



# National Maaori Housing Conference 2018

*Maapu ano e hanga tooku nei whare*

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## REPORT

13-15 November 2018

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## Acknowledgements

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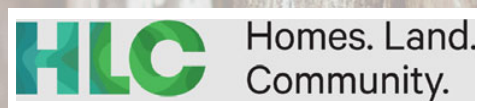
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## Introduction

The fifth biennial National Maaori Housing Conference 2018 was hosted by Waikato-Tainui and held across two venues; Tuurangawaewae Marae in Ngaaruawahia and the Claudelands Event Centre in Hamilton. The prophetic words of King Taawhiao provided the theme of the Conference: Maaku anoo e hanga i tooku nei whare. Ko ngaa pou oo roto he maahoe, he paaete. Ko te taahuu, he hiinau. Me whakatupu ki te hua o te rengarenga. Me whakapakari ki te hua o te kawariki.

I myself shall build my house. The ridge pole will be of hiinau and the supporting posts of maahoe and paaete. Raise the people with the fruit of the rengarenga, strengthened with the fruits of the kawariki.

More than 400 delegates from all over Aotearoa met from the 13th to 15th November to share ideas, good practices; and to create and strengthen relationships.

The Conference was a platform for exchange, built on the understanding that a forward focused view is key towards improving Maaori housing outcomes. Tangata whenua, Ministers, Government officials, and representatives from regional, community and the private sector came together to add strategic value to the Maaori housing sector.

Within the Conference two forums and three parallel workshop sessions on papakaainga development, community and emergency housing, and quality of housing for Maaori communities enriched the programme. Participants also had the option to visit papakaainga and social housing developments.

This report presents the proceedings and outcomes from the Conference.



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## Current Housing situation 2018

The unaffordability of homes, lack of housing supply, the rising costs of private rentals and the dramatic increase in homelessness are all issues that communities and whaanau are struggling with on a daily basis.

There is a shortage of housing stock and from 2012-2017 the population growth outstripped housing stock growth by 2.1%. With growing house price inflation first home buyers continue to be locked out of the market. Attempts to remedy this situation including; high increases in building and house construction are starting, however we are still some time away from having enough homes to house the whaanau that are in need. The private rental market is also increasingly unacceptable for many whaanau with situations of overcrowding, insecurity of rental tenure, and rising rental rates.

Homelessness has become a topical issue throughout New Zealand since the evident increase in homelessness rates over the past two to four years. Although of great concern the magnitude of homelessness is still unclear and there is a lack of recording or monitoring data to understand the full extent of the issue. In a recent stocktake commissioned by the Government on New Zealand's housing situation, it was reported that the homelessness problem may be stabilising. However anecdotal information from iwi Maaori, community and social housing providers strongly disagree with this thinking and indeed during September 2016 to September 2017 the numbers



of households categorised as Priority A on the social housing waiting list and living in insecure housing almost doubled from 1,139 to 2,168.



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## Housing for Maaori

The Maaori Housing Strategy - Te Whare AAhuru He Oranga Taangata (2014-2025) identifies six strategic pou:

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

Pou 2: Improve the quality of housing for Maaori communities.

Pou 3: Support Maaori and their whaanau to transition to preferred housing.

Pou 4: Increase the amount of social housing provided by Maaori organisations.

Pou 5: Increase housing on Maaori-owned land.

Pou 6: Increase large-scale housing developments involving Maaori organisations.

Recent developments continuing to advance the Maaori Housing Strategy include the: Newly established Ministry of Housing and Urban Development,

Appointment of Hon. Nanaia Mahuta as Associate Minister of Housing and Urban Development, Announcement of a Maaori unit within the Ministry of Housing and Urban Development and, Budget extension of \$15 million for Maaori housing

However, inequality in housing continues for Maaori as they experience poorer housing conditions compared to other New Zealanders. Maaori are most affected by homelessness and as income disparities and housing costs increase it looks likely to continue. Due to lower incomes within Maaori households, whaanau have suffered significant financial impacts from rising rents and housing insecurity, and currently make up 44% of the public housing register. Maaori homeownership rates have declined during the period from 1986-2013 to 28% for Maaori compared with 57% for Europeans. Due to declines in home ownership 53% of all Maaori households live in rentals, a total of 293,178. The number of Maaori renting privately has also increased from 41% to 77% due to a lack of state housing and private rentals as the only option available for many families.

Maaori are spending 31 - 54% of household income on rent or mortgage payments, higher than the recommended international benchmark of 30%. As a result they are experiencing significant housing stress which affects mental wellbeing, physical health, and performance in education and employment.

Maaori housing is not just about dwellings, it is about whaanau, whenua and whakapapa. Maaori are increasingly aspiring to build and live on Maaori owned land. However, this can be a challenge due to rules around building on multiple owned land, inconsistent central and local government policies and difficulties in gaining financial support. It is also worth noting that nearly 85% of Maaori live in urban areas. Despite these challenges papakaainga developments are increasing and a number of whaanau are moving back to their ancestral lands to build housing.





# Overview of the Conference Programme

*Mehemea ka moemoeaa au, ko au anake; Mehemea ka moemoeaa taatou, ka taea e taatou  
If I dream by myself it is I alone, but if we dream together then we all shall achieve  
Te Pua Heerangi*

The Conference began with a poowhiri onto Tuurangawaewae Marae, the seat of the Kingitanga in Ngaaruawahia. The significance of standing in the place that Te Pua Heerangi had worked tirelessly to establish, in a time of great need, was not lost amongst all the participants. As the Conference programme began delegates heard from the Hon. Nanaia Mahuta as the key note speaker, followed by regional and tangata whenua presentations; their perspectives and experiences of Maaori housing and papakaainga development.

## Key points from Day One

- Tuurangawaewae served as an excellent place to start the Conference as the presenters and delegates reflected on the innovation and inspiration of Te Pua Heerangi and her commitment, drive and passion to build Tuurangawaewae in a time of need and desperation for Maaori across the motu.
- The vision and legacies from our tuupuna provide inspiration and continue to drive and motivate us today to create opportunities to improve outcomes for Maaori in all areas of wellbeing, including housing.
- Maaori apply an aspirational model of housing development that is transformational and where whaanau are drivers and determiners of their own destiny reaching for tino rangatiratanga.
- Maaori housing is not just about bricks and mortar it is also about whaanau enterprise and community development. A collective model that is based on tikanga Maaori approaches and values including manaakitanga, kotahitanga, tino rangatiratanga, and whanaungatanga.
- Maaori papakaainga development is about sustainability and ensuring that futures are built for intergenerational needs and wellbeing. Papakaainga marks a return to traditional ways of living, embracing te ao Maaori and future proofing positive whaanau outcomes.
- There are innovative solutions to remove barriers to home ownership including financial models of shared ownership.

The conference moved to Claudelands Event Centre in Hamilton for days two and three. Day two provided a full programme that started with a presentation from Parekawhia Mclean, Chair of Te Whakakiitenga o Waikato. Central government messages were delivered from Hon Phil Twyford, Hon. Peeni Henare and Chief Executives from the Ministry of Maaori Development; Te Puni Kookiri, Ministry of Housing and Urban Development and Housing New Zealand. The three CEs then participated in a Q & A panel with delegates asking questions relevant to concerns and issues within the current context of Maaori housing. Kaupapa Maaori and community housing providers discussed responses to homelessness through to affordable Maaori home ownerships models. The day ended with three workshop options: 1) a Waikato Agencies JAG papakaainga forum, 2) a wider housing group forum and; 3) a bus site tour to four housing developments.

## Key points from Day Two

- Growing disparities within Maaori housing is creating a sense of urgency within government, iwi, Maaori organisations, marae trusts, hapuu and whaanau to create and provide positive, innovative solutions to improve housing outcomes for Maaori.
- While looking towards the future it is important to look into the past and take note of the strategies and ways of doing things that have worked for Maaori.
- There appears to be a commitment from the Crown to change and improve the way they are working with Maaori to support better outcomes for whaanau. As part of this however there is a need for sustainable funding and resources that support long term strategic planning.
- Whaanau capacity and knowledge within the housing context is growing and this needs to continue so Maaori can be active agents as planners, designers, builders and developers within the housing sector.
- Partnerships amongst crown, iwi Maaori, providers, and whaanau are key to bringing about real change in the housing sector for Maaori; as is sustainable resources and funding that reflect the time required to affect change,
- Working programmes that are aligned across government, iwi Maaori and housing sector providers with actionable and practical goals are required.
- Multi-pronged approaches are needed to deal with the housing needs of whaanau and to find appropriate solutions and pathways towards improved housing outcomes.
- Support whaanau towards personal readiness for home ownership and/or secure rental tenure in a way that respects and builds their mana motuhake.
- The third and final day involved a presentation from Te Matapihi and the Statutory Maaori Board; and three parallel workshop sessions based on the six pou of the Maori Housing Strategy 2014-2025.

## Key points From Day three

- Housing interventions should be developed with Maaori so they reflect those most in need.
- Increase the involvement of Maaori in decision making including strategic, co-investment options.
- Change the rhetoric of government, moving from a commitment to Te Tiriti to making it a KPI across all Crown agencies.





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## Conference Outcomes 2018

*Ka mahi au, ka inoi au, ka moe au, ka mahi ano  
I work, I pray, I sleep, and then I work again  
Te Puea Heerangi*



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## Key Themes of the Conference

Housing is more than bricks and mortar. Throughout the conference reference was made to the significance that housing plays in the lives of whaanau. Homes are whakapapa, whaanau oranga, and whanaungatanga. They are a place of tuurangawaewae and seen as a basic human need. Without warm, safe, healthy homes it is very difficult to realise aspirations. Any new housing developments, policies, legislation and responses to the housing crisis need to reflect this understanding.

Kaupapa Maaori must be embedded in all responses, policies and frameworks. Presentation and workshop discussions highlighted the need to ensure that kaupapa Maaori approaches and tikanga Maaori values inform, influence and shape change across the housing sector. Maaori need to be involved as decision makers, planners, and leaders within housing initiatives and work programmes to ensure that responses are right for Maaori and any housing initiatives work best for them.

Right house right family. Within the housing sector there is a move towards ensuring that the right whaanau are placed in the right house. As explained within a number of presentations, whaanau readiness and the ability to move into home ownership or renting accommodation needs to be nurtured. A quality over quantity approach means that whaanau are given the space, time and support to work through existing issues before having to take on the responsibilities of managing a household. This is more likely to support positive whaanau outcomes and success.

Establish and build strong partnerships. It is no surprise that all presentations and workshops stressed the importance of developing partnerships and working together to find solutions to the housing issues within Aotearoa. There was a clear desire from many of the speakers to establish and explore partnerships with iwi Maaori. Examples of strong partnerships and effective relationships added value to the conversation, augmented skills sets and helped to develop practical common sense solutions that work for Maaori.

Housing development promotes Tino rangatiratanga. When Maaori are in charge of their own development and the determiners and drivers of their aspirations, mana motuhake is being practiced. Whaanau and trust's are embarking on papakaainga development; iwi Maaori entities are developing social housing projects and kaupapa Maaori providers are responding to homelessness. All of these responses provide a platform for whaanau and help to build capacity in areas like determination, control and decision making – Tino Rangatiratanga.



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## What's working?

Housing sector providers who understand the significance of housing for Maaori as a place of tuurangawaewae, and that provide a kaupapa Maaori response to issues and needs are effectively supporting whaanau on their journey's along the housing pipeline.

Amongst kaupapa Maaori providers, marae and trust's, housing solutions generally reflect the needs and aspirations of whaanau, taking into account their whakapapa, circumstance and any rohe specific conditions.

Papakaainga developments enable Maaori to reoccupy and reconnect with their ancestral lands, building healthy lifestyles with an inter-generational focus on sustainability and tikanga Maaori ways of living.

