



“Kia Tū Pakari ai Tātou”

SmartGrowth Combined Tāngata Whenua Forum
Wednesday 11 August 2021 at 9:30am – 12:30pm
Western Bay of Plenty District Council, Council Chambers
1484 Cameron Road, Tauranga

Karakia / Whakatau		
1.	Meeting protocols	Chairperson
2.	Apologies	Chairperson
Minutes and Actions		
3.	Previous minutes from 2 June 2021 (<i>Paper A</i>)	Chairperson
4.	Actions from previous meetings (<i>Included in the minutes</i>)	Chairperson
Forum Matters		
5.	Progress reports since 2 June: <ul style="list-style-type: none"> • Tū Pakari Advisors • SLG representatives (22 June SLG workshop and 26 July SLG meeting) 	Standing Item
6.	CTWF priorities	Tū Pakari Advisors
7.	Tāngata Whenua Engagement and Communication	Tū Pakari Advisors
8.	CTWF membership and mailing lists	Tū Pakari Advisors
SmartGrowth Implementation		
9.	Progressing Māori Housing including Papakāinga (<i>Paper B</i>)	Tū Pakari Advisors
10.	Joint Spatial Plan Update	Ruth Feist / Carl Lucca
11.	Iwi Spatial Planning (<i>Paper C</i>)	Tū Pakari Advisors



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Other Business		
12.	Regional Policy Statement Plan Change 6 (Urban Development)	Ruth Feist
Conclusion		
13.	Key messages for SmartGrowth Leadership Group	Standing Item
14.	Karakia Whakamutunga	Chairperson

Future SmartGrowth Meetings
<ul style="list-style-type: none">• SmartGrowth Leadership Meeting: Friday 17 September 2021, TCC, 1.00pm – 5.00pm• Combined Tangata Whenua Forum Meeting: Wednesday 6 October 2021, Historic Village, 9.30am - 12.30pm
If you have any questions or queries, please contact SmartGrowth on administration@smartgrowthbop.org.nz

Frequently Used Acronyms	
CTWF	Combined Tāngata Whenua Forum
JSP	Joint Spatial Plan
MHUD	Ministry of Housing and Urban Development
PDA	Priority Development Areas
SLG	SmartGrowth Leadership Group
UFTI	Urban Form & Transport Initiative



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Combined Tāngata Whenua Forum Terms of Reference

Key Responsibilities:

- Have input into the development of the SmartGrowth strategies and implementation of actions from Tāngata Whenua perspective.
- Support the implementation of the Strategy through an audit role and the provision of information and advice.
- Provide timely and effective feedback on implementation actions.
- Provide essential communication links to and from constituent Iwi and hapū.
- Provide input into the appointment of a Tū Pakari Advisor in conjunction with SLG chair and CTWF chair.
- Maintain links between Treaty settlement outcomes and strategy implementation.

Form:

- Membership comprising the Te Rangapū Mana Whenua o Tauranga Moana Forum (TCC), Iwi/hapū members of the Western Bay of Plenty Partnership Forum (WBOPDC), and Mauao constituent member to the Bay of Plenty Regional Council.
- Meet at least six times a calendar year, generally on a bi-monthly basis.
- Meeting attendance funded in a manner consistent with TCC and WBOPDC Council policy.
- Scope for members of the CTWF to be seconded to the Committee if required to provide insight into specific issues.
- Serviced by the Tū Pakari Advisor in respect of agendas, papers, and report preparation.
- Tū Pakari Advisor shall be co-Chairperson of the CTWF, the CTWF shall elect a co-Chairperson of the CTWF in line with Council triennium every 3 years

CTWF Representation to SLG:

- Representation from the CTWF to SLG will consist of:
 - 2 members appointed by the Te Rangapū Mana Whenua o Tauranga Moana Forum (TCC);
 - 2 members appointed by the Western Bay of Plenty Partnership Forums (WBOPDC); and
 - 1 member elected by the CTWF as an alternate.
- CTWF representatives to SLG will be reviewed in line with Council triennium every 3 years.

Kia Tū Pakari ai Tātou:

- The CTWF will be responsible for ensuring the Rangātiratanga of the hapū and Iwi (Tāngata whenua values, principles, traditions and customs) are taken into account and maintained throughout the implementation of the strategy.
- The CTWF is a reference group to support the future growth-related needs of hapū and Iwi.

Tāngata Whenua Audit:

- An audit on the implementation of the strategy by the CTWF will be a key monitoring function for Tāngata whenua in assessing the outcomes of the strategy.

Tāngata Whenua Leadership

- The collective knowledge and experience within the CTWF provides strong leadership and direction to the SmartGrowth Implementation decisions on specific and generic actions affecting Tāngata whenua.



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- Tāngata whenua will provide leadership in the implementation of some actions solely, shared as a member of the SmartGrowth Implementation Committee or as a support to other lead agencies.
- Tāngata whenua engagement in the implementation and monitoring will provide confidence in the growth and development processes.

Communication and Liaison with Tāngata Whenua:

- The CTWF provides a regional forum for hapū, Iwi and Māori to raise implementation issues. The use of Marae and specialist workshops has proven to be an effective communication tool in engaging Tāngata whenua. These internal networks and techniques should be utilised to ensure that momentum of the strategy is maintained.

Relationships:

- CTWF participants are able to raise issues for discussion within the CTWF meetings to be taken to the SLG and other forums by the tāngata whenua representative and/or the Tū Pakari Advisor.
- The CTWF is able to develop issues/ recommendations that have not been solicited by the SLG and present these to the committee.

Participation:

- The CTWF will openly debate issues, with the opportunity for all participants to contribute. All meetings are open to whanau, hapū Iwi and Māori across the sub-region.

Autonomy:

- The CTWF will consolidate and summarise all the knowledge and representations of the participating hapū and Iwi.
- It is recognised that this knowledge will be based on personal/hapū and Iwi values and views.
- It is acknowledged that the CTWF participants will not always agree on issues.
- Any feedback/ recommendation to the SLG will include all of the opinions and positions of the CTWF participants.
- CTWF participants will be able to present, in person, their differing views to the SLG, to ensure their position is appropriately articulated.

Communication:

- Communication between the CTWF and the SLG will be either a formal written report or presentation prepared by the Tū Pakari Advisor.
- A major focus of the communication between the two groups will be on building relationships, trust and honest interaction.

Operational Process:

- Facilitation, Independent Chair to continue in this role.
- CTWF participants own the process and operation of the group so they must contribute to the running of the process.
- Participating hapū and Iwi will support each other to ensure equal opportunity to contribute.
- Open invitation for members of both the CTWF and SLG to attend each other's meetings.
- Alternate's representation is allowable.
- Alternate must come prepared for meetings and may not propose different hapū and Iwi agendas to those already raised by the usual representative. The CTWF will have access to copies of all the reports sent to the SLG.



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Combined Tāngata Whenua Forum [CTWF] – Membership

Combined Tāngata Whenua Forum Co-Chairs

Buddy Mikaere

Combined Tāngata Whenua Forum Governance representatives to SmartGrowth Leadership Group

Irene Walker, Puhirake Ihaka, Matire Duncan and Kevin Tohiariki
Matemoana McDonald (alternate).

Iwi/Hapū	Representative	Alternate Representative
Ngāti Ranginui	Des Heke Kaiawha	Destiny Leaf
Te Rūnanga o Ngāi Te Rangī	Whitiora McLeod	Pia Bennett
Ngāti Pūkenga	Buddy Mikaere	Pahu Akuhata
Tapūika	Hori Ahomiro	Dean Flavell
Ngāti Tūheke	Sam Hema	Elva Conroy
Tūhourangi	Manu Wihapi	
Ngāti Moko	Tony Wihapi	
Ngāti Whakaue	Reg Hodge	Manu Pene
Ngāti Rangiwewehi	Horace Te Moni	
Ngāti Pīkiao	Roland Kingi	Kataraina Gail Skerrett-White
Ngāti Whakahemo	Tania Turner	
Ngā Pōtiki ā Tamapahore	Ropata Stephens	Verna Ohia-Gates
Te Whānau A Tauwhao	Kevin Tohiariki	
Ngāi Tamawhariua - Katikati	Tiki Bluegum	
Ngāi Tamawhariua – Matakana Is	Te Uta Rolleston	
Ngāi Tūwhiwhia	Nessie Kuka	
Ngāti Tauaiti	Hemi Paki	
Ngāti Te Wai	Riki Nelson	
Pirirakau	Julie Shepherd	
Ngāti Taka	Bob Leef	
Ngāti Kahu	Parewhakarau Tapuikuka (Pare Kuka)	Mokohiti Brown
Ngāti Hangarau	Veronica Manu Seddon	Tim O’Brien
Ngāi Tamarāwaho	Des Tata	Kura Martin-Tukaokao Eruera Brown
Ngāti Ruahine	Alison Flavell	Te Arawhiti Harrison
Ngāi Te Ahi	Rangiwhakaehu Irene Walker	Rondell Reihana Te Pio Kawe
Ngāi Tūkairangi	Hayden Henry	Kiamaia Ellis
Ngāti Kuku	Nathan James	Aroha Kopae & Ngawaka Walker
Ngāti Tapu	Puhirake Ihaka	Rapata Rangitukunoa
Ngāti Kaahu	Pine McLeod	Jesse Piri Campbell
Ngāti He	Anthony Ririnui (mandate to be confirmed)	
Te Kapu o Waitaha	Maru Tapsell	



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Iwi/Hapū	Representative	Alternate Representative
Te Runanga o Ngati Whakaue ki Maketu	Reg Hodge	
Mauao Constituent Member to the Bay of Plenty Regional Council	Matemoana McDonald	

Partner Organisations

Organisation	
Tū Pakari Advisor (Kai Arahi)	Elva Conroy
Tū Pakari Advisor (Pou Arahi)	Te Pio Kawe
SmartGrowth – Senior Advisor	Ken Tremaine
Combined Tangata Whenua Forum - Support	Jolene Black
Bay of Plenty Regional Council	Clarke Koopu
Western Bay of Plenty District Council	Chris Nepia
Tauranga City Council	Keren Paekau



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SmartGrowth Combined Tāngata Whenua Forum
Wednesday; 2 June 2021 at 9:30am – 12:30pm
Venue: Balcony Room, Historic Village, Tauranga

Present at the Hui were:	
Buddy Mikaere	Ngāti Pukenga / Chairperson
Puhirake Ihaka	Ngāti Tapu
Kevin Tohiariki	Te Whānau a Tauwhao
Whitiora McLeod	Te Rūnanga o Ngāi Te Rangi
Parewhakarau Tapuai-Kuka	Ngāti Kahu
Maru Tapsell	Te Kapu o Waitaha
Tiki Bluegum	Ngāi Tamawhariua
Pine McLeod	Ngāti Kaahu
Rondell Reihana	Ngāi Te Ahi
Rangiwhakaehu Irene Walker	Ngāi Te Ahi
Des Heke Kaiawha	Ngāti Ranginui
Destiny Leaf	Ngāti Ranginui
Nathan James	Ngāti Kuku
SmartGrowth	Ken Tremaine (SG Strategic Advisor)
	Eileen Mares (SG Assistant)
Other	Elva Conroy (Kai Ārahi Technical Advisor)
	Te Pio Kawe (Pou Ārahi Strategic Advisor)
Partner Staff	Carlo Ellis (Tauranga City Council)
	Rachel Davies (Western Bay of Plenty District Council)
	Carl Lucca (Tauranga City Council)
	Phillip Martelli (Western Bay of Plenty District Council)
	Chris Nepia (Western Bay of Plenty District Council)
	Cynthia Hamel (Tauranga City Council)
Apologies forum members: Matire Duncan, Manu Seddon, Matemoana McDonald, Keren Paekau Rawiri Bhana	
Moved by Pine McLeod - Ngāti Kaahu Seconded by Tiki Bluegum - Ngāi Tamawhariua	



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Previous Minutes 28 April 2021

Whitiara McLeod - Te Rūnanga o Ngāi Te Rangi requested to add to the minutes that the KPI's should include infrastructure leading to Māori land under the part of Housing Action Plan.

