

APPENDIX 1

CROWN WORKSTREAMS

A. INTRODUCTION

1. As described above, counsel are instructed the Crown is presently developing a range of initiatives to address housing issues facing New Zealanders, including:
 - (i) the ramping up of efforts to house the homeless,
 - (ii) building 100,000 affordable homes through KiwiBuild,
 - (iii) modernising and building more public housing,
 - (iv) reforming tenancy laws,
 - (v) setting minimum standards to make rentals warm and dry,
 - (vi) adjusting the tax settings to discourage housing/property market speculation,
 - (vii) setting up an Urban Development Authority to lead large scale urban development projects, and
 - (viii) achieving equitable housing outcomes for Māori.
2. The Crown is actively working on a number of work programmes aimed at improving housing services for both Māori and all New Zealanders. The six directions of He Whare Āhuru He Oranga Tangata – the Māori Housing Strategy – remain relevant to the Government’s housing and urban development programme. These are:
 - 2.1 Direction 1: Ensure the most vulnerable Māori have secure tenure, and access to safe, quality housing with integrated support services.
 - 2.2 Direction 2: Improve the quality of housing for Māori communities.
 - 2.3 Direction 3: Support Māori and their whānau to transition to preferred housing choices.
 - 2.4 Direction 4: Increase the amount of social housing provided by Māori organisations.
 - 2.5 Direction 5: Increase housing on Māori owned land.

- 2.6 Direction 6: Increase large scale housing developments involving Māori organisations.
3. In this Appendix we seek to provide at least an overview of the work currently being undertaken by the wider Crown which is aimed at addressing, both directly and indirectly, many of the issues identified by the claims as being matters of grievance to Māori.
 4. In terms of the structure of this Appendix, first we set out the functions of the new Housing and Urban Development Ministry and its sector leadership mandate. Following that, we describe the current housing-related functions from the Ministry of Business, Innovation, and Employment (MBIE), the Ministry of Social Development (MSD), Housing New Zealand (HNZC) and the Treasury, some of which will transfer to the Housing Ministry upon its commencement of operations.
 5. We then provide an overview of the significant work Te Puni Kōkiri (TPK) is undertaking in the housing space.

B. MINISTRY OF HOUSING AND URBAN DEVELOPMENT

Establishment of the Ministry of Housing and Urban Development Ministry

6. The new Ministry of Housing and Urban Development (Housing Ministry) will be the Government's lead advisor on housing and urban development. It will provide across-the-board advice to Government across a range of housing issues, including responding to homelessness, working to ensure system settings enable affordable, warm, safe and dry rental housing in the private and public market, and provide the appropriate support for first home buyers.
7. From 1 October 2018, the Housing Ministry will initially be set up by moving initial functions across from existing agencies:
 - 7.1 From the Ministry of Business, Innovation and Employment: the housing and urban policy functions, the KiwiBuild Unit and the Community Housing Regulatory Authority;
 - 7.2 From the Ministry of Social Development: policy for emergency, transitional and public housing;
 - 7.3 From the Treasury: monitoring of Housing New Zealand Corporation (HNZC) and Tāmaki Redevelopment Company (TRC).
8. Further work is underway to develop the Ministry, including options for the inclusion of additional functions within the Ministry.
9. The Government has an ambitious programme to increase the supply of housing to better match demand and improve affordability. This programme is intended to end homelessness, make room for growth in our urban centres, and help create thriving communities. The institutional arrangements for housing and urban development need to enable development of the leadership, focus, capability and capacity of the system in order to contribute to thriving communities through housing policy that supports those in need, and integrated urban development to support access to opportunities for all.
10. It is intended that the Housing Ministry will address the issue of fragmented leadership within the current institutional arrangements which could limit the Government's ability to achieve its housing and urban development objectives. Ministers have put in place arrangements for collectively leading the

programme, but within the Public Service, at agency and system level, there is not the leadership or organisation to support ministers as well as is needed.

11. The Housing Ministry will consider the social, environmental and economic factors that influence housing and urban outcomes. Its strategic leadership role is intended to support alignment and coordination across the activity undertaken by a wide range of agencies. For instance, the Housing Ministry will engage with MBIE on building and construction, MSD as the needs assessor for housing support and a number of agencies in relation to urban planning and development (including the Ministry for the Environment, the Department of Internal Affairs, the Ministry of Transport and the New Zealand Transport Authority).
12. Māori-specific housing initiatives and programmes currently run by Te Puni Kōkiri will not be transferred to the Housing Ministry on 1 October 2018 however the Housing Ministry and Te Puni Kōkiri will work closely together on these, as existing agencies currently do.
13. The Treasury's monitoring of HNZC and TRC will be transferred into the Housing Ministry from 1 October 2018. While the Treasury will retain a role for monitoring the fiscal implications of HNZC and TRC borrowing, and the Crown's balance sheet interest in those agencies, the Treasury and the Housing Ministry will agree the details of any joint monitoring role once the Housing Ministry is established.

Objectives of the Crown in terms of Māori housing

14. Access to affordable, healthy and secure housing is a foundation from which whānau and communities can achieve their wider aspirations around health, education, employment and economic security and enterprise and create better housing outcomes for Māori.
15. The Crown acknowledges there is inequity in the market for Māori in terms of affordability but also that housing design does not necessarily meet the needs and aspirations of Māori. Innovative approaches are required so future design recognises intergenerational Māori family structures and the importance of shared spaces.

