

# Whangārei Future Development Strategy

Future growth needs over the next 30 years  
TERENGA PARĀOA MARAE

---



# Agenda

---

Introduction to the Whangārei Future Development Strategy

---

Structure of the Project

---

Tangata whenua engagement – possible approaches

---

# Scene setting

*Its going to impact everyone in different ways. 'It's happened to us, without us but can happen with us.'*



POPULATION  
GROWTH



HOUSING  
ACCESS AND  
AFFORDABILITY



CLIMATE  
CHANGE AND  
RESILIENCE



ECONOMIC  
HARDSHIP



## Growth Strategy at a glance

*To meet demand, over the next 30 years we will need to accommodate:*

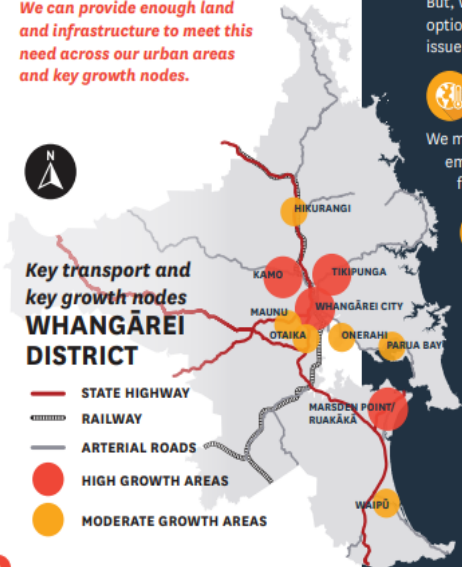
- 12,000-20,000 new homes
- 520-560 hectares of business land

*We can provide enough land and infrastructure to meet this need across our urban areas and key growth nodes.*



### Key transport and key growth nodes WHANGĀREI DISTRICT

- STATE HIGHWAY
- RAILWAY
- ARTERIAL ROADS
- HIGH GROWTH AREAS
- MODERATE GROWTH AREAS



## STRATEGIC DRIVERS

These are the key issues that our District will face over the next 30 years.

### 1. Sustained growth and development

We are one of the fastest growing districts in New Zealand. Growth provides opportunities, but it needs to be carefully managed.

### 2. Successful economy

As our economy recovers from COVID-19 we will see growth in manufacturing, health care and construction. We need to provide enough land for our businesses to grow.

### 3. Housing needs

We have enough land and infrastructure to meet future demands for housing. But, we have limited choice of housing options and affordability is a severe issue.

### 4. Changing climate and natural hazards

We must do what we can to reduce our emissions and make sure we adapt to future climate impacts.

