

The impacts of growth and development of Tauranga City on Māori Land.

- What impact has the rate of growth and development of Tauranga City had on Māori land in Tauranga Moana / WBOP?
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- What knowledge and resources do Māori Land Trusts require to develop their lands more effectively for their beneficiaries?
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- Papakainga in WBOP

Growth & Development in Tauranga

1961	14,150 (Tga only)	26,500 WBOP (1/4/62)
1963	Tauranga becomes at City with 21,500	
1976	48,000	
1988	Tauranga harbour bridge opened	
1991	67,330	
1996	82,092	
2006	103,635	
2018	141,600	5th Largest City
Marae	23 & 10	
Māori Significant Sites	81	
Archaeological sites	23	
Iwi / Hapu Management Pans	14	

Te Aranga Principles.

Māori, Iwi, Hapū or cultural framework

1. rangatiratanga;
2. kaitiakitanga,
3. manaakitanga,
4. wairuatanga,
5. kotahitanga,
6. whanaungatanga and
7. mātauranga Māori

are important to understand as it is the way of engaging and collaborating within Te Ao Māori

NZ Census 1881

MAP OF THE
NORTH ISLAND,
NEW ZEALAND.

Showing the
Māori Settlements
in the Year 1881.

Compiled from the returns of the
Māori Census, 1881.
Published by the Government Printer,
Wellington, 1882.

Gaz 136

Gaz 136

Gaz 136

Gaz 136

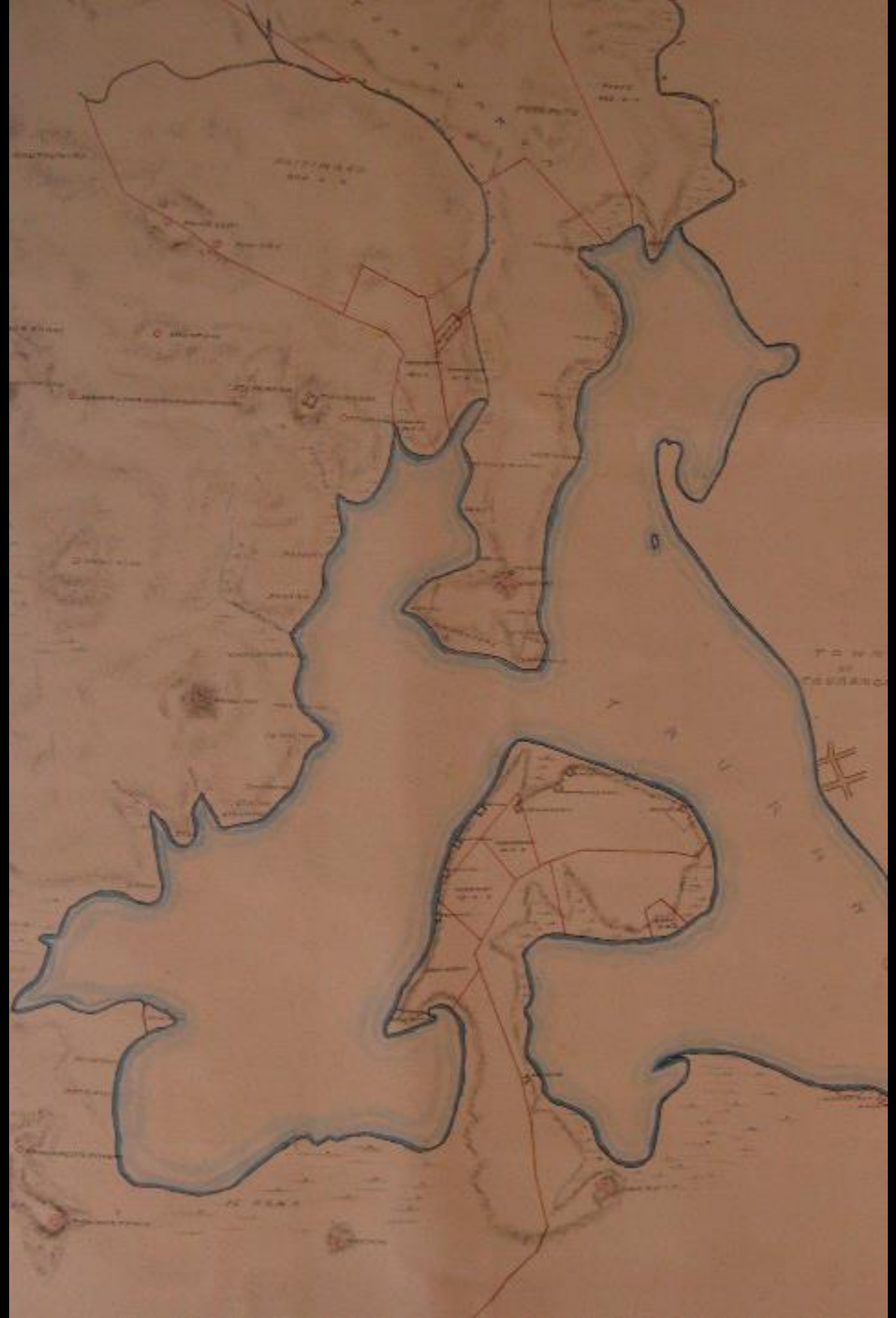
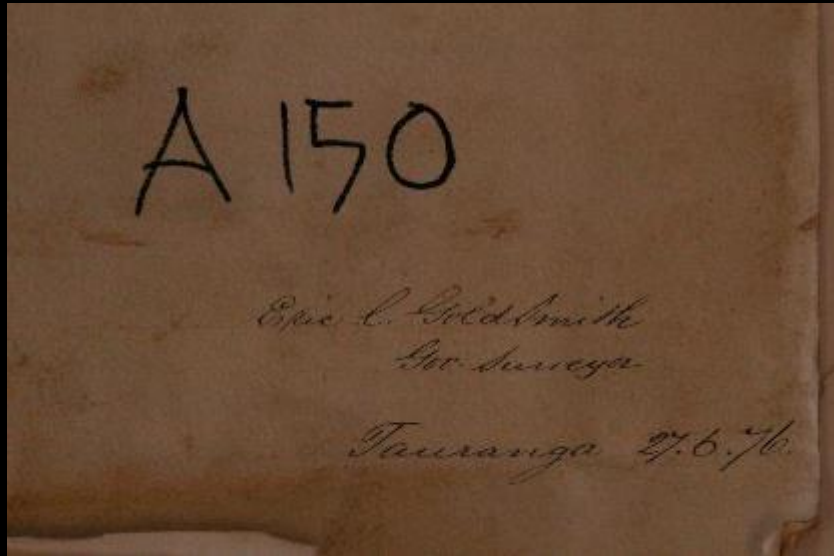
Gaz 136