16. Ministers and Government understand that to improve Māori housing outcomes, Government housing policies and programmes must support whānau, hapū and iwi Māori needs and aspirations. A group of Ministers meets regularly to discuss Māori housing issues and these Ministers have agreed improved outcomes would be achieved across the housing and urban development programme by addressing Māori concerns and goals within mainstream policies and programmes, identifying specific Māori outcomes and targets, and developing policies and programmes specifically for Māori (such as supporting building on Māori land, where this is the aspiration of the land owners).

Crown programmes confronting issues relating to housing currently delivered by the Ministry of Business, Innovation and Employment

17. The priority work areas where Government is considering Māori concerns and goals within mainstream policies and programmes include the following initiatives which are being led by MBIE. We expand on these below:
- 17.1 KiwiBuild
 - 17.2 Housing partnerships
 - 17.3 Progressive home ownership to support KiwiBuild
 - 17.4 Establishment of an Urban Development Authority within the current electoral cycle
 - 17.5 Reform of the Residential Tenancies Act
 - 17.6 Healthy Homes Guarantee Act Regulations
 - 17.7 Construction Skills Action Plan
 - 17.8 Temporary Accommodation Services
18. This work contributes to getting whānau into houses; improving the affordability of houses to support higher levels of Māori home ownership and improving the experience of Māori who are renting in the private rental market, and building communities.

KiwiBuild

19. Over the next 10 years the KiwiBuild Programme is aiming to facilitate the delivery of 100,000 affordable houses for first home buyers, with half in Auckland. New Zealand's housing systems have failed to deliver affordable homes for first home buyers and in particular Māori, whose home ownership rates have fallen faster than the general population rate from a lower base. The aim of the KiwiBuild programme is to deliver houses that are inherently more affordable, due to their modest design, efficient manufacture, and land and infrastructure, and, through scale, create system change to support long-term affordable housing supply.
20. The KiwiBuild programme will present a range of opportunities for Māori and Māori organisations to realise their housing, and housing-related, needs and aspirations. More specifically, the mutually reinforcing outcomes include:
 - 20.1 commercial opportunities for Māori and Māori organisations as landowners, developers and investors;
 - 20.2 employment opportunities in the construction workforce; and
 - 20.3 opportunities for whānau to transition to home ownership.

Housing partnerships

21. A key component of KiwiBuild is the direct partnerships Government can establish with iwi/Māori in housing. As the KiwiBuild programme accelerates, it will be possible to:
 - 21.1 Identify opportunities for iwi/Māori to partner and to lead KiwiBuild developments. All the MBIE-led housing developments in Auckland to date (which are delivering a range of market, affordable and public housing) involve Auckland mana whenua in some capacity and, in the majority of cases, they are leading the developments. This approach is also helping to inform developments in other regions with housing pressures including Auckland, Queenstown and Tauranga;
 - 21.2 Take an enabling approach to Māori economic development through housing, including through facilitating developments on Māori-owned

land. KiwiBuild has several working examples of this, at an early stage of negotiations, in Auckland;

- 21.3 Aim for KiwiBuild to deliver increased levels of Māori home ownership. The development of former Crown-owned land at Waimahia/Weymouth has achieved a high proportion of Māori home ownership, and models along these lines are currently being considered at other locations. The development was supported by, and received funding from, what was then the Social Housing Unit in MBIE. It was led by a partnership between Ngā Mana Whenua o Tāmaki Makaurau, New Zealand Housing Foundation, Auckland and Onehunga Hostel Endowment Trust (administered by the Māori Trustee) and CORT Community Housing.

Progressive home ownership to support KiwiBuild

22. In recent years housing affordability has declined for renters and home owners. This is a historical problem but has worsened in recent years due to a range of factors including reduced supply of houses, increased demand (from immigration and property speculators), and increased ability to pay higher prices (due to lower interest rates). And while many whānau aspire to home ownership, they face multiple challenges including lower median incomes of the general population, more insecure incomes, larger families, and the fact that some types of housing currently offered by the market don't necessarily reflect the way some Māori may wish to live (e.g. in intergenerational households and communal living).
23. Officials are investigating the potential for progressive home ownership schemes to support the purchase of KiwiBuild homes. This includes looking at options including shared equity products, rent-to-buy schemes and leasehold land. This work involves consideration of how these schemes would support people on lower incomes, including Māori. This work requires more time and engagement including with Māori, iwi and rōpū.

Establishment of Urban Development Authority

24. Government has agreed to the establishment of a national Urban Development Authority (UDA) with process and development powers to

support high quality urban development. The UDA will drive the delivery of the 100,000 affordable homes planned under the KiwiBuild Programme. Some of the 100,000 houses will be delivered via 10-15 large scale development projects which will be subject to and enabled by special powers granted by the Government. These projects could also be delivered in partnership with iwi and Māori organisations. Further, once established the UDA will promote partnerships with iwi and Māori organisations on urban regeneration projects. Engagement with iwi and Māori groups on the parameters of the UDA is planned and will shortly be implemented.

