Te Keteparaha Mo Nga Papakāinga

Māori Housing Toolkit

Building communities

whanau papakāinga

Introduction / Whakamohio

Mihi

E nga waka, e nga reo, e nga kaupapa tangata, piki mai, kake mai, he wāhi mihi tēnei ki a koutou katoa e rangatira mā.

Tena koutou katoa. I tēnei pukapuka he kete paraha mahi mo nga papakāinga.

"Te Keteparaha mo nga Papakāinga"

The Māori Housing Toolkit is a step-by-step guide designed to assist Māori to develop papakāinga[1] proposals (development plan) on multiple owned Māori land. The concept of papakāinga is not new and has traditionally been associated with Māori housing in a Marae setting. Papakāinga areas have also included other activities such as: kohanga reo, kura kaupapa, health clinic, horticulture or agriculture, sports and/or recreational areas, urupa and heritage sites.

The process for developing multiple owned Māori land for papakāinga can be complex and time consuming. There are two main components that contribute to this; firstly there are a lot of people and different organisations involved (e.g. your immediate and wider whanau, trustees, Māori Land Court, council, government agencies including Housing NZ and technical experts such as, planners, lawyers and, engineers). Secondly, most of the initial work for the first 3 steps Kaupapa, Rangahau and Whiriwhiri is done on a voluntary basis.

The toolkit breaks the whole process up into five steps. Each step is broken down into achievable actions, questions, decisions and the next step in a timely manner.

The focus of "Te Keteparaha mo nga Papakāinga" is to assist Māori Land Trusts with their aspirations to develop and build homes on multiple owned Māori land for the beneficial owners. However, help in understanding the processes involved for individuals building their own home is currently available from Housing NZ and the Māori Land Court. We recommend you also use the documents listed in the appendices of the toolkit for each step.

About this brochure

This brochure provides some background on the process involved in successfully developing housing on multiple-owned Māori land.

step 1

KAUPAPA

Develop an idea that summarises your vision.

step 2

RANGAHAU

Fact finding - Gather relevant information about the land and its governance.

step 3

WHIRIWHIRI

Working with people sharing the vision with whanau.

step 4

MAHI HANGARAU

Detailed technical design, options and associated costs.

step 5

MAHERE

The final papakāinga development plan.

[1]SmartGrowth Strategy, Glossary of Terms Page 192. "Development by Tangata Whenua of an area on any land in the traditional rohe of Tangata Whenua that is developed for live, work and play including but not limited to residential, social, cultural, conservation and recreation activities."

Te Keteparaha mo nga Papakāinga is released in three phases

Phase One includes Steps 1 and 2

Steps 1 and 2 are published as a package and are available from the partner agencies listed in the acknowledgements. Staff from the partner agencies are available to discuss the contents of the initial two steps with you.

STEP 1

The first step is called "**Kaupapa**" and asks:

What is the purpose, idea, vision and rationale for the proposed papakāinga development?

In a nutshell, why are you doing this?

This step is all about developing a common papakāinga idea, vision and principles that generate momentum by working with other owners and trustees of like minds. For example, the issue of housing may come up at a trust meeting, shareholder meeting or in conversation with Kuia and Kaumatua and this may be the catalyst for developing papakāinga.

STEP 2

The second step is "**Rangahau**" (research and fact finding) and this step requires you / the trust to gather information from the Māori Land Court and the respective council about your Māori land block. The Māori Land Court will assist with all the Māori land details, records, administration and management issues for your block. This information should address the questions of what activities have occurred and what activities are currently occurring on the property.

The information from the relevant council (Tauranga City Council or Western Bay of Plenty District Council) will identify any planning issues and the availability of services (e.g. utilities such as water supply) for your property. To complete it is recommended you and / or the trustees make an appointment with a planner from the relevant council to discuss planning for your property. From this information an initial concept plan can start to be developed.

Once you have completed the interview and the council checklist at the end of Step 2 you will be issued with a folder and Step 3 "Whiriwhiri". The folder will keep all 5 steps together as a resource document for the Trust and it will also provide space to add more information and notes as the trust progresses through the next steps.

The first two steps may be achieved over a period of 3 to 6 months depending on the time you and the trustees have available.

Phase Two includes Step 3

Phase Three includes Step 4 & 5

STEP 3

The third step is "**Whiriwhiri**". With the information from steps 1 and 2 you, other owners and the trustees are in a better position to make some decisions and set some direction for the papakāinga. Whiriwhiri is the discussion and debate step of the process with as many of the wider beneficial owners in the block as possible. The toolkit provides templates for calling meetings, setting an agenda and recording the discussion and outcomes from many discussions and meetings. The minutes from these meetings will become the support evidence for applications to the Māori Land Court and the terms of references or mandate for actions. This is probably the most important stage of the process to get people on board and obtaining evidence of their support for the long term papakāinga vision.

The third step could take 6 – 18 months depending on the size of the block, the number of owners, an established trust, availability of trustees and support from other owners.

It should be noted that opportunities to talk and discuss papakāinga ideas with the owners and in particular key beneficial owners (Kaumatua, Kuia, those already living on the property, neighbours and major shareholders) in the block could occur throughout Steps 1, 2 and 3.

STEP 4

Step 4 - "**Mahi Hangarau**" (technical work) refers to the detailed technical design, drawings, options and associated costs for your proposed papakāinga plan. This step will look at the infrastructure (roading, electricity, water supply, waste water, storm water, telephone and other services) required for your housing proposal. The infrastructure services must comply with the requirements of the respective council.

During Step 4 the Trust and the owners will also need to discuss the process in selecting house designs, sizes, styles, energy efficiency options and materials on an individual or a collective basis.

STEP 5

Step 5 - "**Mahere**" (the papakāinga development plan) will require more research and discussion to enable the trustees and beneficial owners to make critical decisions to progress the proposal in relation to development costs (i.e. land, services and house), project management and project design. These two steps will require you / the trust to engage professional services and technical advice to produce a final papakāinga development plan.

Where to from here?

While this brochure will provide some understanding of what is involved in the process before you embark on a journey of ultimately developing housing on multiple-owned Māori land, you should assess:

- Is your project or vision for multiple-housing development? If it is about a single house then the toolkit will not be for you.
- What is your level of personal commitment to a housing development?
- Can you champion the process or pass the responsibility on to someone who can?

If you are serious about papakāinga development then you can visit any of the agencies involved and obtain the first two steps of the toolkit, or alternatively visit www.westernbay.govt.nz to download the first two steps.

Building communities

whanau papakāinga

Acknowledgements

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SmartGrowth

Production and implementation of Te Keteparaha Mo Nga Papakāinga (Māori Housing Toolkit) is an action of SmartGrowth. SmartGrowth is a strategy to sustainably manage growth in the Western Bay of Plenty. It is a joint initiative of Environment Bay of Plenty, Tauranga City Council and Western Bay of Plenty District Council with support from Tangata Whenua and community groups.

For more information on SmartGrowth or for a free CD containing the full strategy and Implementation plan, background and research papers, maps and other supporting documents, contact:

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Kia Tu Pakari ai Tatou

Te Puni Kōkiri

TE KOOTI WHENUA MAORI
MAORI LAND COURT

Western Bay of Plenty District Council

Environment Bay of Plenty
REGIONAL COUNCIL

Tauranga City

Housing New Zealand
Housing New Zealand Corporation

NGATI TUHEKE

TAPUIKA IWI AUTHORITY