Future Development Strategy

Organisations

WRITTEN FEEDBACK
Volume 21

Date published: **Friday, 10 August 2023**

Future Development Plan 2023 #8637

Note: this version of the feedback form has been created for the purpose of publishing submissions. As such, contact and demographic information has been removed and handwritten submissions have been transcribed.

Your feedback

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Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Tell us why

Please see attached submission

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Please see attached submission

WINDERMERE
HOLDINGS LIMITED

Feedback on Draft Future Development Strategy

Windermere Holdings Limited

Introduction

1. Windermere Holdings Limited (WHL) is a property development and investment company which has developed or invested throughout New Zealand. The company controls what it considers to be a unique and critically strategic parcel of land at 1360 Alfriston Road, Alfriston.

2. The WHL land is adjacent (although across Mill Road) from an equally strategically important parcel of land owned by Kāinga Ora at [redacted]. The combined land area within the Kāinga Ora and WHL properties is around 67 ha.

3. WHL has, alongside Kāinga Ora, developed an exciting proposal for a new community on land at Alfriston – to be called Alfriston Village – that would, by any measure, be consistent with and promote Council's objectives as regards housing supply and vibrant, well-functioning communities.

4. WHL and Kāinga Ora intends to obtain approval for this development as co-applicants for a private plan change to the Auckland Unitary Plan. The private plan change (PPC) application will be lodged with the Council shortly.

5. WHL is also partnering with Ngāi Tai ki Tāmaki as a means of enabling them to exercise their kaitiaki responsibilities and achieve capacity building on the WHL land, which is within their rohe and near their marae. A key focus in that regard is on the preservation in perpetuity of a 5ha ancient forest (ngahere) which is special significance to iwi, and which is intended to be developed as a wildlife sanctuary, complete with a predator proof fence.

6. A major potential impediment to the Alfriston Village proposal are the assumptions reflected in the Council's Future Development Strategy (FDS) that the land in Alfriston is within a floodplain and comprises peat soils. However, extensive site specific technical investigations commissioned by WHL have demonstrated that this is not the case and that, to that extent, the FDS should not stand in the way of, but accommodate, the Alfriston Village proposal, given that much of the other land in that area is affected by the floodplain and peat soil constraints.

7. In that regard, and particularly in light of the January and February 2023 storm events, it is important to recognise that developable land outside of floodplains is a scarce and valuable resource in the Auckland Region which is required to be sustainably managed in terms of the Resource Management Act 1991 and therefore should be utilised to enable the development of housing and well-functioning urban communities in terms of the National Policy Statement on Urban Development 2020 (NPS-UD).

8. A further perceived impediment may arise from Council officers' assumption that the timing for the sequenced release of FUZ land in terms of the FULSS needs to be reconsidered on the basis of financial burdens being placed on Council to deliver bulk infrastructure at a time when, per Council

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staff's indication[1], funding for that item is limited and private plan changes to rezone land out of sequence, in terms of the FULSS, will further increase that financial burden on Council.

9. However, a fundamental premise of the Alfriston Village proposal is that WHL will pay its own way in terms of the provision of bulk infrastructure – there will be no cost whatsoever to Council.

10. It is therefore of critical importance that the FDS continues to:

    a. Support the identification of FUZ land in the northern part of Alfriston which is not flood-prone and does not comprise peat soils.
    b. Acknowledge that the RUB in this part of Alfriston, which currently runs down the western side of Mill Road, is in the wrong location because it is not based on a natural catchment and prominent ridgeline which are the relevant strong natural elements for this vicinity most preferred by Council as a RUB as per the RPS policy directive[2].

<u>Upcoming Structure Plan and Private Plan Change Application for Alfriston</u>

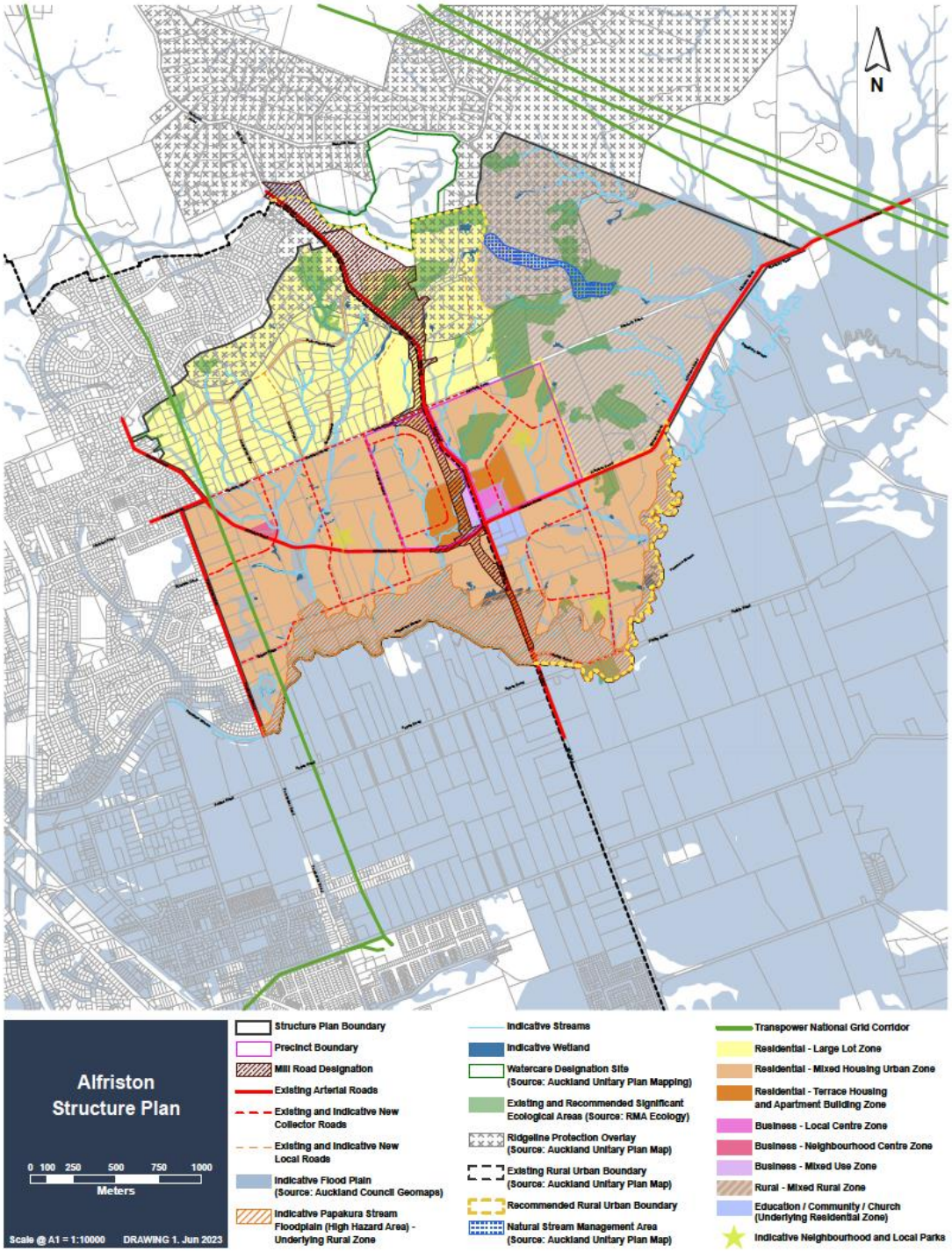
11. WHL has engaged a team of experts who have undertaken extensive technical work in relation to site constraints and development opportunities at Alfriston. This work has included flooding and stormwater, geotechnical investigations, archaeology, ecology, economics, social impact, urban design and transportation.

12. This work has informed the development of WHL's Alfriston Structure Plan (shown below) to satisfy the requirements of the AUP. It confirms that the PPC for Alfriston Village can occur without significant constraints and that it can integrate well into the urban fabric of existing urban areas to the west (namely, Manurewa and Manukau).

[1] On-line presentation by Council staff on the Draft FDS 6 July 2023.

[2] *RPS Policy B2.2.2.(2)(m)(i)*

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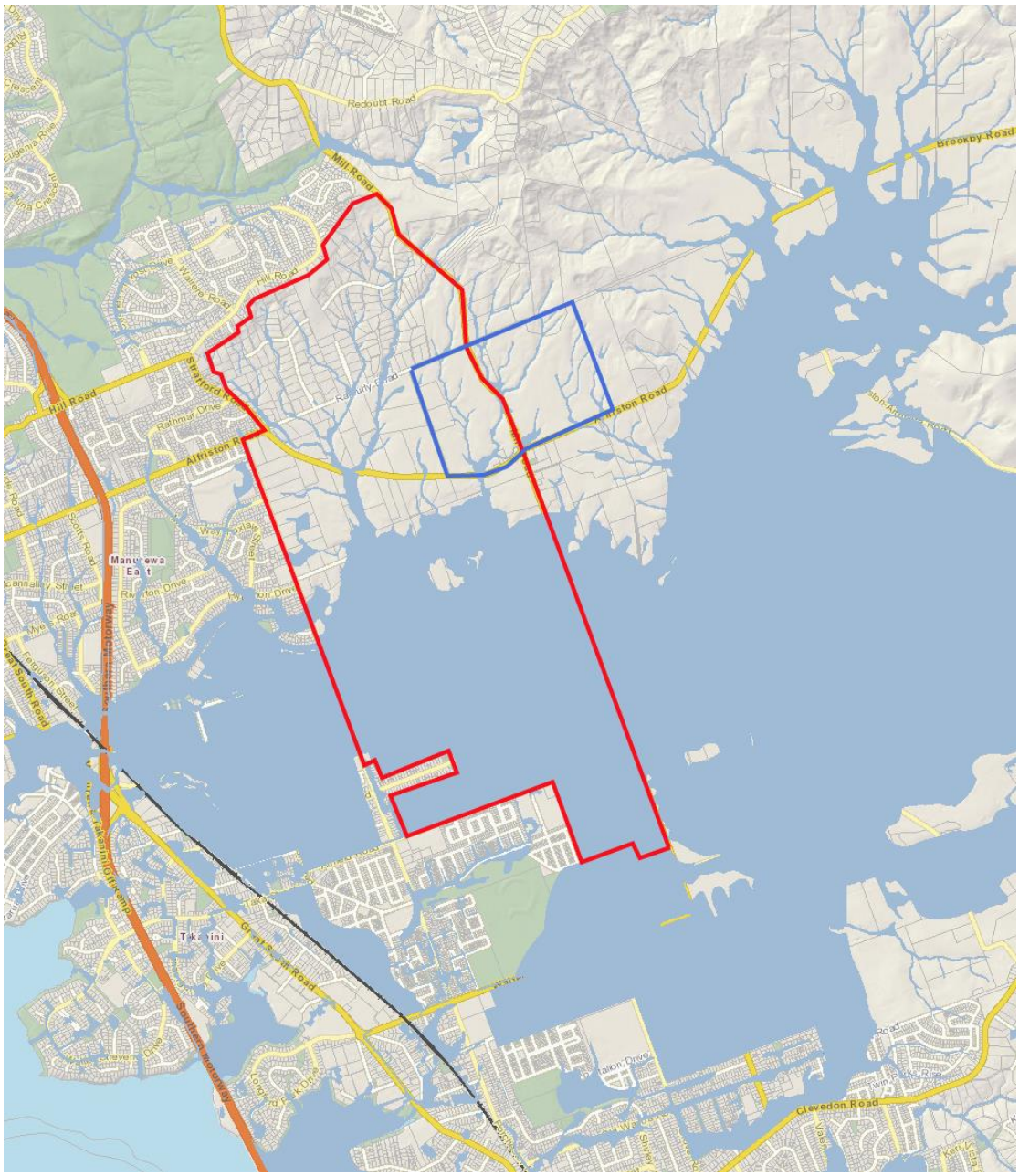


13. WHL's experts have undertaken a highly detailed analysis of the floodplain to a sufficient degree that WHL can categorically state that the assumptions underlying the Draft FDS as it relates to Alfriston are incorrect in terms of the existence of the floodplain and peat soils.

14. This analysis has confirmed that Alfriston and the land subject of the private plan change is geotechnically stable and that the moderate contours and clay soils lend themselves to urban development that can be delivered in a manner that is cost effective and efficient and far preferable to developing the compromised FUZ land alongside the Papakura Stream further to the south.

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15. In making these remarks, WHL does not intend any criticism of Council officers and acknowledges that the assumption made to down-zone flood-prone FUZ land was justified at a 'broad brush' level until detailed investigations were undertaken. The testing confirms that there is no justification to down-zone Alfriston as this land is located well outside and between 10m and 40m above the flood-plain, even after accounting for the effects of climate change.



Takanini and Alfriston FUZ (red), flood plain (light blue), PPC land – including the Windermere and Kāinga Ora sites (dark blue outline)

16. In light of recent storm events and the effects of climate change, WHL has identified methods to ensure that the WHL / Kāinga Ora development is capable of mitigating all of its flood flows to the Papakura

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Stream by designing to detain the 100-year flood event. WHL's engineers ran a stormwater model 1,000 times to achieve this level of confidence. Their analysis confirms that the WHL / Kāinga Ora development will not exacerbate stormwater effects within the Papakura Stream catchment, but it can be managed to result in an overall net benefit for the catchment.

17. The feasibility and appropriateness of the Alfriston Village concept as reflected in the structure plan is founded on the exceptional locational attributes. In this regard, there is within 10km of Alfriston convenient access to:

(a) 153,000 jobs (2475 ha of business land);
(b) 21 primary schools, two intermediate schools and one secondary school;
(c) Manukau Institute of Technology;
(d) Manukau and Papakura metro centres (6km), and Manurewa and Takanini town centres (4km);
(e) Manurewa train station (4km);
(f) Medical and community facilities; and
(g) Regional, sub-regional and suburban sports facilities and parks.

18. WHL's technical work confirms that Alfriston would rank as one of Auckland's best performing greenfield sites and, for vehicle kilometres travelled (VKT), it achieves better reductions in travel distances than half of Auckland's existing urban areas. It is simply so much closer to jobs, community facilities and centres than anywhere else. Assessed by reference to all of the factors that the FDS is seeking to measure growth against, Alfriston is objectively superior to half the existing areas in Auckland.

19. In that regard, WHL considers that Alfriston (including its own land) more than merits being within the FUZ and allocation of a residential zoning when compared to the Council's plans for Huapai, Silverdale, Orewa, Warkworth and even Drury.

<u>The appropriateness of a substitute recognition/zoning</u>

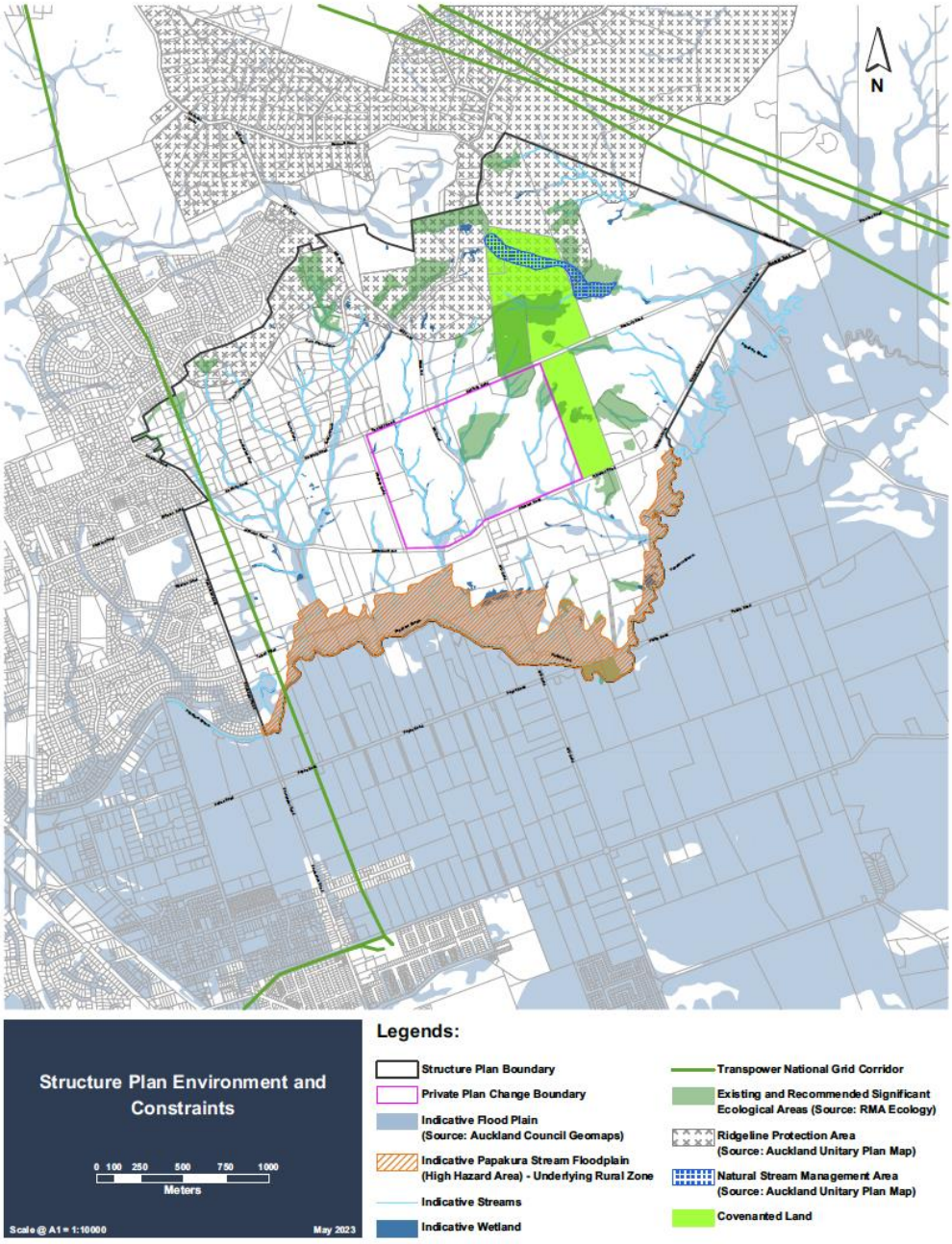
20. WHL considers that the Alfriston FUZ and RUB should be based on:

> defensible boundaries that are based on strong natural features (including prominent ridgelines, streams and stormwater catchments) as opposed to roads. Indeed, Objective B2.2.2 (2)(m) in the RPS explicitly states this preference.

21. WHL's landscape expert considers that the RUB delineation in the vicinity of Alfriston, with the use of Mill Road, fails to make best use of the various strong natural boundaries which are evident within the study area for the Alfriston Structure Plan.

22. 188 Ranfurly Road and 1424 Alfriston Road form a strong urban edge (a greenbelt) to the north and east (respectively) of 1360 Alfriston Road because of the QEII and Forest & Bird open space covenants (coloured lime green in the following map).

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(a) Proposals that support solutions. For example, WHL is acutely aware that the Alfriston community is concerned with the existing traffic situation, particularly in regard to the Alfriston Road/Mill Road intersection and its proximity to Alfriston School. Feedback from WHL's community consultation on the Alfriston Structure Plan is that this existing traffic situation is unsatisfactory and there is an expectation that the structure plan will resolve traffic safety issues rather than compounding them. WHL has recently been approached by Auckland Transport to consider the potential use of a new road within 1360 Alfriston Road to enable heavy freight vehicles (such as quarry trucks) to bypass Alfriston School. WHL is open to further considering this option in partnership with Auckland Transport as there would be significant community benefits.

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23. WHL considers that there is likely to be a strong case for down-zoning FUZ in the southern part of Takanini. Based on WHL's detailed structure plan work, Alfriston would provide an appropriate substitution for lost development capacity in flood-prone FUZ south of the Papakura Stream. In this respect, WHL notes that Council officers' on-line presentation of the Draft FDS on 6 July 2023 included statements that acknowledged development capacity within flood-prone FUZ would be reduced, and that offsets would be contemplated to broadly maintain that capacity "*in good locations elsewhere*". Council officers also stated that they were not opposed to greenfield development.

24. Based on WHL's technical investigations, there is a strong case for concluding that Alfriston represents one of these "good locations", indeed, an ideal location to offset for growth lost in down-zoning Takanini's flood-prone FUZ. As Council is already aware, the need to provide <u>at least</u> sufficient capacity for housing over the short term, medium term and long term is a directive of the NPS-UD. The Alfriston Structure Plan is focused on delivering housing and a local centre that are needed right now. In that regard, WHL's experts have found that there will be a dwelling capacity shortfall in the next 10 years in the Alfriston vicinity.

25. WHL's fundamental position is that:

    a. Its technical investigations confirm that the nature of the of greenfield development contemplated by the Alfriston Structure Plan and proposed by the PPC application represents a superior form when compared to any others; and

    b. There is a need for a much more balanced approach to provide for growth as opposed to relying almost exclusively on infill to provide significant housing capacity within the short and medium term.

<u>Conclusion</u>

26. WHL is an experienced developer with a strategic landholding, and they are in a position whereby they can rapidly provide for people's housing needs and therefore address the dwelling capacity shortfall. Because they are also offering to bear the cost of bulk infrastructure, this meaning that there will be no financial burden whatsoever on Auckland ratepayers.

27. WHL opposes the Draft FDS in its current form. It is important for the prospect of a new community at Alfriston to be reflected in the FDS.

28. WHL's investigations confirm that Alfriston is located well outside and above the floodplain of the Papakura Stream and that there are no peat soils in this location. Alfriston must be recognised as being different from Takanini. There is no rationale for Council to down-zone the FUZ at Alfriston (and not to include the WHL land within the FUZ) on the basis of flooding or any geotechnical constraint.

29. WHL therefore requests the retention of the FUZ at Alfriston and the inclusion of its property at 1360 Alfriston Road in the area of planned growth.

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To: futuredevelopmentstrategy@aucklandcouncil.govt.nz

Address for service:

Windermere Holdings Limited

PO Box 272-1019

Papakura, Auckland 2244

Attention: Hugh Lambie

Windermere Holdings Ltd

Development and Investment Director

[redacted]

[redacted]

Future Development Plan 2023 #8638

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NGAATI TE ATA WAIOHUA

"Ka whiti te ra ki tua o rehua ka ara a Kaiwhare i te rua"

25th July 2023

Mā te whakātu, ka mohio, mā te mohio ka marama, mā te marama ka matau, mā te matau ka ora.

With discussion comes knowledge, with knowledge comes light and understanding, with light and understanding comes wisdom, with wisdom comes wellness.

To: Auckland Council

Ref: SUBMISSION DRAFT FUTURE DEVELOPMENT STRATEGY

The Future Development Strategy sets out the big picture vision for how and where we should grow over the next 30 years to achieve the best outcomes for Taamaki Makaurau.

Tenaa Koe

Whakapapa

Who Are We: Ko Wai Mātou?

'We are Ngāti Te Ata'.

Within the wider landscape of Tāmaki Makaurau (Auckland) lay the settlements of the Te Waiohua people (the original inhabitants). Members of the Tainui waka settled around the isthmus and began to intermarry with the ancestors of Te Waiohua. It was this intermarriage and the development of other bonds between the people that settlement established.

Ngāti Te Ata descend from both groups. As the descendants (current generation) we are kaitiaki and we have inherent responsibilities to ensure that we can protect and preserve our taonga for future generations.

Whakapapa/Genealogy

Te Huakaiwaka = Rauwhakiwhaki

(Origin of Te Waiohua)

|

Huatau

|

Te Ata i Rehia = Tapaue

(Origin of Ngāti Te Ata) (Waikato Tainui)

KAITIAKITANGA UNDERPINS EVERYTHING WE DO

Ngāti Te At□ W□iohu□ □re □re □ legitim□te □uthority with the right to govern its □ff□irs, define its preferences □nd m□ke decisions on m□tters which □ffect us □s □n iwi □nd our resources. Ngāti Te At□ W□iohu□ □re willing to enter into rel□tionships with other org□nis□tions on the underst□nding th□t Ngāti Te At□ W□iohu□ rights □s □ sovereign people □re respected.

The impact of the FDS will be disproportionate.

Ngaati Te Ata Waiohua believe that achieving a resilient, equitable and liveable Taamaki Makaurau Auckland is a commendable goal.

We have seen significant change occur over the last 200 years and especially in the last 40 years. However, we wish to remind Auckland Council that Ngaati Te Ata Waiohua has been here for a thousand years – the impact of change to fellow Aucklanders does not equate to the impact that it has had on mana whenua of Tamaki Makaurau, our waahi tapu sites and taonga.

Whilst we have mana whenua status over Taamaki Makaurau Auckland, we have a particular strong interest in the Southern Area, the harbours and the Maunga (as a Maunga settlement iwi).

General comment

Whilst the National Policy Statement on Urban Development from the Crown / Government has accelerated this work, it was always the view of Ngaati Te Ata Waiohua that the Unitary Plan was going to have disadvantages in addition to the advantages of spatial planning and urban growth. Our Iwi currently works and has worked with developers. We believe that the development / construction community – and in the turn the marketplace – has always sought to fulfil the promise made by the Unitary Plan (2016).

Some preliminary comments

We provide the following broad comments based on our review of the relevant draft Future Development Strategy however we believe that specific deeper further engagement with Ngaati Te Ata Waiohua would be appropriate. These comments therefore should be seen as only preliminary.

1. **Spatial arguments**

33% of 15,000 HA which was seen as Future Urban by the Unitary Plan is either live zoned or under a plan change process. The argument between urban sprawl or intensification is no longer current. The argument is about how to do both well. From our perspective, how to do both in line with supporting the interests and enabling mana whenua wellbeing and broader Maaori who reside in the Auckland region. Ngaati Te Ata Waiohua believes the draft FDS is in general terms appropriate to obtain that balance.

2. **Environment focus is very important**

The FDS draws strongly on the need for greater environmental protection. However, we reaffirm the need to acknowledge and understand the role of mana whenua as Kaitiaki. Over the next 30 years under this FDS, our role will become more important. Intensification can bring both environmental advantages and disadvantages. Differentiating between the two will require relevant expertise including those offered by mana whenua, particularly through a Te Ao Maaori perspective. Ngaati Te Ata Waiohua supports the focus on environment balanced with urban growth however the Kaitiaki role of mana whenua should be further enhanced and strengthened.

3. Process / Consultation-light

Area specific plans or strategies have had more time for consultation. For example, the Drury-Opaheke Infrastructure Plan (2018) was two years of challenge and agreement by Council and Crown with 10 Iwi Authorities. This is a six-week consultation process in the middle of Winter. Ngaati Te Ata Waiohua believes that direct engagement with the Iwi should be undertaken following the public consultation period ending.

4. Preliminary comments on specific examples

(a) **Drury-Opaheke:** Several private plan changes were accepted by Council in December 2022. Some of those developments would be affected by the proposed FDS. Ngaati Te Ata Waiohua does not have a view on any of those proposed designations in Drury-Opaheke at this stage. However, we are of the strong view that the infrastructure promised by Government and Council remains intact – this includes the NZ Upgrade Programme package of initiatives. Any future growth must see mana whenua and Maaori outcomes be integrated in all plans and initiatives. All waahi tapu and heritage sites, streams, wetlands and natural waterbodies protected.

(b) **Takaanini:** We support the proposed designation of Takaanini and parts of Opaheke as hazard or flood prone areas. This is not new to Council or relevant experts or mana whenua. Ngaati Te Ata Waiohua wishes to advise that such designations were in place previously by Council and yet relinquished during private plan change processes. Any future growth must see mana whenua and Maaori outcomes be integrated in all plans and initiatives. All waahi tapu and heritage sites, streams, wetlands and natural waterbodies protected.

(c) **Drury West:** We do not have a view on the designations proposed by the draft FDS for this area at this stage. However, we do reaffirm the need for Council and Government to keep its infrastructure promises. Much effort and time was utilised by mana whenua to engage with developers and landowners in this area to have it diminished by a step-back from the Council and Government on its infrastructure commitments. Ngaati Te Ata Waiohua is committed to the proposal that any developments to occur West of Oira Road will be challenging. The green belt created between the two live urban zone areas of Paerata Rise and Drury West will go some way in supporting the rejuvenation of the streams and waterways that run through and in between those two live zone areas. Any future growth must see mana whenua and Maaori outcomes be integrated in all plans and initiatives. All waahi tapu and heritage sites, streams, wetlands and natural waterbodies protected.

(d) **Pukekohe / Paerata**: The draft FDS will have a significant impact on projects around Pukekohe. The town ship is seen by Council as a metropolitan township to support the surrounding areas. This is appropriate. However, Pukekohe is also the rohe of Ngaati Te Ata. Any urban intensification in this town must ensure authentic and strong mana whenua engagement. Any promised Council and Government infrastructure resources should remain. Pukekohe is well known in New Zealand history as a town that once practised ethnic segregation; any future growth must see mana whenua and Maaori outcomes be integrated in all plans and initiatives. Growth in Pukekohe also means growth of Ngaati Te Ata Waiohua aspirations. All waahi tapu and heritage sites, streams, wetlands and natural waterbodies protected.

(e) **Waiuku / Glenbrook / Clarks Beach / Kingseat:** Ngaati Te Ata Waiohua does not have a view on proposed FDS impact on these areas at this stage. However, we are of a strong view that any development within these towns must be well planned, ecologically sound and provide for the mana of the Iwi over Manukau Harbour and its many tributaries. Any future growth must see mana whenua and Maaori outcomes be integrated in all plans and initiatives. All waahi tapu and heritage sites, streams, wetlands and natural waterbodies protected.

(f) **Patumahoe:** Ngaati Te Ata Waiohua believes this area and those mentioned at (d) and (e) above are part of the vegetable bowl of the country. We therefore support any proposed changes that stops the sprawl into these areas. This has been the view of Ngaati Te Ata Waiohua since the implementation of the Unitary Plan so we remain consistent on this point. Any future growth must see mana whenua and Maaori outcomes be integrated in all plans and initiatives. All waahi tapu and heritage sites, streams, wetlands and natural waterbodies protected.

(g) **Central Isthmus:** Ngaati Te Ata Waiohua does not have a view on specific areas in the Central Isthmus at this stage only that we have a traditional relationship and history to it. We work collaboratively (most times) with other Iwi, Council entities, Crown agencies, and the private sector. Following the development and finalisation of the FDS, the Iwi will continue this collaborative kaupapa as Kaitiaki across the Auckland region. Any future growth must see mana whenua and Maaori outcomes be integrated in all plans and initiatives. All waahi tapu and heritage sites, streams, wetlands and natural waterbodies protected.

We look forward to further engagement on the draft Future Development Strategy.

Please note more Ngaati Te Ata Waiohua korero and information will be submitted over the course of this process.



Future Development Plan 2023 #8639

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#8639

NGATI TE ATA

"Ka whiti te ra ki tua o rehua ka ara a Kaiwhare i te rua"

Roimata Minhinnick & Ngāti Te Ata

Submission on the Draft Future Development Strategy 2023 – 2053

To:
The Planning, Environment and Parks Committee
Auckland Council
Email: futuredevelopmentstrategy@aucklandcouncil.govt.nz

31 July 2023

Ngāti Te Ata are the Mana Whenua of Waiuku

1. This submission is provided by [redacted] and is also on behalf of Ngāti Te Ata. [redacted] has provided a more general submission on the Draft FDS for Ngāti Te Ata and my submission is mainly focussed on the growth and development of Waiuku.

2. Ngati Te Ata have been living in the in the south-west part of Tamaki Makaurau for a thousand years. The Te Pae o Kaiwaka Pa, today known more commonly as Waiuku, was the principal pa of Ngāti Te Ata, where our founding ancestor Te Ata i Rehia resided and subsequent leading chiefs of the Iwi. The identity of Waiuku and its surrounding environment is synonymous with Ngāti Te Ata.

3. Waiuku had a prosperous trading era in the 1840s through missionaries then into the 1850s, and over 300 canoes plied the waters of the Manukau trading different resources. The Waiuku Isthmus was a vibrant commercial hub that grew to meet the social, economic, and cultural needs of mana whenua and the new settlers. There was a level of autonomy and aligned aspirations of Ngāti Te Ata and the first settlers to prosper from the abundant resources of the natural environment.

4. However, as part of the land wars in the Waikato, the military invasion and confiscation of over 100,000 acres of Ngāti Te Ata land in the area, crippled our economy and people's livelihood. This tragic history, for which redress is still being sought, should not be forgotten by decision makers, including the Auckland Council.

The negative impacts of past Triti breaches are properly acknowledged in the Draft FDS (page 18). The devastating impact of that early period of colonisation had significant effects on the wellbeing of Ngāti Te Ata. Appropriate development opportunities for Ngāti Te Ata, in is own rohe, is essential to reverse the negative historical impacts on our people by empowering our Iwi members to provide for themselves, and their whanau.

5. In a contemporary context this means that Ngāti Te Ata need to be able to exercise our Triti guaranteed rangatiratanga over traditional places of residence, like Waiuku, where our people once flourished. Improving the wellbeing of our people has not changed as a priority goal. That wellbeing depends on having access to services, employment, education, housing, and cultural opportunities. Regrettably, being of a generally lower socio-economic disposition, if opportunities are limited, or rationed, it is our people that usually suffer first.

Waiuku Should Be Allowed To Grow

6. It is for the reasons above that Ngāti Te Ata is deeply concerned with proposed growth management scenarios for "rural towns" which is assumed to include Waiuku. It is noted that a keyword search over the whole Draft FDS pdf, did not identify any specific references to Waiuku. This is of some concern as it appears that the merits of the growth of Waiuku, as a significant town with its own unique identity, has not been specifically addressed. Waiuku needs to be able to grow and change to be a well-functioning urban environment for our Iwi and the wider community.

7. It appears that Waiuku is assumed as being included in the generic reference to "rural towns", or more worryingly, is identified (purple colour) as a "rural settlement" in the Figure 14 Plan on page 51 of the Draft FDS. To call a town of over 10,000 residents a "settlement" is a miss-classification. If Waiuku was in the neighbouring Waikato District, it would be the biggest town with nearly 2000 more residents than Huntly. Waiuku is the second biggest town in Tamaki Makaurau.

8. The rural section in the Draft FDS, (4.2.3), rightly discusses the need for "rural resilience" in its "economic and social dimensions" (page 43) and the need for rural areas to survive and adapt. However, this section ignores the dependence that primary producers have on rural service towns, and there is no mention of how Waiuku contributes directly to the horticultural and agricultural sectors. Workers need affordable houses to live locally to avoid long commutes and because the primary sector cannot afford to pay urban levels of wages. Retired farmers want to live in their local town. Growers need schools for their children, business services, and plant and equipment suppliers.

9. Iwi are very concerned that either a cap, or significantly limiting greenfield growth of our town, is being considered by the Council. In Figure 3 on page 33 of the of the Draft FDS, Scenarios A and D limit the extent of "rural towns" and villages to current levels. Any scenario that limits the growth of the town that services our people, and over which we have mana whenua responsibilities, is strongly opposed.

10. On page 16 it states: "Growth in rural area will be minimal to retain the rural environment and rural productivity". If this is one of the reasons for scenarios that cap growth in Waiuku, this is inconsistent with other parts of the Draft FDS that say that growth will be focussed on "existing settlements". Waiuku is one of the oldest settlements in the Region and expansion of this established community should be distinguished from more general rural growth such as rural residential living, which would affect rural production more than modest expansion of the existing urban area.

11. Ngāti Te Ata understand the concerns about soils and food production, but a balance needs to be struck. Waiuku does have reasonable soils, but they are not as good as the soils to the west of Pukekohe, for example. Also, commercial agriculture and horticulture has significant adverse effects on the mauri of the whenua and wai in our rohe. From an environmental perspective, and the impact on our values, it should not be assumed that enabling primary production, at the expense of providing homes for our people, meets the needs of Iwi. Aotearoa produces enough kai for many times its population, and while food it is unfortunately getting more expensive, it is having access to affordable, safe, and healthy homes, that would be of most benefit to Ngāti te Ata.

12. Therefore, to stop Waiuku from growing, and providing housing and the ability of Ngāti Te Ata to exercise our rangatiratanga and kaitiakitanga, once again, would in my view be a breach of Te Tiriti o Waitangi. It would fail to recognise our traditional and cultural relationship with the land, waters and other prised taonga, throughout the Waiau Pa district.

Draft FDS Does Not Fulfil Triti Obligations, NPD-UD and is Inconsistent

13. The Draft FDS policy for Waiuku effectively denies Ngāti Te Ata the ability to exercise its rangatiratanga, kaitiakitanga and related aspirations and needs. Therefore it fails to comply with the Resource Management Act, s6, (to recognise and provide for our traditional and cultural relationship to lands and waters of significance at Waiuku), s7 (to exercise kaitiakitanga i.e. to have an ongoing meaningful presence in the area) and s8 (to give effect to the principles of the Treaty of Waitangi as in a real and genuine partnership as opposed to a policy imposed on us).

14. Furthermore, it should be noted that sections 6,7 and 8 of the RMA are matters of national importance and therefore in my view, they should take precedence over any FDS that is developed at a much lower level in the planning hierarchy.

15. It is noted that decisions on the final FDS will be a "planning decision", and Objective 5 of the NPS-UD requires the FDS to take into account the principles of the Treaty of Waitangi. Regarding the policies to implement this objective:

> ***Policy 1****: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:*
>
> *……. and*
>
> *(ii) <u>enable Māori to express their cultural traditions and norms</u>;*

> ***Policy 9:*** *Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must:*
>
> *a) involve hapū and iwi in the preparation of RMA planning documents and any FDSs by undertaking effective consultation that is early, meaningful and, as far as practicable, in accordance with tikanga Māori; and*
> *b) when preparing RMA planning documents and FDSs, take into account the values and aspirations of hapū and iwi for urban development; and*
> *c) provide opportunities in appropriate circumstances for Māori involvement in decision-making on resource consents, designations, heritage orders, and water conservation orders, including in relation to sites of significance to Māori and issues of cultural significance; and*
> *d) operate in a way that is consistent with iwi participation legislation.*
> (emphasis added)

16. It is submitted that regarding the growth of Waiuku, the consultation with Ngāti Te Ata has not been adequate to meet the requirements of the NPS. Furthermore, we have not been approached so that the values and aspirations for urban development of our town can be taken into account. We are stating very clearly in this submission that our values and aspirations for urban development, as mana whenua, will only be met if Waiuku is allowed to grow in a similar manner to other rohe in Tamaki Makaurau. With appropriate controls the adverse environmental effects of growth can be managed.

17. What is also very concerning is that the Draft FDS is in our submission inconsistent. In section 2.1 it purports to be acknowledging obligations under Te Triti o Waitangi, and Ngāti Te Ata are rightly acknowledged as an Iwi. Then in section 2.2 the Draft FDS purports to summarise hapu and iwi values and aspirations for urban development. Section 2.2.1 has a list of values including rangatiratanga, mana motuhake, mataranga Maori, kaitiakitanga and manaakitanga. Section 2.2.2 outlines aspirations for urban development and we agree with many of the issues outlined such as the need to improve the environmentally outcomes from urban development, address unaffordable housing and recognising Māori history, tikanga and values in the development process.