The minutes of the previous meeting including the changes mentioned above were accepted.

Moved by Pine McLeod - Ngāti Kaahu

Seconded by Puhirake Ihaka - Ngāti Tapu

Previous actions

1. **Potential meeting with Ministers with CTWF.** Te Pio commented that this is an opportunity to access further support and resources by ministers once the CTWF priority actions are identified. Goal is to invite the Ministers by the end of the year latest.
2. **Ken to bring Ernst Zollner's Priority Development Area Assessment to CWTF for review and discussion:** Report still to be finalised put on August meeting and invite Ernst for that.
3. **Rawiri will report back to CTWF if Regional Council is doing any monitoring work in relation to air quality and pollution:** Move to August meeting
4. **Ken to provide UFTI monitoring brief to Elva and Te Pio:** Still to do
5. **Te Pio to report back to CTWF on barriers to housing:** Will be today's update
6. **Action Group to start discussion:** Part of the update
7. **Ken / Eileen to provide reports as listed above to Te Pio and Elva;** completed
8. **Ken / Eileen to follow up on website update:** In progress
9. **Ken to inform Western Bay of Plenty District Council, that Julie Shepard / Pirirakau is to be contacted for future discussions about Ōmokoroa development:** completed

Forum Matters

Update from the Tu Pakari Advisors (Pou Ārahi / Kai Ārahi)

- Will be a standing agenda item from now on
- Roles:
 - Pou Ārahi provide strategic oversight and thought leadership (governance level)
 - Kai Ārahi: provide technical advice and support, support delivery of key SmartGrowth actions/initiatives; (operational level)
- In future, we would like to use CTWF meetings to workshop issues instead of just receiving information (i.e. Forum updates).

Tāngata whenua actions in the SmartGrowth Strategy - Elva and Te Pio presented a PowerPoint presentation to CTWF (please see attached):

- The SmartGrowth Strategy contains amongst other things:
 - “Recognise Tāngata Whenua Cultural Identity & Change”
 - “Recognise Tāngata whenua interests and values”



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“Provide for the use of TW lands and waters”

“Plan for changing Māori demographics”

- Māori demographics need more statistics – In order to address our needs and growth, we need the Māori demographics. The last report was done in 2015. It was agreed that this needs to be raised as an action item to SmartGrowth that updated date and create a new report.
- SmartGrowth Future Development Strategy from 2018: Aspirational statements were highlighted (details see attachment)
- The presented reports are available online but we will also circulate links to them.
- CTWF needs to identify the priorities of this forum. Where are we with the actions listed in the current strategy (details as per presentation)? What are our current aspirations? This need to be reviewed and discussed by CTWF. Workshop planned for August meeting.
- It was requested that iwi / hapū report back to CTWF so everyone knows the current status.
- Des asked if it is possible to address the cultural heritage aspects? Ancestral features are disturbed by this growth. Cultural heritage is lost. Des asked for directions / advice in relation to potential ‘offsets’ (i.e. how do we benefit from loss of cultural heritage features). Te Pio asked for case studies or documentation so it can be recorded. The forum agreed to look into this.

Rachel Davies noted that Western Bay District Council is starting its District Plan reviews. In relation to the cultural heritage investigation, the District Council is keen to work together with the Tu Pakari Advisors. Funding is available for research and investigation to inform the District Plan.

Action: Elva, Tiki and Des to collate the information and prepare a brief for a contractor to look into whether cultural heritage offsets is a possible District Plan mechanism.

- Continue PowerPoint presentation to CTWF (please see attached):
 - Referred to the Plan changes which CTWF was part of. It was part of the future strategy of SmartGrowth
 - Referred to the future growth areas. Where do we house people? Where do we work, how do we employ the people?
 - The report talks about transport, 3 water, community infrastructure, network infrastructure
 - During the city plan review workshops, Tāngata Whenua have raised the use of the Marae in terms of civil defence issues, e.g. tsunami warnings. And it was raised that there needs to be connectivity between the town centres and the rural areas especially possible bus connections to the Marae.
 - Te Pio referred to Kupu Whakatepe (concluding remarks) in the presentation which were taken from the Future Development Strategy.

Māori land stocktake

- Make the best choice what we do with our land for our current future generations. We have the opportunity to work along what's happening in Western Bay and in Tauranga City.
- A spreadsheet will be sent to CTWF members to provide the following information of the iwi / hapū / whanau development potential: Name of the block of land, location, trustees details, size, aspirations around housing (current capacity, future capacity), further comments e.g. economical



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aspirations, business opportunities, land use other than housing, kind of infrastructure available (if any)

- Please hand the spreadsheet to your networks and provide the filled in spreadsheets to Elva and Te Pio. The information will be combined and presented back to CTWF in August. The next step is to workshop a narrative around Māori land development during the August meeting.
- Your papakāinga might consist of Māori land and General Land. The most difficulties we have with developing Māori land. Hence we focus on Māori land blocks.
- Carlo noted that it is important not to forget the difficulties around financing the house itself after the land is developed. Your whanau needs to think about this financial burden as well. Do you have a deposit? They need to be financially ready.
- An example was given of financing done with ANZ by using KiwiSaver for the deposit only. The house will be built with A1 Homes starting next month.

Iwi Spatial Plan

- The biggest gap identified out of UFTI was the Mana Whenua and Tāngata Whenua engagement. We were not properly involved in UFTI and therefore not involved in the spatial plan for SmartGrowth. So the need arose for an iwi spatial plan as there is no one at the moment. So far, we have a scoping report which is a brief how the spatial plan might look like.
- The previous role of He Manukura was discussed. It was identified that He Manukura was used to identify the above-mentioned gap and to establish the scoping report.
- The Forum agreed that in general, any future procurements need to be discussed with and agreed upon by the CTWF before engaging a contractor. This will prevent the information gaps and bring transparency back.
- The Iwi Spatial Plan forms now a part of the scope of the Tu Pakari Advisors.
- A project plan needs to be developed for SLG until 8 July. But the first step is that CTWF needs to work out the collective approach. What are we specifically doing? How is doing what? What is our process of engaging our own iwi? Possible engagement with other forums and or other partners. The Forum agreed that this needs to be workshopped in July (action).

Action: Set up workshop in July to establish the collective approach to the Iwi Spatial Plan.

- Des commented that Welcome Bay Ohauti Structure Plan was developed. Key blocks are no longer part of the next 10 year Long-Term plan which is a lost opportunity.

The following other comments have been made during the presentation:

- It was noted that intensification needs to acknowledge cultural changes and the changing society. It needs to provide the right access ways, stormwater facilities, etc. Te Pio noted that CTWF will have a lot of opportunities to address all the needs.
- Maru expressed concern about water banking by Councils. This matter needs to be addressed. The Port of Tauranga is important to the region as well as nationally and internationally. Te Pio confirms that is included in the strategy.
- Tiki noted that there no progress has not been made within the past years. No movement. We are still talking about the same things. Nothing is getting done. The land does not get developed and is not used.



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Des agreed to this and noted that SmartGrowth started 18 years ago. It has taken a will for the adaption of the cultural bottom line and the translation into legislation. Policies need to get developed and put in place. He raised the idea to put Māori land Officers back in place to help hapū to overcome all the barriers.

- Maru noted in relation to the development of Māori land: Plenty of Central North Island land blocks have forests (through Treaty Settlement). So we could provide cheaper wood. Able to provide cheaper building material to have better prices. This needs to be negotiated. We are able to compete as we can provide land for a better price as it is not owned by developers. Our land doesn't cost millions.

Joint Spatial Plan – presentation done by Ken Tremaine

- Presentation is attached to the minutes
- This Forum needs to decide what your priorities are and how you are going about things. That will help with talking to Ministers for investment.
- Joint Spatial Plan (JSP) is a desktop exercise. The report shall show how do we deliver on what we set up to do.
- Draft JSP to be circulated in July to CTWF and needs to be discussed in this group.
- JSP is a stocktake of where we are at today. The upcoming JSP workshop up is key to identify the actions going forward and which will form part of the JSP. The included maps will be reviewed by Te Pio & Elva before it comes back to this forum.
- Maru noted that the government should be informed about all stages of the work to get a better cooperation.

SmartGrowth Implementation

Update on SmartGrowth activities

- Bi-monthly report provided to CTWF with the agenda. No further discussion

Western Bay of Plenty Transport System Plan (Buddy)

- No funding released so no update

Other Business

1. Open Government Initiative (Sally Cooke) moved to next hui in August
2. Long-Term Plan Submission period finishes on Monday 7 June 2021. Te Pio will issue a draft on behalf of CTWF. A draft will be provided to CTWF and submitted by Te Pio.

Meeting Closed at 12:35

Upcoming events:

CTWF Workshop – Spatial Plan –

7 July 2021 – 1pm – 4pm at Western Bay of Plenty District Council – 1484 Cameron Road, Tauranga

CTWF Hui – 4 August 2021 –

9:30am – 12:30pm at Historical Village, 17th Avenue, Tauranga



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CTWF Outstanding Actions List		
Action No.	Description	Action
1.	Potential meeting with Ministers with CTWF. Use as an opportunity to access further support and resources by ministers once the CTWF priority actions are identified. Goal is to invite the Ministers by the end of the year latest	Standing item
2.	Ken to bring Ernst Zollner’s Priority Development Area Assessment to CWTF for review and discussion	Report still to be finalised. Moved to August. Ernst to be invited
3.	Rawiri will report back to CTWF if Regional Council is doing any monitoring work in relation to air quality and pollution	Move to August meeting
4.	Ken to provide UFTI monitoring brief to Elva and Te Pio	ongoing
5.	Ken / Eileen to follow up on website update	ongoing
6.	Update of Māori demographics data	Te Pio: Action Item to be given to SmartGrowth
7.	Elva, Tiki and Des to collate the information on cultural losses. Goal: report addressing the issue. CTWF Members to provide information	
8.	Set up workshop in July to establish the collective approach to the Iwi Spatial Plan	
9	Open Government Initiative (Sally Cooke)	Move to August meeting

Frequently Used Acronyms	
JSP	Joint Spatial Plan
MHUD	Ministry of Housing and Urban Development
PDA	Priority Development Areas
SLG	Strategic Leadership Group
UFTI	Urban Form & Transport Initiative

