



TE RŪNANGA O  
**TOA RANGATIRA**



# Ngāti Toa Housing Strategy

December 2021

[ngatitoo.iwi.nz](http://ngatitoo.iwi.nz)

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## From Our Leaders

# He Kupu Nō Ngā Rangatira

**Kāore e arikarika te tai o mihi e waipuke kau ana ki a koutou i heke mai ai i ngā kawai rangatira o Tainui waka. Tēnā tātou.**

**E rangona tonutia ana ngā wairua on ngā tūpuna o nehe, nā rātou te tūāpapa i whakapūmau. Hāere atu rā ki tua o Paerau. Whatungaro atu rā i te mata o te whenua, ā, ka whetūrangitia.**

**Nō reira, e mihi kau ana ki a koutou ngā mahuetanga e kawē tonu ana i ngā tikanga o rātou mā ki te ao hurihuri, ki te ao tauwhirowhiro. Tēnā tātou katoa.**

The board of Te Rūnanga O Toa Rangatira remains focused on developing strategies that will improve the social and economic outcomes for our iwi and whānau. And no subject is more deserving of our efforts right now than housing. Our ambition is to develop iwi-led initiatives that will create pathways for our iwi members into healthy and sustainable homes.

In recent months we have been able to engage with you by holding hui on our marae and also through online sessions and surveys. Our team has compiled your thoughts and ideas, and then sought expert advice to create this document. This strategy will guide our thinking and activities as we seek to bring the hopes and aspirations contained herein to fruition.

A huge thank you from the board to all who have contributed to the development of this strategy. To you, our iwi members, who have taken the time to make your voice heard; and to our rūnanga team, who have worked tirelessly to collate your aspirations into a meaningful document that will inform us as we move forward.

This is an exciting time for us. There are numerous opportunities before us at the moment, and with the right focus and drive we will be able to make the most of those opportunities, for the betterment of the wider iwi, and also for the generations yet to come.

E te iwi, I'm delighted to be able to present to you our Ngāti Toa Housing Strategy.

He toa takitini, takimano nō tuawhakarere.  
Ngāti Toa e tū!

**Callum Katene**

**Chair, Te Rūnanga o Toa Rangatira**



## From Our Leaders

# He Kupu Nō Ngā Rangatira

**Kāti, e ngā mate, haere rā ki tō tira mokemoke ki tō tāua tini, ki tō tāua mano e kāpunipuni mai rā i te haumūmūtanga o te tangata, haere atu rā. Kei te whare o whakaaro nui koutou e tangihia, kei te puna o mahara koutou e ora ai.**

**E te tī, e te tā, tāpere mai, nau mai, pānuitia mai tēnei rautaki whare, rautaki whakaruruhau, rautaki whakarauora i tō tāua iwi, Ngāti Toa Rangatira.**

The Aotearoa housing crisis shows little sign of ending any time soon. More and more whānau find themselves priced out of the market, living in unsuitable accommodation, having to pay expensive rent they can ill-afford and, in the worst cases, homeless.

Concern is also growing over the safety, quality, and energy efficiency of existing homes; with our whānau and hāpori facing large price tags to bring homes up to a safe, warm, dry and modern standard.

Te Rūnanga o Toa Rangatira's purpose is to enhance the mana, wellbeing, and prosperity of our iwi. To achieve this purpose, we must be bold if we are to 'shift the dial' and address the severe housing problems facing our people.

In presenting our housing strategy, we are putting a stake in the ground. We want all our whānau to live in warm, dry, energy-efficient homes. We want those homes to meet whānau needs over the long term – whether they are just starting out, raising a family, or enjoying a long retirement – enabling greater mobility and access to a suitable home no matter the stage of life.

We appreciate the scale of the challenges we face, from retrofitting hundreds of homes to becoming carbon-zero, from meeting higher building safety standards, to exploring new ways of raising the significant funding needed to build more of the right homes, in the right places – kia tū ai a Ngāti Toa hei iwi toa, hei iwi rangatira te take.

Ko te timatanga noa iho tēnei e te iwi, he ara whāiti, he ara whāroa anō hoki e upane nei kia whiti ai te rā ki runga i te iwi o Ngāti Toa Rangatira!

**Helmut Modlik**

**CEO, Te Rūnanga o Toa Rangatira**



## Strategic Framework

# Te Poupou Rautaki

Te Rūnanga o Toa Rangatira (TROTR) strives to support and enable a Ngāti Toa that is a strong, vibrant and influential iwi. This is done by providing opportunities that empower and enable whānau mauriora and prosperity.

Safe, secure and affordable housing is a key contributor to ensuring that mauriora can be achieved by whānau.

TROTR recognises the challenges for whānau in pursuit of home ownership, and therefore providing housing for its people is a key cornerstone of the TROTR Strategic Plan.

The development of the housing strategy adds to TROTR's broader programme of work that will further support whānau hauora and mauriora.

In developing the housing strategy, an iwi-whānau centred approach was used. This approach ensures Ngāti Toa whānau housing aspirations are reflected in all our decisions. A programme of iwi engagement was conducted and included speaking with whānau members, an online survey, and interactive hui across the rohe - from rangatahi to kaumātua. Alongside this qualitative analysis, quantitative analysis was undertaken to understand the statistics behind challenges that Ngāti Toa whānau face. This involved reviewing Statistics NZ Census data, and identifying statistical trends from responses to our online housing survey.

TROTR, guided by the strategy, will seek to ensure that the aspirations of the iwi are exceeded. TROTR will do this by looking at innovative ways to provide housing solutions for Ngāti Toa whānau across all stages of life.

**The purpose of this strategy is to clearly outline the key priority areas for Ngāti Toa across the housing sector. The strategy will set long, medium and short term goals for TROTR and Ngāti Toa whānau to work towards.**



### The role of the Rūnanga is to:

1. Influence and enable whānau
2. Provide pathways to housing security for whānau
3. Create financially beneficial opportunities for whānau and the iwi
4. Contribute to the local, regional and national housing discussion, including proactively sharing insights and expertise, piloting solutions, and working alongside the Crown for beneficial housing solutions for Māori, and other like-minded partners including other iwi

The Rūnanga may not be able to provide for all housing solutions across the housing sector; The Rūnanga will create opportunities for housing security through a range of prioritised initiatives, while not building dependencies on its services.

### The strategy covers:

- Narrative collected and reflected from hui
- Statistical analysis and insight
- Whānau aspirations regarding housing needs and possible solutions
- Provision of social housing through Te Āhuru Mōwai
- Long, medium and short term goals (for whānau and Rūnanga to work towards)
- Rūnanga operations and ability to support and deliver mauriora to Ngāti Toa and the wider community

We will draw from our organisational values, and the broader services that we deliver to raise the overall wellbeing of whānau across a number of additional supported living arrangements. In a housing sense this will include:

- Affordable housing solutions
- Transitional housing (may include emergency housing)
- Wider care homes for whānau in need and requiring support
- Palliative and hospice care, or respite care
- Youth and student accommodation



The vision

**Ngāti Toa and whānau wellbeing is strong because all our people throughout the rohe have access to the housing they need.**

**“We must ensure all aspects of Ngāti Toa and our culture are enriched throughout our housing developments”**

In order to better understand the needs of our people and the housing challenges that they face, TROTR undertook both quantitative and qualitative research, in the form of census data analysis, an online housing demand survey, and a series of hui across the rohe. From these insights and our kōrero, we heard six key messages, as outlined below. We are using these insights to help us determine how we want to live, and therefore the direction that TROTR should take in helping our whānau to thrive. This has helped us to guide our way forward, with each key message directing a response. These six responses are our “pou”; the pillars of this strategy.



## Where we are coming from

1. Home ownership is the biggest aspiration for Ngāti Toa whanau, and there needs to be more help to get into the property market. Help could take the form of:
  - b. More affordable housing options
  - c. An accessible pathway to home ownership
  - d. Education and awareness of options and opportunities
  - e. Utilising Māori land (eg. administered under TeTure Whenua Māori Act)
2. We need living options that support all whānau through all stages of life
3. We should be looking at providing homes in the right places
4. Sustainability and the future of our taiao is important to our people
5. There is more to the housing issues than physical housing alone; education, employment and social services are needed to lift our people throughout the rohe
6. We want to work with others to get the mahi done  
*Nāu te rourou, nāku te rourou, ka ora ai te iwi*

## Where we want to go

-  Empower Ngāti Toa whānau to pursue affordable homes through new models of home ownership, and being advocates that educate and assist the journey to home ownership - Whakamana
-  Enable suitable living options and housing security for all Ngāti Toa people
-  Deliver rohe based housing solutions with density and diversity in the right place, and amenities delivered alongside housing
-  Protect our taiao by building for now, and the future
-  Look beyond housing, to provide health, social services, education and employment - Mauriora
-  Build and foster relationship-based partnerships - Whakawhānaungatanga

# Overarching Purpose Kaupapa Matua

Create a uniquely Ngāti Toa response to housing and kainga solutions. Solutions will be developed by Ngāti Toa for Ngāti Toa while drawing on national and global concepts, frameworks, models and approaches.

We will bring capacity and capability to develop, manage and deliver on projects, through established networks and trust across the rohe and beyond.

Including a focus on access to capital for Ngāti Toa whanau with home ownership aspirations across Aotearoa.



# 1. Introduction & Background Te Pou pou Rautaki

TROTR, as the corporate and mandated Iwi organisation for Ngāti Toa Rangatira, are implementing proposed solutions for housing Ngāti Toa, in response to hui with whānau. TROTR approaches development through wellbeing, mana and prosperity building. Significant to this approach is creating placed-based housing solutions for whānau within the Ngāti Toa rohe and making densification work to encourage affordability and greater connectedness.

This rohe of Ngāti Toa is extensive and TROTR acknowledges our rohe-based obligations to those residing as ahi kā. TROTR also recognises that not all Ngāti Toa members can reside within the rohe and our ability to provide housing solutions outside of our rohe are limited. However, TROTR seeks to provide pathways that enable Mauriora for all Ngāti Toa whānau no matter where they reside.

TROTR will seek to enable housing development on whenua affording TROTR to fulfil its aspirations of housing provision as one enablement tool for creating an economic base for its people, at the heart of its rohe. The projects will connect whānau with their whenua and provide for the relationship of Ngāti Toa with ancestral lands (in terms of housing), enabling whānau and hapū greater ability to connect with opportunities to exercise customary responsibilities as kaitiaki and the expression of customs and values.

