



Te Puni Kōkiri
REALISING MĀORI POTENTIAL

Māori Housing and the role of local government

Māori Housing Network – LGNZ Housing 2030 Symposium 28 June 2018

Te Kāwanatanga o Aotearoa



Meeting the housing needs of Māori and the role of local government

- Some context
- Māori Housing Network – what we do
- The role of local government as an enabler and partner
 - Community Repairs
 - Papakāinga
- ‘Tale of Two Cities Papakāinga’



The Māori housing sector today

- Fewer than 110,000 Māori (28% of Māori aged 15 years and over) own or partly own their home
- 293,178 Māori (53% of all Māori living in households) live in rental accommodation
- Over 22,000 Māori are social housing tenants (around 1 in 3 of Housing New Zealand's tenants)
- Around 12,000 Māori are living in severe housing deprivation. That's 34% of the New Zealand total.

Whānau are finding whānau solutions to whānau housing needs

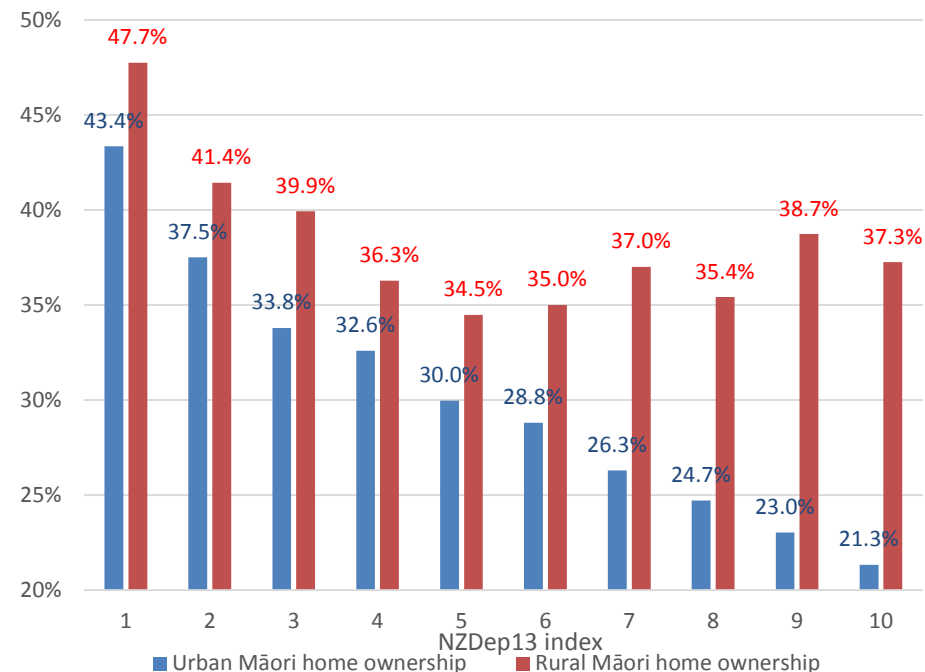


Māori home ownership

2013 Census	Living in owner-occupied home		Living in rental	
	Māori	Total population	Māori	Total population
Te Puni Kōkiri rohe				
Te Tai Tokerau	44.0%	64.6%	50.5%	30.5%
Tāmaki Makaurau	40.2%	60.8%	57.7%	36.4%
Waikato-Waiariki	41.7%	62.2%	53.8%	33.3%
Ikaroa-Rāwhiti	42.2%	65.8%	53.1%	30.1%
Te Tai Hauāuru	44.7%	65.4%	52.3%	31.6%
Te Waipounamu	49.5%	68.4%	47.5%	28.1%
Aotearoa	43.1%	64.0%	53.3%	32.6%

- Lower Māori home ownership rates and a younger population mean only 38.5% of Māori children live in an owner-occupied home.
- Home ownership rates for Māori are higher in rural areas than in urban areas. While urban rates of home ownership decline with increasing deprivation, the pattern is more complex in rural areas.
- Although we do not have quantifiable data, our work with communities indicates widespread issues with the state of repair of housing in many smaller communities, reflecting deprivation levels.