Paper B

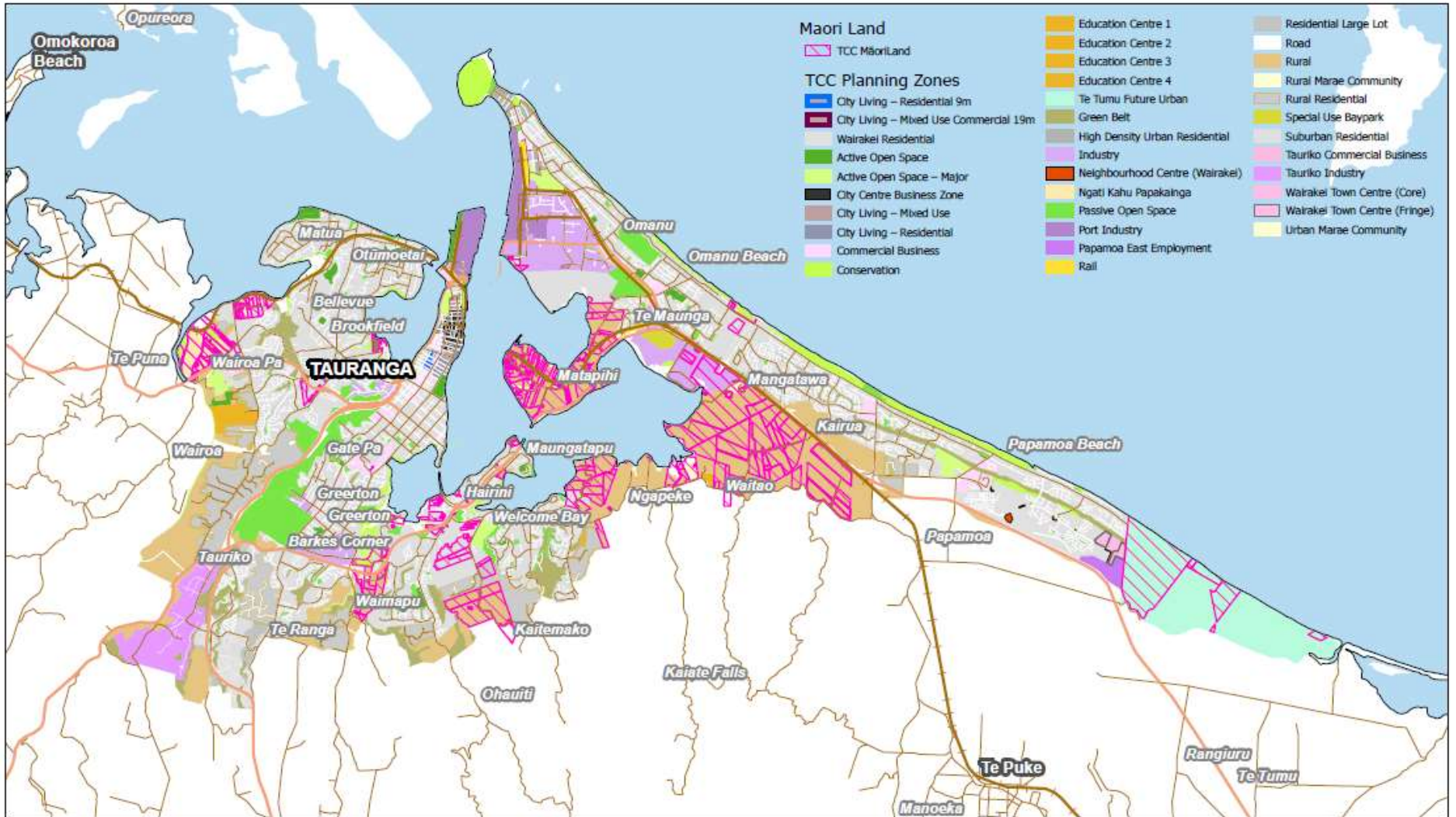
WBOP District Council MOML's

Zone Description:	DP Zone Area (Ha)	MOML Area Ha	% MOML of DP Zone	Residential Zoned Land	1,000.00 10 Lots per ha	800.00 12.5 Lots per ha	667 15 Lots per ha
Rural	183,703.68	17,633.43	9.60%	0.00	-	-	-
Residential	1,633.97	72.08	4.41%	72.1	721	901	1,081
Rural Residential	190.70	25.53	13.39%	25.5	255	319	383
Industrial	603.01	4.72	0.78%				
Future Urban	270.15	4.20	1.56%				
Life	2,116.04	3.76	0.18%				
Commercial	61.02	0.34	0.55%				
Horticulture Post Harvest	104.51	0.27	0.25%				
TOTALS:	188,683.07	17,744.32	9.40%	97.6	976	1,220	1,464

Tauranga City Council MOML's

Zone Description:	DP Zone Area (Ha)	MOML Area Ha	% MOML of DP Zone	Residential Zoned Land	1,000.00 10 Lots per ha	800.00 12.5 Lots per ha	667 15 Lots per ha
Rural	2,197.69	1,063.11	48.37%		-	-	-
Future Urban 2 - Te Tumu	762.09	305.89	40.14%	305.9	3,059	3,824	4,588
Sub-urban Residential	4,017.86	135.05	3.36%	135.1	1,351	1,688	2,026
Ngāti Kahu Papakāinga	80.14	76.87	95.93%	76.9	769	961	1,153
Rural Marae Community Zones(6)	80.72	73.66	91.25%	73.7	737	921	1,105
Industry	541.17	69.49	12.84%				
Conservation	523.65	54.48	10.40%				
Rural Residential	791.31	12.57	1.59%	12.6	126	157	188
Urban Marae Community Zones (4)	17.00	12.43	73.12%	12.4	124	155	186
Active Open Space	134.67	8.76	6.50%				
Commercial Business	222.89	0.95	0.43%				
Road	1,592.87	0.38	0.02%				
Passive Open Space	633.46	0.36	0.06%				
Papamoa East Employment	41.32	0.01	0.01%				
Rail	117.83	0.00	0.00%				
Green Belt	504.15	0.00	0.00%				
Town Centre Fringe (Wairakei)	9.67	0.00	0.00%				
Education Centre 2	7.41	0.00	0.00%				
Total MOML in TCC	12,275.90	1,814.01	14.78%	616.5	6,165	7,706	9,247

TOTALS:	200,958.97	19,558.34		714.08	7,140.78	8,925.97	10,711.16
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HORIZONTAL DATUM: New Zealand Geodetic Datum 2000
 For practical purposes, NZGD2000 equates to WGS84
 VERTICAL DATUM: Moturiki Datum
 PROJECTION: New Zealand Transverse Mercator 2000

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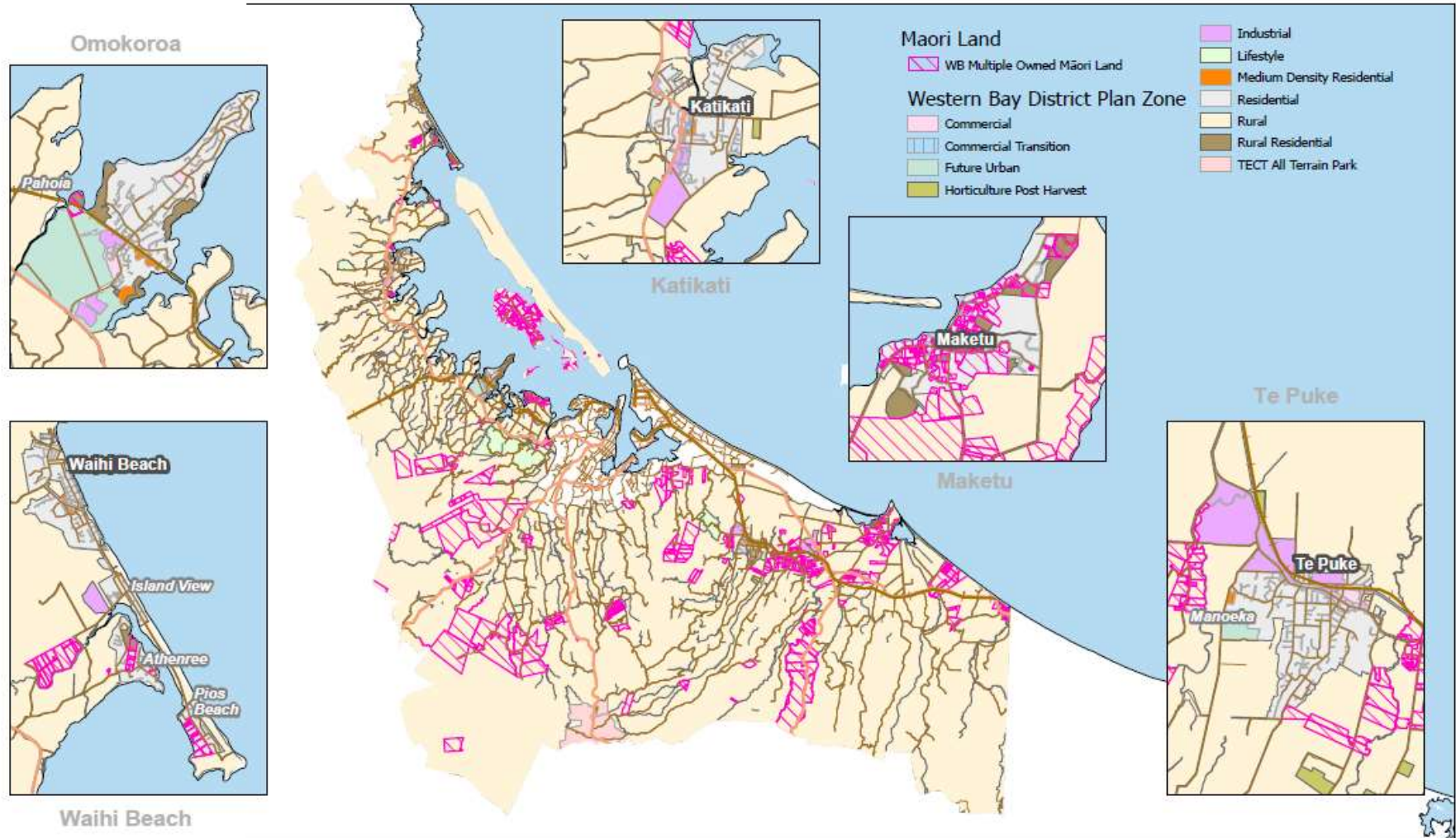
Māori Land and City Plan Zones in Tauranga City



606207_MaoriLandandDistrictPlanZones

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Printed 28/07/2020



HORIZONTAL DATUM: New Zealand Geodetic Datum 2000
 For practical purposes, NZGD2000 equates to WGS84
 VERTICAL DATUM: Motuniki Datum
 PROJECTION: New Zealand Transverse Mercator 2000

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Māori Land and District Plan Zones in Western Bay of Plenty District



606207_MaoriLandandDistrictPlanZones

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Combined Tāngata Whenua Forum Māori Land Trust and Papakāinga Assessment June 2021

LAND BLOCK TITLE / NAME:	Jun-21		2021 to 30 June 2023		2023 to 30 June 2026		2026 to 30 June 2031		Homes built or relocated on to site.	Future Capacity
	Kaumātua Units	Whānau Homes	Kaumātua Units	Whānau Homes	Kaumātua	Whānau	Kaumātua	Whānau		
Hairini 6D1B11	0	6	0	5	0	5		8	5 whānau whare.	39 whānau whare.
10 Te Papa Parish Blocks	8	6		10					6 Whānau whare and 4 kaumātua units	10 whānau whare.
Ngapeke 6C		5		7					3 Whānau Whare	7 whānau whare.
Kaitimako Waipapa A1		3		2					3 whānau whare.	XX whānau whare.
Ranginui 9B										
Te Reti B & C Residue Trust		17		4		8		8		



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Subject: CTWF Spatial Planning Workshop held on 7 July 2021 - Key Discussion Points

Prepared by: Elva Conroy, Tū Pakari Advisor - Kai Ārahi

Present:

- CTWF representatives – Buddy Mikaere (Ngāti Pukenga, Ngāi Tamarawaho), Nathan James (Ngāti Kuku), Jesse Campbell (Ngāti Kaahu), Destiny Leaf (Ngāti Ranginui), Whitiara McLeod (Te Runanga o Ngāi Te Rangi), Des Heke (Ngāti Ranginui, Ngāti He), Ropata Stephens (Ngā Potiki).
- Council representatives – Ruth Feist (BOPRC), Carlo Ellis (TCC), Chris Nepia (WBOPDC), Matemoana McDonald (BOPRC / Toi Moana Councillor – Mauao), Keren Paekau (TCC), Cynthia Hamel (TCC).
- SmartGrowth Advisors – Ken Tremaine (Strategic Advisor), Te Pio Kawe (Tū Pakari – Pou Ārahi Strategic Advisor), Elva Conroy (Tū Pakari - Kai Ārahi Technical Advisor).

