



TE MAHERE WHENUA MĀTUA O TE REWAREWA

LAND USE AND DEVELOPMENT PLAN



UPDATE ON ACTIVITY BETWEEN JANUARY 2019-JUNE 2020



Te Rewarewa Komiti of Management on komiti strategic wānanga, Parua Bay, August 2018



Powhiri for papakāinga design consultants into Whangārei Terenga Parāoa Marae, April 2019



Shareholders and whānau in design workshops, July 2019



Shareholders and whānau in design workshops, July 2019



TE MAHERE WHENUA MĀTUA O TE REWAREWA

LAND USE AND DEVELOPMENT PLAN

UPDATE ON ACTIVITY BETWEEN JANUARY 2019-JUNE 2020

HE KUPU NĀ TE HEAMANA

A WORD FROM THE CHAIRPERSON

Tēnā Koutou Katoa e Ngā Whānau Whānui o Te Rewarewa,

As this is my last letter to you all as Chair of the Committee, I would like to take the time now to thank previous and present members of the the management committee that I have had the privilege of working with over the last 8 years. They have all done a great job of managing the Te Rewarewa block on behalf of our Shareholders.

During my time on the committee the going has been slow at times, but we have all been learning to navigate our way through the many processes that must be completed in order to make well informed decisions on your behalf. Progress to date is something that all shareholders can feel a sense of pride in, and indeed ,we are just carrying on the mahi that was passed on to us from our Tūpuna. This booklet summarises just a short part of that journey.

If I look back over the past 8 years there are some very memorable and moving moments. One such time were the wānanga held where we gathered to listen to all the stories and whakapapa from around our whenua. From there, the dreams and aspirations have been woven into our concept and development plans. Our vision is clear that these will all become a reality in the future.

The main focus during the past 18 months has been the Papakāinga development, with a massive amount of planning and feasibility work having been undertaken.

Typical of any feasibility mahi, we have uncovered even more questions which will demand ongoing efforts for our kaimahi, committee of management and whānau into the future.

I look forward to seeing everyone at the upcoming annual general meeting for 2020. I am standing down as Chair with the knowledge and confidence that the continuing path of Te Rewerewa and the development of the Papakāinga will have our people living and thriving on our land once more.

Ngā mihi mähāna,
Alex Wakefield
Chairman, Te Rewarewa



Members of the Rewarewa D committee of management and project workers meet with Hon. Nanaia Mahuta on the whenua. June, 2018. From left to right: Michael Kake, Nicki Wakefield, Alex Wakefield, Hon. Nanaia Mahuta, Jade Kake, Minnie Hamo-Kake, Michelle Apetera, Hinemoa Apetera, Keaton Apetera

TE TIMATANGA KŌRERO

INTRODUCTION

Te Rewarewa is a block of Te Parawhau land that was granted legal title through the Native Land Court in 1865. Te Rewarewa lies very close to the city and the harbour of Whangārei Terenga Parāoa, within the city boundary, and is one of the last large Māori land holdings near Whangārei City. Te Rewarewa was defined by boundary markers, Wharekiri stream, Mangakowharo, Puketatua, Te Toko, and the Harbour edge features Te Wiwi, Te Putahi and Te Rewarewa.

Since 1865 the descendants of the 10 named owners have maintained Te Rewarewa. Rewarewa D is a 64ha remnant of that 114ha block. Amalgamated from many partitioned titles in 1965 into a Māori Incorporation, Rewarewa D was planted in radiata pine not long after. Rewarewa D is constituted by the Māori Incorporation Regulations 1994 and Te Ture Whenua Māori Act 1993.

Since the felling of the forestry in Summer 2012 it has been clear a new direction was needed for the committee of management of Rewarewa D Māori Incorporation. In 2014 the management committee, shareholders and whānau workshopped to develop a strategic plan "Laying the Foundations for the Future of Rewarewa D 2014-2018" building on shareholder aspirations shared since the planting of the pine forestry.

