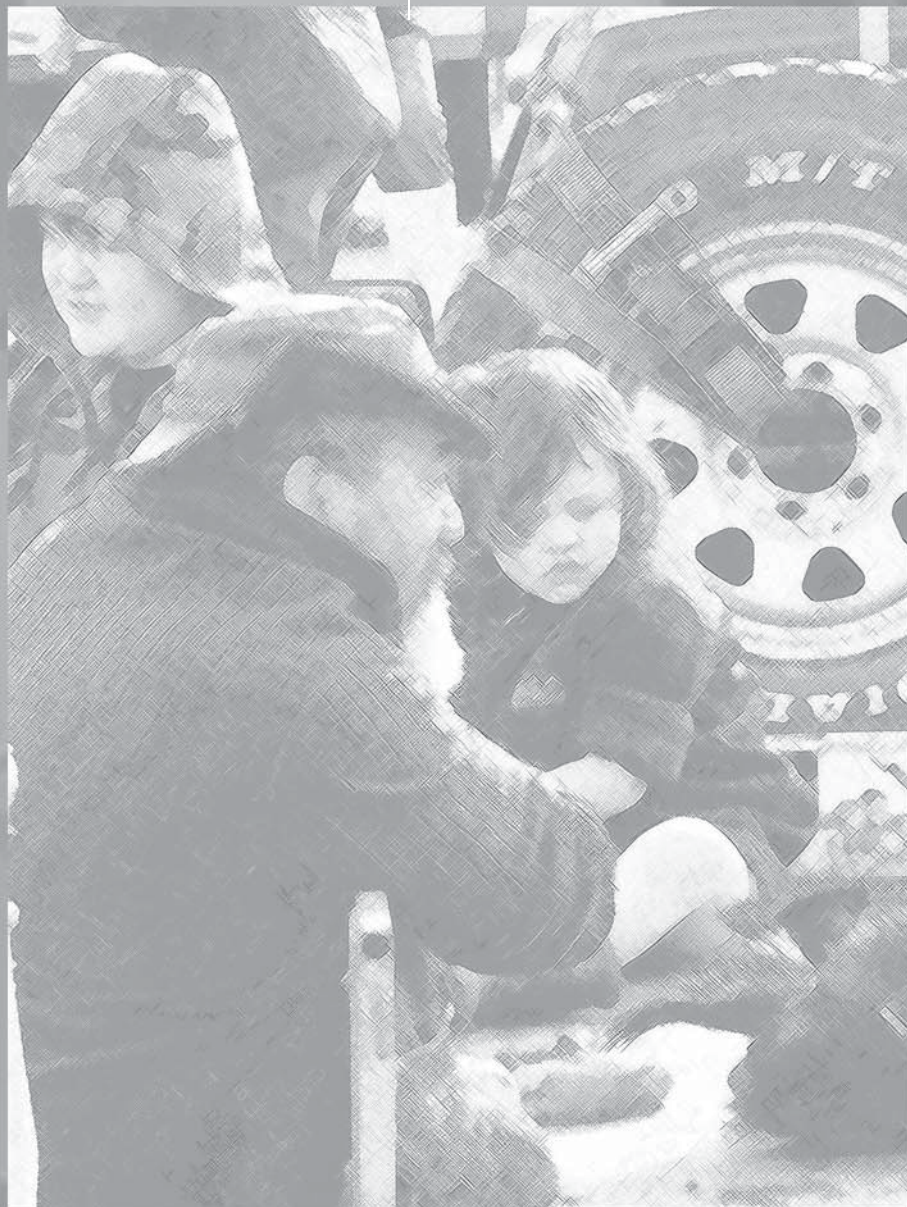


ENVISIONING A FUTURE

A SPECULATIVE PROPOSAL FOR THE NORTH HOKIANGA





In 2012, a series of hui were held amongst 7 marae (Matihetihe, Ngati Manawa, Waipuna, Motuti, Waihou, Ngati Tupoto and Waiperera) and 6 entities to discuss options for future development. The community was interested in radically transforming itself by focusing on the strengths and needs of its people.