There are a range of housing options beginning to surface for Maaori to support them into housing. Iwi Maaori, Te Puni Kookiri, trust's and kaupapa Maaori organisations are working in partnership with the Crown, local government and housing sector providers to develop large scale builds with multi-tenure opportunities including shared ownership, kaumatua villages, and assisted home ownership programmes.



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## Learnings

A collective and coordinated approach is needed to tackle the issue of homelessness. Housing policies, strategy and work programmes need to embed kaupapa Maaori practices and philosophies to become part of the Government's core business as opposed to an add on attachment.

To do better any future Maaori housing strategy needs to be a good blend of bricks and mortar and social services, along with a positive mindset that change is possible, otherwise solutions will fail.

Be committed, resilient and persistent when undertaking papakaainga development and identify a leader, a champion within the whaanau who can advance the kaupapa.



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## Barriers

Most local authorities and their processes were seen as substantial barriers to Maaori building on Maaori owned land. The processes were commonly viewed as too restrictive and inconsistent across rohe.

The extent of homelessness is still unclear and there is no accurate reporting or monitoring of the situation. With a lack of evidence and quality data, the policy responses and strategic directions towards alleviating and ending homelessness, remains fragmented.

Despite a number of positive developments that are supporting whaanau into warm, safe healthy homes the housing market still remains out of reach for many Maaori. This is due to the high house prices both in rental and home ownership and lower household incomes for whaanau.



## Solutions

The Ministry of Housing and Urban Development has end to end responsibility for the housing pipeline from homelessness and home ownership. They will have a monitoring role across all housing policy, programmes and service delivery to ensure positive outcomes for Maaori. A Maaori focused unit within the Ministry of Housing and Urban Development will have primary responsibility for Maaori housing.

More Maaori need to be at the decision-making table and involved in housing developments from planning and design through to implementation and evaluation. Social, community and emergency housing providers deliver wraparound services that help to build whaanau capacity in areas of financial literacy, home maintenance, assisted home ownership programmes. This support helps to grow whanau-readiness and confidence towards home ownership.



## Conference Delegate Feedback

The feedback from the delegates on the Conference was overwhelmingly positive, rating the event as either excellent (80%) or good (18%). The workshops, papakaainga stories and networking opportunities were consistently identified as participant's favourite aspects of the conference.





# Conference Programme

## Tangata Whenua Speakers - Papakaainga in Action Herangi whaanau – Taawhia Te Ao Papakaainga *"It's a village a place where we can take care of our whaanau"*

The Herangi whaanau papakaainga is named after Taawhia Te Ao (to embrace the world). It began with the vision of Te Puea and the establishment of Tuurangawaewae marae. At the time surrounding properties were purchased to house marae whaanau to ensure marae and kingitanga kaupapa would be taken care of. Herangi tupuna were given two sections and then eventually a neighbouring property was purchased by the whaanau. Three sections stood side by side sharing the same backyard; perfect for a papakaainga development. In mid-2017 under the Taawhia Whaanau Trust the three sections were consolidated and were relinquished by the individual owners into the Trust's responsibility.

With the guidance of Te Puni Kookiri and Waikato-Tainui the Herangi whaanau were able to formalise their historic papakaainga arrangements of living together. It was developed with a strong desire to support future generations, providing a space where they could continue to live tikanga Maaori lifestyles. The vision for the papakaainga is to develop the environment, to house, nurture, grow and sustain future generations and to support marae, and the tribe. Core values of - kotahitanga: to be unified in purpose; kaitiakitanga: to conserve and protect the natural and physical resources in our care; aroha: to work in the best interests of our whaanau, to achieve positive results for the collective good; rangimarie: to be considerate of all we think say and do - are at the core of the Herangi whaanau approach.

The papakaainga development involves building one 3-bedroom home, two 2-bedroom homes and a communal area to cater for extended whaanau. Most of the land will be converted into cultivated gardens and one of the existing homes will be repurposed into an elderly care facility. Whaanau enterprise is key to the papakaainga development; building sustainable employment and income streams for the whaanau. Consequently they plan to extend their market stall food business into a food truck venture.

To date positive outcomes include the creation of a vision/mission to drive their goals forward and a financial model where whaanau members (over 18 years) contribute a specified percentage of their income to help the Trust pay bills, maintenance and future developments; including servicing of any mortgages. This financial model has already enabled investment in education programmes that have "helped us to work together, collaborate and get ourselves in a position to reach our full potential as individuals and therefore as whaanau." The whaanau have also worked alongside Waikato District Council to help new papakaainga land development policy for the rohe.

Currently awaiting a response from Te Puni Kookiri for funding, the whaanau are both optimistic and excited as they look forward to realising their aspirations.

*"We stand on the shoulders of giants and we're just so lucky to have this foundation and the vision of Te Puea to carry us to where we are now."*



## The Turner Whaanau Trust Papakaainga

*"Kaupapa is about us bettering ourselves and to occupy our lands and make sure we keep a hold of it for generations to come."*

The Turner whaanau journey began in 2013 with a desire to manaaki one another and grow sustainable pathways of wellbeing for future generations. Of the eight children only two owned their own homes, while the remaining six did not qualify for lending. With the support of Te Puni Kookiri and Te Ruunanga o Kirikiriroa, the Turner Whaanau Ora plan was developed. This involved a number of whaanau waananga to discuss their aspirations. From these discussions three priorities were identified; to establish a whaanau Trust; build a papakaainga and create a business to build financial capacity.

By keeping kaitiakitanga at the forefront of all relationships and creating safe spaces to engage with one another, the whaanau strengthened connections with each other; and grew their understanding and commitment to living together in a papakaainga setting. Positive outcomes of the Turner whaanau project included:

Development of a Whaanau Ora plan that provided a clear line of sight to whaanau priorities and aspirations

- Establishment of a whaanau Trust
- Attendance at Te Puuaha o Waikato papakaainga workshops
- Completion of a feasibility study, technical plan and local building consents
- Development of a mussel fritter business across three permanent markets
- Completion of papakaainga construction in 2017.

An innovative solution with nine bedrooms, six toilets, five showers, a commercial kitchen and large communal areas for living and dining, the papakaainga is home to four generations and 18 whaanau members.

Relationships have been pivotal in facilitating the success of this project. The Turner whaanau have fostered and built relationships with the necessary expertise and technical supports, local governing bodies and funding agencies. The other key success factor was the initial support from Te Puni Kookiri that resulted in the Turner Whaanau Ora plan. This provided clear direction and pathways to focus their efforts on.

The whaanau have built financial literacy capacity, making a commitment to learn and engage with the financial requirements and information necessary for this project. Plans are in the pipeline to expand the whaanau mussel fritter business and establish new business ventures in mara kai.

## Ranga-Bidois Whaanau Papakaainga

*"enhancement of taha Maaori in an environment that a lot of us have been craving"*

In 2006 the Ranga-Bidois whaanau - two siblings and their partners "took a leap of faith" and purchased property with two dwellings on it and started to practice the principles of papakaainga. In 2012 with the support of Whaanau Ora funding they completed a Whaanau Ora plan; a simple whaanau agreement with strategic direction towards building a papakaainga development. In 2013 the whaanau accessed WIIIE funds and completed planning including; Geotech reports and architectural plans. Two further grants were received in 2014; from social housing and special housing zone. This enabled the whaanau to approach a bank and leverage assets. Building began and in 2015 stage one of the papakaainga development was completed

with three brand new homes. The road was extended in 2016 to allow access to the remaining sections and in 2019 the last three houses will be built. The papakaainga offers affordable housing at rates that are 20-30% below market rate.

The journey is challenging at times and requires persistence and effort. There is a lot of administration and it is critical that it is managed consistently. With the support from professionals and regular trustee hui the whaanau have ensured that the development of the papakaainga was as smooth as possible, and that they continue to work together harmoniously.

Some of the issues that have arisen in the papakaainga amongst the whaanau have involved mental health concerns, unemployment, cancer, homelessness and low income whaanau living in substandard homes that have come to the papakaainga for support. However with a huge whaanau support system and a pool of shared skills and expertise the papakaainga community have been able to support and awahi one another.

## Papakaainga in Action

- Reunites and reconnects whaanau to tikanga Maaori and traditional ways of living
- Whaanau are determiners of their own destiny
- Te Puni Kookiri is supporting whaanau into healthy, sustainable housing
- A way to future proof te ao Maaori and future generations
- Persistence, commitment, and motivation is required to drive the kaupapa



## Waikato-Tainui: Supporting Tribal Members



### Parekawhia Mclean - Chair Te Whakakitenga o Waikato

*"encourage all of us who work within the housing space to be inspired and motivated by the words of Kingi Taawhiao, to proactively lead a self-determining attitude and mindset amongst our people and to provide the necessary support and tools so iwi Maaori and those we serve can realise their full potential now and in the future"*

Waikato-Tainui take a holistic approach to improving the health and wellbeing of their people, waterways and environment. Their mission speaks strongly to being self-determining especially in the face of adversity. Within the housing sector, they are opening the door for many of their whaanau and deliver a number of programmes including the Tooku Nei Whare initiative.

This programme is focused on transitioning whaanau from renting to home ownership and helps whaanau to gain a broad understanding of the aspects of purchasing a home, home ownership and most importantly personal readiness. Each whaanau works with the Tooku Nei Whare team to identify their own pathways to home ownership. These can include:

- working on financial behaviour and values with the support of a financial coach or attending financial literacy workshops
- improving educational performance and achievement through support of the education pathways team.

increasing income earning opportunities with the support of the employment and careers team  
taking steps with preferred suppliers to obtain financial pre-approvals and purchasing support  
investing in papakaainga pathways supported by Te Puni Kookiri. Te Karearea is another pro-active approach being implemented to increase access of tribal members into affordable homes. Te Karearea is a joint project between Waikato-Tainui and Housing New Zealand. It is the first pilot in Kirikiriroa where 80 homes will be built to create a mixed tenure of social housing (no.30) and home and land packages for first time home buyers (no.50). The sub-division will include 3 bedroom single levels homes, some larger dwellings as well as shared green spaces. There is a commitment by both parties to try and keep prices between \$450 - \$500K. The importance of home ownership and secure tenancy to enable whaanau to grow and prosper was highlighted. Homes are the tuurangawaewae for whaanau, a place where they can stand to establish their own mana motuhake. For Waikato-Tainui what they offer in the housing sector is more than just initiatives and projects, it is about building the wellbeing of tribal members consistent with their long term strategy Whakatupuranga 2050.

*"Ultimately if our people are to reach their full potential they need a warm and healthy environment."*

## Key Messages from the Government



### Hon. Nanaia Mahuta - Minister for Maaori Development, Minister for Local Government, Associate Minister for Housing and Urban Development

*"In the homelessness and transitional housing space there are those who are really making a big difference and can I just acknowledge them – These marae, hapuu, iwi whaanau have stepped into the breach when everybody else put their hands up... the government had to move into a space of thinking how can they support"*

Currently all key areas of the housing strategy are maximised under the government and there is an opportunity for Maaori to leverage off government priorities, to make the most of investments and build whaanau capability. With an extended Maaori housing fund of \$15 million there is an opportunity to support whaanau-led, community housing developments including papakaainga. Within the context of the government the Maaori housing pipeline sits along a trajectory from issues of homelessness, transitional housing, private rental to home ownership. Within each area of the Maaori housing pipeline, the pou of Kiingi Taawhaio highlight some of the challenges:

- Pou: Kawariki – whaanau are suffering from systemic issues and there is severe deprivation in housing with limited emergency housing available
- Pou: Patatee – there is a lack of public housing particularly in provincial areas where many whaanau are moving back to
- Pou: Ringawera – rental rates continue to rise whenever assisted housing support is raised by government
- Pou: Mahoe – landlords are not maintaining and upgrading private rental housing
- Pou: Hinau – private home ownership is unaffordable and there is a lack of available houses.