Six goals were outlined for the management committee to focus on over the four years as:

MANA WHAKAHAERE:

- improvements in governance management and administration
- communications strategy

WHAI RAWA

- increasing income streams

TIAKI WHENUA

- preparation and maintenance of the land

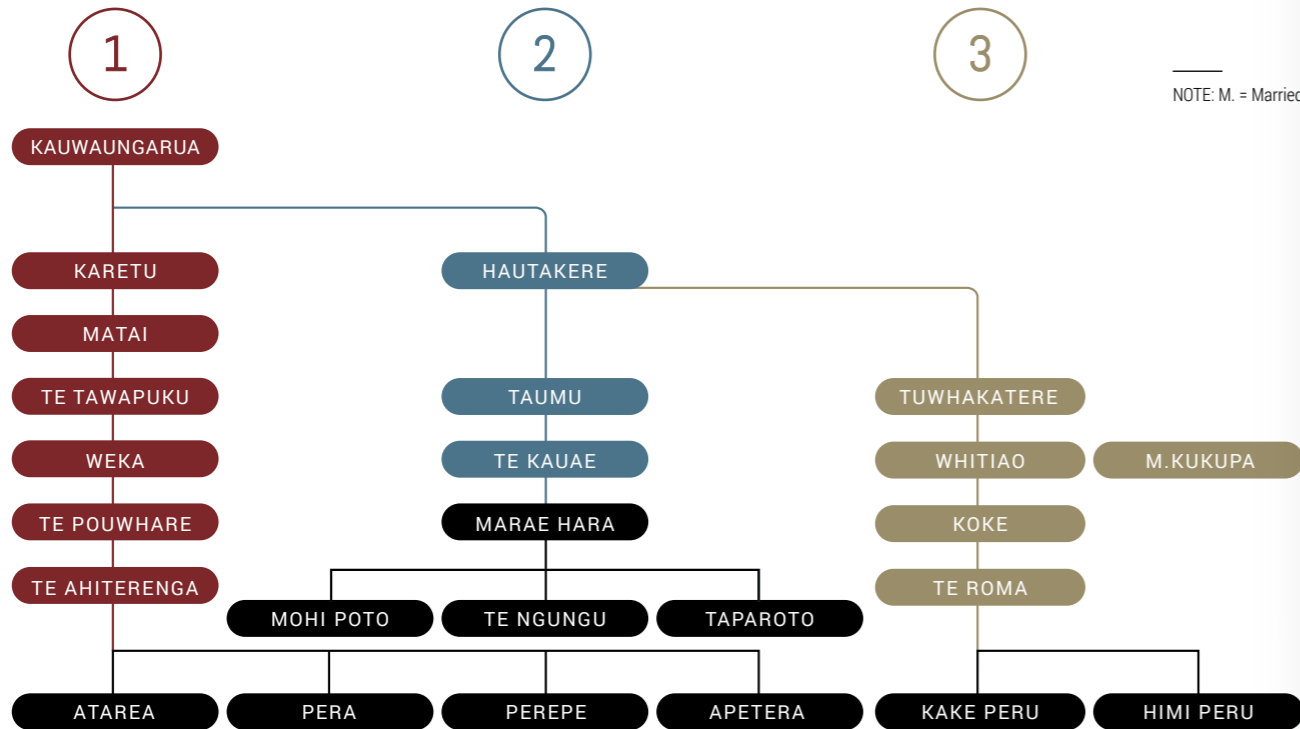
WHAKAMAHERE

- marae
- whenua concept plan development

The Whakamahere goals were progressed in 2017/18 with support from Te Puni Kōkiri, carrying out shareholder wānanga, site of significance mapping, pre-feasibility studies of the identified land use aspirations and values, as well as identifying the carrying capacity of the land. This information was used to develop Te Mahere Mātua Whenua o Te Rewarewa, published in 2018. This a living document which is updated as new information comes available.

In the following pages, updates are given for each of the strategic goals to June 2020 including updates to Te Mahere Mātua Whenua o Te Rewarewa.

WHAKAPAPA



This whakapapa was recited by Taurau Kukupa in the Native Land Court in 1865, connecting the ten named owners (seen here in black) as descendants of Kauwaungarua.