25. There will also be:
 - 25.1 a requirement under the legislation for the authority to show how commitments arising out of Treaty settlements are being complied with; and
 - 25.2 active consideration of housing issues for whānau Māori.
26. At a whānau level, home ownership would be expected to provide Māori with housing stability, allowing for attachment to a community and more stability for children in education and social connections.
27. In relation to the large projects enabled by and subject to special powers of the UDA, there could be opportunities for iwi or hapū groups and governance entities owning land to partner in the development of their land, or to develop it themselves, taking advantage of the more enabling development framework.
28. Iwi and hapū organisations, and Māori land owners, trusts and incorporations can also partner with a private developer and approach central government to develop land in which they have an interest.

Reform of the Residential Tenancies Act

29. Rising house prices have resulted in fewer people having the means and choice to become homeowners, with more people needing to rent longer and pay higher rents as a result of the increased demand for rental housing.
30. The Residential Tenancies Act provides for long-term tenancies, however, based on rental bond data, most tenancies in New Zealand are around 12

months. Short tenure particularly affects households with children or people with chronic conditions as it disrupts their access to stable education and healthcare and the negative impacts of moving are greatest when children move both residence and school.

31. Policy work is underway to reform the Residential Tenancies Act, including changes intended to create a well-functioning rental sector and this connects with work underway on the supply of affordable rentals. These measures will increase security of tenure, improve relationships between renters and landlords and be responsive to the changing housing market. Public engagement on these proposed changes will soon be underway and will include engagement with iwi and Māori groups.

Healthy Homes Guarantee Act Regulations

32. With a high percentage of Māori being renters, whānau Māori face increased health risks given affordable rental accommodation is generally of a lower quality than owner-occupied homes. The Healthy Homes Guarantee Act was passed in December 2017 and amended the Residential Tenancies Act to give the Government power to set minimum standards for rental properties in heating, insulation, ventilation, draught stopping, moisture ingress and drainage. Work is underway to consult on the policy and form of regulations.
33. A discussion document proposing options for the minimum standards (the healthy home standards) is under development. Public consultation on the healthy homes standards is expected to commence later this year. Outcomes of the consultation including compliance timeframes and the final recommendations for the healthy homes standards are expected to be considered by Cabinet toward the end of 2018. Officials are engaging with Māori organisations as part of the workshops and information on the discussion document is being shared with Māori.

Constructions Skills Action Plan

34. The KiwiBuild programme has the potential to create employment opportunities in construction given the scale of the build. The Government is currently preparing a Construction Skills Strategy to support the sector in meeting its capacity and capability requirements. The strategy includes a focus

on increasing Māori participation and achievement in vocational training, and supporting them into sustainable employment and workplace based training such as apprenticeships. A goal of the Action Plan is to have an increased number of Māori in the construction industry.

Temporary Accommodation Services

35. MBIE is responsible for operating and coordinating the Temporary Accommodation Service (TAS). TAS provides temporary accommodation for displaced people following an emergency. TAS has arranged accommodation following emergencies such as the Christchurch and Kaikoura earthquakes, and the Rotorua and Edgumbe floods.
36. Following the Edgumbe flood in April 2017, a partnership was formed between MBIE (through TAS), Te Puni Kōkiri and local Edgumbe iwi to provide temporary accommodation for displaced families. TAS worked with the Pahipoto Māori Committee and Te Puni Kōkiri to build five two-bedroom homes, and the infrastructure to support up to 19 homes, on the site of the Kokohinau Marae. The initiative was jointly funded by TAS and Te Puni Kōkiri.
37. The houses were initially used as temporary accommodation for households affected by the Edgumbe floods and, when demand eased, the houses were offered as kaumātua community housing. The Marae and Committee will receive rental income from the kaumātua housing and this is planned to fund further housing development on the marae land.

Homelessness

38. The Crown recognises there is an immediate need to address homelessness.³⁸ The Government is presently working to increase the supply of public housing. More immediately, there is a plan in place that focuses on an immediate, short-term response to homelessness over the 2018 winter (the Winter 2018 Response). The Government's \$100 million investment in this initiative has enabled MSD, working in collaboration with HNZA and other housing

³⁸ See Cabinet paper - <http://www.msd.govt.nz/documents/about-msd-and-our-work/work-programmes/housing/initiatives/winter/r-winter-2018-response-funding-arrangements-cabinet-paper.pdf>

providers, to source an additional 1,000 public, transitional and Housing First places since 31 December 2017.

39. The policy functions supporting MSD's work on tackling homelessness will be transferred over to the new Housing Ministry as of 1 October 2018. The changes will not affect where people go to for help with housing. MSD will continue to assess people's need for housing support and manage the public housing register.
40. There are a number of programmes currently in place designed to address homelessness:

Housing First

41. Housing First is a proven, internationally recognised approach to house and support homeless people who have been homeless a long time or frequently in and out of homelessness over a long time with multiple, high and complex needs. Housing First recognises it is much easier for people to address complex issues such as mental health problems and addiction once they are housed. Internationally, Housing First has been successful in addressing homelessness in indigenous populations.
42. Housing First providers proactively reach out to homeless people and also take referrals or self-referrals. Housing First offers immediate access to housing. It does not require people to meet certain conditions (such as sobriety or mental health treatment) before they qualify for a home.
43. Providers proactively offer on-going support and connect with other services - based on people's needs and choices - for as long as needed. People are holistically supported to make positive steps towards a healthier and safer life, reduce harmful behaviours, set goals, integrate with the community and connect to iwi and whānau.
44. The Auckland Housing First Collective have a Kaupapa Māori Framework in place called Tāiki. They are currently engaging with Waikato University (Te Kotahi Research Institute) to scope a Kaupapa Māori evaluation. The Crown is in full support of this.