Māori home ownership rate, Census 2013



Māori housing activity as a vehicle for whānau development

Wrap around services: community repair programmes provide an opportunity to access a group of vulnerable whānau at once, and deliver tailored wrap-around support services to them

Enterprise: whānau who have stable and sustainable housing are better placed to consider wider economic enterprise opportunities

Health: Warm and dry housing is a protective factor against numerous health conditions prevalent across low socio-economic communities, eg, rheumatic fever, asthma, eczema.

Whānau live in safe, secure and healthy homes

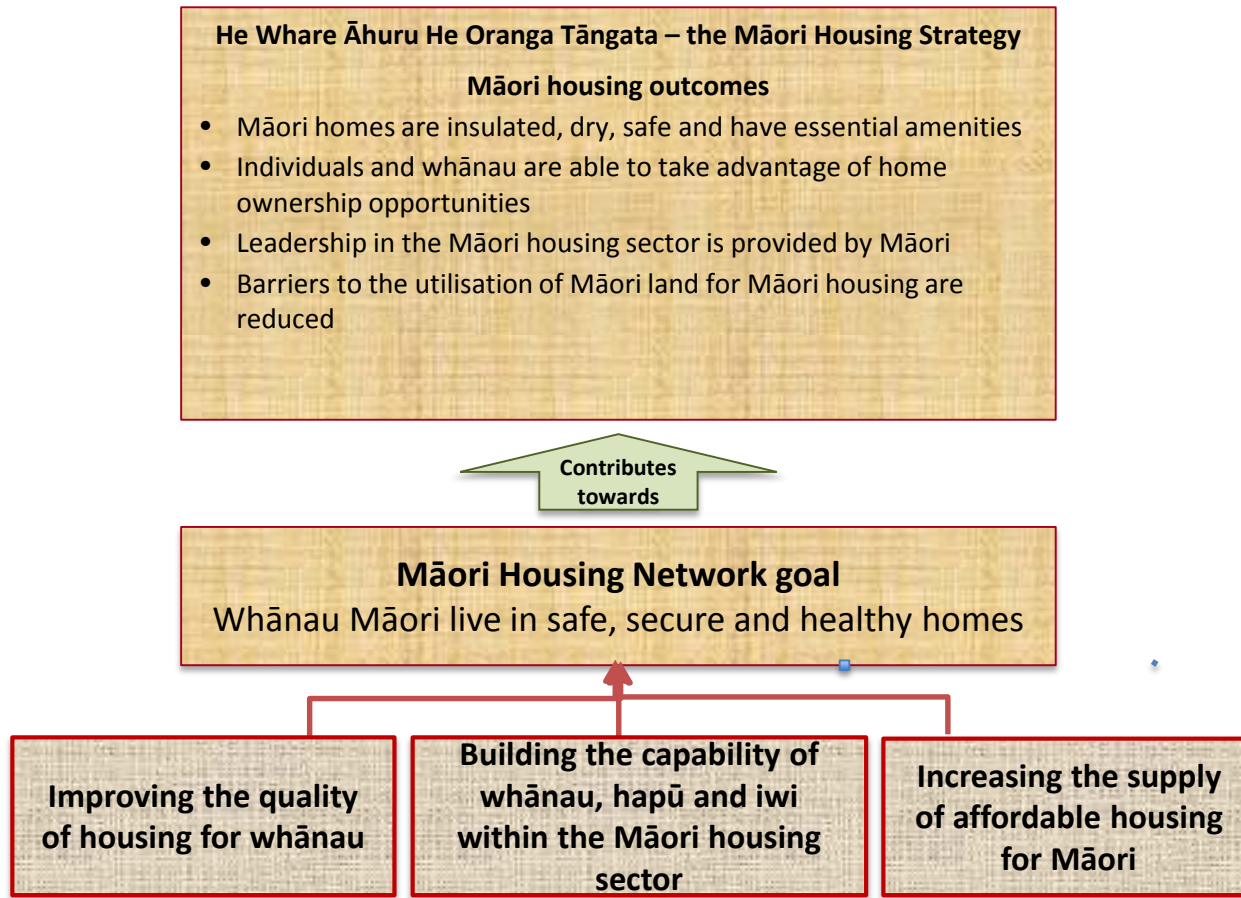
Education: tamariki are more likely to be engaged in schooling when they have a stable and healthy place to live, and have less time off due to illness