MANA WHAKAHAERE

GOVERNANCE, MANAGEMENT & ADMINISTRATION

Since 2018 the komiti of management has adopted Te Keteparaha o Te Rewarewa, a governance handbook to guide the committee of management members reflecting the vision and values articulated by shareholders of the past and present. On page 4 is a wellbeing matrix used as a checklist by the committee of management as it considers land use opportunities, alongside Te Mahere Whenua Mātua

o Te Rewarewa, 2014's strategic plan *Building the foundations of Te Rewarewa 2014-2018* and Te Ture Whenua Māori: Māori Incorporations Regulations. All these key governance documents which guide our komiti are available on request to rewarewad@gmail.com



Members of Rewarewa D with shareholders and whānau in Papakāinga Wānanga in April 2019

TABLE 1: ASPIRATIONAL ATTRIBUTES FOR TE REWAREWA PROJECTS TO GUIDE THE COMMITTEE OF MANAGEMENT

NGĀ ORANGA	WELLBEING	PROJECTS
	ENVIRONMENTAL	<ul style="list-style-type: none"> ○ Returns what has been lost ○ Enhances local environmental wellbeing ○ Adheres to international best practice ○ Gives expression to matauranga māori I te taiao ○ Protects and maintains taonga
	PEOPLE WHĀNAU SOCIETY	<ul style="list-style-type: none"> ○ Wellbeing of Te Rewarewa people's health is enhanced ○ Accessibility of Te Rewarewa descendants is safeguarded ○ Promotes Tino Rangatiratanga ○ Educational opportunities of shareholders and whānau are enhanced ○ Succession of whānau within Te Rewarewa is enhanced ○ Relationships within Te Rewarewa and with a diverse range of people are enhanced ○ Te Rewarewa contribution to people's wellbeing within Whangārei, Tai Tokerau, Aotearoa and The Globe is enhanced
	ECONOMIC	<ul style="list-style-type: none"> ○ Economic risk analysis is satisfactory ○ Best economic return available ○ Does not jeopardise other wellbeings
	CULTURAL	<ul style="list-style-type: none"> ○ Bringing opportunities for shareholders, whānau and the wider community to experience and practice tikanga me ona reo māori ○ The role of tikanga me ona reo Māori is enhanced within Whangārei, Tai Tokerau, Aotearoa ○ Cultural health and values are enhanced ○ New expressions of our evolving culture are given the opportunity to grow

MANA WHAKAHAERE COMMUNICATION

With Te Puni Kōkiri support, we are proud to launch our new website at the 2020 AGM, for descendants of Te Rewarewa to access information about the block and the direction going forward. We are still adding items to the website. In time, we plan for the shareholder register to be accessible on this site also.

In response to the shareholder kōrero shared in strategic planning workshops held in 2014, the komiti of management has chosen to operate as Te Rewarewa as an acknowledgement to the full 283 acres of Te Rewarewa block as surveyed in 1865.

www.terewarewa.co.nz



WHAI RAWA ECONOMIC

In the 2014 strategic plan for Rewarewa D, a clear goal was to generate 5 income streams, and that over \$80,000 would be generated between 2014-2018. This strategic goal was achieved in it's time, and while it requires revision it remains a direct ive to the current komiti of management to grow the income streams into the future. Here we report on the income streams since the end of 2018.

TABLE 2: SUMMARY OF INCOME RECEIVED AND SOURCES IN THE PERIOD JANUARY 2019 - JUNE 2020

Income source	Sum received since 01/19 (excl GST)	Purpose of income (if any)
Te Puni Kokiri	\$121,650	Papakāinga Design Project
Tai Tokerau Forestry Limited	\$2,500	One off administration payment
Investment Interest	\$1,666	

TE REWAREWA TOHU

This logo has been designed by Leonard Murupaenga for Te Rewarewa. It includes whakairo representing the seed of Te Rewarewa, our connections with Whangārei Terenga Parāoa and surrounding Te Parawhau rohe. Features of the whenua including kaimoana and toetoe are represented. Colours represent the toto from the uri o Te Rewarewa, colours of Whangārei Terenga Parāoa and the toetoe stem. From the design prepared by Leonard Murupaenga, Kyra Clarke of *Threaded* created the digital version and final brand found in this document and on the new website.

