



Mangatawa Papamoa  
Blocks Inc

# Ki te Hoe!

Shareholder Wānanga

Saturday 25th March, 2023

Mangatawa Marae, 46 Tāreha Lane

*Kia hiwa rā!  
Kia hiwa rā!*

*Tēnei te reo karanga ki ngā whānau o Mangatawa-Pāpāmoa kia hui tahi, kia wānanga tahi ki te whakatau i ētahi kaupapa motuhake e taea ai tātou te kōkiri whakamua.*

Mangatawa-Pāpāmoa Blocks Incorporation invite our whānau to discuss and collaborate to decide upon developments regarding:

- Constitutional amendments
- Gloucester Road
- Asher Block

Further information is attached for your convenience.

We welcome you to come along with your ideas, suggestions and feedback. Our wānanga is designed to capture your kōrero, your dreams, and your voices as we navigate our way into an exciting future.

In addition, Mana Media will be present to capture the essence of our day, and KidsHub will be open to entertain our tamariki.

*Nau piki mai, nau kake mai!*

## Rārangi Kaupapa

9am	Mihi Whakatau
9.30	Constitutional Amendments Tyson Hullena (Russel McVeagh)
12.30	Kai o te Rā Nui
1pm	Balance of the Asher Block <ul style="list-style-type: none"> <li>• Gloucester Road</li> <li>• Housing Development</li> </ul>
3.30	Kai Paramanawa & Mihi Whakakapi



## REGISTRATIONS

Please register your attendance via any of our platforms listed below so we can manaaki accordingly.



Website

[www.mangatawa.com](http://www.mangatawa.com)



Phone

+64 07 574 8365



Email

[officeadmin@mangatawa.com](mailto:officeadmin@mangatawa.com)



Visit

1 Te Rama o te Tihi Place

## Amending the constitution of Mangatawa Papamoā Blocks Incorporation

### Introduction

1. The constitution of the Mangatawa Papamoā Blocks Incorporation ("**Constitution**") is currently almost identical to the Māori Incorporations Constitution Regulations 1994 ("**Regulations**"). The Committee of Management of the Mangatawa Papamoā Blocks Incorporation ("**Incorporation**") has committed to updating the Constitution over a series of wānanga and general meetings in 2023.
2. The purpose of this memorandum is give a high-level view of aspects of the Constitution that may warrant being updated under Te Ture Whenua Māori Act 1993 ("**Act**").

### The Constitution can be changed by shareholder resolution

3. Shareholders can only change the Constitution by passing special resolutions at a general meeting (whether special or annual) of the Incorporation.<sup>1</sup> There are also matters that may only be changed by special resolution according to the Regulations (and therefore cannot be amended by other methods).<sup>2</sup>
4. Based on the discussion at the 2022 Annual General Meeting of the Incorporation, there are aspects of the Constitution that could benefit from amendment. The following examples would increase the efficiency of the Incorporation, including the process of general meetings of the Incorporation, for instance:
  - (a) The prescribed method of voting at general meetings of the Incorporation could be updated, including for passing resolutions. The current requirement is for a show of hands but a poll vote can be called by "not less than 5" shareholders (clause 6).
  - (b) The timeframe by which the Incorporation must prepare resolutions for consideration at a general meeting could be shortened or lengthened (currently 21 days prior to the general meeting per clause 4(4)).

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<sup>1</sup> Te Ture Whenua Māori Act 1993, section 268. See also Māori Incorporations Constitution Regulations 1994, regulations 1 and 4(1)(h).

<sup>2</sup> Māori Incorporations Constitution Regulations 1994, regulation 4(1).



- (c) Various timeframes that appear impractical for the Incorporation could be increased:
    - (i) lodgement of a power of attorney or proxy notice remains open until 48 hours before a general meeting of the Incorporation (clause 3(5));
    - (ii) receipt of a postal ballot no later than 48 hours prior to a general meeting of the Incorporation (clause 19(1)); and
    - (iii) nomination of persons for vacancies among the Committee of Management no later than "3 clear days" before the date fixed for the meeting (clause 23(4)).
  - (d) The process, and any restriction on, use of attorneys, proxies and postal voting could be updated.
5. We note that the above are examples of amendments that are open to the shareholders to consider. There may be other aspects of the Constitution that require updating. We would be pleased to consider any shareholder feedback on aspects of the Constitution that they consider are not working at the wānanga of the Incorporation on 25 March 2023.