NORTH TARANAKI
RIGHT

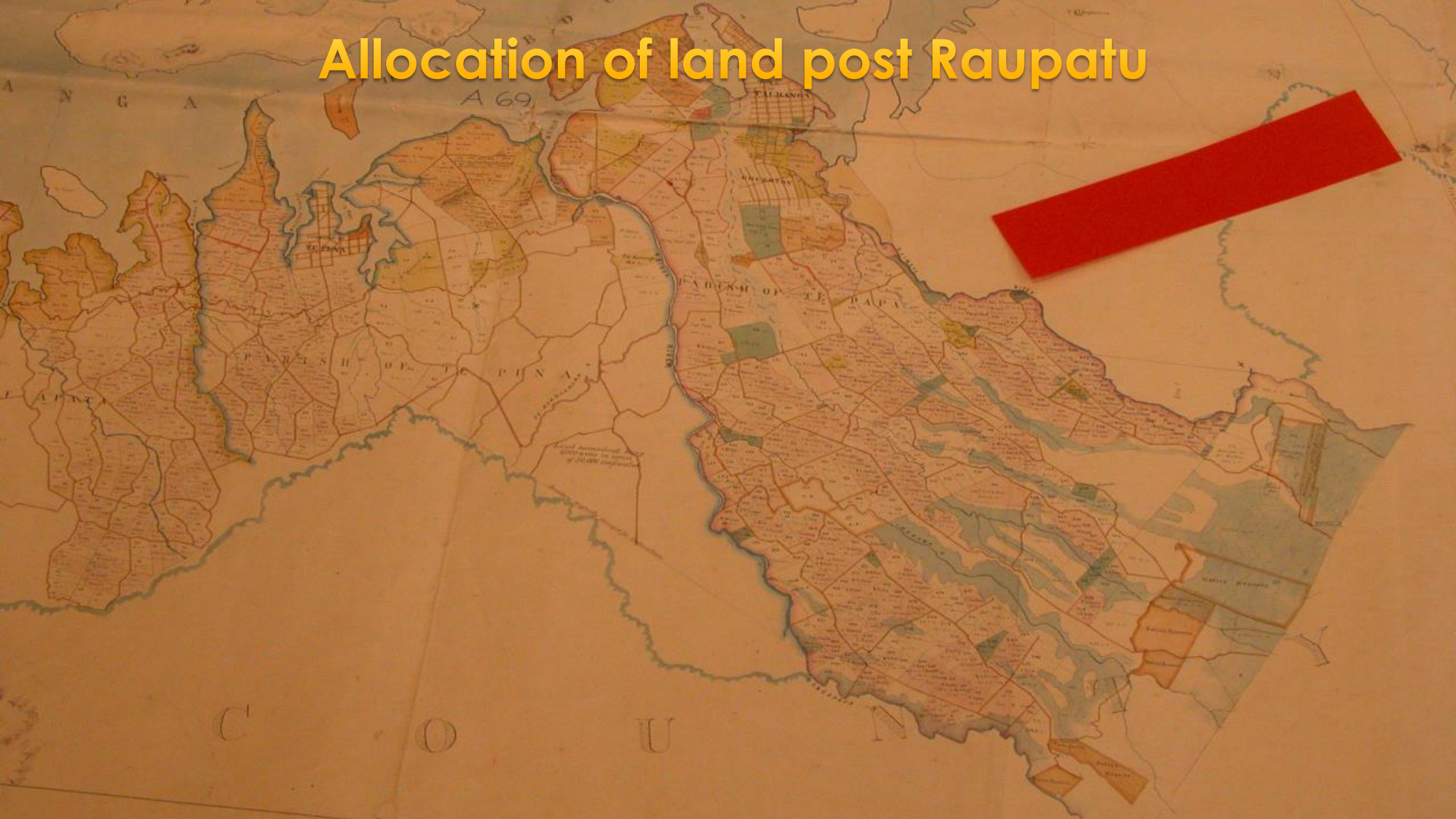
* A considerable number of Emigrants or their descendants from the Rangitane, Ngaitike and Ngatiawa tribes of the South-west portion of the North Island are permanently settled in the Northern portion of the Middle Island, and are classed as Middle Island Maori.