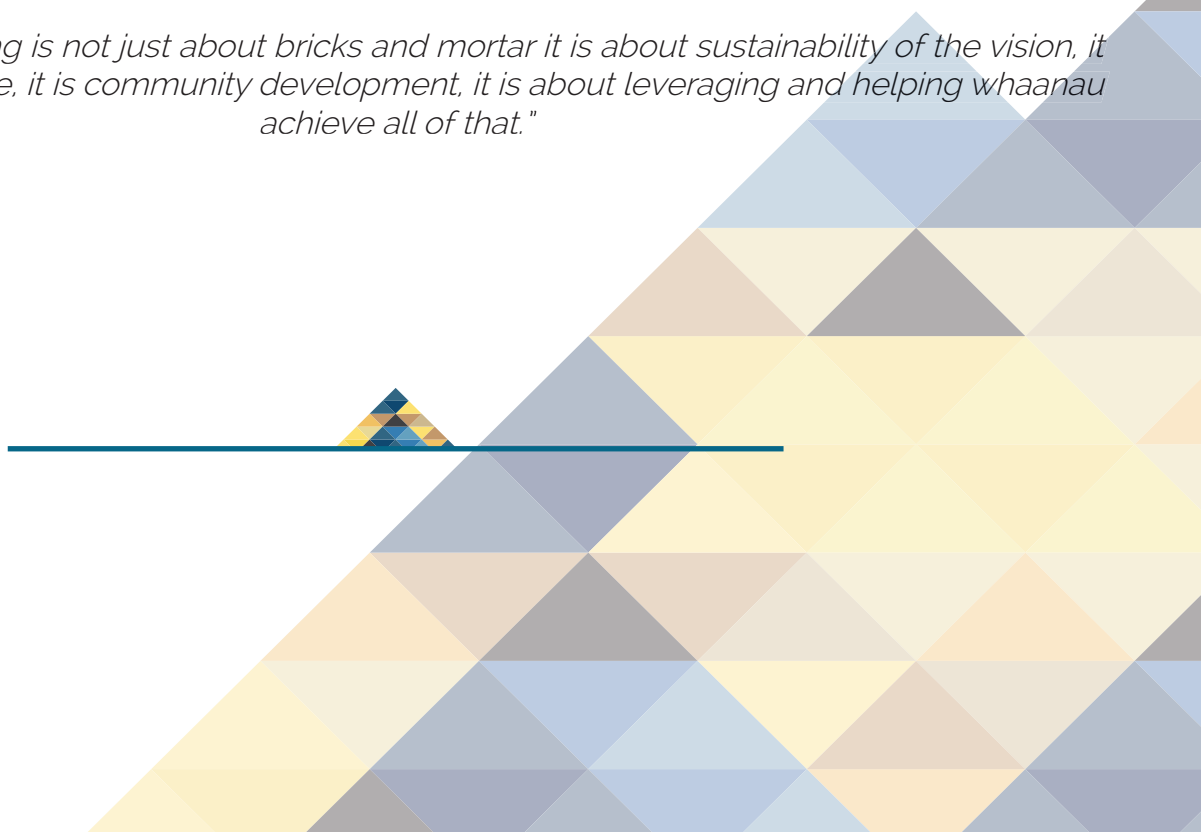
Government is focused on supporting people into home ownership pathways through partnership with iwi, papakaainga developments and Kiwibuild. There is a real commitment and call to action to raise home ownership rates for Maaori from the current 28%.

Based on the government's expectation that we all live in a fair and just society there is more that needs to be done in the homelessness space by the government, while the contribution of marae, hapuu and iwi is to be commended.

The government continues to think about how it can and does play a role in assisting and supporting aspirations of iwi Maaori and ways in which tikanga Maaori can be applied in all housing developments. Government can and should play a supporting role in housing development, while allowing Maaori to determine their own aspirations. For iwi Maaori, hapuu and whaanau there is a legitimate place to support the seeding of development innovation and opportunities within government, combining whaanau enterprise and whenua development.

As a key leader and influencer Te Puea left a vision of sustainability at Tuurangawaewae, her actions showing people what is possible; a legacy that speaks to strategic vision, and the importance of relationships and networks. This remains particularly relevant today.

*"It is clear that housing is not just about bricks and mortar it is about sustainability of the vision, it is whaanau enterprise, it is community development, it is about leveraging and helping whaanau achieve all of that."*





## Hon. Phil Twyford – Minister of Housing and Urban Development

*“the thread that runs through our response to Maaori housing is partnership, we know through our shared history that the state has to get involved in housing if outcomes for Maaori are to improve and our dreams are to be realised.”*

The Government is acutely aware real change is needed for Maaori in the housing sector. In order to bring about this change the following is needed; collaboration and cooperation, and finding innovative ways to solve the complex housing issues that exist. There is a great opportunity to create new partnerships and strengthen existing relationships; working together towards a better future.

A two-pronged approach is needed by the Government to ensure that all policy across housing and urban development works for Maaori, and that specific innovations are developed to meet Maaori needs and aspirations. Within the housing sector the Government priorities are to:

- build affordable homes through Kiwibuild
- increase the supply of public housing, state and community providers
- end homelessness
- modernise the tenancy laws to enable more secure rental tenure and set standards to ensure all rentals are warm and dry
- establish an urban development authority with tools, resources and significant power to do large scale urban developments.

Within the recently established Ministry for Housing and Urban Development the Government will continue to provide support to Maaori housing from homelessness through to home ownership. Within this Ministry a Maaori housing unit dedicated to respond to Maaori housing will work alongside Nanaia Mahuta as the new Associate Minister of Housing and Urban Development. The aim is that the Ministry will see beyond Treaty obligations and proactively engage and develop partnerships with iwi and Maaori organisations as development partners.

Kiwi build will provide affordable homes for Maaori whaanau and in time will work alongside a shared equity programme with financial capability outreach to help whaanau plan, save and enter the ballot. In public housing a total of \$4 billion will be invested to build an additional 6400 state and community homes with at least 3000 homes going to Maaori. Reforms to the Tenancy Tribunal Act will give Maaori whaanau secure tenure and the Healthy Homes Act 2017 will introduce minimum standards to ensure warm dry homes.

The Government has made available 1742 extra emergency and transitional houses with further transitional housing to be made available for up to 34,000 families and individuals over the next four years. Currently the Government is partnering with Housing First to tackle homelessness and is seeking collaborative approaches with iwi, hapuu and whaanau to deliver Housing First and to adopt and incorporate a kaupapa Maaori approach.

*“There is no greater challenge, no greater moral issue in our country at the moment than homelessness.”*



## Hon. Peeni Henare – Minister of Whaanau Ora

*"Whaanau living their best life that is what we want, that is what Whaanau Ora is to me. A state of wellbeing where they are in control of their own journey, their own destiny, they are resourceful, functioning, achieving their goals whatever that might look like."*

The whaanau-centered approach is a deep Maaori philosophy, an approach to life which the Government has migrated into much of the frameworks, policies and positions that are held. This whaanau-centred approach is an approach that works.

Housing aspirations have been a close proximity to whaanau development, and securing a house promotes stability and wellbeing. Whaanau in warm dry homes are better able to facilitate development journeys for themselves. Whaanau Ora is whaanau housing aspirations, whaanau dreams and whaanau transformation. Whaanau ora is dry healthy homes, positive education experiences, mental health wellness, maatauranga Maaori, and whanaungatanga.

The Government is currently undertaking a range of activities across the entire Government agenda to ensure that Whaanau Ora is being applied to families. Housing must not be considered in isolation. Maaori housing development needs to be whaanau driven. Whaanau must remain at the centre of all Government responses.

The Government must continue to be led by whaanau and continue to adjust infrastructure and frameworks so that whaanau led solutions can be scaled up into the entire system. To do this a collaborative approach is required with leaders, whaanau, local government and private enterprise.

There is a need to continue to innovate the housing system, and to design a strategy that reflects the current needs of whaanau.

### Messages from the Ministers

- There is opportunity to maximise the current housing sector investments of Government by establishing partnerships, leveraging relationships and resources to advance Maaori housing aspirations
- Government want to tackle the housing issues and support the aspirations of Maaori in a way that actively promotes partnership, and incorporates kaupapa Maaori in solutions and initiatives
- Warm dry healthy homes are necessary for whaanau to realise their full potential and the Government is committed to ongoing investment and resourcing of the Maaori housing sector



## Strategic Partners within Central Government



### Michelle Hippolite - Te Puni Kookiri Chief Executive Officer

*"Whaanau Oranga or the wellbeing of our whaanau is at the centre heart of what we are trying to do."*

Te Puni Kookiri continues to support whaanau and Maaori communities to achieve their housing aspirations through the Te Puni Kookiri Maaori Housing Network. This approach focuses closely on identifying whaanau aspirations for their communities, using housing as an anchor for wider whaanau and community development.

This strategic whaanau and community development approach illustrates the importance of building healthy communities, not just houses. It is this new approach that informs the way the Government wishes to partner with whaanau and communities to support their aspirations for self-determination, and build capacity in areas of employment, health, and finances. Across the motu there is energy and a commitment to aligning priorities and activities to bring about the wellbeing of whaanau, and the Government needs to ensure that they are better joined up to work effectively with whaanau and providers.

Te Puni Kookiri understand that whaanau aspiration is not the problem, however turning aspiration into a reality and taking that journey can be a challenge. There is a need to do better with an estimated 12,000 Maaori whaanau living in severe housing deprivation. A home provides an anchor for whaanau development so it is important that a collective view is taken looking across the whole pipeline, and implementation is an integrated approach, where whaanau are supported to live in healthy secure and affordable homes.

- Te Puni Kookiri is working with roopuu across the motu to co-design innovative approaches to assist more whaanau Maaori to own their own homes:
- Te Ara Mauwhare: home ownership approach to meet the housing needs and aspirations of whaanau Maaori with low to median incomes
- Tihi Whaanau Ora Alliance in Palmerston North: two contemporary urban papakaainga available to whaanau currently renting Housing New Zealand houses
- Te Taiwhenua o Heretaunga: innovative co-housing arrangement to benefit low income whaanau
- Port Nicholson Block Settlement Trust, Te Ruunanganui o Ngaati Porou, and the Chatham Islands Housing Partnership Trust: shared equity models to help whaanau accumulate capital.

The most effective way of supporting improved Maaori housing outcomes will come as a result of working in partnership, alongside whaanau and Maaori communities, and roopu across the Maaori housing sector. Te Puni Kookiri cannot do this alone, and needs to work with other agencies to co-invest and bridge the gaps between on the ground skills and resources and the aspirations of the community. This approach also involves working alongside whaanau and Maaori communities.



## Andrew Crisp - Housing and Urban Development Acting Chief Executive

*"We will have a strong focus on understanding our communities, a genuine focus on partnership to ensure we deliver what matters "*

Government are providing a clear direction to change the housing system as it is not keeping up with the housing crisis and continues to disadvantage Maaori. Housing in this country is becoming increasingly unaffordable both to buy and rent and those with the least resources are most impacted.

*"We need to fully understand what housing means for Maaori and we need to be actively listening."*

The newly formed Ministry of Housing and Urban Development is charged with making positive change in the housing sector and partnering with Maaori will be a key focus. There is a desire within the new Ministry to develop thriving communities, and in order to do that opportunities will be created to engage and develop strong partnerships with Maaori, looking towards funding avenues and joint venture opportunities.

The Ministry needs to structure itself from the beginning to ensure Maaori perspectives and worldviews are embedded in everyday thinking. As part of that there will be a Maaori housing unit within the Ministry to focus specifically on the needs of Maaori in housing and urban development. The Ministry will have an open door policy for Maaori so they can be key influencers in the work undertaken within housing and urban development.