18. The concern we have is that if the growth of Waiuku is capped, or only can grow from infill, then none of these "aspirations for urban development" can be realised by Ngāti Te Ata on our own whenua, where it matters most. Denying opportunities in our own rohe is a breach of the principle of mana motuhake that the Draft FDS claims to recognise. For example, only providing "affordable housing", a recognised need, in the main Auckland urban area, which is over 20 km away, does not enhance the mana of Ngāti Te Ata and enable it to be kaitiaki for is resources. It also means that the Iwi cannot demonstrate manaakitanga in terms of providing for the essential needs of its own people, guests, and the wider community of Waiuku residents.

Preventing Waiuku from Growing is Inequitable

19. While, like all iwi, we have a diaspora of members throughout Auckland, Aotearoa and overseas, we consider it a breach of the Triti and our mana if our rohe is not able to grow and therefore provide for the needs of our people. We want our tamariki to see a future for them of obtaining good employment and housing in Waiuku. We want Iwi members that may have moved away, and lived elsewhere, to return with their skills and resources to support our main marae that is near Waiuku. Living locally in the community, and contributing to the iwi and the wider community, is the best way for our Iwi members to demonstrate "ahi ka" and build strong relationships with our whenua and enhance the mauri of the natural environment. This is not a choice for Ngāti Te Ata, but a duty and a significant responsibility.

20. Key principles of the Draft FDS include:

    - *"Achieving equitable growth and change*
    - *Disparities in our communities and investments are addressed*
    - *Bringing jobs and homes closer together"*

21. Waiuku is a relatively self-sufficient rural service town with strong local employment, including from the over 70ha Fernleigh light industry area (larger than Pukekohe), the primary production sector and the NZ Steel Mill. We need more housing to balance current and future employment growth and avoid people having to travel from houses in other area to Waiuku to work. This will allow communities to "live locally" and address "inequities" in employment and housing provision that exist across Tamaki Makaurau.

22. For the reasons outlined above, we are very concerned with the apparent general growth management approach of limiting or stopping growth in Waiuku in favour of more concentrated growth in places such as Pukekohe, Drury and existing urban areas of south and wider Auckland. Waiuku is the second biggest town in the Region and is twice the size of Warkworth for example. Warkworth is planned to quadruple in size and the mana whenua from that area will directly and indirectly benefit from the employment and housing opportunities that will be created from that growth.

23. We are not opposed to providing for more intensification of the existing urban areas, or growth in places like Warkworth, but do not see why Waiuku, a significant settlement, 20km away from any other sizeable settlement, should not be able to grow in the same way as the rohe of other iwi in the Region. There is no doubt that, for example, the urban growth of the central part of Auckland has in recent years, benefitted Ngāti Whatua, directly through Triti settlement land, and indirectly through educational, housing, services, and employment opportunities.

24. In preparing the Draft FDS, Ngāti Te Ata are not aware on having been consulted directly on the growth options for its rohe. It would have never agreed that Waiuku, its town situated on land that has been occupied for over 1000 years, should be prevented by Auckland Council from growing in an organic way to meet the needs of Iwi members and the local resident population. If growth is capped and insufficient

houses are built in Waiuku, house prices and rents will become even less affordable than they already are for our people. Our iwi members are probably the most vulnerable people living in the area, and will be the first to be pushed out, of our own whenua, and to other areas, if a reasonable level of growth is not provided. Or, worse still, forced to live in temporary accommodation in a place like Rotorua, and this temporary emergency housing is a disaster on every level.

25. The Draft FDS does support the development of papakainga housing on Iwi land, but we also need affordable housing in our town of Waiuku. Living in the urban area of Waiuku, a well-established existing town, provides accessibility benefits to our people that they would not obtain if living in housing on our Marae. For example, they would be less car dependent if living in a compact settlement like Waiuku and not at a marae in a rural location. Transportation is expensive and access to services, schools, and employment etc, can be a challenge for our whanau, and in a relatively small town like Waiuku, walking and cycling are viable options.

26. Regarding the types of houses that best suit our people, while we support infill terraces etc, they do not generally meet the needs of our people. We have larger families, often multi-generational, and more traditional standalone houses on reasonable sized sections will continue to be the most suitable for the foreseeable future. This is especially the case in a small rural town like Waiuku where we enjoy a more outdoor and sporting lifestyle. That is why Ngāti Te Ata need to have some greenfield development for new and affordable dwellings in Waiuku that our people can aspire to owning. This is no different to what Auckland Council has provided for in the rohe of every other iwi in the Region, with future development land, as far as we understand.

Infrastructure in Waiuku Will Help Protect Mana Whenua Values

27. It will be well known to the Council that Ngāti Te Ata, and the Minhinnick whanau, have been at the forefront of improving the standards of wastewater discharges and addressing other adverse effects on water quality, across the region. We remain concerned with development taking place in areas that do not have adequate protections for the mauri of freshwater and our harbours.

28. A key theme of the Draft FDS is to integrate landuse and infrastructure planning and to utilise 3 waters capacity as efficiently as possible (Principle 2(b)). Regarding infrastructure servicing in Waiuku, this well-established township can service more growth. A significant commitment has been made by the Council and Watercare to upgrade the current wastewater treatment for Waiuku and neighbouring settlements. Ngāti Te Ata have been intimately involved in the planning of the South-West Wastewater Upgrade and a plant site has been recently secured. This planned infrastructure can service greenfield growth for Waiuku and will be a state-of-the-art system and we have advocated for a very high standard of discharge quality.

29. New connections from greenfield development will help pay for this significant public/ratepayer investment, so that additional much needed upgrades can be funded. Principle 3(b) is to “make the best use of existing infrastructure” and allowing growth

in Waiuku to benefit from committed infrastructure investment will achieve that principle.

30. Regrettably, poor quality wastewater discharges and sewerage overflows are all too common across the region, including into the Waitemata from Meola creek. While this will be reduced with the Central Interceptor, the problem will continue due to the combined historical network and infiltration. Urban growth in Waiuku will therefore most likely have less adverse effects than in many parts of Tamaki Makaurau, so it should not be excluded from growing. The mauri of wai is of great concern to mana whenua, and development should be directed to towns as settlements that best protect our taonga. Waiuku will be a settlement that can accommodate growth while maintaining the health of natural and physical resource and Iwi values.

Conclusion

31. It is imperative for the people of Ngāti Te Ata that the mana of Waiuku and its wider rohe is upheld, acknowledged, and respected, and that we can demonstrate rangatiratanga by influencing decisions over the management of growth on our ancestral land and taonga. Ngāti Te Ata have responsibility as kaitiaki to fulfil their obligation and responsibilities to the environment in accordance with customs passed down, and to be accountable to the people (current and future generations) in these roles as custodians. Just as our tupuna strove to provide opportunities for the current generation, to live and thrive, in Waiuku, we must do the same for our tamariki and their tamariki.

32. Greenfield growth in Waiuku will provide benefits for our iwi including making housing in Waiuku more affordable and providing more housing choice, including for aged and retired people, and our kaumatua. If housing is in short supply, we know that it is usually our people that are the first to experience housing hardship. We want our mokopuna to have the opportunity to live and work in Waiuku, and not be forced to live elsewhere, so that they can contribute to their marae and local community.

33. There is now wide recognition that colonisation has deprived Māori of autonomy, essential resources, and opportunities, and that has caused on-going issues for our people. The way to address that is to enable iwi to exercise rangatiratanga and to be kaitiaki, and implementing such principles is now a statutory requirement. In this historical context, Ngāti Te Ata is particularly concerned that the Draft FDS is suggesting, as an option, that Waiuku (assuming it is a "rural town") not be allowed to grow in a similar manner to every other part of Tamaki Makaurau. A lack of growth in its rohe will remove opportunities for services, employment, and houses, that would otherwise occur.

34. Therefore, suppressing growth, and the opportunities it provides for our Iwi, in our rohe, and enriching other areas/communities, by enabling their growth, is arguably just an extension of an extractive "colonial" strategy. Ultimately it undermines the ability of Ngāti Te Ata to enhance their social, economic, and cultural well-being, on their own whenua, as has occurred in the past. More of our people will be forced to

live elsewhere, not contributing to, or having a regular relationship with, their home marae, because of a lack of opportunities in their tribal area.

35. Stopping greenfield growth in Waiuku, and only providing for infill, will effectively "cap" Waiuku's future, and cause adverse impacts such as making houses even less affordable. Such a planning outcome is therefore considered to be a breach of statutory obligations to Ngāti Te Ata under the Triti. It is also inconsistent with those parts of the Draft FDS itself, that claim to be acknowledging the values of hapu and iwi, and taking their interests into account, as is required.

36. Waiuku needs to be able to grow and change, including greenfield expansion, to be a well-functioning urban environment for our Iwi, and the wider community.

37. I and Ngāti Te Ata wish to be heard to speak to this submission (and the more general one), and in support of allowing Waiuku to grow and flourish, to improve the wellbeing of Iwi members and the wider community.

[redacted]
Ngāti Te Ata

31 July 2023

Ngāti Te Ata
PO Box 437
Pukekohe
[redacted]
[redacted]

Future Development Plan 2023 #8640

Note: this version of the feedback form has been created for the purpose of publishing submissions. As such, contact and demographic information has been removed and handwritten submissions have been transcribed.

Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. **What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?**

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. **What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?**

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Submission of Civic Trust Auckland

Future Development Strategy

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Introduction

Civic Trust Auckland (CTA) is pleased to have been invited by the Future Development Strategy Team to submit as a regional stakeholder on the strategy, as well as being invited to present directly to the Planning, Environment and Parks Committee on 28 July.

We have read the following consultation documents for the FDS and have used the abbreviations indicated, with quotes from these documents in *italics:*

- Overview Document (OD)
- Consultation Draft (CD)
- Summary Document
- Future Urban Areas Evidence Report (FUAER)
- Growth Scenarios Evidence Report
- Overall Evidence Report (OER)

CTA has made submissions over the 5 decades since our establishment, most recently through the amalgamation of Auckland and subsequent planning initiatives initiated at both local and central government levels. Our past submissions have included the Auckland Unitary Plan, Plan Change 78, the government's Emissions Reduction Plan, the Government Policy Statement on Housing and Urban Development, the National Policy Statement for Freshwater Management, and Auckland's Climate Action Framework.

In this submission, we answer the consultation questions 1-4 and then submit other feedback (5A-E).

We made an oral presentation to the Planning, Environment and Parks Committee at 2.30pm on 28 July, 2023 at the Organisation / Interest Group Have Your Say Event. A record of that presentation follows our submitted answers to the consultation questions.

FOCUSING GROWTH

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

We agree.

Quality intensification with sufficient green space and trees

1 CTA considers it is essential to concentrate most, if not all, of the growth in the existing urban areas. We support intensification within the existing urban area and the development of townhouses, units and apartments, as long as these are of good quality and there are sufficient green spaces and trees allowed for.

Concentrated development

2 CTA supports the multi-nodal approach, for the reasons stated in the FDS: this will generate an increasing number of jobs, bring housing and jobs together, and reduce the need to travel. We support the following: *"We will prioritise growth and infrastructure investment closer to the city centre and subregional nodes within the existing urban area, to assist the council's financial management and value for money for Aucklanders, while also addressing disparities in infrastructure and service provision…. Development in the existing urban area supports the most efficient use of infrastructure for the least monetary cost over time* (CD, pg 19).

3 Future urban areas, defined as *"new greenfield areas to be established on the fringe of the existing urban area, and in rural and coastal settlements"* (CD, pg 6) would seem to pose a challenge to the rural-urban boundary and conflict with the statement on page 39 (CD) that *"The intention, however, is not to expand further into rural land."* Furthermore, coastal settlements are subject to hazards due to climate change and therefore not suitable for development. We do not support development on the fringes of the existing urban area and in rural and coastal settlements.

4 Rather than the less growth and slower growth the FDS proposes in future urban areas and limited growth in rural areas, we submit there should be no greenfield areas provided for at this stage. As noted in the FDS, providing infrastructure in greenfield areas is costly and Council does not currently have the funding capacity for this.

Irreversible loss of productive land

5 The FUAER states on page 3: *"2021-22 monitoring showed that 60% of the dwellings consented in future urban areas were for standalone houses (Auckland Council, 2022)."* This does not provide good dwelling capacity and at the same time poses the risk of removing valuable fertile land from productive use, irreversibly.

6 As expressed on page 102 of the OER, the NPS-HPL is concerned to maintain the availability of highly productive land for primary production for future generations and protect it from inappropriate subdivision, use and development. Long-term planning is needed to ensure food, water and natural resources are available for future generations.

7 CTA submits that Auckland cannot afford to lose any more productive soil. Recreation, tourism and residential growth must happen in areas that do not have soil that is good for growing food. We submit that "countryside living" (CD, pg 43) can be provided for in other parts of New Zealand rather than in even moderately environmentally sensitive and economically productive areas in Auckland.

8 CTA submits that productive land in Pukekohe that has not already been built on should not be built on. As stated on page 42 of the CD, *"The southern rural area has a unique combination of temperate climate and frost-free fertile land, which enables a wider range of vegetables to be grown for longer periods than other parts of the country. This makes a significant contribution to the food supply for Tāmaki Makaurau and New Zealand."*

9 We support the intention of *"Protecting rural production by minimising land fragmentation and reverse sensitivity effects to safeguard highly productive land"*

10 The 7-8% of Auckland's highly productive land should be preserved for agriculture only and re-zoned as a rural production zone. CTA is opposed to new businesses being established on productive land, particularly land extensive businesses. Our future planning should give consideration as to whether they will support human and ecological wellbeing, will not produce things that are not needed, will focus on local consumption of their products, and become part of a circular economy.

Emissions / adaptive re-use

11 We strongly support the reduction of greenhouse gas emissions through a compact urban form with greater density, mixed-use and limited urban expansion. Urban expansion uses up productive land, leads to species loss, and results in commuters using private transport over long distances. We note the concern expressed in the OD on page 3 about *"the ongoing degradation of the natural environment"* and the importance of addressing that concern.

12 We concur that locating homes and jobs in close proximity is important, to reduce emissions and the cost of travelling. Free public transport can also address these issues.

13 CTA submits that greater consideration should also be given to adaptively reusing existing buildings rather than demolishing and building anew. This is more sustainable both in terms of minimising the city's carbon footprint and also to preserve neighbourhood character. The character and quality of the environment has both social and economic benefits. .. contribute to a well-functioning urban environment

Quality compact urban form

14 The compact urban form means more high-rise, and, in our view, this is what is needed. However, such development needs to be good quality, both aesthetically and in the quality of materials and construction. Many housing developments from the last few decades are currently undergoing costly remediation works, due to poor quality design and workmanship as well as inadequate inspection by Council.

15 Urban design has a significant impact on how people live in cities, as well as on the economic performance of cities. Poor quality urban planning can result in isolated communities, underperforming and underused transport networks, and low-quality public

spaces that are later upgraded (in some cases, repeatedly) at a high cost. On the other hand, we do not support redesigning public spaces that currently work well, especially in these times when we can ill afford to do so.

16 Good design includes not just the structure of a building but the landscaping – including provision for vegetation, which reduces heat island effects – and the interface with the street and nearby buildings. Good design adds to the amenity of a neighbourhood, and new buildings should be designed to be in keeping with or sympathetic to the streetscape values including: views, viewshafts of important buildings and landscapes, architectural style and unity of form and scale. Design controls relating to such aspects as sunlight, privacy, and outdoor living space can either be life-enhancing or not.

17 The CD (pg 32) states that *"There is also a renewed focus on aspects of quality."* CTA is of the view that the quality of our built environment and current public open spaces can be greatly improved. We submit that the Urban Design Manual should be referenced in the FDS, and that consideration be given to the appointment of a City Architect.

18 As per the key considerations on page 36 in the CD, we endorse the importance of good environmental outcomes and the well-being of the inhabitants of housing developments. We know of people who are stressed by noise, both external and internal (the latter from neighbours in the same complex), lack of privacy, lack of sunlight and poor heating, among other matters. We are of the view that there is more scope in developments for people to be encouraged to share spaces and utility items with neighbours, such as gardening tools and Council rubbish bins. We also submit that developers' names be inscribed on an outside wall of their developments so the good ones and the bad ones become more widely known.

19 We support the inclusion of "reverse sensitivity effects" in the key considerations on page 10 (OD). In our experience to date, the complaints of residents in urban areas about the effects of noise, air pollution and disturbances from light pollution, e.g., from electronic billboards, as well as the location of liquor stores in their communities, are minimised in decision making.

Quality - heritage and character

20 Page 73 of the FUAER says:*"Appendix 1 of the AUP requires a structure plan to identify, investigate and address the following matters … natural and built heritage (the existence of natural and physical resources that have been scheduled in the AUP in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character)."*

21 CTA maintains that Council has not fully identified historic heritage and that there are many items that are not yet on the schedule that should be.

22 We are aware that some of the *"single house developments on large sites that are making way for more intense developments"* (CD, pg 35) are historic heritage or special character buildings. These properties are valued by the communities in which they are sited and each one should be assessed on its merits rather than demolished for the sake of intensification.

23 We also submit that the potential of existing historic/special character areas to provide the required density has not been adequately considered.

24 CTA submits that growth and development have already altered or destroyed much of Auckland's historic heritage and places of cultural importance instead of integrating them. We further submit that the integrity of already established areas should be preserved where possible in order to maintain their amenity values. There are good examples of how new and larger dwellings have been well integrated, e.g., Middleton Rd in Newmarket and in Westmere.

ACCESSIBLE LOCAL CENTRES

2. What do you think of our approach to focus development near local centres?

We agree.

25 We agree that neighbourhoods need to be more sustainable (OD, pg 6).

26 CTA agrees with the logic of intensifying development within walkable catchments. However, we are of the view that addressing car dependency requires more than providing work opportunities that are nearby and better walking and cycling infrastructure.

AVOIDING HAZARDS

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

We agree.

27 We support the approach that *"Areas at higher risk of natural hazards are avoided, and infrastructure investment is focused on resilient solutions"* (OD, pg 4) and agree that it is important to develop adaptation responses in already developed areas that are at higher risk of natural hazards.

28 We strongly support principle *2(a): "Avoid further growth in areas exposed to hazards and promote resilient design solutions"* (CD, pg 17).

RESILIENT INFRASTRUCTURE

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

We agree.

29 As we said in our submission on the Annual Budget 2023/2024 at 4(b) under Storm Response: "CTA would support the incorporation of nature-based solutions, including the protection of mature trees and increasing Auckland's urban ngahere." In addition, in the same submission we said: "Council should consider purchasing properties adjacent to

flood zones, converting them to parks, and/or planting them with native trees to stabilise the land and soak up stormwater. Council should plan to restore wetlands and forests in vulnerable areas."

30 We strongly support Principles: *2(b): Prioritise integrated, naturebased, regenerative and resilient infrastructure; and 2(c): Support communities to develop appropriate adaptation responses in high-risk areas"* (CD, pp 17-18).

OTHER FEEDBACK

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Yes, as follows.

A. UNCERTAINTIES - capacity, staged targeted growth and food security

31 On page 13 of the CD it is said: *"There is significant uncertainty in forecasting the location and timing of required infrastructure to support growth that will occur over the next thirty years"* (pg 13).

32 On page 23 of the CD, some of the difficulties of planning for long-term growth are outlined. And on page 25, it is stated: *"The future is uncertain. There will be many changes in the global and local political, environmental, social, economic and cultural landscapes that will influence how we grow and will impact on the success of Tāmaki Makaurau."*

33 Although we recognise the importance of infrastructure planning, CTA is unsure about the growth predictions that the FDS is based on. Some of Auckland's population will move overseas, primarily for jobs, and there is migration within the country, often due to people seeking a less busy, healthier or cheaper lifestyle elsewhere.

34 Furthermore, we are aware that growth at the rate that Auckland, Aotearoa-New Zealand and the world has been experiencing over the last few decades is often described as unsustainable. This is acknowledged by climate change actions in the FDS. We feel that limiting growth, including particular kinds of growth, should be a strong consideration for the FDS.

35 CTA supports principle 5: *"Enable sufficient capacity for growth in the right place and at the right time"* (OD, pg 5) and suggests that the right time needs to be informed by population trends and work trends, among other factors.

36 We agreed with Council's submission to government that there was no need to create further theoretical capacity beyond the 900,000 potential development sites available under the provisions of the Unitary Plan, which were intentionally and logically planned for around infrastructure provision across the region, including along transport corridors. The Unitary Plan provisions were purposefully calculated within the context of the Auckland Spatial Plan's projected growth of one million people by 2040.

37 Our view is that Auckland has enough capacity for growth for the next 30 years and we don't know how much growth is needed after that. We submit that flexibility in planning and the use of spaces is important. Further, it is our view that staging of intensification can provide for the required or projected capacity now, and more when it is needed, with a review of intensification at 10-year intervals.

38 CTA supports the principle to *"Align growth to committed infrastructure (funded in 2021 Long-term Plan) and minimise the expansion of existing infrastructure networks as much as practicable to reduce costs of new infrastructure"* (OER, pg 17).

39 We further submit that areas with low heritage and landscape values should be where intensification should be prioritised, alongside other considerations such as near transport nodes. Such areas may include current poor developments and thus allow for improvements to these areas.

40 On page 10 of the OD, it is suggested that *"Over the next 30 years around 282,600 new jobs may be needed."* This guessimate does not take into account the changes acknowledged on the same page, brought about, not only by COVID-19, but by advances and changes in working and trading over the last couple of decades. Many businesses have an online presence only and have no need for physical premises. Many people work purely in a digital world, using their home as their workspace. This is stated in the CD (pg 46): "*Remote working and flexible working hours have become the norm in many sectors, with the resultant change in where and when people work. Online working and trading have similarly become normal parts of business practice*."

41 Further, the type of business that might move into a dedicated space cannot always be predicted. An example is opposite the town hall, where, for several decades, there has sat empty a series of small retail/business spaces, which apparently do not suit potential businesses. During the pandemic, many retail and office spaces in the city centre were left empty because people were working either entirely or partly from home. We understand that some of these spaces are now being converted to residential use.

42 As stated on page 75 of the OER, *"Auckland is moving towards a more service-based economy (i.e., more demand for jobs such as public administration, financial and insurance services, rental hiring and real estate industries). In the short term, this will influence business land demand."*

43 As for studying closer to home, many university students are no longer attending lectures in person but instead, listen to lectures online, and also forgo attending tutorials. This suggests that the universities may not need to expand anymore.

44 It is noted on page 64 of the OER that *"Consumer habits are evolving, including a movement towards less red meat in diets, more plant-based diets and a niche but significant trend towards buying local produce to support local economies and support climate change goals ("low food miles"). Such changes in consumption habits may have an influence in the future on food systems in Auckland – what food production occurs in Auckland, where it is produced and how it is produced."* This is part of the uncertainty or change that occurs in communities, and suggests that local production (such as in Pukekohe) will in the future be relied on more.

B. INEQUITIES

45 CTA supports the intention of the FDS to address inequities across the region by prioritising investments in the parts of the region that need it most (OD, pg 4), rather than *"Prioritisation needs to be based on what provides the most benefit for the whole region, rather than considering outcomes in isolation or in separate geographic area"* (OD, pg 8), which seems to be a contradiction.

46 As mentioned earlier, a way to *"improve equity of access to and enable a greater distribution of jobs"* (OD, pg 17) would be to make public transport free, a co-benefit being to help reduce the city's carbon emissions.

47 *"Development must provide broader outcomes for all Aucklanders. Food sovereignty is critical and development must enable spaces for whānau to grow their own food and provide safe places for tamariki to play and socialise particularly in higher density areas"* (CD, pg 11). CTA strongly supports food sovereignty but we observe that there is no room for growing food or playing outside in some consented developments, due to the rules enabling the rear and side boundaries to be as close as 1 metre from the house. This lack of space also does not enable landowners and communities *"to create urban ngahere and grow the canopy across the city [to] mitigate the impacts of climate change"* (CD, pg 11).

48 CTA supports enabling the development of Māori and Treaty settlement land, subject to any overarching legislative constraints.

49 We have suggested in earlier submissions that accessing the reportedly 40,000 "ghost houses" in Auckland might usefully contribute to increasing the availability of housing. So would investing in more co-housing models, such as the one at Abbeyfield in Sandringham, not just for older people but for all ages.

C. PUBLIC OPEN SPACE AND THE NATURAL ENVIRONMENT

50 CTA strongly supports principle 4: *"Protect and restore the natural environment"* (CD, pg 21) and notes that in addition to the observation that *"Development and intensification can put pressure on the natural environment"* (CD, pg 21) it also puts pressure on the built environment that already exists, and which, when it is a historic and/or quality environment, is valued by the people who currently live/work/play in that environment.

51 We strongly support principle 4(a): *"Protect ecosystems and integrate the natural and built environment"* (CD, pg 21). Much biodiversity has been lost due to developments that are insensitive to the ecosystems into which they are incorporated. Obvious examples are trees being removed so that more floor space can be obtained.

52 We recognise that partnering with mana whenua and drawing from mātauranga Māori can enable greater outcomes (OD, pg 5). However, the intention of the Tūpuna Maunga Authority to remove exotic trees on various maunga, against the strongly expressed wishes of some of the people of Auckland other than mana whenua who also value the maunga and appreciate the value of those trees indicates that consultation needs to be more inclusive.

53 On page 12 in the CD, it is observed that *"Unprotected urban ngahere are declining on private land, particularly mature trees that would otherwise provide irreplaceable ecosystem services."* CTA submits that if the general tree protection rules were reinstated, some loss of the urban ngahere would be prevented. In the face of tree loss, adaptive re-use should be considered by means of tree transplanting ?

54 The importance of public open space and its multiple functions is acknowledged (CD, pg 21): *"Enabling community uses of public land, such as gardens and urban farming provides another way to increase biodiversity and connect ecosystems. This contributes to climate mitigation (through localised food production), fostering a sense of community, minimising urban waste and contributing to circular economies."*

55 This enabling should involve supporting groups such as The Love Of Bees, which proposed an urban farm on the Bowen Ave part of Albert Park. This group was informed by the Waitematā Local Board that getting approval would be difficult and that a resource consent would be needed. The Love Of Bees is a small charitable trust with very limited resources, working to transform Aotearoa's food system so that it is safer for our pollinators, people and planet through regenerative organic horticulture. It deserves assistance rather than resistance from Auckland Council, in line with Council's own principles, including those on page 21 quoted above, and the following statement in the appendix (CD, pg 58), under Advocacy, research and non-statutory approaches: *"Investigate ways to encourage multiple uses for open space, greater planting of roadside berms and use of vacant council sites for community gardens/urban farming and local composting."*

56 We also submit that Council should further support the planting of fruit and nut trees throughout the city, as we understand is happening in some eco-neighbourhoods, and also support the establishment of Pātaka Kai and community fridges, infrastructure initiated by the community that addresses both food waste and food security: mini infrastructure that is cheap and easy to install that has a big impact on people's wellbeing. (CTA is pleased that the roll-out of food scraps service bins and community recycling centres is underway.)

57 We support *"investment in infrastructure, public spaces and streets to create better environments for both people and nature"* (CD, pg 34).

58 CTA supports the provision and extension of parks and green spaces to provide amenity for the local community and the local biodiversity, as well as all the other benefits that accrue from green space.

59 We particularly support the guidelines on page 34 (CD) for local growth of the green-blue network: "*Protect and grow sensitive environments including natural and cultural heritage."*

60 CTA supports tree protection and plantings (OER, pg 28) and we support the *"implementation action to change the AUP to strengthen protection of existing vegetation and encourage or require new planting and ecological connections"* (OER, pg 30). However, if bigger developments on smaller sites continue to be enabled, tree protection and the planting of new trees is often difficult.

61 We would also like our Auckland beaches to be swimmable.

D. TRANSPORT

Light rail

62 We question introducing light rail to replace some of Auckland's most heavily used bus routes (CD, pg 36). Electric buses are replacing diesel buses and more buses could be added in, including smaller buses. The infrastructure for buses is already in place. Building new infrastructure runs counter to the principle of using infrastructure that is already in place and not building new infrastructure unnecessarily: "*Principle 3(b): Make the best use of existing infrastructure"* (CD, pg 19).

63 We also suggest that in 2023, if buses have not succeeded in getting enough cars off the road, despite low fares and other incentives or improvements, we cannot be certain that light rail will convert car-driving commuters into public transport commuters. The current bus/train system already provides capacity for tens of thousands of Aucklanders to use it for commuting and other purposes. In addition, the community that it is suggested will be regenerated by light rail may be resistant to the potential disruption and segmentation of their area.

64 Furthermore, we do not think it would be fair for properties to be compulsorily acquired along the light rail corridor when there are other options for public transport.

65 The "convenience, reliability, safety and comfort" that is argued for light rail as a highly attractive public transport option (www.lightrail.co.nz) could equally be argued for many of the current bus and train options. The fact that rail is permanent is sometimes a positive but it is a negative if the line needs upgrading or maintenance work, as is the case with the Eastern line between Britomart and Ōtāhuhu from 20 March 2023 until (at least) January 2024. It would also be a negative if the line is subjected to damage or impassability from flooding/subsidence/earthquake etc. or businesses don't want to set up near a particular station. Bus routes, on the other hand, can be redirected. Bus transport has more resilience than rail in some aspects.

66 The description on page 50 in the Consultation Draft appendix states: *"Auckland Light Rail (ALR) The City Centre to Māngere light rail (ALR) is a planned rapid transit line that will provide a fast and efficient connection between the city centre and Auckland Airport and have up to 18 stations. The route alignment has not been confirmed at this time."* CTA suggests that, in line with the principle to use the existing infrastructure and the uncertainty and lack of funding, that the already existing city centre to airport link be better used and there be no new link constructed.

Network flexibility and extension

67 CTA is very much in support of a train line going further north, to serve not just the North Shore but the communities beyond the Auckland region.

68 CTA also supports the rapid transit corridor from Red Hills North to Kumeū-Huapai and the walking and cycling corridor adjacent to the Rapid Transit Corridor, as well as the rapid transit corridor from Westgate to Albany or Constellation Drive to provide for direct public transport between the North Shore and West Auckland.

69 CTA submits that there needs to be less focus on future train stations and more on future bus stops. Bus stops can be easily moved to serve locations where growth actually takes place and passengers can easily change buses to travel on a different route. Integration

of more than one mode of transport works well for many people and should be encouraged.

Proximity to work

70 The target to achieve net zero emissions by 2050 needs work by all of central and local government and all citizens, and the FDS does its part to address that by enabling housing near employment, extending mixed-use areas to centres and transport corridors so people can easily access services, employment, recreation and education by walking, cycling or public transport. However, CTA is of the view that simply providing transport corridors does not necessarily mean that people will walk, cycle or use public transport.

71 One of the criteria for the four growth scenarios presented in the OER is the *"Extent to which household living costs can be reduced by increasing proximity to employment opportunities"* (pg 14). Another approach, with many co-benefits for many sectors and across the city (e.g., retail, and community physical and mental health) would be free public transport. This would also help with carbon emission reduction. Free or heavily subsidised and frequent public transport is an ongoing campaign in NZ/Aotearoa as well as other places, and its other benefits are listed here. If people can travel for free and can be usefully occupied while travelling, e.g., accessing their smartphones, then travelling time becomes work time (rather than the (mostly) downtime when travelling in a private vehicle) and there is less pressure on having employment provided near to where people live.

Transport user flexibility

72 With regard to: *"As priorities change, trade-offs need to be made (and re-made) to ensure Aucklanders are getting the best value for money from infrastructure investment"* (CD, pg 13), we submit that light rail to the airport should be reconsidered. There is already an integrated public transport system in place, with a bus to Puhinui Station and a train to Britomart and elsewhere from that station. This station is an important part of the city's infrastructure. As Puhinui Station connects to the wider public transport network, you can travel to and from Auckland Airport from anywhere in the city. The bus operates every 10 minutes from 4.30am to 12.40am, 7 days a week and there is a train from Puhinui Station to Britomart every 15 minutes. However, this AirportLink service is not clearly signposted at the airport and we understand that it is used very little. The facility to use public transport without needing a HOP card, as planned within the next 12 months, should help in this regard, but the AirportLink service needs more publicity. For example, the staff at the airport who monitor cars that arrive at the domestic terminal to pick up incoming passengers could hand drivers brochures that describe this service, so people can use it next time.
https://at.govt.nz/bus-train-ferry/bus-services/airport-services/

Bridge and bikes

73 The Waitematā Harbour Connection project investigating multi-modal solutions for future options to cross the Waitematā Harbour should include making a lane available for cyclists. It should also consider including bike racks on all buses going over the bridge. Greater mode choice and accessibility for crossing the harbour should include walking and cycling. In Wellington, many buses have bike racks, and, as stated on the Metlink website they will be " Introducing bike racks on the entire fleet of new buses."

74 A lane for cyclist and pedestrian use on the Auckland Harbour Bridge and/or bike racks on buses would not involve the *"significant investment"* or *"complex construction"*

mentioned on page 50 of the appendix, instead, it would be a quick and cost-effective solution to provide more transport choice.

E. DEFINITIONS

75 CTA is of the view that it would be helpful to include early in the FDS an explanation of what "infrastructure" means, what "bulk infrastructure," means, what "infrastructure-ready" means and what "social infrastructure" means.

76 The list in Appendix 6 on page 25 of the CD is helpful, viz: wastewater projects, water supply projects, rapid transit projects and other transport projects. The "infrastructure" definition can be further informed by Figure 18 on page 42 of the OER as well as the following, on page 19 of the CD: *"The council is responsible for providing regional transport, three water services, parks and community facilities, waste, arts, culture and urban regeneration. Ports (both sea and air) state highways, telecommunications, electricity, gas and petroleum suppliers, health and education providers all provide infrastructure for Aucklanders."*

77 Page 45 in the OER has this further information: *"The definition of infrastructure is broadened to include investment in ecological infrastructure such as urban ngahere forests, blue and green networks to absorb extreme events and hyper-accessible local transport that prioritises non-private vehicle movements."*

78 "Reverse sensitivity" should also be defined, perhaps using this entry from Wikipedia.

CONCLUSION

79 CTA supports the Future Development Strategy Strategic Spatial Framework (OD, pg 8). The compact urban form for Auckland and the four-nodes approach seems the best future for Tāmaki Makaurau to aim for, at the same time, protecting our natural resources, striving for a healthy environment and improving our public transport system.

80 Scenario A in the Overall Evidence Report does seem to be the best performing (pg 12).

81 CTA supports making the best use of existing infrastructure and investment decisions that deliver on multiple outcomes. It would seem to be good practice that *"The infrastructure triggers will be reviewed regularly to ensure they reflect latest information"* (Appendix 6 of the CD, pg 25).

82 There is acknowledgement in the documentation that development is not only about the creation of roads, buildings, civic or industrial infrastructure but includes ecology and the green areas of a neighbourhood. These different aspects are all important for the future of a city that caters for a range of needs of the citizens who choose to live there.

83 What is not acknowledged is that there has been too much growth on our planet as a whole and we are still heading down the path of having more people than the planet can comfortably cater for, at least, if we continue building hard infrastructure, if we continue polluting and if we continue using up the resources of the land. We are now living in a time when we all need to be aware of what impact our actions are having on our planet. We cannot have infinite growth, unsustainable resource consumption and harmful

pollution on a finite planet. Not only where growth takes place and what sort, but how much growth should be a prime consideration of the Future Development Strategy.

We include below a record of our presentation to the Planning, Environment and Parks Committee on 28 July, 2023.

Date of submission: 31 July, 2023 Signature:

[redacted]

On behalf of Civic Trust Auckland, presentation by Allan Matson (President) and Audrey van Ryn (Secretary) to Auckland Council's Planning, Environment and Parks Committee on 28 July 2023

Allan Matson:

Thank you everybody for having us. We are pleased to be here. Just by way of introduction, Civic Trust Auckland is a community-based group largely with a focus on the environment and good planning, and we've been in existence for 55 years.

We've come here to endorse in general the approach Council is taking with its Future Development Strategy. We support in general your initiatives in response to the questions that you have asked. Going to questions 3 and 4 about the environmental hazards, and the need for nature-based responses in light of what has happened at the beginning of the year, that seems eminently prudent, and so there will be equity issues in how that's dealt with, potential purchases of land that have been developed, that presents a challenge for Council and whoever might pay for it, but there is some community support for that.

In terms of the concentration of intensification, that seems quite logical and sensible as well. We don't support greenfield developments. We support the compact urban form in existing areas, which we contend supports Council's climate change targets, and with regard to that, we think there should be greater consideration given to notion of 'adaptive reuse' of the resources that we've got in further development of the city, and that applies to not only the built environment, but it may also involve trees.

Appendix 1 of the AUP refers to structure plans where you would identify the existence of natural and physical resources having been scheduled in AUP, and that covers matters of interest to Mana Whenua, natural resources, and physical resources. That is one of the key things Civic Trust wish to convey. There seems to be a longstanding difficulty in dealing with the environment to the extent that there is a persistent misunderstanding the environment is comprised of only the natural environment. Until the Resource Management Act is changed, the environment does include physical resources, and CTA considers there has been a longstanding lack of appreciation of some of those aspects of the environment which will contribute to the quality built form that we are all pursuing. We don't want to live in Pyonyang. There are a great many quality aspects of our built environment and we would like to see them retained. That will involve properly assessing some of the built heritage and aspects of the natural environment that we value.

We'll cover off in our written submission points in relation to your questions, but just to raise several other things.

There is a great deal of uncertainty, it would appear these days, about what is going to happen with climate change, and the population projections. The Unitary Plan did have, we think quite rightly, provision for growth for many years, and that provided by the Unitary Plan did seem to be usurped somewhat by Government's moves in relation to the NPS and MDRS. We would support the further intensification envisaged under the NPS, i.e., further intensification around 'walkable catchments' seems sensible, although the 'at least six stories' does not necessarily present a problem, but it's an unquantified thing, because it does sound like it's high density development if it just says 'at least.' So I think there's some merit in putting parameters around that, given that 900,000 was enough for decades anyway, and we don't think that the reduction of any development capacity that arises as a result of the Infrastructure Review should necessarily be transferred to areas that weren't impacted, once again, because we think there's enough capacity. Intensification should be a staged thing because we really don't know the environment in 10 years' time.

We also have concerns around the natural environment, and transport, and I'll hand over to our Secretary Audrey van Ryn, who'll speak to those.

Audrey van Ryn:

We were pleased to see that amongst the documents, trees were included in infrastructure, and we've got a section in our 12-page submission that talks about 'definitions' and felt that maybe 'infrastructure' needs to be defined so that everybody knows what we're talking about.