45. In the Auckland Housing First Collective, Kahui tu Kaha is a Ngāti Whātua organisation which is contracted to provide up to 170 places. Te Rūnanga o Ngāti Whātua were given sole authority to appoint the Trustees to Affinity Services Charitable Trust, who are the parent body and appoint the Directors of this charitable company.

Transitional housing

46. Transitional housing provides warm, dry and safe short-term accommodation for people in need, along with tailored social support while they are there. These people are likely to already live in the community, with children going to local schools.
47. A significant proportion of these people are Māori.³⁹
48. Families could be in this situation because the house they were renting has been sold and they have had to leave, or they have been living with family, or in overcrowded or sub-standard accommodation (like a garage), and can no longer stay there. In all situations they will have struggled to find a place to rent, and will have been assessed by Work and Income as having the greatest priority.
49. Transitional housing is managed by contracted providers who are responsible for making sure the homes are warm, dry and safe and that the families living there are looked after. They also work with the families to help them access any support they need such as budgeting advice or social services.
50. Families and individuals stay in transitional housing for an average of 12 weeks or more while they are helped to find more permanent housing. MSD has numerous Māori contracted providers throughout New Zealand and works closely with Te Puni Kōkiri to support Māori organisations to become a contracted provider and identify suitable accommodation.
51. There are 19 transitional housing providers that MSD understand identify as Māori delivering a total of 610 places (as at the end of May 2018). The transitional housing programme provides an opportunity to partner with Maori housing and social service providers, to deliver tailored and culturally

³⁹ MSD administrative data shows that over the quarter ending 31 March 2018 around 51 percent of people residing in transitional housing and who had applied for public housing identified as Māori.

appropriate services that may help to address the particular issues Maori face in accessing and sustaining long-term housing.

52. MSD has been working closely with Te Puea Memorial Marae (Te Puea),⁴⁰ whose involvement in responding to homelessness first came to public attention during the winter of 2016. Te Puea has, since early 2017, been contracted by MSD to provide transitional housing and associated support services, with plans to expand that service over time. A Work and Income staff member is seconded to work with Te Puea staff to facilitate public housing assessments and financial assistance for our mutual clients. The ‘Manaaki Tangata e Rua’ programme run by Te Puea represents an indigenous transitional housing model that incorporates tikanga values and utilises Marae-based protocols to support families into permanent housing.

Public Housing

53. Public housing comprises properties owned or leased by HNZC or CHPs.⁴¹ Public housing along with the right social services gives stability and support to families and people in need. Demand for public housing is increasing with 9,695 applications on the Social Housing Register as at 31 March, 2018. Over recent years, this demand has outstripped supply, making it hard for many low-income New Zealanders, including Māori, to find and sustain accommodation in the private market.
54. The Government has committed to increasing the supply of public housing by around 6,400 homes over the next four years. The new public housing will be funded through a combination of: \$234.4 million in operating funding from Budget 2018; and Housing New Zealand borrowing of up to \$2.9 billion from third parties and investment of a further \$900 million from its operations.
55. The Crown is also undertaking a review of public and affordable housing funding and regulatory settings with the aim of further increasing housing supply to support whānau and individuals with unmet housing needs. The review will provide advice on the optimal role of housing providers including

⁴⁰ Te Puea Memorial Marae is represented by Hurimoana Nui Dennis in Wai 2699.

⁴¹ As at the quarter ending 31 March, 2018, there were 66,582 public houses of which 61,338 were state houses provided by Housing New Zealand while 5,244 houses were owned or leased by 31 registered Community Housing Providers.

Māori and iwi organisations and financial framework to support the delivery of more housing across the continuum.

56. There are 7 community housing providers that MSD understand are affiliated with Māori with 77 current tenancies (as at the end of May 2018).
57. The Crown is currently developing a new approach to help to achieve the Government's objective of increasing the supply and diversity of public housing through a new 'Strategic Partnering' model. The Strategic Partnering approach seeks to foster collaboration between organisations with a view to delivering better outcomes for public housing tenants. At its foundation is a belief that government and community organisations, including iwi and Maori affiliated providers, working together around a common purpose, and sharing responsibilities to meet the housing needs of individuals and families, can deliver more housing and better outcomes for tenants.
58. The Crown is also developing a framework that will guide how it partners with Community Housing Providers, hapū, iwi, rōpū Māori, the not for profit sector, private developers and other agencies to meet the housing needs of New Zealanders now and into the future. The framework will be customer-centred, encourage greater flexibility and innovation and foster partnerships, including with Māori.

Emergency housing

59. The purpose of the Emergency Housing Special Needs Grant (EHSNG) is to help individuals and families with the cost of staying in short-term commercial accommodation (usually motels) if they are temporarily unable to access one of MSD's contracted transitional housing places. While use of non-contracted commercial accommodation is not the Crown's preference, the Crown is committed to ensuring that all New Zealanders have a warm, safe and dry place to live.
60. In the March 2018 quarter, 6,138 EHSNGs were granted with 3,264 grants (53%) made to people who identify as Māori. 2,123 individual clients were granted an EHSNG with 1,114 (52%) made to people who identify as Māori; and \$6.6 million of EHSNGs were granted with \$3.4 million (52%) granted to people who identify as Māori.