## Agreement with Tauranga City Council | Gloucester Road

### Introduction

6. The Mangatawa Papamoā Blocks Incorporation ("**Incorporation**") seeks to enter an agreement to complete Gloucester Road by constructing a link road between Hibiscus Avenue and Franks Way (the "**Link Road**"). The other parties to that agreement ("**Agreement**") are:
  - (a) Tauranga City Council ("**Council**");
  - (b) Pacific Lakes Village Partnership ("**Pacific Lakes**"); and
  - (c) Waka Kotahi – New Zealand Transport Association ("**Waka Kotahi**"),  
(collectively, the "**Parties**").

### The Link Road

7. The Link Road will be constructed over Asher Lot E2 Block (the "**E2 Block**") and will:
  - (a) provide up to three access points to the Pacific Lakes Village;
  - (b) grant road access for the Incorporation to the E2 Block, which is currently landlocked. The Link Road will help the Incorporation to unlock the E2 Block for development; and
  - (c) reduce pressure on nearby streets, such as Grenada Street and Maranui Street. More efficient management of the roading network by improving access (and decreasing congestion) in the Papamoā / Tauranga region.

### Key aspects of the Agreement

8. Significantly, the Incorporation will continue to own the E2 Block in its entirety (ie, no aspect of the E2 Block will transfer into the ownership of the Council). That has been the starting point for all discussions between the Council and the Incorporation about the Agreement, and is agreed in principle. It represents a departure from prior practice and is a welcome development.
9. The Council will own the constructed road (ie the tarmac road that is built on top of the E2 Block). The Council will also be granted easements to allow necessary works to maintain the constructed road in accordance with their obligations as a territorial authority (but not widen it). The Incorporation will not be required to directly contribute to the cost of construction, or upkeep



repair of the constructed road. The Council and Waka Kotahi are responsible for the usual operation of the road in every respect.

10. The Council and the Incorporation have been negotiating the detailed terms of the Agreement, which is not yet finalised. Pacific Lakes and Waka Kotahi have similar roles in the Agreement, being to contribute to funding the Link Road for the benefits outlined at paragraph 7(a) and (c) above, respectively.
11. The remaining key aspects of the Agreement are summarised as follows:
  - (a) The total cost of the construction of the Link Road is \$2,000,000 which is shared between Waka Kotahi, the Council and Pacific Lakes. The exact amount of these contributions is currently being confirmed.

### **Next steps**

12. The Agreement, generally, represents an opportunity to create a positive, forward-focussed relationship the Council. Accordingly, we propose to use this opportunity to include a series of principles, akin to the principles of Te Tiriti o Waitangi, into the recital of the Agreement. The principles will dictate the relationship between the Incorporation and the Council regarding the E2 Block (which, for completeness, includes the Link Road). We look forward to discussing these in more depth with the Incorporation's shareholders at the wānanga on 25 March 2023. There is the prospect that these principles, and this precedent, will be a platform for building a wider and more comprehensive relationship with the Council, should that be desired.
13. The Link Road cannot go ahead unless the Incorporation can demonstrate to the Māori Land Court that:
  - (a) the Shareholders of the Incorporation support the Application; and
  - (b) the Agreement is finalised and agreed between the Parties.
14. As such, it is important that shareholders can have their say, or ask questions, about the Agreement at the upcoming wānanga in preparation for voting on resolutions about the Agreement at the Special General Meeting of the Incorporation on 6 May 2023.



# DESIGNGROUP STAPLETON ELLIOTT

designgroupstapletonelliott.co.nz

## MANGATAWA PAPAMOA BLOCKS INC.

### ASHER BLOCK DEVELOPMENT CONCEPT - WORK IN PROGRESS

14/11/22



## MANGATAWA PRINCIPLES



### KAITIAKITANGA SUSTAINABLE PRACTICE

**Design Response:**  
Look to the existing site amenity, look to the whenua and the site context to maximise and uplift the potential in the whenua and provide opportunities in healthier living environments. Identify building methods and materials that minimize environmental effects and allow the people to embrace sustainable harvesting of mahinga kai, Rongōā and mahi toa.