We are concerned that the urban ngahere has been diminished, and we know that Council wants to increase it, but as part of that, it has been suggested individuals can plant their own trees on their property. However, if you have a very large development on a small site, there isn't much room to plant your trees, so I think that needs to be taken into consideration. And in terms of encouraging community groups to use public open space, empty Council land is mentioned for community gardens and we support this. Rather than Council just saying it is a good idea, we think there needs to be a bit more support, such as the Waitematā Local Board supporting Organic Market Garden, who wanted to build an urban farm on the far end of Albert Park, on the northern side of Bowen Avenue, and they we're told that it was just too difficult. But it seems that that sort of thing should be supported, also more planting of fruit trees and nut trees around the city. I know some of it happens. I think there are four eco-neighbourhoods that are doing that, but more of that is useful not only for the tree canopy but also for food for people.

There's a bit in our submission about what I call mini-infrastructure, the pātaka kai, community pantries around the city. There are not many in the central city, but there are ways that the community can support other people who are short of food, plus reducing food waste, because if there's something you don't need to use, you can put it in your pantry for someone else to use.

Moving on to transport, the public transport infrastructure is often criticized but I think we've already got a very good transport network. Thousands of people use it satisfactorily, thousands more, we feel, could use it, with encouragement. In previous submissions, we've talked about the Council having a Public Transport Champion who could tell the good stories about public transport to people who never think of getting on a bus or train or a ferry. People I've spoken to have said, “Well, I couldn’t possibly get up the stairs to the bus.” That's the way it used to be, but now there's only one step and you can ask the bus driver to make the bus kneel. You probably all know this but many people don't. They don't know how easy it is. They don't know if they walk out their door and down the road, they're likely to find a bus stop and the bus won't take that long. So more encouragement to use it, I think would give people that wider choice of when to use public transport and what is available.

I'd like to make a plug for the City-to-Airport Link, and I have used it back in June. I spent a night with a friend at the Ibis Hotel at the airport and then I took the bus to Puhunui Station. There's a bus every 10 minutes practically every hour of the day. Then caught the train into the city, and that Puhuni Station is a wonderful part of our infrastructure which has recently been done up, so that was a good experience for me which I hadn’t known about. It's not very well-advertised at the airport. In fact, I didn't know where to catch the bus. I had to find the bus stop.

Allan Matson:

So, there’s a glimpse of what will be in our submission .. the quality compact form - but don't forget about the quality, and even a bit of compulsion as benign dictators wouldn't go amiss.

Councillor Richard Hills:

Thanks for those points … very clear, and we’ll look forward to reading your full submission. I was about to say what many of us, including our Transport and Infrastructure Chair, Councillor Watson, talk about is some of the best spending on infrastructure we could do is promoting the good services we have. But I won't take his turn because I see he's asking a question .. Councillor Watson

Councillor John Watson:

Thank you, Mr. Chair. Allan, a question to you about that quality compact form that you referred to initially in your presentation, and I'm thinking particularly of international examples where it's done well, which you also just referred to at the end there. Do you have any view yourself about what type of height and/or structures retain that human element that you see done so well in a number of the European cities where a lot of buildings are at a certain height? That development is compact and obviously intensive but it retains a human scale. I don't necessarily see that evident in some of the current plans that are getting advanced now. There doesn't seem to be much recognition or thought goes into that. Do you have any comment on that?

Allan Matson:

I recall with the proposed development of the Seafarers Building at Britomart, there was some objection to that and the scale of it. The case advanced was breaking it down architecturally into more human-scaled elements. With good design, that quality should be achievable. It's important that the design outcome is viewed not just from the site but from a number of vantage points so that it is viewed in context. I think one of the big failings perhaps is at ground level where the community have the strongest interface with the building and too often we just see the cheap aluminium joinery and the nasty asphalt going up to it. That's really where there should be additional focus on quality at the planning stage in those buildings,

So as Audrey said, perhaps there is a need for a Public Transport Champion. There has in the past been an Urban Design Champion, and I think there should be a champion in the realm of the built environment. Perhaps Council could once again create the position of City Architect.. Architecture and beauty are not things that come up in planning documents too often. Beauty is a nebulous concept but I want to live in a beautiful city and so do the members of Civic Trust and I dare say so do all the members here. Thank you.

Mr Hill, I would just like to make one point in passing. I should declare an interest by saying that I am on the Waitematā Local Board, but that the board did not make a submission on the Future Development Strategy, and nor did Civic Trust have any interest affected by the FDS.

Councillor Richard Hills:

Yes, thank you, Allan. I wondered if you were going to mention that, but you didn't need to because you were very clearly here on behalf of Civic Trust Auckland, so thank you very much. Thank you both for coming in.

Future Development Plan 2023 #8642

Note: this version of the feedback form has been created for the purpose of publishing submissions. As such, contact and demographic information has been removed and handwritten submissions have been transcribed.

Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

Please see attached submission

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why
Please see attached submission

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why
Please see attached submission

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Please see attached submission

FUTURE DEVELOPMENT STRATEGY

SUBMISSION BY [redacted].

31 July 2023

1. Summary of Submission

The property owners are [redacted]

This is a submission by [redacted] (submitter) to Auckland Council's 'Auckland Future Development Strategy 2023-2053' Consultation Draft (draft **FDS**). The FDS was released for public consultation on 6 June 2023.

The submitter strongly oppose the FDS. In it's view, the FDS:

a. Fails to take into account key planning infrastructure and financial matters relating to Auckland growth;

b. Takes an overly cautious approach to potential natural hazards that does not allow for projects to demonstrate they can avoid, remedy or mitigate the risks from natural hazards;

c. Substantially over-estimates the capacity of Auckland's existing urban areas on the basis of an incomplete and inaccurate evidence base, thereby underestimating the need for greenfield development to meet Auckland's projected population over the next 30 years; and

d. Has not been prepared on the basis of an adequate and complete Housing and Business Development Capacity Assessment (HBA) as required by the National Policy Statement for Urban Development 2020 (NPSUD).

e. Sets a planning framework which will constrain land supply, thus raising land costs, and ultimately undermining the community drive for affordable housing.

f. Fails to realise the long standing Council commitment to live zoning in the Huapai area.

g. Fails to realise the contribution Huapai can make to the demand for housing including affordable housing, in the north west

The submitter supports the Councils general approach to urban consolidation. The issue is the current Council "balanced approach" is the correct strategy. The major shift signalled in the draft FDS is a wrong and retrograde step that will trigger a number of negative consequences.

The submitter's requested relief is detailed at the end of this submission. In this submission requests the Council undertake a more robust analysis in developing a FDS and work with the development sector and others to provide for Auckland's growth and find meaningful ways of funding infrastructure.

2. Connelly and Scully Family Trust

[redacted]

The family trust has owned the land since 2004.

The Trust purchased the land as its primary residence, but also as an investment to set the family up financially for the future. The Trust looked at the "future urban " zoning of the site and the Council programme for live zoning of Huapai as set out in the Future Urban Land Supply Strategy 2017. This was a key factor in the Trust purchasing this land. The Trust since 2004 has made investment decisions based on the Council long standing strategies for urban development of Huapai.

The Trusts land is currently identified as development ready 2028-2032. The draft FDS fundamentally changes tis and sets Huapai as being "recommended for further investigation". This total reversal of the Council position if confirmed will have a fundamental impact on our and our communities future. This has been done without any consultation with our community.

B GENERAL SUBMISSIONS

3. Proposed Future Development Strategy

The FDS sets out a proposed framework for urban development of Auckland. This reflects a fundamental change in the direction initially chartered through the Auckland Plan and subsequently reinforced through the Auckland Unitary Plan (AUP), the FULSS and in certain areas a Structure Plan.

The effect of the FDS is to fundamentally slow down, defer or remove future greenfield development in some manner suggesting that, at least until the 2030s, Auckland's growth can be successfully managed solely within the existing urban area. This includes the Trust's land being deferred and set down for further investigation. Given that a 2050+ timeframe would mean our property being held as future urban for 50+ years This is totally unreasonable. There is justification for such a significant change particularly without working those issues through with our community.

This strategy stems from a series of assumptions which the submitter thinks are based on a flawed and incomplete evidence base. For example, the FDS assumes that:

- there is sufficient capacity for Auckland's projected population growth within the existing metropolitan area and the two rural towns of Pukekohe and Warkworth North, including through proposed Plan Change 78;
- the future expansion of the rural urban boundary (RUB) should only be managed by the Council through a public plan change process;
- there are overwhelming natural hazard concerns, particularly flooding, which drive the abandonment of some future growth areas or at least the re-examination of greenfield areas;
- the Council's predicament on budgetary constraints and infrastructure funding; and
- the view that core infrastructure necessary to enable land development can only be funded through Council and other public processes; and therefore any new greenfield developments should be deferred given the current financial predicament.

In addition, the FDS is not based on an adequate and up-to-date Housing and Business Development Capacity Assessment (HBA). It has drawn on a 2021 HBA however this document does not include any assessment of business land capacity, and contains different capacity assumptions to those used in the FDS. This is in contrast to the requirements of the National Policy Statement on Urban Development 2020 (NPSUD).

All these matters are addressed in the remainder of this submission.

4. Support for the concept of a Future Development Strategy (FDS)

(a) The submitter accept that a FDS is required under the NPSUD, but do not support the Council's proposed draft and consider that it is based on an inadequate and insufficient evidence base.

(b) Having a blueprint for how Auckland will grow and where and how growth will be managed is an essential informant of the market. Done right, it will direct the market to locate housing and business in the locations that work best from a social, environmental and economic perspective.

(c) The FULSS has worked reasonably well in informing and directing the location of growth, albeit that the strategy has not been responsive enough to the pace of growth and Council has not had the resources to fully implement it.

(d) Before the FULSS is updated in the form of an FDS, a comprehensive and robust assessment of business and residential capacity and demand is needed (in the form of an HBA) which meets the requirements of the NPSUD. This means assessing business land capacity (which has not been done) and realistic residential capacity including likelihood that plan enabled capacity will be taken up. Capacity figures need to include competitiveness margins. This work will need to incorporate the findings of the Council's natural hazard and flooding work and the outcomes of PC78.

5. General Comments on the FDS

(a) The NPSUD requires the Council to prepare an FDS that provides "at least" sufficient development capacity over the next 30 years to meet expected demand. This is to provide for both residential growth and business growth.

(b) The Council, since 2011, has been promoting a balanced growth strategy for Auckland targeting both residential growth and employment/business land supply through urban consolidation, targeted greenfield expansion, and growth of Townships including Kumeu / Huapai.

(c) This has been consistently reinforced through the Auckland Plan, Auckland Unitary Plan, FULSS, and various Structure Plans

(d) The Council has not implemented any public plan changes to give effect to the structure plans. The private sector, through private plan changes, has funded and provided for these developments.

(e) A number of these areas have been successfully developed following private plan changes. To the best of the applicants knowledge, none of these areas have exhibited any issues through the recent extreme weather events, i.e. no geotechnical or flooding issues. The inference is the current provisions and required assessments are managing environmental risk.

(f) The submitter supports the review and updating of the FULSS. The legislative imperatives require, and sound practises demand, a well-considered, thought out, tested 'future development strategy'.

(g) The primary concern with the draft FDS is that this is being rushed through seemingly due to the combined factors of infrastructural funding constraint, flooding and geotechnical issues, and the requirement to update the Long Term Plan in 2024. The impact of what is proposed in the FDS is too critical to be treated in this rushed manner.

(h) If the FDS is pursued in its current form, then it will trigger the unintended consequences of:

- Further constraining residential and employment land supply.
- Further exacerbating congestion issues in Auckland by not locating employment land close to where people live.
- Significantly and negatively impacting housing affordability through land supply constraint.
- Having a demonstrable negative impact on the economic development of Auckland and the development sector.

(i) It is accepted that the Council has financial constraints which are negatively impacting infrastructure provision. However, the solution is not to somehow try and stop greenfield development for a decade. If the problem is funding infrastructure, then the solution is to use alternative ways to fund infrastructure such as developer funding and the use of the Infrastructure Financing and Funding Act 2020.

(j) It seems Council is working off a scenario that only the Council can fund infrastructure, rather than using other mechanisms to assist in the sustainable funding and delivery of infrastructure.

(k) In terms of capacity assumptions, the FDS is based on extreme, theoretical and unrealistic scenarios for growth potential within the existing urban area. This is assessed using 'plan-enabled' and 'feasible' capacity but fails to assess whether this capacity is reasonably expected to be realised (3.25(c) of the NPSUD). This is a fundamental oversight and completely undermines the FDS's capacity assumptions. While theoretical models can be created to imply a decade's worth of growth within the existing urban area, the reality is that this is not available, and history has proven that this level of growth has not occurred. The asserted development potential to a large extent (but accepting proposed Plan Change 78 may free up more development) has been in place for the last ten years.

(l) Urban consolidation is a significant contributor to Auckland's growth. However, it is not the complete answer. It simply does not produce enough housing; because not everybody wants to maximise the development potential of their own property. Nor does it provide the NPS UD required competitiveness margins of 20% excess capacity in the short and medium term and 15% in the long term.

(m) In addition, the FDS is based on assumptions that there will be a large uplift in capacity in urban areas from PC78. However, PC78 has been paused to allow time for Council to complete flooding and natural hazard assessments. These assessments will inevitably lead to a reduction in capacity provided for through PC78 in the existing urban area. As a result, there will be implications for the capacity required in greenfield areas to meet forecasted demand. When PC78 implies an approximately 2.345 million dwellings as a theoretical potential, it is based on assumptions that are way beyond reality. It is poor public policy practise to place so much reliance on managing such a critical factor as Auckland's growth on an untested plan change

(n) Past experience has shown that when flawed data is relied on, but the market does not deliver to those levels, it constrains housing supply which escalates price, which, for a significant portion of the community, make housing simply unaffordable. This is exactly what the NPS UD is trying to avoid. It seeks to ensure an oversupply of land so the cost of land and housing reduces.

(o) The only way to solve infrastructure is through partnership with the development community. A more agile rather than restrictive strategy is called for.

(p) The draft FDS is based on a medium growth scenario. It should be stress tested against a high growth scenario and should be tested against actual development including brownfields and greenfield development.

(q) The FDS has been prepared in isolation without adequate consultation with the development community, mana whenua, infrastructure delivery partners and funding providers.

(r) What this shows is that:

(i) Since 2011, there has been a long-established strategic policy direction on the growth for Auckland based on urban consolidation and some greenfield expansion where that is well-thought out and appropriate.

(ii) This has been embraced by the community including the development community.

(iii) Very substantial investment decisions have been made based on this Council commitment.

(iv) The implementation of this strategy has solely relied on the private sector through the development community to rezone FUZ land through private plan changes.

(v) This has delivered additional growth for Auckland.

(vi) To the best of the submitter's knowledge, none of these developed private plan change areas experienced any issues with extreme flooding events or geotechnical problems. The system worked and is working. In contrast, there has been widespread flooding throughout urban areas as a result of insufficient infrastructure.

(vii) The private sector community has funded the necessary infrastructure to service these greenfield areas. It is recognised that the Council does face future funding constraints, this is addressed below.

This complete reversal of the long-established work through the Auckland Plan, AUP, FULSS and the 5 Structure Plans, has a very significant and fundamental impact on the property owners who have invested to support the Council in its long established growth strategy. The draft FDS will fail to deliver the necessary housing and other planning outcomes for the region.

This complete reversal has been done with very limited consultation

6. Constraining land supply directly impacts housing affordability

(a) The key lesson of the 2000s and mid-2010s is that constraining land supply raises land value expectations in the current owners, which in turn raise the price developers need to pay for the land, which, when passed on to the end resident, significantly raises house cost. Under supply of land distorts normal market operations.

(b) It is also important to note that the build cost for 2-3 storey attached housing typologies and 3-5 storey apartments contemplated in brownfields environments under this policy are significantly more than traditional detached 1 & 2 Storey homes commonly found in greenfield developments. Therefore,

eliminating greenfield will only lead to negative impacts on housing supply and affordability will only get worse.

(c) One of the key unintended consequences of the FDS is that it will significantly constrain land supply, which will have a further negative impact on housing affordability.

(d) This is completely at odds with direction from central government through the NPSUD which directs Councils to provide "at least" sufficient capacity and aims to improve housing affordability.

7. A better way to solve infrastructure

(a) The FDS effectively identifies the significant budget constraints the Council is facing and their inability to solve infrastructure. The reaction to this is to offer up only one technique which is to slow down or stop growth until the Council's financial position catches up and infrastructure can be funded. Only then does the draft FDS contemplate the release of land for growth.

(b) The fundamental flaw in this draft approach; is that the population does not stop growing and the need for employment land and housing land does not cease until the Council's financial position rectifies itself.

(c) If the problem is the provision of infrastructure, then the FDS should focus on the problem and find alternative ways of working with the private sector to solve infrastructure.

(d) Managing the pace of growth is but one tool available. It is a tool that distorts the market and undermines housing affordability, as proven over the last decade. There are other examples where private sector funding have delivered necessary infrastructure to facilitate growth.

(e) Infrastructure is fundamentally a cost to the government (and its related agencies), the Council (and its CCOs), the private development sector, and the private investment sector.

(f) Rather than constrain the entire Auckland greenfield and satellite township land release programme, a better solution is to analyse on an area by area basis and find innovative ways of funding the infrastructure to enable the release of some or all of that land.

(g) The Council needs to explore options including:

(i) private sector funding of key infrastructure to enable at least early stages of growth (Silverdale West is a strong example of where this can and should happen);

(ii) the option of partnership arrangements between private and public sector to fund infrastructure over time;

(iii) infrastructure funding agreements and the opportunity to up front pay development contributions and build in mechanisms to fund that work as others benefit from the early infrastructure investment;

(iv) Exploring how it can utilise the tools in the Infrastructure Funding and Financing Act 2020.

The FDS seems to assume none of these are applicable or workable. Equal energy should be put into identifying innovative proposals that could work on targeted growth areas.

8. Natural Hazards are Already Adequately Controlled

(a) The FDS states that delaying development is in part a response to the significant weather events and flooding and stormwater issues following the January and February storm events in Auckland.

(b) There is no debate that land developed for housing or business needs to either avoid or successfully mitigate the effects of natural hazards including flooding and land stability. However, the solution is not to remove future urban zoning completely where there is "possible" hazard risk. The solution is to ensure that before a development proceeds, it has been robustly tested for vulnerability to natural hazards, and can demonstrate that any identified natural hazard risks can be avoided, remedied or mitigated.

(c) In this regard, the RMA, RPS and Auckland-wide provisions in the AUP including the approach of 'Future Urban' zoning (which requires a plan change before an area can be development) and assessment criteria that apply to any subdivision or development consent, already give the Council full ability to prevent development occurring in high risk natural hazard areas where risk cannot be successfully avoided or mitigated.

(d) There is no urgency to hurry through this draft FDS. The existing legislative regime and AUP provisions provide all the safeguards needed. There is no need to rush anything through to plug some perceived existing gap.

(e) The existing controls are working well. The vast majority of issues that occurred in the January/February weather events occurred in areas that had been developed a substantial time ago and in existing urban and suburban areas. Those areas developed under the current AUP controls were relatively unimpacted by the storm events.

(f) In terms of flood management, there are multiple engineering solutions that work well and have proved successful on land that can be flood prone if not managed. As long as new development is accompanied by appropriately designed and tested engineering solutions paid for by the developer, then it is not necessary, nor is it appropriate, to constrain development based on a perception of a flood risk or geotechnical risk. The right approach is to ensure the natural hazard risk is successfully managed or removed through robust engineering design and investment.

(g) Neither our property or our neighbouring properties have experienced any flooding or inundation issues in recent major weather events. The large section of the land on the southern side of SH16, which is zoned 'Future Urban' has no history of flooding. While urbanisation will have more runoff in peak events, the current planning controls will ensure this is successfully managed in any urban subdivision.

9. Vehicle Kilometres Travelled

The argument is put forward in the draft FDS that continued greenfield development is contrary to climate change policies because it forces people to commute to the metropolitan area for jobs. Issues over vehicle kilometre trip emissions are raised. This fails to take account of:

(a) Masterplanned greenfield development is inevitably accompanied by local retail services, open space and community facilities. Kumeu Huapai for example is a well developed community with full range of services in terms of retail, housing, open space and a level of employment.

(b) The 'work from home' approach new technology in running business. The use of Teams/Zoom and other mediums and their acceptance as a normal business method is having a significant impact in the work environment and in VKT.

(c) The fundamental change in work habits that is part of the post-Covid area where working from home is a key factor.

(d) The high number of people who are looking for either retirement lifestyle, or a slower lifestyle and work/life balance; where they are looking for a greenfield or provincial township lifestyle rather than a more intensive urban lifestyle.

(e) The significant employment in places like Warkworth and Pukekohe from the rural sector, tourism, and simply servicing the area.

10. Kumeu / Huapai Transport

The transport solutions for the Kumeu corridor can be addressed progressively and in stages

The final solution will see the proposed Huapai Rapid Transit Station and Bypass in close vicinity to our land and within the walkable catchment.

Interim measures such as the temporary shoulder running transit lane and intersection upgrades provide capacity.

The change in work practices with remote offices and work from home technologies gives a different opportunity

The Kumeu / Huapai development includes employment land.

While transport is an issue to be addressed it is not a reason to fundamentally reverse this current committed growth strategy for Huapai.

11. Understanding the Timeframes to Achieve Development Ready land

In identifying the timing for land to be development ready, the Council needs to take a realistic understanding of the timeframes involved. Even on optimistic timeframes, it is a five-year process between commencement of the work to create the housing opportunity. Often this can extend out to closer to eight – ten years.

The process typically includes:

(a) Development consultation and adoption of a structure plan – One year. The five structure plans the Council have done each took on average 2 years .

(b) Taking this structure plan, preparing, notifying, processing, hearing and determining a plan change – two years. The Council plan change on Whenuapai, which was ultimately withdrawn, took 4 years 8 months. The private plan change on Warkworth North took 2.5 years and on Drury took 2 years.

(c) Preparing, lodging and obtaining the necessary resource consents and engineering plan approval – one year.

(d) The physical land development works involving procurement, establishment, bulk earthworks, infrastructure, subdivision and titling; is typically an 18-month process, even for a relatively confined stage. That does then achieve development ready sites.

(e) The actual design, construction and completion of housing can be a further 18-month to 2 year process.

These are realistic, if slightly optimistic, timeframes. Very few projects would hit good timeframes at <u>every</u> stage.

The key point is that if the Council is to achieve the 'development ready' timeframes it seeks, then the commencement of structure planning work and other aspects needs to start a minimum of five years prior and more likely eight years. This signals two issues:

(i) The importance of creating resource up front to get the enabling provisions in place.

(ii) The infrastructure cost when services are actually required will come at occupation of the residential land. There is an inherent extended timeframe, i.e. a commitment to a certain area now does not equate to when the infrastructure rolls out. The operational demand for infrastructure is at least five years later. Obviously planning, consenting and construction needs to be timed accordingly. But housing and infrastructure can advance concurrently.

(iii) Furthermore, because development is staged, there is a scaling up of demand for infrastructure even once the first portions of the development are occupied.

D. WIDER IMPLICATIONS OF FDS

12. The impact of reversing longstanding Council commitments to growth management

The role and expansion of greenfield development within the region has been signalled and reinforced through the Auckland Plan, AUP, FULSS and the5 Structure Plans. These are highly important strategic documents for Auckland and have been subject to significant public consultation and in the case of the AUP, substantial amounts of expert evidence and hearings before an Independent Hearing Panel before it was confirmed.

This has driven the Trusts investment in our land, based on a consistent, repeated, reinforced Council growth strategy reflected in these documents. To be blunt, such a stark departure from a long-standing Council policy severally shakes confidence in all of the Council's long term strategy and planning documents. Aucklanders, including business owners, developers, individual land owners and not for profits cannot be sure which of the strategies are here to stay and should be followed, and which are merely temporary (despite stating they are long term). This has huge implications for the future development of Auckland, which relies of private developers to meet housing demand.

These aspects are clearly contrary to the Council's stated commitment to consultation and contrary to the requirements imposed on the Council under the Local Government Act for good faith consultation on policy changes of material significance. It also appears to be contrary to the requirement under the NPSUD that the Council engage with the development sector to "identify significant future development opportunities and infrastructure requirements" when preparing the draft FDS i.e. prior to the Special Consultative Process (Clause 3.15.2(f) of the NPSUD).

The FDS will set in place a 30-year growth strategy for the Auckland region. This proposed FDS involves a fundamental change from the long-established growth pattern that has been in existence since 2011. This major change to existing long-established policy is being done with very limited public consultation prior to the proposal being published. Despite the Council's extension of the consultation timeframe, this process is of questionable legality as outlined in the attached opinion and certainly contrary to democratic processes of consultation.

13. Changes to the Rural Urban Boundary (RUB) should remain a district plan level control (as opposed to a regional control as proposed within the FDS)

(a) The suggestion that the RUB should be a *regional* rule and therefore only able to be modified effectively by the Council through a public plan change, is demonstrably a retrograde step.

(b) This approach was tested through the Auckland Unitary Plan process. That process found that a plan change to the RUB should remain a *district* matter and that it was inconsistent with the RMA to do otherwise:[1]

> *"While the desire of the Council to achieve planning certainty about growth over the next 30 years is understandable, the Panel does not consider that it promotes the purpose of sustainable management to lock in land supply and infrastructure decisions over such a long period when the environment and the needs of people are constantly changing. Resource management planning needs to be responsive to the dynamic processes of urban growth. While providing certainty can promote efficiency by reducing future process requirements, overly or unnecessarily rigid application of rules can be a hurdle or barrier to efficiency by creating additional costs.*
> *The Panel considers that methods aimed at sustainably providing for housing in an efficient manner should be designed to discourage undesirable behaviours, such as land banking, and encourage desirable outcomes, such as creating alternative and competitive development opportunities to meet the needs of people. A Rural Urban Boundary that is permanent for the next 30 years, subject only to the unilateral power of the Council (or a Minister) to move it, would not provide sufficient planning flexibility to adapt to changing circumstances."*

For these reasons the Panel recommends that the Rural Urban Boundary should remain as a method in the Unitary Plan but should be moved from the regional policy statement to the district plan. While the policy for its location should remain in the regional policy statement to maintain its strategic direction over a longer term, the location of the boundary itself should be able to be changed by a plan change at the district plan level, which can be the subject of an application by any person.

(c) The reasons why the Council's suggestion of a regional rule were rejected in 2016, are equally valid today. No modification is justified. As noted by the Panel in its Recommendation Report to the Council on the Auckland Unitary Plan

(d) The Council's track record in implementing greenfields development through plan changes under the FULSS is effectively zero. The only public plan change that the Council promoted giving effect to the FULSS was Whenuapai. Even then, the Council ended up withdrawing that plan change. <u>No public plan changes have been promoted</u> that would give effect to the current growth strategy. <u>Every</u> greenfields development has relied on a private sector initiative and a private plan change.

(e) Being able to deliver these critical plan changes to provide for growth, is essential. Since 2017, the Council has relied on the private sector to do this. In a time where the Council is signalling severe financial constraints, what confidence can the community or the sector have that the Council can and will deliver on these changes.

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[1] Report to Auckland Council, Overview of recommendations on the proposed Auckland Unitary Plan, 22 July 206, page 67.

E. REQUESTED DECISION

14. The submitter requests

(a) the Council pause the current programme on the FDS;

(b) there be meaningful consultation with the community including the development sector;

(c) some key principles be agreed including:

(i) sufficient land must be released at the appropriate time to cater for growth;

(ii) this will continue the combination of urban consolidation, greenfield development, and the expansion of satellite townships;

(iii) growth needs to be serviced by adequate infrastructure;

(iv) that infrastructure can be supplied through a broad range of options including innovative methods and participation by the private sector (investment and development);

(v) stormwater and flood plain management are important factors and need to be considered in the release of land, but recognising different appropriate methods to manage such land.

(i) apply those principles on an area by area basis to identify the release of land;

(d) ensure there is sufficient continuous release of employment and residential land to cater for growth;

(e) enable the private sector to deliver the range and quality of urban growth that is good for the community and which the NPSUD and RPS aspire to;

(f) retain changes to the RUB as a district control matter.

(g) Retain Huapai in the current 2028 – 2032 time period.

Future Development Plan 2023 #8644

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. **What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?**

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. **What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?**

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

FUTURE DEVELOPMENT STRATEGY

COSGRAVE ROAD BLOCK

SUMMARY STATEMENT

21 JULY COUNCIL PRESENTATION

17 JULY 2023

1. Thank you for the opportunity to present this brief overview to the Council meeting.

2. Winton Land Limited ('Winton') is the owner of the Cosgrave Road Block (the 'Cosgrave Block'). Winton will lodge a full submission on the draft FDS. That will cover both comments that would apply Auckland-wide and comments that are specific to Cosgrave Block. This presentation focuses on the comments relating to the Cosgrove Road Block.

Cosgrave Block

3. There are a number of features that distinguish Cosgrave Block from some other Future Urban zoned blocks in Auckland.

4. Diagram 1 below shows the Cosgrave Block.



Diagram 1: The Cosgrave Road Block

5. The Cosgrave Block is effectively fully owned by Winton. Winton is a publicly listed New Zealand company with significant experience and expertise in achieving rezonings and undertaking land development.

6. Winton have been in pre-lodgement discussions with Council and Healthy Waters over the conveyance channel, and with the Plans & Places Department.

7. Diagram 2 is a draft masterplan of the plan change area. It will deliver approximately 1,550 new homes together with a neighbourhood centre for local retail development and parkland.

8. All development is within the Rural Urban Boundary.



Diagram 2 The Cosgrave Road Masterplan

Delivering the Cosgrave Road Block

9. Development of Cosgrave Block is a longstanding commitment by the Council. The effect of the draft FDS for Cosgrave Block is to reverse that commitment with no consultation with the affected landowners.

10. The Auckland Plan, Auckland Unitary Plan and the Future Urban Land Supply Strategy all identified Cosgrave Block as a key growth area. The FULSS identified it to be development ready by 2023-2027.

11. The landowner has invested in Cosgrave Block and developed a plan change including a funded proposal for infrastructure (addressed below).

12. This complete reversal of the long-established work undertaken through the Auckland Plan, AUP and FULSS' has a very significant and fundamental impact on Winton who have invested to support the Council, including its timing to have this land development ready.

Draft FDS rationale for the proposed change

13. The draft FDS identifies three reasons for this revisiting:

    - Mill Road connections;
    - frequent transit network; and
    - timing issues.

    These issues are addressed below.

Stormwater Infrastructure funding

14. The FDS signals a change to the Council infrastructure priorities and means that it cannot fund the Cosgrove Block in the next two decades.

15. Winton has the capital to fund the necessary infrastructure upgrades required to develop the Cosgrave Block.

16. The key issue is managing stormwater for which there is a known solution.

17. Auckland Council already owns a portion of land which bisects the Cosgrave Block. This land is intended to be stage 3 of the Awateri wetlands and the conveyance channel for stormwater management through the Cosgrave Block and the adjacent land.

18. Auckland Council has put significant investment into this conveyance channel and stage 1 of the Awateri wetlands located to the west of the Cosgrave Block is operational.

19. The Awateri wetlands was the infrastructure solution developed by Council to solve flood management issues within this area.. The primary function was as a conveyance channel to

store water and prevent inundation of local homes. The creation of the wetlands is partly stormwater treatment, partly ecological enhancement and partly amenity.

20. Through the January storm events, the conveyance channel demonstrably worked. There was no local flooding.

21. For the Cosgrave Block, the same infrastructure solution which has proven successful in the west will be deployed.

22. Winton has been in discussions with Council's Healthy Waters department and is committing to build this conveyance channel and wetlands to Council's specification at Winton's cost. Healthy Waters has this work programmed for 2028. Winton and Healthy Waters have agreed in principle that Winton will fund and commission the detailed design to Healthy Waters standards and sign off. Winton will then fund and implement the works under Healthy Waters oversight. This will happen within the current 2023 -2028 time period.

23. This will solve all stormwater management and flood plan risk for the Cosgrave Block.

Transport Infrastructure funding

The other infrastructure in terms of transport, wastewater and potable water can all be provided within the existing network surrounding the Cosgrave Block.

24. In terms of transport, this development will trigger local intersection improvements to give sufficient capacity for the additional growth. This additional work is all covered in the assessment by Commute as part of the private plan change request. Those upgrades are all within the existing road corridor. No additional private land is required.

25. Those upgrades are funded by Winton as part of the plan change request.

26. The area is serviced by local bus routes connecting to the rail network.

27. Cycling infrastructure will be provided through the Cosgrove Block and help create a network connecting through to the train stations.

Request

28. That the FDS show the Cosgrave Block remaining in the 2023-2027 time period, subject to the Winton being able to fund the conveyance channel upgrade, and localised roading improvements on Mills Road.

29. All these matters can and should be addressed through the private plan change request, after the Council has considered the technical information demonstrating that the land is suitable for housing and the necessary infrastructure can be funded.

Future Development Plan 2023 #8645

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. **What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?**

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. **What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?**

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Strategy

Additional Submission / Notes from Friends of Regional Parks for presentation on 28 July 2023

Auckland Friends of Regional Parks (FOR Parks) was formed by residents as a non-profit organization in 2010, to work alongside Auckland Council and volunteer groups in our regional parks. We act as supporters and guardians of the regional park network in Auckland, providing vision and education, continuity, protection and a citizen's voice for the regional parks. Our formation recognizes the importance of the regional park network in defining the quality of Auckland and the role regional parks have in providing essential recreation for people in Auckland and protecting our biodiversity and heritage.

The regional parks cover a complex asset of 28 parks, "some 41,000ha of public open space" and "more than 225km of coastline providing public access to some of the region's best beaches. There are 20 "farms" within the parks network as part of the complex land management for conservation, recreation, landscape protection and health.

1. We believe parks and open space are an important part of essential infrastructure.

2. All parks provide many functions however they are often secondary / forgotten to other forms of infrastructure E.g.

- Water catchment - the Hunua and Waitakere Ranges water catchment are regional parks with long term leases granted to Watercare for the provision of the regional water supply. It is unsure with changes in legislation if these assets will be transferred to the new water entities and if the regional parks' status remains.

- Many small parks and sport fields are water retention areas for runoff from roads and building intensification. They also form novel biodiversity parks as a secondary use.

- Parks with large trees and forest can cool and shelter a more intensive city as the climate warms therefore saving energy.

- Regional parks link us with nature and provide education opportunities of the rural sector that provides food for the urban people.

- Parks are a solution to set aside and manage hazard areas such as flood prone areas and eroding cliff tops.

3. A visionary policy is needed in the Strategy to highlight the future of parks and open space in the coming decades and century. FoR Parks suggests the 3-30-300-3000 proposal [see below], or similar be used.
Urgency is also needed to establish new regional parks for the coming decades. In the meantime, all areas of open space such as golf courses should be kept as open space until comprehensive planning is done, and the Parks and Open Space Strategy has been completed.

4 The Council's new Regional Park Management Plan says they are an *"aspiration to be one of the leading regional park systems in the world, that Auckland is proud of."*
However, this needs to be expanded and further explained in the Future Development Strategy. By what standards and who judges it? Do IUCN guidelines need to be adopted?

5. There have been recent community groups fighting to protect parks and the way they are managed E.g, the memorial in Dove Myer Robison Park, The mass fell trees on the maunga;

The sale of parks or green space and the slowness in opening /maintaining tracks following closures due to KDB. Far more education and citizen involvement is needed on Council plans, operations, priorities and reasons. The lack a meaningful Parks and Open Space Strategy could be one way to address this community dissatisfaction.

6. Urgency is needed to review the Parks and Open Space Strategy to enable the community to have a clearer understanding of the types, standards and governance of all public green space at the national [DoC], regional and local levels.

7. Governance. There needs to be a separate committee / agency for public parks and the open space system in Auckland. There are billions of assets involved and a more business-like approach is needed. Many complex high-level policies in management plans are left to staff in various sections of Council to interpret, implement and contract out. Accountability eventually rests with elected officials and those appointed as governors.

8. July 31st is International Rangers Day. Rangers are the front line and the contact with the community and volunteers. They need greater recognition and support especially as they are the frontline in implementing the 30x30 Global Biodiversity Framework which calls for 30% of the world's terrestrial, inland water, and of coastal and marine areas, to be in effective protection and management by 2030. The concept of novel and rural biodiversity also needs inclusion.
NZ has adopted this agreement. Kunming-Montreal Global Biodiversity Framework.
https://www.internationalrangers.org/world-ranger-day/

9 Funding. There is limited public funding for parks yet the community want more green space and access to all types of parks for many purposes. It will be hard to get the massive funding needed and new approaches are needed. Council needs to encourage government to develop a national wide parks and open space plan centred on funding - Review the Reserves Act – Have parks and open space at a high level in the Local Government Act reform. - A more business-like and operationally based structures are needed to replace siloed remote management - More use of private open space e.g. QE2 Trust structures - greater encouragement for donations and gifting of land in line with long term designation for public parks. Regional Parks were started that way and that model needs to be brought back to the acquisition of parks. Development contributions need to be focused more on acquisition and not on expensive built park infrastructure. This can be built later through targeted rates as communities mature and settle around their areas of open space. Lastly far greater use could be made of volunteers including honorary rangers.

Thank you, nga mihi

Kit Howden for Friends of Regional Parks 25 July 2023

3 -30 -300 -3000 rule for a Parks Revolution

4 simple rules or guidelines for the health, well being and environment for a growing city. Ratios may vary but it's important a principle is adopted and followed.

1 Every citizen should be able to see at least 3 trees (of a decent size) from their home. b]

2 Every citizen lives in a neighbourhood where there is a tree canopy of 30 percent. b]

3 Every citizen has easily access within 300 metres of the nearest park or green space. b]

4 Every citizen using public transport can easily access a large area of countryside or large natural type open space within 3000 seconds of their home.
a]
NOTES
a] From a public transport / walk trail to Mutukaroa Hamlins Hill trial by Friends of Regional Parks 11, 07, 21
b] From Professor Cecil Konijnendijk van den Bosch the Director of Nature Based Solutions Institute and Program Director (Urban Forestry Leadership) at the University of British Columbia.
https://iucnurbanalliance.org/promoting-health-and-wellbeing-through-urban-forests-introducing-the-3-30-300-rule/
https://www.newsroom.co.nz/ideasroom/new-housing-policy-runs-risk-of-urban-slums
https://www.newsroom.co.nz/first-learn-to-walk
https://www.yardstickglobal.org/projects/parks

Future Development Plan 2023 #8646

Note: this version of the feedback form has been created for the purpose of publishing submissions. As such, contact and demographic information has been removed and handwritten submissions have been transcribed.

Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

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Other feedback

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DRAFT FUTURE DEVELOPMENT STRATEGY

SUBMISSION BY THE WARKWORTH SOUTH COLLABORATING LANDOWNERS

27 July 2023

1. Summary of Submission

This is a submission by the Warkworth South private plan change co-applicants (submitters) to Auckland Council's 'Auckland Future Development Strategy 2023-2053' Consultation Draft (**FDS**). The FDS was released for public consultation on 6 June 2023.