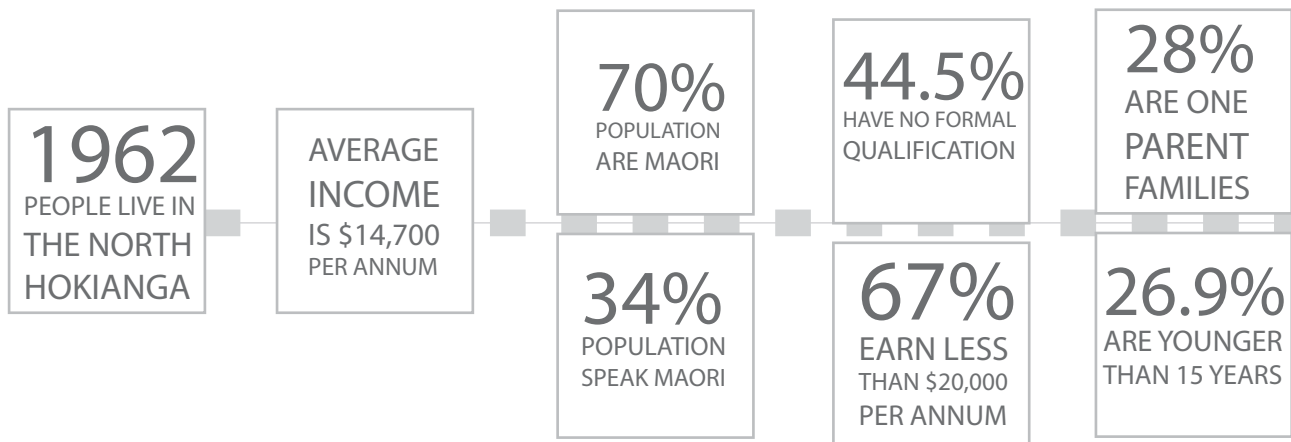
The intention was to:

1. Identify and discuss existing requirements and future initiatives that will elevate health and well-being
2. Identify skills and strengths and think of ways to support local initiatives
3. Explore the shared visions and values of the community to establish a plan of action.
4. Ensure that the North Hokianga has a future - by developing a plan to make the region a sustainable and vibrant place to live in, where our children thrive
5. Stop practices that damage our social well-being and natural environment
6. Enable businesses and housing to be developed in the region in a sustainable way

THE COMMUNITY WAS INTERESTED IN DEVELOPMENT THAT FOCUSED ON :

1. HEALTH AND WELL-BEING
2. AFFORDABLE HOUSING
3. ECONOMIC DEVELOPMENT
4. PROTECTING LOCAL ECOLOGIES

QUICK STATS:



OUR CHALLENGES:

The region is isolated. There is a loss of heritage, lack of autonomy and disempowerment within the community, which has also led to a loss of social cohesion, and problems associated with violence, drug and alcohol use. The region has a high rate of suicide amongst its younger population. People rely on low subsistent level incomes with few alternative employment options and limited access to educational programmes beyond high school level. The region lacks infrastructure, and many houses are substandard. Under current zoning laws, less than 5% of Maori shareholders who whakapapa to this region can occupy this area. The zoning is indifferent to multiple shareholders.

Through non sustainable land use practices, local ecologies have been extensively degraded which has reduced biodiversity and the region faces conservation problems associated with deforestation, agricultural farming practices and the introduction of pest species.

Over the last 100 years, vast tracts of Maori land in multiple ownership has been planted in pines or developed as beef or dairy farms. Indigenous trees have been extracted from the Warawara forest and our fisheries have been depleted. No assessment has been made to take into account the ecological, social and economic aspects of how our resources have been used in this area. There has been no consideration of the on-going effect of alienation through the establishment of forestry trusts and Maori Land Court partitioning which have both had a lasting impact on our communities.