### WHAKAPAPA GENELOGY

**Design Response:**  
Create well integrated, development precincts that are an extension of the whenua with a variety of housing types where intergenerational interaction is supported and facilitated. Express the multi layered and dimensional values and principles of whakapapa and the interconnected relationships all living things throughout the development.



### TIKANGA CUSTOMS

**Design Response:**  
Allow and provide space for community interaction where tikanga Māori is inherent in the landscape and built environment and can be expressed, shared and experienced in a social context.



### MAHI TAHI WORK AS ONE

**Design Response:**  
Design to support positive internal and external relationships in the community. Provide spaces for gathering, learning and engagement. Provide formal and informal, interaction between whānau, visitors and the wider community.



### RANGATIRATANGA LEADERSHIP

**Design Response:**  
Identify opportunities to introduce innovative design and construction ideas to set a precedent for inclusive contemporary and accessible housing for all communities. Provide a sense of place and identity in order for the community to feel connected, secure and proud.



### WHANAUNGATANGA HOSPITALITY

**Design Response:**  
Design a vibrant and diverse development that enables the coming together of people and allows Māori to live together based on common kinship and values. Design to allow whanaungatanga to be expressed and facilitated in the built environment and in the landscape.



### WHAKANUI CELEBRATE SUCCESS

**Design Response:**  
Provide a range of opportunities for the community to gather to celebrate and commemorate. Reflect the stories and successes of the whenua, the people and Mangatawa in the process and detail of the design.



