



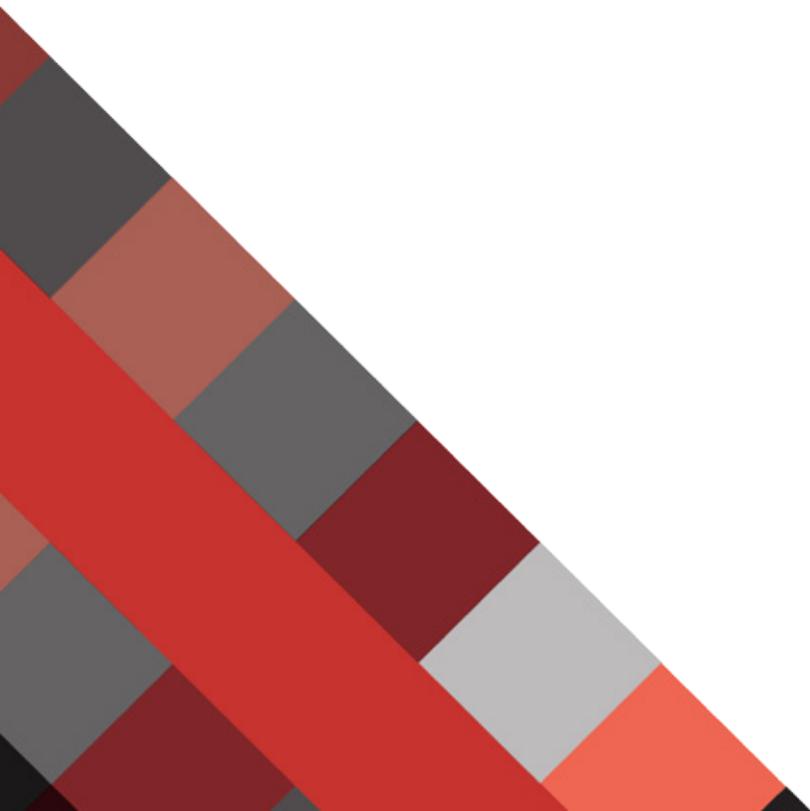
National  
**Māori Housing**  
Conference **2016**

*Ma whero ma pango ka oti ai te mahi*

**Report on Conference Proceedings and Outcomes**

29 September – 1 October 2016





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## The Tauranga Moana Housing Conference 2016 Organising Committee

(L to R): Te Pio Kawe | Awhina August | Keren Paekau | Puhirake Ihaka | Victoria Kingi | Liane Gardiner | Chris Nepia | Absent: Clarke Koopu



# Acknowledgements

The Tauranga Moana National Māori Housing Conference Committee would like to acknowledge and thank the presenters for their insightful and informative presentations and for willingly sharing their housing stories. Secondly, thank you to delegates who travelled from near and far to make this conference so successful. Lastly, we would like to acknowledge and thank our sponsors for their generous support in making this hui possible.

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This report was written and prepared by the Centre for Social Impact for the Tauranga Moana National Māori Housing Conference Committee 2016.

## Introduction

The fourth biennial National Māori Housing Conference 2016 was held at the ASB Baypark Arena, Tauranga and hosted by Tauranga Moana. The theme of the Conference was “Ma whero ma pango ka oti ai te mahi” (Collaboration and Strategic Relationships).

**More than 300 delegates from all over Aotearoa met over three days to:**

- ▶ Showcase local, regional and national case studies of successful Māori housing initiatives – celebrating successes and sharing lessons learnt.
- ▶ Share ideas on how to improve Māori housing outcomes.
- ▶ Listen to other indigenous peoples from Canada, Hawaii and Australia share their inspirational journeys.
- ▶ Meet in forums to discuss the implementation of “Te Whare Āhuru He Oranga Tāngata” – The Māori Housing Strategy.

This report presents the proceedings and outcomes from the Conference. The themes of collaboration and strategic relationships were explored in discussion forums and presentations from key and topical speakers, who showcased examples of papakāinga housing. Delegates also had the opportunity to visit two local papakāinga sites.

The formation of an inter-rohe temporary working group at the conclusion of the Conference signified a constructive approach to initiate further discussions with government agencies on how to improve collaboration.



## ► Context: Housing Situation 2016

Current housing affordability issues in Aotearoa have been widely reported in the media and have been the subject of much recent discussion at both government and community levels — the issues are urgent and well-known.

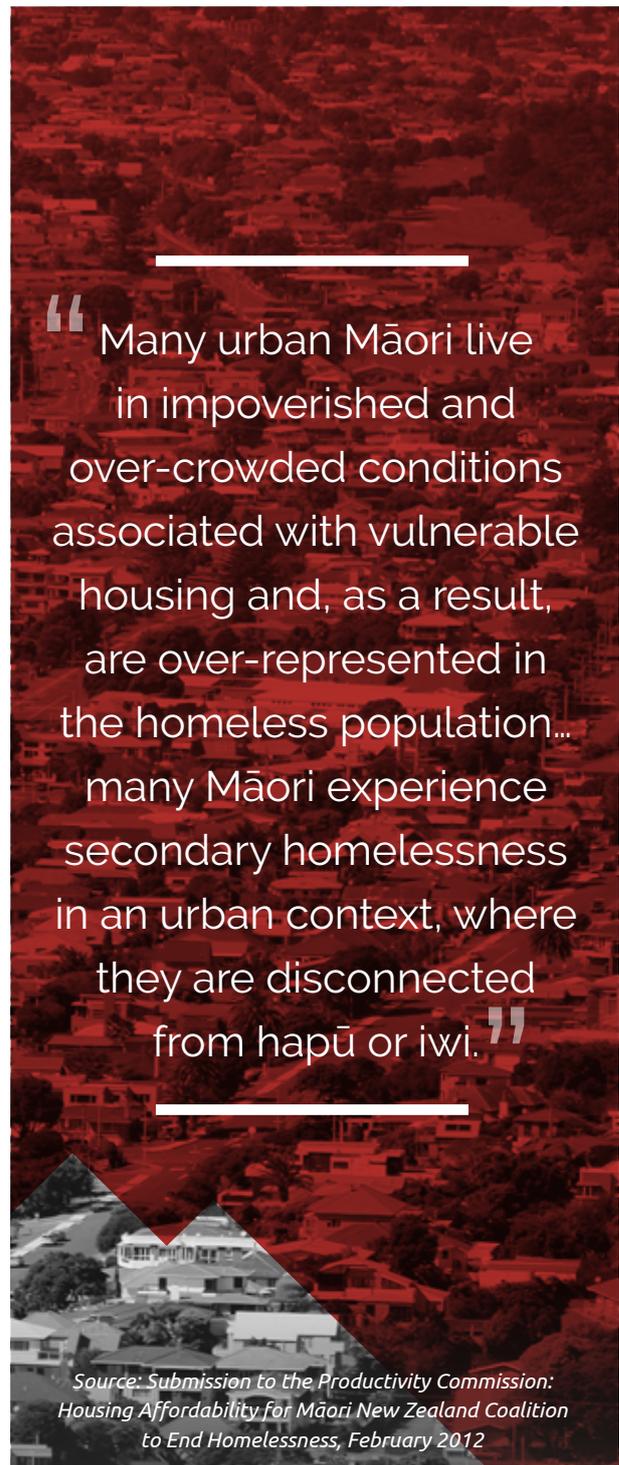
As home ownership rates have fallen, more people are living in rental housing<sup>1</sup>. Higher house prices affect affordability to rent, resulting in higher rental outgoings for tenants. This further impacts on the demand for social housing, which then places pressure on emergency accommodation and leads to increased homelessness.

Unaffordable housing is a significant issue for Māori, due to relatively lower income levels compared to non-Māori. For example, between 2003 and 2008, the median weekly personal income of Māori increased by 34%, from \$372 to \$500, compared with the total population median weekly personal income, which increased from \$403 to \$537<sup>2</sup>. This disparity creates difficulties for Māori in renting suitable accommodation and applying for and servicing home ownership loans.

Between 2001 and 2006, Māori home ownership rates decreased across all income levels, except where individuals earned more than \$100,000. From 2001 to 2006, significant declines in home ownership were seen across a broad range of incomes for Māori.

### The largest decreases occurred among Māori with:

- An income of between \$30,001 and \$40,000 (down 11.8% to 36.3%)
- An income of between \$40,001 and \$50,000 (down 11.2% to 48.6%)<sup>3</sup>



<sup>1</sup> Statistics New Zealand (2016). *Changes in home-ownership patterns 1986–2013: Focus on Māori and Pacific people*. Available from [www.stats.govt.nz](http://www.stats.govt.nz)

<sup>2</sup> [www.tpk.govt.nz/en/a-matou-mohiotanga/housing/Māori-housing-trends/online/5](http://www.tpk.govt.nz/en/a-matou-mohiotanga/housing/Māori-housing-trends/online/5)

<sup>3</sup> [www.tpk.govt.nz/en/a-matou-mohiotanga/housing/Māori-housing-trends/online/5](http://www.tpk.govt.nz/en/a-matou-mohiotanga/housing/Māori-housing-trends/online/5)

## Key Māori Housing Statistics

- ▶ In 2013, large disparities in home ownership rates were apparent between ethnic groups: home ownership was higher for the European (56.8%) and Asian (34.8%) ethnic groups than for Māori (28.2%) and Pacific peoples (18.5%).
- ▶ Between 1986 and 2013, the proportion of Māori living in an owner-occupied dwelling fell at a faster rate than for the total population (down 20% compared with 15% general population).
- ▶ In 1986, around 50% of Māori children lived in an owner-occupied dwelling. By 2013, the proportion was 38.5%. The greatest fall in home ownership for Māori was in the 1990s, when there was a prolonged recession and unemployment was high.
- ▶ Between 1991 and 2013, the percentage of Māori living in owner-occupied dwellings declined most in: Whangārei (down 39.5%), Rotorua (down 38.6%), Hastings (down 38.2%), Tauranga (down 37.6%) and South Auckland (down 37%).
- ▶ In contrast, the proportion of Māori living in an owner-occupied dwelling increased in Wellington and Porirua cities and some South Island areas.
- ▶ Since 1986, the proportion of Māori living in private rentals increased more than for the general population (up 88.3% and 42.7%, respectively).

Source: Statistics New Zealand (2016). *Changes in home ownership patterns 1986–2013: Focus on Māori and Pacific people*. Available from [www.stats.govt.nz](http://www.stats.govt.nz)

## Māori Housing Strategy 2014-2025

The release of Te Whare Āhuru He Oranga Tāngata – the Māori Housing Strategy (2014-2025) by Hon. Dame Tāriana Turia (Associate Minister of Housing) on 1 July 2014, sought to:

- ▶ Improve housing outcomes for Māori whānau.
- ▶ Increase housing choices for Māori by growing the Māori housing sector.

Government allocated \$4 million in the 2014/15 budget and in each of the following three years for implementation of the Strategy.

Reforms contained in the Strategy included:

- ▶ Reducing barriers for Māori with multiple ownership land. The Māori Land Court will no longer administrate but successions and land Trusts will go through a Māori land service (registration only) – this is to make things faster and easier.
- ▶ Accessing loans on Māori land with multiple owners will be easier through guaranteed third-party loans.

The participation of iwi and land Trusts was seen as fundamental to achieving better community outcomes.

