

Kōkōhinau Papakāinga Trust

Community and Housing Development

A unique papakāinga development for more than 100
whānau members (2019 – 2020)

Te Teko, Eastern Bay of Plenty



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



PUTAUAKI TE MAUNGA

RANGITAIKI TE AWA

NGATI AWA TE IWI

PAHIPOTO TE HAPU

Who we are

TRUST NAME

Kōkōhinau Papakāinga Trust

TRUST TYPE

Ahu Whenua Trust

VESTED LAND

8.5011 (ha)

LAND STATUS

Maori Freehold Land

DISTRICT

Waiariki Location: Rangitaiki Upper SD

PHYSICAL ADDRESS

331 Te Teko Road, Whakatane 3193



Ko Putauaki te maunga
Putauaki the mountain

Ko Rangitaiki te awa
Rangitaiki the river

Ko Mataatua te waka
Mataatua the canoe

Ko Ngāti Awa te iwi
Ngāti Awa the tribe

Ko Pahipoto te hapū
Pahipoto the sub - tribe

Ko Kōkōhinau te marae
Kōkōhinau the tribal grounds

Ko Iratumoana te waharoa
Iratumoana the gateway

Ko Makarita te whakaruruhau
Makarita the visitors shelter

Ko O'Ruataupare te wharenuī
O'Ruataupare the ancestral house

Ko Te Ngawari o Rangimuaiho
Te Ngawari o Rangimuaiho

Te whare āwhina
The multi purpose house

Ko Waipunarangi te wharekai
Waipunarangi the dining house

Ko Tuhimata te Kōhanga Reo
Tuhimata the language nest

Kōkōhinau te Papakāinga
Kōkōhinau the homestead

Rautaki Tūāpapa

Our Strategic Foundations

TE RAUTAKI TŪĀPAPA

THE STRATEGIC FOUNDATIONS:

Providing the opportunity to occupy this whenua supports our long-term vision for our future generations

TO MĀTOU KAUPAPA NUI AKE

OUR GREATER PURPOSE:

We are the descendants of our distant past, to act as kaitiaki over our Kōkōhinau papakāinga and to ensure what we have is preserved, protected and enhanced for the benefit of future generations

WHĀINGA

MISSION:

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. We will harness opportunities to achieve a self-determined destiny without compromising our tikanga, values, or the aspirations of our whānau

KŌKŌHINAU PAPA KĀINGA TRUST

TRUSTEES

Hemana Eruera Manuera MNZM, JP Chairman
Rihi Vercoe
Robert Thompson

PROJECT MANAGER

Taupara Dean Eruera
kpthousing@gmail.com
0273830650

Uara me ngā Mātāpono

Our Values and Principles

HONO Connection	Connect the whānau to the whenua, the whānau to the hapū
WHANAKETANGA Development	Empowering whānau/hapū to take responsibility for their own development and to maintain the physical and cultural integrity of the marae
WHAKAPAPA Geneology	Promoting whānau/hapū connections to enhance the level of Te Reo with marae-based initiatives
WHARE ORANGA Wellbeing	Fostering the physical, spiritual and mental wellbeing of the hapū with 'Cradle to the Aged' initiatives to promote an environment free of drugs, alcohol, smoke and violence
KAITIAKITANGA Guardianship	Guardianship over our papakāinga, taonga and tikanga and all the things we treasure and which makes us who we are and what we are
WHĀNAUNGATANGA Relationship	Working cooperatively with ourselves and others to make our vision become a reality
KOTAHITANGA Unity	Unity to ensure we as one pursue our dreams and realise our vision
WAIRUATANGA Spiritual	Never lose sight of the wairua and spiritual influence within us
MANAAKITANGA Caring	Care about our whānau, kaumātua and people who live in our papakāinga and within the wider kāinga
TE AROHA Love & Respect	The freedom to live effectively as equal and valued people by the authority bestowed in each of us
NGĀKAUNUI Goodwill	Goodwill to other entities to foster good relationships and contributions, financial or in kind, to enhance the development and progress of the Kōkōhinau Papakāinga Trust

Executive Summary

Trust's Vision: 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, the Trust aims to build on its learnings, and create a blue-print to assist other iwi and hapū support their own communities through the establishment of an Aotearoa Housing Foundation Charitable Trust and a specialist Iwi Community Housing Trust to provide complete wraparound community support.