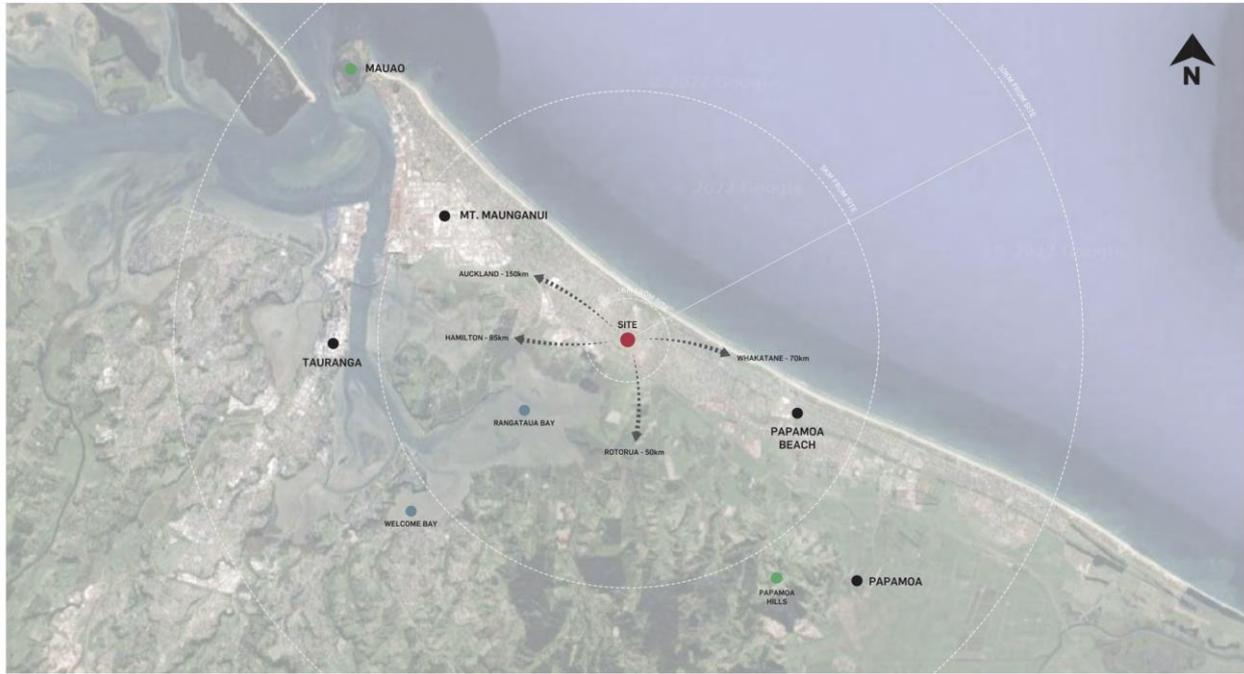
### MANAAKITANGA RESPECT & CARE

**Design Response:**  
Create a well connected, welcoming and accessible development that facilitates opportunities for the community, whānau and visitors to care, share, support and grow. Design in order to express and enact the mana of the community and individuals.





## SITE LOCATION



## SITE CONTEXT







## PRECEDENTS - COMMUNITY & CULTURE



**Community Space:** Large & connected for indoor & outdoor community gatherings.



**Community Gardens:** Places to teach & grow traditional foods & medicines.



**Gathering Spaces:** Shared spaces to gather, celebrate & share knowledge.



**Cultural Articulation:** Opportunities to express & reflect identity through detail.



**Cultural Articulation**



**Design Expression:** Co-design opportunities with local community.



**Identity Expression:** Reflect character through patterning.



**Park Spaces:** Open areas of various sizes around site create relief and interaction. Reduce apparent building density.



**Planted Streetscapes:** Pedestrian friendly streets rich in green amenity.

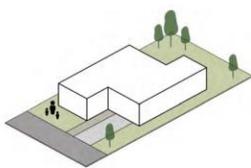


**Park Spaces:** Open landscaped areas for play and community interaction.

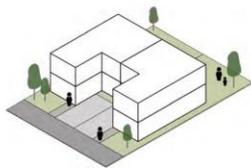


## HOUSING TYPOLOGIES

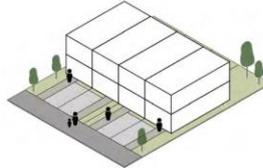
### STANDALONE



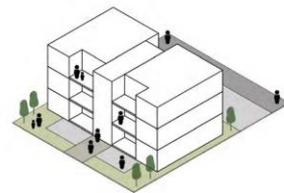
### DUPLEX



### TERRACE



### WALK-UP



INCREASING  
DENSITY →



1 - 2 STOREY  
2 - 6 BEDROOM



1 - 2 STOREY  
2 - 4 BEDROOM



2 - 3 STOREY  
2 - 3 BEDROOM

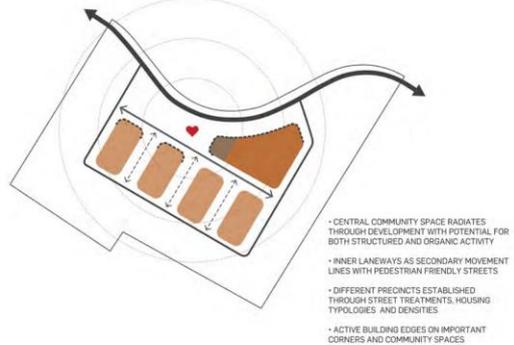
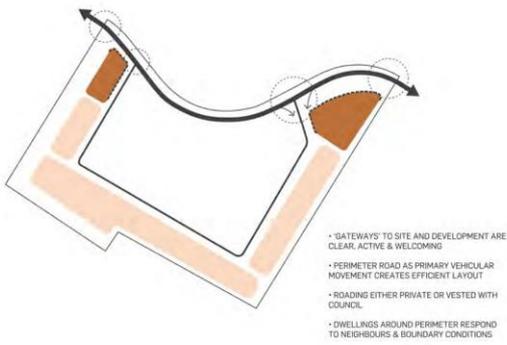
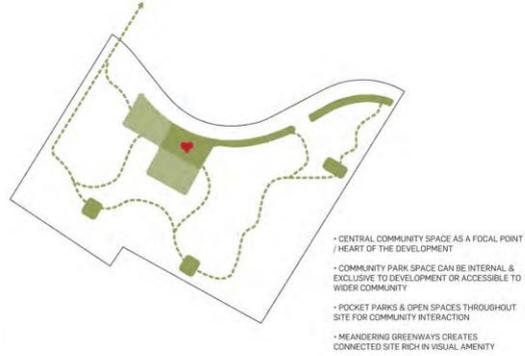
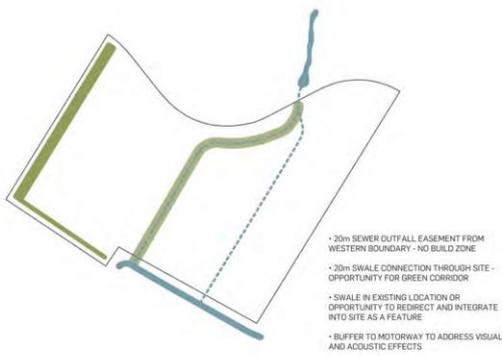