# The Māori Housing Strategy: How are we doing?

Conference delegates participated in forums to discuss progress in implementing each of the following six strategic pou from the Māori Housing Strategy 2014-2025:

1. Ensure the most vulnerable Māori have secure tenure and access to safe, quality housing with integrated support services.
2. Improve the quality of housing for Māori communities.
3. Support Māori and their whānau to transition to preferred housing.
4. Increase the amount of social housing provided by Māori organisations.
5. Increase housing on Māori-owned land.
6. Increase large-scale housing developments involving Māori organisations.

During the forums, progress in the regions, barriers and solutions for each pou were discussed and identified. Several barriers and solutions were common to all pou, and these are identified below.

## Key points

In general, central government policies fundamentally reflect a tauwiwi world view, including understanding land primarily as 'real estate'. This view is reflected in current central and local government strategies, processes and products available to Māori to develop land for housing and other housing solutions. The cultural and spiritual significance of the relationship between Māori and whenua is seldom recognised in practice.

Implementation of central government policies related to housing tends to be fairly fragmented across agencies, regimented, highly regulated and inflexible. It utilises a 'one-size-fits-all' approach that does not allow for the unique requirements and aspirations of iwi, hapū or whānau or accommodate the more holistic view of housing held by Māori.

## Common barriers

- ▶ In general, most local authorities and Māori Land Court organisations and their processes were seen as substantial barriers. The processes were seen as too restrictive and institutionalised, based on the 'one-size-fits-all' principle.
- ▶ Lack of a joined-up approach between agencies, organisations and banks involved in the development of Māori land led to confusion and frustration.
- ▶ Lack of information about what works, regional projects, access to professionals and experts and difficulty navigating through bureaucracy, central and local government and financial systems and processes were all barriers.

## Common solutions

### KAUPAPA MĀORI FRAMEWORK:

- ▶ Solutions should acknowledge taonga and whānau ora, have an inter-generational focus and include rangatahi at all stages.
- ▶ Solutions should be flexible enough to respond to the needs and aspirations of whānau and their circumstances and be rohe/region-specific. They also need to be flexible in terms of the type of housing for the whenua.
- ▶ The landscape determines how you should build, but current resourcing, schemes and programmes determine the housing type.
- ▶ "Enable hapū and whānau to design our own housing solutions and models."
- ▶ "We have the capacity and capability – the solution is in our own hands."



#### COLLABORATION AND STRATEGIC PARTNERS:

- ▶ Can't just be grassroots or top-down but need to meet in the middle, need to collaborate with all stakeholders.
- ▶ Need a government-led agency for housing, but the Māori Housing Strategy should come from "us" (the Māori housing sector and grassroots).
- ▶ Everyone has a role and should take their responsibilities seriously.
- ▶ Greater inter-iwi collaboration to join up and create a stronger voice to reap advantages achievable only via larger scale and to lobby for policy changes.
- ▶ Increase capacity for whānau and hapū organisations to learn from each other and to co-create (e.g. via a Western Bay of Plenty [WBOP] sub-regional Joint Agency Group [JAG]-type structure).
- ▶ **Key partners identified included:** local authorities, JAG (in the WBOP), Housing NZ (HNZ), Ministry of Business, Innovation and Employment (MBIE), Ministry of Social Development (MSD), iwi, urban Māori authorities, Māori Land Courts, Māori Land Trusts, District Health Boards (DHB), Te Puni Kōkiri (TPK), Te Matapihi and the Māori Housing Network (MHN).

#### INCREASE CAPACITY AND CAPABILITY

- ▶ Support whānau and hapū to learn from each other and to co-create, in order to respond to their own needs and aspirations.
- ▶ Build Trusts in terms of leadership, relationship management and legalities e.g. Trust deeds.
- ▶ Need more navigators to enable access to support services and to people in Government, as well as to negotiate through the system (roll out the JAG model).
- ▶ Influence policy and enforce the Resource Management Act (RMA) obligations specifically through the development of a national Māori housing policy statement under the RMA.
- ▶ Lobby Government on changes to funding and financing policies and strategies.
- ▶ Education and training of whānau and Trusts to engage with government agencies in order to achieve their own visions and aspirations.
- ▶ Increase pool of Māori engineers, planners and architects.

#### TOOL FOR SHARING RESOURCES AND INFORMATION:

Collate information and develop a repository of experiences and examples of how things are done, lessons learnt, templates, database of Māori professionals and experts (including architects and tradespeople), information about regional development and emergent initiatives that are accessible to all whānau (perhaps via a website).

## **Pou 1: Ensure the most vulnerable Māori have secure tenure and access to safe, quality housing with integrated support services**

*This direction focuses on those who are most seriously disadvantaged in terms of housing, because they struggle to maintain stable tenure or because of their complex needs. The action areas relate to tenancy education and support, integration of tenancy management into wrap-around services and the development of new housing options based on Māori values ([www.mbie.govt.nz](http://www.mbie.govt.nz)).*

Conference delegates felt that the voice of the most vulnerable people is not being heard, that the number of vulnerable whānau is increasing and that this is an inter-generational issue. The timeliness of agency responses was seen as critical, with delays leading to increased vulnerability. There was also concern that in the urgency to address the issues, risky unsustainable solutions could be implemented.

### **POU 1 BARRIERS**

Fragmentation across government agencies:

- ▶ More pressure needs to be put on government agencies so they are better organised and aligned.
- ▶ Institutional fragmentation leads to bad policy and disjointed strategy.

### **POU 1 SOLUTIONS**

- ▶ Need to continue to work at grassroots and to advocate for the vulnerable.
- ▶ Need to fund repairs and maintenance, not just focus on home ownership.
- ▶ Greater funding is required to address the issues: need to try to secure and ring-fence the Māori housing vote.
- ▶ Need to advocate and address the needs of matāwaka (urban Māori).
- ▶ More proactive intervention and support is critical.

## **Pou 2: Improve the quality of housing for Māori communities**

*This direction discusses the links between housing and health and safety. It describes the government programmes available to improve the quality of housing, including increasing insulation and improving housing conditions related to the high incidence of rheumatic fever. It also describes the assistance available to home owners to make essential repairs to their houses ([www.mbie.govt.nz](http://www.mbie.govt.nz)).*

### **POU 2 BARRIERS**

- ▶ Current limited options from central government agencies forcing only one type of solution: “unless you do it our way you won’t get support”.
- ▶ Lack of access to information, services and expertise.
- ▶ Lack of access to resources for critical repairs e.g. sewerage — easier access to funding for maintenance is needed.
- ▶ Lack of confidence in, or uncertainty about, the ability of Te Matapihi (National Māori Housing Organisation) to take the housing kaupapa forward.
- ▶ Disconnection of people from the whenua.
- ▶ Ongoing affordability of housing maintenance.

### **POU 2 SOLUTIONS**

- ▶ Develop the pool of Māori expertise and skills in architecture, engineering and planners.
- ▶ Te Matapihi is already established but not representative of the regions and the mandate is unclear. Members need to be held to account and we need to work towards our own solutions.
- ▶ More support for research and innovation is needed in terms of environmental sustainability and reducing the cost of utilities etc.
- ▶ One-stop shop for ngā iwi to gather information and access services.
- ▶ Focus on building quality homes that are built to last.
- ▶ Continue the National Māori Housing Conference at a regional level and eventually become an annual event.

### Pou 3: Support Māori and their whānau to transition to preferred housing

*This direction focuses on the opportunities available to Māori to make choices about the type of housing they live in. These include the support available to Housing New Zealand Corporation tenants to move to alternative accommodation and how to prepare for home ownership. Government assistance available for home ownership through mainstream programmes and those targeted at Māori are set out in Te Whare Āhuru He Oranga Tāngata ([www.mbie.govt.nz](http://www.mbie.govt.nz)).*

Some rohe are achieving within this pou, but more rentals are required. There are different levels of achievement within different rohe. Small successes have been made in comparison to home ownership overall.

#### POU 3 BARRIERS

- ▶ No clear understanding of 'preferred housing' at regional or national levels. This should occur at a regional level with assistance from Te Puni Kōkiri (TPK) i.e. comprehensive regional surveys carried out by local Māori entities involved in housing.
- ▶ Affordability, including the cost of sub-dividing on general land.
- ▶ Lack of support for urban Māori to own their own homes.
- ▶ Not helping whānau believe they can own a home or supporting them through the process.
- ▶ Using general land with same kaupapa as Māori land.
- ▶ How to turn into Māori land— currently, the focus is on housing for Māori on Māori land.
- ▶ Access to financial support.
- ▶ Whānau are not able to agree on decisions related to collectively owned land.
- ▶ Requires support through effective processes (e.g. papakāinga workshops).
- ▶ Lack of resources (people and knowledge) in rural areas.



#### POU 3 SOLUTIONS

- ▶ Better collaboration: using the Western Bay of Plenty (WBOP) sub-regional Joint Agency Group (JAG) model and papakāinga workshops as a good working model.
- ▶ Strategic relationships with central government.
- ▶ Underwriting: Māori organisations to underwrite loans.
- ▶ Address financial barriers and look outside the box for home ownership funding.
- ▶ Growing champions for Māori housing to assist whānau.
- ▶ Inter-generational succession planning.
- ▶ Priorities: kaumātua housing, home ownership, papakāinga, homelessness and underwriters for loans.
- ▶ WBOP JAG roadshow or annual hui/housing conference.
- ▶ Key players: TPK, Māori Housing Network, iwi, local authorities, JAG (in the WBOP), Housing New Zealand, Ministry of Business, Innovation and Employment, Ministry of Social Development, Te Tumu Paeroa, Manukau Urban Māori Authority (in Auckland), Māori Land Court, land Trusts, District Health Board, Te Matapihi.

## Pou 4: Increase the amount of social housing provided by Māori organisations

*This direction sets out the opportunity for Māori organisations to become registered as community housing providers and receive tenants attracting income-related rent, if they contract with the Ministry of Social Development (MSD). Community housing providers also have the opportunity to partner with iwi, land trusts or other land-holding Māori organisations that want social housing on their land but do not want to become landlords ([www.mbie.govt.nz](http://www.mbie.govt.nz)).*



### POU 4 BARRIERS

- ▶ Inflexible funding criteria and a 'one-size-fits-all' approach that is not suitable for Māori communities.
- ▶ Many organisations are too small to undertake the necessary capacity building to qualify as Community Housing Providers (CHPs) – why are papakāinga housing providers recognised as CHPs?
- ▶ Indigenous view of real estate is that it is a spiritual relationship between people and land, but all central government policies and legislation are based on the concept of exclusive possession where land is owned.
- ▶ Kāinga Whenua Loan process and criteria are too restrictive.
- ▶ Policies and products are not suitable.
- ▶ Lack of capability/resources to carry out large-scale effective tenancy management once social housing is in place.
- ▶ Need support regarding compliance with Community Housing Regulatory Authority (CHRA) to qualify for Ministry of Social Development income-related rent subsidies to make large-scale social housing financially viable.

### POU 4 SOLUTIONS

- ▶ An alternative guarantee for Kāinga Whenua Loans (not only against the house).
- ▶ Philosophically, need to change the model to one where communities are viewed as assets to be grown.
- ▶ Priorities: change mind-set from deficit to asset-focused — “solve the problem, don't protect the process”.
- ▶ Better succession planning.
- ▶ More flexibility regarding uses for housing on Māori land.
- ▶ Access to support to build capability in tenancy management.
- ▶ Support CHRA requirements to become a CHP.