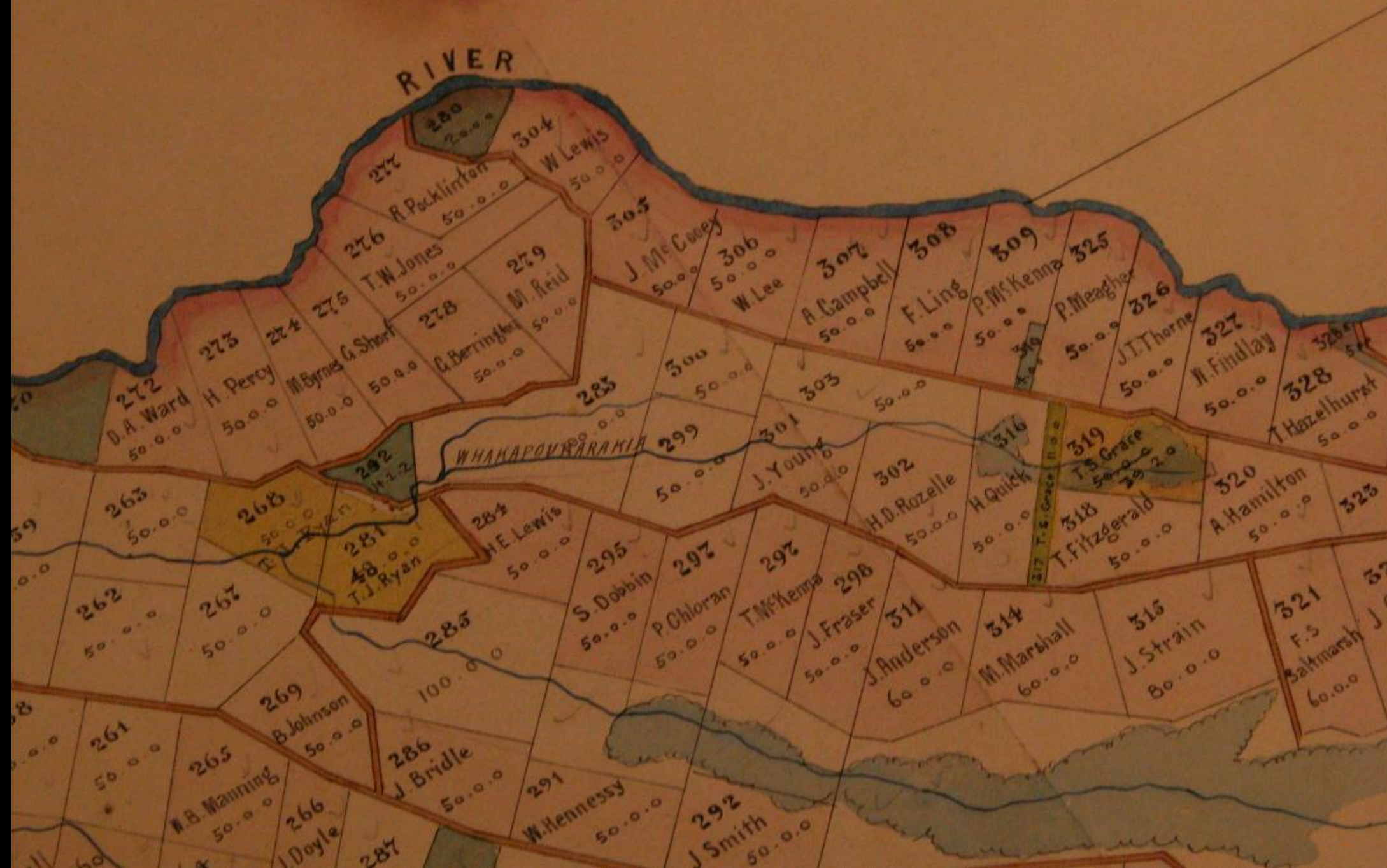
No. of Persons.	No.	Name of Tribe.
2775	1	Ngatiawa.
5664	2	Ngaitike.
506	3	Ngatiwhakaia and Ngaitike.
14144	4	Ngatiwhakaia, Ngaitike, and Ngatiwhakaia (Ngaitike).
996	5	Ngatiwhakaia.
5199	6	Ngaitike.
1528	7	Ngatiwhakaia.
573	8	Ngaitike.
247	9	Ngaitike.
700	10	Ngaitike.
13514	11	Ngaitike and Ngaitike - a - Ngaitike.
3222	12	Ngaitike.
1157	13	Ngaitike.
1850	14	Ngaitike.
1638	15	Ngaitike.
1025	16	Ngaitike.
454	17	Ngaitike.
775	18	Ngaitike.
392	19	Ngaitike.
1788	20	Ngaitike.
363	21	Ngaitike.
* 170	22	Ngaitike and Ngaitike.
608	23	Ngaitike.
* 181	24	Ngaitike and Ngaitike.
9725	25	Ngaitike.
2061	26	Ngaitike and Ngaitike.
125	27	Ngaitike and Ngaitike.
477		Not sufficiently described.
Tot. 44099		