Marae are the centre of social gatherings and cultural activities, and will be considered in new housing developments in Takapūwāhia, Hongoeka, Wairau and Whakatū. There is significant opportunity, especially around Takapūwāhia, for papakāinga developments that will enable iwi members to maintain or re-establish

connections with their identity, culture, whānau and whenua. TROTR are also thinking about how it can support initiatives elsewhere in the rohe, and what opportunities exist to respond to the needs of our people across our wider rohe.

The Ngāti Toa mauriora framework has shaped TROTR's developments and will continue to do so in all projects. The outcomes of the framework, that include te mana o te wai principles, recognise TROTR's vision for environmentally and culturally sustainable outcomes. If our whenua is healthy our whānau are healthy. TROTR is committed to delivering robust infrastructure that meets the needs of the existing and growing communities.

## 1.1. Purpose of the strategy & connection to TROTR's Strategic Plan

The purpose of this strategy is to outline:

- A shared view between TROTR, whānau and the people of Ngāti Toa, about housing ambitions
- The Rūnanga's strategy to achieve the objectives & outcomes sought in relation to housing, as a fundamental component of whānau wellbeing

This strategy is aligned to TROTR's Strategic Plan – Upane ka upane whiti te rā – Advancing together into a Brighter Future, and will contribute to the overall vision of Ngāti Toa being a strong, vibrant and influential iwi leading change to enable whānau wellbeing and prosperity. It is driven by the tikanga and values outlined in the Ngāti Toa strategy, specifically contributing to the TROTR Strategic Plan objectives:

### Oranga – Our Wellbeing:

Advancing the health and wellbeing of all Ngāti Toa Rangatira whānau thriving through:

- Improved health
- Sustainable employment opportunities
- Healthy and affordable housing.

It also contributes to:

Ohanga – our Prosperity

Te Ao Tūroa – our Environment

Whai Mana – our organisation and our strategic partnerships that benefit our regional, national and commitment to the wider community

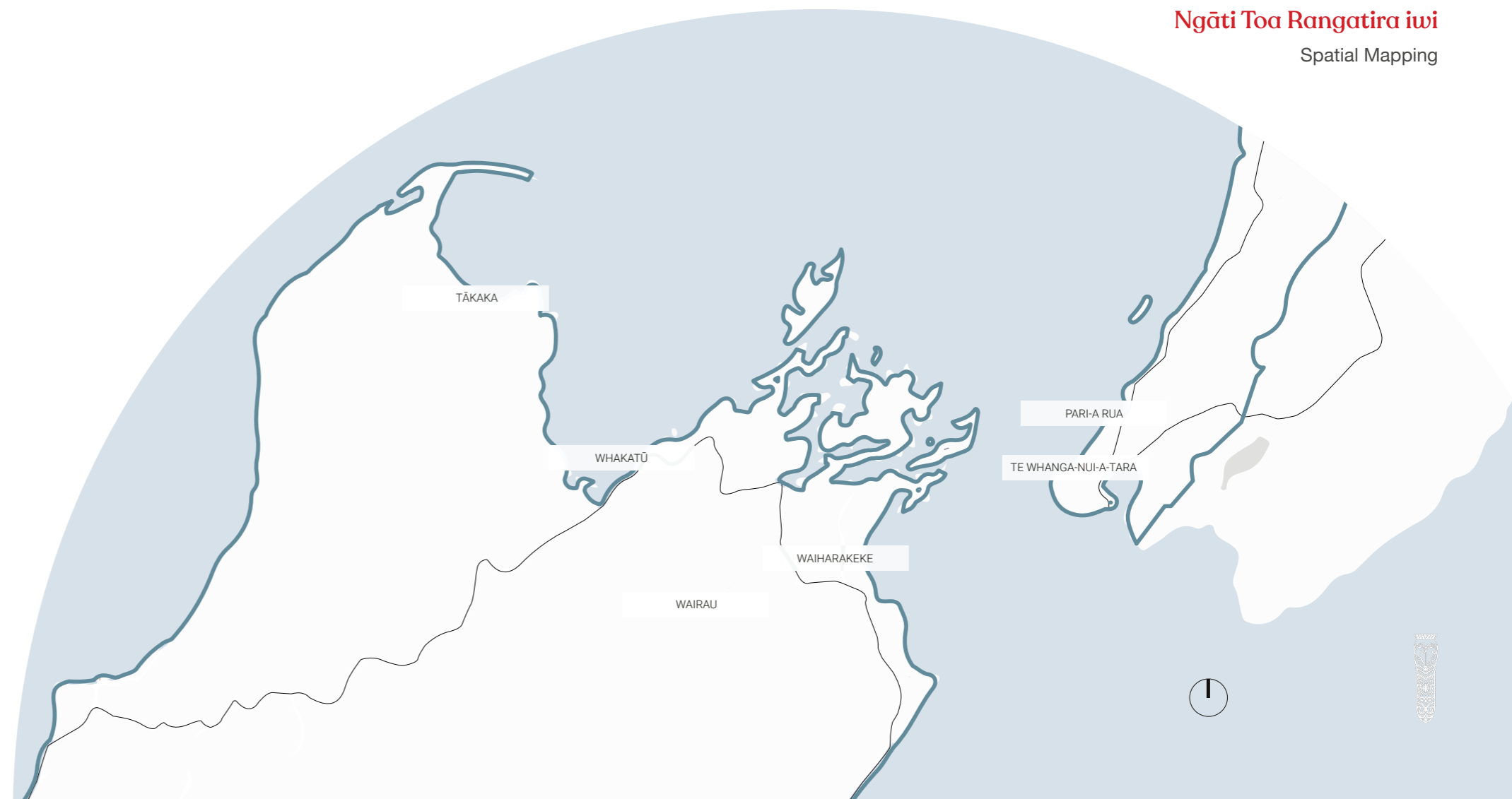


Figure 1 represents Ngāti Toa Rohe





### 1.2 The context and current activity

TROTR strives to enable Ngāti Toa whānau throughout the rohe in to housing and development. The Ngāti Toa Treaty Settlement process has created a significant opportunity for a once virtually landless iwi to acquire significant land holdings, predominantly across the Wellington Region. TROTR also seeks to create opportunities through the acquisition or the repurposing of land in Te Taihū for Ngāti Toa housing initiatives.

TROTR's current development activity is primarily in Porirua – Takapūwāhia, Elsdon and Titahi Bay – with the focus of its efforts being on building and developing papakāinga and other housing schemes in and around Porirua. Ngāti Toa has a wider role of manaakitanga across the community and can have an important role in contributing to adequate housing and raising housing standards. For example, TROTR has the Right of First Refusal (RFR) on certain pieces of Crown Land across Lower Hutt, Upper Hutt, Porirua, and Central Wellington that provide it with a strong interest in housing and commercial opportunities across the rohe. Throughout land and housing activity, best outcomes for Ngāti Toa will continue to be the priority.

TROTR will also explore similar opportunities for housing initiatives in Te Taihū.

Outside of the rohe, it is difficult for TROTR to address the needs of iwi members through direct housing assistance provision. However, we can assist iwi members living outside of the rohe in other ways, by:

- Exploring opportunities for the Rūnanga to investigate housing initiatives beyond the rohe boundaries
- Offering iwi-led financial literacy programmes
- Housing repairs programme
- Providing access to opportunities established through lending institutions, eg. home loans
- Providing access to specialist housing advisors where relationships have been established by TROTR

**The Housing Strategy applies to all of the rohe, however there will be different activity levels in different areas.**

TROTR has significant development potential across the rohe, with the immediate opportunities present in Porirua. The intention is to identify development sites that will provide good housing uplift in a quick time-frame. Such developments will also generate wider social, environmental and cultural outcomes. Key to ensuring that housing solutions and aspirations can be met is TROTR's ability to secure land and align stakeholders to enable timely housing development. This has either been done or is occurring in:

- Porirua
- Hutt Valley
- Wellington

Whenua that could be redeveloped or repurposed for housing has been identified across Te Taihū, including land identified through wider partnerships (iwi and/or local and central government). As we grow, we are learning and building knowledge which can be shared and used by all to achieve beneficial housing outcomes. The learnings taken from these development opportunities can be applied and shared across the Ngāti Toa rohe and to wider rōpū.

Figures 2 and 3 represent the current land holdings, most of which are positioned in the Wellington region.



# Ngāti Toa Rangatira iwi

## KEY

- Housing - General
- Housing - Kaumātua
- Development Site
- Commercial
- Investment

\*See separate map for Pari-a rua (Porirua)