Training: ropu-coordinated housing repair programmes may be able to tap into local trade training opportunities, and/or provide whānau with the opportunity to learn home maintenance skills

Employment: whānau may have the opportunity to be employed by local trades people who are doing the community repairs, and once their homes are fixed are often able to maintain employment with a stable home base.

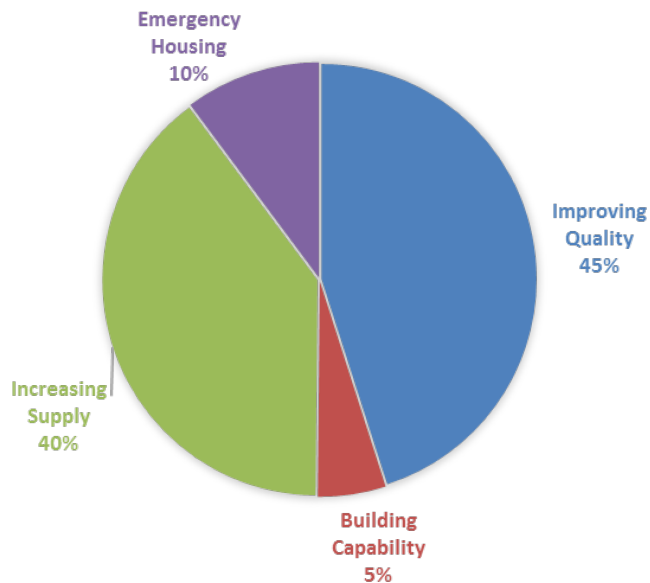
Goal of the Māori Housing Network

The goal of the Māori Housing Network is to **help whānau Māori live in safe, secure and healthy homes.**



The current pūtea - \$19.641 million per year

- Started in 2015/16 with \$14.491 million
- Increased with each Budget round, to current levels of \$19.641 million.
- Each year demand has been greater than available funds, and projects have had to be deferred or declined.









	Indicative allocation 2017/18
Focus area 1: Improving housing quality	\$8,850,000
Focus Area 2: Building capability	\$1,000,000
Focus area 3: Increasing the supply of affordable housing	\$7,791,000
Emergency housing	\$2,000,000
TOTAL	\$19,641,000

Additional \$15 Million for housing repairs and papakāinga

- **As part of the Government's approach to addressing housing issues in New Zealand, \$15 million has been set aside in Budget 18 for Māori housing repair projects and papakāinga.**
- This new putea for 2018/19 builds on existing funding for Te Puni Kōkiri to support whānau, hapū and iwi Māori to achieve their housing aspirations.
- More whānau will have access to healthy, affordable, secure homes.
- The funding aligns with the Government's priorities for building affordable houses, reducing inequality and addressing the social and infrastructure deficits.