Eric I Goldsmith Government Surveyor 27 June 1876



Allocation of land post Raupatu









Ngā mahi o te mahere tāone o Tauranga in tōku kainga a Hairini, Maungatapu, Ohauti me Te Tehe

TCC Historical Aerials & Google-Earth maps for:
1943, 1977, 2007 & 2017

1923 Greerton, Waimapu, Hairini, Maungatapu & Welcome Bay







3/1/2003

2003

Google Earth

Imagery Date: 12/1/2002 37°42'26.94" S 176°02'44.51" E elev 0 m eye alt 6.27 km

5/25/2007

2007

Gate Pa

Maungatapu Marae - Ngati He

Motuopuhi Island

29

Welcome Bay

Parkvale

Hairini Marae - Ngati Te An

2A

Hairini

Welcome Bay

Welcome Bay Rd

Creerton

Poike

Orangi Rd

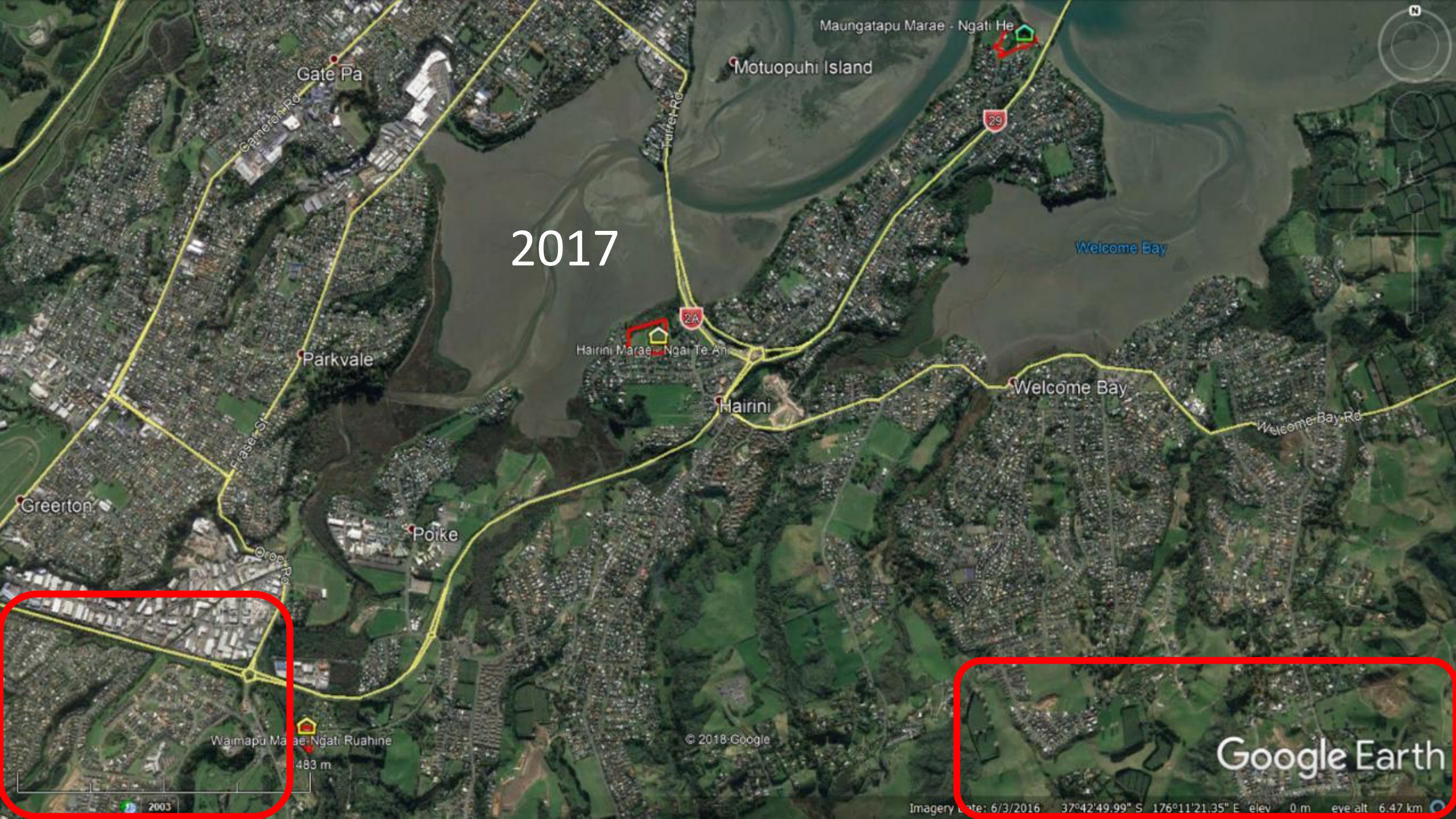
Waimapu Marae - Ngati Ruahine

483 m

Image Bay of Plenty TA's

Google Earth

Imagery Date: 12/15/2006 37°42'29.26" S 176°07'36.91" E elev. 0 m eye alt. 6.47 km



2017

Google Earth

Imagery Date: 6/3/2016 37°42'49.99" S 176°11'21.35" E elev 0 m eye alt 6.47 km

Planning for
Greerton &
Merivale
20 May 1947



Hairini
causeway &
bridge
April 1951



Welcome Bay,
Maungatapu &
Matapihi
April 1951.