Apologies from Carl Lucca (TCC), Matire Duncan (Ngā Pōtiki), Irene Walker (Ngāi Te Ahi).

The following are key discussion points (not minutes) of the workshop.

Kaupapa	Discussion Points
<p>Workshop Purpose</p>	<p>To enable tāngata whenua representatives to:</p> <ul style="list-style-type: none"> • be familiar with the spatial planning processes that are currently underway. • shape the upcoming programme of work over the next two years, both in the spatial planning and housing space. <p>Action:</p> <p>1. Circulate workshop slides.</p>
<p>Spatial Planning (general)</p> <p>Slides 5 & 6</p>	<p>Overview provided about spatial planning – the layering of information to inform decision-making about the future look and connectivity within an area / region / sub-region.</p> <p>Example given re: spatial planning at a local level showing layers of information such as marae, Māori Land, cultural heritage sites and areas at risk of coastal inundation (flooding and erosion).</p>
<p>2021 Joint Spatial Plan</p> <p>Slides 7-11</p>	<p>Recap given about the purpose of the JSP (to proactively plan for and manage future growth) and linkage with Iwi Spatial Planning (right).</p> <p>This includes a two staged approach for the ‘iwi spatial layers’.</p> <div data-bbox="973 1713 1516 2128"> </div>

- Publicly available base info e.g. marae, Māori land,
- Includes key actions for the next three years – what the Iwi Spatial Plan will consider

Kaupapa	Discussion Points
<p>2021 Iwi Spatial Layer <i>Slide 12</i></p>	<p>Recap of draft Iwi Spatial Map for the 2021 Joint Spatial Plan including source of information the 2021 Iwi Spatial Map (publicly available information held for by WBOPDC, TCC and/or BOPRC).</p> <p>Questions and discussion about the following:</p> <ul style="list-style-type: none"> • Sources of information: Papakāinga layer for 2021 map – mix of sources from TCC and WBOPDC. • What information is missing: <ul style="list-style-type: none"> – Infrastructure + public transport – Islands e.g. Karewa, Motuotau, Moturiki. Need to show more distinctly • What information is unclear: marae viewshafts – there aren't any at Whareroa Marae (downside of the visibility aspect of the layer). • Whether other features should be shown on other Joint Spatial maps: Marae on other key maps. • Whether we wanted one map with many layers or 2+ themed maps: Attendees confirmed 2 maps. Split current map into natural groupings e.g. natural environment (maunga, awa) and built environment (Māori Land, marae, hauora, transport etc). <p>Action:</p> <ol style="list-style-type: none"> 2. Provide feedback to Joint Spatial Plan Working Group. 3. Split 'Iwi Spatial' map into two themed maps and present to CTWF when ready.
<p>Iwi Spatial Plan Programme <i>Slides 13-15</i></p>	<p>This relates to the gathering of additional information for the 2023 spatial plan. And links with spatial planning work underway / planned by hapū and iwi for their own purposes e.g. strategic planning, freshwater objective & limit setting.</p> <p>There are learnings from:</p> <ul style="list-style-type: none"> • Te Papa Spatial Plan. The takiwā map including maara kai, waahi tapu, pā sites – indicative areas only, no detail. Option to include some detail within the ISP programme (e.g. place names) or leave greater level of detail within hapū and iwi management plans. • Hauraki Gulf Spatial Plan – Mana Moana Area included. • Auckland Unitary Plan – Treaty Settlement overlays. <p>Potential layers for the next iteration:</p> <ul style="list-style-type: none"> • Areas for future development by Iwi/hapū/Māori land trusts + identify gap in infrastructure (water, wastewater) and transport. This includes, but is not limited to, papakāinga (built and planned). • Treaty settlement layers (both cultural and commercial redress). • Where we don't want develop to happen. • Marae, waahi tapu, significant cultural areas, awa, maunga, papakāinga. • Urban growth area boundary.

Kaupapa	Discussion Points
	<ul style="list-style-type: none"> • Water availability • Add to heritage layer: Te Ariki Pā and Te Tāhuna o Rangataua. • Information within existing hapū and iwi management plans • Information from the Matapihi Land Use Plan. • Information from District Plan schedule of sites of significance • Buffers around marae - each marae to determine size of buffers so it doesn't affect their own development aspirations • Mahinga kai • Development aspirations at Ohauti / Welcome Bay. <p>Ways to cluster the information:</p> <ul style="list-style-type: none"> • via four well-beings – cultural (heritage), social (housing), economic (productive land uses), environment (awa). • Historical layer (waahi tapu) + Aspirational (papakāinga) <p>Things to clarify:</p> <ul style="list-style-type: none"> • Do we have any information re: future industrial / commercial / business growth – currently wrapped up in Priority Development Areas. Good to differentiate. • What existing GIS layers are already available – see action below. <p>Things to work out / determine:</p> <ul style="list-style-type: none"> • What information each hapū / iwi want to include and how it will be gathered. • Level of interest for GIS training. • What resourcing / technical support is needed by each hapū and iwi. • Where information is held and how it is protected and used. • Potential impact of freshwater reforms. <p>Actions:</p> <ol style="list-style-type: none"> 4. Circulate lists of available GIS layers clustered by theme. 5. Circulate links to referenced examples – Te Papa Spatial Plan; Hauraki Gulf Spatial Plan; Auckland Unitary Plan Treaty Settlement overlay. 6. Circulate information about Māori GIS training currently provided by LINZ (webinars, videos, GIS data) – refer Attachment 1 7. Discuss work programme at the next CTWF meeting, including what support is needed. 8. Engagement with Te Arawa hapū and iwi representatives – major gap for the programme.

Kaupapa	Discussion Points
<p>Māori Land / Papakāinga Stocktake</p> <p><i>Slides 16-21</i></p>	<p>Māori Land stocktake underway to get a clear picture of block owner aspirations for housing over the next 10 years. Slide 17 highlights the significant funding available for Māori housing and housing on Māori land.</p> <ul style="list-style-type: none"> • Ministry for Housing and Urban Development has been contacted re: funding criteria and policy. Details due 21 August. • There are opportunities to collectively apply for feasibility funding but we need to know where Māori Land Trusts are at, in terms of housing aspirations and levels of readiness (2021-2023 + 2023-2026 + 2026-2031). We also need to know what support they need. • Remaining workshop slides highlight the reality of what urban growth looks like for Māori, especially when shown on a map – for example, constraints with development of urban Marae community areas; some rural areas can't be developed. How do we better utilise our rural land? <p>Questions / Comments:</p> <ul style="list-style-type: none"> • How up to speed are our SLG reps to be able to articulate the realities and complexities? • What information do CTWF reps need to update their respective whānau? • Important to find out about overarching aspirations of Māori landowners. Each block is different so housing may not be a priority. • Landowner engagement will be crucial. <p>Actions:</p> <p>9. Circulate spreadsheet referred to in slides.</p>
<p>Other comments</p>	<p>Acknowledgement by Jesse re: clarity and coherence of slides presented. Keen for training. If we're thinking 10 years ahead, we need to remember our young people – what do they need within a growing city? We need to capture their voice.</p>

Attachment 1 Information about Māori GIS training currently provided by LINZ (webinars, videos, GIS data).

LINZ runs “Ngā Poutama Matawhenua”, a programme of fortnightly online mapping wānanga to learn about how to map whenua; tell stories through GIS mapping; 3D storymaps and flythroughs; access government GIS data, historical imagery, property data, and perform spatial analysis. These interactive wānanga are specifically tailored towards those working for iwi, Māori trusts and environmental groups. The 1 hour wānanga are held each fortnight until December 2021.

Programme overview

<https://www.linz.govt.nz/about-linz/our-kaupapa/our-location-strategy/growing-new-zealands-geospatial-industry/ng%C4%81-poutama-matawhenua-practical-m%C4%81ori-gis-mapping-w%C4%81nanga>

Key links:

http://hae.re/npm	Register for online mapping wānanga
http://hae.re/pai	Kete of Resources and Links (incl to GIS data sources)
http://hae.re/poutama	Pātaka / Repository of webinar recordings, GIS data sets and downloadable books/guides

Sample tutorials

https://www.youtube.com/playlist?list=PLyE56PxGCqSXGUtFlvpNn0b_SauF4Xflk



“ Kia Tū Pakari ai Tātou”

Spatial Planning Workshop

7 July 2021



Purpose & Agenda

For tāngata whenua representatives to:

- be familiar with the spatial planning processes that are currently underway.
- shape the upcoming programme of work over the next two years, both in the spatial planning and housing space.

*For Tū Pakari
Advisors:*

*Project Plan for Iwi
Spatial Planning
Programme*

*Tāngata whenua
aspirations for
Housing Action plan*

*Priority land
blocks for Maori
Housing Fund*

*Engagement
requirements for
all of the above*



What we will cover

- **Joint Spatial Plan recap**
- **“Iwi Spatial Planning”**
 - Discussion: Tangata whenua layers for the 2021 Joint Spatial Plan
 - Discussion: Shaping the Iwi / Tangata Whenua Spatial Planning Programme

Spatial Planning



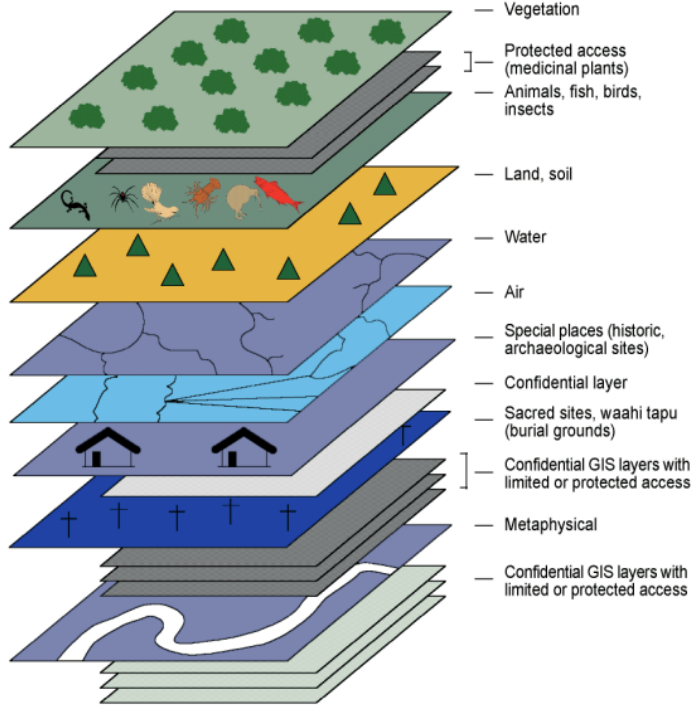
- **Māori Housing recap**
- Discussion: Capturing the papakāinga aspirations of Māori Land Trusts for the next 10 years
- Discussion: Realising aspirations for the Māori Housing