## Pou 5: Increase housing on Māori-owned land

*Developing housing on Māori land has special value for many Māori. However, there are numerous barriers to building housing on Māori land, including planning restrictions. This direction highlights the recommendations made in a 2011 report from the Controller and Auditor General, Government Planning and Support for Housing on Māori land. These recommendations focus on a coordinated approach by local authorities and central government to make it easier to build on Māori land. This direction also recognises that significant growth in housing development led by Māori will depend on their ability to access not only government funding, but also private sector capital ([www.mbie.govt.nz](http://www.mbie.govt.nz)).*

### POU 5 BARRIERS

- ▶ There is still resistance to Māori developing land from local communities, environmental/conservation groups, bureaucracy and through general lack of awareness of the benefits for whānau and communities.
- ▶ District planning rules: the Resource Management Act contains Treaty obligations that need to be enforced by regional, city and district councils.
- ▶ Building infrastructure can be a challenge for remote communities that need more bespoke solutions.
- ▶ Māori land administration is too complex.
- ▶ Not being united internally.
- ▶ Lack of employment to draw people back to their land or keep them there.

### POU 5 SOLUTIONS

- ▶ The solutions are held collectively and not within one iwi or hapū.
- ▶ Need to develop a model of high-quality papakāinga housing, with environmentally-sound innovations and solutions (e.g. solar and wind power), where they can be physically viewed and experienced.
- ▶ In relation to finance:
  - Lobbying for changes to Kāinga Whenua Loans to make it more accessible.
  - Need for a Māori underwriter instead of Housing New Zealand (HNZ).

- Possibility of collaborative funds of central government and iwi to underwrite an investment fund accessible to whānau.
- Create more incentive for financial institutions other than Kiwibank to provide lending options.
- Opportunities: extend the Western Bay of Plenty (WBOP) sub-regional Joint Agency Group (JAG) model to a central government level, partner with those who have been successful and explore alternative construction and off-grid technologies.

### REGIONAL SNAPSHOTS OF MĀORI LAND DEVELOPMENT

#### Waikato – Tainui

- ▶ 300 homes in Rotokauri.
- ▶ Home ownership workshops.
- ▶ Assisting people into home ownership.
- ▶ Maintenance/DIY partnerships.
- ▶ 58 homes as social development (first home buyer, rent-to-buy, shared equity, market ownership).

#### Tāmaki Redevelopment

- ▶ 50+ homes.
- ▶ Tāmaki regeneration.
- ▶ For some an improvement, healthy fit-for-purpose homes.
- ▶ Ruapotaka – supporting inter-generational large whānau into home ownership (issue: whānau moved out).
- ▶ Connecting with developer.
- ▶ HNZ tenants, first rights to occupy.
- ▶ Currently in a competitive process to participate in redevelopment project (influence policy).

#### Ngāti Whātua Ōrākei – Unitec Site

- ▶ 70 units, 70 -100 homes for Ngāti Whātua to rent, 30 houses for ownership.
- ▶ Open market sale.
- ▶ Took back nine kaumātua homes from HNZ.
- ▶ Ngāti Whātua must be the registered beneficiary.
- ▶ Whai Rawa – home loan guarantee.

### Te Atiawa - Waitara

- ▶ Landless Treaty Settlement.
- ▶ Buying land, planning for 50+ homes.
- ▶ Buying land in general title.
- ▶ Land as a Treaty Settlement priority.
- ▶ Collaborating with other organisations that may have land.
- ▶ Oil and gas well on the properties causing setbacks.

### Tauranga Moana

- ▶ WBOP JAG strategy for 252 houses by 2020.
- ▶ Ngā Pōtiki Treaty Settlement model of 80+ houses on Treaty Settlement land.
- ▶ Currently over 70 houses have been built on Māori land in the WBOP sub-region since 2010.

## Pou 6: Increase large-scale housing developments involving Māori organisations

*This direction sets out the opportunities for Māori organisations to be more involved in large-scale developments for social and affordable housing. These large-scale projects, including new construction in provincial and rural areas, could provide opportunities for Māori to further develop their building and trade skills ([www.mbie.govt.nz](http://www.mbie.govt.nz)).*

### POU 6 BARRIERS

- ▶ Local authority-related issues:
  - Zoning: not being able to build because Māori land is not always zoned for residential housing and is difficult to change.
  - Different regulatory provisions for owners' land (e.g. two different local authorities for one lot of land).
  - Consents and financial contributions are prohibitive.
  - Too bureaucratic.
  - Lack of capacity within local authorities to engage with solutions for development on Māori land.

- ▶ Opposition to Māori development from within the community and challenges by environmental groups.
- ▶ Access to finance: narrow criteria to access funding (debts such as student loans count against applicant).
- ▶ Fragmented central and local government agency approach to Māori land.
- ▶ Difficulty getting accredited as a Crown Surplus Land purchaser.
- ▶ Kāinga Whenua lending for Treaty Settlement land remains untested.

### POU 6 SOLUTIONS

- ▶ Local and central government agency groups should be modelled on what already exists and is working well like the WBOP JAG model.
- ▶ Showcase model papakāinga to show what is possible and local authorities to support such a model.
- ▶ Lobby for change in Kiwibank policy when assessing loan eligibility and change the underwriter for Kāinga Whenua Loans (e.g. Te Tumu Paeroa<sup>4</sup>).
- ▶ Te Tumu Paeroa to contribute to Māori land development.
- ▶ Te Puni Kōkiri to facilitate the establishment of a special projects team for bringing together those involved in the Māori housing space.
- ▶ Better alignment up between banks and other organisations involved in Māori land development.
- ▶ Priorities: Marae, water quality, conservation as opportunity, create greater capacity within Māoridom and develop central lobby voice.
- ▶ Provide incentives for Treaty Settlement entities to operate in this space to provide large-scale, quality affordable housing options for Māori, e.g. Ngā Pōtiki Trust.

<sup>4</sup> The new Māori Trustee organisation "works with owners of Māori land to protect and build their assets for now, and for future generations".

# Key Conference Themes

## ► Strategic Partners:

Key Messages from Central Government



### Di Grennell

Ngāi Tahu, Ngāti Mutunga | Te Puni Kōkiri Deputy Chief Executive - Regional Partnerships

For Te Puni Kōkiri (TPK), housing kaupapa sits in the context of other investment around whānau ora, whenua and wairua. The priorities are whānau with whānau ora at the centre. The aim is to achieve not just housing outcomes for Māori, but also other interrelated outcomes.

TPK ensured the Māori Housing Network was operational from October 2015 and supports the Māori housing sector with information, advice and practical support to build capacity. It also manages funds to support housing projects to improve outcomes for whānau. TPK has a presence with regional offices throughout Aotearoa where front doors are open to whānau. The process for applying for funding was outlined and noted that it is assumed that organisations applying are credible and that they have legal structures in place.

#### IN RELATION TO APPLICATIONS, THE KEY QUESTIONS TPK ASKS ARE:

- Who are the whānau that are going to benefit from the proposal?
- What are whānau going to be able to do for themselves in this project — what is their investment? There must be some whānau investment in the process.
- Who are the partners? Funding partners? Partners to facilitate the technical process? What is TPK going to contribute and how will this ensure that whānau are able to do the best thing in the best way?
- In relation to repairs: What are we enabling? When houses are in poor condition and may cost \$200,000-\$300,000 to repair, is that the best use of the pūtea (funding)? This is particularly a consideration in relation to the health of kaumātua and kuia.

Lastly, whare was discussed in the context of whenua, and the challenging conversations TPK has with other agencies about investment in housing in areas where there is no employment.



## Hon. Paula Bennett

Tainui | Minister of Social Housing

Housing is a complex issue where simple housing solutions on their own will not be a quick fix. There are more opportunities and support being provided by Government for community groups providing social housing. Government is acutely aware of the need for affordable housing. The focus is on getting people who are in critical need into warm, dry and safe-to-live-in housing and addressing their issues. It is not acceptable that people are living in cars or on the streets. The aim is to not only get the stock of houses right, but also to ensure wrap-around services to help people get on their feet.

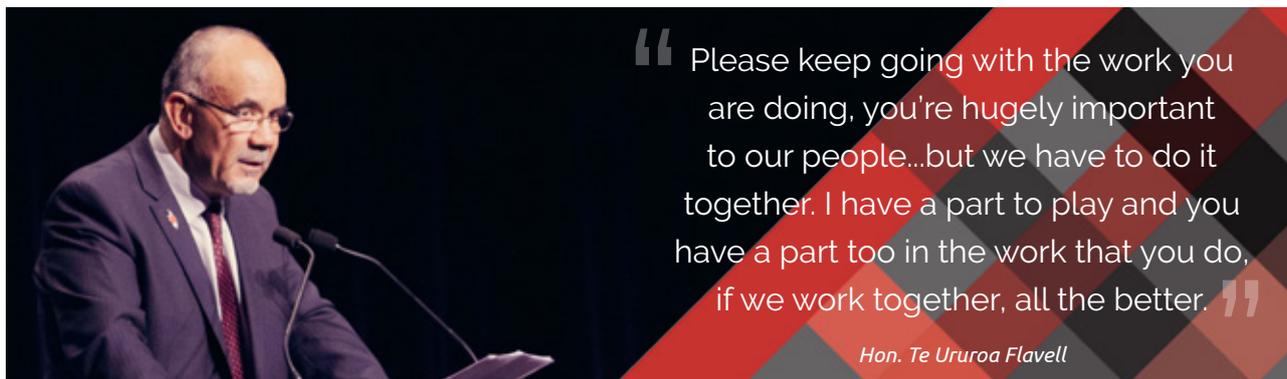
### THE SOCIAL HOUSING PROGRAMME FIVE-POINT PLAN IS SUMMARISED AS FOLLOWS:

- ▶ People receive the assistance they need from Government: almost \$2 billion spent on rental subsidies last year.
- ▶ Tenants can transition out of housing: the intention of tenancy reviews is to assist tenants to transition up the property ladder to other houses.
- ▶ Houses are of the right size, right configuration and in the right places: more developments or redevelopment of Housing New Zealand (HNZ) sites are being undertaken to provide more houses on the same sites. More two-bedroom homes are being built.
- ▶ Establish affordable housing supply, particularly in Auckland.
- ▶ Encourage more diverse ownership of social housing: Community Housing Providers (CHPs) are encouraged to grow housing stock through additional government funding, some of which can be used for wrap-around services. It is preferable to hand over HNZ houses to groups which are better able to work with and provide for tenants. The income-related rental subsidy is available to CHPs.

Government will continue to provide housing, ranging from emergency housing and medium-term, to permanent rentals. A total of \$41 million was allocated in the Budget to develop emergency housing, which has so far delivered 3,000 housing places. A further \$9 million will be invested in innovative ideas for community organisations to help people into housing and sustain tenancies. Currently, the Government is looking at buying motels, leasing suitable houses and building new houses. Land that has been banked, for schools, for example, will be used for modular housing to meet immediate emergency and medium-term housing needs.

## ► Strategic Partners:

### Key Messages from Central Government (Cont.)



### Hon. Te Ururoa Flavell

Ngāti Rangiwewehi (Te Arawa), Ngāpuhi | Māori Party Co-leader | Minister for Māori Development | Minister for Whānau Ora | Associate Minister for Economic Development

The importance of collaboration and relationships was highlighted at the Conference and the housing projects presented were used as examples of what can be achieved through good collaboration and strong relationships. The Government would like to see more organisations involved in building houses, managing rental tenancies, providing affordable rentals and developing home ownership programmes for Māori whānau.

