

KŌKŌHINAU PAPA KĀINGA TRUST

A unique community development for more than 100
whanau members in Te Teko, Eastern Bay of Plenty



Winner of the 2019 Australasian Housing Institute Award for Excellence in Social Housing.



VISION, MISSION AND PURPOSE

As kaitiaki over our Kōkōhinau papakāinga, our purpose is to ensure what we have is preserved, protected and enhanced for the benefit of future generations.

Our mission is to maintain the mana of our whenua, by preserving our taonga and strengthening our capability to determine a sustainable future for those who live within our papakāinga.

Our vision is to revitalise our community by providing a unique papakāinga model which provides housing, employment, education, with appropriate wrap-around social services and a pathway to home ownership.

Longer term, we aim to create a blue-print to assist other iwi and hapu support their own communities with similar developments.

WHAT MAKES THIS PROPOSAL UNIQUE

A Marae-based, mixed housing community development, including kaumatua homes.

It is intended as a best-practice blueprint for replication within the rohe and further afield.

For at-risk whānau, the Trust will support them into:

- High-quality, safe, affordable rental accommodation
- Work readiness and placement into good, full-time jobs in the area
- Wraparound services in health, wellbeing and education
- A pathway to home ownership over five to seven years
- Being part of a project awarded the 2019 Australasian Housing Institute Award for Excellence in Social Housing





IDENTIFIED LOCAL NEED

The Eastern Bay of Plenty (EBOP) is one of New Zealand's most deprived regions. It has a high level of unemployment, drug and alcohol abuse, gang membership and family violence.

The 2013 Census found that 93.9% of the Te Teko population identify as Maori; 31.9% were unemployed; and the median income was \$16,200 pa (59.8% on an annual income of \$20,000 or less).

Regional authorities have identified labour supply and housing as critical constraints to future growth and restoring mana and the mauri of its people. Without urgent action, the Eastern Bay of Plenty will continue to lag on important economic indicators, while social outcomes will deteriorate further.

While there are some positive initiatives underway, they do not address the community need in a fully holistic manner such as proposed by the Kōkōhinau Papakāinga Trust community housing development, which is driven by an all-of-life approach to restoring community wellbeing.

PROGRESS TO DATE

The Trust had been planning the papakāinga development since 2005, but the proposal was fast-tracked due to the devastating Edgecumbe floods.

Stage 1A of the development has been delivered on time and under budget. In-ground infrastructure for 19 sites was completed and five two-bedroom homes were built and occupied in 2018. Those homes are tenanted under a two-year term arrangement, and the whānau we support are making great progress.

The project was an exemplar of people working together, out of adversity, to deliver positive and transformational change for the betterment of whānau in need.





WHAT HAPPENS NEXT?

Following on from the completion of Stage 1A, we are now seeking support to complete the three-stage papakāinga development.

Our goal is to deliver a best-practice approach to affordable living, working alongside a range of commercial, government and iwi partners to better connect people to their community, assist them into jobs, and provide marae-based education and leadership programmes and enhance their knowledge of tikanga Māori.

Our approach is holistic, addressing all aspects of wellbeing (physical, financial, cultural, spiritual, mental).

The proposal provides for the development of 34 affordable homes for transitional rental, and provides a pathway to, ultimately, the goal of home ownership in our community.

THE PLAN: A THREE STAGE DEVELOPMENT

Stage 1 – 19 HOMES

Infrastructure completed for all homes. Five homes already built and occupied by almost 20 whānau

Upon completion a total of 19 affordable transitional rental homes available for kaumātua and whānau in need

Stage 2 – WHARE ORANGA

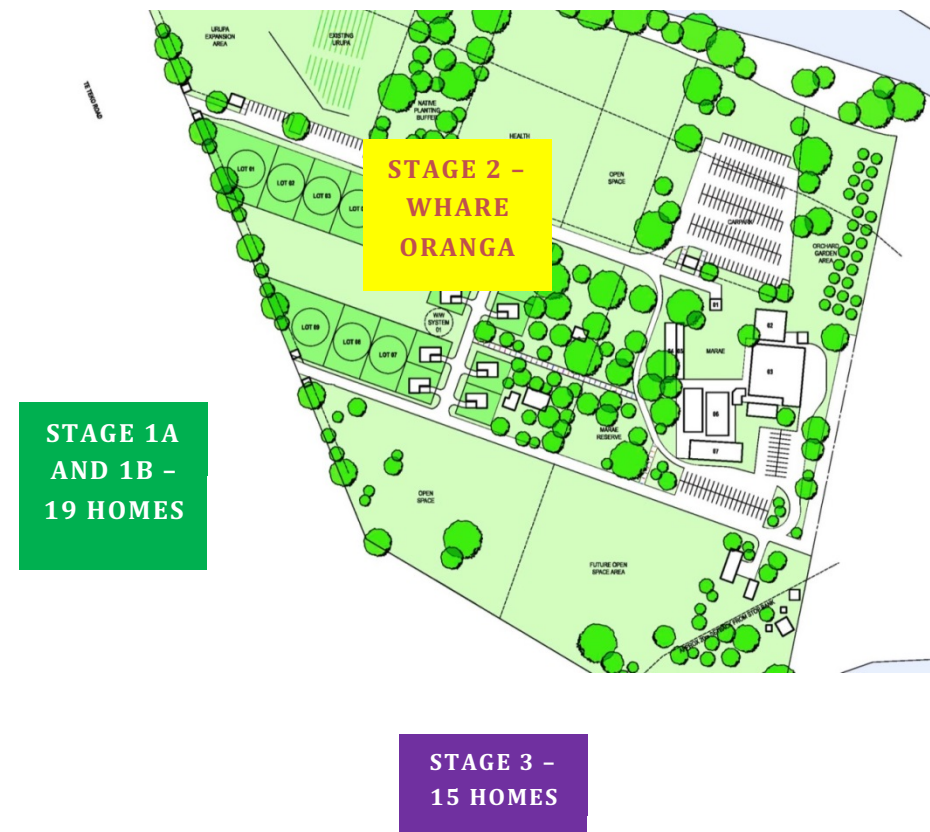
This social service delivery hub provides a multi-faceted facility to support a range of essential services for the benefit of tenants, whānau, hapū, marae, iwi and community.