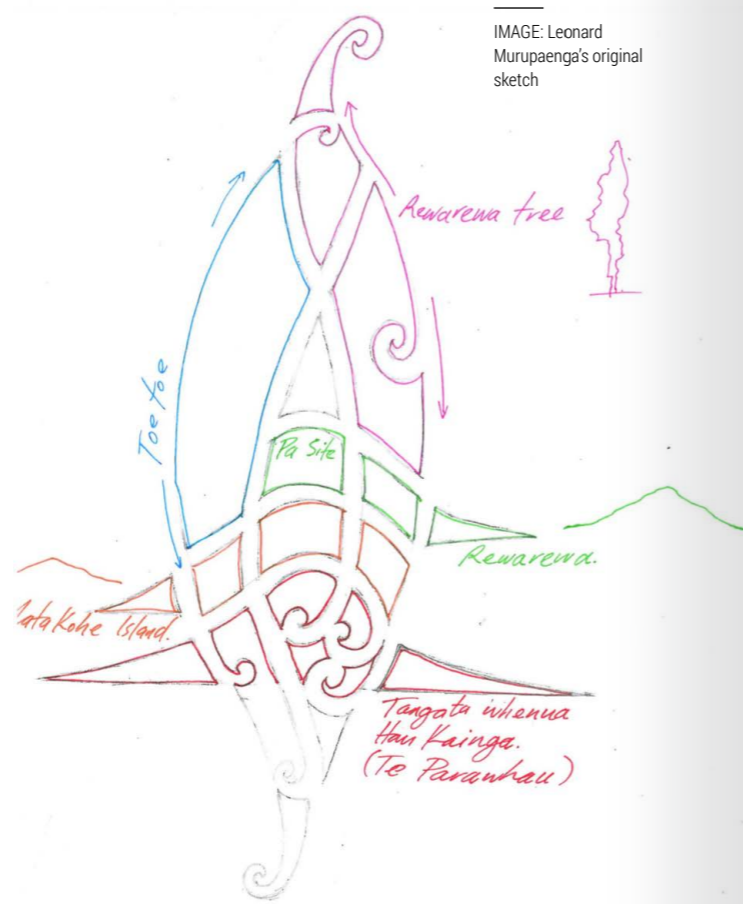


IMAGE: Leonard Murupaenga's original sketch

TIAKI WHENUA PREPARATION AND MAINTENANCE OF THE LAND

Maintenance of roading, gates and fences left us after the forestry exited in 2012 has been ongoing.

Of note is a current initiative being planned to remove wilding pine from the Rewarewa D block which has regrown since 2012 as part of the land use goals found in Te Mahere Mātua Whenua o Te Rewarewa. We look forward to updating shareholders and whānau on progress as this work is confirmed.

Koha made to the whenua has also been significant, especially in the māra and in the form of mahi. Mihi whakanui to all who have contributed towards the māra on the Rewarewa D block where there is much work to be done.

Harry Apetera Senior fencing Rewarewa D boundaries in July 1980



WHAKAMAHERE WHENUA

LAND USE UPDATES 2020

The existing whenua concept plan 2018 is based on shareholder kōrero, infrastructure, regulatory constraints and natural land features. It shows five land use zones, with an additional zone for the estuary area to reflect the intention to reconnect the whenua access to Whangārei Terenga Parāoa.

SUMMARY OF POTENTIAL LAND USES BY ZONE AT JUNE 2020

Zone Name	Area	Zone Potential Uses
Te Papa Ohaoha o Te Rewarewa	10ha (approx)	<ul style="list-style-type: none"> ○ Industrial yard ○ Market garden/Food Production ○ Nursery ○ Production/Distribution Centre ○ Facilities ○ Resource recovery (recycling / green waste) ○ Educational Facilities ○ Retail Centre ○ Live Work commercial/studio
Ngahere	38ha (approx)	<ul style="list-style-type: none"> ○ Pasture ○ Indigenous Forestry ○ Tree crops ○ Rongoa ○ Apiculture ○ Eco-tourism
Te Papakāinga (Te Rewarewa)	18ha (approx)	<ul style="list-style-type: none"> ○ Campground ○ Papakāinga ○ Marae ○ Māra kai ○ Eco-tourism
Whangārei Terenga Paraoa		<ul style="list-style-type: none"> ○ Aquaculture ○ Mahinga kai





TE PAPA OHAOHA O TE REWAREWA MĀRA KAI

The Māra Kai was established in November 2018 with the vision to reconnect people to the land, provide healthy kai to whānau and explore sustaining livelihoods for whānau.