A more coordinated approach is needed across government agencies and local authorities to support the development of Māori housing. We want to see the provision of quality housing for all people of Aotearoa. The activities of the Māori Housing Network (MHN), led by Te Puni Kōkiri, complements the Government's wider housing initiatives and contributes to the Māori Housing Strategy. More than a third of New Zealanders considered to be severely deprived of housing are Māori, with 12,000 Māori whānau living in severe deprivation.

The MHN exists to support and encourage Māori housing initiatives through sharing information, offering practical advice and a real desire to help with Māori housing projects. They can help whānau identify housing goals, the plans to achieve them and link them to the resources needed, including funding and expertise.

Since the MHN was launched in October 2015, it has supported 88 housing proposals that cover the spectrum of housing needs, including home improvements in communities with high levels of housing disrepair, assisting Māori organisations to provide for whānau and increasing the number of affordable homes for Māori.

The success of the MHN depends on its ability to develop close relationships and work effectively in partnership with other stakeholders that have a role in influencing Māori housing outcomes, including whānau, hapū and iwi Māori, other central government agencies, local authorities and Māori housing providers. The MHN intends to strengthen the Government's relationship with Māori by using a whānau-centred approach, essential to Māori investment.

The ability of the MHN to connect central agencies and their efforts will be critical to achieving our goals.

## ► Topical Speakers:



### Mangatawa Papamoa Blocks Inc.

Victoria Kingi | Kevin Haua | Jay Walters

Strategically, Mangatawa Papamoa Blocks Inc. (MPBI) intends to retain ownership of Māori land of 750 acres near Mangatawa and Papamoa, champion innovation, maximise the benefits to over 700 shareholders and enhance social outcomes for shareholders and their families through participation in employment, health, education and housing. Income is derived mainly from kiwifruit, but also some beef and dry stock grazing. Plans are being developed for further industrial development, kaumātua and whānau housing.

Beginning in 1987 with the building of four one-bedroom kaumātua flats, a further 12 two-bedroom kaumātua flats were added along with 12 four-bedroom whānau homes and most recently, eight Kāinga Whenua homes in 2015. MPBI is a Community Housing Provider and acts as landlord for the tenants. In terms of tenancy management, expressions of interest are sought and a database held of shareholders wishing to move in. The allocation of houses fairly distributed across whānau, is made internally before any central government agency assessment processes for rental subsidies are made. Residents' committees are formed and meet monthly.

#### The positive outcomes of the housing project include:

- Provision of much-needed quality housing for Māori.
- Rejuvenation of the marae.
- Puna Reo pre-school development.
- Whānau-run active school holiday programmes.

Happy, healthy whānau live in improved living conditions and the culture is being kept alive by building a stronger, sustainable community and whanaungatanga.



### Tauranga Energy Consumer Trust

Wayne Werder

Tauranga Energy Consumer Trust (TECT) invests in housing in various ways. For example, over \$2.5 million has been invested in insulating homes since 2006 and funding the electrical fit-out, appliances and power upgrade for several local housing developments, including Horaparaikete Whānau Trust, Mangatawa Papamoa Blocks Inc., Ngāti Kahu Ki Wairoa, Pirihihana Whānau Trust, Pukekōhatu Whānau Trust and Tauwhao Te Ngare Trust.

Bay of Plenty community funders (Bay Trust, Eastern Bay Energy Trust, Rotorua Energy Consumer Trust and Acorn) recently commissioned the Centre for Social Impact (CSI) to conduct research on housing issues in the region and assist in clarifying a collective funding approach to housing. The community funders have agreed to focus on: emergency housing, healthy housing and increasing housing stock. Using a collaborative approach, they will also seek to work with the Ministry of Social Development (MSD) and District Health Boards (DHB).



## Panel Discussion

Te Puni Kōkiri | Ministry of Social Development | Housing New Zealand

### TPK: PRACTICAL ENGAGEMENT

Robert Macbeth | Kaitohu Tomua (Senior Advisor)

TPK uses a community-based approach to achieve outcomes in the focus areas of improving quality housing for whānau and building capability of whānau and organisations. There are a range of funding options available to whānau. TPK would like whānau to tell them what they want to do, what their aspirations are and TPK will help package up the funding solution(s) to best meet the needs of whānau. They can support project feasibility and provide support for infrastructure and potentially capital grants.

### MSD: OVERVIEW OF SOCIAL HOUSING REFORM

Kay Read | Social Housing Team

Housing Assessment Social Housing Reform Programme (SHRP) is a cross-agency initiative, made up of Treasury (makes the commercial transaction of selling housing stock), HNZ, the Ministry of Business, Innovation and Employment (MBIE) and MSD.

#### Proposed outcomes:

- ▶ Securing additional supply (more and guaranteed).
- ▶ Improving client outcomes via Housing First.
- ▶ Sustaining tenancies using a co-design approach with providers.
- ▶ Enable sector by better utilisation of properties (no overcrowding or under-use).
- ▶ Move people from emergency housing to social housing to private rental to home ownership. Investment approach – strategic direction to inform purchasing intentions (social housing needs to be fit for purpose for people who need it).

### HNZ: OVERVIEW OF KĀINGA WHENUA LOAN SCHEME

Mike Webber | Senior Product Analyst

The Kāinga Whenua Loan Scheme is an adjunct to Kiwibank Home Loans. It is not intended to be a social lending programme, but only to provide access for individuals and Trusts to finance – it doesn't reduce the cost of housing. The scheme provides access to finance for those relocating or building on Māori land, enables borrowing up to 100% (no deposit, capped at \$200,000), with no application fee (Kiwibank) at market interest rates. The loan is secured against the house not the land. The new application process was outlined including a new self-assessment tool for qualification.

#### Key points from speakers and delegates' discussion:

- ▶ Government (central and local) cannot do everything on its own. It is important for communities and whānau to work with both central and local government agencies. Both top-down and bottom-up approaches need to meet in the middle to work effectively for positive outcomes for Māori.
- ▶ There is a need for a strong housing sector voice including representatives of community organisations and iwi to engage with central government at a policy level through MBIE, MSD, and HNZ. This would ensure continuity of housing policy and strategy implementation beyond election cycles and that policies reflect the aspirations of Māori. Engagement with Treasury is required to influence policy.

#### Panel/delegates' discussion:

- ▶ Delegates felt strongly that Kāinga Whenua Loans need to be more accessible and more responsive to specific land types (not all land is suitable to build on using piles).
- ▶ Need for central government agencies to be more responsive and flexible to needs of specific papakāinga housing.

## ► Collaboration in Action



### Western Bay of Plenty Sub-Regional Joint Agency Group Model

Rachael Davie | Victoria Kingi | Lara Burkhardt

The Joint Agency Group (JAG) was established in 2006, with a guiding kaupapa to enable collaboration between local authorities, the Māori Land Court and central government agencies to facilitate the development of papakāinga housing in the Bay of Plenty region and to assist land Trusts in navigating through the bureaucracy of local authorities and Māori Land Court processes.

SmartGrowth provides the high-level local and regional government policy and mandate for JAG to facilitate papakāinga development and assist in the development of Treaty Settlement land. This resulted in modifications to District Plan requirements, modifications to the Regional On-Site Effluent Treatment Plan (OSET) requirements and an increase in flexibility around financial contributions and development contributions required by land Trusts.

The collaboration at local authority level is further operationalised through the delivery of a Papakāinga Toolkit and papakāinga housing workshops facilitated by Papakāinga Solutions Ltd (PSL). The Toolkit provides the framework through which workshops are delivered to engage with whānau directly. Representatives from the local authorities attend the workshops which are designed to help whānau navigate from the development of their papakāinga housing vision

through the funding and consents processes to the actual delivery of housing. All information about the workshops is freely available.

Stories from different stages of the papakāinga housing journey were presented from four local Whānau Trusts that had participated in papakāinga workshops this year: Ngapeke 6C, Kiritapu Wilson Whānau Trust, Hamiora Rangī Whānau Trust and Tirikawa and Rereamomo Whānau Trust.

*See Appendix A for more detail of these presentations or [www.maorihousingconference.nz](http://www.maorihousingconference.nz)*

#### The Trusts highlighted the value of:

- The PSL workshops assisting local whānau who are not normally working in the housing space and as a catalyst “to do something about housing on Māori land”.
- Having local authority representation at the papakāinga workshops to answer questions and to hear technical and practical information first-hand.
- Good communication between whānau and Trust members, including the use of technology to keep whānau geographically distanced and to remain connected.

# Benefits and Lessons Learnt

## ► From within Aotearoa

Several stories from Tauranga Moana and case studies from other parts of Aotearoa, all at various stages on the papakāinga housing journey, were presented.

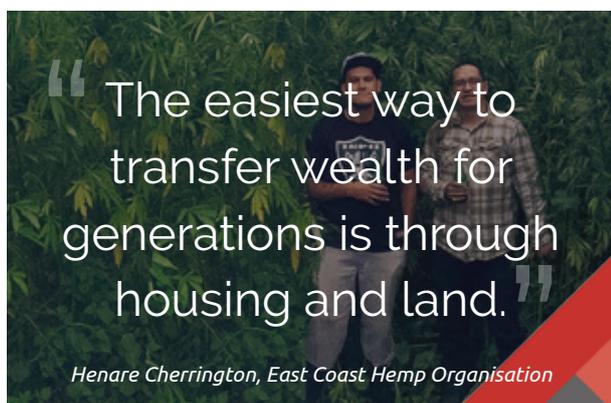
See Appendix A for details or [www.māorihousingconference.nz](http://www.māorihousingconference.nz)



Image Source: Diego Hurtado

## Benefits of papakāinga housing

- ▶ The benefits are more than just housing; papakāinga housing connects people back to their marae and land, and enables spiritual connection to the whenua and culture.
- ▶ Benefits include improved health/wellbeing for kaumātua and tamariki (whānau ora).
- ▶ Papakāinga housing is warm, safe, good quality, and affordable inter-generational housing.
- ▶ Papakāinga housing builds flourishing communities with shared values and whanaungatanga.
- ▶ Papakāinga housing enables the transformation and rejuvenation of marae.
- ▶ “Paepae is alive.”
- ▶ It supports the ability to leverage from housing projects to other ventures: employment and training, further investment in housing, further financial investments, and the establishment and support of Māori businesses.
- ▶ Māra kai (community gardens) are established.



## Lessons/challenges

### ▶ Communication is key:

It's important to have good communication between members of whānau, including utilising technology to keep members updated and in touch with Whānau Trust decision-making and progress.

- Keep talking and deal with the issues.
- Agree on the overall aim at first rather than getting stuck arguing over detail.

### ▶ Relationships are key:

These are between funders, advisory trustees and whānau (honour grant givers, bankers and housing providers).

### ▶ Structures and processes:

- Utilise structures to separate trustees from tenants. Avoid whānau collecting rent from whānau through tenancy managers or those with registered housing provider status.
- Manage the housing development process properly: employ consultants, pay attention to all the detail, plan and set up monitoring and control groups.
- Ensure the majority, if not all, of the whānau of owners and shareholders complete a Housing Needs Assessment.
- Provide detailed housing plans and cost assessments.
- Do not perpetuate cheap, underperforming housing – focus on long life-span housing.
- Talking, discussing and learning from each other is key; workshops on home ownership and papakāinga housing are very useful.
- There is a need for more research on innovative infrastructure, for example, solar power.

