

IN THE MATTER

of the Resource Management Act
1991

AND

IN THE MATTER

of the Dunedin Second
Generation District Plan Variation
2

STATEMENT OF DONNA MATAHAERE-ATARIKI

14 September 2021

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1.0 INTRODUCTION

- 1.1 My name is Donna Matahere-Atariki and I am a director of Ōtākou Health Limited and I am the co-founder of the multi-million-dollar community healthcare hub Te Kāika. I am the deputy chairperson of Te Rūnanga o Ōtākou, and former executive director of Arai Te Uru Whare Hauora and I am also a trustee to Wellsouth Primary Health Network.
- 1.2 I am here to talk to the submissions made by Ōtākou Health Limited to Change C1 (Social Housing), however would like to first discuss Ōtākou Health Limited role in the community. Ōtākou Health Limited, is a non-profitable charitable trust and established the Community healthcare hub Te Kāika, which opened in the Ōtepoti suburb of Caversham in February 2017. This facility offers affordable healthcare and free social services for low-income residents of South Dunedin. The facility now has over 7000 patients on its books with 72% coming from low income households.
- 1.3 Ōtākou Health Limited has partnered with Te Rūnanga o Ngāi Tahu (TRoNT), as part of its broader Regional Rūnanga Development Strategy, which seeks to invest in Papatipu Rūnanga (marae communities) and we are currently exploring opportunities to provide for housing communities for Maori and low-income whānau within Ōtepoti. We see Variation 2 as an opportunity to assist with this outcome.
- 1.4 As a commitment to wellbeing, Te Kāika continues to co-design future services and infrastructure to respond to conditions that deter wellbeing. In a recent co-design around conditions that support whānau wellbeing, housing and housing affordability were rated as key areas for social investment. As a consequence, iwi social investment into healthy housing will support our engaged whānau on a journey to and the maintenance of wellbeing. As a clear strategy moving forward, Ōtākou Health Limited is committed to investing into the development of papakāika as a response to improve wellbeing for Māori and low income whānau within Ōtepoti. It is in this context that I am presenting to the Commissioners today.

2.0 SOCIAL HOUSING (CHANGE C1)

- 2.1 Mr Bryce on behalf of Ōtākou Health Limited, has prepared a brief of planning evidence that covers the key areas of our submission and further submissions.

- 2.2 I am here to reinforce the importance of removing any impediments that may exist under the Proposed 2GP that may constrain the ability for housing communities for Maori and low-income whanau to be developed within Ōtepoti.
- 2.3 Ōtākou Health Limited generally supports the approach taken by Change (C1), however, notes that by focusing specifically on ‘social housing’, Change C1 fails to integrate broader housing objectives for entities, such as Ōtākou Health Limited, that may elect to advance housing opportunities in a manner that sit outside of those defined under the definition of ‘social housing’.
- 2.4 While acknowledging that the intent of Change C1 is to introduce a density bonus framework in the General Residential 1 Zone via the social housing provisions, we do not consider that this should be limited to entities defined within the definition of ‘social housing’. Ōtākou Health Limited sought the addition of wording that broadens the application of ‘social housing’ to include entities such as Te Rūnanga o Ngāi Tahu (and its interests) who may bring forward housing that directly supports low-income whanau within the Ōtepoti and the provision for housing for Maori.
- 2.5 Ōtākou Health Limited is considering a range of housing options within Dunedin, both on General Residential 1 and 2 zoned land, which may include the provision of ‘social housing’ through partnerships with Kainga Ora, however other housing opportunities may also be provided. Te Rūnanga o Ngāi Tahu has recently advanced a Shared Equity Housing initiative pilot programme based in Ōtautahi, which is intended to help Ngāi Tahu whānau purchase their first home. A similar approach could be advanced here in Ōtepoti.
- 2.6 We do not consider that the definition of ‘social housing’ would be imperilled by Council expanding this, in a limited manner, to ensure that entities like Ōtākou Health Limited can benefit from the social housing bonus provided for under Change C1, as this would directly assist with enabling more housing to be provided for low-income whanau within the Ōtepoti.
- 2.7 I thank the Commissioners for affording the time to consider the request made by Ōtākou Health Limited and I am happy to take questions.

Donna Matahaere-Atariki.

14th of September 2021