The site is located on the roadside flats next to the Resort Station formerly used for green waste composting. We have cleared approximately one acre of pest plants from the area and established a māra with a focus on heritage kai including kamokamo, kokihi, kumara, taewa, ruruhau, and puha with an increasing number of native plants we are propagating from the land for the landscape restoration project. Over the past year we have held numerous workshops on medicine and māra, full moon planting events and always enjoy meeting more Te Rewarewa whānau during these events.

We mentor young farmers on Thursdays and have just designated a small plot for Te Kapehu Whetū students who will be tending to their vege patch from August onwards. During the Covid lockdowns we also provided care boxes of medicine and vegetables to whānau at their request with a focus on the elderly and vulnerable. This year we intend to provide more kai to whānau focussing on a grow to order basis; mentor more new farmers; grow out more heritage seed to make it accessible to new farmers; and hold monthly community open days from spring onwards, including a spring plant ceremony which we hope everyone can attend!

TE PAPA OHAOHA O TE REWAREWA PLAN CHANGE

The committee of management have included a zone change for the area alongside Kioreroa Road with the Whangārei District Council's Urban and Services Plan Change. This will create a "Te Rewarewa Precinct" that will enable a wider range of activities in this area which are not permitted under the current council zoning. These include a number of land uses listed as aspirations in our 2018 Whenua Land Use Plan below:

- retail
- commercial
- kai production
- education facilities
- manufacturing

This planned zone change is another step towards our long term economic development goals and the committee plan to start discussions with whānau and shareholders in the coming year to guide the ideas into reality. More information on the WDC Urban Plan Change can be found on our website www.terewarewa.co.nz



TE PAKĀINGA O TE REWAREWA

With Te Puni Kōkiri investment, a Papakāinga Development Plan has been started. The consultant team has been overseen by Rewarewa D Management Committee and Nicki Wakefield as the contract manager to achieve the following since the start of 2019:

- + Kaupapa wānanga with Rewarewa D Shareholder
- + Technical feasibility reports, engineer, geotechnical and traffic engineer
- + Grow internal capability. Project management, Governance, Administration
- + Housing preliminary designs prepared and costed
- + Financial Model for papakāinga housing
- + Tenure options identified
- + Landscape Design and Papakāinga zone masterplanning to include marae location options, housing, campground, gardens and orchards, communal whare and shared areas as part of the kāinga zone. Other key considerations were for drinking water supply and wastewater treatment and the goal to re-open the Toetoe road access which was the former access to the kāinga up until the 1960's when it was last occupied.

PROJECT STRUCTURE



**Matakohe
Architecture
+ Urbanism**

JADE KAKE
/ LAND TENURE AND
TYPOLOGY REPORT



ADELLE ALLBON
/ FINANCIAL MODEL
DEVELOPMENT



KYRA CLARKE
/ COMMUNICATIONS
MATERIALS AND
PRINT



FELICITY CHRISTIAN
ARCHITECT

FELICITY CHRISTIAN
AND JADE KAKE
/ LEAD DESIGN
CONSULTANTS



DEAN SCANAN
/ TRAFFIC REPORT



JONATHAN CARPENTER
/ ARCHEOLOGIST



Terrain
LAND & AERIAL SURVEYING

SAM BEAZLEY
/ SURVEYOR



ROB BROWN
/ ENGINEER
AND GEOTECH



RENEE DAVIS & ZOË AVERY
/ LANDSCAPE ARCHITECTURE
& CONSULTANT PLANNER



RICHARD MESSINGER
/ QUANTITY SURVEYOR

Notes:
1. This plan is for Preliminary Design only and resource consent purposes only. Not for construction.
2. This design is subject to site specific surveying and geotechnical investigations of the proposed development.
3. All housing consent and compliance checks are planning to occur prior to building consent application.



