

Te Arawa ki Tai – Whenua Māori Development Project

Background

Te Arawa ki Tai iwi, hapū and whānau have told us that their aspirations include housing for whānau for to be connected to the whenua and to create opportunities for people to return home to the rohe. The collective vision of Te Arawa ki Tai is best described by this vision statement:

“Whakaruruhau Kainga, Whakamarumarū Whenua”.

“Our people, homed, on our land.”

Council recently agreed to set aside \$500,000 to undertake feasibility studies on Māori Owned Land in the Te Arawa ki Tai rohe to enable funding applications to be made to Central Government (or other funding sources) for iwi/hapū/whānau to realise their housing aspirations. The Te Arawa ki Tai – Whenua Māori Development Project has been set up to progress the development of housing on whenua Māori.

Who is involved in this mahi?

Te Kapu o Waitaha, Tapuika Iwi Authority, Ngāti Whakaue ki Maketu and Western Bay of Plenty District Council are working together, as partners, to realise the housing aspirations of iwi, hapū and whānau in the Te Arawa ki Tai rohe.

A project team has been set up with representatives from Iwi, three technical roles on the project team and Western Bay of Plenty District Council staff.

The Iwi representatives are:

- Te Kapu o Waitaha – Chief Executive – Vivienne Robinson
- Tapuika Iwi Authority, Pou Ārahi – Chief Executive – Andy Gowland-Douglas
- Ngāti Whakaue ki Maketu – Chairman Whakaue Kaipapa – Petera Tapsell

There are also three advisor roles on the project team:

- Project Coordinator – Roland Kingi
- Technical Advisor – Shae Crossan
- Papakāinga Specialist – Rondell Reihana

Council staff:

- Chris Nepia – Strategic Kaipapa Māori Manager
- Simone Cuers – Strategic Housing Programme Lead
- Corey Gaunt – Kaimahere Matua

FAQs

Who is eligible for the Te Arawa ki Tai – Whenua Māori Development Project?

To be considered for the project, you must be a landowner or trustee of a Māori Owned land block in the Te Arawa ki Tai rohe within the Western Bay of Plenty District.

What is the project team going to do?

The project team will identify Māori owned land blocks where the owners are ready to put their housing aspirations into action. The project team will work with the whānau to do development planning, and feasibility studies and prepare funding applications for Central Government funds for housing development. Part of development planning will be to consider what type of housing you wish to build on your whenua such as home ownership, rental homes, or community housing.

The project team will also work with iwi/hapū/whānau to develop a 20-year “pipeline” of housing on Māori Owned Land. This mahi will include working out funding requirements and actions needed to ready those blocks for development. The project team will seek funding on behalf of Te Arawa ki Tai to support delivery of the 20-year housing pipeline.

The project team can also support iwi, hapū, land trusts and whānau to engage with Council, Māori Land Court, Contractors, Government departments, and others to implement your housing development plans.

Who do I talk to about getting involved in the project?

If you would like to be involved in this project, please complete the form below and send this to the Project Team at TAKT@westernbay.govt.nz.

What are the requirements for developing housing on whenua Māori?

There are certain steppingstones or requirements to be met before developing housing on whenua Māori and each iwi/hapū/whānau may be at different stages with these requirements.

The criteria are listed below as a guide. The project team will see what point you and your Trust are at and work out an action plan for your housing with you.

- A functioning Trust
- The landowners are on board
- There is strong leadership, or opportunity for leadership to grow, to drive a housing project and support whānau
- Land Tenure – for example is the land Māori Freehold Land or Māori Reservation that allows for housing, which is ideal, or is it Treaty Settlement Land (General Title), or General land.

¹ For clarity, for the purposes of this project, *Māori Owned Land* means Māori Freehold Land, any land held by a Post-Governance Settlement Entity and general land owned by an iwi, hapū or Māori whānau group.

- If there are existing leases/licences over the land, is termination possible or does the lease not cover majority of usable land on block?
- What type of Council District Plan zoning is the land? Rural zoning is more straight forward.
- No hazards, or minor hazards on the land that can be easily mitigated, so the land can be developed.
- No known Cultural sites, or Cultural sites that can be avoided .
- Road access is available – either direct access to a formed Public Road or access via Māori Roadway/Right of Way are ideal.
- Full services, or some/limited services are available to the land. Services are things like electricity, water supply and wastewater.

What happens if my project to build housing on my whenua does not make it into the first round of feasibility studies and government funding applications?

Some housing projects will not make it into the first round. This will be because they do not meet the requirements yet to be able to proceed.

The project team will work with iwi/hapū/whānau to work out a 20-year “pipeline” of housing on Māori Owned Land, including identifying funding requirements and the key actions needed to ready those blocks for development.

The project team will also make recommendations to Council or other Government departments to address barriers for developing housing on whenua Māori.

What funding is available to help get housing built on my whenua?

Central government may contribute funding towards:

- planning and feasibility studies for housing on your whenua
- on site infrastructure and construction costs. This can include things like house construction costs including a garage or carport, Council fees, Māori Land Court costs/fees.
- infrastructure costs, for example a roadway to the house from the road, site works required to enable a house to be built, long phone and power connection lines and poles to get electricity to the build site or connecting to sewerage and storm water reticulation systems.

What is the timing for the project ?

The project is a 12-month project at this stage but may be extended beyond that time. We are aiming to get the first land blocks’ feasibility studies completed and funding applications to Central Government for building housing and/or infrastructure development by the end of this year.

Does Te Arawa ki Tai – Whenua Māori Development Project provide funding for Papakāinga developments?

The Project does not provide any funding for housing development. Once you and your Trust are ready to apply for funding, the project team can apply for funding on your behalf or assist you with funding applications.

Where can I get more information from?

Western Bay of Plenty District Council

Dwellings on Multiple Owned Māori Land

<https://www.westernbay.govt.nz/property-rates-and-building/district-plan-and-resource-consents/resource-consents/common-resource-consent-planning/dwellings-on-multiple-owned>

Te Puni Kōkiri

<https://www.tpk.govt.nz/en/nga-putea-me-ng-a-ratonga/maori-housing-support/supporting-new-homes-and-papakāinga>

Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development

<https://www.hud.govt.nz/our-focus/housing-for-by-and-with-maori/>

Te Kooti Whenua Māori

www.maorilandcourt.govt.nz

Kāinga Ora – Homes and Communities

<https://kaingaora.govt.nz/>



Te Arawa ki Tai Housing Kaupapa – Registration of Interest

Please complete the form below to the best of your knowledge. If there is missing information, the project team can help with this.

Contact Person

Name:

Email:

Phone number:

Alternate Phone:

Relationship to whenua: Shareholder Trustee Other

Whenua Details

Legal Description:

Block Address:

Record of Title (if known):

Land Status:

Ahu whenua/Reservation trust name:

Number of shareholders:

Block size (ha):

Existing use: Unused Farming Housing Lease

Are there any known cultural sites on the whenua: Yes No

Has your Trust applied for feasibility funding? Yes No

If yes, has that been approved? Yes No

Whānau Aspirations

Do you want to build houses on the whenua? Yes No

How many houses do you hope to build? 0-5 5-10 10-20 20+

What sort of houses do you want to build?

Ownership Affordable Rentals Community Housing Other

Are the owners all in agreement? Yes No Other

I consent to the information I have provided being used to:

Contact me about the Project or other opportunities relating to Papakāinga development

Complete or develop any applications/business for funding associated with the Project

Report on aspirations for Papakāinga in the western Bay of Plenty sub-region

Signed:

Dated: