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# Housing Strategy & Action Plan for Māori Within Tamaki nui-ā-Rua

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Prepared by Te Tahua o Rangitāne - July 2022





# Te Tahua o Rangitāne

Economic Development & Housing

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*This Housing Strategy and Action Plan was prepared by Te Tahua Trust, the asset management and economic development division of Rangitāne o Tamaki nui-ā-Rua. This followed a series of community engagement hui, conversations with stakeholders and first hand viewing of poor-quality rental housing that whānau are presently living within.*

*Rangitāne o Tamaki nui-ā-Rua are mana whenua within the region described as the Tararua District and have a vested interest in improving the housing outcomes for their tribal members, Māori, Pasifika, and the wider community.*

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# EXECUTIVE SUMMARY

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The Tararua District is experiencing a population growth after decades of decline and as our population increases, the lack of consistent investment in new housing supply has resulted in whānau being unable to secure or afford suitable housing.

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In addition, there is a general awareness that the quality of housing across the Tararua District is low, with many homes failing to meet Healthy Homes standards, and this results in greater levels of illness in our community than others.

What we have come to understand is that housing for many Māori and Pasifika in Tararua is severely unaffordable, based on measures of housing affordability within a market (our community). Although, relatively speaking housing in Tararua is perceived to be of a lower cost compared to other

places in New Zealand such as the nearby cities of Palmerston North and Hastings, it is not affordable for many based on median household incomes and median house prices.

Te Tahua o Rangitāne and Rangitāne o Tamaki nui-ā-Rua have canvassed community views and engaged with stakeholders who share a sense of responsibility and obligation to improve the housing outcomes for Māori and the wider community. This has led to the drafting of this Housing Strategy and Action Plan which is focused on meeting the needs of whānau as expressed by them.

It is clear to Rangitāne o Tamaki nui-ā-Rua that external funding and partnerships will be critical in achieving the action steps proposed because:

- As a small iwi with limited resources this strategy / action plan will only succeed with investments from government, community organisations, philanthropic channels, private investors, and our own people. Our focus on actively bringing about change and security with these investments is critical to making these actions a reality.
- We need to work collaboratively with HUD, TPK, KO and our partner TDC to educate stakeholders and the community on the serious local issues in housing affordability (i.e., that house prices have increased 2.5 times in the last 5 years, with rents increasing 1.8 times).
- To achieve the strategic outcomes sought in this document will be a long-term effort and this Strategy / Action Plan is the first 5-year step in reaching those outcomes.

# STRATEGY

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While this will ideally be a shared effort by many community partners, it is our view that for things to change, our organisation must act on four specific fronts:

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1. We must seek to improve the quality of rental housing and support available to whānau living in homes that are not safe, secure, warm, or healthy by advocating for the upgrading of their housing situation.
2. We look to invest in new affordable housing options across the Taranaki for rent or home ownership, and work with whānau to understand their needs and the steps required for them to achieve their housing aspiration of the right home in the right location.
3. We will continue to advocate for and support a range of housing choices that may include intergenerational, transitional housing and small-scale papakāinga, to help whānau onto the home ownership pathway. This will likely include promotion of alternative funding approaches.
4. We will host and present workshops and programmes to assist whānau to understand the housing issues impacting them and build their financial capability to realise their housing aspirations.

By taking a community development approach and partnering with community to identify and progress their housing aspirations, we believe that we can start moving the needle on housing across our rohe.



## HOUSING ACTION PLAN **2022-2027**

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Recognising that resources are limited and that we are trying to address a significant challenge affecting all communities across Aotearoa, the proposed housing action plan steps reflect the small population size of the Tararua District and our capability to deliver on what we say.

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FOCUS ONE:

# IMPROVE THE QUALITY OF RENTAL HOUSING

To achieve this goal, we must deliver a range of actions to help improve housing outcomes, including improving the quality of homes through community-led repair programmes and urgent repairs.

Specifically, we will:

- Continue engaging with landlords and community members to identify housing needs and develop practical strategies to lift housing quality.
- Seek funding to support housing repair programmes that include home repair or maintenance skills within the community.
- Seek funding for urgent home repairs and fund local trades to address these in a timely manner.
- Actively look to enter the rental market and raise the bar within housing that is perceived to be of a low quality to set a higher standard.