Purpose: The Kōkōhinau Papakāinga Trust (Development Proposal) seeks Government agency support for a wrap-around package in an innovative and unique marae papakāinga concept:

- To build safe affordable rental homes for people to enjoy a traditional marae lifestyle while saving to fulfil their desires and dreams of owning their own home
- To offer land to people as an opportunity to build their own homes
- To build a multi-purpose Whānau Whare Oranga Complex to support health, wellbeing and educational services, addressing the needs of the tenants whānau, hapū, iwi and community.

Funding: We are seeking \$10 million in funding to complete our Stage 2 development (Whare Oranga) and Stage 3 development (15 homes). Te Puni Kōkiri has indicated an interest in investing a proportion of the capital needed to complete Stage 1 (ie. building a further 14 of 19 homes).

Eligibility: The three stages of the Papakāinga housing, facilities and community development at Kōkōhinau Marae are investment-ready. Many of the services proposed to be offered to our community meet the criteria for Provincial Growth Fund support - PGF tier 1 funding (capability building) and Te Ara Mahi /He Poutama Rangatahi funding (employment).

Blueprint: As above, the development is intended to provide a local and national blueprint for papakāinga development. The plan is replicable and scalable, with the economic and social benefits multiplying as other hapū participate, both within the rohe and elsewhere in Aotearoa.

Action: We are presently in the process of confirming partnerships to complete the build for this next stage of development, along with the provision of social services in the Whare Oranga.

Outcome: The proposal will meet the intergenerational needs of community and whānau, stabilise families, increase skills, strengthen marae community connections, and play a vital role in increasing employment in the Eastern Bay of Plenty region.

WHAT MAKES THIS PAPAKĀINGA UNIQUE?

It is a traditional marae-based Papakāinga community development with a mix of housing, including kaumātua homes. For at-risk whānau, the Trust will support them into:

- High-quality, safe, affordable rental accommodation
- Work placement and readiness into good, full-time jobs in the local area
- Full wraparound services in health, wellbeing and education
- A pathway into home ownership over five to seven years
- A best-practice blueprint model for replication within the rohe and throughout Aotearoa
- Being part of a project awarded the 2019 Australasian Housing Institute Award for Excellence in Social Housing

Wider Context:

A Community in 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.

With a total of 34 homes, the Kōkōhinau Papakāinga will provide marae-based accommodation for as many as 120 whānau within a stone's throw of Te Teko, a small rural settlement of around 650 people. 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).

Economic growth in the wider EBOP since 2000 has significantly lagged behind the rest of the country (139%) and Western Bay of Plenty (178%), recording growth of only 40% over the same period by comparison. The largest sector by value is social services, a telling statistic.