Maungatapu &
Matapihi
Feb 1954



Turret Road 1954



Poike &
Waimapu
Estuary
3rd Dec 1955.



Maungatapu
3rd Dec 1955.



Titoki Point &
Matapihi
3rd Dec 1955.



Maungatapu & Matapihi 3rd April 1959.



Papamoa
15 Nov 1954



Papamoa
Domain & Beach
8th March 1955



Maungatutu
Pa site in
Waimapu valley
Oropi 1954



Mangatawa
& Rangataua
15 Nov 1954



Tauranga
Racecourse
Greerton
3rd Dec 1955



Mount
Maunganui
wharf
3rd Dec 1951



Mount Maunganui
& Wharf
8th March 1955



New wharf at
Mount
Maunganui
12th Nov 1959



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- Play growth & development video on next slide....



Cumulative Effects of Growth & Development on Māori Land

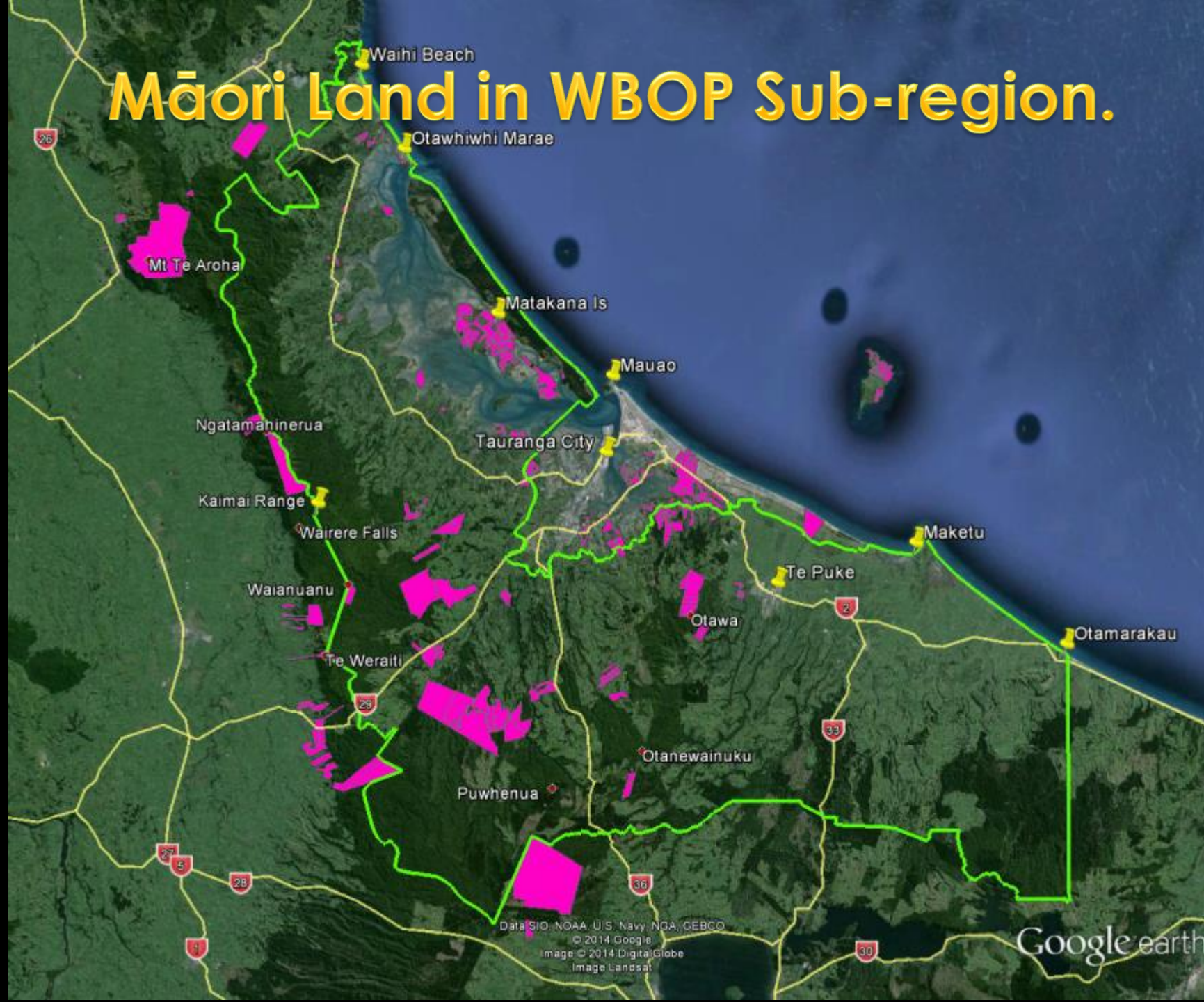
What do we need to do?

