

Submission on the Point England Development Enabling Bill

Local Government and Environment Committee
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*Paoa Whanake
Paoa Taringa Rahirahi
Paoa Pukunui
Ki uta
Ki tai
Te Ao katoa, ki tua!*

Introduction

Ngāti Paoa Iwi Trust (NPIT) and Ngāti Paoa Group Investments Limited (NPGIL) (referred to as 'Ngāti Paoa' for the purposes of this submission) welcome the opportunity to submit on the Point England Development Enabling Bill.

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Ngāti Paoa supports the bill and wishes to appear before the committee to speak to its submission. It will be represented by:

Hauāuru Rawiri, Kaihautū and Negotiator, NPIT

Morehu Wilson, Trustee and Negotiator, NPIT

Rick Braddock, Chair, NPGIL

Peter Mason, Chief Executive, NPGIL

About Ngāti Paoa and Ngāti Paoa Group Investments Limited

1. Ngāti Pāoa is an Auckland-based iwi whose traditional whenua (lands) stretch from the western side of the Hauraki Plains to Tāmaki Makaurau (Auckland). Approximately 4,000 people are affiliated to Ngati Paoa.
2. NPGIL is the commercial arm of NPIT. NPGIL is tasked with growing the value of assets returned to the iwi through the Treaty settlement process.

Ngāti Paoa and Point England

3. Ngāti Paoa has a long and proud history of building communities in Tāmaki Makaurau. Ngāti Paoa know the site at Point England as Te Whanake. The land sits within the wider cultural landscape of Te Tauoma which extends from the Panmure lagoon to Mission Bay and inland to Waiatarua (known today as Stonefields). Te Tauoma has been home to Ngāti Paoa for more than 200 years and was considered by early European observers to be one of the largest and most vibrant Māori communities in Aotearoa.
4. As kaitiaki (guardians) of Te Tauoma and Te Whanake - Point England, Ngāti Paoa hold responsibilities for the health of the land and water. Our role is enhance the *mauri* (life force) of the area. We also have a responsibility to *manaaki* (look after) the residents of Point England and all those who visit the area.
5. We attach an excerpt from the Ngāti Paoa Values Assessment, prepared in October 2016. This Values Assessment sets out the values held by Ngāti Paoa and identifies objectives, background and opportunities for ensuring these values are incorporated in the proposed development at Te Whanake.

Ngāti Paoa's aspiration for the development

6. Ngāti Paoa aim to establish an urban community on the Point England reserve where people can live, learn and play in a vibrant and safe environment.
7. For Ngāti Paoa, the return of land at Point England is not simply about a housing development. We see this as an opportunity to build a community and to act in accordance with our core values of *tika*, *pono* and *aroha* (doing the right thing and doing it the right way).

Support for the Bill

8. Ngāti Paoa support the bill for the following reasons:
 - I. It is a central feature in a Treaty settlement that will provide redress for serious historical breaches by the Crown of the Treaty of Waitangi that denied Ngāti Paoa of our land, water and resources.
 - II. It provides Ngāti Paoa with the opportunity to re-establish our presence in a place of deep cultural, traditional, spiritual and ancestral importance;
 - III. It enables 11.69 hectares of the 45-hectare Point England reserve to be transformed into an integrated community development delivering approximately 300 new dwellings to the supply-constrained Auckland market;
 - IV. It provides an opportunity for Ngāti Paoa to develop affordable houses;
 - V. It enables Ngāti Paoa, as *kaitiaki*, to improve the quality of the reserve at Point England and the water quality of the Tāmaki River and Ōmaru stream. Ngāti Paoa, will incorporate cultural and environmental design principles into the development plans, including management of tūturiwhatu (dotterel) breeding sites;
 - VI. Our development will ensure that existing sports fields and coastal areas are enhanced as open spaces for public recreation;
 - VII. Proceeds from the sale of dwellings in the proposed development will grow Ngāti Paoa's Treaty settlement for the long term benefit of iwi members;
 - VIII. The development will help deliver job and training opportunities for local residents and iwi members.

Treaty of Waitangi Settlement

9. Ngāti Paoa are nearing the end of seven years of negotiation to settle comprehensively our historical Treaty of Waitangi claims against the Crown. On 4 March 1840, sixteen Ngāti Paoa rangatira signed the Treaty of Waitangi at Karaka Bay, close to Point England Reserve. A further seven rangatira also signed the Treaty at Karaka Bay on 9 July.

10. Like other iwi of Tāmaki Makaurau, Ngāti Paoa suffered from numerous Crown actions that breached the Treaty. Around 400,000 acres of Ngāti Paoa land was lost. In May 1841 the Crown purchased the 6,000 acre Kohimarama Block (roughly the Te Tauoma area) from Ngāti Paoa for a mere 200 pounds (half in cash and half in goods). This was on the understanding other land would be made available to the iwi in central Auckland, but this was one of many promises the Crown did not keep. Ngāti Paoa became landless in Auckland. We remain landless in the city apart from one farm on Waiheke Island.
11. We attach for the Committee's reference a summary of the Historical Account from the Ngāti Paoa Treaty of Waitangi Settlement. This settlement is due to be initialled within the next two to three months.
12. The Point England Development Enabling Bill is a central part of the redress agreed under the Ngāti Paoa Treaty Settlement. The opportunity it provides the iwi to acquire the land is Treaty settlement redress that will be recorded in the Deed of Settlement. The Deed will also record that a further 2ha of land will be returned on the adjacent Point England headland for the development of a marae – Paoa Whanake.