3 STOREY (1 LEVEL)  
1 - 3 BEDROOM





## SITE RESPONSE



## SITE RESPONSE

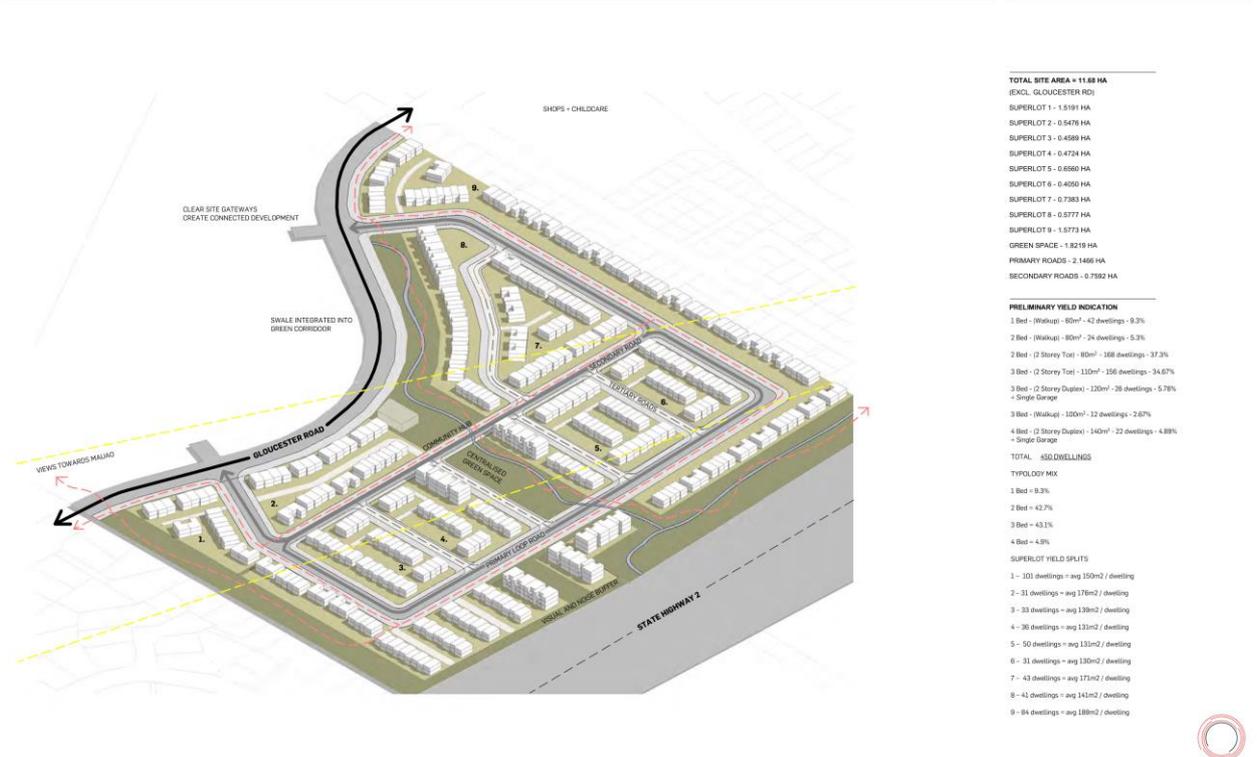




# REVISED MASTERPLAN

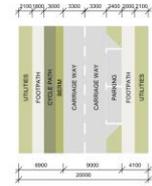


# REVISED MASTERPLAN AXONOMETRIC

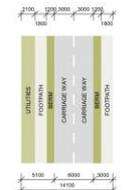




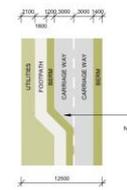
# MOVEMENT HIERARCHY DIAGRAM



TYPE 1  
PRIMARY LOOP  
ROAD



TYPE 2  
SECONDARY  
ROAD



TYPE 3  
TERTIARY  
ROAD/  
LANEWAY

OPTION TO NARROW  
CARRIAGEWAY AS  
NECESSARY UPON LANEWAY  
ENTRY EXIT

# LOT BREAKDOWN

TYPE	DESCRIPTION	TYPOLGY	BEDROOMS	Lower Level (m <sup>2</sup> )	Upper Level (m <sup>2</sup> )	Total Floor Area (m <sup>2</sup> )	SITE AREA (TYPICAL - M <sup>2</sup> )	CAR PARK	# OF UNITS
A	1 Bed Walkup	Walkup	1	60	60	120	N/A	1 EXT	42
B	2 Bed Walkup	Walkup	2	80	80	160	N/A	1 EXT	26
C	3 Bed Walkup	Walkup	3	100	100	200	N/A	1 EXT	12
D	3 Bed Terrace - Middle	Terrace - Middle	2	40	40	80	122	1 EXT	168
E	3 Bed Terrace - Middle	Terrace - Middle	3	55	55	110	133	1 EXT	5
F	3 Bed Terrace - End	Terrace - End	3	55	55	110	215	1 EXT	28
G	3 Bed Terrace - 2 Parks - Middle	Terrace - Middle	3	55	55	110	133	2 EXT	39
H	3 Bed Terrace - 2 Parks - End	Terrace - End	3	55	55	110	215	2 EXT	88