- If we don't act now to design our own growth and development strategies, we as Māori Landowners will be set aside and forgotten.....
- A collective Māori approach to land development and future planning that engages with local authorities and national agencies.
- Access to information and resources:
- Infrastructure services (roading & 3 waters)
- Capital funding programmes for Māori land
- Technical services: planning, engineering, urban design, ecology, (coastal, marine freshwater) surveying, heritage & reserve management, traffic design etc.
- Diversification of land use

Papakāinga in Tauranga

- Māori land in Tauranga Moana / WBOP, Zones
- Papakāinga projects in Tauranga
- Te Keteparaha and JAG Strategic Plan 2015-20
- Economic Impact of Papakāinga Housing in BOP (Berl Economics Report 2013)
- Papakainga success stories in WBOP

Māori Land in WBOP Sub-region.

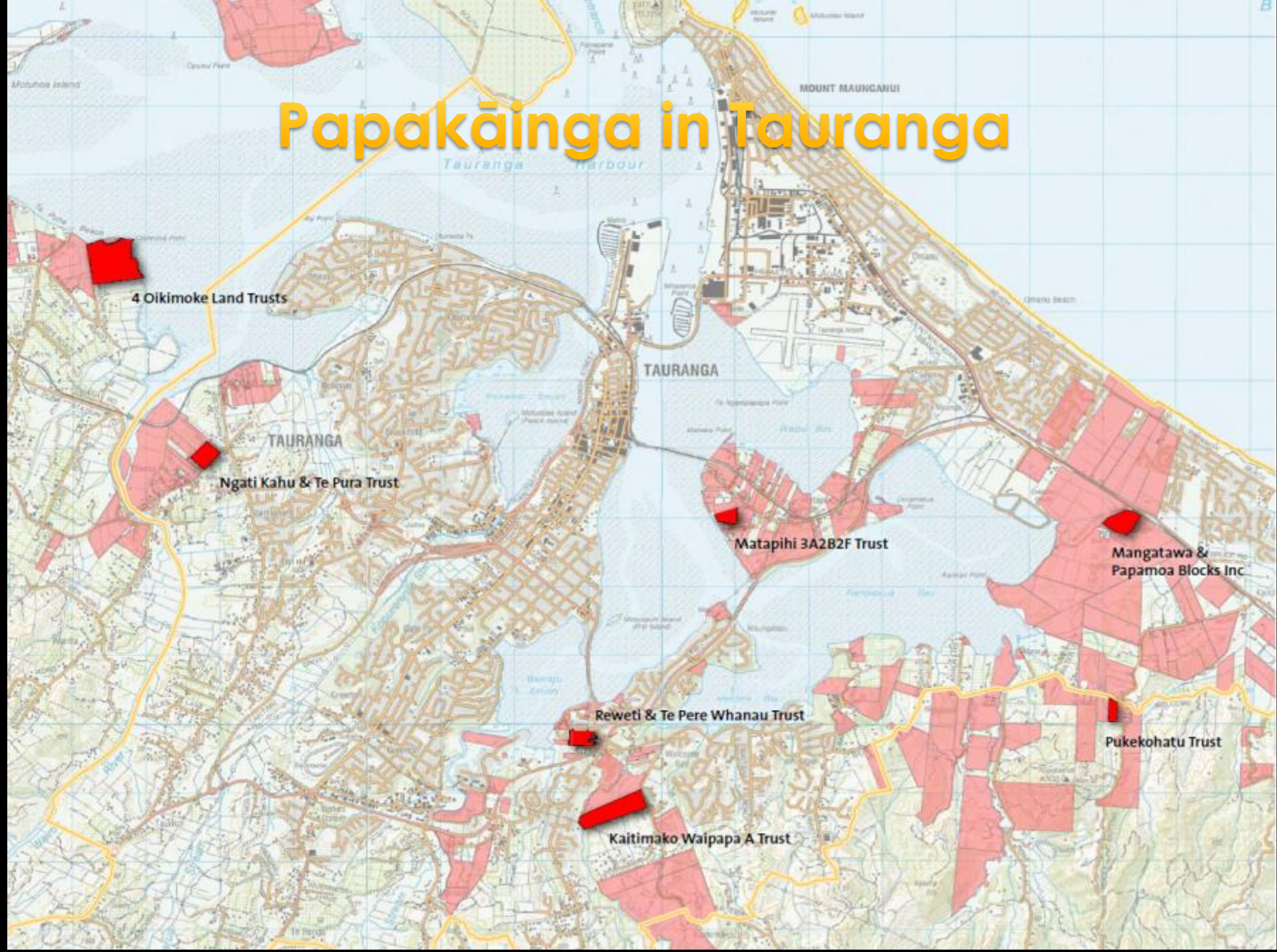


Māori Land (ha) and in WBOP Sub-region.