61. Following the transfer of MSD policy functions to the new Housing Ministry, MSD will continue to assess people's need for housing support.

National Collective of Independent Women's Refuges Incorporated (NCIWR)

62. MSD holds a strong relationship with the National Collective of Independent Women's Refuges Incorporated (NCIWR), who deliver transitional housing across the country through their local refuges. The NCIWR delivers a mixture of transitional housing through private market rentals, HNZC developments, local safe house properties and also delivers support services to people in EHSNG accommodation, such as motels. NCIWR currently have 284 transitional housing places across the country.

Housing New Zealand Corporation (HNZC)

63. Housing New Zealand Corporation is responsible for the management of state houses and the tenancies of those living in them, in order to meet demand from MSD's social housing register. In its role as state housing tenancy manager, HNZC works closely with other agencies to ensure their tenants have access to good support services.
64. HNZC owns or manages around 63,000 properties nationwide, accommodating more than 184,000 people. In addition to being a social housing provider, HNZC offer several affordable housing products – such as the KiwiSaver HomeStart grant, Welcome Home Loan, Tenant Home Ownership and FirstHome scheme – that make it easier for New Zealanders to buy their own homes.
65. MSD has held an agreement for the provision of Income Related Rent Subsidy (IRRS) tenancies with HNZC since MSD became responsible for administration of the housing register and purchase of public housing places in April 2014. Under this agreement, MSD pays HNZC the difference between the amount of rent paid by the eligible tenants and the market rent for those properties. The annual value of the IRRS payments made to HNZC is currently around \$820 million.
66. HNZC is the country's primary provider of public housing currently delivering over 92% of public housing places, with 8% being delivered by Community Housing Providers (CHPs), and is therefore a key strategic partner of MSD.

HNZC and MSD work collaboratively on policy development and operational implementation in order to deliver additional public housing in areas of demand and better outcomes for public housing tenants.

67. The transitional housing programme is led by MSD with collaboration from HNZC, transitional housing providers, and the wider housing sector. HNZC work with MSD to help purchase or build suitable transitional housing across New Zealand.
68. MSD engage with Māori/iwi organisations across MSD housing services as well as specific projects (such as delivering public housing).

C. TE PUNI KŌKIRI

69. Achieving equitable housing outcomes for Māori is one of the Government's housing and urban development priorities. Te Puni Kōkiri contributes to this workstream and the Māori Housing Network within Te Puni Kōkiri is a key plank in this work.
70. The housing-related work undertaken by Te Puni Kōkiri is not being transferred over to the new Housing Ministry on 1 October 2018. This will enable Te Puni Kōkiri to continue to progress Māori specific housing issues and work with whānau, hapū, iwi and Māori to help them identify and achieve their housing aspirations. Te Puni Kōkiri will work closely with the new Ministry for Housing and Urban Development.
71. In particular, Te Puni Kōkiri will continue to work towards the Māori Housing Network's goal of whānau living in healthy, secure and affordable homes and to:
- 71.1 Improve the quality of housing for whānau;
 - 71.2 Build the capability of whānau, hapū and iwi within the Māori housing sector; and
 - 71.3 Increase the supply of affordable housing for Māori through supporting papakāinga.

Māori Housing Network

72. The Māori Housing Network was set up within Te Puni Kōkiri in 2015. The Māori Housing Network aims to take a whānau and community focussed approach, based on kaupapa Māori, to its activities and investments. This involves working with communities to identify their housing and related aspirations, helping them develop their own solutions.
73. Te Puni Kōkiri seeks to prioritise investment in communities with high levels of housing and other needs. Combined with good access to services and facilities, housing is a key building block of thriving communities.
74. Healthy, secure and affordable homes can lead to positive outcomes in education, skills and employment as well as physical and mental health. A

recent evaluation of the Māori Housing Network found that whānau benefiting from papakāinga and housing repair projects reported strengthened links with wider whānau, whakapapa, whenua and greater cultural confidence.⁴²

75. The Māori Housing Network is committed to working with communities over time. For example, completing a papakāinga project can take two to three years as whānau and communities develop agreement on common goals, start planning, get formal agreement from land owners and work through the other various processes involved in building on Māori land.
76. The Māori Housing Network's Investment Strategy 2015-18 is publicly available. The Investment Strategy for the next three years (2018/19 to 2020/21) is currently being developed.
77. The work of the Māori Housing Network contributes to *He Whare Āhuru Oranga Tangata* – the Māori Housing Strategy.

Whānau Ora Outcomes Framework

78. The work of the Māori Housing Network also contributes to the Whānau Ora Outcomes Framework, for example strengthening whānau through:
 - 78.1 Self-management (for example, by helping manage a papakāinga project or learning basic home maintenance)
 - 78.2 Improved whānau health, cohesiveness and resilience
 - 78.3 Better participation in society through better health and being able to remain in their community
 - 78.4 Greater economic security by being able to access affordable, healthy, secure housing on papakāinga or by remaining in their own home
 - 78.5 Stronger cultural and environmental connections by enabling whānau to live on their land.