## ► From outside Aotearoa



### Jenny Samms

Chief Executive Officer, Aboriginal Housing Victoria, Australia

Many factors contribute to housing issues, including social issues, the historical context of disconnection and dispossession of the indigenous people from the land and the removal of Aboriginal and 'half-caste' children. As a result of these factors, there is great disparity between health, wellbeing, educational and employment outcomes for Aboriginal compared to non-Aboriginal Australians, with Aboriginal people being severely disadvantaged. Recently, there has been a new upsurge in homelessness and sub-standard housing amongst Aboriginal people and Aboriginal communities.

Aboriginal Housing Victoria (AHV) has undertaken a journey from advocacy to tenancy management to ownership of state housing properties. AHV is in the process of receiving the transfer of all state houses at no cost in three tranches, the first of which will occur in 2016. The State Government saw transfer of ownership as part of self-determination, which meant that AHV did not have to compete with mainstream community housing providers. They have an asset base of \$236 million, which is projected to rise to \$500 million in 2018. AHV must manage depreciating stock while being a good landlord and working with disadvantaged communities.

The preconditions for owning housing stock and the asset planning and management system required to undertake such a monumental task were outlined.

### LESSONS

Preconditions required by AHV to receive transfer state housing stock:

- **Governance:**  
Have the vehicle/structures in place to be commercially orientated, to be taken seriously and to be serious about managing a large asset base. Need to be streamlined.
- **Performance:**  
Achieve industry benchmarks and be a high-performing organisation.
- **Internal capacity:**  
Increase internal capacity to create a strong executive management group, upskill housing officers from managers of rental arrears to have an increased empathy and be more innovative. Currently, 50% of staff are Aboriginal, including senior managers. Aboriginal staff are encouraged and trained into management and leadership positions.
- **External relationships:**  
Strong relationships with state-wide Aboriginal organisations are important.

“ Repatriation and reconnection to our land is a fundamental driving force that encourages us to do what we do... we see housing as a way to achieve repatriation and reconnection to the whenua. ”

*Victoria Kingi, Ngā Pōtiki*



## Robert Byers

Little Black Bear First Nations | President and Chief Executive Officer, Namerind Housing Corporation, Canada

The Namerind Housing Corporation is a non-profit Aboriginal Peoples of Canada housing provider with 24 staff and responsibility for 450 homes. Namerind has invested in social enterprises and commercial property. The community is at the forefront of all Namerind's endeavours.

### MAIN POINTS:

- ▶ **Collaboration:**  
There is a need to be part of the community and to be involved in more than just housing. Joining the Chamber of Commerce provided an opportunity to facilitate a greater understanding of challenges facing the indigenous community building on lands owned by the business community. It was important to work with the State Departments collaboratively on programmes that are peripheral but related to housing (e.g. Mothers and Babies programmes).
- ▶ **Diversity and creativity:**  
Recognising and supporting diversity within your organisation. Creative solutions are often required for housing needs, for example, purchasing an apartment available near the hospital for Aboriginal people's families across Canada to use when a sick family member requires medical care.
- ▶ **Culture of care:**  
Work hard at creating a "culture of care". Culture is the key to Namerind's success. It is important to value your employees and ensure cultural safety training is offered to them and to contractors.
- ▶ **Investment:**  
Namerind has plans to begin constructing a self-contained community in 2018 which will feature 170 affordable housing units, a grocery store, retail space and day-care. This is the largest project Namerind has undertaken and it is competing with large developers. Once completed and running, the annual estimated rent of US\$1.5 million will be reinvested in affordable housing.



## Robert J Hall

Native Hawaiian | Aukai Pacific, LLC, Hawaii

In Hawaii, only 5% of the land is designated for urban development, the remainder is for conservation or agricultural use. Around 70% of the land is owned by three groups of landowners – the Federal Government, Hawaii State Government and private Trusts. Housing is unaffordable for most Hawaiian people who are spending 30% to 50% or more on their housing and related costs. This compromises the choices families make and impacts on health, wellbeing and educational outcomes for Native Hawaiians.

There is a fundamental difference in the perception of land in a spiritual context for Native Hawaiians versus purely real estate for non-Native Hawaiians. There is an increasing problem of homelessness and unaffordability for mid-level priced housing and no provision for this group of buyers. Because of limited land availability, the solution to providing affordable housing is to build up for example, through condominium developments.

A major issue is the length of the land re-designation and consent processes. It can take ten years to progress through the consent process, if the application is unchallenged by environmental groups, to be able to build on agricultural or conservation land. There is growing opposition to converting agricultural or conservation land, while at the same time areas of cultural and archaeological significance are being destroyed.

There are several government agencies involved in Native housing with different areas of responsibility, and development is inconsistent: state priorities change over time and investment fluctuates accordingly.

Hawaii's Government assists Native Hawaiian home ownership via a range of mechanisms such as housing tax credit programmes to incentivise development, funding the Department of Hawaiian Home Lands (DHHL) and funding and supporting home-buyers' education. DHHL facilitates home-ownership through several mechanisms, including a residential lease programme (99-year lease for \$1 per year, renewable for 100 years), seven-year property tax exemption, an expedited development process, securing contractors/developers and facilitating house construction options that best suit the applicant's need.

### CHALLENGES: THERE IS A NEED...

- ▶ To make sure the right amount of housing development is done without losing the spiritual content and cultural awareness the land provides.
- ▶ For more timely zoning and consent processes.
- ▶ For robust policies that are consistent and stable over time.
- ▶ For a consistent level of funding.
- ▶ To consult early with communities.
- ▶ To reassess the development process.
- ▶ For an appetite and willingness to solve problems or facilitate solutions rather than protecting the process for its own sake.

# Conference Delegate Feedback

The feedback from delegates at the Conference was overwhelmingly positive, rating the event as either excellent (79%) or good (21%). The presentations, case studies and housing journey stories shared were consistently identified as participants' favourite aspects of the Conference.

In relation to which government agency should take the lead role regarding housing for Māori and better coordination and collaboration across agencies, most delegates (62%) indicated Te Puni Kōkiri (TPK) should be the lead agency (with others). However, of those, almost three quarters (73%) indicated TPK should be the sole agency.

## Conclusions

The National Māori Housing Conference 2016 provided an opportunity to celebrate some of the successful Māori Housing initiatives achieved throughout the motu so far, and to share success stories and learnings to support whānau at various stages of their housing vision-making and journeys. However, as one delegate said, "The success stories don't diminish the urgency for the majority of other whānau", and many of the presentations and much of the discussion focused on solutions to well-known problems.

### The requirements for future success are:

- ▶ Strategic collaboration and good relationships with all stakeholders and key players. A strong Māori housing sector voice is needed to influence central government policy change and streamline or expedite processes, drive the Māori Housing Strategy and bring about changes to increase the availability and accessibility of tools to develop Māori land, housing and/or enable Māori home ownership.
- ▶ Practical collaboration between local authorities, TPK, architects and builders, land Trusts and whānau to realise whānau housing aspirations.
- ▶ Good education, information and navigation through bureaucracy and central and local government systems for whānau. This includes using best project management practices for housing projects. The Western Bay of Plenty Sub-Regional Joint Agency Group model was considered a good model to roll out to other regions.
- ▶ Good communication within Trusts and their shareholders, and between whānau members, and the utilisation of technology to assist in communication.
- ▶ A mechanism for the systematic sharing of stories including what works, and what doesn't work, sharing of information and resources including databases of professionals and experts in ways that are accessible to all whānau.

## ▶ Recommendations

A key action initiated at the end of the Conference was the formation of an inter-rohe temporary working committee to continue to start further discussions with government agencies on how to improve collaboration. Conference organisers will coordinate with TPK as a lead agency to form a working committee to identify and develop strategies for better inter-agency delivery of services/resources for Māori housing in response to national Māori Housing Strategies.

Ongoing support from TPK for the next conference and the succession and transfer of knowledge from the Conference Organising Committee to the new organising committee from Waikato-Tainui.

## ► Appendix A: Case Studies

### Tauranga Moana Local Stories



#### PIRIHIMA TRUST

##### Colin Reeder

Ngā Pōtiki, Ngāi Te Rangī, Ngāti Pukenga

Colin brings a broad range of experience from previous careers in local and central government, tertiary, corporate and voluntary sectors. He is a Trustee of the Pirihiima Trust and chairs the Ngā Pōtiki PSGE. The Trust is engaged in forestry, horticulture and social housing. The PSGE delivers on social housing, education, trade training, environmental and heritage protection.

#### Key points from presentation:

- Papakāinga housing: Housing those aged 60-88 years, independent people with social and cultural interaction enabled. Establishing a community garden that provides for residents and the wider community.
- The Pirihiima Whānau Trust partnered with Ngā Pōtiki PSGE to develop housing. Ngā Pōtiki was the project developer, while the Trust provided the land and 25% of the build price (the Crown provided the other 75%).
- A multi-disciplinary group including whānau was formed as a project control group for risk management, quality control and compliance with Social Housing Unit (SHU) contractual requirements.
- Have leveraged off Housing into Training and now moving into the early childhood space.



#### NGĀTI KAHU TE PURA TRUST

##### Charlie Rahiri

Ngāti Ranginui, Ngāi Te Rangī, Ngāti Paoa

Charlie was born and bred in Tauranga Moana and was raised on the Marae at Te Wairoa. He has a background in health and social services and is currently a senior manager at Ngāti Ranginui Iwi. Charlie has seen the rapid growth in Tauranga Moana and is passionate about Māori having a piece of the growth to have safe and suitable housing to maintain whenua links and connectedness to marae, hapū and iwi.



##### Mita Rahiri

Ngāti Ranginui, Ngāi Te Rangī

Mita is a Kaumātua of Ngāti Ranginui Iwi and Wairoa Marae and a member of the Ngāti Kahu Papakāinga Project Team. He has worked as an engineer all his life and has now dedicated his time to his people by maintaining the paepae at his marae. He is a current Board Member of Ngāti Ranginui Iwi, member of Te Rūnanga o Ngāti Kahu and Tauranga Moana Tangata Whenua Collective advising councils on strategic development and growth.



##### Ngaronoa Reweti-Ngata

Ngāti Ranginui, Ngāi Te Rangī

Ngaronoa is a member of the Ngāti Kahu Papakāinga Project Team and is an integral Kuia o ngā hapū of Te Wairoa. She is an educator, talented musician and staunch advocate for Māori mana motuhake and along with her late husband Hone, dedicated her life to the advancement of Māori opportunity and development. She has an undeniable passion to see our people prosper on our whenua, on our own terms.

#### Key points from presentation:

The papakāinga housing is the centre of the community. The marae is at the heart of the development and the housing provides a place for people to connect for hauora, education and whānau ora.



#### NGĀ PŌTIKI

##### Victoria Kingi

Ngā Pōtiki, Ngāi Tahu, Uenukukopako, Ngāti Kahungunu | Director of Papakāinga Solutions Ltd | Trustee of Ngā Pōtiki a Tamapahore Trust and Mangatawa Incorporation

Victoria spoke on the Ngā Pōtiki Manawa Project – a post-Treaty Settlement residential sub-division of 240 houses in Papamoa that includes affordable housing options for Ngā Pōtiki members. She also shares the Mangatawa experience of building 36 homes in the Mangatawa Papakāinga and the collaborative approach taken across local and central government agencies to gain maximum benefit for Mangatawa.