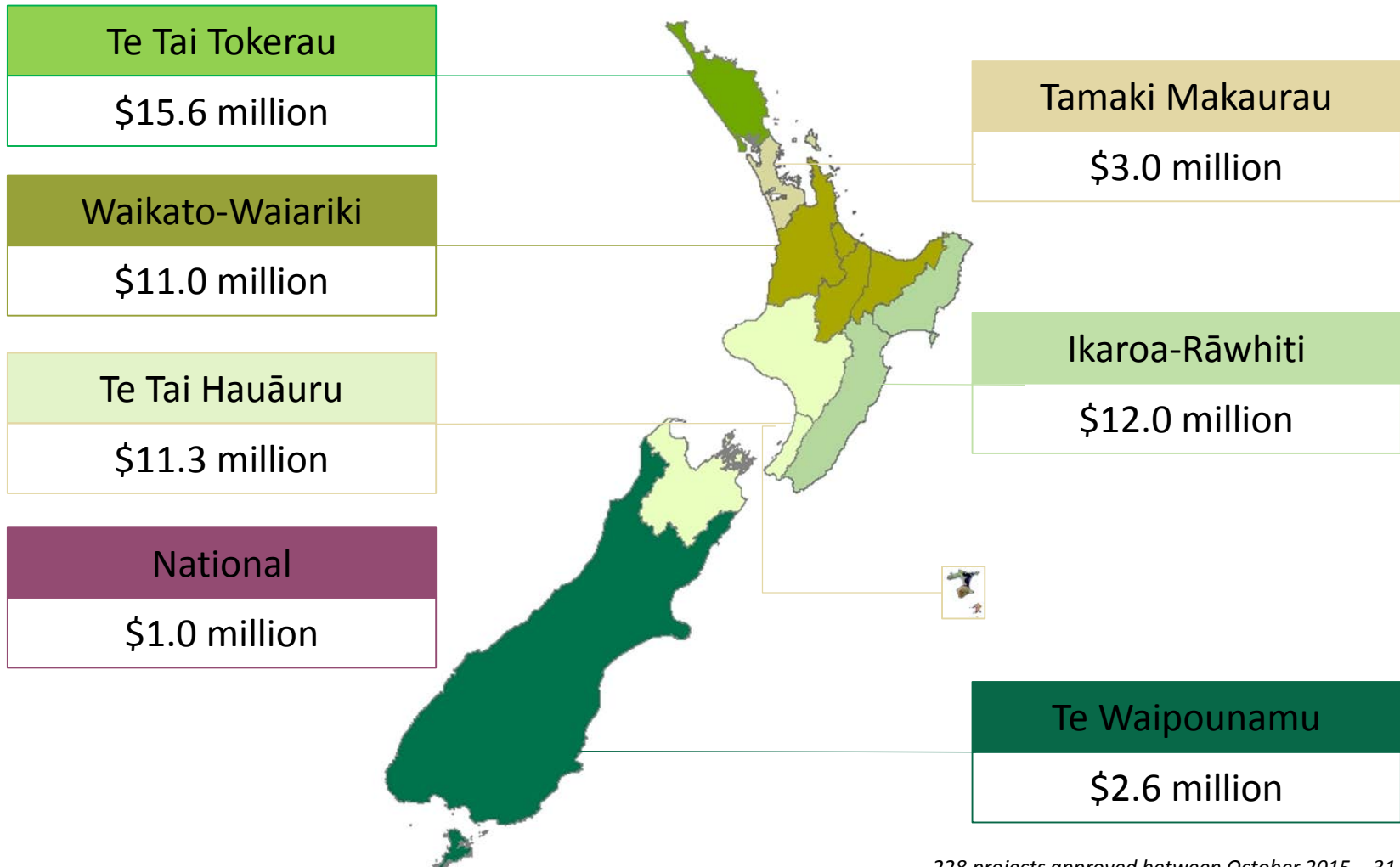


Māori Housing Network performance 2015-2018

Whānau Home Repairs	Capability Building	Increasing Knowledge
 633 repairs to whānau homes in areas of high deprivation	 28 capability building projects, including papakāinga feasibility analysis	 172 initiatives to increase whānau knowledge about housing issues, including papakāinga workshops
Affordable Rental Homes	Infrastructure Projects	Emergency Housing
 68 contributions to the cost of building new affordable rental homes on papakāinga	 244 infrastructure projects for new homes for whānau	 15 emergency housing initiatives

