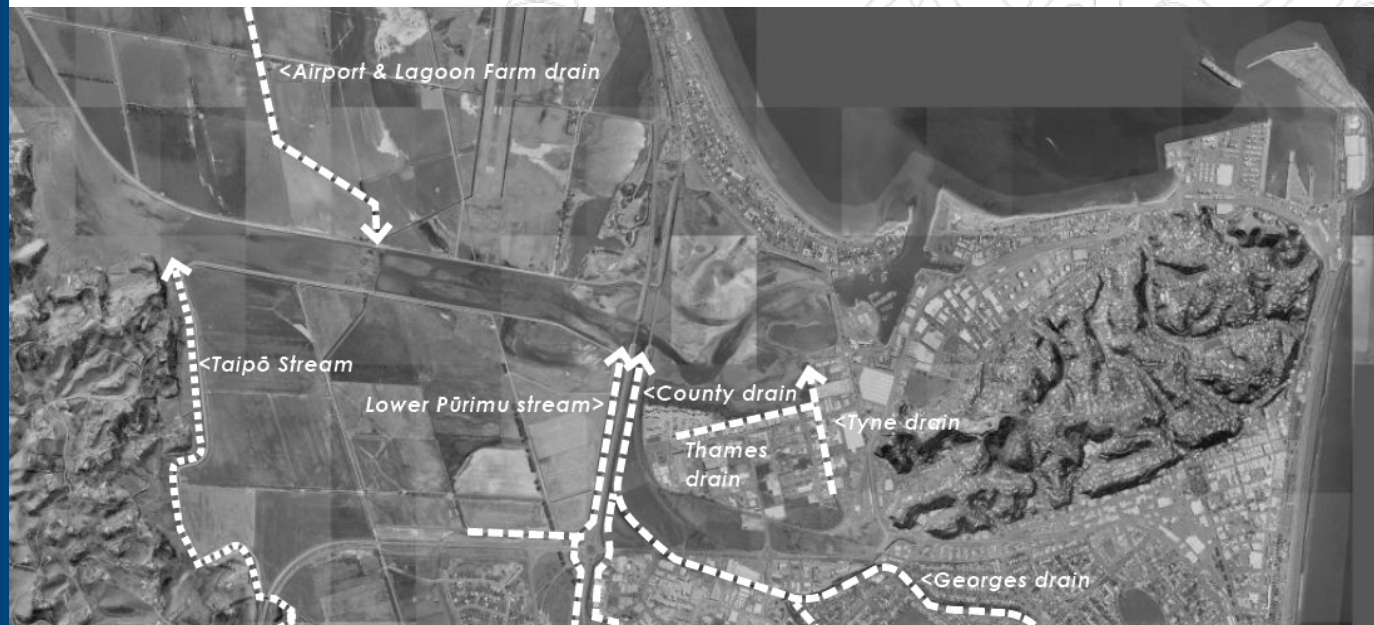




## Key Points:

- Risks: inundation, sealevel rise, seismic
- Climate change threat to low-lying landholdings – the whole of Ahuriri is at risk
- Solutions: Innovative stormwater systems, wetland rejuvenation and the retirement of landholdings, the creation of resilient landholdings and infrastructure solutions.
- Te Muriwai o Te Whanga + Tonkin + Taylor and Initia report guide us

# Hazards and Inundation – Planning Smart



Ahuriri Waterways

"The issues identified are not insurmountable and by virtue of the scale of the site 1350ha of land we have the opportunity and potential to mitigate and in fact improve the conditions that exist. Whānau, bring your questions, and our experts will answer your questions—this shapes everything we do next."



# Development Vision Options

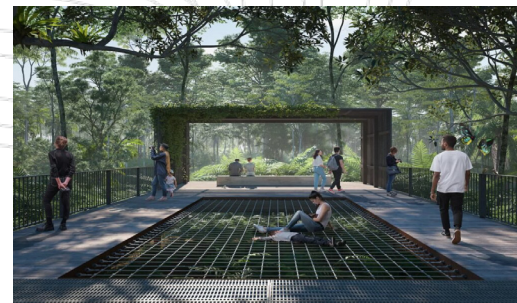
## Key Points:

Mana Ahuriri Holdings (MAHLP) draft plan:

- 380ha+ of planned sustainable, green commercial industrial space – providing a future proofed, resilient solution for our region's future growth (in land port, regional logistics hub, green industries).
- over 1,100+ new residential units, providing a community response that will be integrated and connected and, most importantly, a place where we want to live.
- A large format solar farm – sustainable energy generation.
- A place for community recreation with a rejuvenated wetland; “the lungs of Ahuriri”
- Environmental solutions, through green design, will address wider catchment issues.
- A place that will be distinctively Mana Ahuriri and held for the future benefits of our whanau, their mokopuna and their mokopuna to come.
- Potential once foundations in place to enable other sustainable ventures (examples include eco-tourism, fish farm etc)