While industries associated with pine plantations and traditional Western models of farming practices argue that they are sustainable, and profitable, scientific research, concludes that pine plantations and mono-cultural farming practices are not ecologically sustainable as they:

- Cause soil nutrient decline, and accelerated soil nutrient loss.
- While pine trees initially store carbon dioxide in biomass, in the long-term they emit carbon through manufacturing processes that are heavily reliant on fossil fuels. This cancels any environmental benefit
- Reduce biological diversity
- Create a susceptibility to pests and diseases.
- Pollute soil, ground water and the sea by using toxic herbicides, pesticides and fungicides.
- Degrade waterways
- Introduce invasive species
- Enforce the loss of customary rights of indigenous people and their ability to access the land by creating a legally binding structure that alienates multiple owners
- Create a land use structure that alienates multiple owners
- Are not always able to economically support the wider community or provide local employment
- Large scale farming and forestry operations cause a gradual decline in rural populations, which leads to the closure of rural schools

TO MAKE POSITIVE CHANGES TO TRANSFORM THE REGION WE NEED TO:

STEP 1 - ASSERT OUR ROLE AS KAITIAKI

Remove barriers and structures of control that have led to the exploitation and devastation of our forestry's and fisheries and degradation of Papatuanuku through practices, which hinder how we access local resources, and assert our role as kaitiaki

STEP 3 - EDUCATE OUR PEOPLE

Develop an educational programme focused on the creation of a diverse range of industries to boost local economies to support the wider community, and back up this plan with a business model that demonstrates the benefits this will bring to the community. This includes the benefits associated with the financial boost that comes with developing a diverse range of local economies focused on high end production not just the extraction of raw materials, and also considers other benefits associated with developing educational programmes focused on health, sustainable food production and protection of local ecologies.

STEP 2 - REFORESTATION

Develop and aspirational plan of action to make a positive change that aims for a better future for our community that includes a plan to replace Pine plantations with indigenous trees species such as Manuka, Kanuka, Kauri and Totara which are proven to maintain soil and water values, and actively protect biodiversity and to plant pastoral land areas with mixed tree species to improve productivity, reduce erosion and incorporate timber production with other products such as nuts, fruits, honey, herbs and fungi. This diversity of species and systems in turn will provide a diverse income source, and increase insect and disease resistance.

STEP 4 - REZONE

Rezone the region to encourage the development of pockets of intensive mixed use housing located in safe areas to mitigate against flood risk and located in areas where families can return to live and work in the region and participate in the education programmes, forestry replanting schemes and create a diverse range of local business that boost local economies.

These initiatives take a long term view by supporting the development of a diverse range of local economies in a way that remains respectful to the rights of Papatuanuku. This is enabled by strengthening the biodiversity and abundance of the region through developing non exploitive land-use practices, and by educating our community in ways that resonate with Māori world views and culture, and revitalising the region by attracting people back.

Rezone areas to allow for intensive mixed use housing



Existing aerial view



Intensive mixed use housing and tourism businesses clustered close together, like a traditional papakainga with small gardens connecting to common shared areas at a ratio of 20 – 25 houses per hectare.



Replant the Tapawae block in agro-forestry plantation to boost local food security



Along harbour develop sustainable fishing enterprises



Distribute bee hives for honey based industries



Perspective of proposed development



Existing view

Motukaraka

Occupied by Ngai Tupoto hapu for nearly 20 generations, Motukaraka is the gateway to this area. To attract descendants into the region, and boost local economies this plan shows sites of increase density at Motukaraka, and on the Tapawae block. The Tapawae block is also planted in agro-forestry to boost food security. Local businesses will be primarily driven by tourism, honey based industries and developing sustainable fishing enterprises.