I	3 Bed Duplex	Duplex	3	62.5	62.5	125	237	1 INT, 1 EXT	26
J	4 Bed Duplex	Duplex	4	70	70	140	237	2 INT, 1 EXT	22
	<b>Total</b>								<b>450</b>



**NOTE:**  
HATCHED REGIONS WITH AREAS DENOTE  
TYPICAL LOT SIZE PER TYPOLOGY PER  
SUPERLOT.

\*1 - Location of road TBC in future stages, and  
aligned if beneficial to traffic management.  
\*2 - Option to swap outdoor living to eastern side  
of site, to be explored in future stages.

**KEY:**

- SWALE PATH
- INDICATIVE PROPERTY BOUNDARY
- DIRECTION OF OUTDOOR LIVING SPACE
- PUBLIC PARK SPACES
- 4 BEDROOM DUPLEX - 22 UNITS
- 3 BEDROOM DUPLEX - 26 UNITS
- 2 BEDROOM TERRACE - 168 UNITS
- 3 BEDROOM TERRACE - 156 UNITS
- 1 BEDROOM WALKUP / APT - 42 UNITS
- 2 BEDROOM WALKUP / APT - 24 UNITS
- 3 BEDROOM WALKUP / APT - 12 UNITS
- PRIMARY ROAD / PLANTED STREETSCAPE
- SECONDARY ROAD
- SLOW ZONE
- CARPARKING (PUBLIC / SHARED)

**PARKING BREAKDOWN:**

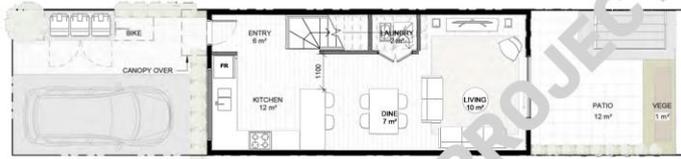
- DUPLEX = 1 INTERNAL + 1 EXTERNAL (48 UNITS)
- 2 BEDROOM TCE = 1 EXTERNAL (168 UNITS)
- 3 BEDROOM TCE = 1 EXTERNAL (28 UNITS)
- 3 BEDROOM TCE = 2 EXTERNAL (128 UNITS)
- WALKUP / APARTMENT = 1 PARK PER UNIT (78 UNITS)