Māori Land /
Papakāinga
Stocktake





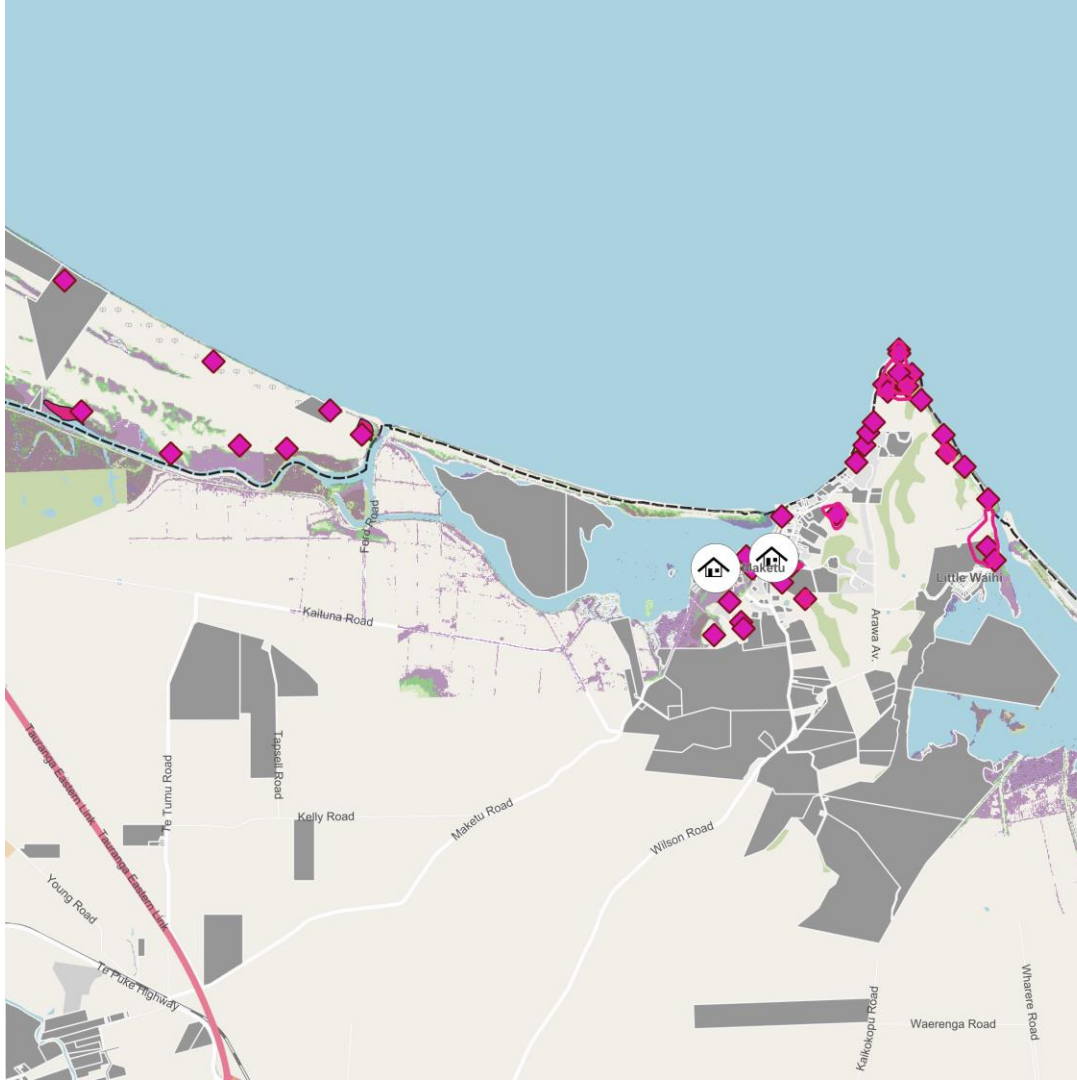
Spatial Planning



Legend

- Takiwā: Historic Māori district/territory within the study area, including the historic name
- ⊗ Pā: Location of a historic Māori fortified village or settlement area
- ⊘ Kainga: Location of a historic Māori village or settlement area
- ⊙ Maara: Location of a historic garden or cultivation area
- ⊚ Waahi: A notable historic location, known by a particular name or significance
- 💧 Puna: Location of a historic spring or well where water was sourced, with associated cultural significance
- Redoubt (Pā maioro): Location of a historic European fort
- Existing commercial and industrial zones
- ▨ Existing schools
- Existing open space zones





◆ Arch/Heritage Sites

🏠 Marae Locations

■ māori-land

elevation

■ ≤ 0.45

■ < 0.5 m

■ 0.5 m - 1.0 m

■ 1.0 m - 1.5 m

■ > 2.45

⬜ Western Bay of Plenty District



SmartGrowth

Building our futures together

JOINT SPATIAL PLAN



About the Joint Spatial Plan

- To proactively plan for and manage future growth.

This includes:

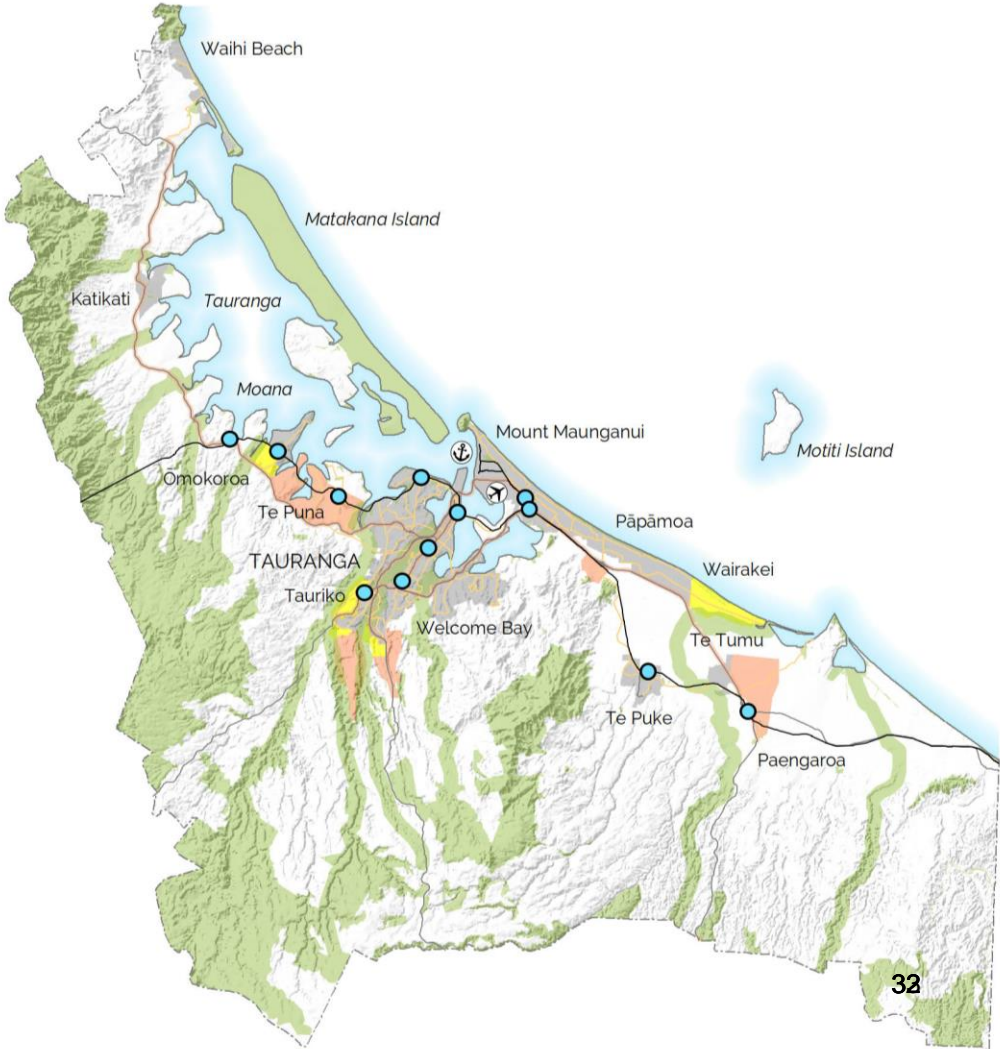
- Providing for social, environmental, cultural and economic wellbeing.
- Connecting centres and development areas.

- Builds on the UFTI programme and involves Central Government agencies.
- Collates work to date as a first step towards an update of the SmartGrowth Strategy in 2023.

Growth Scenario

Key

- Main transport route
- Railway
- ✈ Tauranga airport
- ⚓ Port zone
- Existing growth area
- Current planned growth area
- Envisioned growth area
- Frequent transport network
- Existing & planned transport
- Public transport hub/interchange
- Key green & blue space



Climate Change

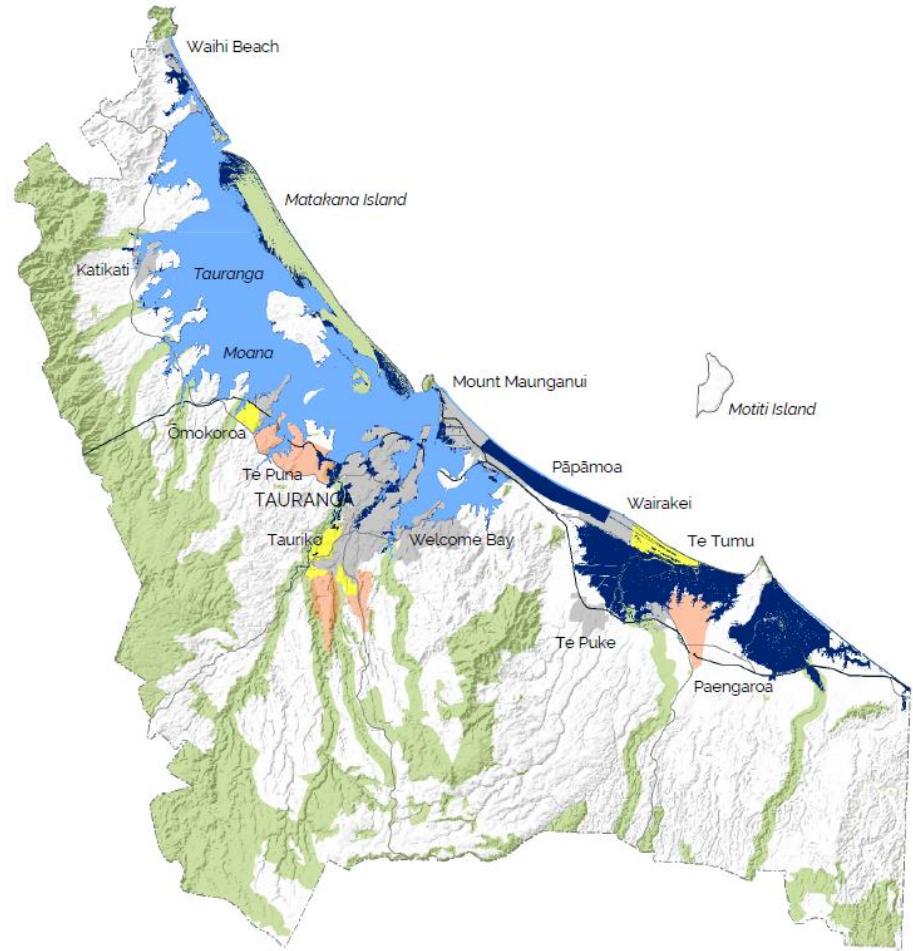
Figure #
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and line