⁴² <https://www.tpk.govt.nz/en/a-matou-mohiotanga/housing/impact-evaluation-of-the-Māori-housing-network>

Living Standards Framework

79. In terms of the Living Standards Framework developed by the Treasury, papakāinga and housing repair programmes contribute to:
- 79.1 Natural capital by repairing or installing links to basic services including water and sewerage
 - 79.2 Human capital by improving whānau health and wellbeing, enabling whānau to better participate in communities and wider society
 - 79.3 Social capital by strengthening connections to whānau and whenua, and helping to build more inclusive, thriving communities
 - 79.4 Financial/Physical capital by extending the life of whānau homes, contributing to regional economic activity, and helping increase the value of whānau and collective assets.

Engagement and partnering with Māori in relation to housing matters

80. Te Puni Kōkiri actively seeks engagement and partnering opportunities with Māori and Māori organisations.
81. At a regional level, Te Puni Kōkiri has regular discussions with whānau, hāpū, iwi and Māori on a range of housing issues such as papakāinga, repairs, building on Māori land, homelessness, and wider whānau and community aspirations. Te Puni Kōkiri consider what opportunities or investments it can offer, and whether it is able to connect whānau with other agencies that can support their kaupapa.
82. At a national level, Te Puni Kōkiri has regular discussions with Te Matapihi, and with the Iwi Leaders' technical group working on housing issues, in the context of the Government's wider housing policies. Te Puni Kōkiri is currently supporting Te Matapihi to hold an Access to Finance wānanga to be held in August (discussed below at [116]). Te Puni Kōkiri also participates in Māori housing fora such as the Tāmaki-Makaurau Māori Housing Summit. Housing is a priority area for engagement identified in some accords, for example Te Hiku Accord, where there is active dialogue currently underway.
83. By way of more targeted engagement and partnering examples, Te Puni Kōkiri:

- 83.1 provides funding to Te Matapihi to help build capability and capacity within the Māori Housing sector;
- 83.2 is involved in planning and funding support for the National Māori Housing Conference in November;
- 83.3 has supported a number of Māori Women's Refuges in a variety of ways in recent years, not exclusively through housing assistance. However, by way of example, in 2015/16 Te Puni Kōkiri provided funding to Te Rau Aroha Papakāinga Charitable Trust and the Waikato Women's Refuge Te Whakaruruhau to complete connections to services and help renovate a donated building;
- 83.4 Te Puni Kōkiri has provided funding support to the Manukau Urban Māori Authority (MUMA) to:
- 83.4.1 help vulnerable whānau in Tamaki Makaurau who are experiencing a range of challenges including housing (\$10,000 in 2015/16);
- 83.4.2 present Maara Kai to communities in South Auckland (\$10,000 in 2015/16); and
- 83.4.3 build the capacity of MUMA to increase the number of Māori in sustainable employment through wrap around support (\$200,000 in 2015/16),
- 83.5 Te Puni Kōkiri has provided funding support to Te Puea Memorial Marae to:
- 83.5.1 assist Te Puea Marae care for whānau who are homeless (\$10,000 in 2015/16) as well as a range of additional practical support at the time;
- 83.5.2 purchase professional advice relating to land use issues (\$60,000 2016/17); and
- 83.5.3 support for Maara Kai (gardens) at Te Puea Marae (\$10,000 2016/17).

Consolidating funding for Māori housing projects

84. From 1 July 2017, the various funds appropriated for Māori housing projects were brought together into the Māori Housing Network Fund (\$19.641 million for 2017/18). This change rationalised the management of the previous overlapping but discrete funds and helps the Network better respond to the range of needs and aspirations of whānau and communities.
85. An additional multi-year appropriation (2017-2020) of \$8.3 million was allocated in Budget 2017 to help more whānau into home ownership.⁴³ This initiative is called Te Ara Mauwhare and is discussed below (from paragraph 105).
86. During 2017/18 the Māori Housing Network supported 89 new projects that are:
- 86.1 undertaking housing repair projects for 271 whānau homes in areas of high deprivation
 - 86.2 helping the set-up for six emergency housing initiatives
 - 86.3 helping nine rūpū build their capability
 - 86.4 delivering 94 initiatives to improve whānau knowledge about home ownership and housing issues
 - 86.5 assisting 14 rūpū build their capability, including planning for their papakāinga
 - 86.6 contributing to the costs of building five new rental homes on papakāinga, owned by Māori collectives
 - 86.7 developing housing infrastructure for 62 new homes on Māori land.
87. Where possible, the Māori Housing Network aims to work with communities, other organisations and agencies, to maximise benefits for whānau and communities. An example of this collaboration is the papakāinga development at Kokohinau marae discussed above at paragraph 36. A further example of this collaboration is the papakāinga on the grounds of the urban marae Ngā

⁴³ <https://treasury.govt.nz/sites/default/files/2017-05/est17-v8-maodev.pdf>

Hau e Whā in Aranui. A papakāinga was initially proposed in 2009, but issues relating to the Marae Trust Deed and related matters, as well as the Canterbury earthquakes, meant Māori Land Court consent was obtained in 2015. The project was led by Te Rūnanga o Ngā Maata Waka and received funding from Te Puni Kōkiri, HNZC and the Rātā Foundation. An initial six homes have been built which will eventually be part of a 17-home papakāinga. Whānau living in the homes will receive wrap around support.