Te Papakāinga o Te Rewarewa
updated masterplan June 2020

Legend

- Coastal resource area
- Recorded archaeological site
- Overhead power lines
- Clearance required from conductors
- Offset required from existing forestry
- 3 or 5 bed whare
- 2x2 bed duplex
- 25,000L rainwater collection tank
- Access road to boundary
- Internal road (stages 1-3)
- Internal road (stages 4-7)
- Future secondary access
- Driveways and parking (permeable covers)
- Walkways (gravel)
- Optional fencing to residential sections

4SIGHT CONSULTING | **FELICITY CHRISTIAN ARCHITECT**

Preliminary Design - 18/05/20

Client	Te Rewarewa Papakāinga	Sheet	282
Project	The Proprietors of Rewarewa D Incorporation	Scale	1:100
Masterplan		Date	18/05/20

Matakohe Architecture | **RS Eng** | **Pacific Cost CONSULTANTS**

TE PAKĀINGA O TE REWAREWA

Preparation of the masterplan has been undertaken by *Felicity Christian Architect* and *Matakohe Architecture and Urbanism* in collaboration with *4Sight Consulting*. Landscape design has been completed by *4Sight Consulting*.

Overall masterplan landscape features include remediated wetland, communal orchards, māra kai, and ngāhere regeneration.

The stage one 'cluster' site plan features:

- Amenity garden planting around houses for privacy & visual amenity
- Native specimen trees along roads
- Permeable fencing of private gardens if required
- Views over forest and ranges
- Walkways to wetland and forest walk
- Walkway connections to neighbouring clusters
- Access across road to communal māra kai areas
- Shared communal space (māra kai or other uses)
- Shared car parking
- Shared composting and rubbish collection areas

The proposed buildings have been designed by *Felicity Christian Architect* in association with *Matakohe Architecture and Urbanism*. For stage one, 8 residential units are proposed. These include two 2x2-bed duplexes, two 3-bed standalone units and two 5-bed standalone units.

2020 AND BEYOND

TE PAKĀINGA O TE REWAREWA

With the near completion of Te Papakāinga o Te Rewarewa development plan, the committee of management turns its attention to lodging the papakāinga development plan and resource consents with Whangārei District and Northland Regional Councils. Following consents being confirmed, further investment would be sought from Te Puni Kōkiri for detailed design of the roading, infrastructure and stage one housing.

Following consents being confirmed, further investment would be sought from Te Puni Kōkiri for detailed design of the roading, infrastructure and stage one housing which may include exploring alternative approaches to housing plans. Financial model and tenure arrangements are yet to be confirmed for housing, along with how the papakāinga would be managed into the future to align with Te Rewarewa values. Clearing a site for whānau campground can begin as well as removing trees from the future internal private roadways seen in the masterplan and we look forward to hosting working bees on the whenua in the near future. A similar preliminary design process for marae can also proceed in the coming years along with preparing a charter for marae.

TE PAPA OHAOHA O TE REWAREWA

The committee of management also look forward to holding wānanga on uses for Te Papa Ohaoha o Te Rewarewa area to expand on the māra kai already on site as part of refreshing the Strategic Plan for the coming 5 years.

TIAKI WHENUA

2020 will also initiate the restoration of the post pine lands including removal of wilding pine. This could include planting of indigenous forestry trees for areas of the block which are not currently allocated for Papakāinga and Papa Ohaoha uses. While these plans are in development, we are confident work can begin on this goal before the end of the year through working partnerships with Northland Regional Council and Ministry of Primary Industries.

MANA WHAKAHAERE

The committee of management continues to work on its management and governance policies, so that the work of Te Rewarewa can fulfil the many aspirations shared by whānau and shareholders of Te Rewarewa. We encourage whānau who have not succeeded to the shareholdings of their tūpuna to progress this via the Māori Land Court. Please enjoy the new website and we look forward to engaging with more shareholders and whānau of Te Rewarewa into the future.

Artist impression, subject to final survey and detailed design



Views looking north from inside stage one housing

©(2020) Rewarewa D Māori Incorporation
Prepared with funding investment by;