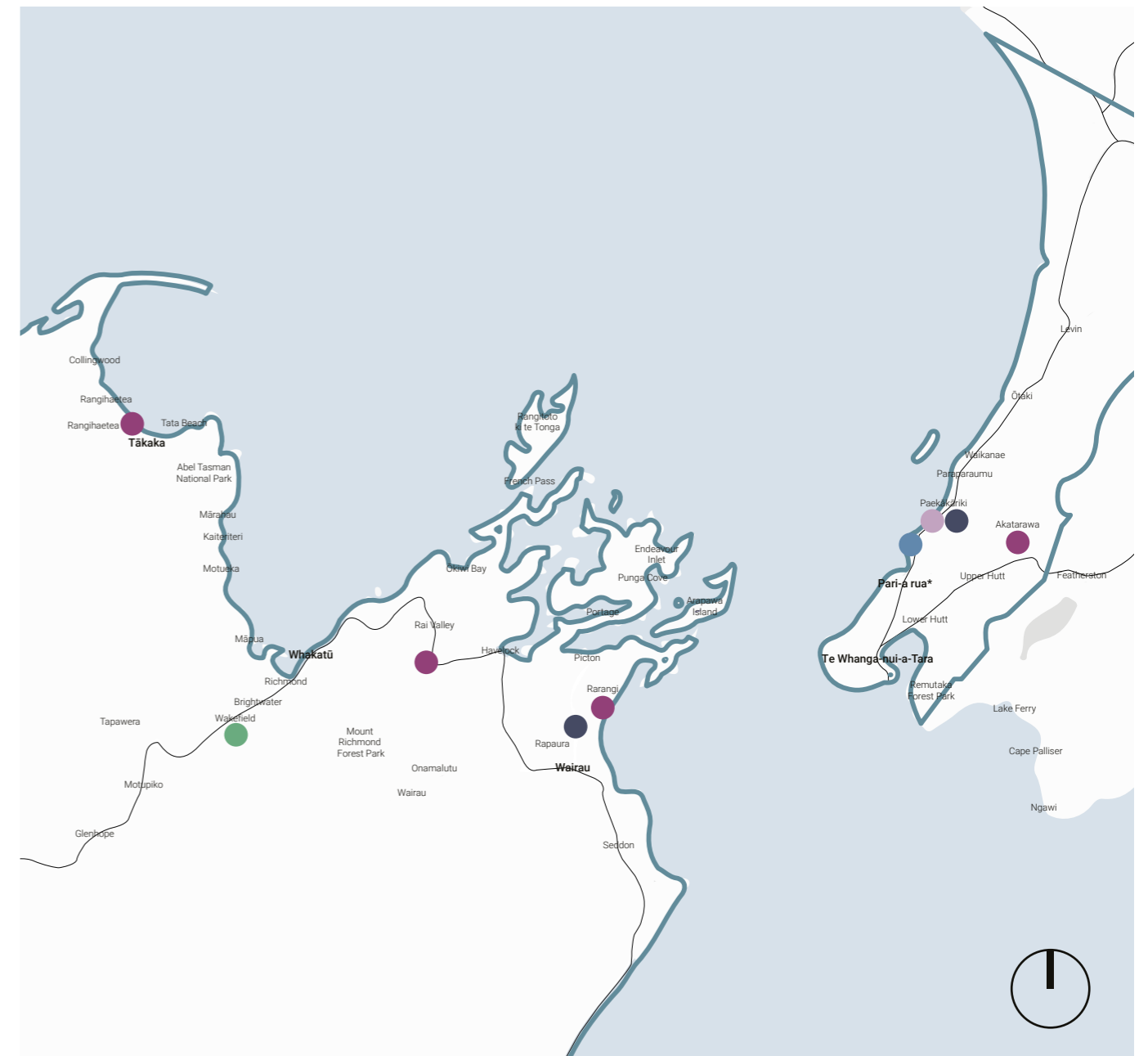


Figure 2 represents holdings across the wider rohe





TROTR has been working with Councils, Kāinga Ora, Te Puni Kōkiri, Ministry of Social Development (MSD), Ministry Business, Innovation and Employment (MBIE), Ministry of Housing and Urban Development (MHUD), Ministry of Education (MOE), and other government and non-government, and private organisations across the rohe, to respond to the needs of our people wherever they reside.

TROTR also entered into a strategic partnership with the Crown and Porirua City Council that saw the transfer of approximately 900 houses in western Porirua from Kāinga Ora to TROTR's registered Community Housing Provider (CHP), Te Āhuru Mōwai. This allowed Kāinga Ora to undertake large-scale redevelopment in eastern Porirua and was intended to enable Te Āhuru Mōwai to undertake similar-scale redevelopment in western Porirua. Unfortunately, before any additional redevelopment uplift becomes realisable in western Porirua, considerable infrastructure investment is required because of existing constraints primarily related to three waters and flooding.

TROTR aspires to utilise existing and developing relationships and initiatives, such as the eastern Porirua regeneration programme, to leverage opportunities for Ngāti Toa whānau throughout the rohe including Te Taihū.

**We have heard that whānau have difficulty accessing home ownership for a number of reasons, including lack of access to financial capital and rising house prices, with affordability being the biggest barrier.**

Wider social issues, including educational attainment levels, workforce participation, and skilled jobs numbers, mean that a housing strategy that doesn't consider these issues is unlikely to lead to improved housing outcomes.

As TROTR direction is to increase housing supply for home ownership opportunities for Ngāti Toa, it is crucial to prioritise Rangatahi pathways towards becoming a homeowner. This needs to be prioritized at the same time as the housing development phase.



# Porirua & Surroundings

## KEY

- Housing - General
- Heritage
- Investment
- Services
- Housing - Kaumātua
- Development Site
- Commercial
- Kōhanga Reo

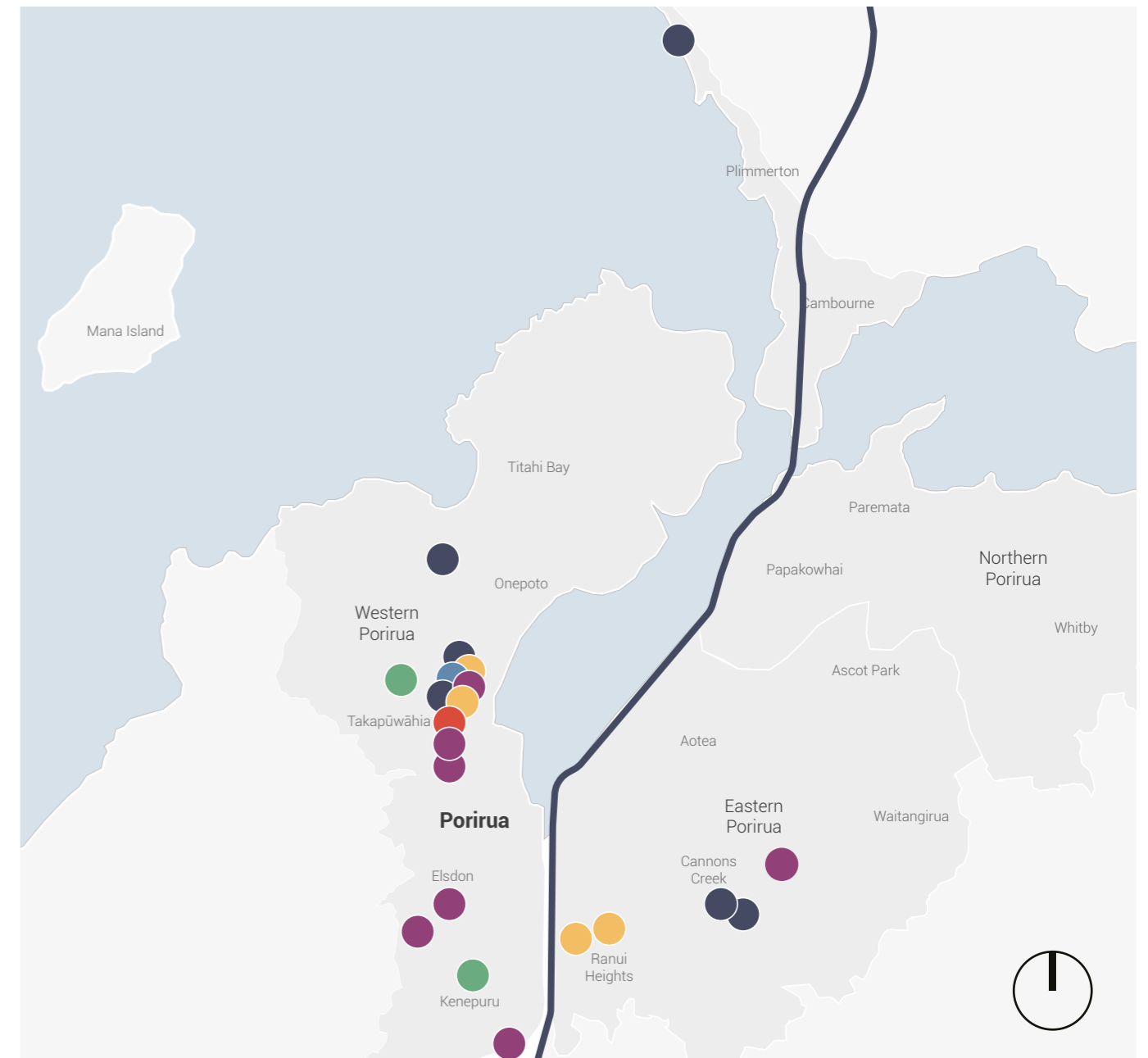


Figure 3 represents holdings specific to Porirua.



## 2. Thriving Communities He Hapori Taurikura

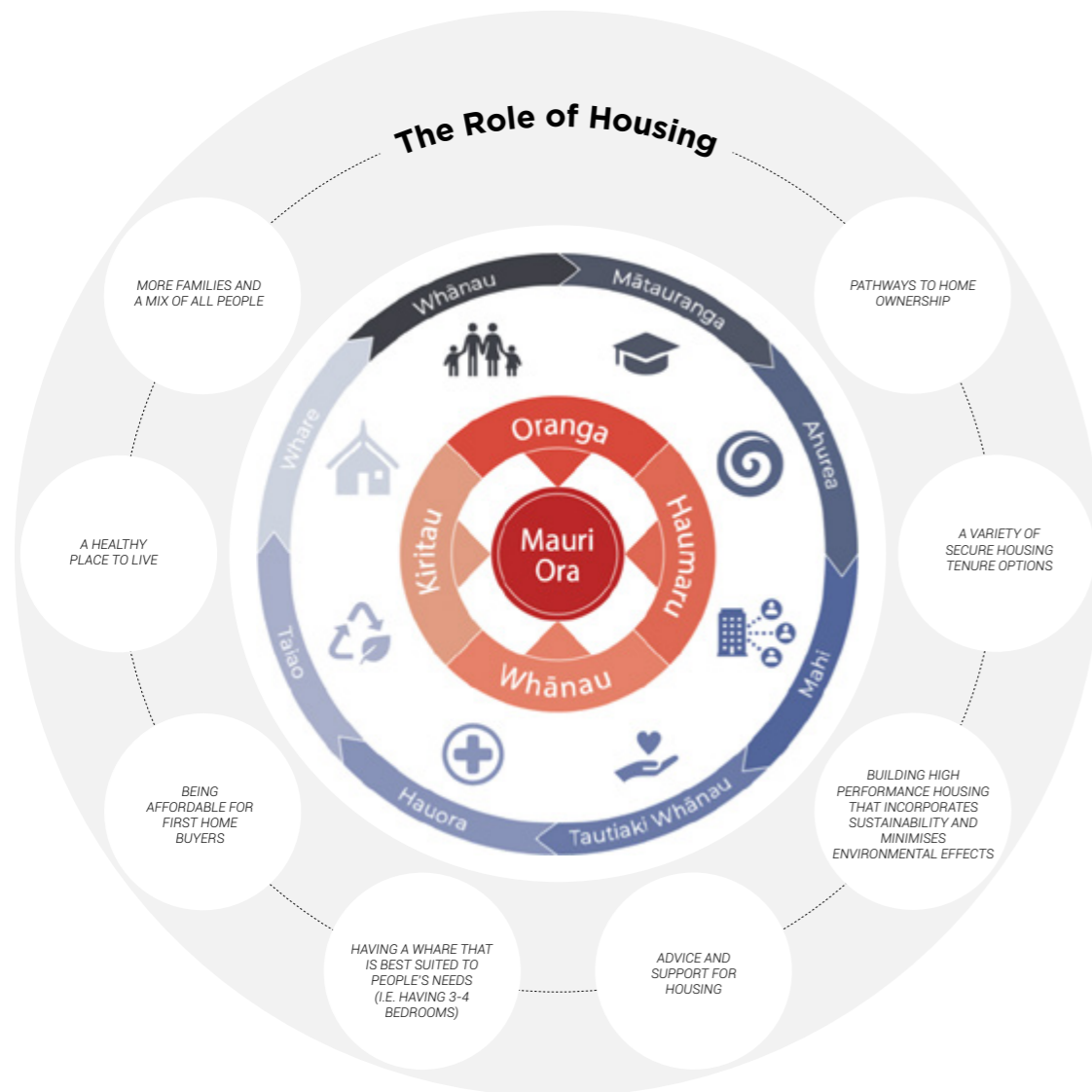


Figure 4 Mauriora Framework (Adapted to include 'The Role of Housing')

TROTR strives to achieve a state of Mauriora for individuals and whānau. The Mauriora Framework provides the conditions to support and contribute to achieving wellbeing and prosperity. Housing, amongst other key indicators including whānau, mātauranga, ahurea, taiao, and mahi, is a contributing factor.