The submitters strongly oppose the FDS, both in general and particularly as it relates to the Warkworth South area. In the submitters' view, the FDS:

a. Fails to take into account key planning infrastructure and financial matters relating to the Warkworth South area;

b. Takes an overly cautious approach to potential natural hazards that does not allow for projects to demonstrate they can avoid, remedy or mitigate the risks from natural hazards;

c. Is unlawful, as it has not been prepared on the basis of an adequate and complete Housing and Business Development Capacity Assessment (HBA) as required by the National Policy Statement for Urban Development 2020 (NPS-UD), nor has been subject to adequate consultation as required by the NPS-UD;

d. Substantially overestimates the capacity of Auckland's existing urban areas on the basis of an incomplete and inaccurate evidence base, thereby underestimating the need for greenfield development to meet Auckland's projected population over the next 30 years; and

e. Sets a planning framework which will constrain land supply, thus raising land costs, and ultimately undermining the community drive for affordable housing.

The Warkworth South area is zoned Future Urban in the Auckland Unitary Plan (AUP) and has long been identified as a key strategic growth area for Auckland. The submitters have significantly invested in the future development of this land based on Council's planning documents including the Auckland Plan, the AUP, the Future Urban Land Supply Strategy 2017 (FULSS) which directs Warkworth South to be 'development ready' by 2028-2032, and the Warkworth Structure Plan 2019.

A private plan change to give effect to these planning documents is currently before the Council. This includes a funded proposition to provide necessary infrastructure and the avoidance or mitigation of any potential risks from natural hazards. This private plan change will deliver the outcomes sought through the Warkworth Structure Plan.

The Warkworth South area is suitable, appropriate, and ready for development.

The submitters' requested relief is detailed at the end of this submission. In short, they seek that the FDS be amended to include Warkworth South as a strategic growth area to be development ready in the 2023-2030 period.

The structure of this submission is as follows:

a. Summary of the submitters, Warkworth South and the proposed Warkworth South private plan change;
b. The unlawfulness of the current draft FDS;
c. Submissions on the FDS generally;
d. Submissions on the FDS's approach to Warkworth South:
    i. Transport
    ii. Infrastructure Funding
    iii. Natural Hazards
    iv. Stormwater
    v. Climate Change
e. Impacts of changing Auckland's growth strategy including approach to the Rural Urban Boundary
f. Requested decision

A SUBMITTERS AND WARKWORTH SOUTH

2. Submitters

This submission is by the Warkworth South private plan change co-applicants.

The co-applicants are:

(a) KA Waimanawa Limited Partnership: A wholly owned subsidiary of Kaha Ake, a joint venture between the New Zealand Super Fund and Classic Group. KA Waimanawa LP are a landowner and developer.

(b) Classic Developments NZ Limited: Development managers for KA Waimanawa LP.

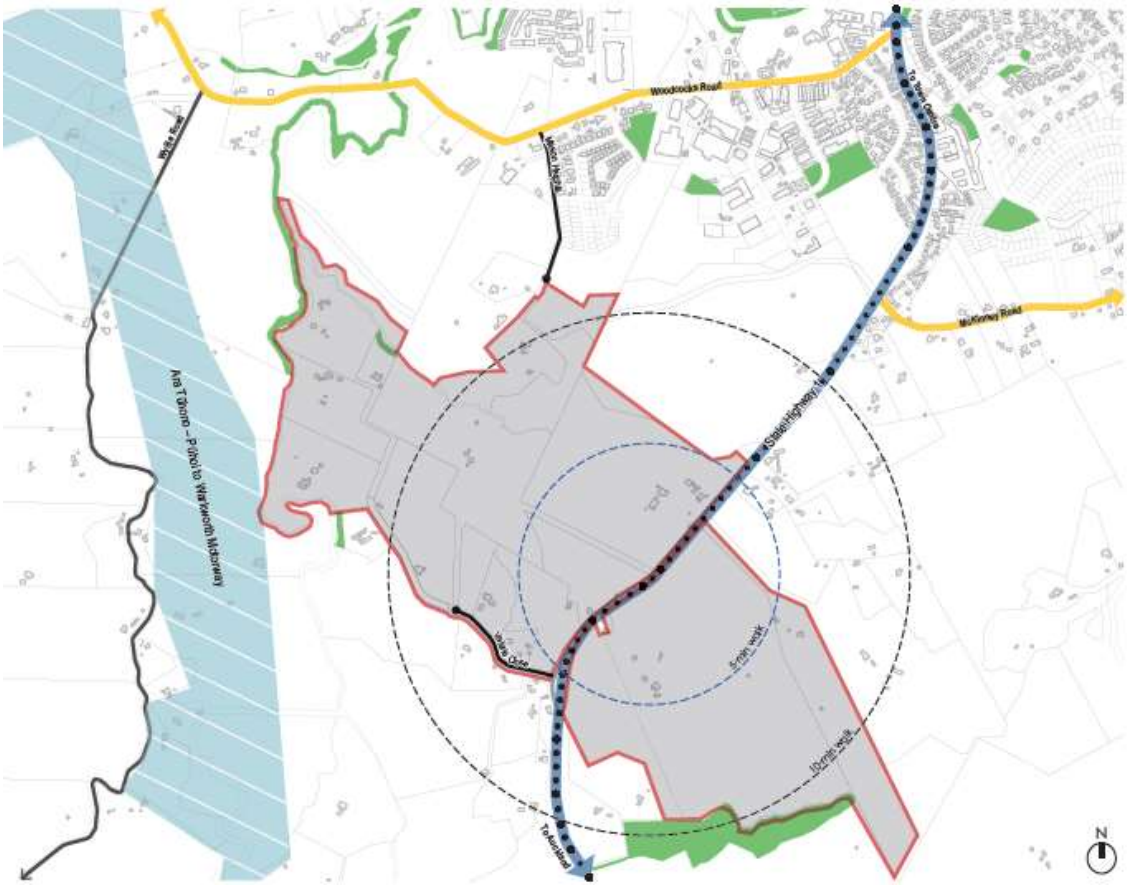
(c) Thriving Development Limited: A current landowner.

(d) Stepping Towards Far Limited: A land developer.

This plan change is supported by several other landowners.

The map below in Diagram 1 shows the land subject to the private plan change request.

Diagram 1: Warkworth South



3. Warkworth South

Warkworth South is zoned Future Urban in the AUP. It is included in the Warkworth Structure Plan and the FULSS as being 'development ready' by 2028-2032.

The FDS delays this timing to 2045+ and recommends it for "further investigation" on the basis of having "moderate exposure to hazards, and [the need] to consider other factors such as infrastructure delays and/or VKT reduction..."

4. Warkworth South Private Plan Change Request

KA Waimanawa LP and Stepping Towards Far Limited have lodged a private plan change request for live zoning of a substantial portion of the Warkworth South area. This plan change is largely consistent with the Warkworth Structure Plan. It will be development ready by the timeframes identified in the current Future Urban Land Supply Strategy (FULSS). The proposal includes funding of necessary infrastructure.

The full plan change and the technical assessments that support it (including planning, ecology, geotechnical, infrastructure, engineering, stormwater, a full Stormwater Management Plan, and transportation) are lodged with the Council. Consequently, that information is not repeated here.

Soft lodgement of the full plan change package was provided to Council in October 2022. Following Council feedback, the updated plan change was formally lodged with the Council in January 2023. The applicant has responded to all clause 23 responses. The Council officers and consultants are now preparing the report for the Council Committee consideration.

Suffice to say that it is a comprehensive proposal involving rezoning of the land as shown on Diagram 2 below, and the introduction of precinct plans addressing the overall planning aspects of the precinct and ecological, stormwater and transport aspects. The Precinct Plan is shown in Diagram 3 below.

Diagram 2: Proposed Rezoning Plan

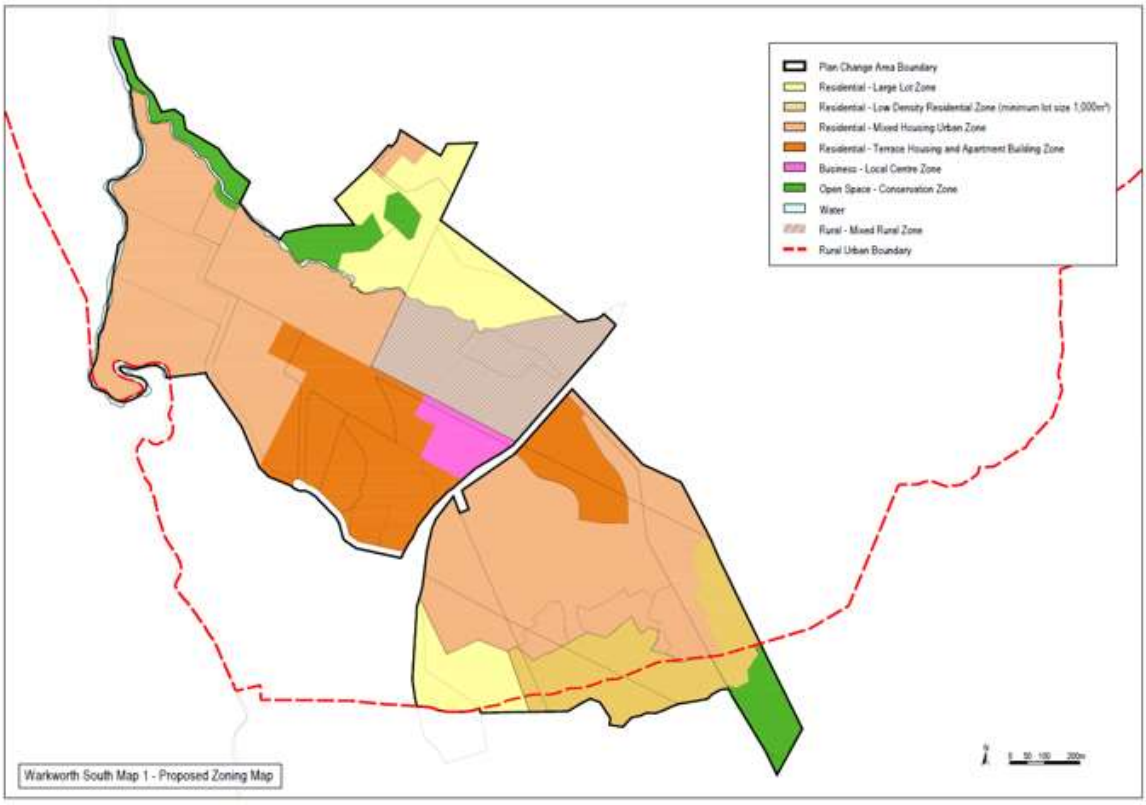
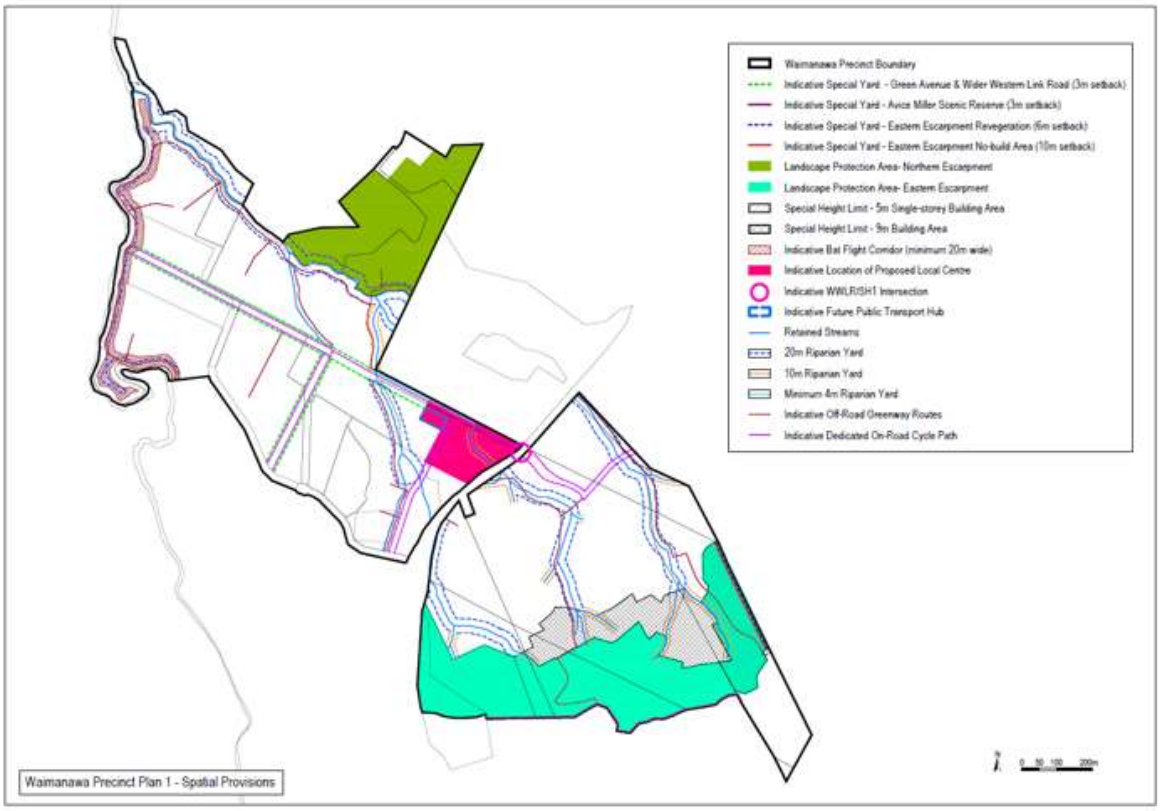


Diagram 3: Proposed Precinct Plan



Critically, this plan change includes a funded programme to provide the necessary infrastructure to service this plan change area. Key infrastructure is futureproofed to service future expansion of Warkworth South. This aspect is more particularly addressed in the submission below.

B GENERAL SUBMISSIONS

5. Proposed Future Development Strategy

The FDS sets out a proposed framework for urban development of Auckland. This reflects a fundamental change in the direction initially charted through the Auckland Plan and subsequently reinforced through the Auckland Unitary Plan (AUP), the FULSS and the Warkworth Structure Plan.

The effect of the FDS is to fundamentally slow down, defer or remove future greenfield development in some manner suggesting that, at least until the 2030s, Auckland's growth can be successfully managed solely within the existing urban area.

This strategy stems from a series of assumptions which the submitters think are based on a flawed and incomplete evidence base. For example, the FDS assumes that:

- there is sufficient capacity for Auckland's projected population growth within the existing metropolitan area and the two rural towns of Pukekohe and Warkworth North, including through proposed Plan Change 78;
- the future expansion of the rural urban boundary (RUB) should only be managed by the Council through a public plan change process;
- there are overwhelming natural hazard concerns, particularly flooding, which drive the abandonment of some future growth areas or at least the re-examination of greenfield areas;
- the Council's predicament on budgetary constraints and infrastructure funding; and
- the view that core infrastructure necessary to enable land development can only be funded through Council and other public processes; and therefore, any new greenfield developments should be deferred given the current financial predicament.

In addition, the FDS is not based on an adequate and up-to-date Housing and Business Development Capacity Assessment (HBA). It has drawn on a 2021 HBA, however this document does not include any assessment of business land capacity and contains different capacity assumptions to those used in the FDS. This contrasts with the requirements of the National Policy Statement on Urban Development 2020 (NPS-UD).

In terms of Warkworth South, the FDS and its supporting documentation signals "further investigation" is required and a deferral of the rezoning of the area until 2045+ as well as a review of the classification as Future Urban Zone. The FDS gives the reasons for this as:

- lack of or poor transport connections including no rapid transit network and lower opportunities for mode shift;
- "moderate" natural hazard constraints including approximately 25% of the FUA within the 1% AEP flood plain and small to moderate areas of the FUA containing some risks of settlement, liquefaction and slop instability;
- urban form: further consideration needed to understand the role of Warkworth as a rural node and the impact of any changes on business land capacity;
- climate change implications of a settlement removed from the Auckland metropolitan area including potential for higher vehicle kilometres travelled (VKT) and CO_2 emissions;
- lack of infrastructure and funding for infrastructure.

All these matters are addressed in the remainder of this submission.

6. Support for the Concept of a Future Development Strategy (FDS)

(a) The submitters accept that a FDS is required under the NPS-UD, but do not support the Council's proposed draft and consider that it is based on an inadequate and insufficient evidence base.

(b) Having a blueprint for how Auckland will grow and where and how growth will be managed is an essential informant of the market. Done right, it will direct the market to locate housing and business in the locations that work best from a social, environmental, and economic perspective.

(c) The FULSS has worked reasonably well in informing and directing the location of growth, albeit that the strategy has not been responsive enough to the pace of growth and Council has not had the resources to fully implement it.

(d) Before the FULSS is updated in the form of an FDS, a comprehensive and robust assessment of business and residential capacity and demand is needed (in the form of an HBA) which meets the requirements of the NPS-UD. This means assessing business land capacity (which has not been done) and realistic residential capacity including likelihood that plan-enabled capacity will be taken up. Capacity figures need to include competitiveness margins. This work will need to incorporate the findings of the Council's natural hazard and flooding work and the outcomes of PC78.

7. General Comments on the FDS – Process in Preparing the FDS is Unlawful

(a) The NPS-UD requires a well-considered, thought out, tested 'future development strategy'. Several steps that are required by the NPS-UD have not been followed in preparation of the FDS. The Council is required to comply with these steps under section 55(3) of the RMA. It is unlawful to do otherwise.

(b) The NPS-UD requires the Council to prepare an FDS that provides "at least" sufficient development capacity over the next 30 years to meet expected demand (3.13(1)(a)(ii)). For residential land, the capacity must be (3.2(2)):

i. Plan enabled; and
ii. Infrastructure ready; and
iii. Feasible and reasonably expected to be realised; and
iv. Meet the expected demand plus the appropriate competitiveness margin.

For business land, the capacity must be (3.3(2)):

i. Plan enabled; and
ii. Infrastructure ready; and
iii. Suitable to meet the demands of different business sectors; and
iv. Meet the expected demand plus the appropriate competitiveness margin.

(c) To do so, it must be informed by the most recent applicable HBA (3.14(1)(a)). The HBA must quantify the region's capacity needs, again complying with the above criteria ("at least sufficient capacity", plan enabled, infrastructure ready, feasible, reasonably expected to be realised, including a competitiveness margin) (3.20(1)(c)).

(d) The FDS has failed to comply with these requirements in several fatal ways:

a. There is no HBA in existence that assesses business land requirements. In an LGOIA response we have been given a copy of (dated July 2023) the Council advised that "*The business capacity assessment, fulfilling the requirements of the NPS UD, has not yet been finalised and published. However, information and data informing the preparation of the assessment has been used to inform the draft FDS*." This raises serious questions:

i. How can a long-term strategy draw conclusions on Auckland's business land requirements before the capacity is understood?

ii. Will the public have the opportunity to review the business HBA through a further consultation period?

iii. Given the Council's focus on people living and working in close proximity, how have decisions been made on residential capacity in the absence of evidence on business land capacity?

b. In terms of residential land, the FDS's conclusions on capacity:

i. Do not demonstrate "at least" sufficient capacity is provided for;

ii. Rely heavily on 'plan-enabled' capacity with little focus on what is actually feasible;

iii. Do not assess what percentage of total plan enabled capacity is reasonably expected to be realised (which could assess realised capacity under the AUP compared to plan enabled and modelled capacity, and take lessons from this process);

iv. Do not assess 'infrastructure ready' development capacity;

v. Do not incorporate the required competitiveness margin;

vi. Are based on a medium growth scenario, with no assessment of a high growth scenario;

vii. Rely heavily on the section 32 report prepared for Plan Change 78 and the assumed capacity that this plan change will provide, despite:

1. PC78 being paused for one year while the Council undertakes a comprehensive natural hazard and flooding assessment;

2. The inevitability that this flooding assessment will result in a reduction in feasible capacity. As a result, there will be implications for the capacity required in greenfield areas to meet forecasted demand. When PC78 implies an approximately 2.345 million dwellings as a theoretical potential, it is based on assumptions that are way beyond reality. It is poor public policy practise to place so much reliance on managing such a critical factor as Auckland's growth on an untested plan change;

3. Furthermore, once PC78 is re-published taking into account the outcome of this flooding work, it will be subject to public submissions, expert evidence, hearings before an Independent Hearings Panel, recommendations, decisions, and possibly appeals;

4. Given this process still to come, at this point PC78 is very uncertain and cannot be relied on; and

5. Both major political parties have announced they will either review or revoke the Medium Density Residential Standards, meaning reliance on PC78 for the FDS is even more dubious.

(e) Council has acknowledged these failings in its LGOIA response, dated July 2023. It has advised that infrastructure-ready development figures will be available by late July, that there will be a business capacity assessment published in August and an updated HBA will be available "later in the year". It has acknowledged that the FDS is based on the "best information available at the time" and that the FDS could be updated over time as better information becomes available. This response alone raises serious questions as to the adequacy of the current proposed FDS and the extent that it can be relied on. How can the FDS make findings on when and where growth can occur to meet projected population, before the assessment on infrastructure ready capacity is completed? This on its own is sufficient to show how the analysis behind the FDS is inadequate and ignores the need to also assess feasibility and whether it will actually be realised.

(f) Finally, the NPS-UD also requires the Council to consult with the development sector when preparing the draft FDS (prior to the public consultation process) (3.15(2)(f)). The purpose of this is to identify significant future development opportunities and infrastructure requirements. The Council's two meetings with the Property Council were insufficient to meet this requirement:

a. There is no evidence that the Council sought or took on board any input from the Property Council on development opportunities. In fact, these meetings were not consultation at all but rather a presentation of results of a survey;

b. It was unlawful for the Council to rely solely on one entity to represent such a large and diverse sector. It is unclear what assurances the Council made that this body was in fact able to provide all the information Council needed to prepare the FDS;

c. The submitter is the proponent of one of the larger private plan change applications brought under the AUP. It is very peculiar that it was not included in consultation given it clearly has insights on "future development opportunities" that would have been helpful to the Council when preparing the AUP.

(g) The Council also appears to have fallen short in its involvement of iwi when preparing the draft FDS. Reviewing previous engagement with iwi from other processes is severely lacking in the circumstances where a complete reversal in approach to development is being pursued, which will have major implications on the ability that Maori will have to develop Maori land for economic and social wellbeing.

8. Implications of Flawed Process

(a) The implications of this flawed process are significant.

(b) The submitter is deeply troubled that the FDS has used a starting point that is not founded in a proper evidence base to make the very significant decision to reverse the long term approach to growth and change of building "up and out". This approach has been consistently applied in planning documents since 2012. The Council has used this flawed evidence base to make the bold conclusion that existing urban areas contain sufficient development capacity and that no greenfield development is required over the long-term.

(c) In reality, it has:

a. Substantially over-estimated the capacity of existing urban areas;

b. Under-estimated the greenfield land that will be required to meet population growth;

c. Constrained land supply to the point that there will be a severe increase in land prices over the medium and long terms.

(d) This issue is not new. Through the AUP process, a significant volume of evidence was considered on whether the Rural Urban Boundary (**RUB**) should be contained in the RPS or whether it should sit in the District Plan, where private developers could submit private plan change requests to move the location of the RUB in accordance with the structure planning process when criteria were met.

(e) The Council sought to include the RUB within the RPS as a tool to restrict land supply and force intensification within the existing urban areas (the approach being taken in the FDS). However, the Independent Hearings Panel found that this would lead to adverse and severe consequences for land affordability. It stated in its recommendation reports (emphasis added):

> ***The Panel was not convinced that the location of the Rural Urban Boundary of itself is an appropriate planning tool to support development of a compact urban form in the existing metropolitan area****. The Panel considers the planning tool to best achieve that form of development is the appropriate zoning to enable intensification in and around centres and transport corridors (the Centres and Corridors strategy). It appears to the Panel the only meaningful way in which the Rural Urban Boundary could be used to support compact urban development is to signal a tight and firm restriction on the supply of future urban land, with a view to forcing more intensive use of the existing metropolitan areas than otherwise would be the case.* ***Mr Thompson and Mr Norgrove provided evidence that such an approach would drive urban land prices higher than otherwise***

would be the case and would be contrary to the objective of promoting more affordable access to appropriately zoned land for housing, commercial and industrial use. The Panel agrees.

The Panel was also not convinced by the related proposition that the Rural Urban Boundary should be located so as to attempt to match the supply of future urban land with estimated demand (and no more) over the next thirty years. The Panel simply does not have available to it the necessary information or a recognised method to attempt to match with any confidence the supply of urban land with its estimated demand across the Auckland region over the next ten years (let alone for thirty years). ***The Panel also received evidence, which it accepts, that the costs to people and communities of under-enabling supply are much more severe than those arising from over-enabling supply.***

(f) The FDS reverses these decisions.

(g) This approach of tightly restricting development is in direct conflict with the IHP's findings that under-enabled supply could lead to severe affordability impacts and in direct conflict with the purpose of the NPS-UD. The IHP's findings were based on extensive evidence from a broad cross section of parties (including the Council) parties and extensive comprehensive modelling. This contrasts with what is now proposed which is based on flawed and incomplete analysis that would not withstand any judicial scrutiny.

(h) Furthermore, past experience has shown that when flawed data is relied on, but the market does not deliver to those levels, it constrains housing supply which escalates price, which, for a significant portion of the community, make housing simply unaffordable. This is exactly what the NPS-UD is trying to avoid. It seeks to ensure an oversupply of land so the cost of land and housing reduces.

(i) General Comments on the FDS

(a) The Council, since 2011, has been promoting a balanced growth strategy for Auckland targeting both residential growth and employment/business land supply through urban consolidation, targeted greenfield expansion, and growth of Townships including Warkworth.

(b) This has been consistently reinforced through the Auckland Plan, Auckland Unitary Plan, FULSS, and various Structure Plans including the Warkworth Structure Plan.

(c) The Council has not implemented any public plan changes to give effect to the structure plans. The private sector, through private plan changes, has funded and provided for these developments.

(d) A number of these areas have been successfully developed following private plan changes. To the best of the applicants knowledge, none of these areas have exhibited any issues through the recent extreme weather events, i.e. no geotechnical or flooding issues. The inference is the current provisions and required assessments are managing environmental risk.

(e) The primary concern with the draft FDS is that this is being rushed through seemingly due to the combined factors of infrastructural funding constraint, flooding and geotechnical issues, and the requirement to update the Long Term Plan in 2024. The impact of what is proposed in the FDS is too critical to be treated in this rushed manner.

(f) If the FDS is pursued in its current form, then it will trigger the unintended consequences of:

- Further constraining residential and employment land supply.
- Further exacerbating congestion issues in Auckland by not locating employment land close to where people live.
- Significantly and negatively impacting housing affordability through land supply constraint.
- Having a demonstrable negative impact on the economic development of Auckland and the development sector.

(g) It is accepted that the Council has financial constraints which are negatively impacting infrastructure provision. However, the solution is not to somehow try and stop greenfield development for a decade. If the problem is funding infrastructure, then the solution is to use alternative ways to fund infrastructure such as developer funding and the use of the Infrastructure Funding and Financing Act 2020.

(h) It seems Council is working off a scenario that only the Council can fund infrastructure, rather than using other mechanisms to assist in the sustainable funding and delivery of infrastructure.

(i) In terms of capacity assumptions, the FDS is based on extreme, theoretical and unrealistic scenarios for growth potential within the existing urban area. This is assessed using 'plan-enabled' and 'feasible' capacity but fails to assess whether this capacity is reasonably expected to be realised (3.25(c) of the NPS-UD). This is a fundamental oversight and completely undermines the FDS's capacity assumptions. While theoretical models can be created to imply a decade's worth of growth within the existing urban area, the reality is that this is not available, and history has proven that this level of growth has not occurred. The asserted development potential to a large extent (but accepting proposed Plan Change 78 may free up more development) has been in place for the last ten years.

(j) Urban consolidation is a significant contributor to Auckland's growth. However, it is not the complete answer. It simply does not produce enough housing; because not everybody wants to maximise the development potential of their own property. Nor does it provide the NPS-UD required competitiveness margins of 20% excess capacity in the short and medium term and 15% in the long term.

(k) The only way to solve infrastructure is through partnership with the development community. A more agile rather than restrictive strategy is called for.

(l) The draft FDS is based on a medium growth scenario. It should be stress tested against a high growth scenario and should be tested against actual development including brownfields and greenfield development.

(m) What this shows is that:

(i) Since 2011, there has been a long-established strategic policy direction on the growth for Auckland based on urban consolidation and some greenfield expansion where that is well-thought out and appropriate.

(ii) This has been embraced by the community including the development community.

(iii) Very substantial investment decisions have been made based on this Council commitment.

(iv) The implementation of this strategy has solely relied on the private sector through the development community to rezone FUZ land through private plan changes.

(v) This has delivered additional growth for Auckland.

(vi) To the best of the submitters' knowledge, none of these developed private plan change areas experienced any issues with extreme flooding events or geotechnical problems. The system worked and is working. In contrast, there has been widespread flooding throughout urban areas as a result of insufficient infrastructure.

(vii) The private sector community has funded the necessary infrastructure to service these greenfield areas. It is recognised that the Council does face future funding constraints, this is addressed below.

This complete reversal of the long-established work through the Auckland Plan, AUP, FULSS and Warkworth Structure Plan, has a very significant and fundamental impact on the property owners who have invested to support the Council in its Structure Plan, and will fail to deliver the necessary housing and other planning outcomes for Warkworth and the region.

This complete reversal has been done without any consultation in the circumstance where the Council has been processing a private plan change soft lodged in October 2022. The land owners had no knowledge of this prior to the Council meeting to adopt the draft FDS.

(j) Constraining Land Supply Directly Impacts Housing Affordability

(a) The key lesson of the 2000s and mid-2010s is that constraining land supply raises land value expectations in the current owners, which in turn raises the price developers need to pay for the land, which, when passed on to the end resident, significantly raises house cost. Under supply of land distorts normal market operations.

(b) It is not the developer who is making the significant value uplift. Developer margins have been reasonably constant. It is the distortion in the market that raises hope value amongst existing rural and urban landowners because there is a critical land supply shortage. A healthy over zoning is an important method to ensure these distortions do not occur.

(c) It is also important to note that the build cost for 2 to 3 storey attached housing typologies and 3 to 5 storey apartments contemplated in brownfields environments under this policy are significantly more than traditional detached 1 and 2 storey homes commonly found in greenfield developments. Therefore, eliminating greenfield will only lead to negative impacts on housing supply and affordability will only get worse.

(d) One of the key unintended consequences of the FDS is that it will significantly constrain land supply, which will have a further negative impact on housing affordability.

(e) This is completely at odds with direction from central government through the NPS-UD which directs Councils to provide "at least" sufficient capacity and aims to improve housing affordability.

C. SUBMISSIONS SPECIFIC TO WARKWORTH SOUTH

(k) Warkworth South Transport Infrastructure

The Council's background report raises issues with the transport infrastructure as it relates to Warkworth South.

Warkworth generally benefits from a recently improved transport network. The network has fundamentally changed on 19 June with the opening of the Puhoi-Warkworth Expressway (Ara Tūhono) and the Matakana Link Road (MLR).

That has had the effect of:

(i) Substantially moving traffic travelling between Auckland and Northland and the Mahurangi Peninsula/Matakana area, away from the current State Highway 1 through Warkworth South and the Hill Street intersection, to a new high quality, high-capacity roads which effectively skirt the western and northern side of Warkworth, being largely west and north of the Warkworth urban area.

(ii) The new road linkage is now open and fully operational and have resolved capacity issues.

(iii) The effect of this is to remove significant traffic volumes from the Warkworth street network. It delivers s a substantial decrease in the Hill Street intersection which was the bottle neck and a key constraint on transport linkages within Warkworth.

(iv) That has brought significant capacity to the old State Highway 1 between Warkworth South and the town centre and on to the entrance to the expressway. The detailed transport assessment by TPC in support of the plan change clearly demonstrates that there is full capacity to move north form the Warkworth South plan change area.

(v) Auckland Transport and the Supporting Growth Alliance have in June 2023 commenced notice of requirement procedures to create the necessary intersections for the Warkworth Western Link Road (WWLR).

(vi) The submitters are supportive of this road including its general location. They want to move the roundabout 50m further north to better align with lot boundaries and to avoid a wetland; and introduce designation boundaries that distinguish the required construction area from the permanent alignment. With these minor adjustments, the submitters will support the notice of requirement and are a willing seller of land.

(vii) KA Waimanawa LP will also effectively fund the WWLR through to close to the boundary of the Mahurangi River headwaters as part of development of the plan change. The WWLR will be put into strategic arterial road standards including limitations on access. This will include walkways, cycleways, a two-lane road and agreed intersection points to give access to the Waimanawa Valley development.

(viii) KA Waimanawa LP / Stepping Towards Far will also fund a walkway and cycleway connection from the WWLR through to the existing footpath and cycle connections at McKinney Road.

(ix) The concerns leading to deferment, or review, of Warkworth South because of transport access and infrastructure funding problems, are unfounded.

(x) The former State Highway 1 provides good roading access north to the township, the surrounding employment and recreational district of Warkworth/Mahurangi, and connections on State Highway 1 south to Silverdale, Albany and Auckland, and north to Whangarei and Northland.

(xi) The plan change provides for the bus hub to enhance public transport when population growth warrants the service. The local centre provides terminal facilities for bus based public transport.

10 Vehicle Kilometres Travelled (VKT)

The argument is put forward in the draft FDS that continued development of Warkworth is contrary to climate change policies because it provides a satellite township forcing people to commute to the metropolitan area for jobs. Issues over vehicle kilometre trip emissions are raised. This fails to take account of:

(a) The significant employment in Warkworth generated by the rural sector, tourism, and simply servicing the Warkworth / Mahurangi / Matakana area.

(b) The 'work from home' approach new technology in running business. The use of Teams/Zoom and other mediums and their acceptance as a normal business method is having a significant impact in the work environment and in VKT.

(c) The fundamental change in work habits that is part of the post-Covid era, where working from home is a key factor.

(d) The high number of people who are looking for either retirement lifestyle, or a slower lifestyle and work/life balance; where they are looking for a provincial township lifestyle rather than a more intensive urban lifestyle.

It is too simplistic and incorrect to characterise this area as a commuter suburb for Auckland metropolitan area. It is a social and economic community in its own right. There will be some commuting back to metropolitan Auckland, but there will also be a substantial amount of activity which warrants the opportunity for both expanded residential and employment land.

The compact size of Warkworth and the dedicated walking and cycling link to McKinney Road through this plan change, provides alternative travel modes for residents. The local centre part of the development ensures a walkable opportunity for base services / retail.

11 A Better Way to Solve Infrastructure

(a) The FDS effectively identifies the significant budget constraints the Council is facing and their inability to solve infrastructure. The reaction to this is to offer up only one technique which is to slow down or stop growth until the Council's financial position catches up and infrastructure can be funded. Only then does the draft FDS contemplate the release of land for growth.

(b) The fundamental flaw in this draft approach; is that the population does not stop growing and the need for employment land and housing land does not cease until the Council's financial position rectifies itself.

(c) If the problem is the provision of infrastructure, then the FDS should focus on the problem and find alternative ways of working with the private sector to solve infrastructure.

(d) Managing the pace of growth is but one tool available. It is a tool that distorts the market and undermines housing affordability, as proven over the last decade. There are other examples where private sector funding have delivered necessary infrastructure to facilitate growth.

(e) Infrastructure is fundamentally a cost to the government (and its related agencies), the Council (and its CCOs), the private development sector, and the private investment sector.

(f) Rather than constrain the entire Auckland greenfield and satellite township land release programme, a better solution is to analyse on an area by area basis and find innovative ways of funding the infrastructure to enable the release of some or all of that land.

(g) The Council needs to explore options including:

(i) private sector funding of key infrastructure to enable at least early stages of growth (Warkworth South is a strong example of where this can and should happen);

(ii) the option of partnership arrangements between private and public sector to fund infrastructure over time;

(iii) infrastructure funding agreements and the opportunity to up front pay development contributions and build in mechanisms to fund that work as others benefit from the early infrastructure investment;

(iv) Exploring how it can utilise the tools in the Infrastructure Funding and Financing Act 2020.

The FDS seems to assume none of these are applicable or workable. Equal energy should be put into identifying innovative proposals that could work on targeted growth areas.

(l) Warkworth South Infrastructure

The Warkworth South plan change and implementation programme resolves and funds all infrastructure for the plan change area and futureproofs infrastructure for wider area.

In particular, the proposal funds:

(i) All local infrastructure within Warkworth South in the normal manner;

(ii) Upgrading the existing SH1 through the plan change area to urban road standards;

(iii) Building a dedicated shared path walkway and cycleway from the plan change area to McKinney Road;

(iv) The construction of the roundabout at WWLR;

(v) A two-lane strategic arterial road on the WWLR through the KA Waimanawa LP land;

(vi) The potable water supply line from Warkworth to Warkworth South;

(vii) Vesting the land for the necessary water reservoir to service Warkworth South. Securing this land will futureproof either an extension or a duplicate reservoir for the rest of Warkworth South;

(viii) Vesting the land necessary for the wastewater pump station necessary to service the plan change area;

(ix) Construction of the pump station to service the plan change area;

(x) Construction of a rising main from the pump station to the top of McKinney Road, with the opportunity to place a second pipe in the trench to service other parts of Warkworth South if developed in the future;

(xi) Construction of a gravity line, futureproofed for all of Warkworth South, from McKinney Road to the prime Warkworth pump station;

(xii) Setting aside land for the transport hub identified in the Strategic Growth Alliance programme and in the Structure Plan;

(xiii) Other core sub regional infrastructure, which is either complete or well underway include:

- rising main from Warkworth to the Mahurangi Treatment Plant;
- upgrade of the treatment plant;
- ocean outfall from the treatment plant;
- upgrade of the water supply;
- completion of the Puhoi to Warkworth Expressway;
- completion of the Matakana Link Road

Warkworth and particularly Warkworth South is uniquely placed to deliver the need for growth in a project where:

- all regional infrastructure is either in place or physically in construction, and
- all Warkworth South infrastructure will be funded by the developer.

Obviously, it is inappropriate for the Council to have the developer provide this necessary core infrastructure, and then charge development contributions and IGCs on top of that. The submitters will look for an infrastructure funding agreement which reflects that it is providing infrastructure upgrades and should not therefore have to pay DCs and IGCs.

(m) Natural Hazards are Already Adequately Controlled

(a) The FDS states that delaying development of Warkworth South is in part a response to the significant weather events and flooding and stormwater issues following the January and February storm events in Auckland.

(b) There is no debate that land developed for housing or business needs to either avoid or successfully mitigate the effects of natural hazards including flooding and land stability. However, the solution is not to remove future urban zoning completely where there is "possible" hazard risk. The solution is to ensure that before a development proceeds, it has been robustly tested for vulnerability to natural hazards and can demonstrate that any identified natural hazard risks can be avoided, remedied or mitigated.

(c) In this regard, the RMA, RPS and Auckland-wide provisions in the AUP including the approach of 'Future Urban' zoning (which requires a plan change before an area can be development) and assessment criteria that apply to any subdivision or development consent, already give the Council full ability to prevent development occurring in high-risk natural hazard areas where risk cannot be successfully avoided or mitigated.