New housing will be clustered close together, like a traditional papakainga with small gardens connecting to common shared areas at a ratio of 20 – 25 houses per hectare. Existing houses in the area will be assessed and retrofitted to reduce energy use and make greater use of renewable resources. New houses will be designed to maximise energy efficiency, collect rain water, use solar energy for heating and hot water and have technologically advanced composting toilets.



Perspective of proposed agro-forestry plantation



Perspective of existing valley



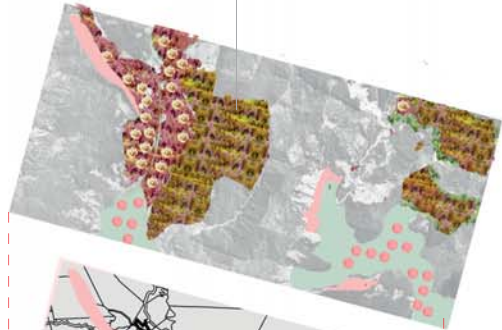
Panguru

Street view before and after

One of the more densely populated areas in the region, Panguru is prone to flooding. To mitigate against flood risk, and the Panguru plain will be planted in nutritionally high yielding agro-forestry co-ops. The trees will act as a barrier to floodwater, prevent soil erosion, and reduce sediment going into the river. The trees will lower peak flood levels and crops from the trees will also provide a regular source of income for people living in the area.

Replace pine plantation with indigenous trees including a mix of Kanuka and Manuka for honey production.

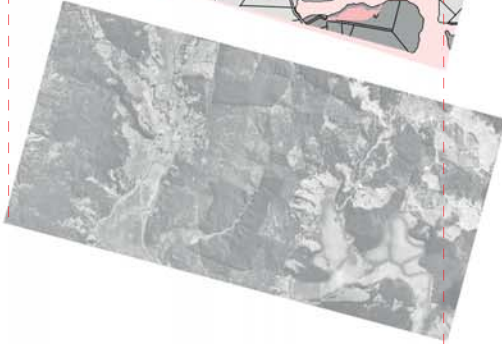
Agro-forestry map



Intensive housing development areas



Existing aerial view



Existing housing will be assessed for flood risk and all new housing located on higher ground.



To mitigate against flood risk, the Panguru plain is planted in nutritionally high yielding agro-forestry crops, with indigenous tree shelter belts, and under grazed with free range hens.



Sustainable fish hatcheries developed in estuary.



Street view before below and after above



Panguru



Perspective of proposed agro-forestry orchard

To boost food security and diversify local economies, flood prone valleys like Waihou and Panguru will be planted in nutritionally high yielding agro-forestry crops, interspersed with native trees used as shelter belts, and undergrazed by free range hens. The trees will provide annual crops and slow down soil erosion.



Perspective of stream revitalisation

Along streams an extensive planting scheme will boost biodiversity and clean up and revitalise our waterways making them more vibrant.

Existing housing will be assessed for flood risk and all new housing located on higher ground.

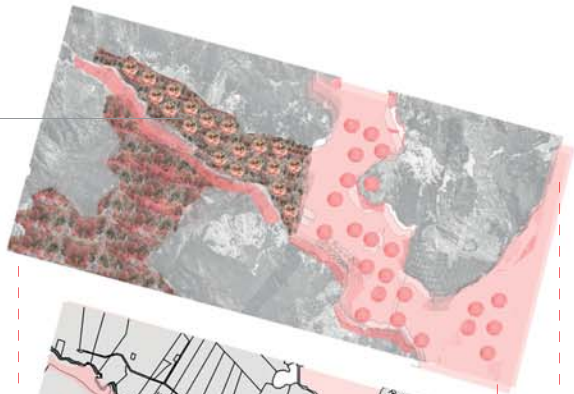
Housing areas



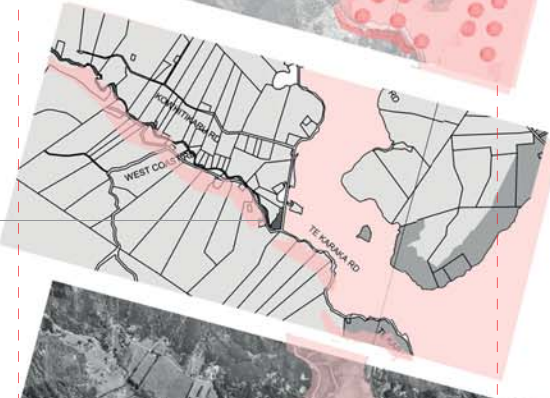
Agro-forestry crops, with indigenous tree shelter belts, undergrazed with free range hens.