Formative thinking around the role of the Maaori unit is to work in partnership with service delivery functions at Te Puni Kookiri and Housing New Zealand, promoting and supporting connectivity. Internal capability and capacity will be built to embed existing products and partnerships, as well as undertake system leadership and engagement.

Ministry of Housing and Development will drive hard for Maaori housing strategy and ensure work programmes are aligned and Maaori housing intelligence and research inform the broader policy programme. It will have end to end responsibility for the housing system, including a monitoring role across the housing sector, to ensure that Maaori are getting the right outcomes and the right advice is provided to decision makers.



*"The Ministry will be an outward focus ministry and I ask you today to hold me to account for that. We will have a strong focus on understanding our communities; a genuine focus on partnership to ensure we deliver what matters."*



## Andrew McKenzie - Housing New Zealand Chief Executive

"We do want to identify where iwi and Maaori interests intercept with us and work together "

As the country's biggest landlord Housing New Zealand provides homes for more than 185,000 people across 64,000 properties. Housing New Zealand is also New Zealand's biggest residential builder, and this year alone they have delivered 2,188 new and replacement properties. They are also set to build 4000 new homes over the next four year period.

Housing New Zealand is focused on providing warm healthy homes that impact positively on education, health, mental wellbeing and financial stability. To do this Housing New Zealand is changing the way they operate. Firstly they are making sure that they have the right home in the right place for the right family, and families are given support to fit into the community. Secondly, Housing New Zealand are building homes for tenants as well as building houses to sell. Recently in Papakura 18 homes were built, commissioned and sold by Housing New Zealand. Thirdly they are optimising land to build by putting land back into the market to help families get into homes. Changes to internal processes has meant that over the last two years, 2000 more homes have been available each year for state housing tenants. Key drivers continue to be the high demand of the public housing register and housing affordability.

Housing New Zealand needs to:

- Better understand the needs, circumstances and drivers for customers
- Tailor delivery to customer needs
- Prioritise partnerships for the long term
- Change supplier relationships
- Redefine Housing New Zealand skills, roles and capacity
- Plan long term.

Housing New Zealand are prioritising partnerships and seek to build strong partnerships with those who are best positioned to help tenants, including iwi based organisations. They will engage early and comprehensively with iwi, looking towards future developments and potential partnerships.

Housing New Zealand acknowledge the need to work better with other government agencies particularly when working across agencies to provide advice on homeownership products, frontline knowledge of housing and the divestment process. There are a number of opportunities for partnerships that Housing New Zealand are interested in exploring to achieve Maaori housing objectives. They are looking to include iwi/ Maaori organisations in major development, to build joint partnerships and innovate together.

## Messages from Government Strategic Partners

There is opportunity and need to build:

- Healthy communities not just houses
- Strong partnerships with Maaori across the housing sector
- Internal capability and capacity to respond to the housing needs
- Maaori perspectives and worldview into core business of the government
- Alignment between work programmes and Maaori interests



## Panel Discussion

Michelle Hippolite / Te Puni Kookiri CE, Andrew Crisp / Acting Housing and Urban Development CE & Andrew McKenzie / Housing New Zealand CE. Facilitated by Rau Hoskins; Te Matapihi.

Key points from the speakers and delegates panel discussion:

- Legislation is an important tool as long as it is fit for purpose and enables activity. Delegates have experienced barriers caused by restricted legislation and there is a lot of activity happening in the housing sector without a specific contemporary Maaori Housing Act.
- There is commitment to developing a range of policies to tackle issues in housing like supply and demand. In some cases this work has already begun and requires further discussion and finetuning. Where policies are not effective, e.g. kaainga whenua loans, new options are being canvassed.
- The housing sector requires a multi-pronged approach of working in the community to develop and pilot home ownership pathways, while making sure the right policies are established to provide clear direction. It is also expected that the Ministry of Housing and Urban Development will provide a strategic and system wide monitoring role within the housing sector.
- Ministry of Housing and Urban Development is wanting to engage with Maaori and would consider rebuilding the presence of Maaori management officials into the housing sector.
- Both Te Puni Kookiri and Housing New Zealand are delivering services across the motu to urban and rural locations. There was a sense amongst delegates that more can be done to deliver to the deep rural regions of the North.
- Housing and education/training sectors do not appear to be that well aligned and this could be remedied with improvements in procurement of services across Government.

- There are a number of large scale developments planned for Auckland however before this happens there needs to be work done with the local communities to get them comfortable with possible new living patterns; for example houses will be closer together and going up.
- Delegates raised the financial challenges that exist with multiple owned Maaori land. Te Matapihi has recently submitted a paper to the Government which states that a return to direct lending would be the quickest and most effective way of lending on Maaori land.
- In an attempt to provide state housing that is culturally designed for Maaori, Housing New Zealand are working to provide the right house to the right family which means living somewhere where whaanau can connect to.
- The explicit aim of the government is regeneration not regentrification and to ensure that Maaori actually get Kiwi build homes or places in new social development subdivisions they are favouring people who have iwi affiliations within the area or are existing residents. The price point is the price point but that is why the Government is looking at shared equity scheme's to allow houses to be more affordable.



## **Strategic Directions - Papakaainga Development**

Associate Professor Linda Te Aho – University of Waikato Law Faculty,  
Chair of Manawanui Research Centre, Ngaati Korokii Kahukura, Director  
of Tainui Group Holdings

**Tammy Tauroa – research leader in Manawanui Research Centre Ngaati  
Korokii Kahukura, Business Manager of Te Kotahi Research Institute  
University of Waikato**

*"We've been watching our whaanau reconnect to their land & their river and we've resolved to help our whaanau build affordable homes by creating a model that allows them to own their homes and land as well but not have to buy land... it becomes truly affordable."*

Ngaati Kokokii Kahukura whaanau were wanting to return home away from the urban sprawl to build new papakaainga. As a whaanau they were coming to terms with the realities they were faced with including (1) a progressive influx of urban development zones, (2) mounting pressure on infrastructure, and (3) competition to occupy within the cities. Shifting home was seen as a way to equip themselves adequately to respond to the aspirations of whaanau.

In November 2017 whaanau began reimagining the landscape of their whenua and started connecting with each other to discuss their realities and aspirations. As a result a whaanau approach was finalised, grounded in self advocacy, self-sufficiency and pride. Supported by Waikato-Tainui a feasibility study was completed in March 2017, and whaanau were able to dig down into the kaupapa with help from technical experts. During March – May 2018 Te Puni Kookiri provided pathways and opportunities to formalise conversations about lending packages, develop site management agreements and hold a series of whaanau waananga. The whaanau then began the resource consent application process.

The property is a freehold general land title within multiple ownership. Iwi will release equity in land to individual whaanau supporting them to raise mortgages to build brand new homes. The whaanau have embarked on a dynamic and transformative journey that has in turn created a motivation to reoccupy their whenua.

A major challenge for the whaanau is blatant racism from the neighbours and unfortunately they are entering a contested resource consent process. Despite this they are optimistic and positive about what the future holds as they reconnect with their whenua and tikanga ways of living.

*"So everyday activity of kaitiakitanga and occupying our own lands is actually a very contentious issue in 2018?"*



## Strategic Directions – Social Housing

Yvonne Wilson and Nonu TuiSamoa - Te Ruunanga o Kirikiriroa

*"It takes a village to raise a child."*

Driven by the need for affordable housing in Kirikiriroa, Te Ruunanga o Kirikiriroa embarked on a journey to build social housing.

The first Kaumatua village was opened in February 2012 with eight disability accessible units; five 2-bedroom and three 1-bedroom units connected by a central courtyard space. In 2013 another six units were opened. The Trust provides wraparound support in health and social services often transporting kaumatua and whaanau to scheduled appointments. Despite challenges the Wairere development has also seen the completion of eight homes; and for the eight whaanau living in them their lives have been transformed.

The Trust highlighted the value of supporting whaanau to get to a state of readiness, building their confidence to believe in the possibility of owning their own home and the confidence to embark on that journey.

Location of social housing is also important ensuring that residents have access to health services, supermarkets and educational facilities. Key learnings of the Trust have included the need to:

- receive expert knowledge and information when embarking on a new project
- access sector knowledge from builders, architects, lawyers, engineers throughout the entire project
- build trusting relationships with funders, Council staff and those with sector knowledge
- be resilient and KEEP GOING!

Both social housing developments were developed on core principles and values. They were a culturally responsive approach to developing affordable, safe, warm and healthy homes for kaumatua and whaanau.





# Strategic Directions – Housing options for whaanau Maaori

## Tauranga Moana National Maaori Housing Committee 2016 – Victoria Kingi, James and Rondell Reihana

*"at the end of the day it's about our people, our kids and getting them into warm safe affordable homes and lovely communities that are reflective of who we are and where we want to be."*

Victoria Kingi



Within Tauranga Moana there is an absolute need for large scale housing options and solutions. He Manawa subdivision located in Papamoa is a response to that need. Designed and cultured through Ngaa Pootiki the large scale residential subdivision includes a total of 250 sites. Stage one is completed in terms of civil infrastructure and some houses have begun construction. 40 sites were allocated to tribal members and currently 21 whaanau will begin building in 2019. At least 30% of the 250 properties will be allocated to tribal members.

Ngaa Pootiki have developed a bespoke shared equity scheme which was launched this year. It took 12 months to develop, and eight months to negotiate and find the right bank. The 21 whaanau are the first to be approved through that bespoke scheme.

In a smaller scale papakaainga development Ngapeke 6C Trust were granted resource consent in July 2018 and are currently awaiting Te Puni Kookiri infrastructure funding outcome. Tauranga Moana highlighted the value of:

- Maaori being in charge of their own projects to ensure that they are designed in ways that reflect cultural constructs and suit whaanau
- Celebrating the milestones small and large to mark progress along the development journey, and to keep motivation towards further action
- Taking time to work through all development processes and gain a full understanding of what is required to move to the next stage
- Providing detail at the outset, dotting the I's and crossing the T's. This leads to greater and smoother acceptance of required documentation
- Researching and sharing information to ensure all whaanau are on the same page.

*"Whaanau is why we will pursue and continue to progress. Bring on 2019 because our homes will be healthy, happy and holistically will deliver all the needs our mokos will need. But most of all they will be built on our land." Rondell Reihana*



# Strategic Directions – Kāiinga Action Plan Taamaki Makaurau

## Rau Hoskins - Te Matapihi He Tirohanga Mo Te Iwi Trust and Tony Kake - Independent Statutory Māori Board Auckland Action Plan

"It's not about walls and beams it's about hopes and dreams that whānau get when they have a decent roof over their heads." Tony Kake

In April the Independent Statutory Māori Board and Te Matapihi co-hosted a Māori housing summit in Taamaki (Auckland). The purpose of this summit was to focus in on the unique housing issues that affect whānau in Taamaki (Auckland). The role of both Te Matapihi and the Independent Statutory Board are to clear pathways, advocate for change, gather evidence based data and try to remove barriers that are restricting action in Māori housing. During the summit the clear message was *"to get on with the mahi and not to wait for relationships to be built up over years when we have people sleeping in cars."* In response to that a Kāiinga Action plan was developed outlining a series of activities and tasks to respond to the housing crisis in Taamaki (Auckland). Once the plan is approved by the Board key stakeholders identified in the document will be asked to endorse it.

There is a housing crisis across the country but in Taamaki (Auckland) it is worse. The key issues are the outrageously high house prices and the barriers whānau experience trying to get onto the housing ladder. In response to this, the Kāiinga action plan calls for the crown's commitment to facilitate access to housing on a scale never before realised for whānau in Taamaki (Auckland).

Improving housing outcomes for Māori is the priority, with a coordinated approach to delivery for whānau. Any housing intervention strategy should be developed with Māori to ensure that any plans reflect those in need. Most importantly responses to Māori should not be an add on to mainstream programmes with a Māori flavour added.