**LOT DEPTHS - RANGE:**

- SUPERLOT 1 - 22-25m
- SUPERLOT 2 - 22-23m
- SUPERLOT 3 - 22.5-27.5m
- SUPERLOT 4 - 22.7-27m
- SUPERLOT 5 - 23-31m
- SUPERLOT 6 - 23-29.5m
- SUPERLOT 7 - 22-23m
- SUPERLOT 8 - 22-25m
- SUPERLOT 9 - 23-29m



### EXAMPLE FLOOR PLAN - 2 BEDROOM TERRACE



2 BEDROOM TERRACE TYPOLOGY  
SCALE @ A3-1:100 | SCALE @ A1- DOUBLE SCALE



### EXAMPLE FLOOR PLAN - 3 BEDROOM TERRACE



3 BEDROOM TERRACE TYPOLOGY  
SCALE @ A3-1:100 | SCALE @ A1- DOUBLE SCALE

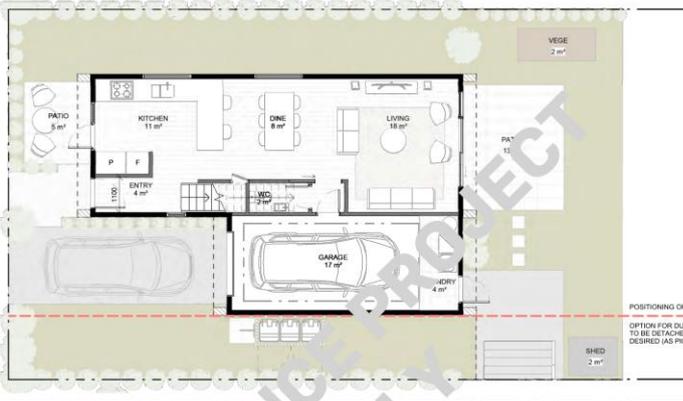




### EXAMPLE FLOOR PLAN - 3 BEDROOM DUPLEX



### EXAMPLE FLOOR PLAN- 4 BEDROOM DUPLEX



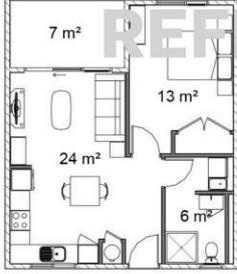
POSITIONING OF MIRRORRED DUPLEX  
OPTION FOR DUPLEX TYPOLOGY  
TO BE DETACHED DWELLING IF  
DESIRED (AS PICTURED)





## EXAMPLE FLOOR PLAN - WALK-UPS / APARTMENTS

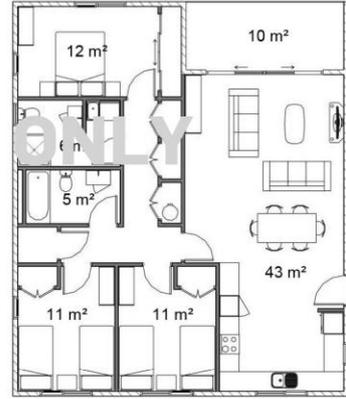
NOTE: PLANS ARE TYPICAL KAINGA ORA TYPOLOGIES AND SERVE AS EXAMPLES / STARTING POINTS



1 BEDROOM TYPOLOGY  
SCALE @ A3 - 1:100 | SCALE @ A1 - DOUBLE SCALE



2 BEDROOM TYPOLOGY  
SCALE @ A3 - 1:100 | SCALE @ A1 - DOUBLE SCALE



3 BEDROOM TYPOLOGY  
SCALE @ A3 - 1:100 | SCALE @ A1 - DOUBLE SCALE

REFERENCE PROJECT ONLY



## REGISTRATIONS

Please register your attendance via any of our platforms listed below so we can manaaki accordingly.



Website

[www.mangatawa.com](http://www.mangatawa.com)



Phone

+64 07 574 8365



Email

[officeadmin@mangatawa.com](mailto:officeadmin@mangatawa.com)



Visit

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