Fish hatcheries developed in estuary

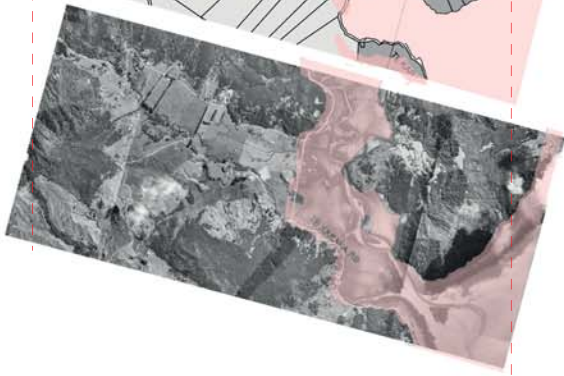
Agro-forestry



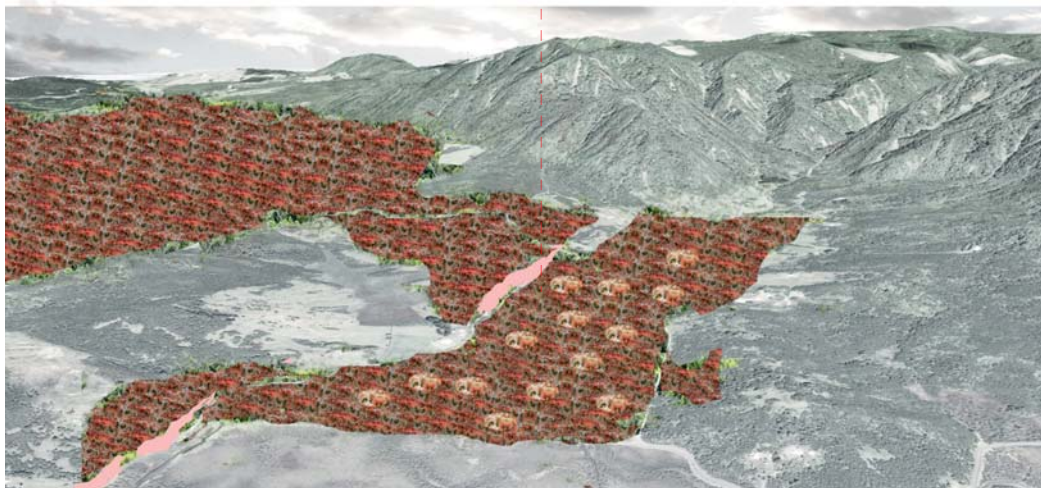
Intensive housing development areas



Existing aerial view



Housing areas



Perspective of proposed development

Waihou

A fertile food growing area, Waihou is vulnerable to flood risk and accessing suitable land to build new housing. To mitigate against flood risk the plain is extensively planted in a mix of agro-forestry crops and indigenous tree species. Existing housing will be assessed for flood risk and all future housing will be located on elevated ground.