Key points of the action plan is to:

- Change the rhetoric of government, moving from a commitment to Te Tiriti to making it a KPI across all Crown agencies
- Increase Māori involvement in all decision making processes and ensure that they are at the table to undertake strategic discussions and co-investment options.

The Kāiinga action plan aims to improve whānau lived experiences with a range of specific pathways to housing, improved delivery and practical goals. The plan asks how can and will Māori benefit from major development programmes?

There is a need to understand housing for Māori through a Māori lens and increased strategic and political support to stop the generalisation in policies and initiatives.





# Community Housing

**Jim Jessop - General Manager of Te Tumu Kaainga and  
Peter Jefferies - Chief Executive CORT Community Housing**

*"our definition of success is the same as the whaanau definition of success so wrapping ourselves around them...making sure we are supporting them for goal setting with their future for themselves and their moko." Peter Jefferies*

Te Tumu Kaainga (TTK) is the trading name for The Auckland and Onehunga Hostels Endowment Trust. It was established in 1850 with an endowment of land to accommodate low income Maaori in Auckland.

Waimahia is a landmark entry point for TTK into affordable housing at scale. Partnering with trusted housing providers like Housing Foundation and CORT was a key strategic move as the Trust had no previous experience in housing development. The community of 295 houses is now completed. Whaanau are moving into brand new homes in the communities they are already connected to. Before the first concrete pad is poured CORT start understanding the need - who is living in the community? what their financial situations are? what are their community connections and how much can they afford to pay in rent or ownership? There is a range of affordable assisted ownerships, rent-to-buy, community and social rentals, and private ownership options available. The shared ownership programme requires a 5% deposit, and then using the international benchmark that states no more than 30% gross household income should be spent on rent/mortgage, whaanau are able to work out how much they can afford to pay in mortgage payments. TTK will then provide the balance of capital as a shared home owner at no interest. Whaanau can then go to a bank to secure a mortgage and then over time Housing Foundation will work with them to develop a financial plan which leads to full ownership.

Success factors of Waimahia:

- It is a limited partnership which allows partners to carry their own tax and charitable status
- There is an alignment of principles that underpin the partnership
- The projects definition of success is the same as the whaanau definition of success
- A wraparound approach is provided working on building capacity in financial literacy and capability, planning and goal setting
- A connected and engaged community feel is created amongst the residents
- All houses look the same so there is no stigma attached to living in the community regardless of ownership status.

Significantly over half the families are Maaori and TTK has assisted 80 whaanau through the affordable housing programmes, established 12 kaumatua apartments and has just finished building a Kohanga in the subdivision.

Puhinui Park is the next development, replicating the success of Waimahia with Crown funding support. Based in Manukau it will provide mixed tenure; 180 units, mainly 3-bedrooms, with some 2-bedroom and 4-bedroom homes. Over 70% of the homes are to be delivered under the affordable housing programmes, including shared ownership.

In addition to developing larger urban scale projects with housing provider partners, TTK is reviewing ways it can facilitate regional development of affordable housing and partner with iwi in the process.



## Social and Emergency Housing



### Ricky Houghton - He Korowai Trust Chief Executive

*"We've taken all those issues, the lack of skills and the need for training, the fact that our families are earning \$21k a year and we developed a model that meets sustainable levels of the families we serve."*

He Korowai Trust provides a range of services in emergency and social housing, restorative justice and trade training to whaanau in Northland. All services are free and 40% of what the trust delivers is non-funded.

The Trust's mission of 'Developing Tino Rangatiratanga' is a key component of all the services they deliver, including social and emergency housing.

To support whaanau into affordable homes He Korowai relocated houses from Auckland that were earmarked for demolition and refurbished them. Within four months they were able to provide whaanau with an improved quality of life. The homes come with education, kai, and early childhood support. With no deposit whaanau are able to move in to the homes and pay \$270 per week. These homes will be owned outright by whaanau in 17 years. Stage two of the assisted affordable home ownership, He Whare Oranga began in November 2018 with eight home ownership opportunities. The houses valued at \$270k will be sold for \$150k.

Whaanau have multiple complex needs and the Trust works hard to ensure that whaanau experience success. They are supported to complete the Trusts home ownership education programme and have to comply for the first five years with any mutually agreed parenting, budgeting, and/or specialist counselling services.

He Korowai also provide emergency housing support to offenders released from prison, cooling off spaces for tane and the homeless. To do this they purchased an old pub with 35 rooms with ensuites as well as building additional cabins. All whaanau must comply with the no-alcohol, no illegal drugs, no violence policy that sits across all of the housing programmes delivered by He Korowai.

A number of changes are needed to support the growth of housing in Northland and respond to the growing needs of Maaori; including a nationally recognised papakaainga policy, mortgages over the life of a house and monitoring of council activity and compliance costs.





# Homelessness and Wrap-around Housing Support



## Hurimoana Dennis - Te Puea Memorial Marae

"we didn't care what their whakapapa was when we opened our doors, we had no idea what was coming through. It wasn't until the first whaanau turned up; Mum Dad 6 kids, living in van for 6 month, both working just couldn't afford anything ... it was very sad."

Te Puea Memorial Marae provides an indigenous homeless service delivery model: Manaaki Tangata E Rua. In 2016 they opened their doors and have been overwhelmed by the response from whaanau.

2016: 130 (heads) whaanau into homes had 180 turn up. Ages of mokopuna: 2 weeks to 20yrs. Ethnicity: 41 whaanau Maaori. 12 whaanau Pacific. 4 whaanau Paakeha. 3 whaanau ethnic. Placed: 16 HNZ homes, 21 temporary private homes, 5 permanent private, 7 evicted, mental health, walked off didn't come back, immigration.

2017: 67 (heads) whaanau into homes. Ages of mokopuna: 3mths to 20yrs. Ethnicity: 10 whaanau Maaori. 4 whaanau Pacific. Placed: 12 out of 14 whaanau still in their homes.

2018: 96 (heads) whaanau into homes. Ages of mokopuna: 2mths to 13yrs. Ethnicity: 24 whaanau Maaori. 2 whaanau Pacific. 2 whaanau Paakeha. Placed: 28 whaanau still in their homes

Key learnings for Te Puea, since starting this journey include:

- The tuupuna whare provides a safe, organised, structured environment without looking and sounding like an office
- The model is a good blend of 'Law and Lore'. Te Puea marae are clear that they cannot and will not do this on their own. They work with co-located / assigned agency staff effectively sharing information and focusing on shared outcomes
- To do better any future Maaori housing strategy needs to be a good blend of bricks and mortar and social services, with a positive mindset towards change, otherwise it will fail
- Responses and approaches must be quality not quantity. Whaanau should not be placed into houses when they are not ready
- It is a long journey that requires commitment and passion to improve outcomes for whaanau.

Te Puea Marae highlighted a number of factors that have led to the success of their initiative:

- Being Maaori and real - very Maaori, very us, very Te Puea.
- Thresholds of tolerance are a lot higher than other agencies and with a focus on mokopuna whaanau are provided with ongoing support despite some bad behaviour.
- Decision making is innovative and lateral based on practical and common sense thinking.
- Measures of success are unique to their approach based on whanaungatanga and manaakitanga.
- Strong relationships and partnerships that are based on trust and confidence between themselves and their client whaanau.



# Conference Forums

## Waikato Agencies - Papakaainga Forum

Key themes from the Waikato Agencies workshop:

- Persistent whaanau engagement throughout the process and organisation of papakaainga development is key to success
- Collaborations and cooperation between agencies are critical to providing appropriate support to whaanau on papakaainga journeys
- Agencies needs to be cognisant of where whaanau are at and provide the right support at the right time
- Communication across agencies and internally within whaanau need to happen at regular and frequent intervals
- Making connections and developing relationships is important and can help facilitate a smoother process
- Papakaainga is about developing tino rangatiratanga, self-efficacy and capability.

The Waikato Joint Agency Group (JAG) was established to overcome barriers for Maaori in developing Maaori-owned land. The JAG model was adopted from Tauranga Moana and this Waikato collaboration has seen 109 landblocks, 200 individuals attended workshops and 10 whaanau are now living on papakaainga.

Papakaainga workshops created a staged area where whaanau could engage with all agencies at one time. This saved significant time for whaanau and agency staff. Agencies were also alerted to any new projects that whaanau may have in the pipeline which allowed them to respond in a more timely way.

As highlighted by JAG the four key components needed to complete a papakaainga development include:

- Build your capacity whether its whaanau capacity, governance building, or relationships. This is the largest challenge to overcome as if you do not have whaanau or Trust capacity nothing can happen
- Validate the demand through survey, waananga or leasing parts of the land, proving that people want a papakaainga
- Complete technical planning from master planning through to detailed design
- Secure finance from the possible solutions available.

JAG has been able to influence rule change in several districts encouraging a new way of doing things. A large part of Waikato district was covered by the workshops and there was good a turnout at each one. Collectively JAG have gathered anecdotal and quantitative data on what is happening in the rohe and following workshops whaanau are better prepared to embark on papakaainga development.

A number of challenges still remain. There are inconsistencies between councils, housing policies and planning rules. 78 Local Authorities in New Zealand either have different rules or no rules about Maaori landuse which causes barriers. The conversion rate of completing papakaainga remains low and whaanau need more housing navigator support to get them through the process. Land blocks can remain in purgatory with unresolved whaanau and Trust issues.

There is a need for national direction towards a National Policy Statement (NPS) or National Environmental Standard (NES) for District Plan Utilisation of Maaori Freehold Land.

# Wider Housing Groups Forum

## Key Themes from Community Housing workshops:

- Building capacity amongst whaanau and the community housing sector is necessary to improve knowledge, decision making and pathways towards whaanau aspirations
- Engage with the minds and hearts of whaanau for long term sustainable change
- It is important to make connections and continue to improve and increase the suite of available supports for whaanau and providers in the community housing sector
- All activities, approaches and work programmes must have whaanau at the centre
- Stable and consistent funding developments are needed to support positive housing outcomes.



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## Nic Greene - Habitat for Humanity and Memory Taylor - Turangi Healthy Homes

Tuuranga-nui-a-kiwa and Habitat for Humanity are working together under Te Haa o Tooku Kaainga. It is a programme designed to connect with whaanau in their homes by offering remedial housing support, to ensure homes are warmer with improved ventilation and accessibility.

The anticipated positive outcome of this approach is to reduce secondary care utilisation as whaanau will be living in healthier environments. The essence of the approach is about going to the kaainga where the whaanau are and using the domain of rongoaa to engage with them and establish a relationship. In turn whaanau gain a higher appreciation of their health needs and understand how their homes can contribute to their overall wellbeing. This is a partnership approach with a number of key players including; Tuuranga Health, Tairawhiti DHB, Midland Health Network, Tairawhiti Polytechnic and Habitat for Humanity; who deliver the remedial programme on the ground.

Habitat for Humanity successfully assessed 18 homes and completed the remedial work that was required. Six maintenance workshops with whaanau were also delivered. With the success of the programme the contract has been renewed to include more than 25 kaainga and 6 more housing maintenance workshops.

The practical, hands on approach helped to build whaanau capacity in a number of home maintenance areas and they have become more adept in looking after their own homes.

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## Neville Williams - Director of Community Services, Waikato Regional Council

From a tikanga Maaori and a historical perspective Maaori were particularly agile and effective in managing the environment; acting in harmony with it. However with colonisation over the past 150 years, Maaori are subject to the same impacts and current pressures in waste minimisation. One of the issues we all face, regardless of our work or home situation, is how to deal with the waste we each produce. With China implementing a strict import policy for recycled material, any recycled material collected in our country must meet an extremely low contamination threshold, in order to be sold to the Chinese markets. This has led to stockpiles of collected material sitting in various places around our country, with nowhere to go.