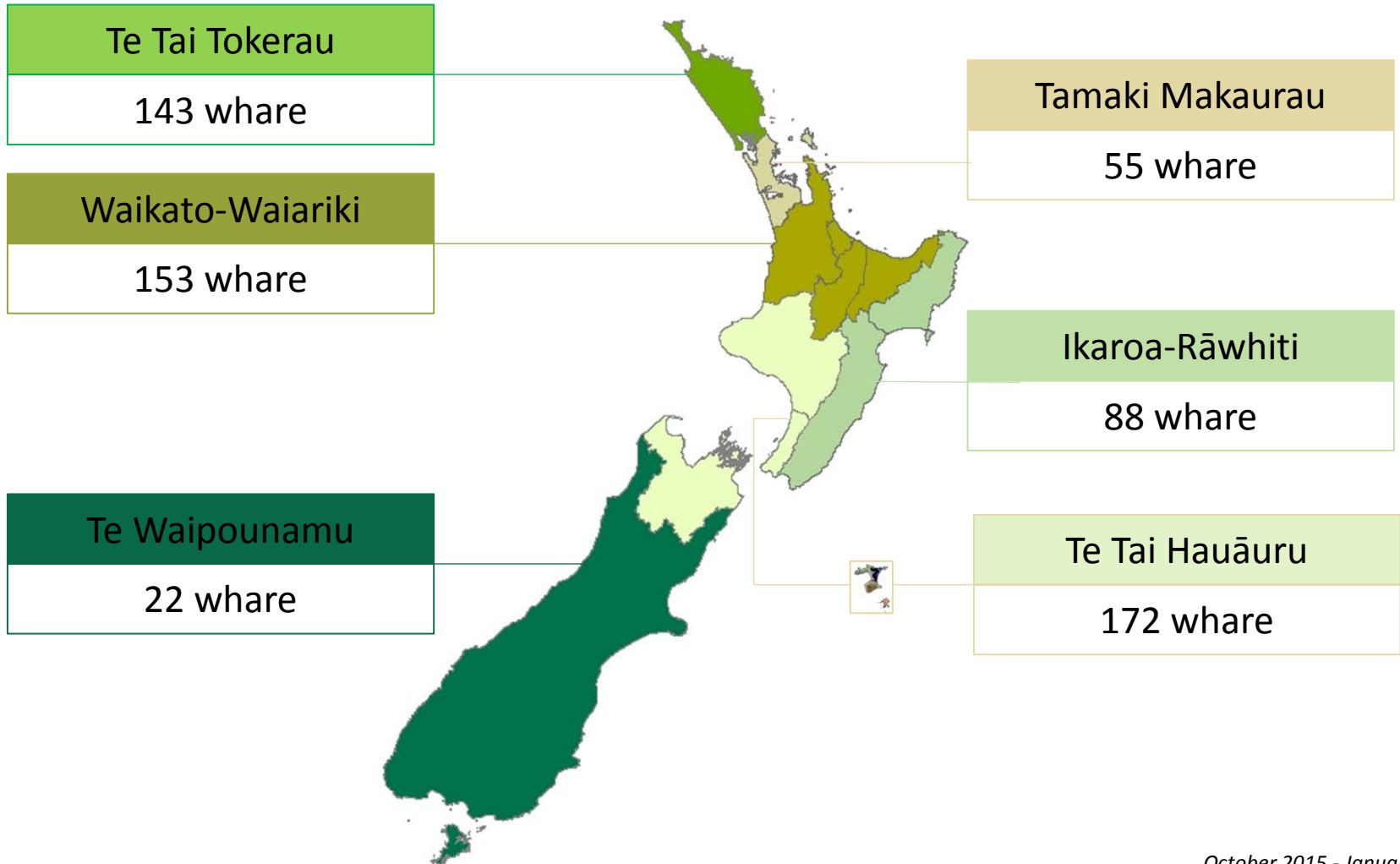
218 projects approved between October 2015 – 31 March 2018