The Mauriora Framework has been developed to emphasise the direct and indirect influences that contribute to individual and whānau wellbeing. TROTR, as an enabler, can provide support for whānau to make step changes to achieve Mauriora. Housing is a critical factor in achieving this along with the support of wider whānau networks including connection to marae and community.



## 3. Challenges & opportunities for housing Drivers of change

### Where we are coming from

### Where we want to go

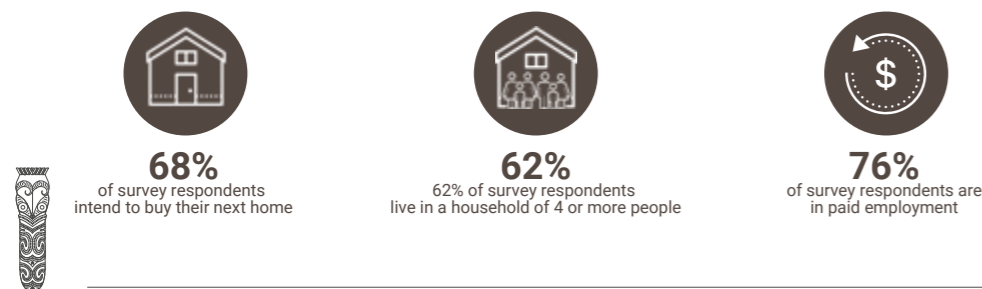
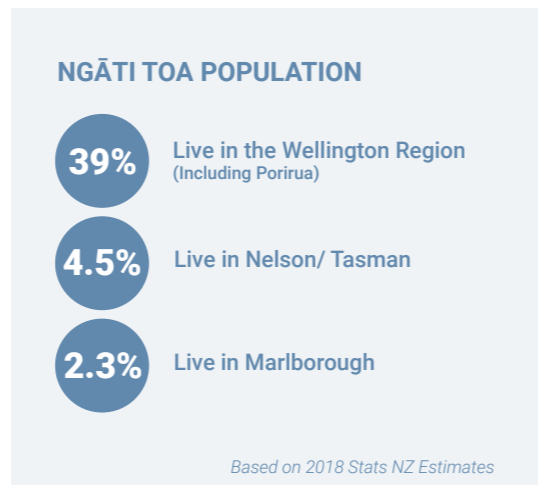
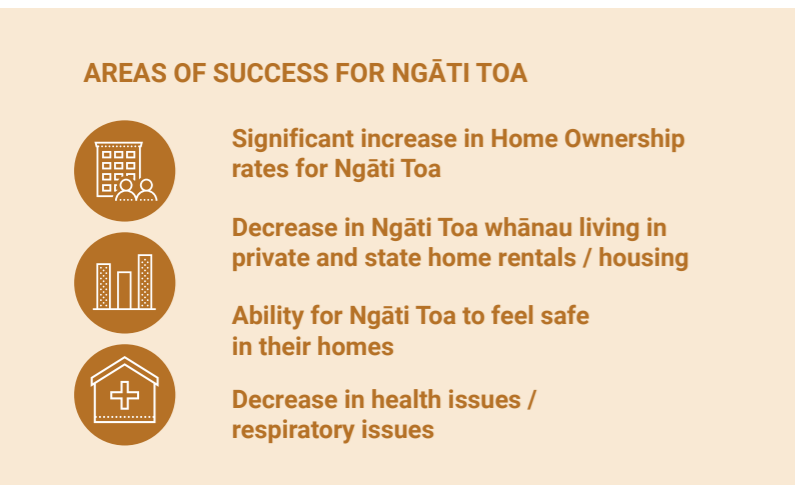
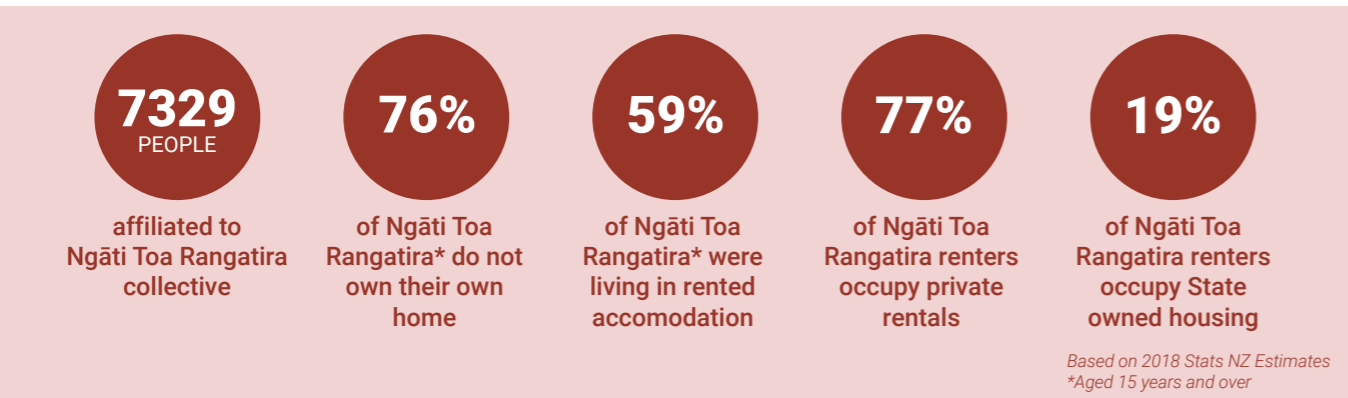
- No opportunities to get on the housing ladder, but good employment rates and savings
- Land that is under developed
- Under-representation in homeownership and over represented in rental accommodation
- Homes are no longer fit for purpose - i.e too small due to whanau growth
- Lack of access to financial capital required to meet the rising house prices
- Whanau unable to realise their papakainga aspirations on their whanau land
- Need for whanau to live in communities that are safe
- Ngāti Toa whanau occupy housing that is supplied and delivered by others
- Siloed, fragmented, disconnected, climate vulnerable housing solutions done to whanau
- Too many whanau members living with respiratory issues often caused by poor housing
- A need for opportunities for wealth creation

- Create housing supply to meet demand for home ownership.
- Secure tenures exist, in Healthy Homes and living environments of their choice
- A range of housing typologies that consider their surrounds and cultural context
- Best use of Māori land
- Opportunities for whanau to transition to affordable rental and ownership products
- More affordable houses to meet size of whanau including intergenerational housing (kaumatua living with whanau)
- More affordable housing options and establishment of funding programmes (Progressive Home Ownership Fund)
- Access to innovative models that enables intergenerational and whanau housing on their land
- Housing solutions for whanau to live amongst whanau
- Ngāti Toa whanau determining and delivering their own housing solutions
- Holistic, integrated, intergenerational, mana enhancing solutions designed by whanau
- Sustainable solutions and houses that are sensitive to te taio
- Housing repairs programme delivering healthier homes (including whanau owned homes)
- Increase iwi representation in housing and related sector with whanau owned and operated businesses



## 4. Quick Look

# Ngā Tino Tatauranga



1 Nelson City Council 2021 Housing and Business Assessment  
 2 Marlborough District Council 2018 Housing and Business Assessment  
 3 Porirua City Council housing needs report  
 4 Wellington City Council 2019 Housing and Business Assessment  
 5 Kāinga Ora Annual Report, 2020  
 6/7 Stats NZ (2020). Housing in Aotearoa: 2020.

## 4.1

# Understanding the needs of our people

In order to better understand the needs of our people, TROTR undertook a housing demand survey to explore the barriers that our people face when it comes to housing, and what our aspirations are as an iwi.

The survey also helps to form a picture of who Ngāti Toa are and where we live. In addition to the survey, we organised a series of hui across the rohe to allow us to have direct kōrero about aspirations and priorities.

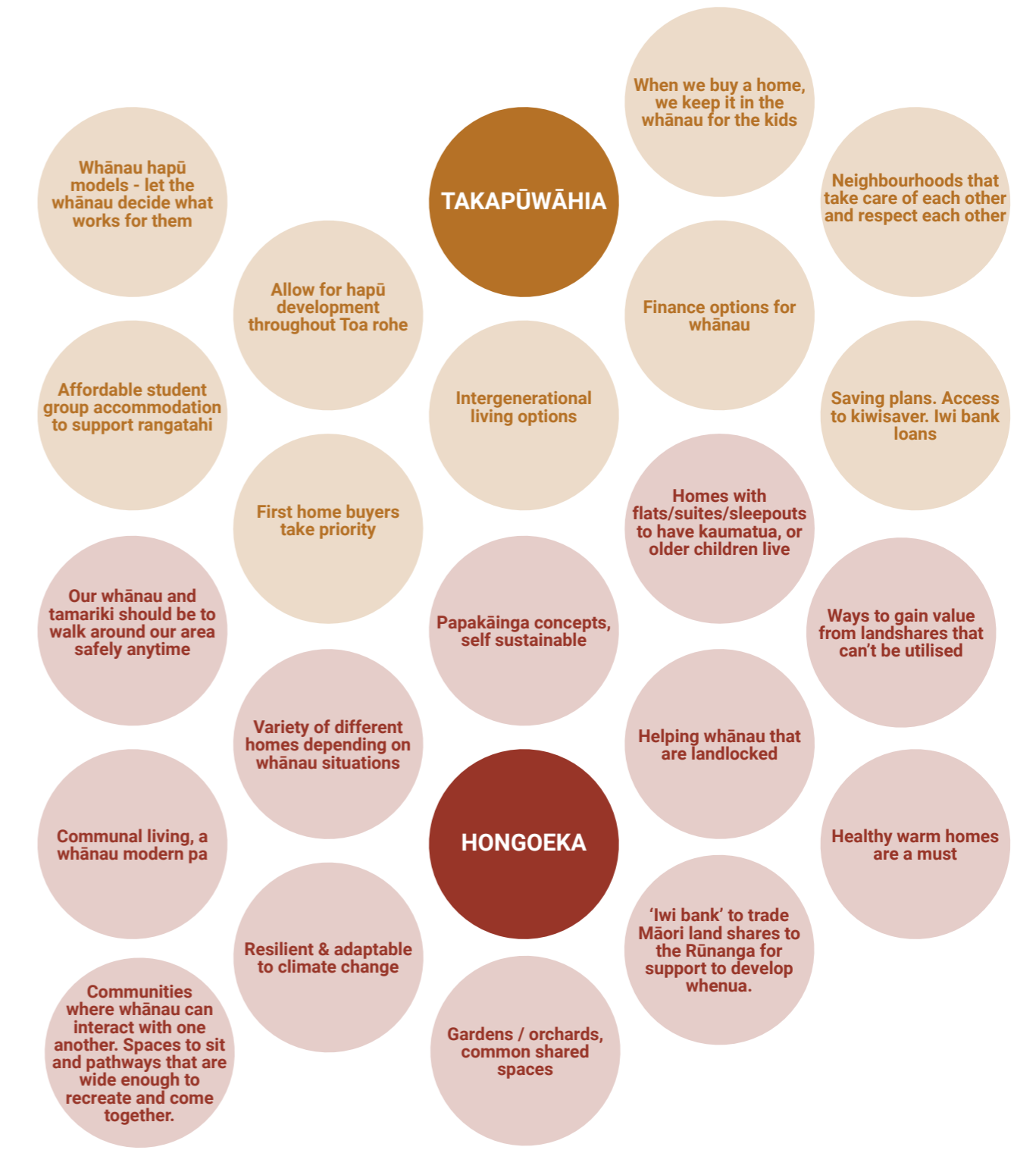
We are using these insights to help us determine how we want to live, and therefore the direction that TROTR should take in helping our whānau to thrive. This has helped us to guide our way forward, directly feeding into this strategy and the goals that we set for our future.