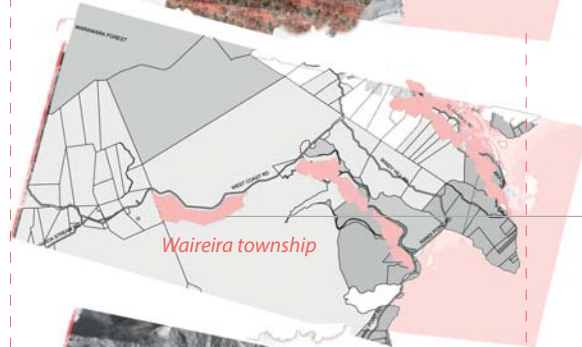
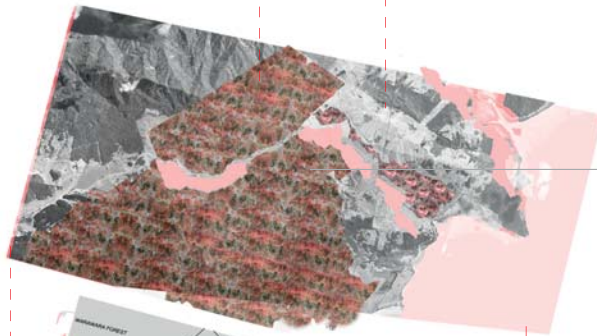
Distribute bee hives for honey based industries

Agro-forestry plantation



To diversify local economies and local food security, Waireia is planted in nutritionally high yielding agro-forestry crops.

Agro-forestry map



Waireia township will have intensive mixed use housing, community facilities, an education and health centre and vegetable and food processing co-op. New houses will be clustered close together, like a traditional papakainga with small gardens connecting to common shared areas at a ratio of 20 – 25 houses per hectare, and designed to maximise energy efficiency, collect rain water, use solar energy for heating and hot water and have technologically advanced composting toilets.