(d) There is no urgency to hurry through this draft FDS. The existing legislative regime and AUP provisions provide all the safeguards needed. There is no need to rush anything through to plug some perceived existing gap.

(e) The existing controls are working well. The vast majority of issues that occurred in the January/February weather events occurred in areas that had been developed a substantial time ago and in existing urban and suburban areas. Those areas developed under the current AUP controls were relatively unimpacted by the storm events.

(f) In terms of flood management, there are multiple engineering solutions that work well and have proved successful on land that can be flood prone if not managed. As long as new development is accompanied by appropriately designed and tested engineering solutions paid for by the developer, then it is not necessary, nor is it appropriate, to constrain development based on a perception of a flood risk or geotechnical risk. The right approach is to ensure the natural hazard risk is successfully managed or removed through robust engineering design and investment.

(n) Stormwater Management in Warkworth South

As part of this plan change for Warkworth South, there has been detailed modelling of the flood plains, flood prone area, and overland flow paths at different event scenarios for the entire Warkworth South plan change area.

This work has been undertaken by Maven as part of the private plan change request. It includes a detailed analysis of flood levels and risk. Maven has also produced a detailed SMP for the area.

The extent of the flood plain is defined through this process and is based on a detailed site evaluation (rather than the generic assessment that must inevitably occur in a region-wide exercise).

While there are parts of the Warkworth South plan change area that are within flood prone areas, the development of housing is <u>not</u> located within these areas. All house sites sit <u>outside the flood area</u> as identified on the Maven plan. The plan change is the correct process to work through the precise details of the Precinct provisions.

The key point is there is agreement over the principle of ensuring homes don't flood. The Auckland-wide provisions have proven to deliver this outcome. The plan change gives the method to set these levels for this specific area. The Council has appropriate control through the plan change process. This matter does not need to and should not be pre-determined now. That is better dealt with through the scrutiny and targeted assessment of the plan change.

The Maven report identifies a best practice approach to stormwater and overland flow management within the plan change area. The collaborating landowners are committed to this, and the plan change provisions require it.

Overland flow is managed in streams and on roads.

The AUP includes all the tools (objectives, policies, standards and assessment criteria) to ensure that in future subdivision and development, housing and business is kept clear of land subject to natural hazards including flooding.

There is no basis on which rezoning of this land should be deferred or reviewed because of stormwater and flood management issues.

The FDS statement that 'further investigation' is required to determine whether Warkworth South can be developed is entirely unfounded. This investigative work has been done by the developer already. Furthermore, it will be subject to thorough and robust scrutiny through the plan change submission, evidence and hearing process before an Independent Hearing Panel.

D. WIDER IMPLICATIONS OF FDS

(o) The Impact of Reversing Longstanding Council Commitments to Growth Management

The role and expansion of Warkworth as a provincial centre within the region has been signalled and reinforced through the Auckland Plan, AUP, FULSS and the Warkworth Structure Plan. These are highly important strategic documents for Auckland and have been subject to significant public consultation and in the case of the AUP, substantial amounts of expert evidence and hearings before an Independent Hearing Panel before it was confirmed.

Significant investment has been made by multiple landowners, including the submitters, based on a consistent, repeated, reinforced Council growth strategy reflected in these documents. To be blunt, such a stark departure from a long-standing Council policy severely shakes confidence in all the Council's long-term strategy and planning documents. Aucklanders, including business owners, developers and not-for-profits cannot be sure which of the strategies are here to stay and should be followed, and which are merely temporary (despite stating they are long term). This has huge implications for the future development of Auckland, which relies of private developers to meet housing demand.

In the case of Warkworth South, the FDS either reverses or substantially defers that long standing Council commitment. This is done notwithstanding the Council:

- has seen such urgency in serving a notice of requirement for the WWLR;
- has two landowners who have clearly indicated their desire to enter an infrastructure funding agreement such as they will fund all necessary infrastructure for Warkworth South plan change area.

Not only has the Council promoted this FDS without considering this plan change request and the infrastructure proposals embodied with it; it has done this without any consultation with

the submitters. Given this plan change request has been lodged with the Council for 9 months it is incumbent on the Council to directly consult with the applicants prior to this policy change.

These aspects are clearly contrary to the Council's stated commitment to consultation and contrary to the requirements imposed on the Council under the Local Government Act for good faith consultation on policy changes of material significance. It also appears to be contrary to the requirement under the NPS-UD that the Council engage with the development sector to "identify significant future development opportunities and infrastructure requirements" when preparing the draft FDS i.e. prior to the Special Consultative Process (Clause 3.15.2(f) of the NPS-UD).

The FDS will set in place a 30-year growth strategy for the Auckland region. This proposed FDS involves a fundamental change from the long-established growth pattern that has been in existence since 2011. This major change to existing long-established policy is being done with very limited public consultation prior to the proposal being published. Despite the Council's extension of the consultation timeframe, this process is of questionable legality as outlined in the attached opinion and certainly contrary to democratic processes of consultation.

(p) Changes to the Rural Urban Boundary (RUB) Should Remain a District Plan Level Control (as opposed to a regional control as proposed within the FDS)

(a) The suggestion that the RUB should be a *regional* rule and therefore only able to be modified effectively by the Council through a public plan change, is demonstrably a retrograde step.

(b) This approach was tested through the Auckland Unitary Plan process. That process found that a plan change to the RUB should remain a *district* matter and that it was inconsistent with the RMA to do otherwise. The Panel's views on this are set out earlier in this submission.

(c) The reasons why the Council's suggestion of a regional rule were rejected in 2016, are equally valid today. No modification is justified.

(d) The Council's track record in implementing greenfields development through plan changes under the FULSS is effectively zero. The only public plan change that the Council promoted giving effect to the FULSS was Whenuapai. Even then, the Council ended up withdrawing that plan change. <u>No public plan changes have been promoted</u> that would give effect to the current growth strategy. <u>Every</u> greenfields development has relied on a private sector initiative and a private plan change.

(e) Being able to deliver these critical plan changes to provide for growth, is essential. Since 2017, the Council has relied on the private sector to do this. In a time where the Council is signalling severe financial constraints, what confidence can the community or the sector have that the Council can and will deliver on these changes.

(f) All of Warkworth's implementation of the structure Plan has been through private plan change – and it has worked. The Warkworth South Plan Change will similarly work.

E. REQUESTED DECISION

(q) The submitters request:

(a) that Council pause the current programme on the FDS;

(b) there be meaningful consultation with the community including the development sector;

(c) some key principles be agreed including:

(i) sufficient land must be released at the appropriate time to cater for growth;

(ii) this will continue the combination of urban consolidation, greenfields development, and the expansion of satellite townships;

(iii) growth needs to be serviced by adequate infrastructure;

(iv) that infrastructure can be supplied through a broad range of options including innovative methods and participation by the private sector (investment and development);

(v) stormwater and flood plain management are important factors and need to be considered in the release of land while recognising different appropriate methods to manage such land.

(i) apply those principles on an area-by-area basis to identify the release of land;

(d) ensure there is sufficient continuous release of employment and residential land to cater for growth;

(e) enable the private sector to deliver the range and quality of urban growth that is good for the community and which the NPS-UD and RPS aspire to;

(f) retain changes to the RUB as a district control matter.

(g) That any new iteration of the FDS include the Warkworth South area as a committed growth area.

(h) That Warkworth South be shown as development ready in the 2023-2030 period.

i. It is recognised the Council may want to record that the live zoning is dependent on an infrastructure funding agreement between landowners and the Council over key infrastructure funding.

ii. The plan can record that as part of any rezoning, appropriate management of flood plain and overland flow will be required to ensure development sites are not within flood plains.

Future Development Plan 2023 #8647

Note: this version of the feedback form has been created for the purpose of publishing submissions. As such, contact and demographic information has been removed and handwritten submissions have been transcribed.

Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Housing developments in existing Urban areas (and those detailed as Future Urban in the FDS) make more efficient use of exiting and planned transport infrastructure, especially public transport. Greater efficiencies will be made in upgrading existing infrastructure to support growing needs rather than establishing entirely new systems. This in turn leads to a reduction in greenhouse gas emissions. Allowing Urban developments in areas zoned Rural in the FDS will lead to reactive planning of infrastructure. This will inevitably be inefficient, uneconomic and fragmented. Rural areas are currently not well served with road transport infrastructure which is needed in lower density areas. These ad-hoc developments will mean out-dated services and unmanageable traffic volumes will cause more and more intense issues. The FDS will provide for enough housing and business capacity to meet foreseeable future needs without allowing for private plan changes to Future Urban, which would inevitably impact negatively on infrastructure planning and development. We need to protect existing Rural land with high-value soils from development so as not to diminish opportunities for the local production of food and produce. Protecting existing Rural areas from development will also halt the degradation of our natural wetland, freshwater, estuarine and marine water quality. There should be no further urban development beyond Drury/Oira Creeks into Karaka farmland. The Hingaia bridge forms a natural boundary to urban spread.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Provision of vital facilities (retail and service industries, employment etc) within close proximity to residential development opens up opportunities for alternatives to motor vehicle commuting. The social aspects of engaging with people on public transport or active mode connections to work, school, and recreation have a huge potential to strengthen the local community. Strong local communities have the potential to strengthen social resilience and provide safer neighbourhoods. The reduction of commuter time not only provides a greater opportunity to spend quality recreational and family time but would reduce family commuter expenses providing social benefit.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Avoiding future development in environmentally hazardous areas is logical. The FDS has identified areas that will provide for enough housing and business capacity to meet foreseeable future needs without compromising the health and safety of residents due to actual and potential hazards. Where developments have been allowed in hazardous areas some loss is highly likely. Home owners may end up losing over time and their properties may be uninsurable, therefore investigation (with published results) seems sensible. Invest where it is environmentally safe to invest, divest in areas that have proven unsafe in recent times, and allow these areas to slowly return to the way nature is guiding them. Areas which have been identified at risk can be utilised

to provide (for example) stormwater detention and retention so as to reduce the risk to the surrounding communities.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

High density development will potentially produce a large percentage of impermeable surface area which will require innovative management solutions to offset. Integrating stormwater runoff control with aesthetically pleasing and improved environmental solutions that provide public open space is a logical progression. These systems have proven effective and improve aesthetics for urban areas. Allowance for nature's deluge is most effectively controlled by nature itself. Therefore areas of nature-based infrastructure make sense, they are the lungs and veins of a modern cityscape. The Karaka area has a long coastline to the Manukau Harbour and its creeks. This coastline does not have public access, and is both nationally and internationally significant as a feeding and breeding ground for migratory birds. These birds depend on the Manukau and the continued health of the harbour is important to these species. Allowing urban development of the Karaka area gives rise to threats to the birds including runoff from the development, changes in tidal patterns due to sediment and land use changes, spread of Pacific oysters and expansion of mangroves, and pests such as cats, rats and off-leash dogs near nesting areas. We need to preserve rural areas with valuable food-producing soils such as in Karaka. Auckland has limited areas of high-value food-producing soil types and these must be maintained. Once these are taken away, they can never be replaced. Many of these areas are under intense pressure from development. Growers and farmers in areas like the wider Pukekohe region and the Karaka North Peninsula are being forced to make movements towards splillng their land into smaller pockets, to provide what will be their most profitable single harvest (being the sale of the land), but more importantly it will be THEIR FINAL HARVEST

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

We support the idea of regulated low density development around existing rural towns and villages to support and encourage local business. However, protecting existing rural greenfield areas is a priority. Extensive urban development in rural areas in Franklin (particularly around Pukekohe) has taken over large areas of previously highly productive market garden land. As our population grows, as is inevitable with the planned urban expansion, it is vital that local production of produce remains sustainable. Upgrading of, and the establishment of new infrastructure to cope with future urban growth and maintaining efficient roading and transport connections with existing outlying and planned new intensified urban and commercial development is a fundamental requirement before expanding existing urban boundaries further into existing rural areas. We understand that there is a proposal being developed to apply for a private plan change to Future Urban for a large area of Karaka. This is directly contrary to the FDS, to a sustainable environment, and the wider Karaka community. It must not be allowed to proceed.

Auckland Council – Future Development Strategy
Karaka Residents & Ratepayers Association
Feedback 31 July 2023

Q1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Housing developments in existing Urban areas (and those detailed as Future Urban in the FDS) make more efficient use of existing and planned transport infrastructure, especially public transport. Greater efficiencies will be made in upgrading existing infrastructure to support growing needs rather than establishing entirely new systems. This in turn leads to a reduction in greenhouse gas emissions.

Allowing Urban developments in areas zoned Rural in the FDS will lead to reactive planning of infrastructure. This will inevitably be inefficient, uneconomic and fragmented. Rural areas are currently not well served with road transport infrastructure which is needed in lower density areas. These ad-hoc developments will mean out-dated services and unmanageable traffic volumes will cause more and more intense issues.

The FDS will provide for enough housing and business capacity to meet foreseeable future needs without allowing for private plan changes to Future Urban, which would inevitably impact negatively on infrastructure planning and development.

We need to protect existing Rural land with high-value soils from development so as not to diminish opportunities for the local production of food and produce. Protecting existing Rural areas from development will also halt the degradation of our natural wetland, freshwater, estuarine and marine water quality. There should be no further urban development beyond Drury/Oira Creeks into Karaka farmland. The Hingaia bridge forms a natural boundary to urban spread.

Q2. What do you think of our approach to focus development near local centres?

Agree

Provision of vital facilities (retail and service industries, employment etc) within close proximity to residential development opens up opportunities for alternatives to motor vehicle commuting. The social aspects of engaging with people on public transport or active mode connections to work, school, and recreation have a huge potential to strengthen the local community. Strong local communities have the potential to strengthen social resilience and provide safer neighbourhoods. The reduction of commuter time not only provides a greater opportunity to spend quality recreational and family time but would reduce family commuter expenses providing social benefit.

Q3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Avoiding future development in environmentally hazardous areas is logical. The FDS has identified areas that will provide for enough housing and business capacity to meet foreseeable future needs without compromising the health and safety of residents due to actual and potential hazards.

Where developments have been allowed in hazardous areas some loss is highly likely. Home owners may end up losing over time and their properties may be uninsurable, therefore investigation (with published results) seems sensible. Invest where it is environmentally safe to invest, divest in areas that have proven unsafe in recent times, and allow these areas to slowly return to the way nature is guiding them.

Areas which have been identified at risk can be utilised to provide (for example) stormwater detention and retention so as to reduce the risk to the surrounding communities.

Q4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

High density development will potentially produce a large percentage of impermeable surface area which will require innovative management solutions to offset. Integrating stormwater runoff control with aesthetically pleasing and improved environmental solutions that provide public open space is a logical progression. These systems have proven effective and improve aesthetics for urban areas. Allowance for nature's deluge is most effectively controlled by nature itself. Therefore areas of nature-based infrastructure make sense, they are the lungs and veins of a modern cityscape.

The Karaka area has a long coastline to the Manukau Harbour and its creeks. This coastline does not have public access, and is both nationally and internationally significant as a feeding and breeding ground for migratory birds. These birds depend on the Manukau and the continued health of the harbour is important to these species. Allowing urban development of the Karaka area gives rise to threats to the birds including runoff from the development, changes in tidal patterns due to sediment and land use changes, spread of Pacific oysters and expansion of mangroves, and pests such as cats, rats and off-leash dogs near nesting areas.

We need to preserve rural areas with valuable food-producing soils such as in Karaka. Auckland has limited areas of high-value food-producing soil types and these must be maintained. Once these are taken away, they can never be replaced. Many of these areas are under intense pressure from development. Growers and farmers in areas like the wider Pukekohe region and the Karaka North Peninsula are being forced to make movements towards splitting their land into smaller pockets, to provide what will be their most profitable single harvest (being the sale of the land), but more importantly it will be THEIR FINAL HARVEST.

Q5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

We support the idea of <u>regulated</u> low density development around existing rural towns and villages to support and encourage local business. However, protecting existing rural greenfield areas is a priority. Extensive urban development in rural areas in Franklin (particularly around Pukekohe) has taken over large areas of previously highly productive market garden land. As our population grows, as is inevitable with the planned urban expansion, it is vital that local production of produce remains sustainable.

Upgrading of, and the establishment of new infrastructure to cope with future urban growth and maintaining efficient roading and transport connections with existing outlying and planned new intensified urban and commercial development is a fundamental requirement before expanding existing urban boundaries further into existing rural areas.

We understand that there is a proposal being developed to apply for a private plan change to Future Urban for a large area of Karaka. This is directly contrary to the FDS, to a sustainable environment, and the wider Karaka community. It must not be allowed to proceed.

Future Development Plan 2023 #8648

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Tell us why

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4. **What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?**

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

WINDERMERE
HOLDINGS LIMITED

PRESENTATION TO AUCKLAND COUNCILLORS IN RELATION TO THE IMPLICATIONS OF THE FUTURE DEVELOPMENT STRATEGY FOR PROPOSED DEVELOPMENT AT ALFRISTON

Introduction

1. Windermere Holdings Limited (WHL) is a property development and investment company which has developed or invested throughout New Zealand. The company controls what it considers to be a unique and critically strategic parcel of land at [redacted]

2. The WHL land is adjacent (although across the road) from an equally strategically important parcel of land owned Kainga Ora at 2 Wastney Road. The Kainga Ora and WHL land has a combined area of 80ha.

3. WHL has, alongside Kainga Ora, developed a proposal for a new community on land at Alfriston – Alfriston Village - that would, by any measure, be consistent with and promote AC's objectives as regards housing supply and vibrant, well-functioning communities.

4. A fundamental premise of the Alfriston Village proposal is that WHL will pay its own way in terms of the provision of infrastructure – there will be no cost whatsoever to the Council.

5. WHL is also partnering with Ngai Tai ki Tamaki as a means of enabling them to exercise their kaitiaki responsibilities on this land, which is within their rohe and near their marae.

6. WHL intends to obtain approval for this development via a private plan change to the AUP. However, a major potential impediment are the assumptions underlying the Council's Future Development Strategy (FDS) that the land in Alfriston is within a floodplain and comprises peat soils. Extensive technical investigations commissioned by WHL demonstrate that that is not the case and that,

to that extent, the FDS should not stand in the way of, but accommodate, the Alfriston Village proposal.

7. In that regard, in light of the January and February storm events, it is important to recognise that developable land outside of floodplains is a scarce and valuable resource in the Auckland Region.

Purpose and scope of presentation

8. The purpose of this presentation is to address important issues relevant to WHL's proposal and to outline why the impediment represented by the FDS is not justified and needs to be modified. In doing so we address:

   (a) The Alfriston Village concept.

   (b) Growth in South Auckland.

   (c) The appropriateness of a substitute recognition / zoning.

   (d) The WHL Structure Plan.

The Alfriston Village concept

9. Windermere has engaged a team of experts who have undertaken a great deal of technical work in relation to site constraints and development opportunities at Alfriston. This work has included flooding and stormwater, geotechnical, archaeology, ecology, economics, social impact, urban design and transportation.

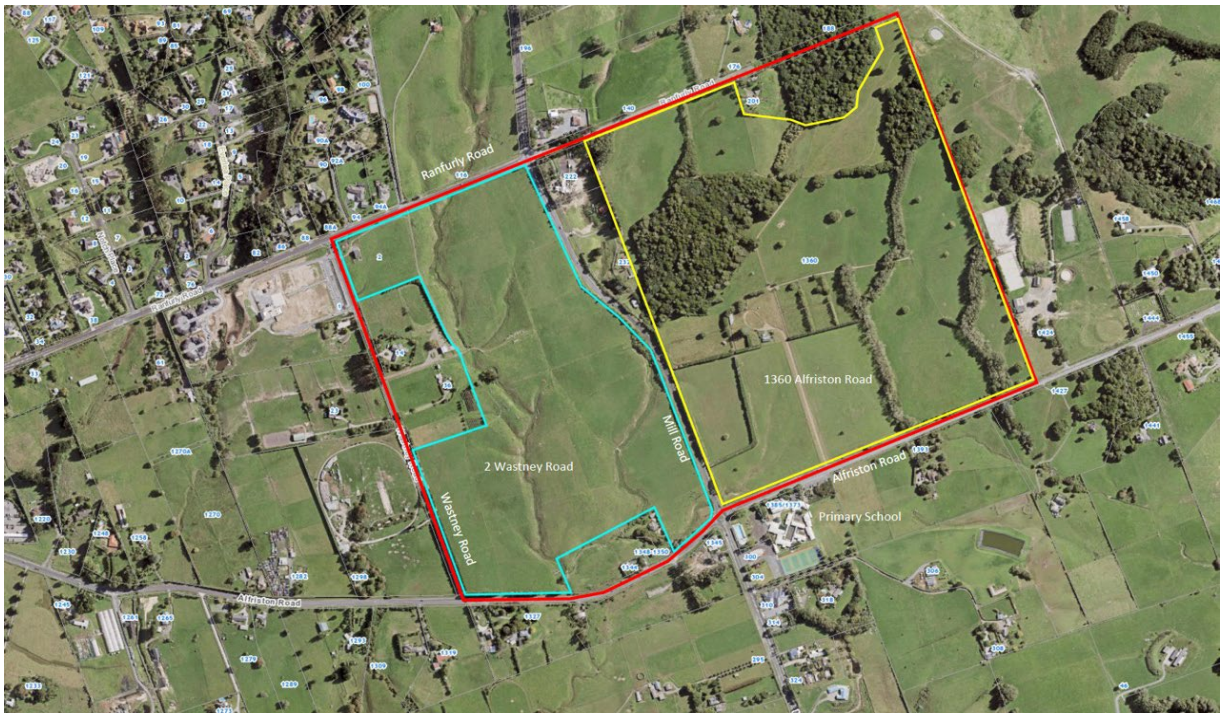
10. WHL has not undertaken a superficial analysis of the floodplain or applied a 'one size fits all' approach; rather, WHL's experts have undertaken a highly detailed analysis such that WHL can categorically state that the assumptions underlying the FDS as it relates to Alfriston are incorrect in terms of the existence of the floodplain and peat soils on WHL's land.

11. No criticism is intended of Council officers – the assumption made was justified at a 'broad brush' level until the detailed work undertaken by WHL was completed.

12. WHL has no concerns about Council's approach to the Takanini floodplain or peat soils. However, WHL's expert advice indicates that the land at Alfriston is not affected by the physical constraints that affect Takanini.

13. In light of the January and February storms and the effects of climate change and, recognising that these issues are not new to Takanini, WHL has identified methods to ensure that its development mitigates all its flood flows to the Papakura Stream by designing to detain the

100-year flood event. Our experts ran a stormwater model 1,000 times to achieve this level of confidence.



14. Alfriston has exceptional locational attributes. Within 10km there is access to:

(a) 153,000 jobs (2475 ha of business land);

(b) 21 primary schools, two intermediate schools and one secondary school;

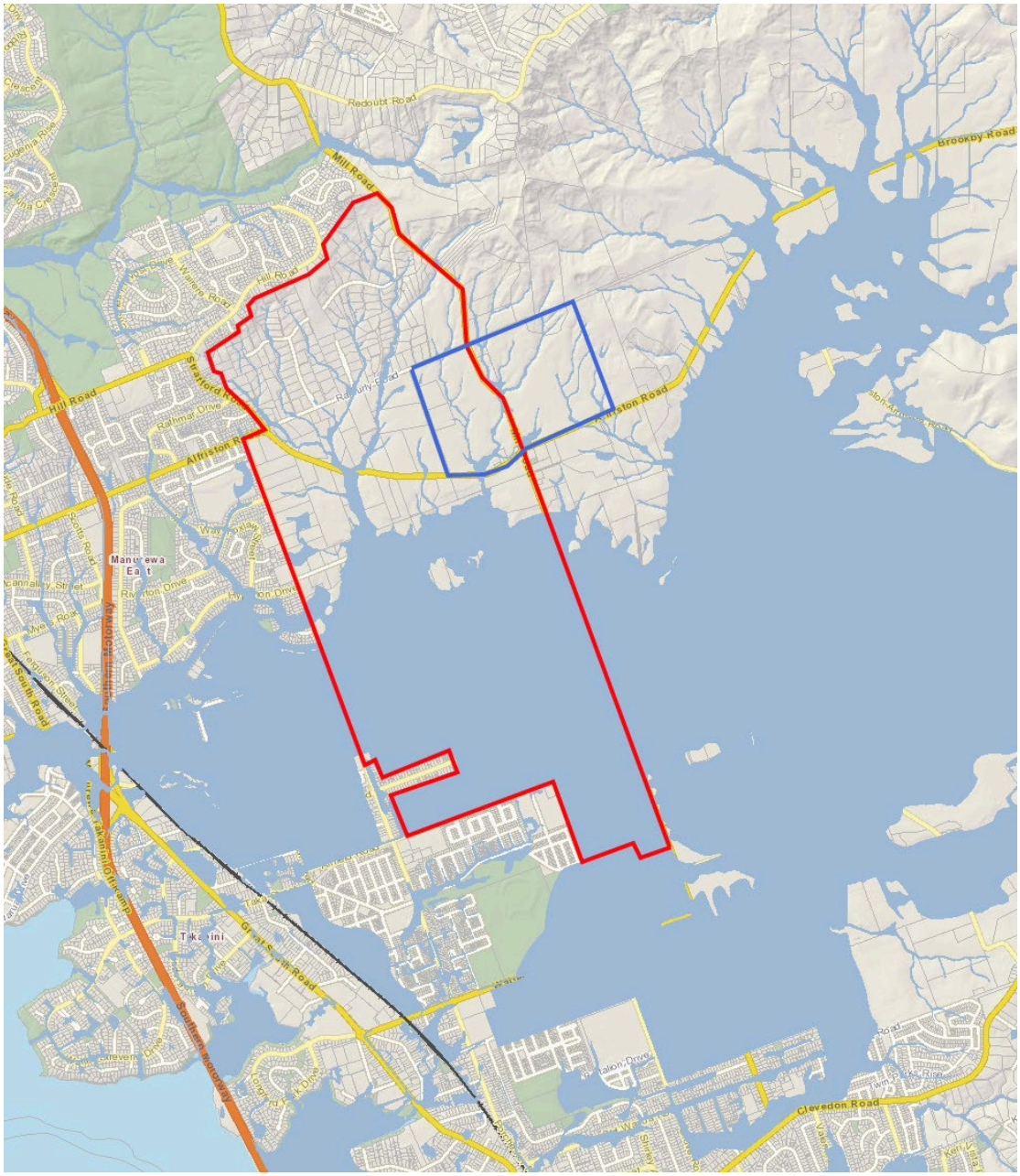
(c) The Manukau Institute of Technology;

(d) The Manukau and Papakura metro centres (6km), and Manurewa and Takanini town centres (4km);

(e) The Manurewa train station (4km);

(f) Medical and community facilities; and

(g) Regional, sub-regional and suburban sports facilities and parks.



Takanini and Alfriston FUZ (red), flood plain (light blue), Windermere and Kainga Ora sites (dark blue outline)

Growth in South Auckland

15. WHL considers that the identification of the Alfriston area as FUZ is correct other than the exclusion the WHL land from that zoning.

16. WHL's fundamental proposition is that there is no basis to assume that infill and intensification is better than anything that can be developed in greenfields. The opposite is usually the case.

17. WHL's technical work confirms that Alfriston would rank as one of Auckland's best performing greenfield sites and, for vehicle

kilometres travelled (VKT) achieves better reductions in travel distances than half of Auckland's existing urban areas. It is simply so much closer to jobs, community facilities and centres than anything else. All the matters FDS is seeking to measure growth against Alfriston out-competes half the existing areas in Auckland.

18. WHL considers that Alfriston (including its land) more than merits its FUZ and future residential zoning when compared to the Council's plans for Huapai, Silverdale, Orewa, Warkworth and even Drury.

The appropriateness of a substitute recognition / zoning

19. WHL considers that the Alfriston FUZ and RUB should be based on:

    (a) Defensible boundaries not the current approach of running the FUB down the middle of a road; and

    (b) Proposals that support solutions, for example we're working with the community and Auckland Transport to address freight bypass opportunities to move quarry trucks away from travelling in front of the primary school.

20. It is likely that there is a strong case to downzone Takanini in light of the floodplain and peat soils. As noted, these factors do not apply to the WHL / KO land in Alfriston. Based on WHL's detailed structure plan work, we consider that Alfriston provides an appropriate substitution.

21. As would be expected, Council officers have provided a coarse and high-level approach in the FDS. As far as Alfriston is concerned, WHL has undertaken the technical work to enable a more nuanced to be adopted, as reflected in the WHL Structure Plan.

The WHL Structure Plan

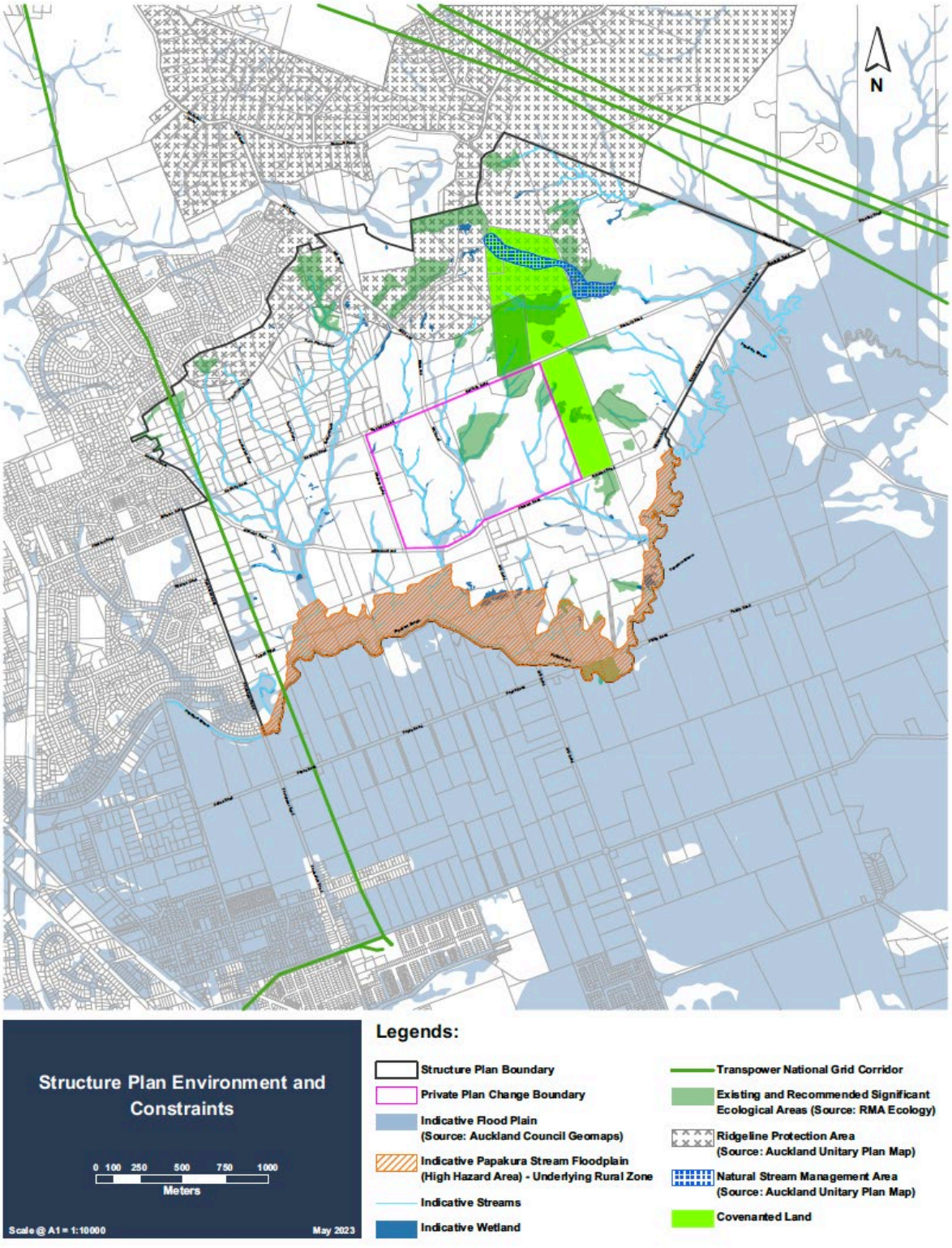
22. The two diagrams below illustrate the Alfriston Structure Plan environment and constraints and the Alfriston Structure Plan itself. The Structure Plan encompasses 730 ha of analysis.

23. Key features of the WHL Structure Plan are as follows:

    (a) It is above the floodplain (blue).

    (b) It keeps the floodplain north of the Papakura Stream zoned rural (brown hatch).

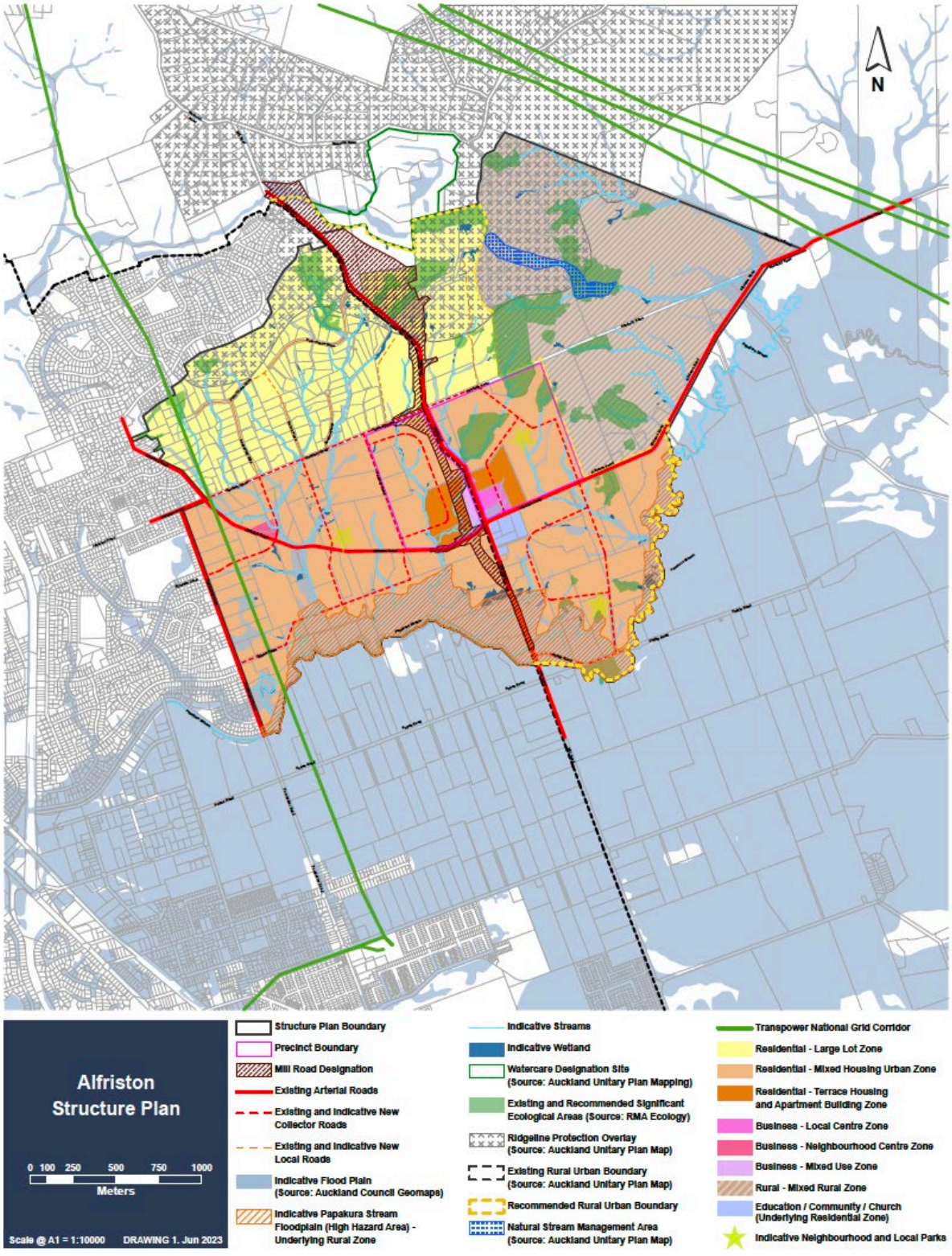
    (c) It has a strong defensible edge against a ridgeline and land covenanted (green) by QEII and Forest & Bird.



(d) It contemplates a largely self-contained community based on:

(i) Local centre opposite the primary school.

(ii) Supportive zones for intensification.



(iii) Mixed Housing Urban as the standard zone.

(iv) Large lot residential in the existing fragmented, steep and vegetated slopes north of Ranfurly Road.

24. WHL therefore respectfully requests that the fundamentally important issues that we have highlighted, including the prospect of a new community at Alfriston, needs to be reflected in the FDS.

25. WHL is grateful for the opportunity to present to you today.

Future Development Plan 2023 #8649

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Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

#8649



Wellsford North – FDS Submission

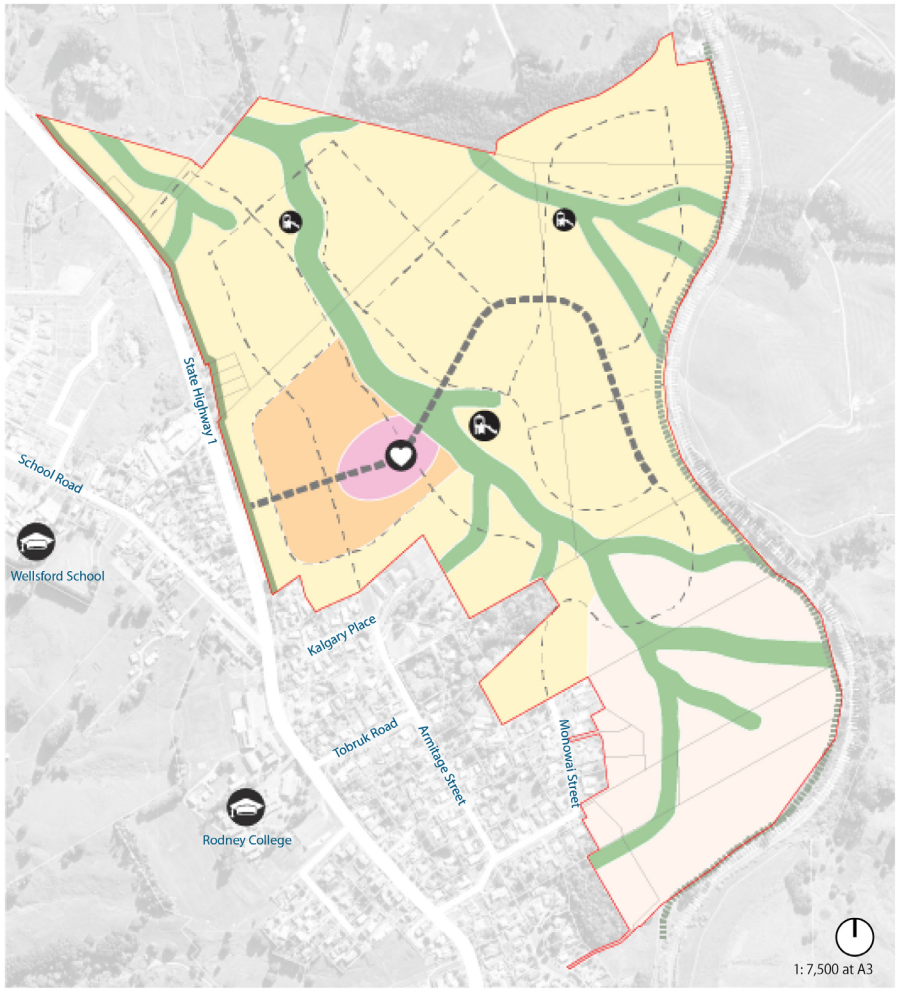
B&A

Urban & Environmental

#8649

- New residential community offering:
  - 650-800 houses
  - Village Centre
  - Open Spaces and greenway/cycleway
- 72 ha applicant majority landowner
- Significant consultation with Iwi, Council officers, community and other agencies
- Structure Planning Complete and Council officers supportive of the Plan Change
- Significant housing shortfall at Wellsford with no rental properties available

Significant opportunity to provide more capacity and much needed housing choice in Wellsford.