# Hui & Survey Feedback



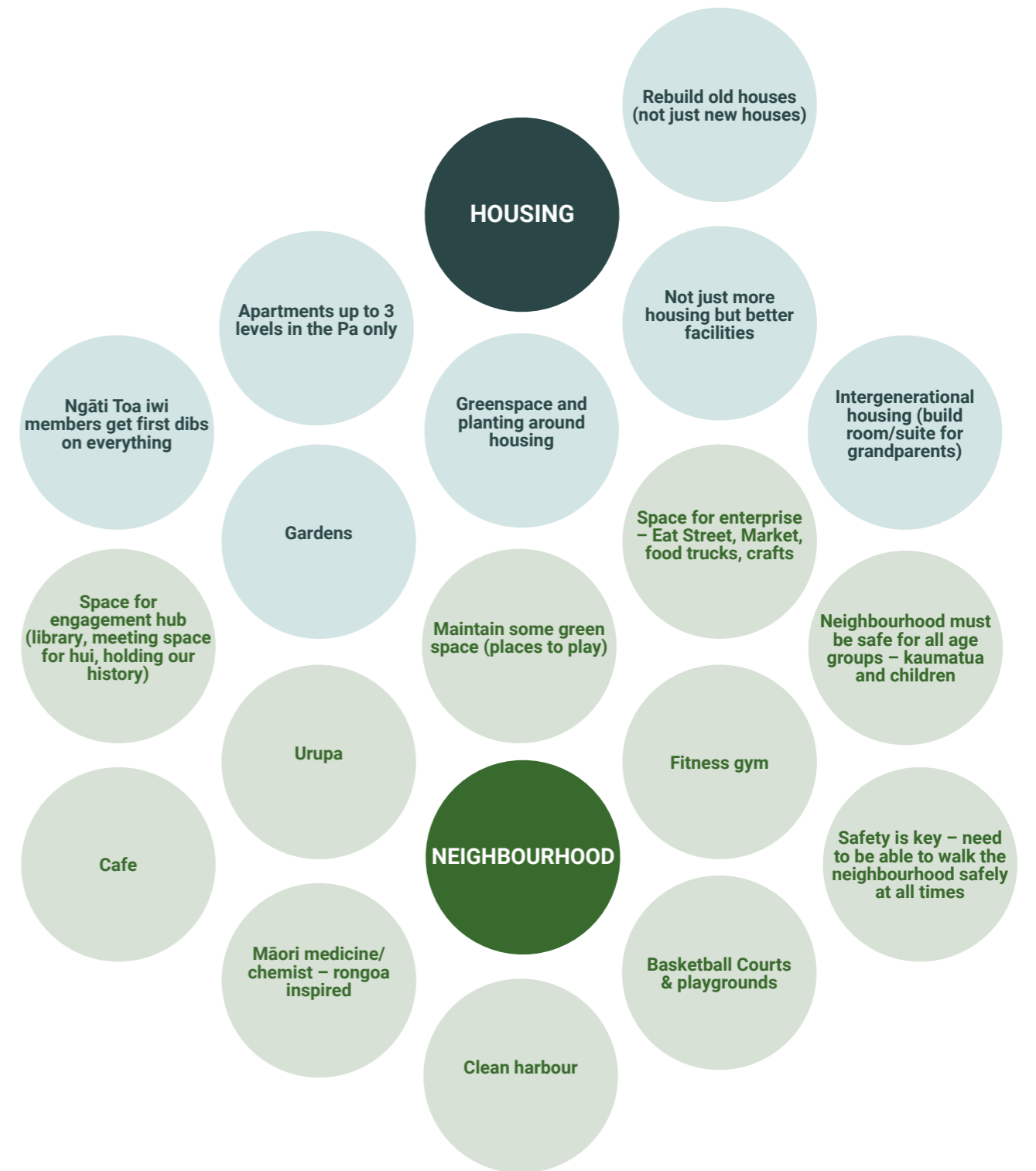
# Hui Feedback by Location



# Hui Feedback by Location



# Hui Feedback by Rangatahi



# 5. Our Guiding Principles Ngā Mātāpono Arataki



<p><b>Rangatiratanga</b> Visionary &amp; courageous leadership</p>	<p>Ngāti Toa leadership will be innovative and visionary, creating pathways to housing for whānau. This positively contributes to achieving whānau mauriora and hauora. Ngāti Toa are committed to securing land that will be held in perpetuity on behalf of the iwi where benefits can be gained from generation to generation.</p>
<p><b>Manaakitanga</b> Enhancing mana through excellence, generosity &amp; hospitality</p>	<p>Social and economic: Create liveable communities for Ngāti Toa and the wider community that promote whānau wellbeing and social prosperity through affordable housing, educational and employment opportunities. Housing helps promote and build the mana of whānau members. Ngāti Toa exercises manaakitanga for the wider community.</p>
<p><b>Kotahi tātou</b> Inspiring unity &amp; connection</p>	<p>Design spaces should encompass what it is to be Ngāti Toa. This encourages our values to be integrated in all opportunities By Ngāti Toa, With Ngāti Toa and For Ngāti Toa. These spaces should display our values through the design, the people, the environment and our iwi. Together these aspects bind our people in unity with the design where the connection is shared through our values displayed.</p>
<p><b>Whakatau Tika</b> Acting with honesty &amp; integrity</p>	<p>Strategic partnerships: Ngāti Toa is committed to working with others to deliver on the strategy and the work programmes flowing from it. Collaboration and strategic relationships with central government and community partners is important to us. Ngāti Toa value strong relationships and building trust within ourselves and our partners. We as Ngāti Toa aim to set high standards for not only our people, but for all people that embody our values displayed through our commitment, integrity and strive for excellence.</p>
<p><b>Kaitiakitanga</b> Sustaining our people &amp; resources</p>	<p>Environment: Housing developments promote and support best practice in environmental management through the application of sustainable development methodologies and land use practices that align with Ngāti Toa kaitiakitanga values. Ngāti Toa promotes sustainability and kaitiakitanga in all its activities and proactively works to limit the impacts of climate change across our rohe and building the connection between people and the environment.</p>

<p><b>Wairuatanga</b> Our connection to te ao wairua</p>	<p>Heritage: Develop processes that support best practice in natural, built and cultural heritage management, including the preservation and protection of wāhi tapu, wāhi tūpuna, archaeological and significant cultural sites and places notably Marae and urupā. All housing meets the UN definition of ‘adequate’ housing – security of tenure, availability of services, affordability, habitability, accessibility, location and cultural adequacy. This allows our identity and ancestral history to be protected and signified in a manner that builds the connection between our people with te ao wairua.</p>
<p><b>Whanaungatanga</b> Connectedness &amp; kinship</p>	<p>Facilitate and co-create opportunities for economic/commercial development that benefits our people. Find a balance between Rūnanga control and delivery, and take a supportive approach, enabling the benefits from housing to be distributed equitably across iwi and the wider community. Housing promotes self-determination for Ngāti Toa as an iwi and to whānau. This will be encouraged through Papakāinga housing which will enhance our connection with whānau and kāinga tupu whilst expressing our values of Kaitiakitanga, Wairuatanga and Ahi Kā.</p>
<p><b>Ahi Kā</b> Sustainability of our Ngāti Toatanga</p>	<p>Cultural Design: Recognise the unique requirements and aspirations of Ngāti Toa to thrive in an urban environment and ensure integration of cultural values and concepts into the master planning and urban design (of homes, places and spaces). All housing promotes accessibility and is designed so that it can be accessed by all people regardless of their age, size, ability or disability. This exemplifies sustenance for our people and the ability to express our cultural values passed on to us and integrated into design.</p>



## 6. Objectives / Goals for Focus Areas

# Empower Ngāti Toa whānau to pursue affordable homes.



Related Design Principles:  
Kotahi tātou,  
Manaakitanga,  
Whanaungatanga

### Objectives:

- Minimise barriers to home ownership
- Establish new models of home ownership to allow our whānau to enter the property market
- Focus on helping people to buy their own home, enabling security and independence, rather than being the housing provider

### Success will look like:

- Increase in the rate of home ownership by iwi members
- Restored pride of place and confidence
- Establishment of a financial literacy course and demonstrable uptake
- Progressive Home Ownership (PHO) provider accreditation

Affordability is the biggest barrier to home ownership for our whānau. This is evident both in statistics and what we have heard through our kōrero with our people. Through our housing hui and our online survey, whānau made it clear that we need to look for innovative ways to address affordability issues, including new Ngāti Toa housing models (eg. Leasehold / Community Land Trust) and assistance in navigating the open market. Our people want to build their own knowledge and awareness about ownership options and pathways, have the capability to help their whānau, and utilise the existing resources that they have (eg. whānau land). In our housing survey, the strongest overall housing aspiration was whānau owning their own homes. This reflects other feedback that supply for first home buyers and home ownership for Ngāti Toa should take priority.