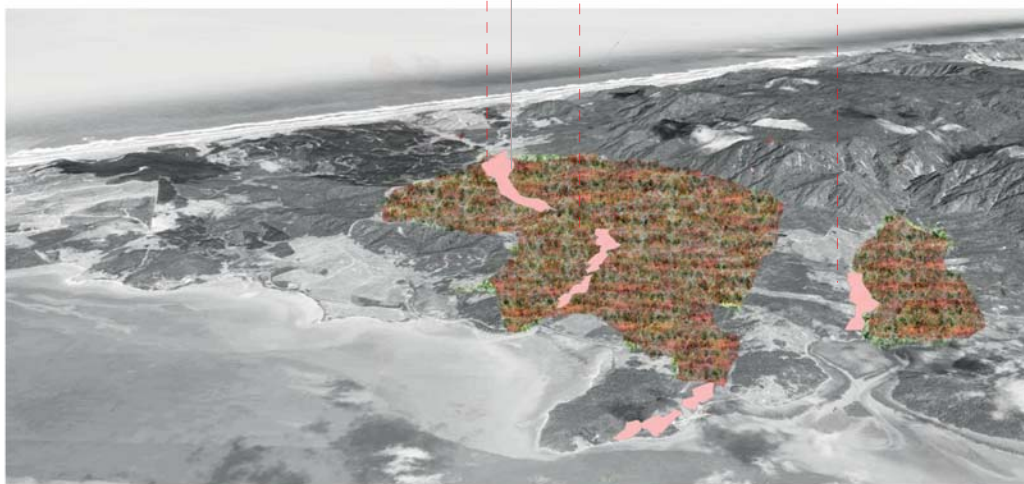


Existing aerial view



Housing areas

Waireia township

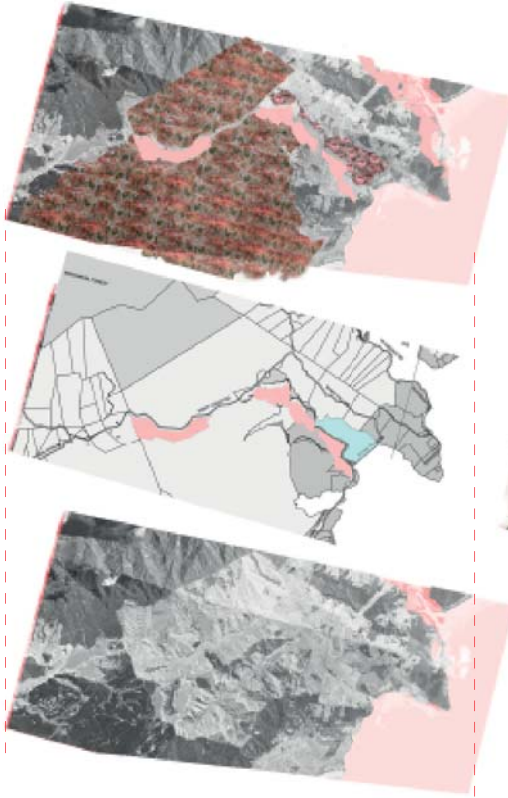


Perspective of proposed development

Waireia

Returned as part of Treaty settlement, Waireia represents an opportunity to enable intensive settlement in the region for families who have been exiled with the establishment of Te Puna O Hokianga Trust or who have had problems negotiating a license to occupy on multiply owned land in the region. A mixed use development housing will be clustered close together, like a traditional papakainga with small gardens connecting to common shared areas at a ratio of 20 – 25 houses per hectare. The new houses will be designed to maximise energy efficiency, collect rain water, use solar energy for heating and hot water and have technologically advanced composting toilets.

Forestry map



Intensive housing development areas along coast

Existing housing assessed for sea level rise risk, all new housing located on higher ground with adjusted road access.

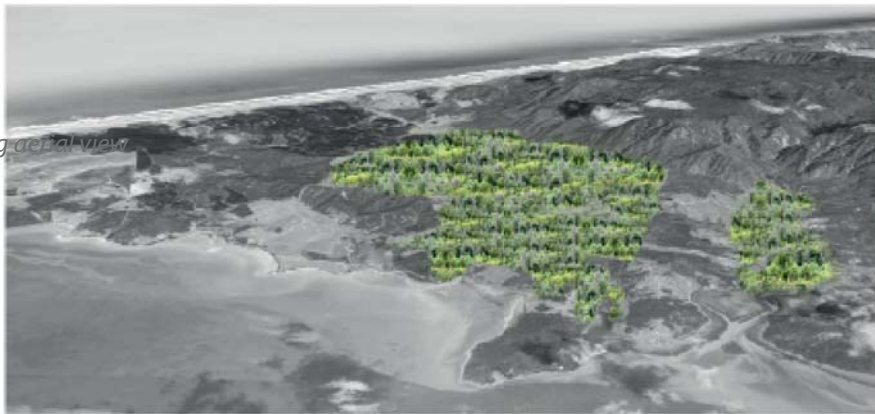


Replace pine plantation with indigenous trees including a mix of Kanuka and Manuka for honey production.