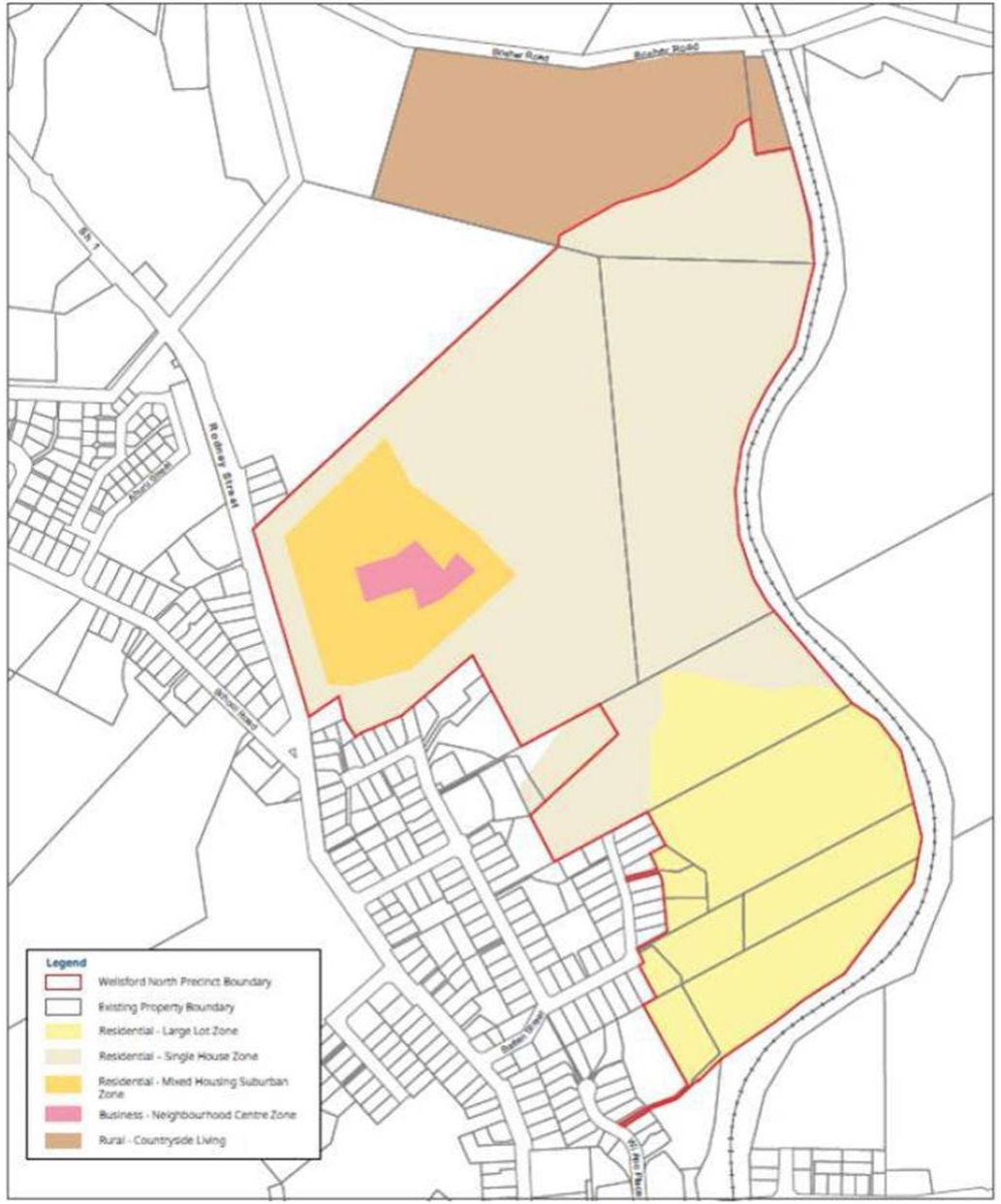


Structure Plan

Legend

- Structure plan extent
- Property Boundary
- Indicative Lifestyle Living
- Indicative Lower Density Residential
- Indicative Medium Density Residential
- Indicative Village Centre
- Ecological Areas / Open Spaces
- Main Collector Road
- Local Streets
- Greenway Cycleway
- 10m Landscape Buffer
- Indicative Playground
- Indicative Village Centre Public Space
- Existing Schools

Wellsford North Structure Plan



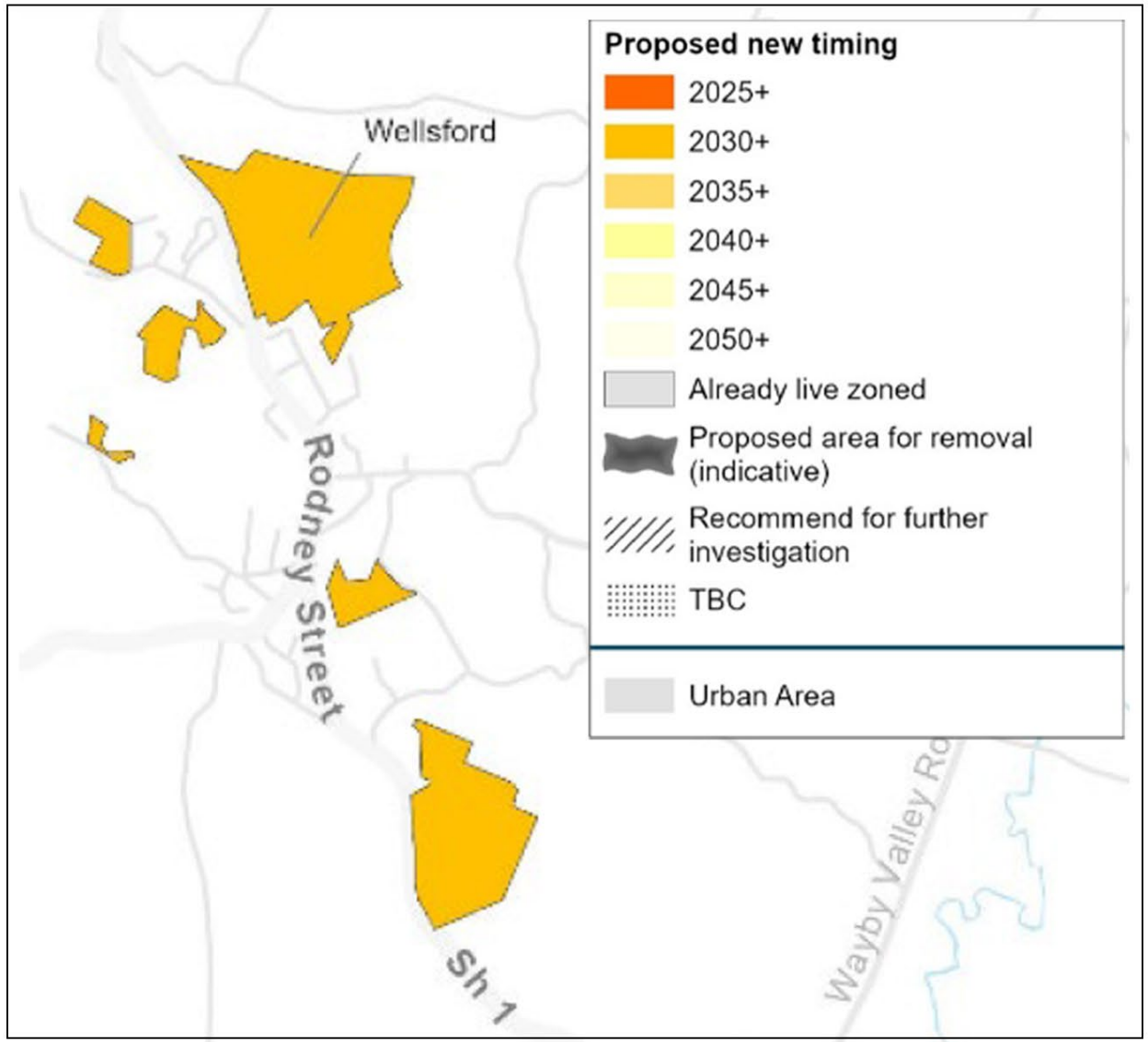
#8649

- Wellsford North Plan Change seeks to rezone 72.06ha of land:
  - 5.87 ha Residential – Mixed Housing Suburban (MHS) zone;
  - 39.64 ha Residential – Single House (SH) zone;
  - 17.04 ha Residential – Large Lot zone;
  - 0.89 ha Business – Neighbourhood Centre (NC) zone; and
  - 11.56 ha Rural – Countryside Living (RCL) zone.

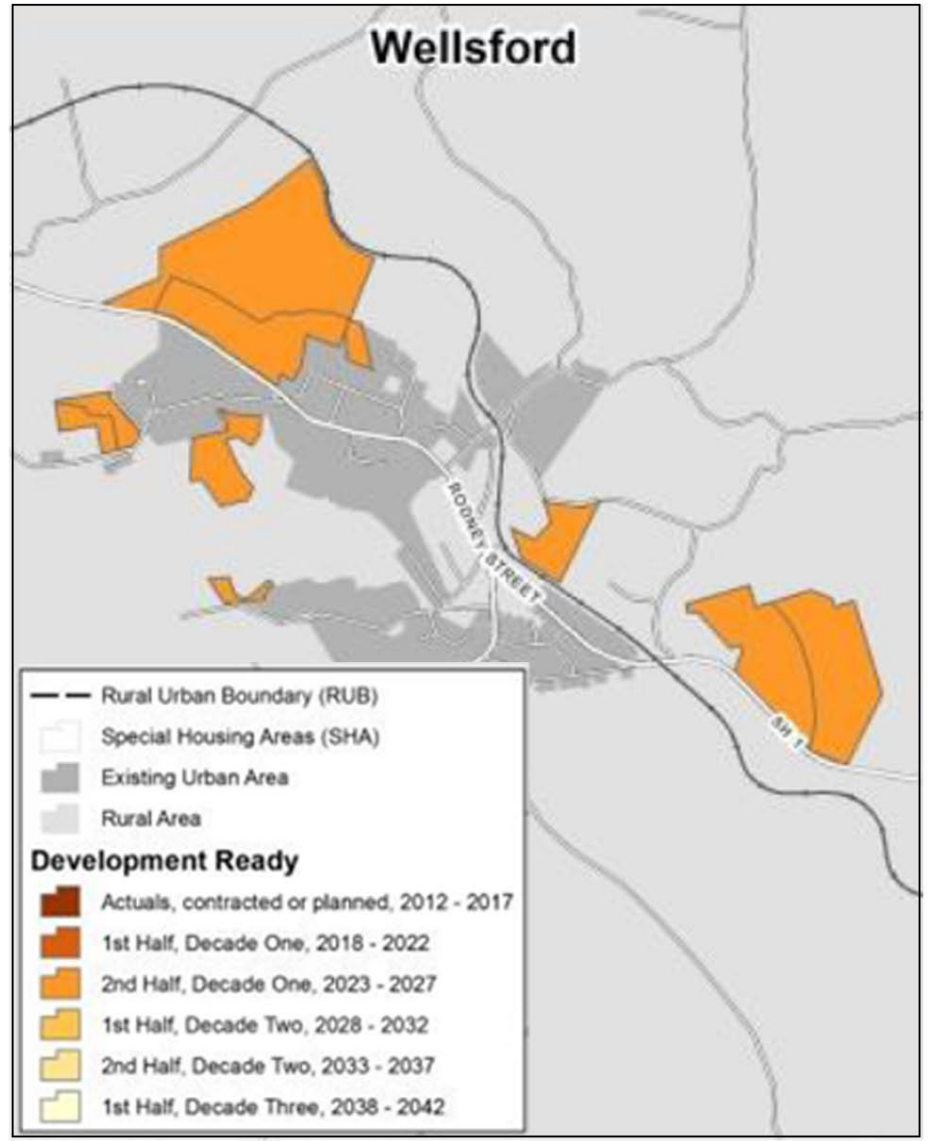
Wellsford North Plan Change

B&A
Urban & Environmental

Auckland Future Urban Land Supply#8649 Strategy 2017



Draft Auckland Future Development Strategy 2023-2053



#8649

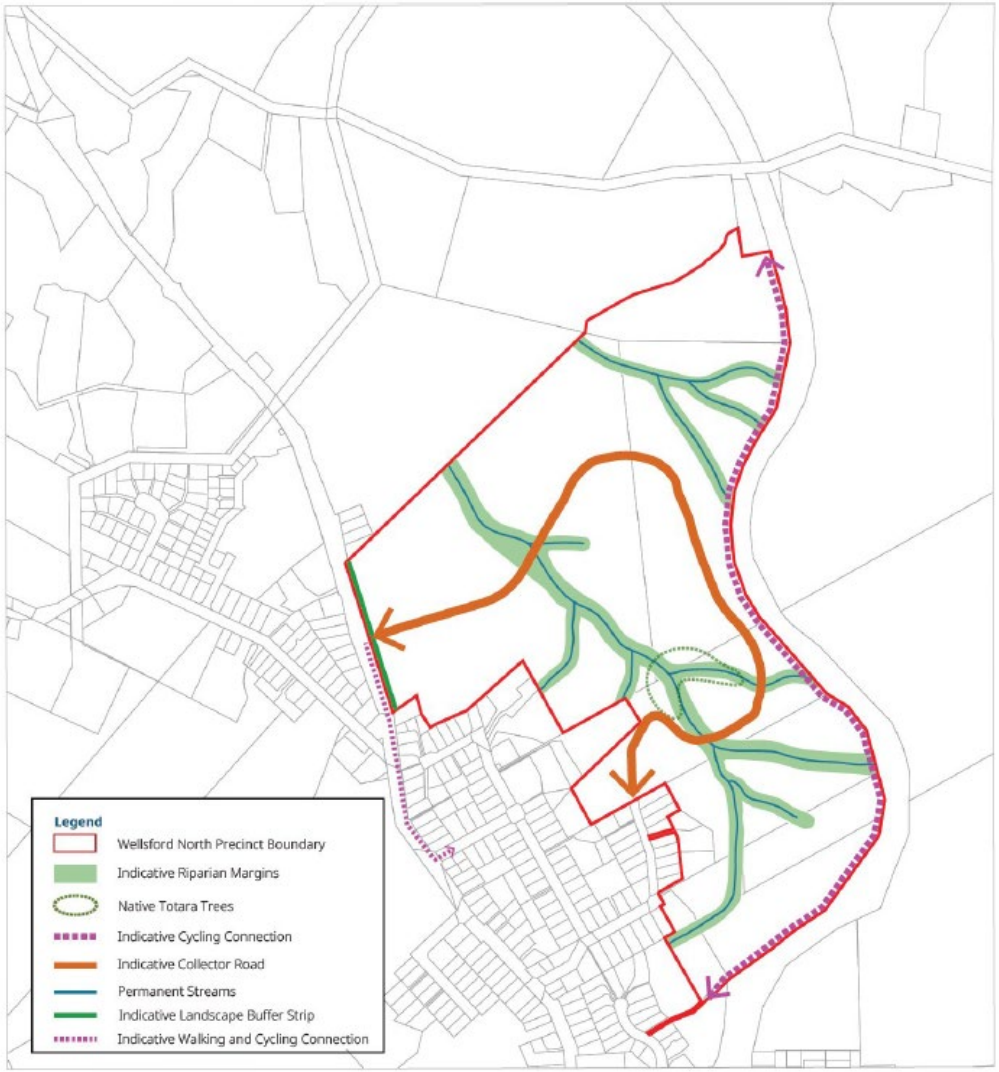
<u>All infrastructure</u> will be either developer funded, funded through the Watercare Assets Upgrade Plan or through the Infrastructure Funding Agreement between Watercare and the WWC.

Specific requirements include:

- New intersection connecting to SH1 (Rodney Street) - fully funded by the developer
- New internal roads, connections and cycleways - constructed and funded by the developer
- Watercare Services Limited have confirmed that the existing water supply network can cater for the development
- Wastewater capacity upgrades delivered through the Infrastructure Funding Agreement between Watercare and the WWC.

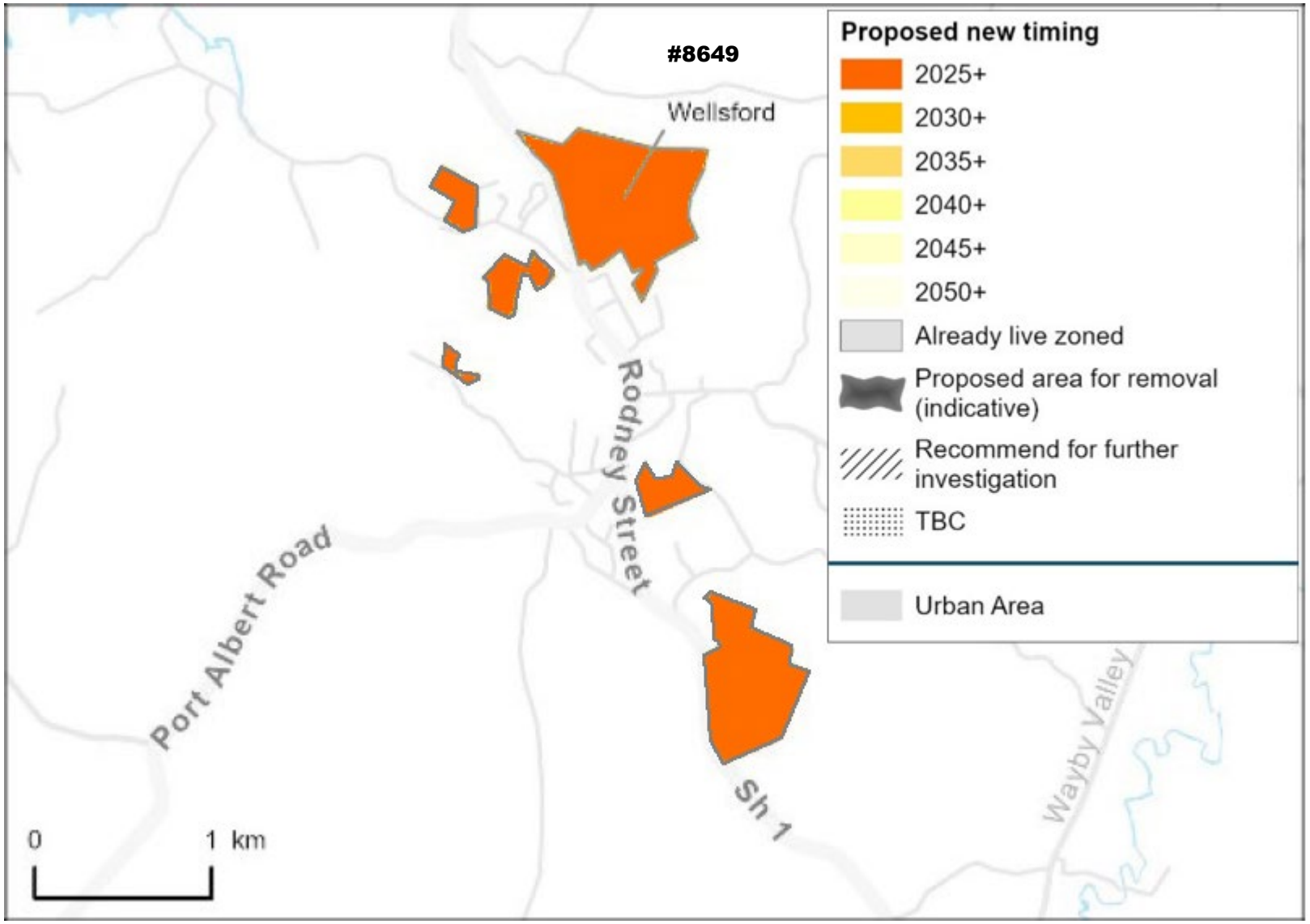
IX.10 Precinct Plans

Wellsford North: Precinct Plan 1 – Indicative Road and Open Space Network



Wellsford North - Infrastructure

B&A
Urban & Environmental



Wellsford North – Proposed Staging

B&A
Urban & Environmental

Future Development Plan 2023 #8651

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Other feedback

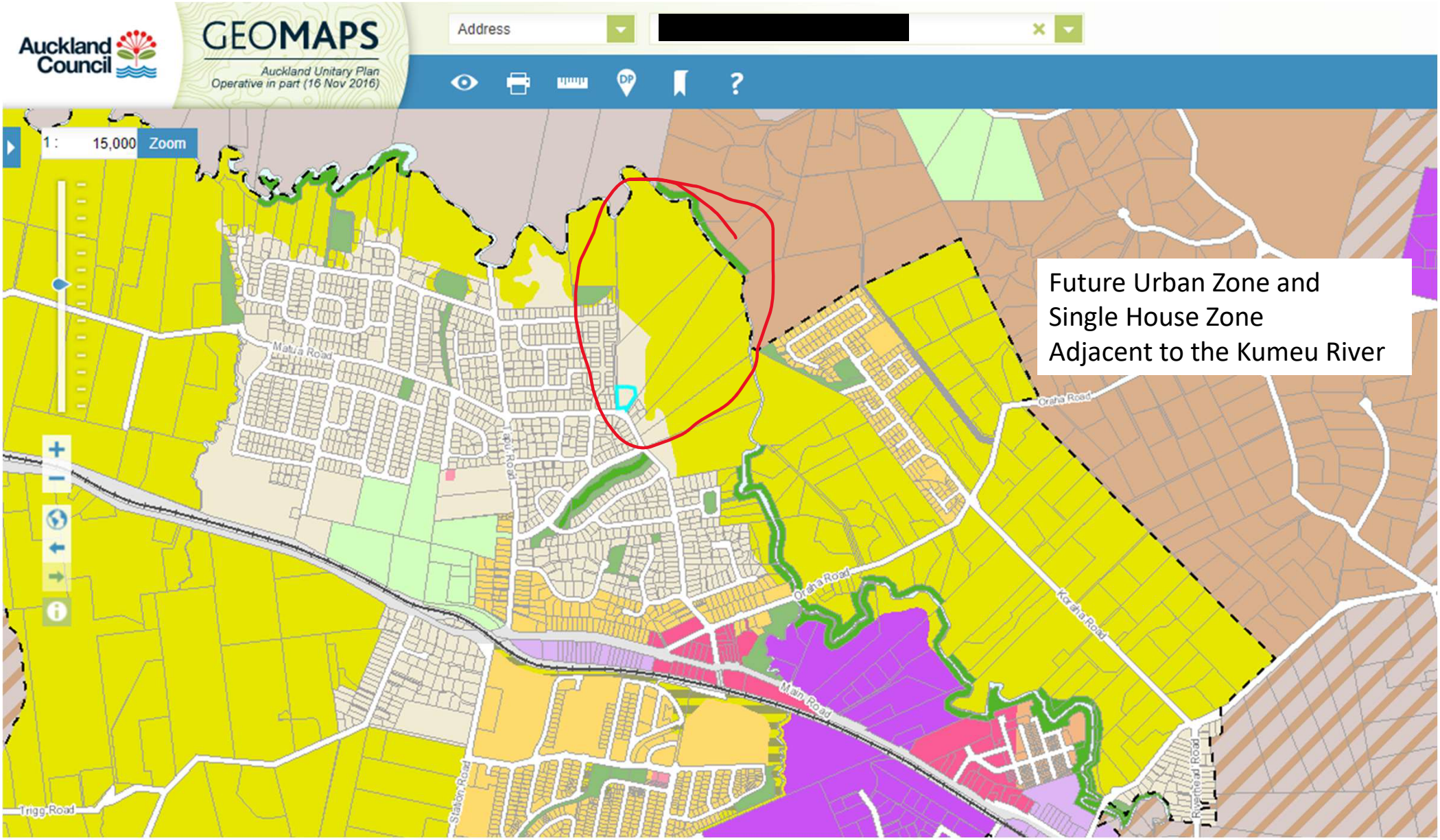
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#8651

Huapai North Community group

[redacted]

#8651


Auckland Council
GEOMAPS
Auckland Unitary Plan
Operative in part (16 Nov 2016)
Address
[redacted]
1 : 15,000
Zoom
Future Urban Zone and
Single House Zone
Adjacent to the Kumeu River
Matua Road
Main Road
Oraha Road
Korara Road
Main Road
Station Road
Trigg Road
Riverhead Road

Final Consultation Draft states:

Future urban areas proposed for removal, either partially or entirely

Kumeū-Huapai-Riverhead (in part)

- Kumeū-Huapai-Riverhead is recommended to be partially removed due to parts of the FUA not being suitable for development. The reasons for this partial removal are:
  - Significant hazard constraints, including approximately 30% of FUA covered by a 1% annual exceedance probability (1% AEP) flood plain. Portions of the Kumeū-Huapai-Riverhead FUA proposed for removal are parcels entirely or mostly within this floodplain extent and have few appropriate land uses.
  - Potential for higher VKT and CO2 emissions than other FUAs due to Kumeū-Huapai-Riverhead FUA being relatively distant from high quality existing or planned public transport, a wide range of jobs, education and other services compared to other FUAs.
    - P.30 of Appendix of FDS Final Consultation Draft

#8651

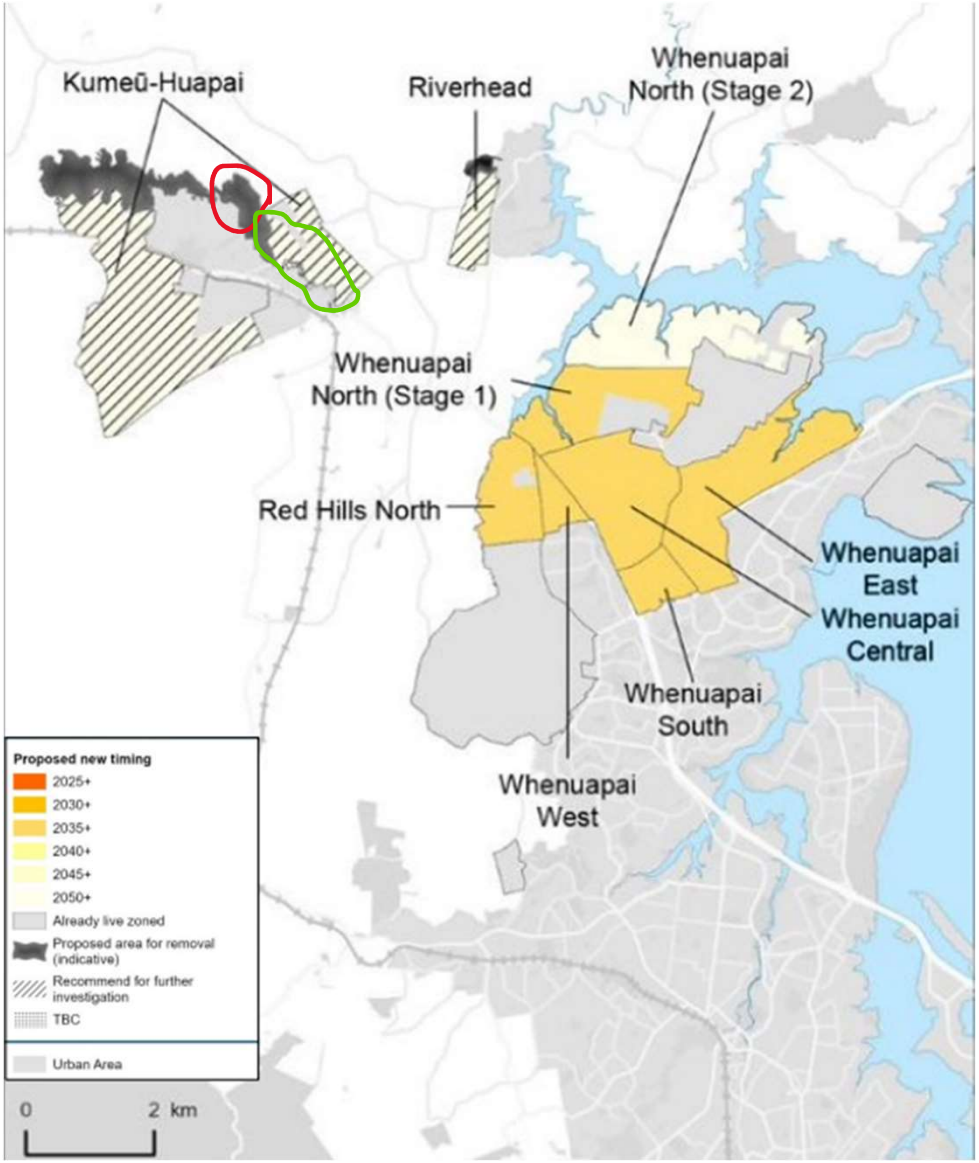
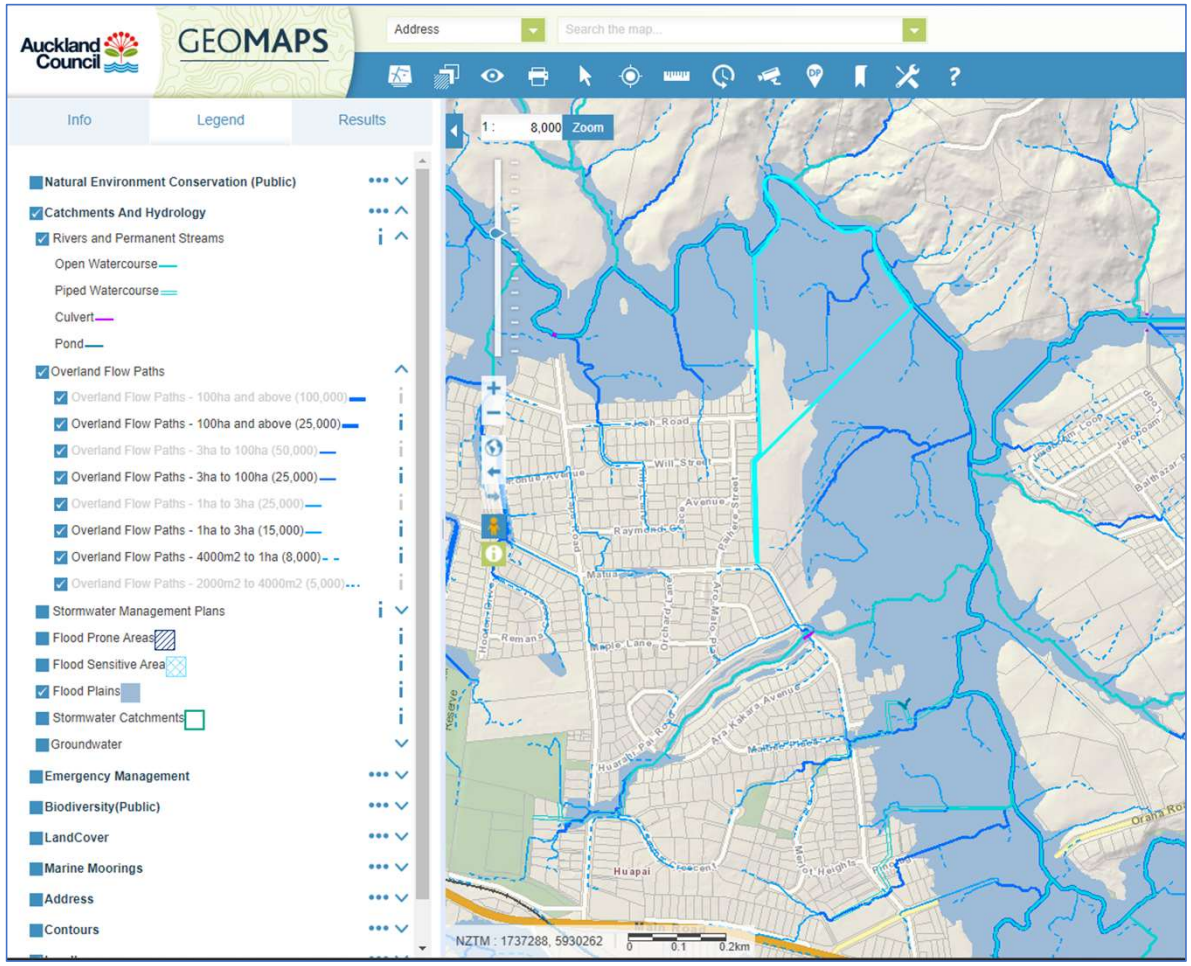
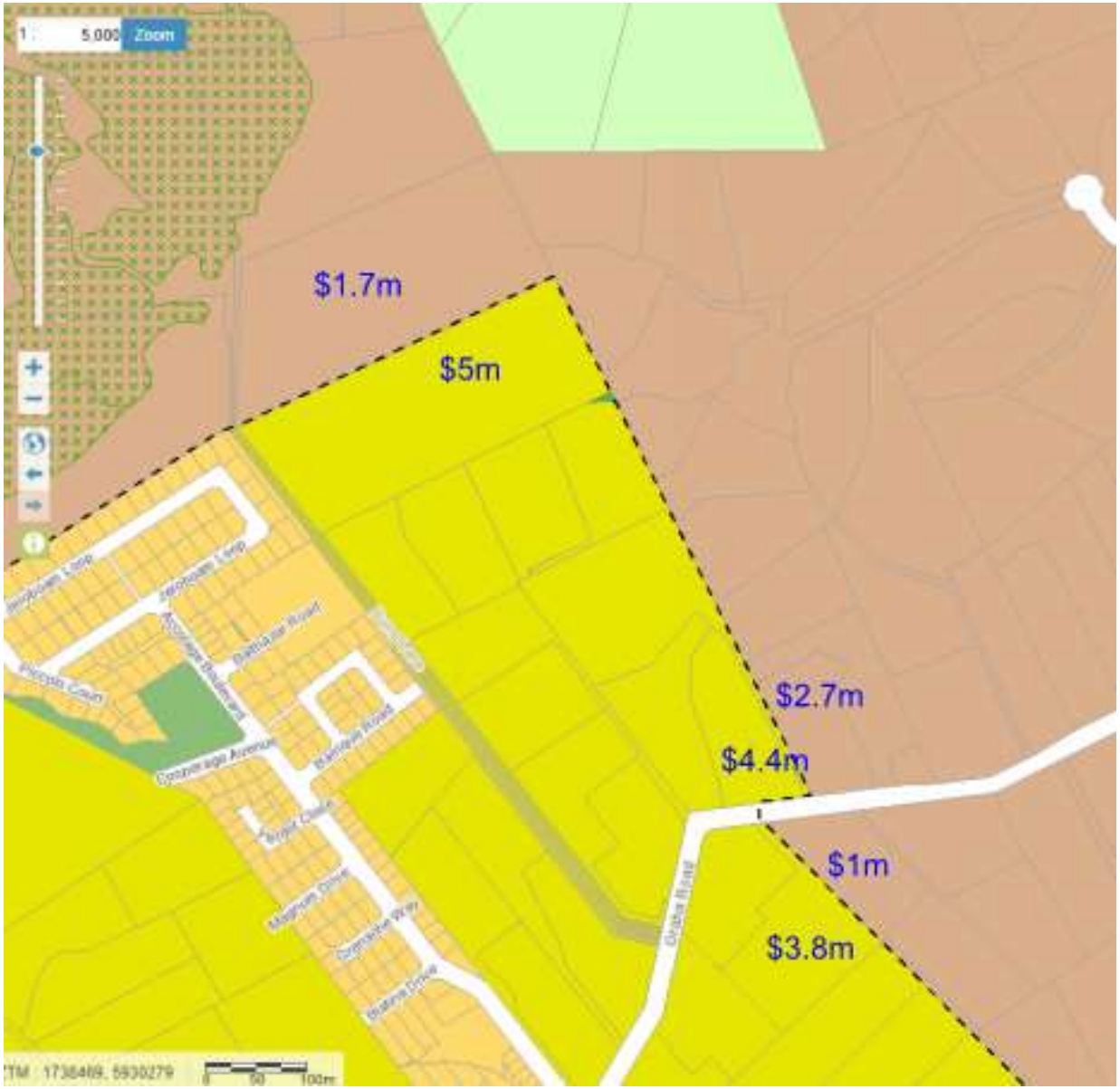


Figure 42 – Proposed timing and approach for Kumeū-Huapai…

- Kumeū-Huapai (whole FUA) is <u>recommended for further investigation</u>. Kumeū-Huapai is not planned to be developed before 2050+. This area is recommended for further investigation due to:
  - Infrastructure
  - Natural hazards
  - Emissions/VKT reduction
    - Appendix pp33-34
- Recommend <u>partial removal</u> of Kumeū-Huapai and Riverhead FUA
- Timing delay for Kumeū-Huapai and Riverhead remainder
- Recommend further investigation for whole of Kumeū-Huapai and Riverhead
  - Appendix p.38

- The land is proposed to be removed from the Future Urban Area
- The site contains mapped ‘flood plains’ but these have not been fully investigated
- Flood plains are valuable to Auckland Council to help mitigate flood hazards to existing and planned residential development
- Detailed design of a comprehensive flood management system for Kumeu is not readily available





- Homes.co.nz property value estimates show that Future Urban zone impacts land value

Summary

- Landowners want to retain the right to investigate options for the land
- High level policy planning has implications for land value
- There is a process involved to change the zoning of the land
- There is a lot of investigation and detailed design that is required before the use of the land can be changed
- Landowners want to ensure they are adding value to the community of Huapai, but feel they need more information before a decision can be made

Future Development Plan 2023 #8652

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Tell us why

Other feedback

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Future Development Plan 2023 #8667

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Agree

Tell us why

There should be MRT / Sunway system instead of bus lines system. If everyone has a car, who will wait for the bus.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

There should be MRT / Sunway system instead of bus lines system. If everyone has a car, who will wait for the bus.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

There should be MRT / Sunway system instead of bus lines system. If everyone has a car, who will wait for the bus.