### 5. Resilient infrastructure

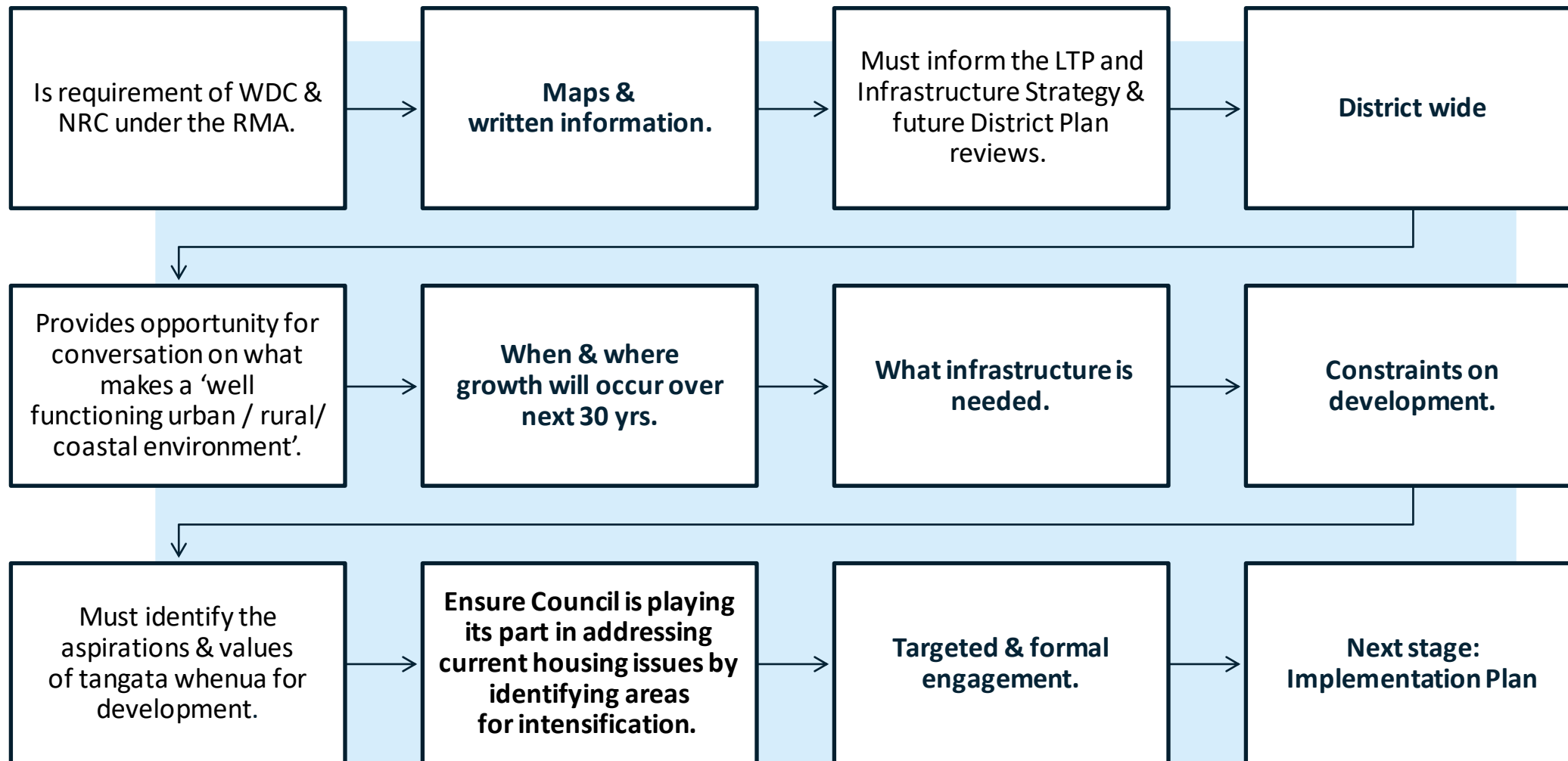
Our infrastructure must keep pace with growth and development. We also need to ensure our infrastructure is resilient to events such as flooding.

# Why the FDS may matter to tangata whenua.

- FDS must identify the aspirations & values of tangata whenua for development – this is new!
- Create shared space to discuss the aspirations for urban development and outcomes for whenua Māori.
- Support future planning for a ‘well functioning’ kāinga (Māori economic development, services in rural and coastal communities, housing, and climate resilience).
- Must inform the LTP and Infrastructure Strategy & future District Plan reviews.
- Hapū and Iwi Planning documents – Hapū Spatial Plans.
- Revisits existing strategic approaches to growth & development



# What is a Future Development Strategy (FDS)?



# Kōrero the Future Development Strategy can hold space for

1. How do hapū see the impact of the growth of Whangārei across their tribal areas?
2. How do hapū see development and/or protection from development in their areas?
3. What is the vision of hapū long impacted by development and growth within urban Whangārei?
4. Often development is prioritised in urban areas, but what are priorities across our rural and coastal based hapū?
5. With severe weather events becoming more common, what do hapū see as action points for resilience and future impacts?
6. How might hapū support the design of more efficient travel from home to work, education, employment and activities?
7. Housing is an issue for all our hapū? So too intensification! What are housing priorities and opportunities for hapū?
8. What do hapū see are infrastructural priorities to support our changing communities and environs?
9. How do hapū protect and further develop papakāinga, marae and sites of significance?