Along harbour develop sustainable fishing enterprises and oyster farms

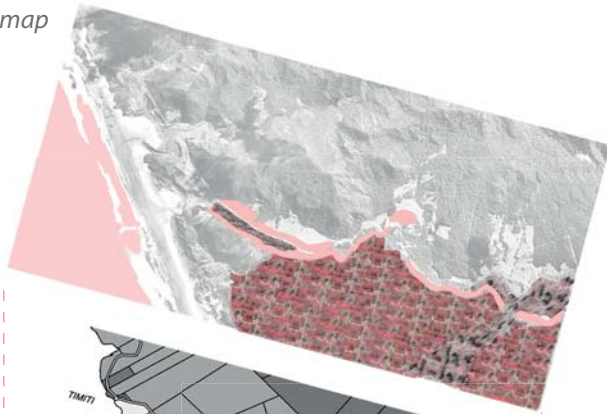
Existing aerial view



Rangi Point and Te Karaka

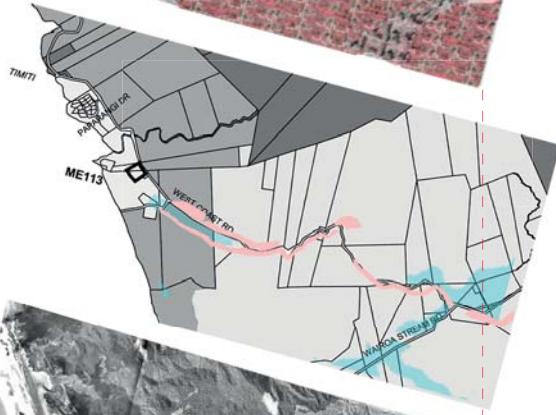
At the Northern entrance to the Hokianga harbour, Rangi Point and Te Karaka are sites of early settlement. These coastal areas are vulnerable to flooding and sea level change. To mitigate against flood risk and prevent erosion, the coastline will be extensively planted. Alternative road access, will be developed. The main business ventures will focus on tourism and fisheries.

Forestry map

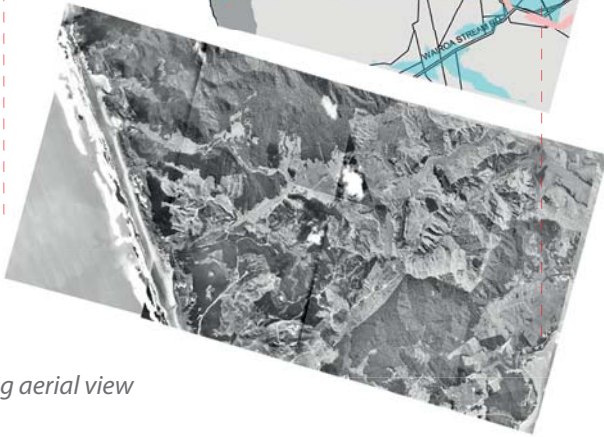


New artists residency, gallery and visitors centre to celebrate Ralph Hotere

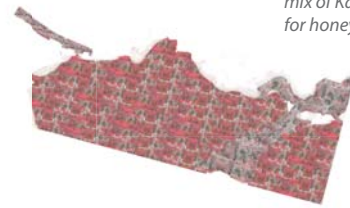
Intensive housing development areas along road access.



Existing housing stock assessed and upgraded. New intensive housing areas located near road access ways, but avoiding flood prone valley which is extensively planted in Agroforestry crops.



Existing aerial view



Replace pine plantation with indigenous trees including a mix of Kanuka and Manuka for honey production.



Mitimiti

The region will be reinvigorated with rezoned pockets of intensive housing development along access ways clustered close together. The main business ventures will focus on honey production, forestry, and tourism ventures and art centre and gallery.

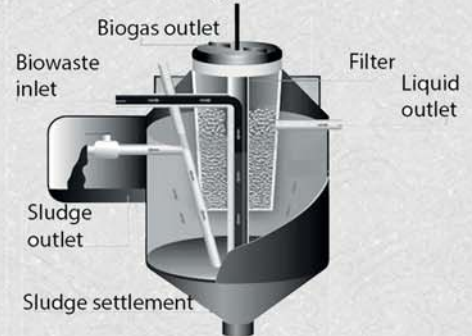
HEALTHY HOUSING:



All houses to have solar panels installed \$14,000



Anaerobic Digestion Reactor



All houses to have biodigesting sewerage or solar powered system installed

New houses will be clustered close together, with small gardens connecting to common shared areas at a ratio of 20 – 25 houses per hectare, and designed to maximise energy efficiency, collect rain water, use solar energy for heating and hot water and have technologically advanced composting toilets.



Existing houses in the area will be assessed and retrofitted to make them safer and healthier.



Appliances will be energy efficient.

The aim is for our town centres to be vibrant and reflect our cultural needs and connect us to our mountains forests, rivers and sea. Parts of the region will be rezoned so that our mokopuna can build pockets of intense clusters of

low cost, houses and develop local business located near town centres that have community facilities such as, food co-ops, play grounds, health and education centres and a diverse range of commercial and other businesses activities.