#### Key points from presentation:

- ▶ The strategic goals are: (i) Ngā Pōtiki to become a Social Housing Provider; (ii) housing assessment; (iii) housing assistance; (iii) housing access and (iv) housing and employment.
- ▶ The priorities are: kaumātua housing, then whānau housing with a mix of rentals and home ownership.
- ▶ The goals are to: (i) Provide products and services suitable for Ngā Pōtiki housing needs (working at a strategic and practical level with government agencies); (ii) provide fit-for-purpose housing for Ngā Pōtiki (including developing housing across Māori land; general land (lands returned through Settlement); be a Community Housing Provider to build and manage affordable housing for Ngā Pōtiki and community across many projects, support mixed tenure and diverse communities, home ownership and rentals; (iii) employment and trade training through housing, including agreements with training partners and other projects, provide training and employment and coordination of projects to create scale and continuity of opportunities.
- ▶ A team approach is encouraged using project management principles and documentation, project managers, project coordinators and a project control group.
- ▶ Manawa Housing Development Project will provide a range of options such as rentals, licence to occupy, house and land packages,

mainstream housing packages, bespoke funding and finance packages and concrete floors. Up to 30% of all housing will be quality affordable housing. The Project planning is underway with resource and earthworks consent applied for. Planned to start early 2017.

### Group Joint Agency Group presentations



#### GROUP 1: NGAPEKE 6C

##### James Reihana

Mataatua - Ngāi Te Rangī, Ngāi Te Ahi, Ngāti Pukenga



##### Rondell Reihana

Waikato-Tainui - Ngāti Raukawa, Ngāti Ahuru

With persistence and lots of kōrero with the various whānau members, we are very proud of how far we have come. Plans and looking at house designs makes it real, and with the papakāinga workshops, this has allowed us to share and see a positive feasible future of papakāinga living for our children and ngā mokopuna at Ngapeke 6C.

#### Key points from presentation:

- ▶ We, as a whānau, can provide a better, safer, healthier and more productive living environment in the form of papakāinga for our own.
- ▶ Located on the corner of Welcome Bay Road and Kaiwha Road, 6C is a rural piece of land within the Western Bay of Plenty Region. It consists of 10 hectares or approximately 25 acres and is currently leased for maize cropping. Funds have been retained from this lease for future development of the whenua.
- ▶ Stage 1 of the development will include eight whānau housing rentals of three and four bedrooms and three home ownership whare. Stage 2 is subject to finalising the completion of our Housing Needs Assessments from whānau, we may be able to extend a further eight whānau houses of three and four bedrooms.



**GROUP 2:  
KIRITAPU WILSON WHĀNAU TRUST**

**Gail Allan**  
Ngāi Te Rangi, Ngāti Ranginui

Gail represents the Kiritapu (Kitty) Wilson Whānau Trust. As secretary of the Trust, Gail and her husband David attended PSL workshops to gather knowledge and the expertise that will help them bring to life the vision that her mother, Kitty held for all her tamariki and mokopuna.

**Key points from presentation:**

- ▶ On 23 October 2012, Kitty established the Kiritapu (Kitty) Wilson Whānau Trust so that all her descendants would be able to live on the whenua.
- ▶ Our vision is a place where whenua always remains in the whānau, that always produces kai for the whānau, that strengthens whakapapa and our ahi kaa; a place to stand strong and where we always exercise manaakitanga, kaitiakitanga and rangatiratanga.
- ▶ From attending the PSL workshops we now have a collective vision to fulfil Kitty’s kawa, have met with WBC to understand their requirements, are raising funds and have learnt about right to occupy and other Trust policies. We also learnt about infrastructure – from resource consent, septic systems, earthworks, roading, and power and the availability of grants from Te Puni Kōkiri and the disseminating of information out to whānau for accessing loans through Kiwibank.



**GROUP 3:  
HAMIORA RANGI WHĀNAU TRUST**

**Samuel Hema**  
Ngāti Kahungunu, Tapuika, Ngāi Tahu

Samuel has more than 18 years’ experience in management, administration and community development. He currently serves as chairman for Hamiora Rangi Whānau Trust, Trustee for Rangiuru 2B Ahu Whenua Trust, as well as serving Tauranga Moana through the Tauranga City Council Community Department as Programming and Marketing Manager in the Arts.

**Key points from presentation:**

- ▶ The Hamiora Rangi Whānau Trust was established 18 July 2015 to manage and administer our lands and develop whānau aspirations.
- ▶ 2016 has been a year of preparation with regular whānau hui, vision and goal setting, reestablishment of whānau relationships, attending papakāinga workshops, encouragement, leadership and upskilling.
- ▶ Our housing aspirations are to build a maximum of eight and minimum of four houses on 2.5 acres or 5.1 hectares of land. This will be done in three phases with each phase taking five years.

**GROUP 4: TIRIKAWA AND REREAMOMO WHĀNAU TRUST**



**John Ohia**  
Ngāi Te Rangi, Ngāti Ranginui, Ngāti Pukenga, Te Arawa

John is from Tauranga Moana. He has taught mathematics and science in New Zealand and Australia. Upon returning to New Zealand, John became involved with the marae, the Rātana Church and more recently the papakāinga.

**Key points from presentation:**

- ▶ The Rereamomo and Tirikawa Ohia Whānau Trust will be formed in early 2017. It has 108 descendants, a third of whom reside in Tauranga, 20% are in Australia and the remainder elsewhere in New Zealand.
- ▶ The next steps are to establish the vision for the papakāinga housing, whānau business development, succeed Dad’s land interests, education and training and for Mum’s wellbeing.
- ▶ The proposed papakāinga will use the 9.847 hectares of land next door to our house. It has 12 owners and we are planning to build between six to eight houses.
- ▶ The highlights of the Papakāinga Solutions Ltd (PSL) workshops included visits to Mangatawa Papakāinga and Kaumātua Flats at Tahuwhakatiki Marae, Bay of Plenty Regional Council, Tauranga City Council, Māori Land Court, Te Puni Kōkiri, and the builders – a total of five companies – and the PSL team.

## National Case Studies



### TE TAITOKERAU AHIKAAROA TRUST PROJECT

**Heeni Hoterene**

Ngāti Hine, Ngāti Raukawa

**Rueben Taipari**

Ngāpuhi, Tūhoe

Ahikaaroa Trust (AKT) Trustees have more than 30 years' experience in the building industry and created AKT in 2010 to address Māori housing and long-term occupation of their whenua Māori.

Delivering actual healthy and sustainable homes for whānau on their whenua is our kaupapa and AKT uses its strong connections into the academic, industrial, professional, economic and Māori communities to support the whānau to achieve their goal of whenua tupuna occupation.

AKT is involved in pioneering research to create solutions which address affordable, efficient and sustainable whare.

*"Toitū te whenua, whatungarong aro ngā tangata."*

#### Key points of presentation:

- ▶ Returning children to kāinga – to their environment.
- ▶ Home is not just four walls and a roof; the house needs to be efficient to run as well as inter-generational.
- ▶ It is key to talk, discuss and learn from everyone, anywhere.
- ▶ Need for research and innovation (e.g. solar power) for infrastructure.
- ▶ Use available resources – whānau and land.



### WAIKATO TAINUI – THE TURNER WHĀNAU STORY

**Miriama Turner & Rangitamoana Wilson**

Waikato-Tainui

Hone and Miriama Turner with eight children, 26 mokopuna and two mokopuna tuarua — four generations within their whānau — are building a 13-room home through Te Puni Kōkiri and Whānau Ora, so their children can realise home ownership in their lifetime. To support this moemoeā, they have also developed their mussel fritter market stall to expand in growth once they are living in their whare. Their kōrero tracks how this has happened, with Hone talking about the mussel fritters and Miriama talking about the papakāinga.

#### Key points of presentation:

- ▶ Whānau Ora was utilised: whānau plan had three priorities, namely Whānau Trust, papakāinga and mussel fritters to build financial capacity.
- ▶ Working with Massey University for testing and branding the 'Māori Fine' brand.
- ▶ Important to work through whānau discussions.
- ▶ "Create your shelter with what you have."



### KIRIKIROA – HAMILTON HOUSING PROJECT IN ENDERLY

**Glen Tupuhi**

Ngāti Paoa, Ngāti Hine ki Waikato, Maniapoto

Te Rūnanga O Kirikiriroa has been in the social housing/home ownership field since 2004. To date, the organisation has built a 16-bed residential home for youth, 16 one-and two-bedroom houses for kaumātua and formed Ngā Rau Tatangi to progress the building of a series of six papakāinga culminating in the planned completion of 62 two-, three- or four-bedroom homes, some for sale and others as rentals. Consultant Glen Tupuhi and Community Project Manager Yvonne Wilson were part of the team who drove the development of Ngā Rau Tatangi, which includes construction and

tenancy management services and recognition as an approved Community Housing Provider (CHP). Their presentation is a pictorial expose of the completed houses together with interviews of key people involved. Good quality, well-planned housing is the key and this can only be achieved if people work together with the intent to grow healthy communities living in healthy well-executed homes.

#### Key points of presentation:

- ▶ A series of vignettes were shown of key people involved with the housing projects, including planners, developers, lawyers, builders, tenants and home owners and people who worked with them to help realise their dreams and aspirations.
- ▶ Need a vision and people who can see the vision through to reality.
- ▶ Workshops on home ownership by Tainui encourage people to go and research and find out more information.

#### IKAROA RAWHITI – ECHO (EAST COAST HEMP ORGANISATION)

The ECHO boys have been researching sustainable building materials (hemp) for the last two years. ECHO have built good relationships with other building industry organisations to enable their mission, including local T.A., Rockcoate, and BRANZ.



#### Levi Waihape

Levi Waihape is affiliated to Ngāti Pahauwera - Te Huki Marae. Levi has been in property investment for the past 12 years and has been

a full-time hemp farmer for the past two years. Levi has been around the world investigating the feasibility of hemp in the Aotearoa market. He was also looking for technology transfer opportunities. Destinations included Colorado, Canada, London, France, Amsterdam and Germany.



#### Henare Cherrington

Ngāti Kahungunu, Ngā Puhī

Henare is affiliated to Ngāti Kahungunu - Ōmahu Marae and Ngā Puhī - Ōtiria Marae. He is a licensed

building practitioner in carpentry and has worked as an architectural designer (unlicensed) for the past four years. He is also a lecturer in classes that form part of the Diploma of Architectural Technology at the Institute of Technology (EIT).

#### Key points of presentation:

- ▶ Poor indoor housing environments in New Zealand houses (cold/damp) lead to illness, rheumatic fever, particularly and disproportionately for Māori and Pacific Island communities. This could be solved with good quality housing (insulation, ventilation and heating).
- ▶ People not owning their own houses is driving the gap between rich and poor.
- ▶ Working with Te Tai Whenua o Heretaunga (health organisation).
- ▶ Delivering a NZQA-accredited course in 2017 on using ECHO-crete as a main component in sustainable housing.
- ▶ Why hemp? It is strong, lightweight, breathable and provides good insulation. It is naturally non-toxic, flame, water and pest-resistant, carbon negative and lasts hundreds of years. In 12 weeks, one hectare can produce enough to build a house and it can be cropped twice a year. Currently, ECHO is halfway through testing with BRANZ to enable hemp houses to be insured like any other house.
- ▶ Aim is to establish hemp processing in New Zealand to reduce the cost (currently imported from the Netherlands) and to continue to build the company.