Key

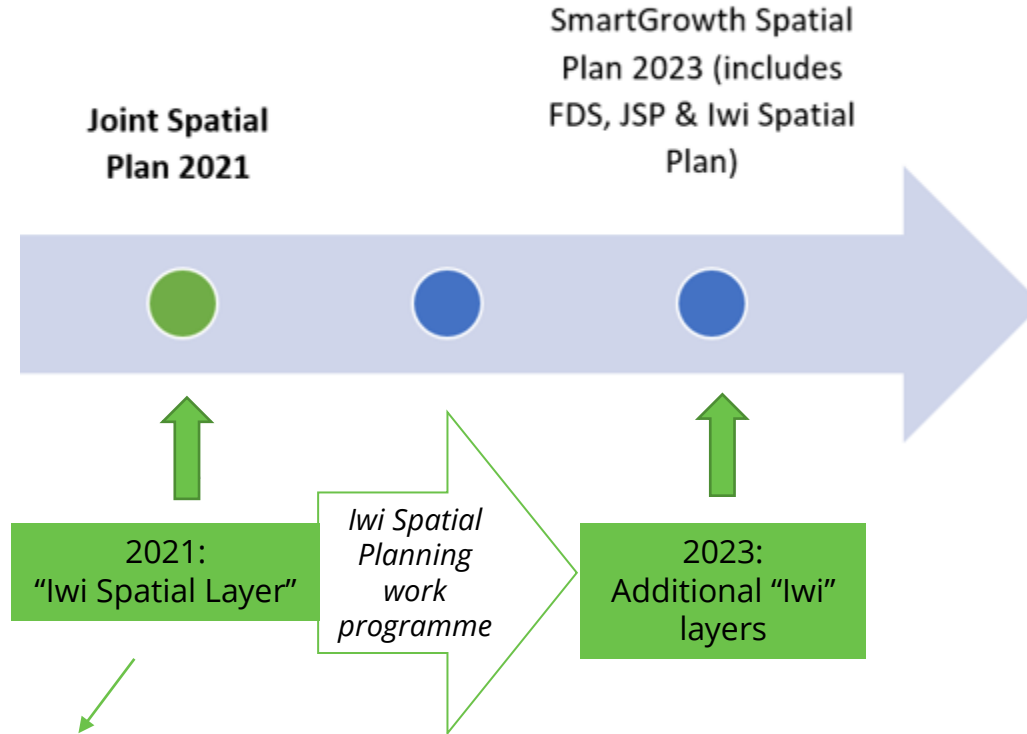
- State highway
- Railway

- Existing growth area
- Planned growth area
- Potential growth area
- Coastal inundation & erosion
- Low lying areas & high groundwater level
- Key green & blue space

08_ClimateChange
DRAFT PRINTED 25/06/2021
GSP-626203



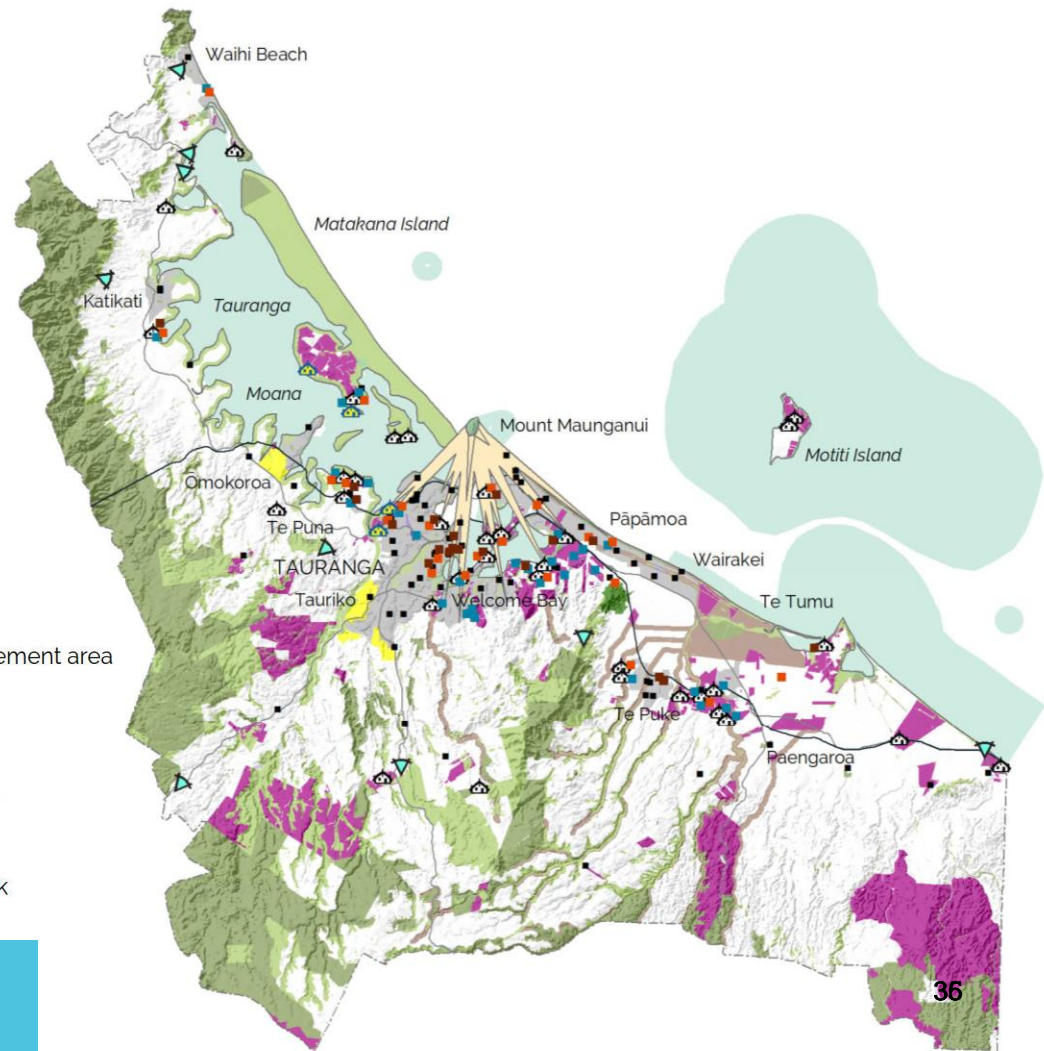
Regional Spatial Strategies



- Publicly available base info e.g. marae, Māori land,
- Includes key actions for the next three years – *what the Iwi Spatial Plan will consider*

Draft Iwi Spatial Layer 2021

- State highway
- Railway
- Existing growth area
- Planned growth area
- Cultural view shaft
- Cultural view shaft
- Papakainga
- Nga Kohanga Reo
- Hauora
- Other schools
- Marae location
- Marae / CD centre
- Maori land
- Statutory Acknowledgement area
- Cultural heritage area
- Significant natural area
- Reserves & DOC land
- Papamoa Regional Park

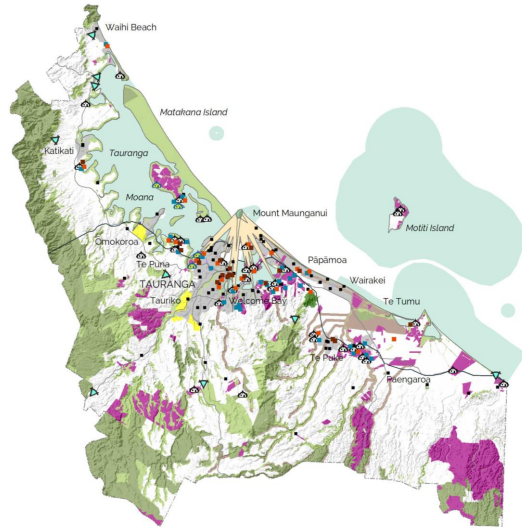


He Pātai: What's missing?
What's not needed?

Iwi Spatial Planning Work Programme

Iwi Spatial Layer (for the 2021 Joint Spatial Plan)

Provides high level principles: kaitiakitanga, rangatiratanga, Ngā taonga tuku iho (heritage values), mountains to the sea.



+ Iwi Spatial Planning (2021 - 2023)

More than just an Iwi / hapū cultural spatial layer.

Seeks to provide a more detailed level of mana whenua social, economic, environmental development and growth aspirations to be integrated in the SG Strategy.

Opportunity for Māori communities to describe what social (i.e. housing, health & education) and community infrastructure services and facilities are required.

Iwi and hapū may integrate appropriate layers from their projects & environmental management plans into the ISP.

Tauranga Moana design principles can guide and support Iwi / hapū development aspirations.

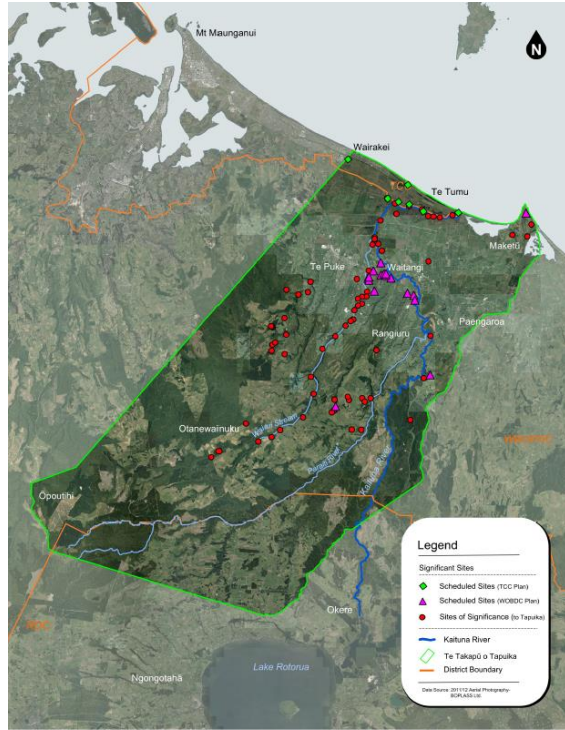
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SmartGrowth Spatial Plan 2023

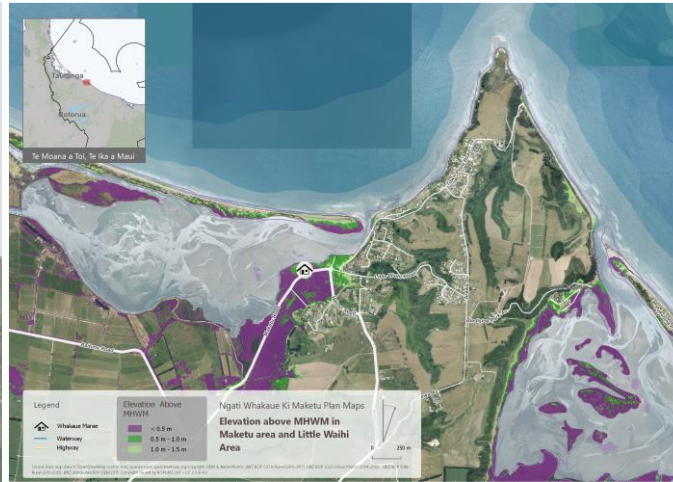
Will guide future projects by:

- Providing long term objectives
- Development and infrastructure in the right places
- Protecting areas of value
- Improving housing supply, affordability and choice
- Supporting climate change mitigation and adaptation
- Upholding relevant Treaty settlements and customary rights

Examples of layers from Environmental Management Plans



Tapuka



Ngāti Whakaue ki Maketu



Ngāti Hangarau

Iwi Spatial Planning Work Programme

A spatial plan is required to enable tāngata whenua to guide and influence the long term strategic decisions for the sub-region based on their unique relationship to the area (Scoping workshop 29 Oct 2020)

Potential focus areas

- **Areas of environmental and cultural significance**
- **Key challenges to respond to and actions going forward**
- **What needs to happen around marae**
- **Māori land aspirations**
- **Guidance for development in Priority Development Areas (PDAs)**

Out of scope – structure planning, detailed planning for individual land blocks

Nga Pātai – Over the next 1 ½ - 2 years:

1. What layers of information need to be gathered?
2. Where do we focus efforts – topics & geographic areas?
3. Who does what? And when?
4. What help do we need? How can we support each other?
5. How do we protect sensitive information?