To protect our whenua, awa and taiao we need to have a better way not only to deal with the waste we produce, but to think about our behaviours and how we can make positive lasting change.

Historically we have had a focus on recycling as the solution to our waste problems. It is time to be looking at more preferable options such as reducing the waste that we buy in the first place. Our traditional thinking about a linear economy of make/take/use/bin is not conducive anymore.

At the Waikato Regional Council we support providers, facilitate education and advocate for behaviour change initiatives. For papakaainga and marae developments, we also give advice and, where required, resource consents to deal with waste water and storm water on site.



## Parallel Workshop Sessions

### 1. Papakaainga Housing - supporting Maaori and their whaanau to transition into preferred housing and increase housing on Maaori land

The session provided insights into papakaainga developments in both a rural setting (Whareponga papakaainga), and urban setting (Te Runga oo Maataa Waka papakaainga, Ootautahi). In both these cases Maaori and their whaanau have been supported to transition into preferred housing and to increase housing on Maaori land.

**There were a number of common themes from both presentations including:**

1. Dream first. It takes time to develop papakaainga. In the examples given it took 7-12 years from an aspiration to completion – but it all starts with the aspiration.
2. Creating communities. Papakaainga is a response to housing need that is either whaanau or community-identified, and results in creating communities.
3. Prepare the whenua. Have governors who understand constitutional responsibility, are flexible and resilient and can adapt to changes in plans and circumstances. Socialise the idea with whaanau at waananga and/or other community hui and build relationships with others outside the whaanau/community who can support the aspiration.
4. Planning is critical. Plan for the way you want to live, not how others live. Become financially prepared, managing whaanau expectations along the journey.
5. Strategic Relationships. Strong working relationships and communication with funding partners is critical.
6. Building and project management. Strong project management underpins a successful papakaainga build.
7. Governance. Strong governance supports the landscape for the aspiration and then leads whaanau to the reality of living on the whenua in a fit for purpose home.
8. Strong partnerships. Partnerships between governance and project management help to re-align the dream as goal posts often change; while at the same time, future-proofing the papakaainga for future generations.

**Key themes from the sessions questions were:**

- Council costs and complex compliance processes including the Maaori Land Court process is an ongoing barrier to Maaori land development including establishing papakaainga
- Access to information and support that navigates whaanau through these processes is an ongoing need
- Social housing is a stop off point for whaanau along their journey towards homeownership and is integral to papakaainga developments
- Ongoing maintenance of the papakaainga is a priority for whaanau. This is still a work in progress for new papakaainga
- Registered social housing provider status is one option to seriously consider
- Tenancy management and compliance, i.e., land lord responsibility, is a new role for whaanau; and an emerging priority for future governance capability building for Maaori land trusts.

## 2. Housing Development and Quality - improving the quality of housing for Maaori communities

The session provided insights into housing development and improving the quality of housing for Maaori communities. The first presentation - Building better homes, towns and cities challenge presented by Dr Jessica Hutchings and rangatahi researchers, James Berhgan, Jackie Paul and Maia Ratana, focused on the benefits of kaupapa Maaori research in disrupting the status quo and supporting quality decision making. The second presentation - Maaori strategy presented by Materoa Mar highlighted the importance of sharing data with whaanau to affect social change.

There were a number of common themes from both presentations including:

1. kaupapa Maaori. Kaupapa Maaori research and approaches can disrupt and challenge the mainstream system which often hinders Maaori from realising their full potential.
2. engaging with process. To affect positive change and build quality outcomes it is useful when whaanau are involved in all areas of development, from planning and design through to monitoring and evaluation.
3. Decision making. Evidence based decisions can lead to improved quality outcomes, and influence positive change.
4. Knowledge is power. Providing information, tools and resources to whaanau can support them to realise their aspirations. It is important to lift the veil on information so whaanau become determiners of their own pathways.
5. United voices. Collaborative and collective responses to whaanau needs can provide a solid platform for whaanau success.

Key themes from the questions posed by the delegates centered around increased rangatahi involvement in forums like the Conference. A range of ways to attract rangatahi were canvassed and included; subsidising rangatahi attendance, manaaki and awhi rangatahi and the contribution they are making, market and promote events to rangatahi and acknowledge the value of their contribution to the kaupapa.

### Community, Social and Emergency Housing

This session provided insights into community, social and emergency housing provided by Maaori organisations. The presentations were delivered by Kokohinau Papakaainga Trust, Chris Heke and Aubrey Te Kanawa. In all three cases vulnerable whaanau were provided access to safe, quality housing, integrated with wrap-around support services.

Additional common themes from the presentations included:

1. Values based. Responses in community, social and emergency housing are steeped in kaupapa Maaori values of manaakitanga, aroha, whanaungatanga and mana motuhake.
2. Whaanau centered. All housing developments require a whaanau-centered approach where the whaanau are at the heart of all decision making and are supported to participate as equal partners.
3. Vision. A clear vision and purpose helps to focus, direct and drive intention towards whaanau outcomes.
4. innovaton. Community, social and emergency housing is generally created out of desperation and crisis where innovative and unique responses take place.
5. Partnerships. Strong partnerships built on trust and confidence support the implementation of wraparound services to whaanau.
6. Agility and mobility. When developing or delivering services in community, social and emergency housing the environment is often changing. It is important to be flexible, to ensure a responsive and timely approach.

Key themes from the sessions questions were:

- In many cases local government can be a barrier when implementing social and community housing. However when a state of emergency is declared the barriers of compliance and consenting processes are less restrictive.
- It is important to make sure that whaanau are placed in homes when they are ready and that they are placed in the right homes. Even in crisis and emergency situations whaanau have the right to choose where they live.
- Food, shelter and water are the highest need for our whaanau which is why housing is so important. Without a safe place to live it is very difficult to reach your full potential.
- How can Maaori be homeless in their own land.





## Conclusions – The Way Forward

The National Maaori Housing Conference 2018 provided a platform to showcase housing initiatives for Maaori and highlighted the positive outcomes for whaanau and communities. The stories that were shared outlined learnings and challenges for whaanau and providers when interacting with housing development, as well as key enablers. The conference also provided the opportunity to discuss key issues in housing including homelessness and the state of emergency housing. The Government confirmed their commitment to working in partnership with iwi Maaori, hapuu, trust's and whaanau.

The requirements for future success identified during the conference included:

- Commit to achieving sustainable development in Maaori housing, recognising the links between social, wellbeing, economic and environmental factors to secure healthy futures for Maaori
- Develop and foster strong partnerships, sector-wide networks and solidarity to tackle the numerous challenges and ensure equitable opportunities for Maaori in affordable quality homes
- Recognise, affirm and work to tikanga Maaori values making equitable opportunities available to Maaori to engage in the housing sector as decision makers and leaders
- Call upon the Government to provide the fundamental conditions and sustainable funds and resources to support Maaori to reach aspirations of home ownership
- Incorporate tikanga Maaori principles and kaupapa Maaori practices into the core business of the housing sector
- Promote opportunities for kaupapa Maaori housing research to enhance knowledge and to support evidence based decision making
- Promote the review of local government regulations and processes in relation to Maaori land development and advocate for a national policy on papakaainga development.



# Appendices



## Appendix A: Panel Discussions

Michelle Hippolite / Te Puni Kookiri CE, Andrew Crisp / Acting HOusing And Urban Development CE & Andrew McKenzie / Housing New Zealand CE. Facilitated by Rau Hoskins; Te Matapihi.

### Key points from the speakers and delegates panel discussions:

- Legislation is an important tool as long as it is fit for purpose and enables activity. Delegates have experienced barriers caused by restricted legislation and there is a lot of activity happening in the housing sector without a specific contemporary Maaori Housing Act.
- There is commitment to developing a range of policies to tackle issues in housing like supply and demand. In some cases this work has already begun and requires further discussion and finetuning. Where policies are not effective, e.g. kaainga whenua loans, new options are being canvassed.
- The housing sector requires a multi-pronged approach of working in the community to develop and pilot home ownership pathways, while making sure the right policies are established to provide clear direction. It is also expected that the Ministry of Housing and Urban Development will provide a strategic and system wide monitoring role within the housing sector.
- Ministry of Housing and Urban Development is wanting to engage with Maaori and would consider rebuilding the presence of Maaori management officials into the housing sector.
- Both Te Puni Kookiri and Housing New Zealand are delivering services across the motu to urban and rural locations. There was a sense amongst delegates that more can be done to deliver to the deep rural regions of the North.
- Housing and education/training sectors do not appear to be that well aligned and this could be remedied with improvements in procurement of services across Government.
- There are a number of large scale developments planned for Auckland however before this happens there needs to be work done with the local communities to get them comfortable with possible new living patterns; for example houses will be closer together and going up.
- Delegates raised the financial challenges that exist with multiple owned Maaori land. Te Matapihi has recently submitted a paper to the Government which states that a return to direct lending would be the quickest and most effective way of lending on Maaori land.
- In an attempt to provide state housing that is culturally designed for Maaori, Housing New Zealand are working to provide the right house to the right family which means living somewhere where whaanau can connect to.
- The explicit aim of the government is regeneration not regentrification and to ensure that Maaori actually get Kiwi build homes or places in new social development subdivisions they are favouring people who have iwi affiliations within the area or are existing residents. The price point is the price point but that is why the Government is looking at shared equity scheme's to allow houses to be more affordable.

# Appendix B: Speaker Profiles

## Tangata Whenua Speakers – Papakaainga in Action

**Herangi Whaanau** – Taawhia Te Ao Papakaainga our vision is to develop our environment to house, nurture, grow and sustain our generations, support our marae, our tribe, our people. Our mission is to live collectively on our own lands so that each of us has financial, emotional and physical stability to raise our children in all things Maaori, conscious of our responsibilities to the planet, for our mokopuna to come. Our Papakaainga will be environmentally friendly, energy efficient, passively designed dwellings and landscapes that last generations.

**The Turner Whaanau** – The Hone & Miriama Turner Whaanau Trust built an innovative housing solution that would eventually provide affordable housing for 18 whaanau members was not without challenges. Yet every kaupapa begins with an idea. The Hone & Miriama Turner Whaanau Trust decided on a simple idea to construct a modern version of the Papakaainga model on their 0.1032 ha plot of whaanau land that would create an affordable housing solution for 4 generations of our family. Now a new journey has developed for this whaanau to create innovative social and economic ecosystems that will support their whaanau ora and collective wellbeing.

**Ranga-Bidois Whaanau** – Two couples were heading in their own different directions in life then one day they bought a property together. At the time they did not realise that this would lead to the development of a Papakaainga. This papakaainga would house many whaanau. This provided a setting for out of the box thinking and the courage to just give it a go. The journey has been challenging and rewarding. The whaanau have developed high trust as each milestone has been met. They are united and continue to work together to create healthy environments.

## Waikato-Tainui – Supporting tribal members

**Parekawhia Mclean** – Te Whakakiitenga o Waikato is the tribal authority that represents that people of Waikato-Tainui. The current governance structure was established following the 1995 Waikato Raupatu Claims Settlement and incorporates a democratic structure where marae hold a vital role. Tribal members elect two members from their marae to represent them for three years on Te Whakakiitenga o Waikato. Officers of Te Whakakiitenga o Waikato include a Chairman and Deputy Chairman who are elected to their positions by the members of Te Whakakiitenga. The new Te Whakakiitenga o Waikato chair is Parekawhia Mclean.

## Government Ministers

**Hon. Nanaia Mahuta:** Minister for Maaori Development, Minister for Local Government, and Associate Minister for Housing and Urban Development – a mother, and a constituent MP with 20 plus years' experience who has come from 'flax-root' politics. Hon. Nanaia Mahuta is connected to the aspirations of people from all walks of life. Those who work hard for a living so that their children can do better, kaumatua, trades-people, those who aspire to own their home, those who own small businesses and those who lead a range of services and organisations and huge iwi entities. Hon. Nanaia Mahuta is a tribal member of Waikato-Tainui, Ngaati Maniapoto and Ngaati Manu and her parliamentary experiences has enabled her to contribute to the collective aspirations of Maaori and all New Zealanders.