**IKAROA RAWHITI –  
NGĀTI HINEWERA TRUST**

**Laurie O'Reilly**

Ngāti Kahungunu, Te Atihaunui a  
Paparangi

Laurie is a Law and Commerce graduate from Otago University. He is an experienced general manager of NGOs and a former analyst and contractor for central and local government.

Laurie is the manager of AWA Transmedia Studios, the manager of Waiohiki Intellectual Property Limited and the chairman of the Ngāti Hinewera Trust. It has been over a year since the Ngāti Hinewera papakāinga whānau ora was officially opened by Hon. Dame Tāriana Turia. The development of the eight-unit papakāinga, located two kilometres from the suburb of Taradale, was a culmination of over a decade of discussion and planning. It took the death of the whānau chiefly leader Kurupo (Tipu) Tareha to unite and spur the whānau into action.

Tipu was still a young man in his mid-50s and his illness and subsequent premature death brought issues of health and housing to the fore.

The papakāinga signalled a new beginning for the descendants of Kapi Tareha. There is clear evidence that the papakāinga has contributed to the improved health and wellbeing of the resident whānau.

**Key points of presentation:**

- ▶ Important to keep the papakāinga dream alive and to keep whānau talking to each other. You need the same mandate and to agree on the overall aim rather than argue over details to begin with.
- ▶ Need rental income to maintain housing (which needs to have a long life-span). It can be difficult for whānau to collect rent from whānau — using the structure of a registered social housing provider can make this easier.
- ▶ Need to help whānau to learn to live together again.

- ▶ The good: improved health/wellbeing of kaumātua and tamariki, whakawhanaungatanga, more resilient community.
- ▶ The bad: poverty and high risk tenants.
- ▶ The ugly: domestic violence and drugs.
- ▶ Need to “focus energy on the good, and starve the bad”.



**PONEKE –  
TE ARO PĀ WHENUA TRUST PROJECT**

**Richard Wickens**

Richard is a Business Relationship Consultant for Te Tumu Paeroa

and holds a Master of Business Administration Degree. He has been a Trustee of Te Aro Pā Trust for the past 30 years. The development of the 14 papakāinga units at Evans Bay Parade in Wellington for Te Aro Pā Trust was a first for Wellington City, which had never had papakāinga built within its boundaries before.

Changes to the rules governing access to Ministry of Business, Innovation and Employment Capability and Infrastructure Grants in late 2013 and the establishment of the Māori Housing Network created an opportunity to develop the Trust’s land for papakāinga rental housing.

Features of the Roger Walker design connect the buildings to the Taranaki Iwi from whom the owners of the land have descended. The community had placed its trust in Te Tumu Paeroa to make a voyage on its behalf into affordable housing.

**Key points of presentation:**

- ▶ Papakāinga on urban land: Evans Bay land acquired through land exchange in 2005 on which high-density housing was developed. Lack of equity and Māori land status were significant obstacles.

**Key lessons learnt:**

- ▶ Cultivating relationships is essential (with Te Puni Kōkiri, Māori Housing Network, tenancy managers etc.) — need to have separation between whānau and those collecting rent from whānau.
- ▶ Success is not a destination but needs maintenance – it is a long-term commitment.
- ▶ Honour your grant-givers, your bankers, your housing providers and your land owners; your risks are their risks.
- ▶ Communication is a strategy, not just an art. Communicate all the way through the project.
- ▶ A property consultant's friends can be just as important as him.
- ▶ Be all over the detail as failure is your responsibility.
- ▶ The whole business will take four times the effort you expected.
- ▶ Housing the needy is not just a mission; it's a commercial enterprise.

## ► Appendix B: Speaker Profiles

### Joint Agency Group



**Victoria Kingi LLB (Hons)**  
Managing Director of Papakāinga  
Solutions Limited

Victoria is Managing Director of Papakāinga Solutions Limited and specialises in papakāinga housing and affordable housing solutions for Māori. Victoria has been involved in numerous papakāinga housing projects and has acted in an advisory capacity to local and central government. She is a Trustee of the New Zealand Blood Service Board, Mangatawa Papamoā Blocks and Ngā Pōtiki a Tamapahore Trust.



**Rachael Davie**  
Group Manager Policy, Planning and  
Regulatory Services at Western Bay of  
Plenty District Council | Chair of the  
Joint Agency Group for Papakāinga

Rachael Davie is the Group Manager Policy, Planning and Regulatory Services at Western Bay of Plenty District Council and is the current Chair of the Joint Agency Group for Papakāinga Development across the Western Bay of Plenty sub-region. Rachael has extensive local government experience, particularly in the areas of strategic and community planning, tangata whenua participation in local government, contemporary community engagement approaches, resource management and Building Act matters. Rachael graduated from Waikato University in 1997 with an LLB and Bachelor of Management Studies.



**Lara Burkhardt**  
Ngāti Whātua, Ngā Puhi

Lara has over 15 years' experience specialising in environmental and resource management law. Lara also acts for several iwi entities and land Trusts/Incorporations in the Tauranga and Rotorua areas. Lara joined Holland Beckett in January 2009 and became a partner in 2011.

Originally from Whangārei, Lara is of Ngāti Whātua descent. She is a Board Member of the Tauranga Māori Business Association and a Trustee of the Breast Cancer Support Services Tauranga Trust.

### Keynote Speakers



**Hon. Paula Bennett**  
Minister of Social Housing

Paula has lived in Auckland since 1992, first on the North Shore and now in West Auckland. She became a Minister of the Crown in 2008, after being elected to Parliament in 2005. She became MP for Upper Harbour in 2014. Upon National taking office in 2008, Paula was made Minister of Social Development, a role she held until October 2014.

The positive impact she has made in the lives of our most vulnerable is one of the highlights of her career so far. Paula's tenure makes her the longest serving Minister of Social Development in New Zealand's history. At the time of writing, Paula ranked number five in Cabinet, was the Minister of State Services, Social Housing and Climate Change Issues and the Associate Minister for the Tourism and Finance portfolios.



**Hon. Te Ururoa Flavell**  
Ngāti Rangiwewehi (Te Arawa), Ngā Puhi

Te Ururoa is of Ngāti Rangiwewehi (Te Arawa) and Ngā Puhi descent. Te Ururoa was raised in Rotorua and continues to live in his whānau homestead in Ngongotaha.

He holds a Bachelor of Arts (Māori Studies and Anthropology) from the University of Auckland, a Master of Arts (Māori) from Waikato University and is a former student of Te Panekiretanga o Te Reo (Institute of Excellence in the Māori Language).

Te Ururoa was first elected to Parliament as a Māori Party MP for the Waiariki Electorate in 2005 and he has successfully held the seat for Waiariki since. He is currently the Māori Party Co-leader, the Minister for Māori Development, Minister for Whānau Ora and Associate Minister for Economic Development.



**Di Grennell**

Ngāi Tahu, Ngāti Mutunga | Deputy Chief Executive Regional Partnerships

Di Grennell (Ngāi Tahu, Ngāti Mutunga) has been Deputy Chief Executive Regional Partnerships at Te Puni Kōkiri since April 2014. In 2013/2014, she led the work to oversee the move to the Commissioning Agency approach for the administration of Whānau Ora.

Di spent more than five years as Executive Director of Amokura – a Northland-based Pan-Tribal Family Violence Prevention Initiative.

Di holds a BA in Sociology (Massey) and a Trained Teachers Certificate (Auckland College of Education). Outside of work a growing number of mokopuna keep her busy.



**Robert Byers**

President and Chief Executive Officer - Namerind Housing Corporation

Robert Byers is a proud Canadian from the Little Black Bear Cree Nation. He is President and Chief Executive Officer of Namerind Housing Corporation, a not-for-profit Aboriginal housing provider in Regina, Saskatchewan, Canada.

Prior to his work with Namerind, Robert had a long career in residential and commercial construction and procurement. He serves on the Board of Trustees for the MacKenzie Art Gallery, is a member of the City of Regina Mayor’s Housing Commission, serves on the Regina Community Advisory Board for the Homelessness Partnering Strategy and is Board Member of the Canadian Housing Renewal Association where he chairs their Aboriginal Caucus.

**International Speakers**



**Robert J Hall**

Native Hawaiian | Aukai Pacific, LLC

Robert Hall has over 35 years of experience in Hawaii’s Housing Industry. He worked for the

Department of Hawaiian Home Lands for 15 years, where he guided the federally-funded Native American Housing and Self Determination Act (NAHASDA) programme and implementation of the Native Hawaiian Housing Block Grant (NHHBG), had oversight of the Homestead Services Division, which managed admissions and occupancy and was instrumental in creating the Department’s Home Ownership Assistance Program. From 1983 to 2003, he served in executive capacities with the Housing and Community Development Corporation and Hawaii Housing Authority.



**Jenny Samms**

Chief Executive Officer, Aboriginal Housing Victoria (AHV)

Jenny Samms has been the CEO of AHV since 2013. She has had a career spanning 35 years in Federal and State Governments in areas such as education and training, labour market reform and employment programmes, Aboriginal affairs and social policy. She has more recently worked as a strategic adviser at the Victorian Aboriginal Legal Service and is a Director of AFLSportsready, a national non-profit organisation that facilitates employment and training for young Australians.

## Topical Speakers

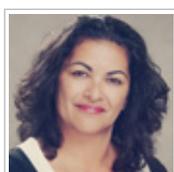


**MANGATAWA PAPAMOA BLOCKS INC.**

**Kevin Hau**

Board Chairman

Kevin was born and raised in Tauranga Moana. He is a registered plumber by trade, however, in the last 32 years has been involved in the roofing industry in Tauranga. Mangatawa Papamoia Blocks Inc's strategic objective is to focus decision-making on improving existing business and social activities, new developments and achieving long-term benefits for shareholders and future generations.



**Victoria Kingi**

Project Manager (see speaker profiles)



**Jay Walters**

Ngāti Porou, Ngāti Tamaterā |  
Board Secretary and Tenancy Manager

Of Ngāti Porou and Ngāti Tamatera descent, Jay was raised in the Tauranga area on her parents' kiwifruit orchard. After 12 years in the public sector specialising in health and rehabilitation with a focus on medical, vocational and social outcomes, Jay welcomed the opportunity to expand her knowledge of Te Ture Whenua Māori Act and its legislative impact on our people and Māori-owned land with a career change into the Māori Land Court. Jay is passionate about supporting and empowering Māori to overcome barriers to healthy affordable sustainable housing and housing services.



**TECT**

**Wayne Werder**

General Manager - Tauranga Energy  
Consumer Trust (TECT)

Born in Te Aroha, raised in Hamilton, and now living in Tauranga, Wayne Werder is currently the General Manager of TECT. The Trust has an asset base of \$800M and makes distributions to local consumers through an annual cheque distribution and also manages a grants programme where up to \$10M is distributed annually. Previously, Wayne was the CEO of Sport Bay of Plenty, and has held several governance roles, including with the Tauranga Tertiary Campus Trust.

## Panel Speakers



**Robert Macbeth**

Kaitohu Tomua (Senior Advisor) |  
Te Puni Kōkiri



**Mike Webber**

Senior Product Analyst -  
Housing New Zealand

Mike oversees the Kāinga Whenua Loan scheme. He has been involved with Kāinga Whenua since the inception of the scheme in 2010, from the original design of the scheme, through the implementation and various changes.