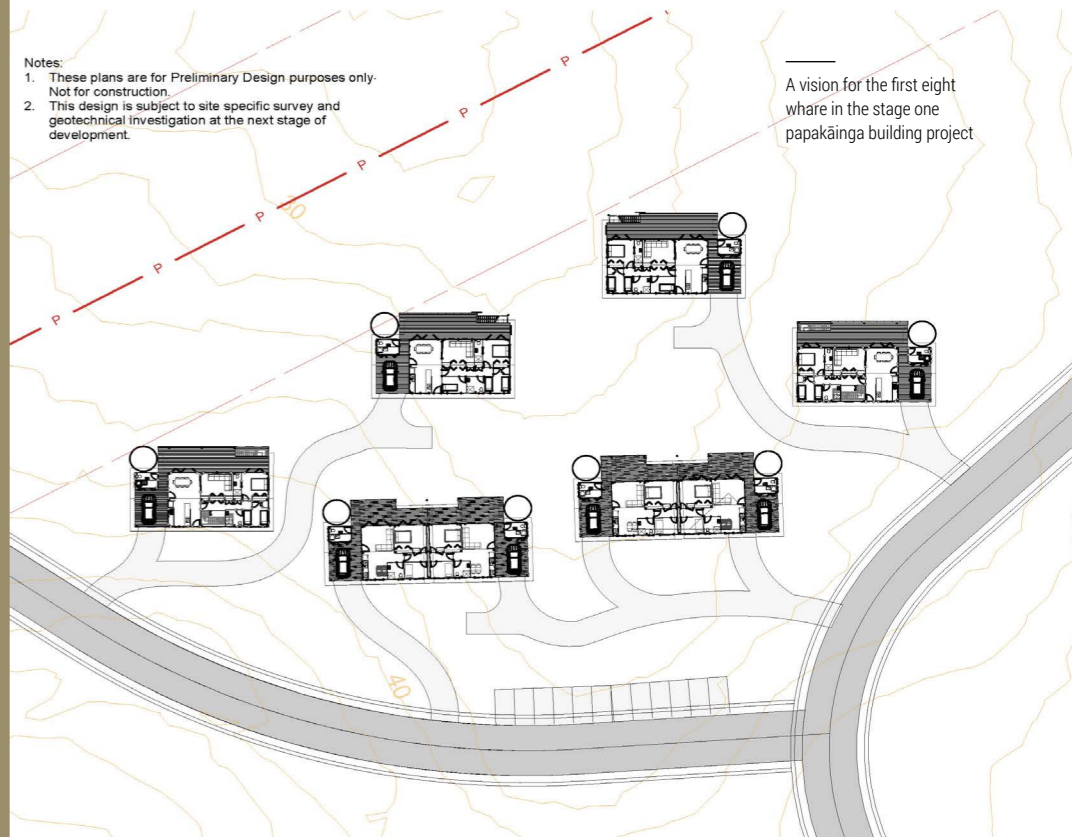


Lead author: Nicki Wakefield
Graphic Designer: Kyra Clarke *Threaded*
Co-author/contributor: Jade Kake
Cover and internal cover page images:
Felicity Christian Architects and Matakoho Architecture and Urbanism 2020
Committee of management from January 2018-June 2020:

- Alex Wakefield
- Hinemoa Apetera
- Michael Kake
- Leon Hill
- Michelle Apetera
- Te Tui Shortland
- Kelly Dobbs
- Minnie Hamo-Kake (Sept 2016 - Apr 2019)
- Hona Edwards (Sept 2016-May 2019)

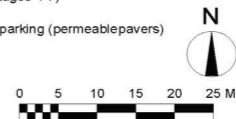
Notes:
1. These plans are for Preliminary Design purposes only. Not for construction.
2. This design is subject to site specific survey and geotechnical investigation at the next stage of development.

A vision for the first eight whare in the stage one papakāinga building project



- Overhead power lines
- Clearance required from conductors
- 3 or 5-bed whare
- 2x2-bed duplex
- 25,000L rainwater collection tank
- Optional fencing to residential sections

- Internal road (stages 1-3)
- Internal road (stages 4-7)
- Driveways and parking (permeablepavers)



Preliminary Design - 02/08/20

ISSUE	DATE	REVISION	PROJECT #
PROJECT	Te Rewarewa Papakāinga		292
CLIENT	The Proprietors of Rewarewa D Incorporation		
DWG	DATE #	AUGUST 2020	DWG #
	SCALE @ A3	1:500	
	DRAWN BY	JK	011
	CHECKED BY	FC	
	REVISION		

Felicity Christian Architect
PO Box 256 Whangarei 0140
1st Floor 29 Bank Street
T: 90 439 2560 M: 027 267 9203
W: www.fwoarchitects.co.nz
E: felicity@fwoarchitects.co.nz



Artist impression, subject to final survey and detailed design