We will provide opportunities for our whānau to rise above situations they find themselves in, both socially and economically. We will help them to overcome housing affordability issues by offering new models of home ownership, and help our people into these models by giving them the knowledge and resources they need. Beyond directly helping our whānau into housing, we will advocate for and support them to navigate the journey themselves. We will provide the platform for people to succeed on their own. This opportunity will have an enduring whakapapa effect for our whānau for generations to come: Hiki te mana o te tangata me te whānau hoki.

## 6.2

# Enable suitable living options and housing security for all Ngāti Toa people.



Related Design Principles:  
Kotahi tātou,  
Whanaungatanga,  
Ahi Kā

### Objectives:

- Identify (and provide where necessary) a range of housing choices that meet the needs of all whānau, including intergenerational options
- Identify (and provide where necessary) a range of tenure options that help people to move out of private rentals and, into home ownership
- Whānau have housing options to suit their stage of life
- Deliver more than housing; create intentional communities with rules under kaupapa Māori

### Success will look like:

- Increase in number of homes built on Māori-owned land and Ngāti Toa whānau land
- New papakāinga homes built on Māori freehold land and Ngāti Toa whānau land
- Increase in homes designed for multi-generation households
- Increased range of housing options for Ngāti Toa to live within their rohe
- Increase in kaumātua housing available
- Improved overall life satisfaction and sense of meaning from greater opportunities for whānau to live according to kaupapa Māori
- Opportunities exist to gain value from land shares (e.g. an 'iwi bank' exists where people could trade their Māori land shares to the Rūnanga for support to develop on their whenua).

It is important that Ngāti Toa whānau members have access to a range of housing choices across the housing continuum to meet their needs at different points in their lives. We've heard through our hui and survey that people want a variety of different homes to suit the diversity of whānau living situations. There is an aspiration for intergenerational housing, so that whānau can continue to live as whānau, taking care of one another, together as Ngāti Toa. People aspire to more papakāinga, either on Māori land or market land, for whānau across all age groups to live in our rohe. Having increased housing choice will help them to meet their wider aspirations and support them in a good quality of life. Opportunities to gain value from land shares is also important, for example having an 'iwi bank' where people could trade their Māori land shares to the Rūnanga for support to develop on their whenua.





## 6.3 Deliver rohe - based housing solutions, and amenities delivered alongside housing.

The number of houses is important, but getting the right mix of types and price points, in the right places, is critical to cater for all whānau. Our people have said that location is key and they want to live in close proximity to the marae and surrounding areas. These areas predominantly include Porirua / Wellington, Wairau, and Whakatū. They also want to and have access to mahi, kura, hauora/ health services, shops, and shared facilities like playgrounds, basketball courts, gardens or green space. In our hui we heard that people are open to a range of housing typologies and densities, so long as all whānau are catered for. It's clear that our whānau value housing as part of a wider connected whole, and that integrated amenities are an important part of thriving communities. In response, we will adopt TROTR's Mauriora framework as part of our housing kaupapa and deliver housing that is responsive to the need in that location.



Related Design Principles:  
Kotahi tātou,  
Wairuatanga,  
Ahi Kā.

### Objectives:

- Cater for all whānau, from rangatahi to kaumātua
- Deliver housing where it is most needed, in typologies that suit that location
- Provide a range of typologies (apartments/ townhouses/stand alone) across the rohe
- Support housing with suitable facilities and amenities, including health services and access to the marae

### Success will look like:

- Well designed medium density developments
- Increase in suitably sized housing that matches need
- Improved access to services through location of housing developments and repairs



## 6.4 Protect our taiao by building for now, and the future.

If our whenua is healthy, our whānau are healthy. Protecting our taiao is vital to our success, and this has been reinforced by our engagement with whānau. In our survey, sustainability and environmental performance were ranked as the most important factors for future housing, and energy efficiency was identified as the most important design feature. In hui, whānau asked us to future proof the whenua, ensure we are adaptable to climate change, and think about the intergenerational implications of development. We will do this by considering technologies, materials and methods that are sympathetic to the natural environment and by ultimately putting taiao at the centre of our decision making - building for now, and the future.



Related Design Principles:  
Kotahi tātou,  
Kaitiakitanga,  
Wairuatanga

### Objectives:

- Minimise our impact (to cultural/social structures & environment) and future-proof the whenua
- Allow for cultural revitalization
- Significant improvement to infrastructure to cater for increase in housing supply
- Create sustainable and thriving environments
- Climate change resilience and sustainable building practices

### Success will look like:

- Improved quality and quantity of habitats for indigenous species
- Infrastructure development including opening up stormwater attenuation
- Improved opportunities for environmentally sustainable management of whenua, environmentally sustainable lifestyles, and emergency preparedness
- Increased connection to whenua achieved by whānau staying on or moving to their whenua
- Improved physical and mental health resulting from whānau living in warm, dry, safe, and secure houses
- Whānau have improved resilience to the impacts of climate change



## 6.5 Look beyond housing, to provide health, social services, education and employment.

Housing is linked to a range of social issues including educational attainment and access to employment. We've heard that our people want to "build our people to build our houses", by upskilling our whānau and utilising our own knowledge and resources for housing. In our kōrero with our community, people shared aspirations for growing the Ngāti Toa economy by feeding education, training and employment opportunities. Beyond housing, our people need equitable access to health services, social services, education and employment. To achieve positive social outcomes across the rohe we need to consider ways to address social and economic issues throughout people's day to day lives. People are going to be unable to move up the housing continuum into private rental or home ownership if they do not have the human capital necessary to improve their circumstances.

Preparing Rangatahi for home ownership is an immediate priority. This includes knowledge building, savings models, and employment and career pathways. This will ensure home ownership is achievable for future generations.



Related Design Principles:  
Kotahi tātou,  
Manaakitanga,  
Whakatau Tika

### Objectives:

- Build our people to build our houses - educate and upskill our people
- Build the skills and economic capability of Ngāti Toa whānau by developing Rangatahi training programme into all construction projects
- Develop employment opportunities related to home services (gardeners, electricians, painters etc.)

### Success will look like:

- Increased measures of connectedness including participation in puna reo, kōhanga and kura kaupapa, participation in cultural activities e.g. kapa haka, sports, mahinga kai and visual arts; attendance at marae
- Reduction in avoidable hospitalisation rates for asthma, respiratory infections/ disease and rheumatic fever
- Increase in successful participation in education, training and employment in construction, planning, engineering, social and health sector-related trades and professions
- Improved indicators of child equity including early childhood education and school participation and achievement, and health measures
- Increased employment and study opportunities for whānau resulting from living in warm, dry, safe, and secure homes



## 6.6 Build & foster relationship based partnerships. Whaka-whanaungatanga.

Collaboration is key to taking a holistic approach to housing in our rohe. Building relationships with banks, central government, and community partners is key to success, to allow us to work at scale and pace. Our people want us to use this relationships approach to create solutions that work for Ngāti Toa. We've heard that whānau would like us to build relationships with banks and financial institutions to enable easier access to finance; work with local councils to facilitate Māori-led development and make it easier for us to "get things done" (eg. subdividing whānau land, or developing on Māori land); and work with the government to build and consolidate our land portfolio. Alongside this, we can also leverage off these relationships to create employment opportunities for Ngāti Toa. Demonstrating leadership by Ngāti Toa can provide the evidence base for action by others to meet wider community members' needs.



Related Design Principles:  
Kotahi tātou,  
Whakatau Tika,  
Rangatiratanga

### Objectives:

- Build our capacity to deliver on our ambitions by taking a relationship-based approach (we help people and they help us)
- Gain support and resources from banks, central government, developers, and community partners
- Work with financial institutions to enable easier access to finance
- Be able to do the things we want to do because we have the support and backing from partners

### Success will look like:

- Established relationships with numerous banks
- Partnerships and master-planning enable infrastructure and development of new housing
- Creation of stable and quality jobs, lifting incomes



# 7. The Roles & Responsibilities Ngā takohanga o Te Rūnanga

**Building on the previous section, this section explores the potential roles Ngāti Toa can play in realising this strategy; these include:**

- Developing land owned by iwi, increasing housing supply
- Owning and building its own portfolio of housing for sale and rent
- Raising whānau understanding of the requirements of home ownership and building financial capability
- Being a facilitator and supporter to enable others to act
- Health and social services provision
- Investing in housing and other developments for commercial and social returns

The housing outcomes, and goals outlined in the strategy will be delivered by TROTR alongside other government and non-government organisations, the community and private sector.

Toa Rangatira Trust has capital that can be invested in housing and other developments for commercial returns. The return from investments is used to benefit the wider Iwi and Ngāti Toa whānau. The Iwi can use its position as an investor to bring additional social and/or environmental returns from any investment in addition to financial returns. Examples of social returns could include requiring developers to return a number of homes in any development to TROTR as affordable homeownership, shared equity or affordable rental. Additional conditions could be attached to investments such as delivering training and employment opportunities to TROTR.

For each of the roles there are options to consider and decisions that need to be made. These will need to be based on factors including; appetite for risk, current capacity, alignment to the organisation’s governance and strategic intentions, existing policies, plans and activities already underway.

## 7.1 Target Groups and the focus for Geographical Location

We have identified a number of distinct target groups and geographical locations that TROTR needs to consider. The actions on the ground will vary, with different forms of housing assistance and the role played by TROTR being slightly different in each area.

### Porirua (Takapūwāhia/ Elsdon, Hongoeka, Titahi Bay)

Focus of short term development activity

### Wellington

Focus of short term development activity

### Wairau

Understanding the need, and looking for opportunities

### Whakatū

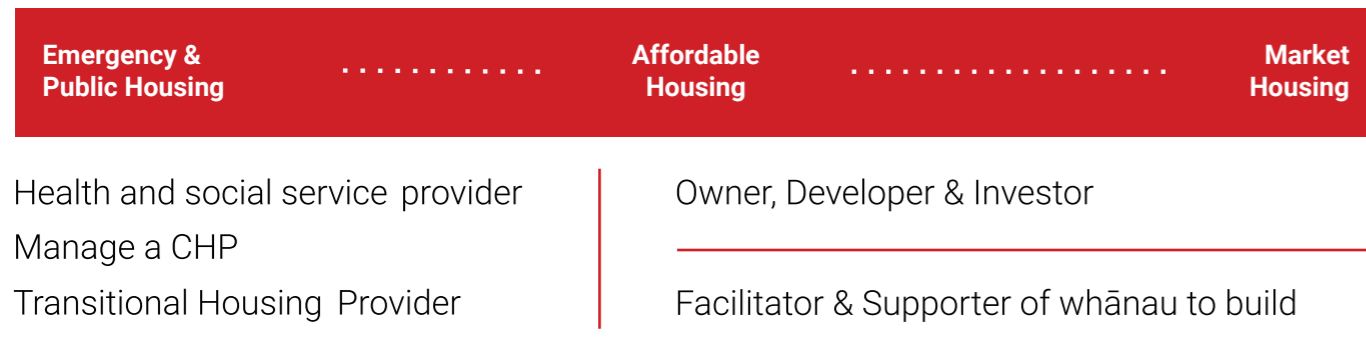
Understanding the need, and looking for opportunities

## 7.2 What are we doing about it

The continuum serves to identify the types of housing products typically needed to support families with different levels of financial and social resources. Those needing Emergency Housing often require significant support while those in Private Ownership are mainly self-sufficient. Engagement with iwi members suggests that the greatest priority is for affordable housing products to purchase, however there are a range of interventions and investments being made, which will have positive impacts across the housing continuum, as described in Table 1.