88. Other approaches have involved supporting iwi and rōpū provide leadership in addressing housing issues in their community. For example, in Te Tairāwhiti, Te Puni Kōkiri partnered with Te Rūnanganui o Ngāti Porou to retrofit previous motel rooms as emergency accommodation units for whānau in the rohe.
89. In Budget 2018, \$19.641 million per annum was allocated for the Māori Housing Network Fund. This funding will be invested across the Network's three key focus areas:
 - 89.1 improving the quality of housing (mostly community led housing repairs)
 - 89.2 building the capability of whānau, hapū, iwi and rōpū Māori in the housing sector
 - 89.3 increase the supply of affordable housing for Māori through supporting papakāinga.
90. An additional \$15 million for 2018/19-20/21 has been set aside for papakāinga and community led housing repair projects. The multi-year appropriation for Te Ara Mauwhare (2017-20) continues (more information about Te Ara Mauwhare is provided below).
91. The new Investment Strategy 2018-2021 currently being developed will aim to further strengthen the Māori Housing Network's community development approach, and where practicable develop synergies with other government and non-government investments in communities. Housing provides significant opportunities to progress wider community and whānau aspirations, such as linking with training providers to help whānau develop more skills and with

health providers to consolidate health benefits. There is also the potential to link with other initiatives such as the Government's home insulation programme to maximise value from both programmes.

Improving housing quality

92. Some whānau live in very poor quality homes which they may own themselves, particularly in rural areas and smaller communities. The Māori Housing Network supports rōpū working in communities of high need with grants to assess homes needing repairs and to undertake repairs of homes owned by whānau who are not in a position to afford the repairs.
93. Where necessary, the Network provides capability funding to ensure the rōpū has access to any technical expertise it needs, as well as support for project management.
94. A recent evaluation of the Māori Housing Network found the community led housing repair projects funded by the Network included the following benefits:⁴⁴
- 94.1 *Restored pride and self-confidence.* whānau (including kaumātua) had previously been isolated because they were too embarrassed to have people visit or come to stay given the state of their homes
- 94.2 *Stronger connections to whakapapa, whānau and whenua.* repairs enabled whānau to stay in their homes on their whenua, and to welcome manuhiri (visitors)
- 94.3 *Improved physical and mental health in whānau.* whānau and rōpū interviewed considered housing repairs had led to improved health
- 94.4 *Improved tamariki participation in learning.* A number of whānau reported children had less time off school because homes were warmer, drier and healthier.
95. The benefits of community led housing repair projects go beyond the physical changes to the house. In many cases the rōpū managing the projects are

⁴⁴ <https://www.tpk.govt.nz/en/a-matou-mohiotanga/housing/impact-evaluation-of-the-Māori-housing-network>

already supporting whānau in other ways, for example if they are also Whānau Ora providers. In Moerewa, He Iwi Kotahi Tātou Trust received funding to help whānau with essential repairs. Significant community support and collaboration has meant that much more has been able to be achieved than would have been possible with the grant money alone. The rōpū also linked with local training providers to provide rangatahi with training and work experience opportunities.

96. In 2018/19 and future years, the Māori Housing Network aims to work with rōpū and communities to systematically encourage projects to capture broader benefits from housing repair projects for the community as a whole. This will strengthen the community development approach, with the aim of helping whānau and communities achieve their aspirations. This will utilise part of the annual \$19.641 million appropriated to the Māori Housing Network and also part of the additional \$15 million set aside for papakāinga and housing repair projects in 2018/19.

Building capability

97. The Māori Housing Network supports rōpū and whānau housing capability in a number of ways:
- 97.1 funding workshops on housing related topics including the process involved in building papakāinga, and home ownership, as well as publishing information such as *A Guide to Papakāinga Housing*⁴⁵
 - 97.2 practical advice, support, and brokering relationships with other agencies and organisations
 - 97.3 grants to build the capability of rōpū and help them progress the housing aspirations of their communities, investigate the feasibility of projects, access technical advice where needed, and for project management support.
98. An example as to how this is playing out in practice is the Māori Housing Network has supported home maintenance workshops for whānau in Te Waipounamu. The first series followed a speed-dating format, with whānau

⁴⁵ <https://www.tpk.govt.nz/en/a-matou-mohiotanga/housing/a-guide-to-papakāinga-housing>

going from date to date to get advice on financial capability, plumbing and roofing, building, insulation and heating. A second series of workshops, facilitated by Te Pūtahitanga o Te Waipounamu Whānau Ora navigators, helped whānau develop a ten year home maintenance programme.