Māori Land / Papakāinga Stocktake

Māori housing investment

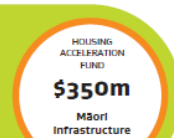
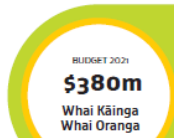
Budget 2021 will invest \$380 million into Māori housing across Aotearoa New Zealand, delivering additional new houses, whare repairs, and capability building. The investment will enable new affordable rentals, transitional housing, papakāinga, and progressive home ownership solutions.

In addition, \$350 million from the \$3.8b Housing Acceleration Fund has been set aside for a Māori Infrastructure Fund to help to unlock whenua Māori potential.

The investments build on that from Budget 2019 and 2020.

*not all targeted to Māori housing

TOTAL BUDGET 2021



Key

Budget 2021

Budget 2019-20

Plan

\$400m*
over 4 yrs (2020-24)
Including Te Au Takekete
(Iwi Māori Pathway)

\$350m*
* not all targeted, but directed at re-purposing Crown land, including where Māori have redress for preferential access

\$28m*
over 4 yrs (2020-24)
*not all targeted, but has opportunities for Māori housing support

BUDGET 2021
\$205m*
Continued support for Homelessness programmes
over 4 yrs (2021-25)

HOUSING ACCELERATION FUND
\$350m
Māori infrastructure fund
over 4 yrs (2021-25)

BUDGET 2021
\$211m
over 4 yrs (2021-25)

BUDGET 2020
\$36m
over 4 yrs (2020-24)

He Kūkū ki te Kāinga
(Māori and Iwi led housing development)
\$20m
over 4 yrs (2020-23)

BUDGET 2020
\$4m
over 4 yrs (2020-24)

He Taupae
(Iwi and Māori housing provider capacity and capability)
\$4m
over 4 yrs (2020-23)

BUDGET 2021
\$13m
over 4 yrs (2021-25)

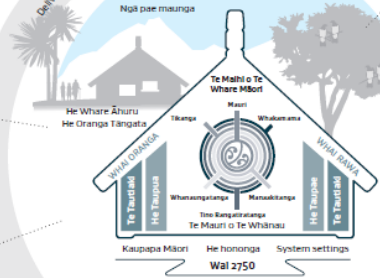
BUDGET 2019
\$40m
over 4 yrs (2019-23)

BUDGET 2021
\$139m
over 4 yrs (2021-25)

Whai Kāinga
Whai Oranga
\$380m

BUDGET 2021
\$17m
over 4 yrs (2021-25)

Māori Housing 2021-2025





SmartGrowth Housing Action Plan

DRAFT – APRIL 2020



1



Kia Tu Pakari ai Tātou

To be workshopped at next CTWF meeting in July 2021

VISION

He kāinga ora, he hapori ora - thriving communities where everyone has a place to call home.

PRIORITIES

- Partner with the sub-region's communities and local stakeholders and drive improved housing and urban outcomes through the place-based approach.
- Accelerate improved Māori housing outcomes through Te Maihi o te Whare Māori (MAHI) and increasing partnerships with iwi, hapū and whānau Māori.
- Increase housing supply, improve rental and ownership affordability through a coherent package of tools and interventions focusing on supply-side measures and measures to assist first home buyers.
- Shape the urban development system to support improved housing and built environment outcomes through contribution to the Resource Management reform programme and climate change adaptation and emissions reduction plans, and implementation of the NPS-UD, Urban Development Act, and the Infrastructure Funding and Financing Act.



Te Tūāpapa Kura Kāinga
Ministry of Housing and Urban Development

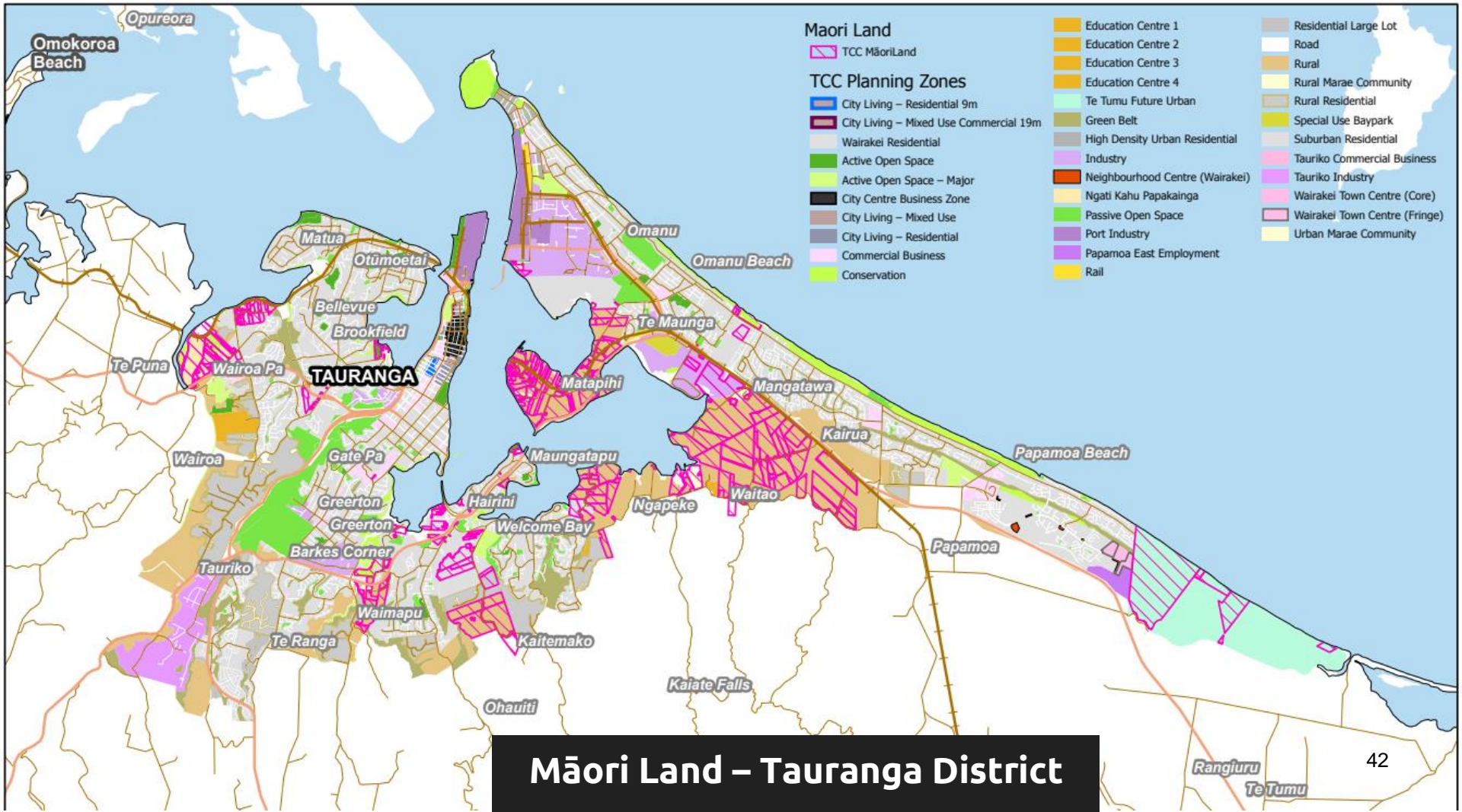


Kāinga Ora
Homes and Communities

Awaiting response

Nga Pātai – For the Housing Action Plan:

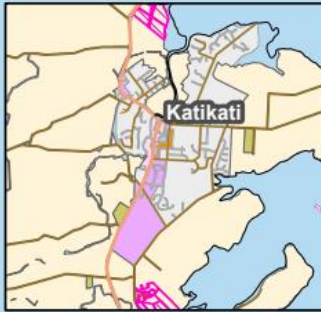
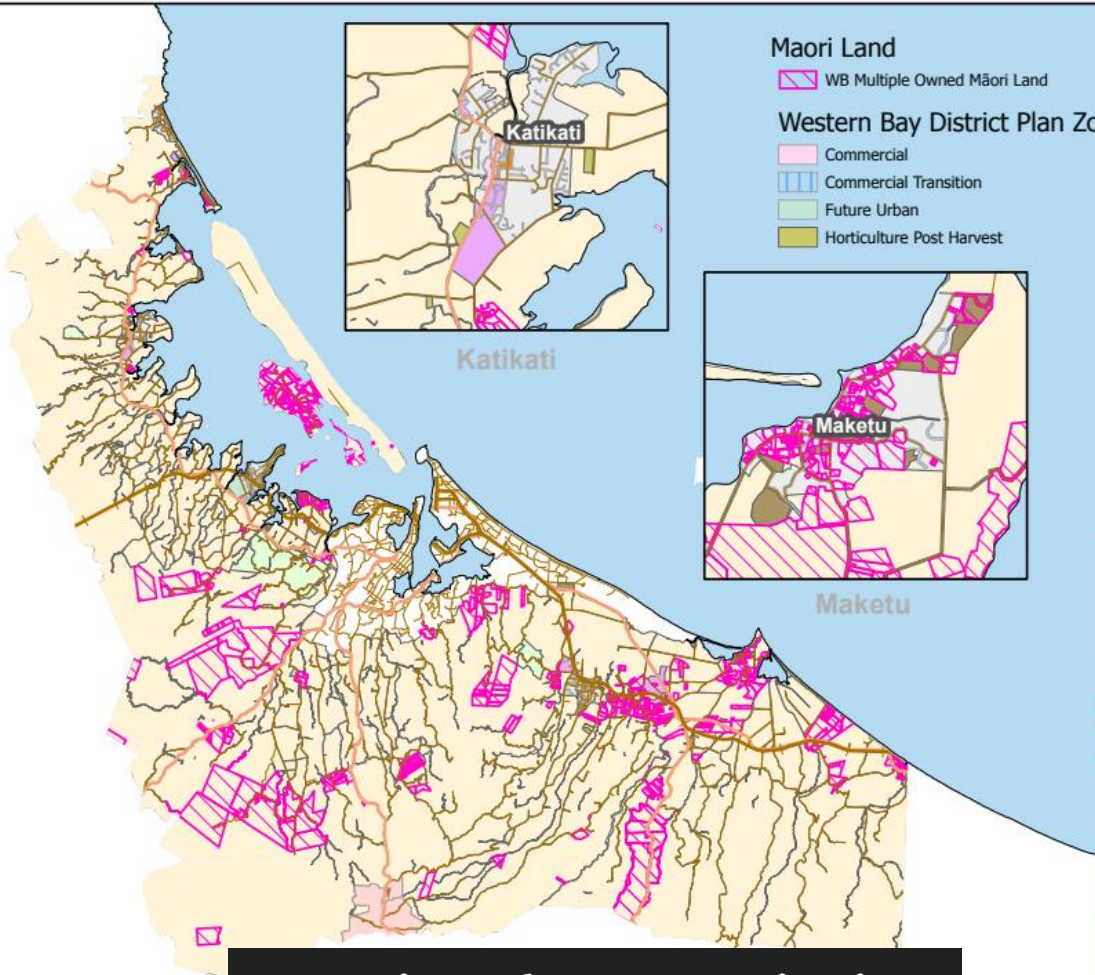
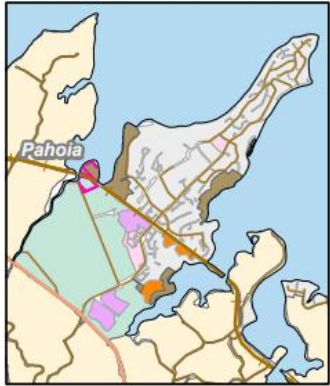
1. What are housing aspirations?
2. What are priority for achieving these? Where do we focus efforts?