Regardless of which part of the continuum is benign, serving underlying infrastructure shortfalls need to be addressed and a range of funding and finance options identified to deliver more affordable housing. Other activities that are being considered, as part of the housing and property strategy are outlined in Table 1, which will have positive impacts for the whenua and natural environment, as well as whānau and iwi wellbeing across the rohe.

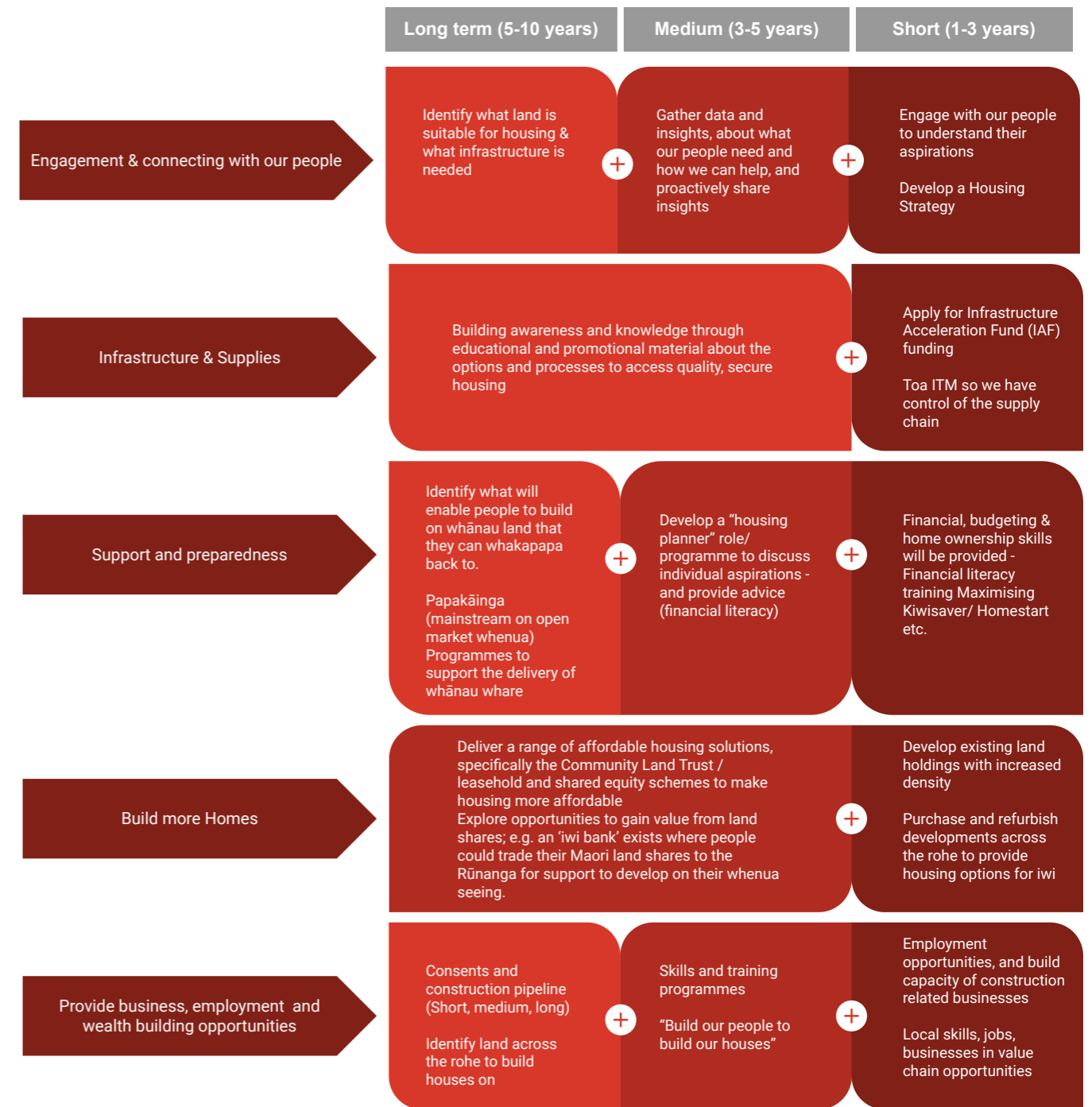
**Table 1 Work streams (Ngā Ara whakatutuki) Work Programme (Ngā Mahi whakatutuki) - Next page**

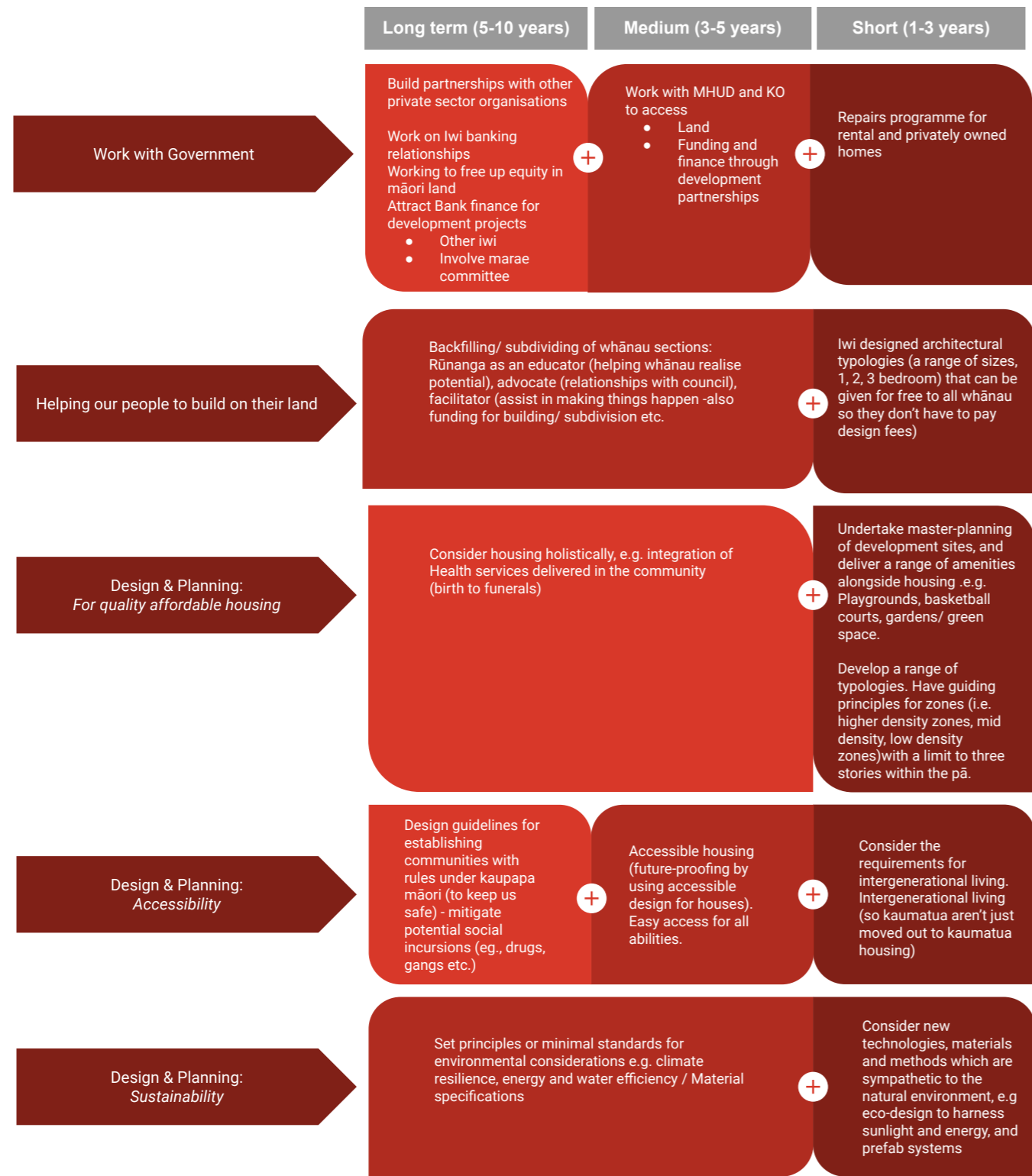


Understand the demand, collect data, advocate on behalf of the iwi to government, educate and connect people with information and services.