Future Development Plan 2023 #8682

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

The existing towns are already very crowded.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10080

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10088

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10095

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

There is not enough infrasture in place

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10099

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10103

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why
Think about the traffic

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why
City means not safe

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

It is a good idea, but it has been wasted too much money and time.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10105

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

KJ Architecture believes that the direction of civil development in the future should be the direction of urbanisation. The current development strategy UNITARY (integration), MDRS (medium density) in the future is to emphasise climate change, low-carbon development, disaster response, and focusing development on the Town Center and areas near the transportation hub. Therefore, intensification and medium density in the towns are the development trend. However, now the cost of building houses is generally high, and the price is not good. The quality of those profitable projects may not be guaranteed. This is related to the decentralisation of urban development, the modularisation of house construction, and the quality of design. The council approval digital model (BIM) should become the core technology. KJ architecture deisgn believes in decentralistion (city decentralisation), Quality Design (two-story small Townhouses include 2-4 Units, 4-6 storey apartment buildings) and Prefabrication (prefabricated houses). The current development is that the CBD is highly centralised and dense, and most of the resources and employment opportunities are concentrated. There is no density or employment in other places. The smaller the development, the greater the benefits, with more difficulty to guarantee the quality, especially the development of new zones. For those market-driven development, the benefits of future urban development should be given to high-quality, high-efficiency projects outside the CBD .

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

KJ Architecture believes that decentralisation means replacing the large Auckalnd center with themed small community centers, expanding the short-distance radiation capability of each small community, facilitating the social managment in terms of human resources, reduced physical traffic, and enhanced humanity and efficiency. It plays a key role in reducing the waste of a large amount of social resources.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

KJ Architecture believes that part of the original Nature Hazard's natural environment is the work of protection and maintenance that must be maintained. Keeping human safety is priority. But if the natural environment itself needs to be protected, human development activities must maintain sustainable development Principle (sustainability Principle).

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

KJ Architecture believes that the term “nature-based infrastructure” is vague and self-contradictory. Infrastructure construction is meant to break the nature, while infrastructure construction that maintains nature is a false proposition. We should strive for the principle of sustainable development. Reduce the distruction to the nature does not mean non-development. In stead, it is to minimise the continued damage and to seek a balance from the natural compensation mechanism. The core is still to serve people. It is about maintaining a balanced relationship with nature in sustainable development (sustainable development keep balance to existing nature system.)

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

KJ Architecture design will develop and support the sustainable construction development system. For the development of construction, it is suggested that the improvement and application of BIM system for architectural design in the whole society should be popularised in a short time. With the popularisation of the BIM, low-carbon digital management and model-based supervision of the development plan may realize the ability to control the low-carbon emission plan for 2030 and 2050.

Future Development Plan 2023 #10142

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

traffic and facilities are already out of the limit

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

People facilities and traffic problems should be first priority to solve now

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10169

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10172

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why
not enough housing and infrastructure

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why
The climate and law and order are too bad. Biking and public transport are both dangerous.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Whether it is dangerous or not is determined by the individuals and the building industry insiders. There needs more freedom and flexibility.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10180

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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Disagree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10183

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10195

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Your feedback

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Agree

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Agree

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Disagree

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Disagree

Tell us why

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Future Development Plan 2023 #10307

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Any access or transport delays may have a significant negative impact on the patients' health outcome.

It is anticipated that as the population of Tāmaki Makaurau grows and our population ages the need/demand for prehospital medical emergency response will also grow.

Hato Hone St John requests that reference to access for emergency personnel to respond to an emergency be included as a principle associated with quality compact growth and future urban land areas, and emergency response be considered as a priority in the development of transport infrastructure associated with growth and intensification.

Hato Hone St John considers spatial planning, structure planning and staging programmes to align with infrastructure upgrades will be essential to ensure that urban development does not occur out of sequence with the delivery of key strategic infrastructure and emergency services develop alongside them.

Hato Hone St John with our Emergency Service partners would like to be part of the ongoing planning processes through direct engagement to enable us to anticipate urban change, input into

planning changes and to plan our own activities in response to our rapidly changing infrastructure and built environments.

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Hato Hone St John

2053 FOR TĀMAKI MAKAURAU

To Whom it may concern

Thank you for the opportunity to comment on the draft Auckland Future Development Strategy 2023-2053 for Tamaki Makaurau.

Hato Hone St John supports the feedback of Fire and Emergency New Zealand (Fire and Emergency) on the draft Auckland Future Development Strategy as it responds to consideration of emergency response in development areas, appropriate transport infrastructure for efficient and effective response, and restrictions to development in areas at actual and or potential risk from natural hazards.

Emergency services – Police Fire and Emergency NZ and Hato Hone St John - play a critical role in providing for the health and safety of our built urban and rural environments.

Hato Hone St John's primary focus is on life sustaining services where timely access and egress to acute patients is paramount. Timely access egress and transport of patients from an incident site to Hospital Emergency Departments is essential for the efficient and effective prehospital health care of patients, patient outcomes and the wider health of our many diverse communities.

Any delays may have a significant negative impact on the patients' health outcome and wider communities' health.

To help provide context:

Example:

- If the patient is in cardiac arrest, the optimal survival time for defibrillation is 4 to 6 minutes.
- For each minute delayed, irreversible damage is caused to the heart muscle. This corresponds to longer hospital admission, long term treatment due to irreversible damage

to the heart muscle—long-term complication increase. Quality of life is impacted for the patient.

- "A person's chances of survival drop 10-15% for every minute cardiac arrest goes by without CPR or defibrillation (using an AED) – rates that dramatically improve the sooner CPR begins. Survival rates can more than double with community help". https://www.resus.org.nz/news-and-media/fewer-people/
- During the period 1 July 2021 – 30 June 2022 more than 2,000 people were treated for a cardiac arrest in the community, or around six people a day, with only 22 percent of those surviving hospital arrival and 11 percent of those surviving past 30 days post-hospital discharge.

noting COVID! :

a. 111 emergency calls for Ambulance – an 111 calls from the previous year.
b. emergency incidents attended – an incidents from the previous year.
c. patients treated and transported by ambulance officers - an patients from the previous year.

i. of incidents responded to within 6 minutes (Purple Urban) – from previous year.
ii. of incidents responded to within 8 minutes (Red Urban) – from previous year.

You would typically see the St John Communication Centres dispatch:

a. Two Ambulance Officers in a 4.1 tonne (4100kg) ambulance with 13.4m turning circle*
b. At the incident scene the Ambulance Officers will:
    i. Park as close to the patient location as they can get.
    ii. Back the ambulance in facing the closest road access to the nearest hospital with the rear doors open to support the timely loading of a mobile/stretchered patient.
    iii. Carry their ambulance medical kits, AED, Oxygen and push a Stryker stretcher to the patient's location.
    iv. The ambulance officers will Triage and Treat the patient at scene ready to Transport to the nearest definitive point of health care (Medical Clinic or Hospital Emergency Departments)
    v. Note FENZ are also First Responders in a 5tonne fire engine and Police vehicles carry AEDs.

a. Intensification leading to narrowing of streets, limited street parking, no loading zones leading to goods vehicle and couriers blocking roads e.g. Hobsonville.
b. AT road safety (in our view often *excessive)* measures have seen an ever-increasing number of road speed restrictions, new bus lanes, new road furniture (not suited to a 4.1 tonne ambulance) and more traffic lights and raised pedestrian crossings e.g. Broadway Newmarket currently has 5 sets of traffic lights over the , all contributing to slower response times to acute patients.
c. There may be a time when a Coronial inquest may invite emergency services to answer the question “Why was your service slow to respond to a mass casualty incident, fire or public safety incident?” We may have little mitigation except to point out the obvious built environment changes and AT road safety strategies that have contributed to our response time delays to the MCI scene and timely transport of patients to Hospital.

i. An Ambulance crew are dispatched to a Purple cardiac arrest job in Auckland city rush hour traffic.
ii. The patient’s location under the new built environment rules is on the top floor of a three-story residential apartment block with limited road access and no street parking.
iii. The paramedics drive under lights and sirens and with difficulty drive around a furniture removal van parked in the street.
iv. The ambulance arrives at the patient’s address and similarly parks in the narrow street blocking the road as there is no parking and no access to turn the vehicle around.
v. The paramedics collect their equipment carrying their kit, AED, Oxygen and stretcher up the narrow stairwell blocked with kid’s toys, to access the patient.
vi. The patient maybe an overweight elderly person with English as a second language and has limited mobility. New Zealander’s are getting bigger and we have an aging population.
vii. The paramedics triage and treat (defib) the patient and requests the neighbour’s assistance to move the stretchered obese patient down the steps to the ambulance.
viii. The ambulance rear doors cannot be opened due to the traffic jam now parked up close behind the ambulance.
ix. With further delays the ambulance is moved forward, rear doors open and the patient loaded for transport to hospital.

x. The ambulance under lights and sirens weaves slowly down the narrow street with cars squeezing onto the footpath to make way.
xi. Driving over the raised road furniture launches the patient up on the stretcher before collapsing back down again.
xii. At major intersections the Ambulance slows to cut across the red lights and weaves through the traffic eventually arriving at the Hospital Emergency Department.
xiii. The paramedics hand over the patient to the ED nurse and the patient's hospital healthcare journey begins.

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For further information:
Please see the Hato Hone Annual Report 2022 - link below:

- Hato Hone St John Annual Report I Pūrongo-ā-tau o Hato Hone 2022

If you have any questions arising from this submission, please contact:

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Emergency Management Advisor

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Ngā Mihi,

District Operations Manager - Auckland

St John New Zealand | *Hato Hone Aotearoa*

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Future Development Plan 2023 #10308

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'- Housing is planned for and developed from a mono-cultural perspective.

- There is much planning can learn from te ao Māori.

- How can planning - land and housing, enable Māori to reconnect with each other, their reo, the environment, te ao Māori?

- How can it support and enable whānau haua to remain with their own whānau?

- Mātauranga Māori needs to be part of this work.

- While Māori are sought, until they are at the decision-making table very little will change.

Experiences from the Māori disability community in Tamaki Makaurau: updated in March 2023

Following the devastating flood and cyclone events, we were asked recently at the national online hui for Iwi and Maori providers, to put our issues in writing for Te Aka Whai Ora. Please excuse the length, we have a lot to say.

Who we are

Te Roopu Waiora based in Manukau, is a kaupapa Māori organisation founded and entirely governed by *whānau* experiencing a range of impairments. Established in 2001, we are both service providers, and service users, with a local and national reach among whānau hauā/tangata whaikaha. While as an organisation we are rāwaho to this rohe, we maintain a close working relationship with mana whenua, ahi kaa. We are also members of numerous provider and whānau networks in South Auckland, across Tāmaki Makaurau and throughout the motu. This overview represents our collective views from current and past experiences.

Who really is hard to reach?

The common message we get from Crown agencies is their attempts to engage those *hard-to-reach communities* in an emergency response. But those communities are not hard to reach, nor have they suddenly appeared. These are whānau who belong to all of us, sometimes on the fringes of society, and have always been here, much longer than government departments and their numerous versions.

The 'hard to reach' are agencies and a number of their funded services, who have a multitude of divisions, layers and processes to traverse. Their decision makers barricade themselves from whānau, who get bounced from pillar to post. Their services bombard us with information in ways we struggle to make sense of and have to decipher. Whānau hauā are considered hard to reach because agencies don't bother to count us, locate us or identify us, as if it's our fault. This is a classic example of blaming the victim.

Communication barriers

Almost all services have an 0800 number which for many, can be useful. But for some, voice communications are of no use, and few alternatives are in place. It appears that there are more 0800 numbers then there are people to answer them. Waiting 40 minutes in a high state of anxiety and panic, for someone to pick up the phone - only to be told by pre-recorded message to ring another number, does irreparable harm. And we wonder why poor mental health is on the rise.

There are people in our community who understand a 'bubble' is an air pocket encased by fluid, and not a whānau household in lock down. We change the meaning of words and create a distinct language in a crisis or an emergency – *omicron, delta, designation response, Civil Defence, Evac points.* But someone forgot to let our communities know, so we can build a body of knowledge and the highways we need to make sense of these new terms and meanings.

Cultural literacy no longer exists in public information, yet many traditional ways of communicating remain. Whānau kāpō can still hear sincerity in the voice, the tone and the pitch, while whānau turi can see integrity in facial expression, stature and body language. These are whānau who have heightened senses to know when people are trustworthy or insincere. Even on zoom.

We have information services that believe translating already complicated English into 20 different languages via google translate, is more than adequate to engage in a culturally literate way. How they've managed to be continually funded is beyond our belief. Written material is never enough to connect people together; and communication is only effective when it is shared. It is as much about how, where and when things are communicated - knowledge many agencies and service providers seem unaware of.

Advising whānau in easy Pākeha and sign language to *stay out of flood water because it's paru and will make you sick*, makes far more sense than trying to sign *'contamination from excess run off and hazardous materials can cause gastroenteritis*'. We don't even have the signs for some of those words. Our form of translation is what we call 'Easy Pākehā' developed to uncomplicate English, replace jargon and align it to Māori concepts for a much wider Māori audience who may, or may not have Te Reo. In any space - plain, simple and relative is always far more effective.

State of the Health & Disability Sector

Whānau have waited a long time to see the number of kaupapa Māori health services grow, but most are not disability accessible. We have a dominance of Pākehā health and disability services, and most are culturally incompetent. In fact, some are down-right offensive, pretending to be kaupapa services. Adopting a Māori name, hiring Māori staff and using Māori terms when the majority of their clients are non-Māori and their philosophy is clearly Pākeha, does not make a kaupapa Māori service. This is simply 'Māori cladding' and especially evident when equity funding is on offer. It's ok to be a Pākeha service targeting Pākeha populations. We challenge the perception that 'we are all New Zealanders.' One size for all has never worked for us, and which New Zealanders are they really talking about? Because we're pretty sure it isn't us.

According to recent Waitangi Tribunal case evidence, there are 890 mainstream services in the disability sector that receive 98% of government funding – and only 33 kaupapa Māori services, which include groups with Māori names providing support to mainly Pākehā families. Māori have the highest rate of disability, with the highest deprivation level in the country, yet the lowest utilisation rate - so there is something seriously wrong with this picture. As a population, Māori in the disability sector are stuck. We are not a vulnerable population; we are a marginalised one, that continues to struggle for access not only to emergency, health and social services but also Te Ao Māori, our own world.

Invisible populations

When a colonial power colonises indigenous populations, one of the ways to determine the level of continued damage to these populations, is to regularly count them. You count to find out how many lived, or died, are sick, or are well. Similarly if we're trying to measure Treaty responsiveness or the level of breach; we count - iwi affiliation, language, cultural knowledge, growth or decline. But if you don't count communities, then you don't know they exist. The population of whānau hauā is only partially counted by a few agencies, so remains largely invisible. Health authorities do not collect disability data by way of ethnicity; ACC does not identify disability, only injury; Needs Assessment and Service Coordination Agencies only have data on those who are eligible for their services. Being invisible means we are without a plan, a response, adequate resources or proper access to critical supports. We cannot emphasise enough the importance of quality data across **all** agencies and services.

The source of fragmentation

As a specialist and unique organisation, we spend a ridiculous amount of time in meetings providing our unique yet undervalued intelligence to a range of government agencies, fronted by too many keyboard practitioners. We share our knowledge, they tell their people, who then come back to us with our own information, thinking they're informing us.

We deal with MSD and their funded providers, the Ministry of Disabled People, Auckland Emergency Management, Auckland Council and their Local Boards, Health authorities, ACC, Kainga Ora, Education, the Human Rights Commission, Statistics NZ, the Chief Ombudsman's Office and a host of provider networks. These organisations have yet to realise what a drain they are on the few resources we have meant for whānau, or how working together as agencies is time efficient, saves money and is not that hard to do. For an organisation of our size with a basic infrastructure, we're left with very little time or energy to do the mahi we set out to do.

Recently we sat in an online forum called by an agency for their staff and the community. It was an update meeting, for Covid. But we talked about the flood response as well, and were asked politely to attend a later meeting, where we can raise our issues in the relevant forum. Admittedly we didn't read the zoom invite properly. But herein lies the problem. This fragmented approach is so entrenched and gated, that people can't see, hear or understand the relevance or similarities of our experiences. They aren't able to align these with barriers they've created for whatever situation we're in; so they cannot or will not join the dots. Yet they call us disabled.

Organisations receive ring-fenced information and fragmented resources, that result in disjointed services. Whānau struggle to piece this mess together in order to survive, let alone thrive. For whānau hauā in this messy system, it's incredibly hard trying to work out who has what, for whom and how. Struggling with complex information is demoralising. As is the multitude of referrals, assessments and processes to follow in order to receive help.

The lack of collaboration and coordination among government agencies, plays out on the ground among their funded services. At the same time there are so many versions of navigation and coordination, we now have to figure out how to coordinate coordination. Attention is focussed on navigating a compartmentalised, messy system, and in doing so, we missed the point. Rather than constantly navigating the mess, we should be working to clean the mess up. Then we won't need navigators, or coordinators, case managers, or connectors. We'll easily find our way ourselves.

Siloed Practice

During the floods, Te Roopu Waiora witnessed agencies reacting, not responding. We did the same. Some covid resources already on hand with providers could have been redirected in a coordinated way, but their funding agencies said no. Some providers listened, others didn't; hence the reluctance to talk to each other. In a few cases, provider networks closed ranks on each other. As raised by one of our key service providers, we needed a localised, cross sector plan. We didn't have one and we still don't.

Competitive behaviour whether among government agencies or service providers, or even iwi, is destructive, especially where whānau lives are at stake. In the community, this happens when funders establish preferred providers. It's not the funding agencies who should determine the services that are preferred. That's the role of whānau.

We've even siloed the state of being and concept of whānau ora. It's become a brand, instead of our goal. In the disability sector, it's called 'Enabling Good Lives'. These responses have become an absurd power struggle where we as whānau are labelled, separated and corralled by sector-controlled budgets managed by people who refuse to share their toys.

Solutions

In spite of our struggle or maybe because of it, we believe this is fixable. By surviving these experiences, we also know many of the solutions. Local networks designed by local communities – informed and evaluated by whānau, monitored by mana whenua in decision making roles, enacted by service providers who are properly resourced by agencies and national bodies across all sectors. Funding decisions are made based on whānau flourishing and not stagnating or remaining as *clients*, with accountability and transparency for all to see. Services and agencies will know how to work with us, learn from us, invest in us. This can and will work. Understanding our Treaty obligations is the best starting point, relationships are paramount, collective planning is critical and role clarity essential.

Lessons yet to learn

The points we've raised might not resolve the immediate issues we face with the current crises, but these have become issues because they are long standing and should have been dealt with ages ago. It's in times like these when communities pay the ultimate price of inaction from others. As a country we still haven't figured that building on our wetlands is just asking for trouble, and that the health of people relies on the health of te taiao.

We've also forgotten that many of our tīpuna, tohunga and atua with impairments were celebrated, sometimes feared, but always connected, belonged and contributed to their communities. They were hautipua, extraordinary beings with differences that were embraced. Their challenges were absorbed by the collective, who also benefited from their attributes. Disability as a western construct is divisive. It considers whānau hauā as having something wrong with them, as individuals who need to be fixed, normalised, separated or institutionalised. This concept of disability has no place in Te Ao Māori.

Making the sort of shift we're describing requires all our energies and commitment. No doubt there will be more catastrophic events if we don't hurry up and work holistically, purposefully and collectively. And it will be Tāwhirimātea, our atua kāpō, who'll continue to deal to us.

To those offended by our views or are tired of us banging on this same drum for over 20 years, we make no apology. We need you to not only listen, but act and now.

Mauri oho, mauri ora
Ngā mema o Te Roopu Waiora

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Future Development Plan 2023 #10309

Note: this version of the feedback form has been created for the purpose of publishing submissions. As such, contact and demographic information has been removed and handwritten submissions have been transcribed.

Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Please see attached

genealogy

MDPI

Article

Kāinga Tahi, Kāinga Rua: The Role of Marae in Reimagining Housing Māori in the Urban Environment

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Abstract: The supply of, and demand for, housing in Aotearoa, New Zealand, is in a state of crisis. With all other areas of social deprivation, Māori are impacted disproportionately in the housing space, and have been locked out of the housing market. In order to address this crisis, a range of government, community and iwi initiatives have been established in Tāmaki Makaurau (Auckland) to provide various housing interventions, from emergency housing, accommodation supplements and subsidies to transitional housing, home ownership programmes and papakāinga (Māori settlement, village) development opportunities. Marae Ora, Kāinga Ora (MOKO) is a Kaupapa Māori (Māori approach) research project created to explore the role of marae (cultural centre) and kāinga (village, settlement) in supporting the wellbeing of whānau (family group), hapū (extended kinship grouping), iwi (extended kinship–tribal grouping) and communities, which includes the potential provision of housing. Five marae in the South Auckland landscape are partners in this research and bring to life the prospect of their contribution to housing solutions for their local Māori communities. This article presents some valuable insights into the aspirations of each whānau involved with the five marae with regard to their perspectives and developments with marae-led housing provision.

Keywords: Māori; Kāinga; marae; housing

check for updates

Citation: Lee-Morgan, Jenny, Kim Himoana Penetito, Jo Mane, Ngahuia Eruera, Kaatewairua Evans, Luella Linaker, Baari Mio, Pania Newton, Moana Waa, and Hineamaru Ropati. 2023. Kāinga Tahi, Kāinga Rua: The Role of Marae in Reimagining Housing Māori in the Urban Environment. *Genealogy* 7: 47. https://doi.org/10.3390/genealogy7030047

Received: 13 May 2023
Revised: 4 July 2023
Accepted: 8 July 2023
Published: 20 July 2023

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1. Introduction

Underpinned by Kaupapa Māori, one of the key aims of the Marae Ora, Kāinga Ora (MOKO) project is to enable marae to utilise findings of this research to develop sustainable marae-led kāinga initiatives with their communities. In addition, this research will provide insights and opportunities to achieve greater outcomes and collective advantages for whānau and community wellbeing, which includes opportunities to be involved in collaborative future-thinking housing development in and around marae.

Marae are traditional places of gathering known across Polynesia as culturally significant communal spaces. In Aotearoa, marae are physical manifestations of identity and belonging for Māori. In tribal settings, marae represent common ancestral connections and whakapapa (genealogical) relationships. In this article, the progressive nature of marae in a modern context and in an urban setting highlights the agility of marae to adapt to changing environments. Marae are recognised as key knowledge holders of Māori culture and, consequently, are invaluable contributors to the wellbeing of Māori.

The genesis for the MOKO research project emerged following research undertaken in partnering with Te Puea Memorial Marae (Lee-Morgan et al. 2017). Te Puea Memorial Marae (TPMM) is located in the high-density urban environment of Māngere in South Auckland. During 2016/17, in the tradition of manaakitanga (caring for) and the legacy of Te Puea Herangi, the marae successfully increased their social service provider capacity in response to the increased number of families coming to them for relief, support and advocacy needs concerning unsafe and inadequate living circumstances (Lee-Morgan et al. 2017). This research initiative documented the experience of the marae who actively intervened in providing relief for homeless whānau in Tāmaki Makaurau through their marae-based Manaaki Tangata (caring for, hosting people) Homeless Programme (Lee-Morgan et al. 2019; Dennis 2019).

According to the 2018 Census, the Māori population in Tāmaki Makaurau was 11.5%. However, Māori were starkly over-represented as 43% of the homeless in Tāmaki Makaurau in 2019 (cited in Independent Māori Statutory Board 2020). The housing deprivation and homelessness statistics for Māori in Tāmaki Makaurau paint a bleak picture that is not uncharacteristic of the rest of Aotearoa:

- Over 11,700 Māori are currently experiencing severe housing deprivation (Amore et al. 2013);
- An estimated 1290 Māori were homeless, with 235 in emergency housing, 1056 in commercial accommodation or living temporarily on marae and 9149 living in severely overcrowded homes (Amore et al. 2013);
- A further 22,184 Māori received an income-related rent subsidy as Housing New Zealand clients (they constituted 34.5% of all recipients (Amore et al. 2013));
- A total of 88,781 Māori received an income and asset-tested accommodation supplement (Ministry of Social Development 2018);
- A total of 28.2% of Māori were living in owner-occupied homes, compared to the national average of 49.8% (Stats NZ 2013).

Kake (2019) reflected on the combined negative statistics that continue to impact Māori and scream for attention. Subsequently, the pressure to adequately accommodate Māori has generated growing expectations on state social service sector as well as the different provider entities, including marae, to be accessible and offer practical support to struggling whānau. As researchers involved in reporting the positive outcomes from Te Puea Memorial Marae's intervention, the insights informed a decision to expand on the potential for more marae to be supported to explore their own capability in this space.

The MOKO project posed two critical questions to guide the activity each marae would be investigating with regard to this exercise of reimagining kāinga:

- How can marae best utilise their physical, economic, social and cultural capital and infrastructure in their provision of housing interventions as kāinga Māori?
- How can iwi, hapū, communities, service providers and agencies best collaborate with marae to ensure the successful creation of kāinga to support resilient whānau in South Auckland?

The role of marae in the Tāmaki Makaurau housing crisis (Lee-Morgan et al. 2017, 2019) revealed the success of marae in responding to community needs, including housing interventions. This illustrates the desire and capacity of marae to provide a range of marae-led initiatives for the purpose of increasing whānau wellbeing (Kawharu 2014; Tapsell 2002). Marae provides a sociocultural setting for Māori and "a place in which Māori customs are given ultimate expression" (Tauroa and Tauroa 2009, p. 6). In the contemporary urban environment of South Auckland, marae continue to hold this space and function for Māori. Over the 2020–2022 period, the impact of the COVID-19 pandemic has necessitated a far-reaching response from essential services to assist whole communities in need, including those without accommodation. What became evident during the enforced lockdowns was the active leadership shown by Māori to mobilise support within their own networks and with the restricted resources available to them.

The vital work of marae as outreach services during the pandemic in providing food, medical care, protective equipment, social support, and information to whole communities, not just for Māori, is seen as an example of an effective holistic response, not only in Aotearoa but at an international level (Te One and Clifford 2021).

In the past two years, the MOKO project has supported a forum for the marae-based researchers employed with each of the five marae involved in the project. This created a space for MRCs to collectively share their individual experiences and observations and to regularly discuss the issues, both unique and common, which the marae individually and collectively encountered during the pandemic crisis. Each marae has been engaged with their local communities in different ways to offer support relative to their capability. While the priority during the COVID-19 lockdowns was to provide immediate relief for those most vulnerable in the community, the initial impetus for the MOKO project was to test the interest and viability of marae to develop their own vision around housing support for whānau. Remarkably, this was still able to be progressed. The MOKO research project therefore set about investigating the potential of the five marae to strengthen their provision of kāinga in the contemporary urban context of South Auckland.

The MOKO project is shaped by the theoretical underpinnings of Community Based Participatory Research (CBPR) (Israel et al. 2010) and Kaupapa Māori (KM) (Pihama et al. 2004, 2015; Smith 1997, 1999). Both research methodologies advocate the importance of relationships and the respectful way in which information, knowledge and proficiency are shared. These were chosen as approaches that would best support the opportunity to undertake research by, for and with marae and communities to contribute to the strategic and collective development of kāinga ora (housing wellbeing) for whānau and community. The project facilitated a research partnership that prioritised the principle of collaboration and transformative outcomes for the collective. This required an investment of regular weekly contact in the first year of the project to build trust, develop respect and value the different strengths and skills across the research team. Knowledge creation was experienced as the team learned more about the research itself and gained insights into their own working knowledge around marae development. The sharing of knowledge became about respecting the different marae identities, appreciating the thinking space to view commonalities and the growth of confidence in a safe place to critique and engage in collective solution-seeking. All of these aspects built a high-trust leadership model within the project. Central to the MOKO methodology was maintaining the pedagogy of interaction between the marae and the research entity were culturally relevant and driven by their own health and wellbeing aspirations.

As a KM study, there are multiple layers and dimensions to the research experience. It has been critical to ensure that all the marae have been equally responsible for achieving all expectations of the research, including participation, engagement, collaboration, analysis and success (Smith 1997); this is made possible through high-trust relationships between the MRCs and their marae communities. CBPR safeguards and ensures marae and community are central to all dimensions of the research.

Historical Context

The kāinga is distinctive to ensuring Māori ways of living; historically, this meant living in collective ways and shared spaces with shared responsibilities. Ancestral kāinga were connected through tribal narratives to the natural environment, located close to seasonal food sources, and founded on cultural knowledge systems that ensured the ongoing connection of people to their land and waterways (Awatere et al. 2008). Traditionally situated in close proximity to the marae, kāinga housed kinship groups that populated the marae, providing a kaitiaki role in attending to everyday activities and the cultural duties of Tikanga/Māori law (Kake 2015).

> Kia mā te marae, hurihia te pōhatu; whai iho mā te ahi kā ki te marae e whakaatu.
>
> A clean marae with no fires burning is worthless, but one supported by people and their cooking fires is of high value.

This whakataukī (proverb) refers to the importance of the warmth of people required to keep the marae space alive and ensure the ongoing transference of cultural knowledge to future generations as a necessary symbiotic relationship. The marae is the heart of the kāinga and provides cultural sustenance. The presence of burning fires relays that the marae is active and is therefore nourishing the people; the role of those that keep the fires burning is to occupy the lands for current and future generations (Metge 2013).

The view of kāinga as a place of belonging and home rather than a purely physical shelter is common among other Indigenous peoples, who recognise land as a living entity that signifies a bond, relationship and love of the land (Saha et al. 2019). Professor Manuka Henare, in an interview with He Tohu, provides an expression of this in his interpretation of the wording in 1835 He Wakaputanga Declaration of Independence, where the phrase "ko mātou te mana i te whenua" is used. Henare suggests that it means "we can speak, because we have the mana that comes from the land to us" (He Tohu 2019). This is used to state the position of the Tangata Whenua (Māori, people of the land) as the Indigenous peoples of Aotearoa, thus reinforcing Indigenous concepts associated with the land and the understanding that Indigenous identities lie in the land.

The earliest reference that speaks to the significance of kāinga as a critical component of the Māori societal structure is in Article 2 of Te Tiriti o Waitangi.

Ko te Kuini ō Ingarani ka wakarite ka whakaae ki ngā Rangatira ki ngā hapū- ki ngā tangata katoa ō Nu Tirani te tino rangatiratanga ō rātou wenua, ō rātou kāinga me ō rātou taonga katoa (Facsimilies of the Declaration of Independence and Treaty of Waitangi, quoted in O'Malley et al. 2010, p. 38).

The Queen of England agrees to protect the chiefs, the subtribes and all the people of New Zealand in the unqualified exercise of their chieftainship over their lands, villages and all their treasures (Wilson 2016).

Māori were guaranteed 'tino rangatiratanga' over, ō rātou whenua (our lands), ō rātou kāinga (our villages), ō rātou taonga katoa (our property and treasures), as stated in the article text above (O'Malley et al. 2010, p. 38). Just as whānau are the primary social unit in Māori society, kāinga were the places where whānau lived and flourished. As Durie (2019) reiterates: "A kāinga embodies a house or a group of houses built around cultural values that connect with Tikanga Māori (cultural protocols), with the land on kāinga stand, with whānau and local communities" (p. 57).

The history of colonisation in Aotearoa in the form of land confiscation, illicit land acquisition, diminished Māori land tenure and restrictive controls over Māori land development has affected Māori land ownership and resulted in inequitable access to housing options (Paul et al. 2020). This has undoubtedly contributed to the health and wellbeing disparities experienced by Māori and homelessness in the current housing crisis (Smiler 2020; Dennis 2019; Henry and Crothers 2019; Groot et al. 2011). The dispossession of land, alongside the severance of whānau from kāinga, where notions of secure identity, connection and belonging have been eroded on many different levels for Māori and have resulted in varying degrees of intergenerational grief, detachment and trauma (Tapsell 2021). In a claim to The Waitangi Tribunal Office for Treaty Settlements, the Housing Policy and Services Inquiry (Wai 2750) has made a claim concerning housing policy and government services that have negatively affected whānau, hapū and iwi. This inquiry alleges that the Crown has not met the needs of Māori by providing adequate housing (Waitangi Tribunal 2019). The steady and increasing number of Māori that have inadequate housing is indicative of the extent of Māori housing deprivation today (Independent Māori Statutory Board 2020).

Reflecting on the historical context of the deliberate and conscious use of legislation to deconstruct and destabilise the cornerstones of Māori culture by successive governments (Palmer 2019), the rejuvenation of marae and kāinga in a contemporary urban setting can be viewed as a welcomed response and assertion of Tino Rangatiratanga (self-determination, authority). As cited in Haami (2018):

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> While many urban Māori had lost their back-home connection during the 1960s and 1970s, the first wave of Māori migrants to the city were never completely detribalised but "adapted their tribal outlooks to the urban environment". (Anderson et al. 2015, p. 372 cited in Haami 2018)

Urban-dwelling Māori populations have sought to remedy the reconfiguration of 'places of belonging' by establishing marae in the urban setting. In South Auckland, this started in the 1980s (Haami 2018). The five marae in the MOKO project reflect the diversity of marae in the South Auckland landscape; one kāinga settlement has been continuously occupied as a mana whenua (power, authority, original occupants) marae for the past 800 years, another is a taurā-here (tribal kinship groupings with links to other geographic locations) marae founded by descendants of Ngāti Awa, and the remaining three are pan-tribal mātaawaka urban marae (urban kinship groups from various places). This strengthens the idea that marae are vital conduits of cultural wellbeing, no matter what kind of legal entity status they are bound by. The role of the marae is more prominent than ever in the urban environment, connecting people to places and highlighting the importance of whakapapa in maintaining identity in the knowledge that these connections are critical to identity and belonging.

2. Results

In this section, we examined the aspirations for each marae and illustrate the diverse responses to housing provision put into action as opportunities throughout the MOKO project. The following narrative from each marae is based on a presentation delivered in December 2021 to the Unitec Research Symposium by each MRC. The Marae Researchers provide a considered commentary about their marae and the progress of priorities relevant to the housing provision and issues encountered to date.

2.1. Makaurau Marae–Pania Newton and Moana Waa (MRCs)

Ko Ihumātao te whenua houkura, ko te whenua taurikura ko te ūkaipō. We care for our peaceful and prosperous land at Ihumātao, which sustains us and teaches us that the wellbeing of the people is all intimately connected.

Makaurau Marae is situated in Ihumātao, within Māngere, and is known as the oldest continuously occupied village in Tāmaki Makaurau. In 1863, our Whenua was confiscated by the Crown, and many would say that this was the start of the displacement of our people.

From the unjust confiscation of our lands to the environmental degradation seen through industrial intensification, our people and Whenua have suffered significantly, and without a doubt, the landlessness created by the invasion in 1863 is at the heart of current issues that have come to public attention in recent times; that is, much of the impoverishment and homelessness experienced by our whānau today.

Despite over 150 years of being on the receiving end of some of the most draconian central and local government decisions seen in Aotearoa, our whānau of Ihumātao remain resilient and have aspirations to begin to heal the heartache of our past and to chart our own course. This includes reimagining our kāinga priorities that will see a better future for our tamariki and our mokopuna. Housing our most vulnerable whānau is a critical objective of ours and an enactment of our Kaitiakitanga (guardianship), Rangatiratanga (sovereign right, self-determination) and Mana Motuhake (authority).

Currently, there are approximately 87 homes within our papakāinga, and roughly about 80% of those homes are occupied by whānau who have ancestral connections to this land stretching over 1000 years since the arrival of our tūpuna (ancestors). This papakāinga, is illustrated in Figure 1. Most of our whānau here live intergenerationally and are fortunate in the sense that they are only walking distance from their maunga (mountain), awa (river), marae (cultural centre), urupā (burial grounds, moana (sea)) and whānau (family).



Figure 1. Makaurau 2017 aerial map. (Auckland Council 2017).

Recently we had the opportunity to work with our whānau to reimagine what their own kāinga could look like. We were able to complete six kāinga feasibility studies, supported by Te Puni Kōkiri (The Ministry of Māori Development) an opportunity to perform something different. These have ranged from tiny homes to mega whare and small papakāinga builds within the papakāinga.

The process we undertook with whānau included developing a set of values that guided their vision and needs for their kāinga, and then we drew on these values to develop their master plans and concept designs. It has been a highlight to hear common themes across whānau, which include:

- **Sustainability;**
- **Honouring the pūrākau and stories of the whenua and whānau;**
- **Upholding their mana motuhake and rangatiratanga.**

These feasibility studies feed into a housing strategy that is supported by the wider MOKO whānau that is currently being developed by our marae whānau. This project is critical to enable our whānau to identify their needs, share our experiences and collectively voice our own housing needs. This includes being responsive to the needs of whānau who have aspirations to return to the papakāinga to live, as well as ensuring that all residents within our papakāinga are living in safe, secure and healthy homes.

Recently, with the support of the MOKŌ project, we were granted some funding by the Ministry of Housing and Urban Development to create a Housing Strategy for our hapū and marae. Through this process, we have been able to identify key priority areas to systematically support whānau into sustainable and mana-enhancing kāinga. We are currently in the process of applying to the He Taupae fund to support the implementation of the Kāinga Strategy by supporting further feasibility studies for whānau within our papakāinga.

When we reimagine our kāinga, we envisage kāinga that is led by whānau, for whānau; that is sustainable and sees the restoration of our lands, mana (authority), rangatiratanga (self-determination), taiao (environment), reo (language) and Tikanga (cultural protocols).

Makaurau Marae has embraced the opportunity to look into kāinga development through a strong foundation of engagement with the wider whānau and gaining a sense of refined direction by exploring a collective values base. This, along with access to specialist roles and targeted funding to progress their vision, is witnessed as a critical combination of essential factors to advance the initial steps for a kāinga project. As a mana whenua

marae, their identity and intergenerational connection to the Whenua are firmly embedded. Despite recent struggles to secure their status about land ownership rights, connectivity is not an issue to Makaurau, as experienced by some of the other marae in the MOKO study.

2.2. Papatūānuku Kōkiri Marae–Hineamaru Ropati (MRC)

Kai he rongoā, Rongoā he Kai.

Our food is our medicine and our medicine is our food.

This whakataukī can be defined in so many ways, depending on the Kaupapa (purpose). We know for us it resonates through our experience that the purity and goodness of our food heal and nourishes our whānau, and what we share as a collective together, we find solutions (for) as a collective.

Papatūānuku Marae was established in 1986 to service the needs of urban Māori and whānau. Kaumātua (elder men) and kuia (elder women) from around the country living in Tāmaki Makaurau came to the realisation, alongside mana whenua and mātaawaka, that we needed to have a marae that would be able to service the needs of all the different tribal groups represented in the city.

The whānau at Papatūānuku can go back five or six generations as urban dwellers, coming from the country into the urban setting where they experienced some of their Tikanga and values being diluted over many years, generation after generation.

The development of a whare kāhui (housing cluster) was prioritised as the most recent need on the marae, brought to life by the prospects shared by whānau through a strategic planning and visioning exercise for the marae. Having a whare kāhui based at our marae allows whānau to come together to unite as whānau.