**Hon. Phil Twyford:** Minister for Housing and Urban Development, Minister of Transport – Hon. Phil Twyford was born and raised in Auckland. He is the Labour Member of Parliament for Te Atatu, where he lives. Phil's vision is for New Zealand to deliver hope and opportunity to all people. He is committed to fixing the housing and transport problems that affect Auckland,

New Zealand's biggest city, as well as much of the rest of the country. After studying politics at Auckland University, Phil worked as a journalist and union organiser before becoming the founding Executive Director of Oxfam New Zealand. Phil's strong belief in justice led to him becoming Oxfam's Global Advocacy Director based in Washington DC. Upon returning home to New Zealand Phil was elected to Parliament for the Labour Party in 2008.

**Hon. Peeni Henare:** Minister of Whaanau Ora, Minister for Community and Voluntary Sector, Minister for Youth and Associate Minister for Social Development – Hon. Peeni Henare is the Member of Parliament for Taamaki Makaurau, and is of Ngaati Hine and Ngaapuhi descent. Prior to politics Peeni worked as a business man, broadcaster and teacher. Politics and public service is in his blood; his father Erima Henare, who was head of the Maaori Language Commission; his grandfather was Sir James Henare, a lieutenant colonel in the Maaori Battalion, member of Te Ruunanga o te Tiriti o Waitangi and Commander of the British Empire (CBE); and his great grandfather Taurekareka (Tau) Henare was also a member of Parliament for the former electorate Northern Maaori from 1914 to 1938.

## Strategic Partners Central Government

**Michelle Hippolite** – Michelle (Waikato, Rongowhakaata & Te Aitanga-a-Maahaki) joined Te Puni Kookiri as the Chief Executive December 2012. She is the first Maaori woman to lead Te Puni Kookiri since its establishment 25 years ago. Previously, Michelle was the Kaihautuu of Museum of New Zealand Te Papa Tongarewa for almost five years. Her 16 years in the public sector include senior leadership roles in the Department of the Prime Minister and Cabinet, as well as contract work to focus on Maaori development issues. Throughout her career Michelle has provided ministerial advice on issues pertinent to Maaori development including Maaori economic development, Treaty of Waitangi settlements, the seabed and foreshore debate, social policy, Te Reo Maaori, fisheries and Maaori broadcasting.

**Andrew Crisp** – Andrew is the Acting Chief Executive of the Ministry of Housing and Urban Development. In Andrew's previous role as Chief Executive of Land Information New Zealand (LINZ). Andrew began his career in the private sector at Coopers and Lybrand and has spent the majority of it in the public sector. He has a broad range of experience across several policy and regulatory domains, in operations and in strategy and corporate functions. Andrew has a Bachelor of Commerce and Administration degree from Victoria University, Wellington.

**Andrew McKenzie** – Andrew is the Chief Executive of Housing New Zealand Corporation (HNZ), a Crown agent that provides housing service for people in need. Previous to this Andrew was General Manager of Finance for Fletcher Buildings Construction Division. Andrew was also Chief Finance Officer for the Auckland Council for its first four years, bringing together operations for the eight previous Councils across Auckland. Previous roles include; General Manager Finance at Auckland City Council and Chief Finance Officer at Wellington City Council for six years. Strategic directions – papakaaiinga development

## Regional Papakaaiinga Projects

**Linda Te Aho** – Associate Professor Linda Te Aho of the Faculty of Law, University of Waikato and Chair of Manawanui Research Centre, Ngaati Korokii Kahukura, she teaches Maaori Land Law and was a ministerial appointment to the expert technical group on the reforming of the Maaori Land Act (Te Ture Whenua Maaori) and the creation of a Maaori Land Service to enable better utilisation of Maaori Land. Linda serves as an independent hearings commissioner for resource consent applications in the Waikato rohe. She also provides specialist advice on Treaty of Waitangi claims and Post-Settlement Governance issues.

**Tammy Tauroa** – Tammy Tauroa is a research leader in Manawanui Research Centre, Ngaati

Korokii Kahukura and the Business Manager of Te Kotahi Research Institute at the University of Waikato. She is a Senior Project Manager and has worked across a number of Indigenous research contexts and programmes and recently completed an MBIE Placement programme within the iwi of Ngaati Korokii Kahukura. The work explored research opportunities for land diversification initiatives and supported Manawanui Developments Limited Partnership in land diversification strategies. Tammy now serves as the Project Leader for the newly established papakaainga development model on Ngaati Korokii Kahukura ancestral lands.

**Pia Pohatu** – Pia is the current Secretary and governance trustee for Pahiitaua Incorporation. Pia Pohatu's experience in the housing industry was nil prior to the Whareponga Project, her expertise is in coordinating ikaio hapuu and environmental restoration projects. Pia has supported Lillian Tangaere as the Project Manager in the Whareponga Papakaainga build. Lillian Tangaere – Lillian was the Project Manager for the Papakaainga Project, Pahiitaua Incorporation. She has invaluable experience in supporting and coordinating home repairs and marae upgrade projects within Ngaati Porou liaising between Pakeke and kaumatua, homeowners, marae whaanau, trade services and other key personnel with the housing and building projects.

**Linda Ngata** – Since 1993 Linda has been overseeing the operations of Te Ruunanga o Ngaa Maata Waka drawing on her financial, operational and general management skills to successfully lead out initiatives, projects and programmes in education, training, social services, health, housing, economic development, and Maaori community development. She has been pivotal in the establishment of the Ngaa Hau E Whaa National Marae Social Housing complex where collaboration, mediation, partnership skills are paramount.

**Jeanette Campbell** – Jeanette has been a part of the Executive Management Team at Te Ruunanga o Ngaa Maata Waka since 2003 and has worked in a number of multi-disciplinary roles across the organisation including finance, education, marae management, social services, whaanau ora, prison re-integration and managing the marae housing complex.  
Strategic directions – housing options for whaanau

**Victoria Kingi** – Victoria is Managing Director of Papakaainga Solutions Limited and specialised in Papakaainga housing and affordable solutions for Maaori. Victoria has been involved in numerous Papakaainga 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 Papamoa Blocks and Ngaa Pootiki a Tamapahore Trust.

**Rondell & James Reihana** – James & Rondell are responsible trustees of Ngapeke 6C Land Block in Tauranga. They presented at the 2016 Maaori Housing Conference as one of the land trusts supported by the Joint Agency Group to progress their vision to build on their land.  
Dean Eruera – Dean is an Associate Trustee for the Kokohinau Papakaainga Trust and his roles include housing landlord, the housing development project control group coordinator and the housing Manager. Dean is a local born, homegrown member of te hapuu o Te Pahipoto, Kokohinau Marae, Te Teko. Dean comes from a place of first-hand knowledge and experiences of owning and managing a number of his own personal rental properties.

## Strategic Directions – Kaiinga Action Plan

**Rau Hoskins** – Rau is from Whakapara Marae in the rohe of Ngaapuhi and is the current Chair for Te Matapihi He Tirohanga mo te Iwi Trust. Rau has been an active advocate for Maaori housing with a distinguished portfolio which includes creating innovative Papakaainga designs, serving as a Ministerial advisor on Social Housing reforms and housing research as well as a lecturer in Maaori architecture. Rau has a clear vision for Te Matapihi which is to assist in growing the volume of quality Maaori houses and Maaori housing providers.

**Tony Kake** - Tony has over twenty years' experience working within Local and Central Government holding management, strategic and funding portfolios. He is passionate about advancing the interests of Maori within Taamaki Makaurau, serving on Auckland Council's Independent Māori Statutory Board and contributing to the local community as CEO of Papakura Marae. He is driven by values of Manaakitanga (high standards), Whanaungatanga (high morale) and Rangatiratanga (credible leadership). He has recently been responsible for co-hosting the Auckland Maaori housing summit and completing the Kaainga Action Plan.

## Social and Emergency Housing

**Ricky Houghton** – Ricky Houghton is He Korowai Trust Chief Executive. He is a man on a mission and by all accounts he seems to be making a difference. Ricky says that "There's been a lot of lessons learnt...it's been a journey of hope and discovery." He says that He Korowai have ended up with an affordable Maaori home ownership model that can hopefully be rolled out to other regions throughout the county. He is adamant solutions for Maaori will not come out of a hole in the wall every week or from government. His economic solutions are working and that's a trend that he is going to continue.

**Hurimoana Dennis** – Hurimoana was part of the whaanau from Te Puea Memorial Marae (TPMM) who opened its doors to support and service the needs of homeless whaanau who had no home and who resorted to sleeping in their cars, vans, makeshift carports or in extreme overcrowded circumstance. Overcrowding, eviction, below the poverty line, bureaucracy and poor decision making were the main causative issues of their homeless situations. Whatever the case, the Marae responded to the needs of 280 Maaori, Pacific, Ethnic and Pakeha whaanau, placing them into new homes, finding them work, helping them address complicated personal issues and helping them to get their lives back on track. Today the Marae continues to service the needs of those who come for help.

**Te Ruunanga oo Kirikiriroa: Yvonne Wilson & Nonu TuiSamoa** – Established in the mid 1980's under the direction and guidance of the late Maori Queen Te Atairangikaahu and Mayor Sir Ross Jansen Te Ruunanga oo Kirikiriroa Charitable Trust is an Urban Authority acknowledging the sovereign rights of mana whenua and tangata whenua of the Hamilton City area. Te Ruunanga is firmly focused on innovative opportunities related to housing.

## Community Housing

**Peter Jefferies** – Peter Jefferies has been involved with CORT Community Housing since it began in 1987 and was Trust Manager for the first five years, during which time he and his wife lived in a community house (a large seven-bedroom house) with a number of the trust's tenants. He was Chairperson from 1998-2006. Peter has been CEO of CORT since 2008. He previously worked in the security sector, specialising in electronic security systems, managing his own company for eight years.

**Chris Glaudel** – Chris brings 20 years of experience in community development with core skills in housing, finance, development, asset management and policy. He has overseen the development of more than 1,500 affordable ownership and rental homes in central California. He was also responsible for the asset management of 115 properties in California with other 5,000 units serving low-income households. His housing work has been with social service organisations to provide housing opportunities for persons experiencing homelessness and/or serious mental health issues.

**Neville Williams** – Neville leads the community and services directorate of Waikato Regional Council. Neville offers an overview of options and opportunities available when planning for your build and your land use sustainability ensuring that you know how to access the right consenting information.

**Nic Greene** – Nic is the General Manager for the Central North Island, an affiliate of Habitat for Humanity New Zealand, responsible for housing outcomes across the Waikato, Hawkes Bay, Bay of Plenty and Gisborne regions. He has been involved with Habitat for 10 years growing from a niche provider of assisted home ownership programmes to a large-scale mix of ownership, rental and repair programmes. Nic has built partnerships with District Health Boards, specifically the Whare Ora teams and other Hauora Providers ensuring that housing is an essential part of the wellbeing of whaanau.

**Reweti Ropiha** – Reweti is of Ngai Tamanuhiri and Rongowhakaata whakapapa. He is currently the Chief Executive Officer for Tuuranga Health and has held the position for over 15 years. In addition to this role Reweti has provided governance support for a number of entities encompassing iwi development, primary healthcare, establishment and philanthropic endeavours. Reweti holds a Master's in Business Administration and is an avid supporter of being alongside his children's progress through life.