Figure 5: The different roles that the Rūnanga will have

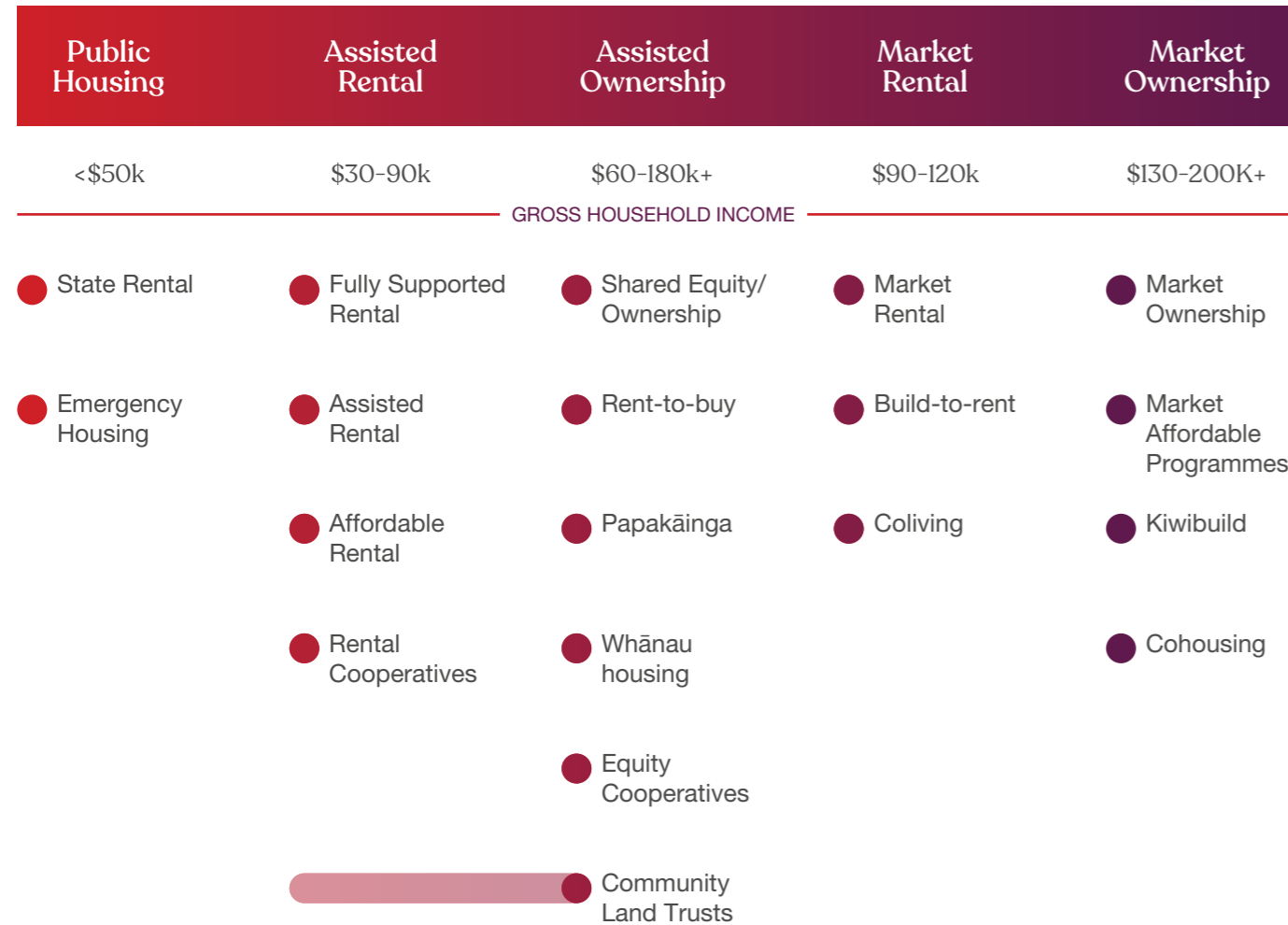






### 7.1 Specific initiatives across the housing continuum

A useful framework to consider these roles is provided by the Housing Affordability Continuum.



Ngāti Toa is taking a range of actions to improve housing outcomes across the continuum, as outlined in Figure 8 below.

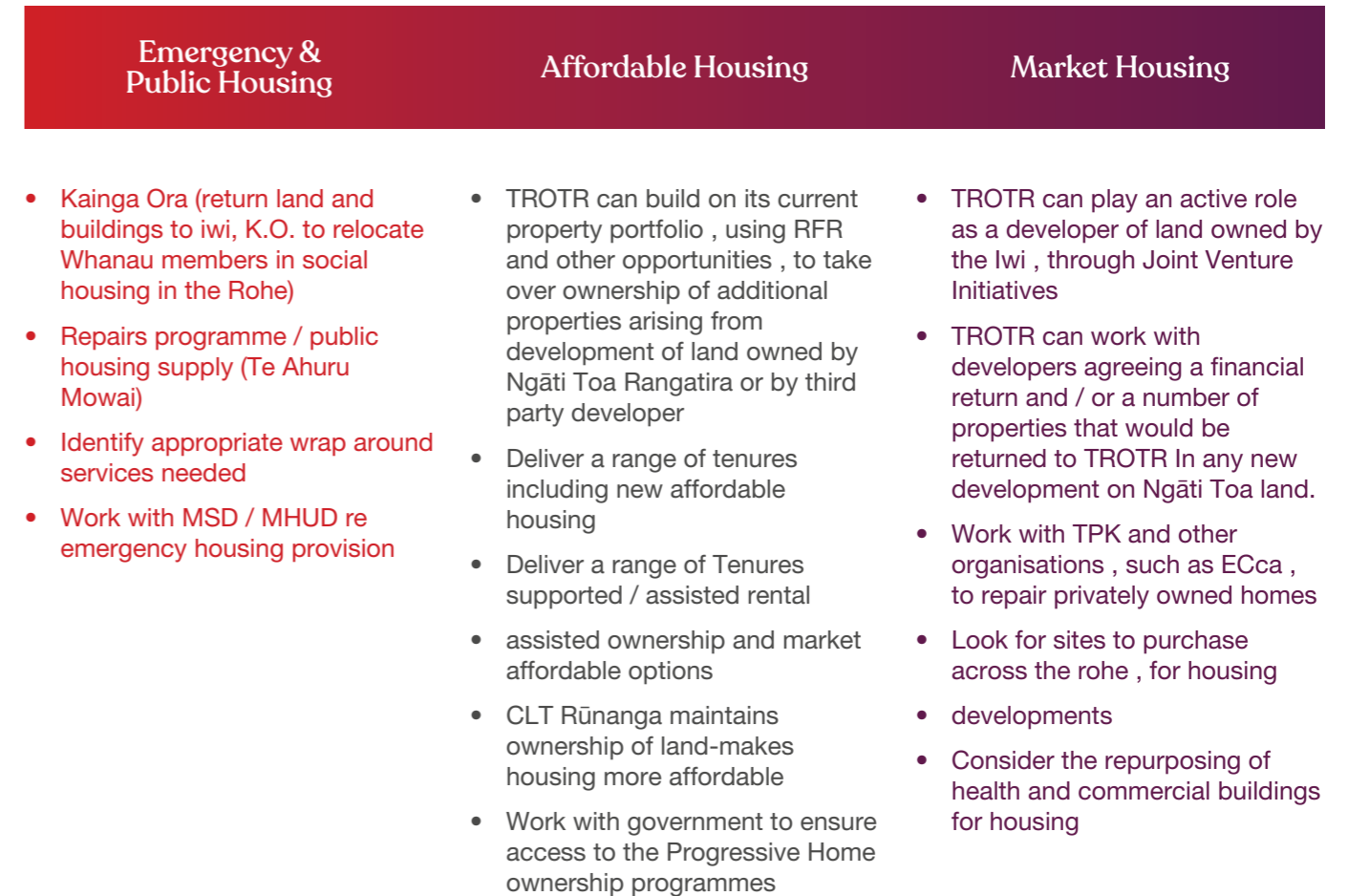


Figure 6: The Housing Ecosystem in New Zealand (Adapted from The Urban Advisory)

Figure 7: Ngāti Toa initiatives across different parts of the housing continuum.





## 8. Key Risks & Challenges

# Ngā tino tūraru

There are a number of risks to the delivery of the outcomes stated in this strategy. The description of those risks and proposed mitigations is outlined in Table 2.

Table 2 Risks and mitigation strategies

Risk Name	Description	Mitigation
Infrastructure	Existing infrastructure limits capacity for development (due to quality or lack of infrastructure). High cost involved.	Apply for Infrastructure Acceleration Fund (IAF) funding, Identify what land is suitable for housing & what infrastructure is needed
Funding and Finance	Lack of funding could significantly impact the scale and pace of delivery	Work on relationships with banks, MHUD and KO (funding finance through development partnerships). Work to free up equity in māori land
Land availability in the right places across the rohe	We know where development needs to happen but don't necessarily have the land, or access to the land, to build on	Work on relationships with whānau, other iwi, government and local councils to obtain land in the right places/ land swaps
Delivery capacity / capability	Existing stresses on the construction sector may limit our ability build	"Build our people to build our houses": skills and training so we can employ our own people
Materials supplies	Material supply is already stretched and may worsen	Toa ITM
Construction costs	Rising construction costs could exacerbate affordability issues	Prefab solution being explored "Build our people to build our houses"
Organisational Structure and Capacity Issues	We need enough people (and the right people) to get this mahi done	Employment opportunities, build capacity within Ngāti Toa

Decisions regarding TROTR's role in housing will have implications for how TROTR resources and structures its organisation and will require the Rūnanga to evaluate its current capacity and strengths and weaknesses to identify how it needs to resource any gaps in its present capability.





## 9. Reporting & Monitoring Ngā Aroturuki

<p>Help all our people into affordable homes through new models of home ownership, and being advocates that educate and assist the journey to home ownership</p>	Increase in the rate of home ownership by iwi members
	Restored pride of place and confidence (quantify)
	Establishment of a financial literacy course and demonstrable uptake (quantify uptake)
	Progressive Home Ownership
<p>Enable suitable living options and housing security for all Ngāti Toa people.</p>	Increase in number of homes built on Māori-owned land
	New papakāinga homes built on Māori freehold land
	Increase in homes designed for multi-generation households
	Increased range of housing options for Ngāti Toa to live within their rohe
	Increase in kaumatua housing available
	Improved overall life satisfaction and sense of meaning from greater opportunities for whānau to live according to kaupapa Māori
<p>Deliver rohe based housing solutions with density and diversity in the right place, and amenities delivered alongside housing.</p>	Medium density developments
	Increase in suitably sized housing that matches need
	Improved access to services through location of housing developments and repairs

Protect our taiao by building for now, and the future.

Look beyond housing, to provide health, social services, education and employment.

Build and foster relationship based partnerships

Improved quality and quantity of habitats for indigenous species
Improved opportunities for environmentally sustainable management of whenua, environmentally sustainable lifestyles, and emergency preparedness
Increased connection to whenua achieved by whānau staying on or moving to their whenua
Improved physical and mental health resulting from whānau living in warm, dry, safe, and secure houses
Whanau have improved resilience to the impacts of climate change
Increased measures of connectedness including participation in puna reo, kōhanga and kura kaupapa, participation in cultural activities e.g. kapa haka, sports, mahinga kai and visual arts; attendance at marae
Reduction in avoidable hospitalisation rates for asthma, respiratory infections/ disease and rheumatic fever
Increase in successful participation in education, training and employment in construction, planning, engineering, social and health sector-related trades and professions
Improved indicators of child equity including early childhood education and school participation and achievement, and health measures
Increased employment and study opportunities for whānau resulting from living in warm, dry, safe, and secure homes
Established relationships with numerous banks
Partnerships and master-planning enable infrastructure and development of new housing
Creation of stable and quality jobs, lifting incomes, and reducing welfare dependence







## To find out more information, contact:

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