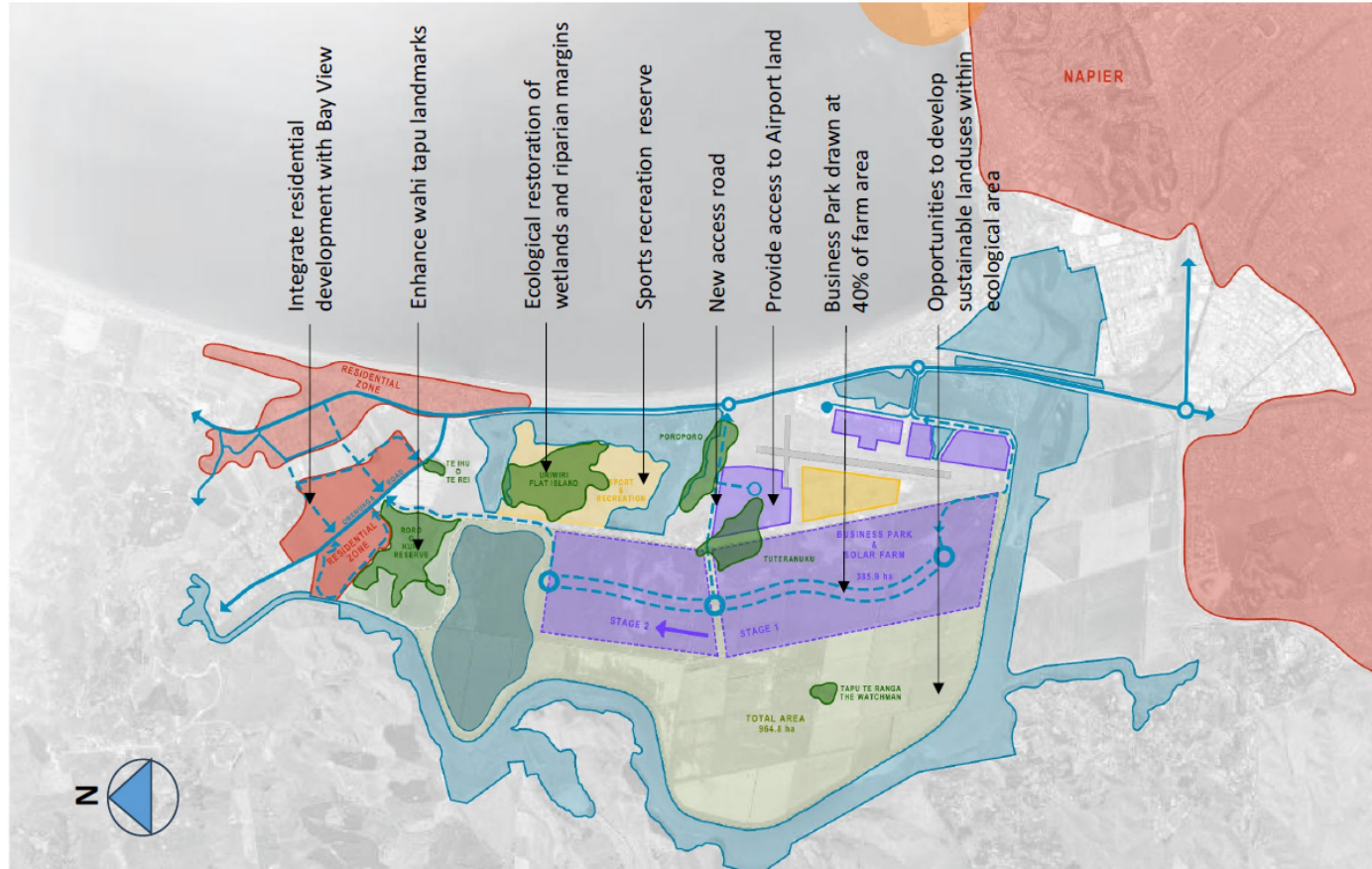
On Crown's Fast Track list—recognizes its potential

Our investment strategy ensures profit + purpose, with profit enabling purpose



*Concept Images – Developments.*

# AHURIRI STATION STRUCTURE PLAN PROPOSAL



# Wāhi Taonga – Our Sacred Ground

## Key Points:

- Pa sites
- Development must protect these taonga
- MAT Taiao Strategy: Build with our past, not over it
- Ideas: Cultural markers, reserves



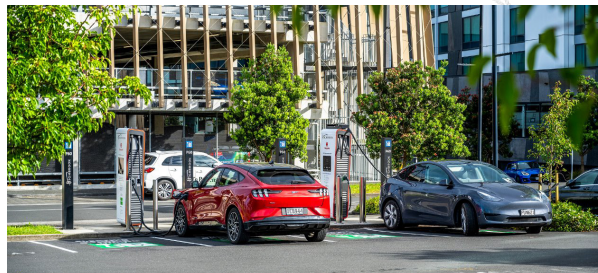
"This is where our tūpuna stood. Our Taiao Strategy protects these spots – maybe with markers or reserves. How do we honor our history, even with hazards?"