## Local Government Act

*How we provide and pay for infrastructure and services*

## Resource Management Act

*How we protect our environment and sustainably share resources*

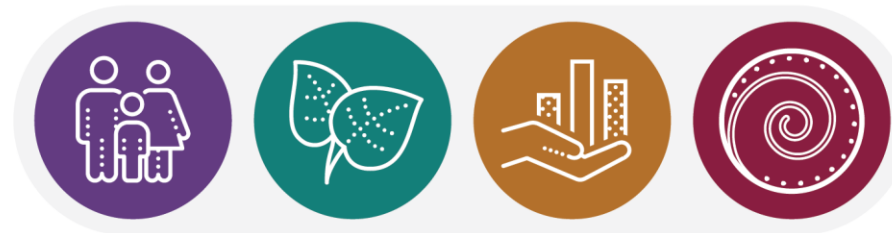
## Future Development Strategy

*How and where our communities will develop*



### Strategic Drivers + Outcomes

*Responding to impacts on wellbeing*



Social

Environment

Economic

Cultural



**Key Performance Indicators (KPIs)**

# Governance and Engagement Structure

Decision making

Whangarei District Council & Northland Regional Council

Governance Level Direction Setting

Future Development Strategy Working Group incl tangata whenua

Tangata whenua, including Te Kārearea and TTMAC

Targeted engagement

Tangata whenua

Central Government \*\*

Infrastructure Providers \*\*

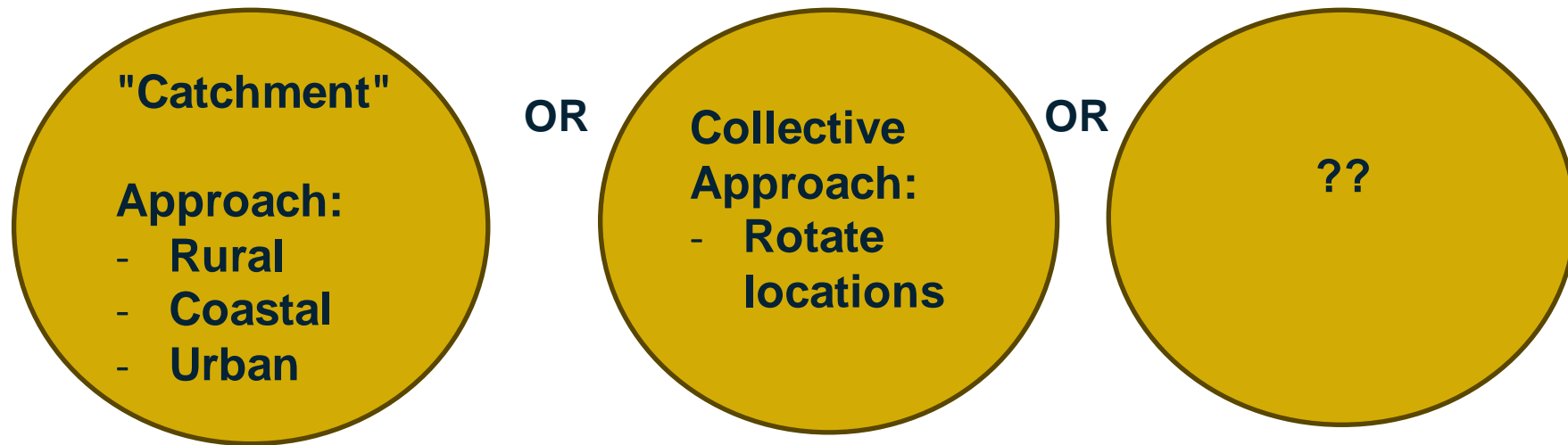
Keystone developers \*\*

Formal consultation

Community-wide formal consultation - March 2024



Tangata Whenua  
Engagement –  
possible approaches.



**AND**

- Representation in other targeted meetings.
- Resourcing at different scales for tangata whenua

**For all approaches:**

- Hui held in stages.
- Can be fortnightly.
- Can be different locations / times of day
- Representation from iwi-based structures invited.

## Next steps

---

---

Shape up engagement approach with tangata whenua

---

Confirm tangata whenua based representation through Te Kārearea

---