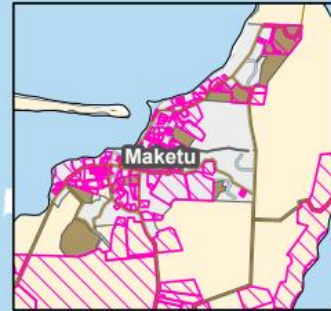
Māori Land – Tauranga District

Rangioru
Te Tumu

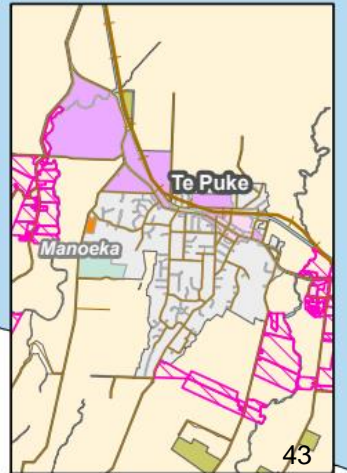
Omokoroa



Katikati



Maketu



Te Puke

Te Puke

Manoeka

Maori Land

WB Multiple Owned Māori Land

Western Bay District Plan Zone

- Commercial
- Commercial Transition
- Future Urban
- Horticulture Post Harvest

- Industrial
- Lifestyle
- Medium Density Residential
- Residential
- Rural
- Rural Residential
- TECT All Terrain Park

Māori Land – WBOP District

WBOP District Council MOML's

Description	DP Zone Area (Ha)	MOML Area Ha	% MOML of DP Zone	Residential Lands	10 Lots/ha	12.5 Lots/ha	15 Lots/ha
RURAL	183,703.68	17,633.43	9.60%	0.00	-	-	-
RESIDENTIAL	1,633.97	72.08	4.41%	72.1	721	901	1,081
RURAL RESIDENTIAL	190.70	25.53	13.39%	25.5	255	319	383
INDUSTRIAL	603.01	4.72	0.78%		976	1,220	1,464
FUTURE URBAN	270.15	4.20	1.56%				
LIFE	2,116.04	3.76	0.18%				
COMMERCIAL	61.02	0.34	0.55%				
HORTICULTURE POST HARVEST	104.51	0.27	0.25%				
TOTALS:	188,683.07	17,744.32	9.40%	97.6	1,952	2,440	2,928

	165.5278	0.6013	0.0080				
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Tauranga City Council MOML's

Rural	2,197.69	1,063.11	48.37%		-	-	-
Future Urban 2	762.09	305.89	40.14%	305.9	3,059	3,824	4,588
Sub-urban Residential	4,017.86	135.05	3.36%	135.1	1,351	1,688	2,026
Ngāti Kahu Papakāinga	80.14	76.87	95.93%	76.9	769	961	1,153
Rural Marae Community	80.72	73.66	91.25%	73.7	737	921	1,105
Industry	541.17	69.49	12.84%				
Conservation	523.65	54.48	10.40%				
Rural Residential	791.31	12.57	1.59%	12.6	126	157	188
Urban Marae Community	17.00	12.43	73.12%	12.4	124	155	186
Active Open Space	134.67	8.76	6.50%				
Commercial Business	222.89	0.95	0.43%				
Road	1,592.87	0.38	0.02%				
Passive Open Space	633.46	0.36	0.06%				
Papamoa East Employment	41.32	0.01	0.01%				
Rail	117.83	0.00	0.00%				
Green Belt	504.15	0.00	0.00%				
Town Centre Fringe (Wairakei)	9.67	0.00	0.00%				
Education Centre 2	7.41	0.00	0.00%				
Total MOML in TCC	12,275.90	1,814.01	14.78%	616.5	6,165	7,706	9,247

TOTALS:	200,958.97	19,558.34		714.08	8,116.85	10,146.06	12,175.27
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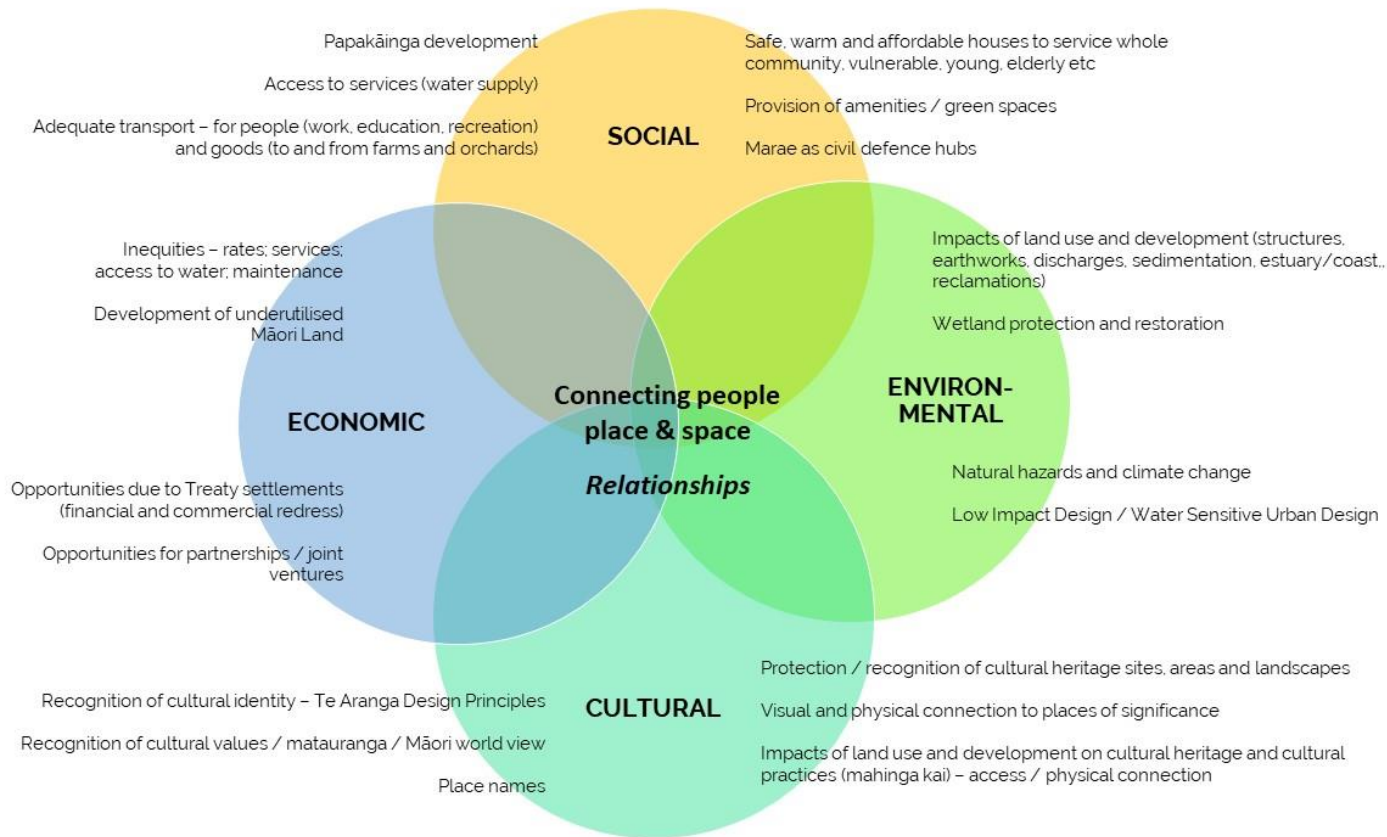
Māori Land Priority Areas

TCC Priority Areas:	Contact Person:	WBOPDC Areas:	Contact Person:
Hangarau Marae RCZ		Matakana Island	
Waimapu Marae RCZ		Pirirakau	
Spreadsheet link			



Combined Tāngata Whenua Forum Māori Land Stocktake June 2021

				Future Papakāinga Housing Capacity								
Council	Land Block Title	Land Trust Name:	TRUSTEES	Other	Jun-21		2021 to 30 June 2023		2023 to 30 June 2026		2026 to 30 June 2031	
					Kaumātua Units	Whānau Homes	Kaumātua Units	Whānau Homes	Kaumātua	Whānau	Kaumātua	Whānau
TCC	Hairini 6D1B11	Reweti and Te Pere Whānau Trust	6 Trustees: Bowlin, Nesca Heitapu; Kawe, Ronald Te Pio; Reweti, Hiria Jean; Ririnui, Titihuia Carolyn; Tahī, Kylie Tere Te Wai; and Walker, Tareha (Snr)		0	6	0	5	0	5		8
TCC	10 Te Papa Parish Blocks	Ngāti Kahu Te Pura	7 Trustees: Bidois Stanley Joseph, Brown Mokohtī, Brown Te Ohu Edward Eruera, Gates Stephen, Hikairo Phillip, Rahiri Polly Parewhakarau, Witeri Rana		8	6		10				
WBOP	Ngapeke 6C	Ngapeke 6C Trust	5 Trustees: Kahotea Desiree, McRoberts Christopher Gregory, Reihana Rondell, Reihana or Piritoka James Reihana James and Te Puke Mary Ngawai.			3		7				
TCC	Kaitimako Waipapa A1	Poonotiini Trust	8 Poonotiini Trustees - Grant Lynette Mereana, Harawira Pauline Tunihia, Te Kani George Wanoa, Te Kani Korau Guy, Te Kani Lloyd Wingara, Te Kani Mark Mahaki, Te Kani Mei Dorset, Webster Andrea Harete			3		2				





Recap – did we achieve what we needed?

For tāngata whenua representatives to:

- be familiar with the spatial planning processes that are currently underway.
- shape the upcoming programme of work over the next two years, both in the spatial planning and housing space.

*For Tū Pakari
Advisors:*

*Project Plan for Iwi
Spatial Planning
Programme*

*Tāngata whenua
aspirations for
Housing Action plan*

*Priority land
blocks for Maori
Housing Fund*

*Engagement
requirements for
all of the above*