Increasing supply by supporting papakāinga

99. The Māori Housing Network supports increased access to affordable housing for whānau by:
- 99.1 providing advice, information and other practical support
 - 99.2 grants to support rōpū capability (including feasibility studies, other technical advice and project management in some instances)
 - 99.3 grants for infrastructure costs for building on Māori land, such as connecting to roads and utilities
 - 99.4 grants contributing towards the costs of construction of collectively owned rental homes on papakāinga.
100. The Māori Housing Network makes funding contributions towards the construction costs of papakāinga on both Māori and general land. This reduces the amount of finance needed and can help the process of getting a loan.
101. The recent evaluation of the Māori Housing Network found that benefits of building papakāinga included enabling more whānau being able to move into healthier, warmer, drier and more secure homes. Whānau reported stronger connections with whakapapa, whānau, whenua and also greater confidence with tikanga and te reo Māori.⁴⁶
102. Rōpū and whānau who have completed papakāinga projects report this has broadened their thinking about other possibilities and opportunities to enhance whānau wellbeing, including further developing their whenua.⁴⁷

⁴⁶ <https://www.tpk.govt.nz/en/a-matou-mohiotanga/housing/impact-evaluation-of-the-Māori-housing-network> at 12

⁴⁷ <https://www.tpk.govt.nz/en/a-matou-mohiotanga/housing/impact-evaluation-of-the-Māori-housing-network> p13

103. Over the next year, the Māori Housing Network aims to continue to support papakāinga projects, and to look for opportunities for these projects to further strengthen communities. This may involve, for example, encouraging rōpū to link with training providers and to use local tradespeople and suppliers where practicable.
104. This support for papakāinga will utilise part of the annual \$19.641 million appropriated to the Māori Housing Network, and also part of the additional \$15 million contingency funding set aside for papakāinga and community led housing repair projects in 2018/19.

Te Ara Mauwhare

105. As part of the Te Ara Mauwhare initiative, Te Puni Kōkiri has invited and assessed a range of innovative models to move low to median income whānau Māori on a pathway to home ownership. Te Puni Kōkiri is now partnering with seven rōpū to co-design their trials, which will include variations of shared equity, rent to own and co-housing models. As a part of the trials, whānau entering into home ownership will undertake financial capability building, which will be funded through Te Ara Mauwhare.
106. One trial with He Korowai Trust in Kaitiāia has been announced, with the other six trials to be announced in the coming months. Funding for the seven trials, incorporating financial capability building and evaluation of the trials, will utilise the multi-year appropriation for Te Ara Mauwhare of \$8.3 million over three years (2017/18 to 2020/21).
107. HNZC has contributed expertise to Te Ara Mauwhare and continues to work with Te Puni Kōkiri on this initiative. Te Puni Kōkiri also maintains an on-going relationship with HNZC to identify opportunities for co-ordination and collaboration where practicable.

Addressing barriers to building on Māori land

108. Key barriers to building on Māori land were identified in a 2011 report by the Office of the Auditor-General⁴⁸ and although various initiatives have been

⁴⁸ *Government planning and support for housing on Māori land, Ngā whakatakotoranga kaupapa me te taitoko a te Kāwanatanga ki te hanga whare i runga i te whenua Māori, 2011, Office of the Auditor-General, <https://www.oag.govt.nz/2011/housing-on-Māori-land/docs/housing-on-Māori-land.pdf>*

introduced, those barriers remain relevant to whānau and collectives with aspirations to build on their land.

109. Challenges can include:
- 109.1 accessing finance for housing on collectively owned Māori land
 - 109.2 planning and consent processes
 - 109.3 infrastructure - Māori land is often poorly connected to main services, particularly in rural areas
 - 109.4 obtaining the agreement of all the land owners.
110. In addition, smaller rūpū may have limited capacity and capability to take on papakāinga projects.

Infrastructure

111. The lack of infrastructure can add significantly to the costs of building on Māori land. The Māori Housing Network provides grants to whānau and rūpū to help connect homes (whether single homes on Māori land or papakāinga) to utilities (e.g. roads, power and water). In some instances, where there are no other options, the Network has contributed to stand alone solutions such as solar power.

Planning issues

112. Te Puni Kōkiri is working with other agencies to explore opportunities to make it easier for whānau and rūpū to work through planning processes.
113. The Māori Housing Network is able to provide funding to support the capability of rūpū seeking to build papakāinga. In some cases, funding is provided for professional expertise to progress through the design and consenting stages. Māori Housing Network staff also routinely broker relationships for rūpū with other agencies and local authorities, to assist those wishing to build on Māori land.

114. Whānau commented in the recent evaluation of the Māori Housing Network that they would have found it challenging to negotiate planning processes on their own, without grant support from the Network.⁴⁹

Overcoming the challenges

115. Policy responsibility for these areas sits across a range of government agencies. Te Puni Kōkiri is currently working with agencies, and with rōpū, to identify ways of overcoming these challenges. The new Housing Ministry will also provide a stronger leadership role to coordinate activity across the range of agencies who contribute to the housing and urban outcomes.
116. Agencies are currently looking at ways to help address challenges in accessing finance to building on Māori land. Te Matapihi (with support from Te Puni Kōkiri) is hosting a wānanga in August 2018 to discuss access to finance for building on Māori land. This will be an opportunity for those involved in building on Māori land and financial sector representatives to canvas issues and identify potential ways forward. This builds on initial engagement undertaken by MBIE to better understand the experiences of Māori applying for and using Kainga Whenua loans to build on collectively owned Māori land.

Other issues relating to Māori land

117. There are a number of wider whenua Māori issues that impact on housing aspirations. Work is currently underway to look at options to facilitate easier decision making over Māori land. \$7.0 million has been set aside in the 2018/19 budget for whenua Māori work to improve the administration of Māori freehold land, assist with the development of whenua Māori generally and improve governance capacity.

⁴⁹ <https://www.tpk.govt.nz/en/a-matou-mohiotanga/housing/impact-evaluation-of-the-Māori-housing-network>, at 11.