**Robert MacBeth** – Robert is part of the Australasian Housing Institute, the professional body for everyone who works in social housing. The AHI unites and supports a vibrant and self-confident social housing professions across New Zealand and Australia. There are approximately 11,000 people working in paid and voluntary positions in public, community, Indigenous, Maaori and supported housing services and in tenancy advice. In Aotearoa the AHI Branch committee and the way they work is in partnership with the industry bodies, Community Housing Aotearoa and Te Matapihi. AHI will continue to encourage all those working in or with the Maaori housing sector or their organisations to join AHI so that they can provide a key resource for professional development, a formal pathway to recognise the professionalism of our building providers and to provide a vehicle for the people working in the sector to network as individual professionals.

**Dr. Jessica Hutchings** – Dr. Hutchings (Ngaai Tahu, Ngaati Huirapa, Gujarati) is an experienced kaupapa Maaori researcher, mother, activist, educationalist and biodynamic gardener. Jessica is committed to developing and supporting critical thinking that challenges colonial hegemonic norms. She is instrumental in the Building Better Homes Towns and Cities National Science Challenge ensuring that it is Maaori-led and kaupapa Maaori research to inform best practice decision making in relation to Maaori housing.

**Materoa Mar** – Materoa is the current Upoko Whakarae fro Te Tihi o Ruahine Whaanau Ora Alliance. Te Tihi is a progressive organisation which continues to push the boundaries and reshape the opportunities that whaanau can expect. Te Tihi at its core is committed to the participation of whaanau, hapuu and iwi. Materoa is of Ngaa Puhi, Ngaati Poorou, Te Roroa and Ngaati Whaatua descent. She is a strong advocate for social justice and Indigenous progression and within this context features home ownership.

## Appendix C: The Waikato-Tainui Housing Conference Organising Committee



### Pat Nathan

Role: Committee Chairperson.

Company: Senior Advisor, Te Puni Kokiri

I te taha o tooku Papa ko Te Aupouri raaua ko Waikato ooku iwi.

I te taha o tooku Mama ko Ngaati Porou tooku iwi.

Ko Raahui Pookeka tooku kaainga.

Ko Pat Nathan tooku ingoa.

I am privileged and humbled to chair the 2018 Waikato-Tainui National Maaori Housing Committee. I bring with me over 30 years' experience working with whaanau, hapuu, iwi, Maaori organisations and Maaori communities within the Waikato and wider rohe. For the last five years I have been working as a Senior Advisor for Te Puni Kookiri. Most of this work has focussed on supporting the intentions of the Maaori Housing Network in the Waikato-Waiariki region. It was Kiingi Taawhiao who said "Maaku anoo e hanga i tooku nei whare" – I will build my own house. For me, this conference acknowledges this statement. It provides an opportunity for us all to celebrate the achievements of whaanau Maaori who have succeeded in realising their housing aspirations, and a platform for others who are yet to embark on their housing journey.

Ngaa mihi nui ki a koutou katoa



### Pierre Tohe

Role: Committee Member

Company: General Manager, Tainui Group Holdings

Pierre joined Tainui Group Holdings in February 2017. He brings a depth of experience from his previous role as Head of Maori Business and in-house legal counsel at BNZ. Born in the Waikato and of Waikato-Tainui descent. Pierre is a proven leader in Maori Business and is currently a trustee at Taniwha marae with family links to Waahi and Kaitumutumu marae. He holds a Master of Laws (LLM) from the University of Auckland.



### Ashleigh Turner

Role: Committee Member

Company: Whanake Advisor, Waikato Tainui

Iwi: Waikato Maniapoto, Ngati Awa. Hapuu: Ngaati Mahuta, Ngaati Apakura, Te Warahoe, Pahipoto.

Skilled in sustainable development, strategic management and analytics, Ashleigh is a Whanake Advisor at Waikato-Tainui. She is responsible for delivering whanake aspirations for the iwi. Her role includes working with iwi members, hapuu and marae to develop their own economic development initiatives moving forward. Previously she worked at Waikato Raupatu River Trust implementing priorities of the Waikato River Settlement 2010 and key business analysis to the trust. Ashleigh has a Bachelor of Laws/Bachelor of Management Studies with First Class Honours from the University of Waikato.



### **Aubrey Te Kanawa**

Role: Committee Member

Company: Member of Te Arataura, Waikato Raupatu Lands Trust Board  
Marae: Poihakena. Iwi: Tainui-o-Tainui, Ngaati Maniapoto, Ngaati Koota, Ngaati Porou. Aubrey has held a variety of positions within Waikato Tainui and most recently worked as a senior advisor in Maori Housing for Te Puni Kokiri. Aubrey has played an active role in the management and development of the Te Kopua 2B3 papakaainga in Raglan and has delivered papakaainga planning workshops in the Waikato region over the last 4 years.



### **Miriama Turner**

Role: Event Secretary

Company: Turner Whaanau Papakaainga, Ngaaruawahia  
Marae: Te Awamarahi. Hapu: Ngati Aamaru. Iwi: Waikato  
Previously worked as the Manager of the Waikato Tainui Tribal Nursery and passionate about Social Housing Solutions. Asked to be a speaker at the 2016 National Maori Housing Conference in Tauranga Moana. Matriarch of the Turner Whaanau that successfully built a single dwelling Papakaainga model here in Ngaaruawahia Waikato.



### **Poppy Ranga**

Role: Committee Member

Company: Ranga Bidois Papakaainga, Ngaaruawahia.

Noo Tainui raaua ko te moutere o Rarotonga.

Ko Ngaati Mahuta ki te Hauaururu raaua ko Ngaati Koroki- Kahukura ngaa hapu.

My involvement in Maori housing spans over a number of years on a minor scale. My husband was a builder on 2 papakaainga: 4 houses and single homestead. In 2012/13-2015, under the initiative of Whanau Ora. Employment opportunity as a Papakaainga Whanau Facilitator. Support person to provide access to information, resources and opportunities in the whanau housing aspirations.



### **Trevor Ranga-Bidois**

Role: Committee Member

Company: CEO, Waikato Housing Hub Charitable Trust Kawhia Moana, Kawhia Kai, Kawhia Tangata.

Trevor Ranga is the CEO of Waikato Housing Hub Charitable Trust, (Projects, Professionals and Technical Services). His background in the construction industry for 11 years as a Tradesman plumber, gas fitter and drain layer. The industry has taught him the Matauranga needed to be successful to deliver excellence. In 2010, he retrained in Civil Engineering to pursue a passion to build his whaanau papakaainga to address the fragmentation of his Whaanau structure, Maori values and Whaanau Ora. The success gained from his papakaainga development has gone on to inspire arrange of whaanau housing models and innovations for Maori owned land uses. Currently he is collaborating with like-minded people and organisations to develop housing frameworks and services to assist whaanau to seek the right housing choices for them.





**Yvonne Wilson**

Role: Committee Member

Company: Community Advisor, He Whare Ahuru He Oranga Tangata  
Ko Rangitumau te maunga, Ko Ruamaahanga te awa.

Ko Ngaati Kahungunu ki Wairarapa te iwi, Ko Takitimu te waka, Ko Kahungunu te tangata.

Yvonne currently manages the Nga Rau Tatangi Ltd Kaumaatua Social Housing portfolio, in 2012 – 1998 Rauawaawa Kaumatua Charitable Trust General Manager, 10 years' experience managing an alternative learning centre for at risk young people and six years as a Hamilton City Council – Community Advisor, He Whare AAhuru He Oranga Tangata- Maaori Housing Strategy Advisory group, Member of Australian Housing Institute



**Sheryl Paekau**

Role: Comittee Member

Company: Policy Planner, Waikato District Council.

Her role involves supporting the District Plan processes especially Maaori issues, Maaori land utilisation, papakaainga development and heritage (sites and areas of significance to Maaori). She is an active member of the Waikato Agencies Papakaainga Forum that assists Maaori land owners through the complexities of Maaori land ownership.



**Patrick Gemmell**

Role: Committee Member

Company: General Manager, Te Matapihi

Marae: Waipapa-a-iwi ki Moohaka, Te Huki, Hineringa, Te Maara a Ngata ki Raupunga

Iwi: Ngaati Kahungunu (Ngaati Pahauwera)

Role: General Manager.

Housing Background: Maaori Manager – Social Housing Unit – Ministry of Business Innovation and Employment. Senior Advisor – Te Puni Kookiri; Maaori Housing Network; National office.

Why I am passionate about Maaori housing: I'm actually passionate about Maaori development and realising potential, housing is a component of this which, if supported and advocated for will enable Maaori to live the lives they wish.

My vision for Te Matapihi: For Te Matapihi to be the advocate and political vehicle for housing Maaori how and where they wish.



**Nazarene Mihaere**

Role: Committee Member

Company: Projects Advisor for Te Matapihi

National Peak Body Advocate Supporting Maaori Housing Outcomes

Her experience in Housing dates to 2011 when she was a Technical Support Officer for the Building Control Unit, Hamilton City Council. In February 2016 she began working for her Iwi at Waikato Raupatu Lands Trust (Waikato Tainui) and joined the Housing Team in June as the RFR\* Transactions Co-Ordinator, where she carried out the Right of First Refusal (\*RFR) Process and assisted whaanau in various Housing pathways.



### **Keren Paekau**

Role: Committee Member

Company: Kaiarahi Maaori, Tauranga City Council

Tainui, Waikato, Ngaati Maniapoto, Ngaati Rarua

Keren on the Board of Te Kopua 2B3 Incorporation in Whaingaroa, who successfully completed the first three homes of their whanau Papakaainga in 2016. As the Kaiarahi Maaori at the Tauranga City Council and has been involved in Papakaainga policy and strategy development since 2004. Keren has helped coordinate a number of National Maaori Conference including being the key organiser for the 2016 National Maaori Housing Conference in Tauranga Moana.



### **Rangita Wilson**

Role: Event Project Manager

Company: Director, Hangaia Solutions Ltd

Marae: Te Awamarahi. Hapu: Ngaati Aamaru. Iwi: Waikato

Housing Background: I have worked with whaanau, Maraе, Hapuu and Iwi since 2007 supporting improved housing outcomes for our people, primarily in the areas of education, advocacy, strategy as well as developing an innovative papakaainga housing solution. In 2017 my whaanau and I opened our 9x bedroom whaanau papakaainga in Ngaaruawahia, this whare has now become a place where we create and develop whanau ora aspirations for ourselves. Why Maaori Housing? I believe affordable housing is a key element to the wellbeing and future success of Maaori. My personal experience of creating an affordable housing solution has increased the ability for my whaanau and I to build better social, economic, employment, health and educational outcomes for ourselves and this is why I am committed to this important kaupapa.



### **Pirihiira Cribb**

Role: Principal Liaison Officer, Conference MC

Company: Maori Land Court

He honore anoo taaku te tono atu te koomiti whakahaere kia hoki mai au hei kaiaarahi reo mo te kaupapa nei.

Oti noa, ka tika kia tuku atu ngaa mihi ki a Waikato awa mai ingaa tahataha o te awa tupua o Whanganui, Waikato taniwha rau ka mihi.

Heading into my third national Māori housing conference as the emcee, I'm just as stoked now as I was when the kaupapa came to me and my people in Whanganui, headed up to Tauranga Moana and now to the majesty of Waikato. I'm continuously in awe of the amazing work being done by people in the housing space to advance the dreams and aspirations of Ngaai Maaori, to shape and define our own destiny and map out our own paths. That is rangatiratanga in action. I attend these conferences not as an expert in the field area but as a servant of the kaupapa and with a genuine desire to educate and inform, to amuse and challenge but most importantly to be amongst people of like mind. On a day to day basis I work as the Principal Liaison Officer in the Aotea Maaori Land Court in Whanganui. I am the proud mother of three children and the boastful nanny of two beautiful grandsons. Academic qualifications have not been my forte. The potential of my service to the paepae on my marae is yet to be fully realised. So I humbly come to you and this kaupapa with an open heart, a willing mind and a little bit of quick wit.





Housing for Maaori Aspirations, Whaanau, Hapuu, and Iwi