Services include medical support, counselling, health promotion, fitness and mobility, budget advice, marae-based leadership training

Stage 3 – 15 HOMES

Māori whenua available to build a further 15 homes for whānau, hapū on a Lease to Own or First Home Ownership Saving Programme.

Plans for this site also include a Foster Care Complex to support up to 16 tamariki



THE DETAILS

STAGE 1A

- As explained, this stage has been actioned
- In-ground infrastructure for 19 sites has been completed
- Five two-bedroom homes were completed and occupied in 2018

STAGE 1B

- The remaining 14 two, three and four bedroom homes are to be built
- Nine will be available as transitional rental homes for 5-7 years. Eligibility will be offered to descendants of the original land owners
- Prospective tenants will be offered one of three packages: a Home and Employment Package, a Transitional Rental Package or a Transformational Package
- Whanāu must agree to set aside a portion of income over 5 years, which will be returned to them with additional support towards purchasing their own home
- Overall governance will be provided by the Trust

THE DETAILS CONTINUED

STAGE 2

- The Whare Oranga Service Delivery Hub and support programme will be developed
- Working with support agencies we aim to provide medical support, counselling, fitness / mobility programmes, budget advice and leadership training
- This physical space will include a consulting rooms, meeting facilities, computer access, a fitness centre and more
- There will also be a foster care facility and a Maara Kai development within the hub

STAGE 3

- Stage 3 will involve developing a further 15 homes on adjacent Maori whenua
- Homes will be available on a Lease to Own basis, or under a First Home Ownership Savings Programme
- The foster care facility will be housed on this whenua

IN SUMMARY: EMPOWERING OUR COMMUNITY THROUGH HOUSING, WHANAU ORA, EDUCATION AND EMPLOYMENT

This papakāinga provides a pathway to independence, home ownership and self-reliance

- Stage 1A is complete, and Stages 1B, 2 and 3 are investment-ready
- Partnerships are in place to complete the build and provide the social services support required
- The Trust has a proven track record, delivering Stage 1A on time and under budget
- The proposal addresses all aspects of well-being taha tinana, taha wairua, taha hinengaro (physical, spiritual, mental)
- It meets the intergenerational needs of local whānau and the Te Teko community



ADDENDUM: KOKOHINAU PAKAINGA TRUST HEMANA ERUERA ACCEPTS THE 2019 AUSTRALASIAN HOUSING INSTITUTE AWARD FOR EXCELLENCE IN SOCIAL HOUSING.

Published in the Whakatane Beacon, June 14, 2019.

KOKOHINAU Papakainga Trust has won an excellence award for its housing project.

Trust chairman Hemana Eruera said the award, the 2019 Australasian Housing Institute Excellence in Social Housing, was presented to him at the Community Housing Aotearoa Shift Aotearoa Conference awards dinner in Wellington last week.

The conference brought together housing sector actors to spark collaborative action for one of New Zealand's most urgent problems.

The excellence in social housing award was for the trust's response to the emergency housing need of whanau who lost their homes in the Edgecumbe flood.

The minister of housing Phil Twyford presented the award to Mr Eruera and said following the flood, Kokohinau Marae was one of the first to provide temporary shelter and support for affected families.

"It became clear that many families would not be able to return to their rented homes and needed a long-term solution."

With funding from Te Puni Kokiri, the trust made papakainga land available and oversaw the building of five new two-bedroom houses.

Within a year of the emergency, previously homeless families – including up to 10 tamariki (children) – who had been motel hopping or living in cars, were safely housed in the homes with affordable rents. The whanau still occupy the homes today.

Mr Eruera said credit needed to be given to project manager and trustee Taupara Eruera who managed the build, properties and maintenance.

He said the trust and its project was nominated for the award by Te Puni Kokiri representatives both locally and nationally.

The five homes were just the beginning of a three stage papakainga community development, which would see up to another 30 homes – for more than 100 whanau members – and a community services Whare Oranga hub being built near the marae.

The future development, proposed to be funded by government grants, would include housing for kaumatua, three-bedroom homes for whanau, and lease to own and first home ownership saving programme housing.



Kōkōhinau Papakāinga Trust chair Hemana Eruera receives the Australasian Housing Institute award for excellence in social housing from Minister of Housing, Hon Phil Twyford – Wellington, 6 June 2019.



Kōkōhinau Papakāinga Trust chair Hemana Eruera celebrates winning the Australasian Housing Institute award for excellence in social housing with Te Puni Kōkiri executives Liane Gardiner and Robert MacBeth. The winning papakāinga project was managed and built by Kōkōhinau Papakāinga Trust on its Te Teko whenua, funded by Te Puni Kōkiri and the Ministry of Business, Innovation and Employment. Wellington, 6 June 2019.