Delivering better housing and community living outcomes

13. Ngāti Paoa want to bring innovative housing supply to the Auckland market to meet strong demand and to help address issues of affordability for first home buyers.
14. Urban developments at scale, like the one proposed at Point England, allow for master planning which ultimately delivers better housing, better social outcomes for communities, better environmental outcomes, and enable Ngāti Paoa histories and knowledge to inform development outcomes.
15. Auckland's population is projected to grow to between 2.2 and 2.5 million over the next 30 years. It is estimated that 400,000 additional houses will be required by 2040, which means approximately 13,000 additional houses will need to be built each year. The Te Whanake -Point England development plays a small but important part in responding to that market demand.

16. Ngāti Paoa plan to transform 11.69 hectares of the 45-hectare Te Whanake - Point England reserve into an integrated housing development. The site, to be developed by NPGIL, is expected to deliver approximately 300 new houses onto the supply-constrained Auckland market.
17. The opportunity is subject to conditions such as reaching a Development Agreement with the Ministry of Business Innovation and Employment. This agreement will contract the iwi to develop the land, at pace, and with a proportion of affordable and social housing, to benefit the wider Tāmaki regeneration project.
18. Ngāti Paoa is already active in the Te Whanake - Point England area. We are working with Auckland Council and the Maungakiekie-Tāmaki Local Board to develop the Tāmaki Path, a walk-and-cycleway which will run along the edge of Waimokoia (the Tāmaki River), and to support community planting on reserve land. Ngāti Paoa have strong connections with the Tāmaki community who currently use Te Whanake - Point England reserve, and particularly with Ruapōtaka marae in Glen Innes. The development will integrate with work to revitalise the broader Tāmaki area and has been welcomed by the Tāmaki Regeneration Company.
19. This development is another step in the programme to improve housing supply in Auckland, better utilise land and provide for mixed communities of social, affordable and market housing. It supports the goal of more intensive housing in areas close to public transport and town centres.
20. The area to be developed for housing will be concentrated towards the western side of the reserve, while two sports fields, the coastal area and approximately 10 hectares on the headland will be retained and enhanced as open space areas for public recreation.
21. Ngāti Paoa development plans aims to better utilise the reserve land and it is working on a proposal to enhance the existing playing fields so they are more accessible for the community throughout the year.

Opportunity to improve the quality of the reserve and shorebird habitat

22. The reserve should be one of the iconic open space destinations in Auckland but is currently in a poor state. The development will greatly enhance the public utility of the existing park and reserve. Ngāti Paoa, as *kaitiaki*, seek to improve the quality of the

reserve at Te Whanake - Point England and the water quality of Waimokoia (the Tāmaki River) and the Ōmaru stream. We will incorporate Ngāti Paoa cultural and environmental design principles into our plans.

23. We are aware that some concerns have been raised over the impact of the development on the tūturiwhatu (dotterel) breeding sites at Te Whanake. Ngāti Paoa have a particular association with tūturiwhatu, who also have nesting sites around Tikapa Moana (the Firth of Thames). Ngāti Paoa are recognised as actively involved at the nearby nature reserve and wetland Tahuna Torea, as well as with the Pukorokoro Miranda Shorebird Centre.

24. We understand that tūturiwhatu are likely to be only present for a short time during the peak nesting season which runs from August to December. They are mobile birds who can nest in highly modified landscapes (for example, nests have been recorded in a carpark in Albany). At Te Whanake, they have generally nested on the open headland, although, the location of their nesting sites changes every year. There are various estimates of the number of dotterels at Te Whanake. Our development will leave more than 30 hectares of the reserve available for shorebird habitat and we are working closely with ecologists and biodiversity specialists to ensure our master plan provides an enhanced habitat for tūturiwhatu and other birdlife.

25. Ngāti Paoa will also look to stage the development to minimise the impact on the peak nesting season. We will further assist with monitoring of the nests and protection from predators and pedestrians.

An opportunity for diverse community development

26. For Ngāti Paoa, the development at Point England – Te Whanake is not simply about a housing, it is about building a community and doing what is tika, pono and aroha (doing the right thing and doing it the right way).

27. For this reason Ngāti Paoa wants to build an integrated housing development that includes housing that is affordable to the residents of Glen Innes and Panmure, as well as members of Ngāti Paoa. We are talking to the Government about how we might achieve this.

28. Our master plan also includes the development of a marae, located near the headland, covering up to two hectares of the reserve. Ngāti Paoa plans to open up the marae for broad community use. It will be a place for all residents of Te Tauoma to come together.

Delivering long term benefit of all Ngāti Paoa members

29. Proceeds from the sale of houses in the proposed development will be invested to enhance Ngāti Paoa's overall asset base and ultimately provide benefits for all of our iwi members.

Creation of future job and training opportunities

30. The development will lead to the creation of new jobs in the construction of the development. Additional retail spend during the construction period will create new retail jobs in the broader Tāmaki area.

31. We intend that employment and training opportunities will be made available to local youth as part of the arrangements NPGIL plans to have with commercial parties involved in the development.