# Commercial and Industrial Precinct – Jobs and Sustainability

## Key Points:

- Resilience: we need to create resilient, planned and environmentally sustainable places for industry and growth.
- Options: In land port, logistics warehousing, green manufacturing/ processing, tech hubs and other.
- Focus: Jobs for whānau, revenue for the trust and economic prosperity and resilience for the region.
- Taiao Strategy: a green community, innovation in delivery and management through state-of-the-art technology “world class and future proofed”



*HIGHBROOK AUCKLAND – Commercial Industrial*



ECO-CORRIDOR BIRD'S EYE VIEW 生态走廊鸟瞰图

*KALUNDBORG DENMARK – Commercial Industrial Concept*



*RESIDENTIAL GREEN COMMUNITY – Concept Art*



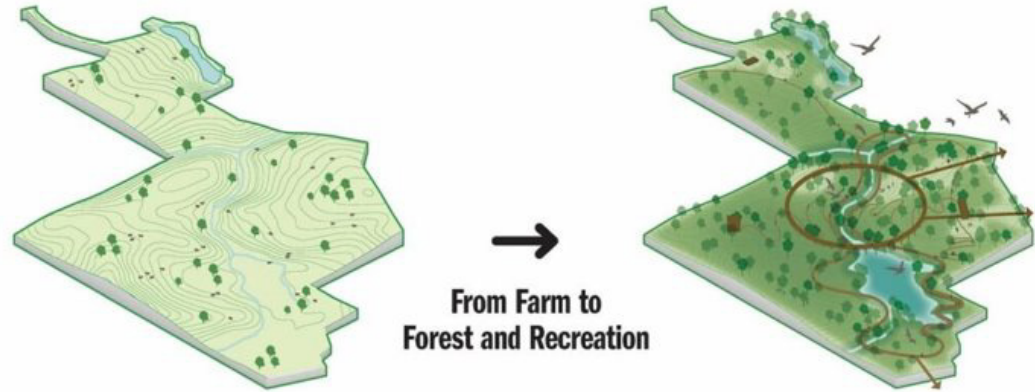
*PRODUCTION*

"Industry could mean jobs—warehouses, tech or green manufacturing. We'll pick clean options, no choking our awa. What fits our whānau and taiao?"

# Taiao Restoration – Bringing Back the Wetlands

## Key Points:

- Pre-1931: Vibrant wetland ecosystem
- Taiao Strategy + Te Muriwai o Te Whanga: Restore wetlands
- Benefits: Biodiversity, cleaner water, kuaka return; supports fish farm idea
- Ties to Ahuriri Regional Park goals



*RESTORATION AND COMMUNITY*

"This was wetland once alive with life. Restoring boosts biodiversity, cleans water, and could, for example, enable eco-tourism or feed a fish farm. It's healing our whenua smartly – this could be in excess of 500ha!. Thoughts?"

# Housing Opportunities – Homes for Our Whānau, all part of creating a mixed use, self-sufficient community.

## Key Points:

- Current MAHLP and Ka Uruora Housing programme precedent – Wharerangi, Owen St, Munroe and McDonald ~400 total with ~200 targeted as affordable homes for whanau
- Ahuriri provides the potential for 1,000+ additional homes using the recycled capital from the existing programme allowing a multiplier impact on the number of affordable housing delivered
- The scale of this would enable an exemplar community with a mix of community rentals, affordable rentals, progressive home ownership and market sales, providing to whanau wherever they may be on the housing continuum providing
- With currently only 2,100+ registered members (expect to increase materially as we grow) we will be well on our way to our 25-year vision of all of our whanau being in warm, safe and secure housing within thriving communities.

"Over 1,000 homes could ease the crunch—an exemplar kainga integrated into the Bayview community. Hazards considered; it's about homes for us and creating sustainable communities for the future. What do you prioritize?"



*Concept images of residential*



## Key Points:

- Napier-Hastings Future Development Strategy (FDS): Regional growth plan
- Napier City Council Proposed District Plan process: Providing for our future planning settings.
- Included within the draft FDS and been heard by Commisioners.
- Currently preparing for the PDP process to ensure our proposed land uses are included within the live zoning Ahuriri Station
- Fast Track status a boost, but we need your voice, whilst we respond to a planning process and framework that is not consistent with our values or way of doing things.

# The FDS/PDP Process – Securing Our Rights



AHURIRI ESTUARY MASTERPLAN

"The FDS and Napier's PDP set growth and zoning—Ahuriri's in the draft FDS and PDP hearings. Fast Track helps, but the system doesn't align with our values. We've defied the odds with expertise and now need your voice to ensure mokopuna decisions prevail through this staged process."

## Key Points:

- Today: Kōrero and dream together
- Two: any questions, ask the experts.
- Three follow-up hui to refine plans
- Your input drives options, taonga protection, and more
- Let's decide as a hapū

## Next Steps – Your Say Shapes It

"Today we start—three more hui to sharpen our path. Your voice shapes housing, industry, taiao, and taonga. Let's decide together."





### Key Points:

- Ahuriri Station: From loss to opportunity
- A future balancing profit, purpose, and past
- Mauri ora – Let's move forward together



## Closing – He Taonga Reclaimed

"From lagoon to Crown and back—this is our taonga reclaimed. We'll build with purpose, hazards in check. Mauri ora."