**Kay Read**

Social Housing Team - Ministry of Social  
Development (MSD)

Born, raised and educated in Whakatāne, Kay joined the Social Housing team at MSD on the 15th August 2016 as Associate Deputy Chief Executive, working within MSD and across government to deliver the Social Housing Reform Programme. Prior to joining the MSD team, she worked at Child, Youth and Family, Housing New Zealand, Ngāti Awa and Te Puni Kōkiri.

## ► Appendix C: Papakāinga Visits

### **MANGATAWA**

Mangatawa has always aspired to build homes for its shareholders and we started planning for this in the early 1980s. In 1989, four one-bedroom kaumātua units were built. These served as the only social (rental) housing option for the elderly until 2010.

Mangatawa is a Māori land incorporation established in 1957. A large organisation with approximately 800 shareholders, it administers 750 acres of Māori freehold land in the central growth corridor of Papamoa, Tauranga. The core business is kiwifruit, followed by farming beef. Mangatawa lands have varying planning zones, including rural (600 acres), industrial (100 acres), residential (100 acres) and rural marae community zone (10 acres).

### **PIRIHIMA**

Pirihima Trust owns and administers land within the Ngā Pōtiki tribal estate. The Trust wanted to build six two-bedroom kaumātua flats next to Tahuwhakatiki Marae in Welcome Bay. The land is rural zone and sits within Tauranga City Council's boundary. Trustees of Pirihima Trust attended the 2013 papakāinga workshops to help build their knowledge and understanding about planning for papakāinga housing. Pirihima Trust is an Ahu Whenua Trust that administers rural land in Welcome Bay and aspires to build affordable and social housing for its shareholders. Ngā Pōtiki a Tamapahore Trust is a Treaty Settlement Trust with a tribal housing strategy to develop social and affordable housing at scale throughout Tauranga.

## ► Appendix D: The Tauranga Moana Housing Conference Organising Committee

In 2014 at the Whanganui Conference, Tauranga Moana made a "tono" to bring the 2016 National Māori Housing Conference to Tauranga Moana which was accepted by the conference fraternity. In April 2015, the Tauranga Moana Housing Conference Committee was established to plan the Conference. The Committee comprised members of the Tangata Whenua Collective, Joint Agency Group (Western Bay of Plenty Council and Tauranga City Council), and individuals involved in housing and papakāinga delivery in Tauranga Moana. Also on the Committee was a staff representative of Te Puni Kōkiri, one of our major sponsors.

The Committee's purpose was to plan for and deliver an exemplar National Māori Housing Conference for 2016. We can also make ourselves available to assist the next conference organisers and share our knowledge and experience so that subsequent regions can build their capacity. We aim to continue a momentum of delivering exceptional conferences and national strategies that will help shape the strategic actions and direction for Māori in the housing context.



### **Puhirake Ihaka**

Chair of the Tauranga Moana Tangata Whenua Collective

Puhirake is the Chair of the Tauranga Moana Tangata Whenua Collective

and chairs several iwi, hapū and community boards and committees, including the Ngāti Tapu Hapū Trust, Te Matahauriki o Tauranga Moana and the Otamataha Trust. Puhirake is also sits on the Ngāi Te Rangi Iwi Settlement Trust and Te Rūnanga Trust and is a Director on Ngāi Te Rangi Fisheries Co. Ltd and the Iwi Collective Partnership. Puhirake has been very active in housing development for Māori land in Tauranga Moana. This has been a key priority for the Tauranga Moana Tangata Whenua Collective which plays a highly supportive role in this kaupapa.



**Victoria Kingi**

LLB (Hons) |  
Managing Director of Papakāinga  
Solutions Limited

Victoria is Managing Director of Papakāinga Solutions Limited and specialises in papakāinga housing and affordable housing solutions for Māori. Victoria has been involved in numerous papakāinga housing projects and has acted in an advisory capacity to local and central government. She is a Trustee of the New Zealand Blood Service Board, Mangatawa Papamoā Blocks and Nga Pōtiki a Tamapahore Trustee.



**Te Pio Kawe**

Kaiarataki Te Hihiri - Strategic Advisor  
Māori for Boffa Miskell

Te Pio is the Kaiarataki Te Hihiri - Strategic Advisor Māori for Boffa Miskell. His skills and experience have been gained by working on whānau and hapū development projects specialising in Māori community housing (papakāinga) and hapū management plans. Te Pio has a passion for working with Māori organisations to enhance their aspirations to develop and protect their land and other resources, engagement and relationships with local and regional authorities and other government agencies.



**Chris Nepia**

Māori Relationships and Engagement  
Advisor, Western Bay of Plenty District  
Council

*"He uri ahau nō Ngāti Ranginui, Ngāti  
Pukenga me Ngāi Te Rangī anō hoki. I  
tipu ake ahau ki roto o Tauranga, i runga  
i ngā whenua tūpuna o tōku hapū a Ngai  
Tamarāwaho."*

Chris is the Māori Relationships and Engagement Advisor with the Western Bay of Plenty District Council. Chris' role is to strengthen and enhance Council's relationship with Tangata Whenua. The scope of this mahi reaches across the business of Council, including community engagement, policy development, strategic advice, project support and cultural support.



**Clarke Koopu**

Māori Policy Advisor - Toi Moana Regional  
Council

*"Mai te Taumata o Apanui ki Pōtaka, Ko  
Whanokao te maunga Ko Mōtū te awa,  
Apanui Ringamutu te tangata, Ko Te  
Whānau-a-Apanui te Iwi, Ko Te Whānau a  
Hikarukutai te Hapū."*

Clarke is a Māori Policy Advisor for Toi Moana Regional Council. His role is to assist in the development of policy, planning and fostering relationships iwi/hapū and Regional Council.



**Keren Paekau**

Kaiarahi Māori, Tauranga City Council

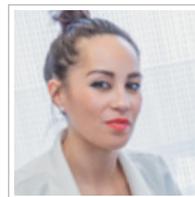
Keren is the Kaiarahi Māori at Tauranga City Council. Her role involves managing the relationships between iwi and hapū and Council, specifically around policy and strategy development and project management.



**Liane Gardiner**

Ngāti Ranginui |  
Senior Advisor - Te Puni Kōkiri

Liane is a Senior Advisor with Te Puni Kōkiri in the Waikato-Wairariki region. Liane's role involves supporting iwi, hapū and whānau succeed and achieve their aspirations through quality advice, information and leadership.



**PROJECT MANAGER**

**Awhina August**

BCom | Managing Director of August  
& August Ltd. trading as Māoriworks

Māoriworks provides a diverse range of events that engage communities through innovative projects that educate, motivate and inspire. Awhina has been involved in the delivery and management of many community events in the Bay of Plenty region including the Mount Festival of Multi Sport, Matariki ki Mauao, and the Tauranga Moana Rangatahi Awards. She is a Trustee of Te Kura Kaupapa Māori o Otepou and the Tauranga Māori Business Association.



#### FINANCES & ADMINISTRATION

##### **Ngā Pōtiki a Tamapahore Trust**

The legal entity to umbrella the finances and administration of the Conference is the Ngā Pōtiki a Tamapahore Trust.



#### CONFERENCE MC

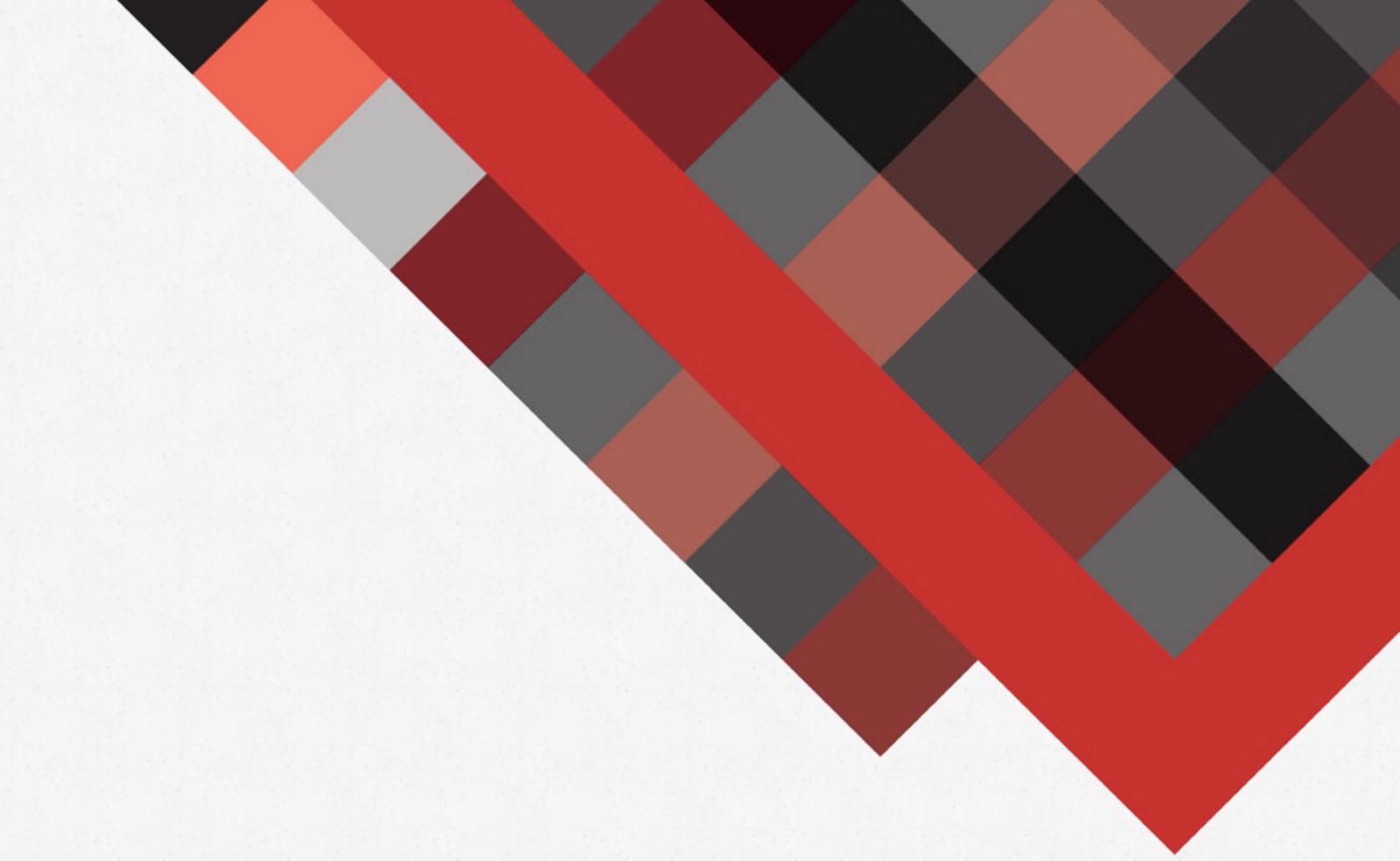
##### **Pirihira Cribb**

Principal Liaison Officer of the Aotea District Māori Land Court

Pirihira Cribb is a descendant of the majestic lakes of Kahumatamomoe and was raised on the banks of the Whanganui awa. She is a 47-year old mother of three and grandmother of two.

She is the Principal Liaison Officer of the Aotea District Māori Land Court. As a former iwi radio announcer, and to support her love of entertainment, she also moonlights as an MC in the Whanganui rohe.





National  
**Māori Housing**  
Conference **2016**

*Ma whero ma pango ka oti ai te mahi*