The moemoea (dream/aspiration) in regard to reimagining a kāinga was designed in collaboration with our Urban Intergenerational Kāinga Innovations project, funded by the National Science Challenge (NSC). The marae whānau express how lucky and privileged they are to have Design Tribe, and the MOKO research team supports the marae to explore this pathway. There were two key research questions that they set their planning baseline on:

What are the key contemporary kāinga innovations, and how can they respond and support Māori urban intergenerational housing aspirations and needs in Tāmaki?
How can marae-based whare kāhui be best designed to provide high quality, moderate cost, emergency transitional and long-term housing solutions for whānau?

A number of previous whānau generations moved to the urban setting in the early 1960s and 1970s and now have mokopuna (grandchildren) on top of mokopuna, illustrating that there is now a large generation of whānau that are enduringly continuing to live here in the city. Currently, the marae services whānau that are transitioning between accommodation or travelling from the north and needing a place to settle in temporarily. These whare kāhui allow them to be able to realign their pathways while they are living in an urban setting. Using the concept of maara (which is what the marae community actually undertake here at Papatūānuku Kōkiri marae, grow kai and teach others the same), these whānau are seeds. Like every seed, they need a number of supporting kaupapa around them to be able to grow.

For us to be able to build a whare kāhui, the marae needed to obtain some good tradespeople and support. This was confirmed as the first stage of the whare development by marae Trustees. Funding was needed to be able to pay for the design and consent, so this was sought and successfully funded by the National Science Challenge. Funding was also received from Foundation North to construct one unit, one whare. The NSC funding was able to cover resource consent costs for two whares.

Another idea about having the whare kāhui built in May 2021 was recognising that this is a prototype that could be rolled out to all marae around the motu (island), so they do not have to pay for an architect. Papatūānuku completed the checklist and followed the formal procedures for other marae to be able to follow suit and build similar structures around the motu. Hence, very much like seeds, the marae have been able to throw this

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do not have to pay for an architect. Papatūānuku completed the checklist and followed the formal procedures for other marae to be able to follow suit and build similar structures around the motu. Hence, very much like seeds, the marae have been able to throw this example of a possible dwelling option up in the air for the concept to be enabled to grow in many other maara around the country. The second whare kāhui will be built in September 2022. Papatūānuku marae have progressed from the concept stage to the design and are now in the process of being built.

Figure 2 shows what the whare kāhui looks like as a kaupapa Māori tiny house. It was designed with consideration of the location of the whare paku (toilet) and the kitchen. On any marae and in any whare, you want to ensure that these two parts of our wāhi tapu (sacred areas) in our whare are totally separated and in a convenient place in the design that is going to service the needs of manuhiri coming in and also those that live on the complex. It is a **one-bedroom**, self-contained kaupapa. It has a big māhau, or verandah, out the front so that whānau occupying the whare will be able to stand and face different directions for wider whānau and join in everything together. Nothing is ever straight—it is always combined with something else.

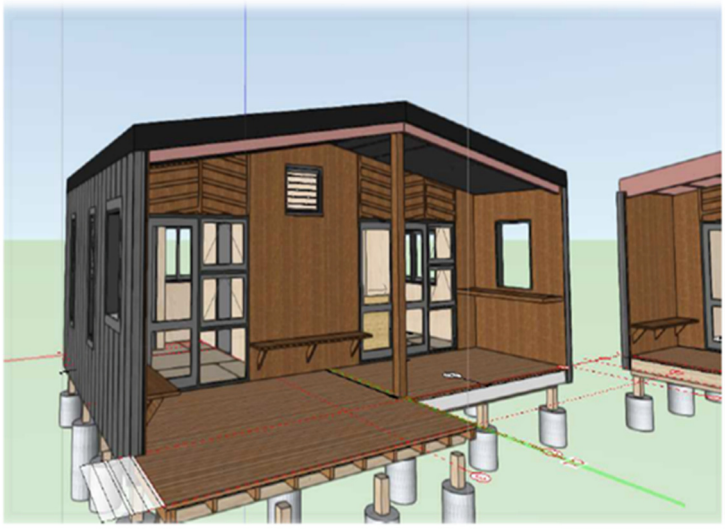


Figure 2. Whare Kāhui design (design sketch). Note: Shows design sketch for Papatūānuku marae. From Design Tribe 2022.

The whare kāhui is a place for short retreats for whānau needing time out to recharge their wairua (spirit) and give clarity to their pathway.

Here in South Auckland, or Tāmaki Makaurau, police frequently report domestic violence in homes and all sorts of challenges that are happening for whānau. These whare kāhui will be able to accommodate some time-out space for some. The vision is to provide a place also for kaumātua and kuia needing to come together for companionship and kōrero me noho wānanga (a learning space), so that they can talk about things relevant to their world, (away from) the busyness of everything else.

Lastly, this is seen as a place of rongoā (medicine)—a retreat to heal and reflect. While homes for our whānau are a focus, there is an important drive to ensure that there is clarity and unity and that there is peace in the whare of each whānau, and their own independent wellbeing, as a wahine (woman), as a tāne (man) and as rangatahi (youth). Whare kāhui is our kāinga, set up to look after our whānau. The original intent for the creation of this marae continues at present to provide a safe space to live as Māori and exercise Tikanga (cultural protocols) and te reo (the language). However, the demand to meet the needs of whānau presenting with diverse needs has meant that Papatūānuku has needed to expand to provide a range of social supports to whānau.

Unfortunately, Papatūānuku Kōkiri Marae encountered a barrier at the eleventh hour, with an administrative cost factor from the local authority responsible for resource consent that would consume 41% of the total funding allocated to enable the build. This makes the project unachievable for the marae. Despite all the support and preparation to bring the

project to this stage of development, this final hurdle was perceived as unsurmountable. Therefore, the Board made the call to discontinue the project. The marae has since brought onsite three portable cabins to fulfil the purpose of the tiny house project and, in working with the funders, had the initial funding approved and repurposed for a playground for children whose mothers come to the marae for respite.

Papatūānuku Kōkiri Marae specialises in kai (food) security and provision of restoring the practice of kai sovereignty for urban-based Māori and communities across Tāmaki Makaurau. Creating a temporary accommodation option for respite with the whare kāhui provides the chance to share this prototype for other marae to consider. In this instance with Papatūānuku Kōkiri Marae, it is evident that the compromise that the marae resulted in signals the barriers presented with local government administration thwarting marae efforts to effectively participate in housing provision.

2.3. Mātaatua Marae–Baari Mio (MRC)

Mātaatua hangaia he tāwharau: to provide shelter and solace, a safe place for our people.

Mātaatua Marae was established in 1978 with agreement from Te Ārikinui, Te Ātairang ikāhu, and te kuini Māori to build our marae on Tainui whenua for the purposes of housing and supporting Ngāti Awa whānau here in Tāmaki who had migrated along with the many rural whānau during the mid-1950s to the late 1970s.

Its primary purpose was to provide a place for Ngāti Awa whānau to gather for all purposes and remain connected as a whānau and an iwi, being so far away from home. Forty-one years on, the marae remains a pillar of strength and unity here in our community and for our Ngāti Awa whānui(wide) here in Tāmaki.

The dream for Mātaatua Marae is to provide "a solutions-based, Māori-led, community whānau service and housing provider that supports total wellbeing for whānau, hapū, iwi and hāpori (community) with focused initiatives that encourage a sustainable, clean, green approach to urban housing and social, financial and whānau wellbeing, with the intent to support Māori to thrive" (B. Mio, personal communication, 6 December 2021).

As so many whānau from Ngāti Awa domicile here in Tāmaki, it is important to maintain connections to all whānau to ensure the marae is viewed as a safe place and offers support to those who need it—whether that be through cultural connectedness and wānanga (learning), health and social services, or education and housing. That vision is to be the hub of wellbeing for the wider whānau. One of the many aspirations for whānau wellbeing and whānau thriving is to develop housing that is centralised around the marae and enables the marae to provide as many of the essential services previously mentioned. Allowing whānau affiliated to Mātaatua the ability to enhance whānau oranga (whanau wellbeing) through whakapapa (genealogical links) to marae and the hononga (connection) of marae to the whenua (land), whenua to taiao (environment), taiao to wai(waters), wai to moana (sea), moana to whakapapa (genealogical links), and whakapapa to this marae is our ultimate goal. All aspects of wellbeing are led and driven by our whānau for our whānau, from one of our most respected, traditional places of assistance for Māori—our marae.

The overall concept for reimagining kāinga in the urban setting for Mātaatua Marae is to revert to a more regenerative and eco-sustainable approach to living. The basic principles and ways of living, such as the benefits of communal kai maara (gardens), are more than just possibilities but are dreams that the whānau have been instrumental in realising. An example and a result of this was the master-planning wānanga in 2021, as seen in the above plan Figure 3. It depicts the housing, education and social service hubs surrounding the marae, with adequate green space for gardens and activities in close proximity to natural wai (waterways) and moana (sea)—a dream for us that will soon become a reality.

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Figure 3. Mataatua marae site (master plan). Note: Created by Rau Hoskins, Design Tribe 2017.

Mātaatua Marae has owned kaumātua accommodation located near the marae and obtained through Māori Affairs since 1980. With this foresight to ensure their Ngāti Awa elders in the city would be the responsibility of the marae community to care for and keep close to the marae proper, the prospect of expanding their housing portfolio to secure space for other whānau in need is an imminent development. This marae is actively seeking to be approved as a Community Housing Provider and take on the commitment of social housing provision within their own specifications of Mana Motuhake (power and authority). A challenge that has been presented for Mātaatua to achieve their vision is the current negotiations with crown entities regarding the land status of the marae site and the long-term prospect of Mātaatua remaining there and being able to grow their locality.

2.4. Manurewa Marae–Kahlaun Evans (MRC)

Amōhia ake te ora o te iwi- ka puta ki te whei ao.

The health and wellbeing of our people are paramount.

This is a tongikura or prophetic saying from the Māori King Tūheitia Pōtatau Te Wherowhero Te Tuawhitu that Manurewa Marae identifies with, as it reflects the work and care the marae puts into the people of their community.

The impetus for a marae started back in the 1970s when a group of whānau within Manurewa came together with the aspiration to have a marae where we could bring our people together. A lot of Māori in Manurewa were from different places and were not able to return home for things like tangihanga (funerals, grieving rituals). This roopu (group) and their dream were to bring people together so they could hold tangihanga and bring other cultures together within the community.

Over time, the marae has definitely grown. There is a wharekura (Maori language secondary school) onsite, clinic services and rongoā (Māori medicine) services established there now. Whānau Ora (Maori approach to integrated social services) and a foodbank have been developed, so the marae has really grown from the original whakaaro (thought, thinking) into something that really gives back to the community and provides for the wider community.

Last year the Board assembled to reimagine kāinga and established a marae master plan to bring in kaumātua and kuia (elder) housing, as that was one of the main aspirations

Last year the Board assembled to reimagine kāinga and established a marae master plan to bring in kaumātua and kuia (elder) housing as that was one of the main aspirations and dreams that the founding whānau that started the marae really wanted to happen. This vision has been reinstated and put into the marae's future-thinking design plans.

The red building in the above diagram sits on the current border of the marae land. The land from this point down on the map in Figure 4, is the reserve next to the marae. The marae Board is looking at extending our marae onto that reserve space so that our kāinga can be developed there for our kaumātua and kuia, where they can live on the marae, be a part of the marae, and share their knowledge and mātauranga (Māori knowledge) with the marae and the community.



Figure 4. Manurewa Marae site (master plan). Note: Created by Rau Hoskins, Design Tribe 2022.

There is a definite drive to connect more with the taiao (environment), so a wharf is in the plans that extend out into Te Manukanuka o Hoturoa (original name for Manukau Harbour). Our aspirations are to implement waka ama (paddling canoes) and other similar activities that create an enduring relationship with our whānau, our community, and the taiao (environment).

Soil testing is being arranged as a part of our taiao project, which the Board is enthusiastic about pursuing. This will regenerate connectivity between the marae and the environment. The other reason soil testing is important is to align the amazing master plan with what sites on the marae are best suited for the placement of kai maara/gardens and growing rongoā (medicinal) native trees and which places are better suited for erecting houses or buildings.

The marae is also in the throes of repurposing our puna reo (language spring), which was built around ten years ago for early childhood education. Since then, times have changed, as has the potential best use of this building, and the need for an early childhood facility is no longer as relevant as it used to be. There are so many ECEs out in the community now, and the presence of COVID-19 has really changed the demand for learning spaces, reviewing the whole purpose of what the puna reo might be used for. The marae is considering using it for things like workshops and wānanga (learning). It will still be within education, for conferences, hui, and these kinds of events, but not early childhood education as originally intended. At the beginning of the year, Manurewa Marae hosted the MOKO research hui in this facility. These are the types of activities the Board is now looking to use the puna reo space for.

In the future, the marae is really focused on the taiao (environmental) aspect and bringing together our kaumātua and kuia (elders) to recreate that relationship where whānau can come in to learn about the taiao and learn from our kaumātua a bit about who we are as Manurewa Marae. The intent of the Manurewa Marae, from conception to now, is to promote the coming together more as a community.

Manurewa Marae shares the land restrictions that have been highlighted previously for both Mātaatua and Papatūānuku Kōkiri Marae. As their service provision has dispersed across the Manurewa community, the appeal for more facilities onsite to house operations and mushrooming numbers of staff and volunteers is apparent. Obtaining space adjacent to the marae on reserve land and repurposing existing buildings is serving to contain current demands, as well as taking into account the expansion of services to include social housing. The marae is presently an emergency transitional housing provider, with homes they manage offsite. The reimagining of kāinga for this marae is a new consideration and a long-term plan, not something of a priority in the immediate future.

2.5. Papakura Marae–Luella Linaker (MRC)

Kōtahi te kōhao ō te ngīra e kuhuna ai te miro mā, te miro pango, te miro whero. There is but one eye of a needle through which the white, black and red threads must pass.

This is an apt metaphor for Papakura Marae. The wharenui is named Te Ngīra, the needle, an enduring reminder of our purpose and responsibility.

In the 1950s and 1960s, Māori moved to Papakura from the East Coast, the Far North and from across the country. The distance home was long, and it was too costly to travel back regularly. A number of families were instrumental in establishing a Māori complex that met the social and cultural needs of Māori and integrated Pākehā into understanding Māori society in Papakura.

Intense fundraising began and continued over many years, and in 1979, work began on the whare kai. The foundations of the present marae began with support from Māori in the community, both mana whenua (original inhabitants) and mātaawaka (migrant urban kinship groups).

Kaumātua (elders) are an invaluable part of Papakura Marae. They come from across Papakura and Manurewa, with sometimes little notice, to support marae kaupapa. The marae values their wisdom and knowledge, their mana (authority, prestige), and the important role they play in Māori society. That was the genesis of kaumātua housing in 2017, the true essence of manaakitanga (caring), mana akiaki (enhance or influence authority), to provide kaumātua with a home here on the marae where they support the marae and where the marae supports them.

Kaumātua were involved in developing the feasibility study and gave their thoughts about the vision and how it should work in practice. This led to the concept design. According to the 2018 Census, only 31% of Māori own their own homes (Stats NZ 2020). Unsurprisingly then, almost all of the kaumātua who were interested in staying at the marae were renting and, therefore, at the mercy of the housing market in their twilight years.

Papakura Marae is on a Council reserve, which means it is owned by the Papakura Local Board. Local Board permission was required to be able to build on the reserve, even though it was already a marae complex. The marae has worked hard to strengthen its relationship with the Local Board, and at the meeting, when the Chair moved the recommendation to allow the kaumātua housing development, every member of that local Board put their hand up to second the motion. They all wanted to support the marae development. There were a number of key contributors over time, people instrumental in Auckland Council that helped this building project get across the line.

Similarly, strengthening relationships with Ngāti Tamaoho and Ngāti Pāoa has been both critical and important. As manuhiri in Papakura, it has been important from day one that the marae maintains close relationships with and support from mana whenua.

The Māori Housing Fund was launched at Papakura Marae by the Hon. Jacinda Ardern and the Hon. Nanaia Mahuta and funded the building of the first six whare. Landowner approval and the concept design were key components of a successful application. Three further whare were approved in 2021 and are currently under construction.

Supporting the local economy is important, and Papakura Marae used local architects, builders and project managers. It is different when they are local: they put their heart into it, the locals know them; they have skin in the game; it is their legacy too. While none of these specialists were Māori, they really understood the marae vision and the importance of the marae to the whole community. They knew about Papakura Marae but never had a reason to engage. Now they see how important the marae is to the whole community, and how open and accessible the marae is for everyone, the role the marae has played through COVID-19 to support everyone.

The marae established a sub-committee that, with the marae Chief Executive and the Chief Financial Officer, met weekly with the building team. This was a good way to understand what was going on, to brainstorm solutions to any problems and look at opportunities as they arose.

The marae developed good relationships with the Council and central government staff, which moved the project across the line in a number of instances. It was really important to have a single point of contact within each agency and Council—someone who could open doors and give it to us straight. Auckland Council's Māori Housing specialist navigated the complexities and internal roadblocks of their own organisation on the marae's behalf.

Development in the first six whare began in 2020, later than hoped but impacted by COVID-19.

There were many hiccups along the way, but the strength, dedication and belief of the team is what allowed it to progress. The first six whare were blessed and opened in November 2021. This was scheduled for late August when our first kaumātua would move in, but COVID-19 disrupted that.

Below in Figure 5 is Noelene. She was the chief fundraiser in the 1970s and 1980s. She organised food stalls at Sweetwaters festival, housie events, and hīkoi to Maraetai. Though Noelene sadly passed away in 2021, it is for people like her that this housing is intended; those who have given to the marae with love and care for the people.



Figure 5. Kaumātua new residents at Papakura marae (photograph). Photograph taken by Luella Linaker.

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Each whare has its own kaitiaki (guardian), carved by esteemed kaiwhakairo (carver) Ted Ngataki. Each whare has two bedrooms, designed for kaumātua, that are easy to move around in, including walk in showers. They even have their own private balcony overlooking the reserve, so kaumātua have a private outdoor area when the marae has lots of manuhiri (guests). This is what the whare are about; our kaumātua living onsite, supporting our marae, and sharing and passing on knowledge to tamariki, rangatahi and pakeke. More importantly, Papakura Marae is able to support them with wraparound services such as an onsite clinic and pharmacy and a whole range of services that the marae provides for the whole community.

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For marae looking to build housing, do not let go of the hoeroa (long row, long game); it is your build, so make sure that it works for you and your whānau and hapū. You are the marae and Tikanga experts. Do not let the building experts lead. You need to do this together. Find the right people who buy into your vision and who have the skills and expertise to advance your marae to an enduring successful outcome.

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Papakura Marae has been strategic in securing funding and advocating the urgency of bringing kaumātua into the marae fold to nurture and grow the vital leadership within every Māori community. This was timely, with the country learning to function in a pandemic and amplifying efforts to keep our elderly populations physically distanced and socially connected. Papakura Marae, like the others in the MOKO research project, has embodied the quintessential role that urban marae in South Auckland has played in looking after whole communities. An emphasis on relationships, connections and maintenance of these relationships with potential stakeholders is indisputable in the above accounts, in which to progress an immediate and achievable housing response as within their reach.

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3. Methods

A wide range of methods was commissioned to explore the interest and viability of possible housing-development enterprises across the MOKO marae collective. The appointment of marae-based researchers, such as Marae Research Co-ordinators (MRC), has been the most innovative method employed within the MOKO project to galvanise the

3. Methods

A wide range of methods was commissioned to explore the interest and viability of possible housing-development enterprises across the MOKO marae collective. The

ownership of knowledge for each marae in this research and in which to ensure a genuine partnership approach to the study. The six MRCs were each selected by their marae and have been the critical conduits in the research project, bringing their influence and integrity as marae representatives who possess local knowledge of their marae, their communities and networks. The activities on their research work programme have included:

- Participation in a series of wānanga online with the broader team of MOKO researchers and academics, including expertise in specialist housing solutions. The topics covered involved:
  - The creation of master plans to visualise land use;
  - The scrutinising of urban-planning policies to identify and utilise public reserves for marae purposes;
  - Kai (food) sovereignty and the value of soil testing;
  - Geospatial environmental scanning to better understand marae sites and surrounding communities;
  - Insights into housing provider developments;
  - Innovative marae-based commercial enterprises;
  - Statistical analysis;
  - Whānau capacity-building.
- A marae spatial planning and analysis exercise involving environmental mapping of each marae community was created via a desktop analysis of public information.
- A pikitia (picture, creative graphic art piece) series telling a story of how each marae has experienced the pandemic and responded to the needs of their immediate communities.
- Pūrākau (storying) is the facilitation and crafting of a narrative articulating the cultural foundations of each marae site and historical connection to the Whenua (land).
- Delivery of qualitative interviews conducted by MRCs with marae whānau, stakeholders and Māori community not engaged with marae.
- Co-designing a quantitative online survey, seeking out perceptions of marae from South Auckland communities, both Māori and non-Māori.

The findings from interviews and the survey for the MOKO research project are currently being analysed. This involves coming together in a series of wānanga (learning spaces) to undertake the theming and analysis as a complete research team.

4. Discussion

Over decades, each marae has developed founding principles that are common to marae throughout the country, whether in the rural or urban setting. These principles are the cornerstones of Māori society. Rangatiratanga (self-determination), Kaitiakitanga (guardianship), Manaakitanga (caring), Whakawhanaungatanga (relationships), Whakapapa (genealogical links), Āhurutanga (comfort) and Mana Motuhake (authority) are some of these grounding principles that underpin the function and offerings of each marae in their unique community. They provide cultural stability in the urban setting, which are activated to help navigate complex relationships based on the location and the status of the land the marae is situated on. The reimagining of kāinga has had to consider these dynamics with a range of stakeholders, including landowners, mana whenua, local communities, other marae and the whānau who service and care for each marae. We are reminded that there are three different types of marae included in this study (mana whenua, Mātaawaka and Taurāhere), and each brings a subtle but diverse perspective to their lived experience of the kāinga or surrounding community. It is not surprising, therefore, to see these relationships evidenced in the marae research co-ordinator presentations in the previous section. Some of the more specific points from their narratives highlight the unique influence of people, specific events and the context of time.

4.1. COVID-19

The recent pandemic event has seen urban marae being relied on to serve whole communities over and above their usual core activities. The five South Auckland MOKO marae have had a prominent role in ensuring the supply of food and care to their surrounding communities during the lockdowns of the past two years. In some instances, their core function, as spaces for Māori to seek cultural respite and 'live as Māori', has been compounded as the need to accommodate the wider community's basic needs has taken precedence. It is essential to acknowledge that within the principles of marae mentioned earlier, the marae in the MOKO project has continued to fulfill cultural obligations to take care of people and have also adapted to how this might be performed, who might help to achieve this and how best to protect their cultural integrity. It has been imperative that each marae has maintained their autonomy around what they offer and how it will be delivered within the health and safety directives of the Ministry of Health. The point of difference that kaupapa Māori agency of the marae brings has provided a rich and unique experience for their local communities.

Marae made a significant contribution to responding to the most vulnerable people in their local communities, as evidenced exponentially over the past two years with COVID-19. There is a drive to share knowledge, information and experience gains with marae nationwide and to maximise their effectiveness within their communities. The value of maintaining respectful working relationships with agencies locally and within government organisations has been prevalent in dealing with pandemic circumstances. During COVID-19, marae have experienced the strengthening of relationships with stakeholders, service providers, local community networks, mana whenua and other marae in South Auckland in order to maximise with confidence a collective competence in social service delivery. The deepening of these inter-agency collaborations that include marae has been crucial for supporting relationships of trust—trust that marae can find their own solutions to community issues.

Based on the experiences of the marae, the gains experienced by government agencies and social services working alongside marae in these times have been immense. Anecdotal evidence suggests that marae have been able to break down the barriers of uncertainty, unconscious bias and cultural paralysis usually associated with non-Māori providers working with Māori. Service providers across South Auckland have had to work in collaboration with and on marae sites, adhering to cultural protocols; subsequently, the shared learning has been beneficial to all. Similarly, Kake (2016) recognises that the need for increased cultural competency across mainstream service providers working to improve the homelessness situation for Māori requires an investment in Māori cultural guidance. These marae have been ideally placed to assist and ensure whānau do not have to deal with cultural barriers of care first and foremost, and in doing so, can facilitate better outcomes for all. It is hoped that the successful work of marae demonstrates Māori providers' capability, "engendering the trust and confidence necessary to partner on more substantial projects" (Kake 2016, p. 16). The prospect of building on these positive working encounters, which have exhibited noticeable acts of reciprocity and collaboration, shows what a Te Tiriti-centred (Te Tiriti ō Waitangi) partnership model might look like for the future within these diverse South Auckland marae communities.

4.2. Culturally Responsive Service

Prior to COVID-19 reaching Aotearoa in 2020, marae had already demonstrated considerable agility, creativity and empathy to aid whole communities in times of crisis. Historically urban marae were a direct response to growing numbers of Māori that have moved away from their tribal territories and into the urban centres. As such, they adapted to meet the needs and interests of their changing communities. For decades Te Puea Memorial Marae, for example, has often provided accommodation for whānau traveling from overseas to funerals because they are located close to the international airport. As aforementioned, Te Puea Memorial Marae voluntarily made provisions for the homeless,

without any government funding or social support, in response to the visible homelessness in their community.

In acknowledging the critical role urban marae in Auckland have played, Otter (2017) also highlights the vulnerability of marae. He acknowledges that while marae are some of the biggest contributing service providers and collaboration partners, who are "mitigating some of the worst impacts of Auckland's housing crisis" (Otter 2017, p. 5), they continue to experience inequities in resourcing. Marae are yet to be formally recognised as an institution like community facilities that provide critical cultural and social services as essential to Māori wellbeing.

4.3. Youth Leadership

Whānau decision-making and the changing narrative of whānau leadership have been observed through the marae participation in the MOKO project. The voices and views of younger generations have been prominent in supporting whānau and marae communities to keep connected via online digital platforms and social media and in the workforce required to continuously respond to marae distribution of kai (food) and care. One of the most empowering outcomes from the MOKO research in the gathering of data by MRCs has been that of whānau engaging in the sharing of their aspirations. Many of the current whānau associated with each marae are mokopuna (grandchildren) generations, who have inherited obligations to look after the running of the marae and have active connectivity to marae. The interviewing of whānau revealed, to begin with, a quiet curiosity to participate and, consequently, an appreciation for being invited to contribute. What followed was some excitement mixed with some anxiety to share their aspirations and have their ideas heard. Their reflections on the original impetus for their marae establishment appeared to warm participants up to the idea of their voices being valued, thus adding another layer of perspective to the vision of former generations. With this realisation, self-confidence ensued, with new-found enthusiasm to be more actively involved in the marae's future building projects. The kaupapa of future-look kāinga raised interest and further commitment from local whānau to be involved with strategic events that would follow. Durie (2019) reminds us that:

There has been a discernable shift away from external 'experts' making decisions for whānau to whānau setting their own direction and being self-determining. Whānau leadership will be increasingly expected to take a lead in assisting with the resolution of complex contemporary problems. (p. 55)

Whānau interviews have provided insights into issues and struggle that whānau are experiencing daily to address as priorities. The re-visioning of marae and kāinga future development is, therefore, being driven by the changing needs of whānau and their interpretations of whānau wellbeing.

4.4. Kaitiakitanga

Another theme that has emerged is the explicit desire for marae to reconnect to their location and the surrounding environment. O'Brien et al. (2018) discusses place-making "as spaces that have been created with the people for whom these places hold, or will hold, meaning and connection" (p. 45). Spiller et al. (2015) further describe Kaitiakitanga as a sense of kinship that sits with humans as kaitiaki for 'the life-sustaining capacity of nature' and the responsibility for personal wellbeing as linked to the nurturing of the wellbeing of others and the environment, in "a living web of interconnectedness" (cit. in Reid et al. 2013, p. 1). In the efforts of urban Māori communities to reassert this obligation as kaitiaki (guardians), Kaitiakitanga (guardianship) provides clarity as to why this is a critical part of embracing the process of reimagining the kāinga and re-engaging with the Whenua (land), waterways and environs that continue to exist below the layers of concrete and buildings.

We are reminded by Henry (2021) that sites for many urban marae were designated without any process of assessment to identify a cultural fit or assure the environmental quality of the site and potential effects on the wellbeing of user groups in the long term

(i.e., whānau and resident communities). She claims: "Over the past sixty years, urban marae have been established by and for taurāhere and mātaawaka groups. Many of the existing urban marae have been built on land leased by the Department of Conservation and territorial Councils" (p. 2). The status of this land and the scope of development pose some barriers for marae in conflict with the rules of use assigned by legislation. Henry explains further:

As the planning rules for public reserves fail to take into account papakāinga and restrict the amount of the site marae can develop, existing marae on reserves are not provided with clear processes to build houses to create papakāinga. This is in contrast to policies and objectives set out in the special purpose, Māori Purpose Zone, which aims "to provide for the social and cultural needs of mana whenua and mataawaka and to promote the establishment of marae and papakāinga with supporting economic development to ensure thriving and self-sustaining Māori communities." (Auckland Council 2013, H27, cited in Henry 2021, p. 7).

Not only are the five marae looking to expand their footprints into neighbouring land to support their aspirations, but they are formulating pūrākau or historical narratives to increase the connection of marae and community residents to their cultural landmarks. This is a purposeful strategy to build community belonging and connection to the land, waterways, the maunga, and historical names and events associated with the marae location. The reciting of these connections and relationships is known as pepeha. Penetito (2009) spoke to the notion of place-based education (PBE) and reiterated the engagement value of this approach in growing a bond and responsibility of communities to take care of their localities:

> The pepeha invokes at least three spatial metaphors: firstly, of "connectedness" or whakapapa; secondly, of "inside-outside" or rights or lack of them, that is, tūrangawaewae (place to stand); and thirdly, "of grounding" or responsibilities and obligations, which is part of the meaning of kaitiakitanga. The metaphor of pepeha has multiple levels of understanding, which signals to those who understand the Māori language: (a) who I am; and (b) where I come from. (p. 12)

4.5. Kaumatua

The priority to care for Kaumātua in each marae community has been highlighted through the development aspirations of the five marae. The common desire across all marae to bring the Kaumātua and Kuia (elders) into the marae space for their care is another example of how the shared principles of marae continue to guide the decisions to improve whānau wellbeing. Kaumātua are essential to marae, and the visioning of each of the five marae to embrace their presence purposefully is an example of reciprocity in action. These elders are the Kaitiaki (caretakers) of Te reo (language), Tikanga (cultural protocols), Whenua (land) and histories. They bring the balance of energies required to sustain access to the "key cultural institutions" that contribute to a "secure identity" for Māori in the urban environs (Durie 1998, p. 58). A positive correlation between whānau decision-making and cultural expectations is the realisation that the reimagining of kāinga options needs to include the intergenerational and multi-generational design of the kāinga, for it to work for whānau Māori.

4.6. Economic Sustainability

The economic dimension of kāinga development, alongside the discussed cultural, social and environmental benefits, as an outcome for marae communities, has also been featured throughout the research project. With the prospect of building and facilities development in their sights as part of reimagining the kāinga, the deliberate engagement with local businesses, trades and building expertise has sought to broaden the investment of marae socially and culturally in their communities. This came from the aspiration to raise community economic prosperity. The accommodation project for kaumātua at Papakura Marae has seen this activated. Their decision to bring on board local building expertise to

the marae not only predicted an injection of funding to the local economy but strategically targeted long-term interest and commitment from local non-Māori community members to continue to support the marae. The realisation that marae in the urban environment are capable of recreating group housing for Māori in the form of kāinga or papakāinga is constantly being advocated by Māori architects and landscape architects alike. The perceived benefits of collective duties of care and responsibility to the land and whānau bolster the consultation holistically to community wellbeing across all domains, including economically (Hoskins and Kake 2013).

5. Conclusions

The learning shared by the five marae from the past two years, amidst emergency response mode, evidence some confidence that marae are positioned now, more than ever before, to assert their influence and plan for more sustainable housing-development options for Māori in the urban setting. In a recent Waitangi Day live coverage, Minister Nanaia Mahuta stated:

> Marae are living, breathing reflections of that prosperity vision (Te Tiriti o Waitangi) . . . . At its heart, our marae is our greatest learning place, an expression of mana and an expression of mana motuhake. (Waitangi Day 2022)

This study has uncovered some of this learning and has fashioned some practical steps and considerations to facilitate the dynamic contribution of marae on the housing-development landscape. The marae are also informed and mandated by the whānau input facilitated through the MOKO project to understand they have the capability to strengthen the prospect of reigniting kāinga as a vital source of capacity to protect marae and bring to action a plan for marae sustainability.

If we take on board the learning and growth from the accomplishments of the marae involved in the MOKO research project to date, then the notion of Mana Motuhake (autonomy) as an expression of capability, knowledge, leadership and self-determination has been substantiated.

The idea of Kāinga as an extension of the marae, which has been neglected in the initial allocation of land in the urban planning and establishment of Mātaawaka marae, means that there needs to be a willingness for local government to revisit the status of these sites. This correlates with the current situation evidenced by the disconnect between the planning and development policies of these bodies, with their own strategic, future-planning documents for communities in South Auckland (Henry 2021).

The housing crisis, for Māori in particular, lends some urgency to rectifying this situation and giving marae and community leadership a foothold to work in collaboration with urban planners. Their contribution to this space will be practical, long-term and inclusive of culturally relevant design principles for kāinga options.

This study reveals that marae are open to collaborating with government and community allies to reimagine their kāinga. Interviews with surrounding communities and stakeholders of each marae have highlighted shifts in perspectives and increased comprehension of the value marae have as a part of the diverse fabric of South Auckland communities. This does not detract from the clear understanding that marae continue to be places that provide belonging and connection as crucial to Māori identity and serve as "the heartbeat of the Māori world" (Humana Clarke, quoted on Māori TV 2018). Perhaps this is where the significance of pūrākau and the ideology of place-based education have a central role in increasing community understanding and awareness to generate purposeful ownership and protect the future of these marae (Lee 2009). Participation of whole communities in the obligations of kāinga, and the care required to nurture the holders of historical narratives about the Whenua, will bring to life examples of partnership in a Te Tiriti-centred future for Aotearoa.

The capacity of marae has been tested with the COVID-19 pandemic. With this has come an increased motivation for non-Māori and Māori alike to contribute time, resources, aroha and new technologies to the survival of South Auckland marae. The combined

energies and experience of housing-provider networks, an independent advisory for Māori housing and government strategy have created a groundswell of activity and expertise to assist marae in contributing their own responses to housing opportunities for Māori.

Author Contributions: Conceptualization, methodology, investigation, supervision and writing—review and editing, J.L.-M.; conceptualisation, writing—original draft preparation, investigation, resources and writing—review and editing, K.H.P. and J.M.; methodology, formal analysis and writing—review and editing, J.M.; writing—original draft preparation and writing—review, K.E., L.L., B.M., P.N., M.W., H.R. and N.E.; Funding acquisition, writing—review editing and project administration, N.E. All authors have read and agreed to the published version of the manuscript.

Funding: This research was funded by NZ Ministry for Business, Innovation and Employment Endeavour Fund, CONT-62695-ENDRP-TTWOT 2019-2023.

Institutional Review Board Statement: This study received ethics approval from the Unitec Research Ethics Committee in Auckland, Aotearoa, New Zealand (UREC Registration Number: 2020-1040, date of approval 28 September 2020).

Informed Consent Statement: Informed consent was obtained from all subjects involved in the study.

Data Availability Statement: Data available in a publicly accessible repository. The data presented in this study is openly available in https://purangakura.co.nz, accessed on 8 July 2023. The data presented in this study is also available on request due to restrictions from the corresponding author.

Acknowledgments: Special acknowledgment to the five South Auckland marae involved in the research. The most important mention is to the marae-based researchers (Ngā Puna o Ngā Marae) who co-wrote about their marae's experience in the results section of the article.

Conflicts of Interest: The authors declare no conflict of interest. The funders had no role in the design of the study; in the collection, analyses, or interpretation of data; in the writing of the manuscript; or in the decision to publish the results.

Glossary

āhurutanga	safety, warmth, comfort
Aotearoa	land of the long white cloud–New Zealand
awa	river
hāpori	community
hapū	kinship group
hoeroa	*steering paddle or oar*
hononga	*connection, relationship, bond*
hui	*gathering, meeting*
iwi	*extended kinship group, tribe, people*
kai	*food*
kāinga	*village, settlement*
kaitiaki	*guardian, custodian, caregiver*
kaitiakitanga	*stewardship, guardianship*
kaumātua	*elders, elderly man or woman*
kaupapa	*purpose, issue, subject*
Kaupapa Māori	*Māori approach, Māori ideology*
kōrero	*talk, discuss*
kuia	*elderly woman*
maara	*garden, cultivation*
manaakitanga	*generosity, show of respect and care*
manaaki tangata	*caring for, hosting people*
mana	*prestige, influence, spiritual power*
mana motuhake	*autonomy, independence, sovereignty*
mana whenua	*territorial rights, power from the land*
manuhiri	*visitor, guest*
marae	*both a physical and spiritual location with a sociocultural setting for Māori to be immersed in a cultural context*

mataawaka	*kinship group of many different tribal affiliations*
mātauranga	*knowledge, wisdom*
maunga	*mountain*
moana	*sea*
mokopuna	*grandchild, descendant*
noho wānanga	*sit together in a learning space to discuss and deliberate*
ōranga	*wellbeing*
pakeke	*grown up, adult*
papakāinga	*original home base, village, communal Māori land*
pepeha	*expression of belonging and identification to landmarks ancestors and tribal sayings*
pikitia	*picture, painting*
puna reo	*language spring, also an early childhood total-immersion Māori language pool*
pūrākau	*narrative, story, historical account*
rangatahi	*younger generation, youth*
rangatiratanga	*chieftainship, right to exercise authority*
reo	*language, speak, voice, sound*
rongoā	*to heal, preserve, treat, remedy*
taiao	*environment, nature, natural world*
Tāmaki Makaurau	*original Māori name for Auckland*
tamariki	*children*
tāne	*Man*
	taurāhere
	binding ropes, urban kinship group linked back to tribal homelands
	te Kuini Māori
	the Māori Queen
	Te Matapihi
	independent voice for the housing sector, assisting in Māori Housing policy
Te Tiriti	Māori version of the Treaty of Waitangi
tikanga	correct procedure, customary lore, purpose, protocol
tūrangawaewae	place to stand, place of belonging
wahine	woman
wāhi tapu	sacred place, site
wairua	spirit, quintessence
waka ama	outrigger canoe
wānanga	to discuss, deliberate, learn tribal lore
whakairo	thought, decide, consider
whakapapa	lineage, genealogy, place in layers
whakataukī	significant saying, proverb
whakawhanaungatanga	process of establishing relationships
whānau	family group
Whānau Ora	a government-funded Kaupapa Māori family wellbeing service
whānui	broad, wide, extensive
whare	house
wharekura	secondary school, place where esoteric lore was taught
whenua	land
urupā	burial place

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