Zones:	Commercial & Industrial	Conservation & Active Open Space	Papakāinga / Marae	Future Urban	Urban / Residential	Rural	Rural-residential	Road	Total Māori Land	% Māori Land	Total Land in Sub-region
WBOPDC	0	0	0	0	26	17,669	78	9	17,782.00	9.12%	195,084
	0	0	0		0.15%	99%	0.44%	0.05%	100		
TCC	13	76	166	306	121	1188	13	3	1,886	11.22%	13,480
	1%	4%	9%		6%	79%	1%	0%	100%		
TOTALS:	12.66	75.91	166.37	305.91	147.33	18,856.54	91.25	11.67	19,667.64	9.52%	212,000 ha
	0.064%	0.39%	0.85%	1.56%	0.75%	95.88%	0.46%	0.059%	100		

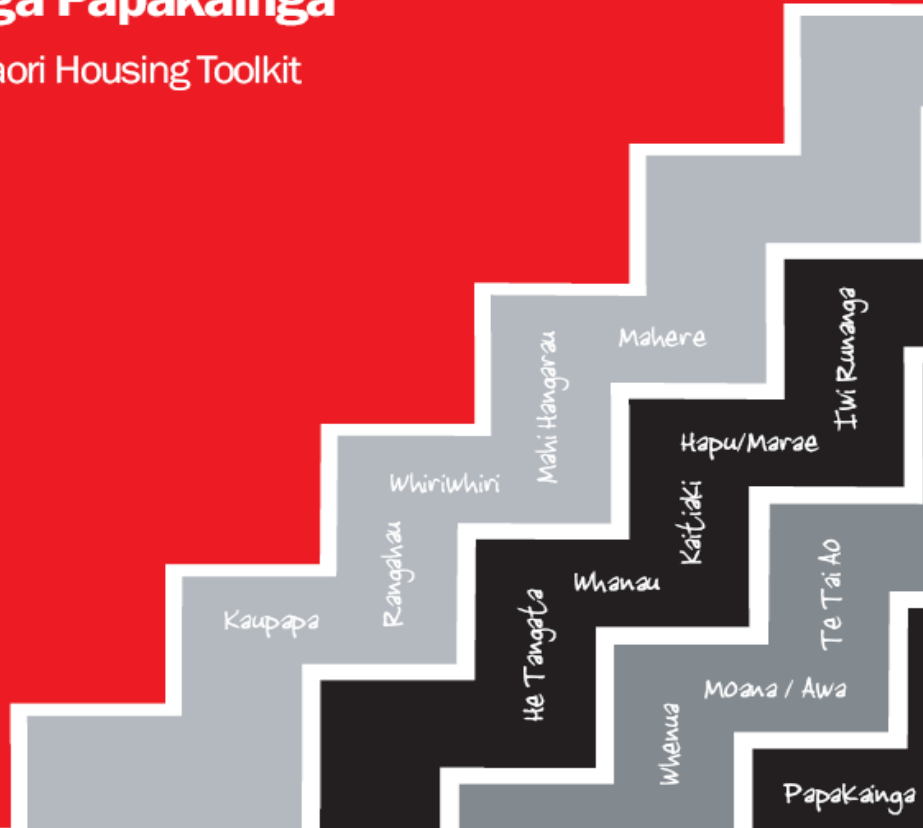
- A significant majority of Māori Land is zoned Rural 79% in TCC and 99% in WBOPDC
- 2012: TCC papakāinga & residential land = 370 ha @ 12.5 lots / ha = 4,625 homes
- 2018: TCC papakāinga & residential land = **594 ha?** @ 12.5 lots / ha = 7,420 homes
- 2012: WBOPDC papakāinga & residential land = 244 ha @ 12.5 lots / ha = 2,928 homes
- 2018: WBOPDC papakāinga & residential land = **104 ha?** @ 12.5 lots / ha = 1,300 homes