## FOCUS TWO: **INVEST IN AFFORDABLE HOUSING OPTIONS**

This will focus on increasing access to affordable housing with increased supply, innovative housing options and a range of financial pathways for whānau to meaningfully engage with home ownership.

Specifically, we will:

- Partner with other organisations to utilise brown-field opportunities to increase affordable housing packages. This will include local Government, HUD, TPK and Kainga Ora.
- Engage with developers who share a clear commitment to affordable housing to promote development opportunities.
- Advocate for and support the development of small-scale rental / owned papakainga as well as supporting infrastructure for housing on Māori land.
- Developing and piloting innovative home ownership solutions including progressive home ownership, rent-to-buy, shared equity and recognition of sweat equity.

## FOCUS THREE: **ADVOCACY**

We will look to engage with whānau and papakāinga experts with a view to support learning and nurture opportunities that the parties may wish to pursue whether on whenua Māori or other suitable landholdings.

Advocacy with local and central government as both play a critical role to advocate for funding and recognition against larger iwi and urban areas when competing for the same funding pool. While it is unclear exactly what this will require, we envisage sponsored wananga, tours of other successful papakāinga developments and supporting the partners by securing funding and initiation of their development plans etc.



## FOCUS FOUR:

# DELIVER WORKSHOPS AND PROGRAMMES TO INFORM WHĀNAU OF HOUSING RELATED ISSUES

Building capability enables Māori to take the lead in developing their own responses to housing challenges of quality, supply and access, and security and sustainability. We will continue to build the housing capability of Māori and Pasifika communities with a series of financial literacy workshops, home maintenance and development workshops and working with funding providers to introduce innovative funding methodologies into the local housing market.

The specific activities will include:

- Providing advice and information on the different forms of Government housing support available.
- Supporting communities to develop their housing capabilities as part of broader community development work.
- Providing workshops to build the financial capability of whānau to achieve their housing aspirations
- Providing advice to support rōpū to build the knowledge needed to undertake community housing projects.



# MEASURE OF SUCCESS

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The ultimate measure of success in improving the quality, quantity and affordability of housing across Tamaki nui-ā-Rua are improved lives. While this can be measured by looking at deprivation or health metrics, at a regional level, it is the tangible measures of success that whānau are looking for.

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To that end, we are looking to achieve the following over the next 5 years:

1. Be instrumental in the upgrading of >100 homes across the region to exceed the healthy home stands.
2. Support at least 25 whānau to purchase new homes across the region using innovative home ownership models.
3. Deliver an ongoing series of wananga / workshops to assist whānau to identify the housing that they want and a pathway to achieve this.
4. As a social housing provider, take an active community development approach to transform Māori / Pacifica housing outcomes with supporting service provision from health, social service, education and employment providers.



# CONCLUDING REMARKS

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The housing crisis has been a hot topic of discussion for everyone in Aotearoa. There are many opinions about the best way to transform the outcomes for our most vulnerable and yet there has been a slower move to provision with supportive services in Tararua.

Almost all measures of wellbeing / deprivation tell us that Māori and Pasifika have been the worse off, and ultimately, this comes back to our most vulnerable kaumatua/kuia and tamariki who really suffer the most.

This housing strategy is a planned pathway of action steps that Te Tahua o Rangitāne is looking to engage further with whānau and then the Central and Local Government, developers and stakeholders to make tangible steps forwards.

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It recognises and affirms the ten key markers identified by Emeritus Professor Sir Mason Durie (Te Ahua o te Kainga – Shaping the House 2019) that guide our actions:

\* Housing for Māori affirms the significance of mauri.

- Housing for Māori contributes to whānau wellbeing
- Housing for Māori requires multi-sectorial collaboration
- Housing for Māori depends on local leadership
- Housing for Māori endorses papakāinga
- Housing for Māori supports urban collectives
- Housing for Māori demands resources
- Housing for Māori builds on cultural foundations
- Housing for Māori involves iwi
- Housing for Māori respects Whānau Decision Making

It is now our challenge to ensure that no one is left behind as we strive for the right house in the right place for whānau.



**Te Tahua o Rangitāne**

Economic Development & Housing

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