Māori Housing Network investment by region



228 projects approved between October 2015 – 31 March 2018

Whānau home repairs supported



October 2015 - January 2018

Case study: Moerewa community repairs



BEFORE



AFTER

- 18 houses of the most vulnerable whānau prioritised for repair – based on the number of children, visits to the doctor, sickness in the house
- Volunteers and sponsors have added another \$50,000 worth of free work to the project.
- 100 more homes on the rōpū waiting list
- Led by He Iwi Kotahi Tātou Trust
- TPK contribution: \$0.680 million

Papakāinga Supply - affordable rental & Owner Occupied



New social housing launched in Ngaruawahia

PHILLIPA YALDEN
Last updated 06:48, October 6 2015

Pania Ranga and Trevor Ranga with their family Keely Ranga, 17, Hunter Ranga, 13, Nirai Ranga, 5, and Isla Ranga, 8, have moved into their new home



Tale of Two ~~Cities~~ Papakāinga

Project Name	Waimarāma 3A1C2 Incorporation papakāinga
Year completed	The first stage completed in 2017
Rohe/Location	Waimarāma, Hawke's Bay
Ownership structure	A mixed tenure development of three new affordable rental homes and two home-ownership properties (Licence to Occupy)
Scope	To establish, with infrastructure and as a first stage, a five unit papakāinga. This includes three 3-bedroom affordable rental homes for the Incorporation's ownership and operation, and, two homes built by families with a Licence to Occupy and Kāinga Whenua loans
Lead Architect/ Designer	A1 Homes
Construction Project Manager	Sheeran Associates

Papakāinga 1 Waimarama Hastings DC





If calling ask for Roger Wiffin

21 June 2012

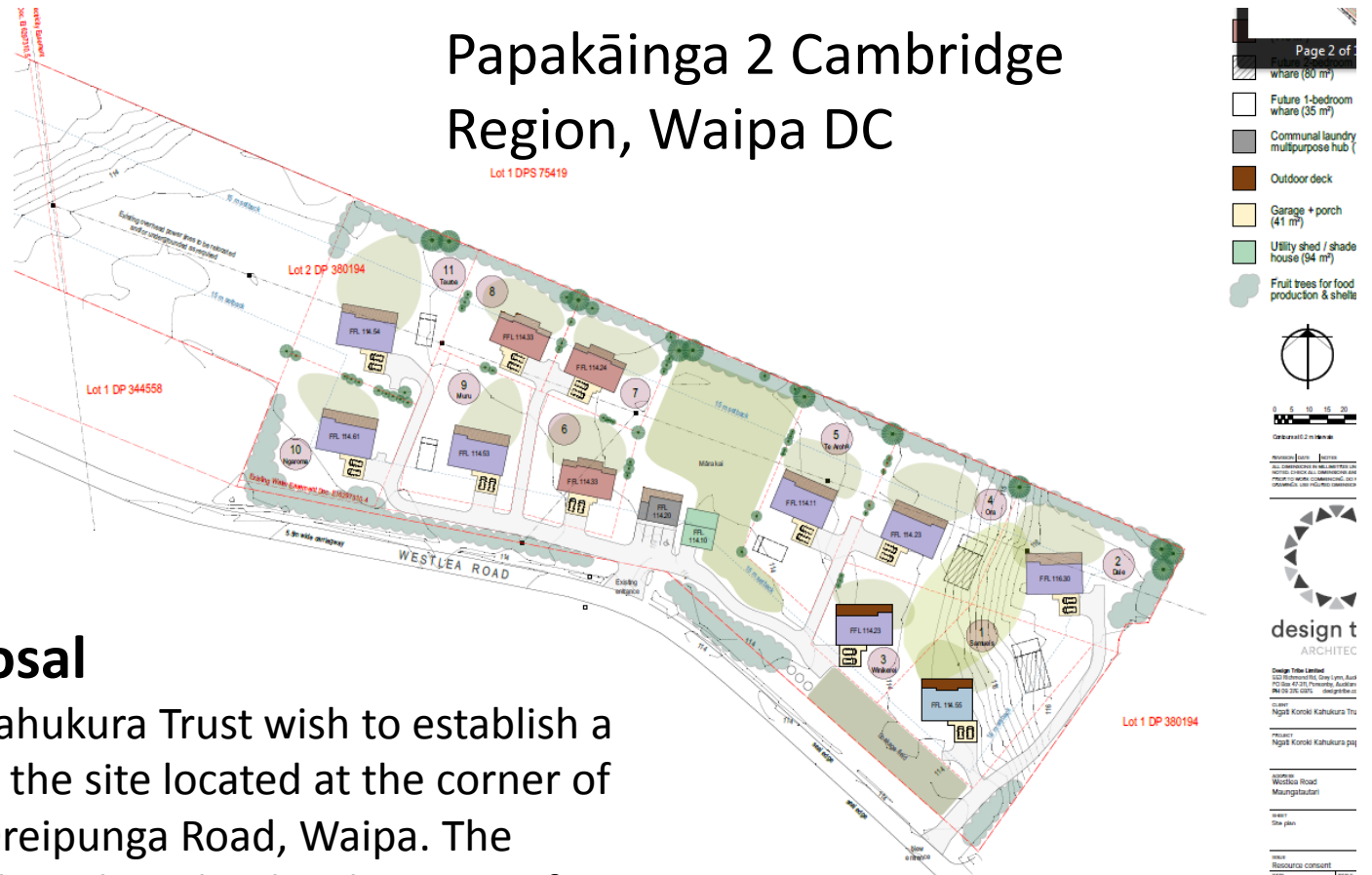
Dear Sir/Madam

Resource Consent Application:
RMA2011

With the Reasons for this Decision Being:

1. As a Controlled Activity notification is not required and no written approvals are required.
2. The adverse effects of this proposal are minor, in that:
 - The open character and amenity of the rural zone will be maintained;
 - Safe access can be provided from Waimarama Road;
 - Each residential dwelling will be provided with an adequate outdoor living space, service area, and parking space;
 - The privacy of adjoining neighbours within the Papakainga Housing development will be protected;
 - The development can be adequately serviced by way of onsite means.
3. As a Controlled Activity the Papakainga housing proposal is consistent with the Objectives, Policies and other provisions of the Hastings District Plan, in particular;
 - The development will allow Maori the opportunity to maintain and enhance their traditional relationship with their land;
 - The proposal allows for Papakainga development on Maori land by Maori for Maori housing purposes.
4. The application meets the requirements of the Resource Management Act 1991.

Papakāinga 2 Cambridge Region, Waipa DC



Site/Proposal

Ngāti Korokī-Kahukura Trust wish to establish a Papakāinga on the site located at the corner of Westlea and Oreipunga Road, Waipa. The initial proposal involves the development of the eastern portion of the site, however, long term, the applicant has aspirations to develop the entire site for Papakāinga.

Activity Status

Papakainga is assigned a Discretionary Activity status in the Rural Zone, under Rule 4.4.1.4 (d) (Activity Status Table) of the WDP.

Subdivision in the Rural Zone, in the manner proposed (whether freehold or unit title), attracts a Non-Complying under Rule 15.4.1.1(e) and 15.4.2.1(o) – Minimum Lot Size of the WDP.

Matters of Discretion

Section 21 of the WDP sets out matters of Discretion relevant to all Discretionary Activities as well as matters specific to Papakainga (see 21.1.4.32). It is important to note that Council's Discretion is not limited to these matters, rather they provide a useful guide to the matters that Council will consider.

By way of summary, the key matters of discretion and of discussion at the pre-application meeting can be broadly categorised into the following headings:

- Positive benefits of the development insofar as it relates to cultural wellbeing.
- Reverse sensitivity
- Design
- Amenity
- Servicing

Notification

A decision on notification under section 95 of the Resource Management Act 1991 cannot be made until a full and comprehensive application is submitted to Council for processing and the relevant planner has undertaken a site visit. However, by way of guidance, it is recommended that the applicant consult with all immediately adjoining neighbours as well as giving consideration to those who may overlook the site. Council cannot rule out the possibility that the application be publicly notified.