Papakāinga in Tauranga



Te Keteparaha Mo Nga Papakainga

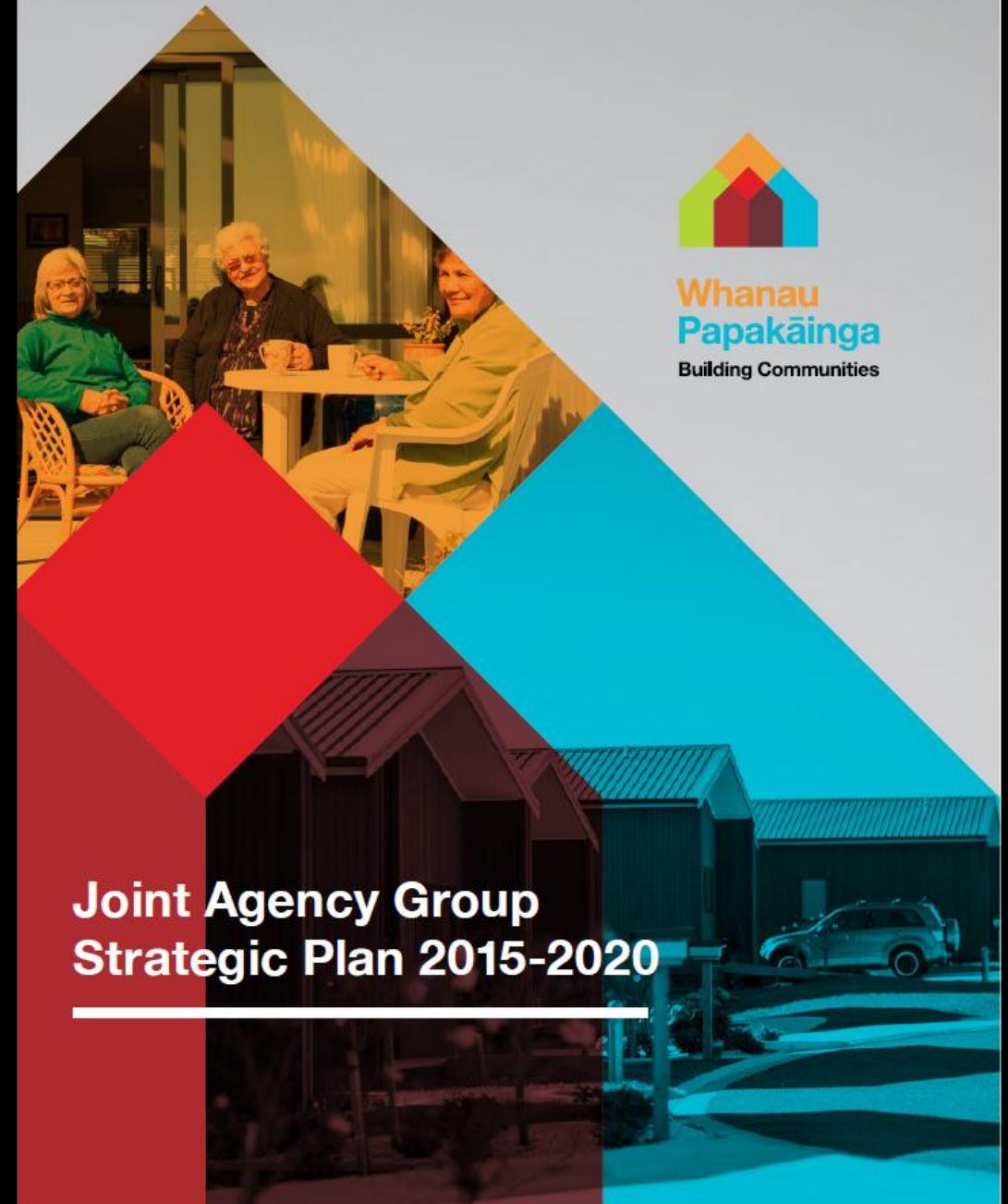
Maori Housing Toolkit




Building communities
whanau
papakāinga



**Whanau
Papakāinga**
Building Communities



Joint Agency Group Strategic Plan 2015-2020



economics

Report to:
Te Puni Kōkiri

and

Western Bay of Plenty Māori Housing Forum

THE ECONOMIC IMPACT OF PAKAINGA HOUSING IN THE BAY OF PLENTY

INTERIM REPORT

Prepared by
Hilmaré Schulze
Kelly Dustow
Jason Leung-Wai

February 2013

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The Papakainga Housing Development
in the Bay of Plenty will...

Build **252** new houses

Spending **\$64.9m**

Generate **\$53.1m** in additional GDP

Support **1,128** full-time jobs

Potentially attract 25 new families to the region that will:

Spend **\$1.13m** annually

Generate **\$1.08m** in additional GDP

Support **19** full-time jobs

The Papakainga Development means 252 families will be **healthier**,
wealthier, more **productive** and **happier**.

Papakāinga success stories 2010-14

Year	Māori Land Trusts:	Affordable Housing	Funding	Local Authority
2010	Horaparaikete Trust	6	\$1.2M	TCC
2011	Mangatawa Papamoa Inc	10	\$2.2M	TCC
2012	Tauwhao & Te Ngare Trust	5	\$2.6M	WBOPDC
2013	Pukekohatu Trust	3	\$510K	WBOPDC
2013	Mangatawa Papamoa Inc	2	\$475K	TCC
2014	Ngā Potiki & Pirihima Whānau Trust	6	\$950K	TCC
2014	Ngāti Kahu & Te Pura Trust	12	\$3.6M	TCC
2014	Mangatawa Papamoa Inc	12	\$2.6M	WBOP
	Total Papakāinga Developments	56	\$14,135M	

Māori Housing Funding in Waikato & Waiariki:

Ref #	WBOP Organisations: (Approved: 30 June 2015/16 to 30 June 2018)	Short Description	Primary Focus Area	Funding
33145	Papakāinga Solutions	Feasibility	Supply	\$46,815
33089	Reweti & Te Pere Whanau Trust	Infrastructure	Supply	\$651,909
32714	Te Tuinga Whānau Family Development Trust	Emergency Housing	Emergency Housing	\$52,020
32509	Te Tuinga Whānau Family Development Trust	Emergency Housing	Emergency Housing	\$80,000
31929	Te Puna Hauora ki Tauranga Moana Trust	House Repairs	Quality	\$6,419
31858	Te Poonotiini Trust	Infrastructure	Supply	\$280,624
31735	Ngā Potiki a Tamapahore Trust	House Repairs	Quality	\$162,228
31733	Papakāinga Solutions	Infrastructure	Supply	\$156,930
MHN: 84	Te Reti B & C Residue Trust	House Repairs	Quality	\$36,888
MHN: 47	Te Reti B & C Residue Trust	Feasibility, Planning	Capacity	\$82,064
MHN: 39	Papakāinga Solutions	Capacity support	Capacity	\$110,500
MHN: 37	Ngā Potiki a Tamapahore Trust	House Repairs	Quality	\$324,987
MHN: 34	Papakāinga Solutions	Workshops	Capacity	\$121,015
MHN: 30	Mangatawa Papamoa Blocks Inc	Infrastructure	Quality	208,492
	Total Number of Papakāinga Trusts	14		\$2,320,891

Notes: 1 - Figures do not include loans to individuals;

2 - WBOP Total Represents 20% of the Total Regional funding allocation.