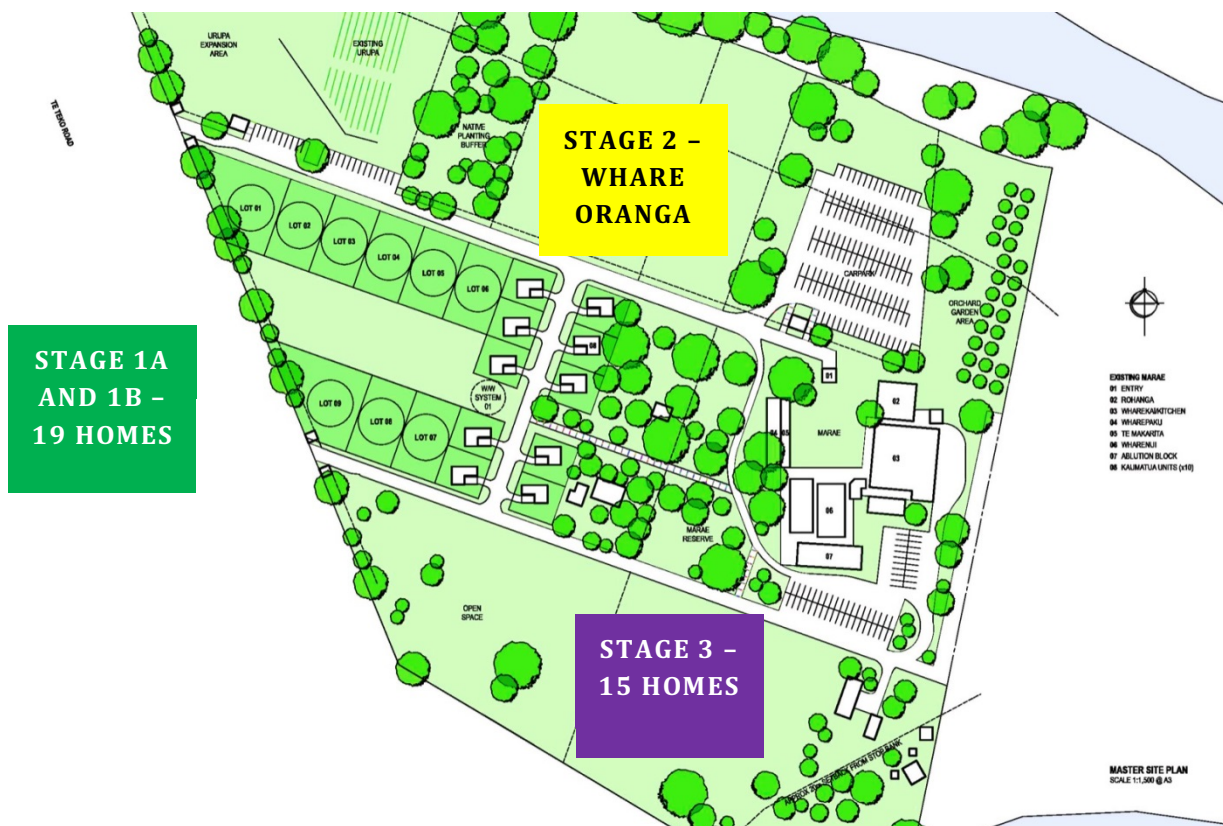
Regional authorities have identified labour supply and housing as critical constraints to future growth and restoring mana and the mauri of its people. Without urgent action, the Eastern Bay of Plenty will continue to lag on important economic indicators, while social outcomes will deteriorate further.

Significant opportunities have been identified in the 2018 Eastern Bay of Plenty Regional Development Report, while provision of housing to low-income families has increased through Housing New Zealand. There is an ongoing requirement to provide support to Edgumbe whanau displaced by the floods of 2017, including those who cannot afford the rent rises since the floods.

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

Source: Eastern Bay of Plenty: Regional Development Report 2018

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

Progress to Date

(Stage 1A Complete)

The devastating Edgecumbe floods of 2017 required an immediate response from the Trust.

The Trust had been planning the papakāinga development since 2005, but the proposal was fast-tracked and successfully sought Government funding to develop and build emergency housing for displaced families.

We are indebted to then Minister Te Ururoa Flavell and current Minister Nanaia Mahuta for their support for our vision.

Te Puni Kōkiri and MBIE shared a contribution of more than \$2.6 million for Stage 1A of the Kōkōhinau Papakāinga Trust Development.

The Stage 1A development was delivered on time and under budget.

In-ground infrastructure for 19 sites was completed and five two-bedroom homes were completed and occupied in 2018.

The homes were built using a high-quality modular solution which supported fast track development to meet emergency housing needs.

Each of the five new homes is now fully 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.



The Wrap-around Proposal

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, provide marae-based education and leadership programmes, enhance knowledge of tikanga Māori and create employment opportunities in the community.

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 for five-seven years and provide a pathway to financial independence and, ultimately, the goal of home ownership in our community.

While several of the homes are earmarked as kaumātua housing, for at-risk whānau there is a holistic package offer where they can receive a Home and Employment Package if they agree to a Transitional Rental Package and Transformational Package (see more details below). The 15 homes to be built in Stage 3 will be made available on a Lease to Own or First Home Ownership Saving Programme.

Wrap-around social services will be delivered through the multipurpose Whare Oranga complex, in which marae-based leadership, health and financial management programmes will be delivered to enable tenants to rebuild their futures.

Overall governance will be provided by the Trust, working with a registered Community Housing Provider to manage the day-to-day operations to an agreed set of metrics and performance indicators.

This is a unique opportunity to invest in the people of the whenua, as well as addressing the issues of housing, employment, education, financial management and health and wellbeing. Many of the outcomes we will deliver through the development meet the criteria for Provincial Growth Fund Tier 1 funding (capability building) and Te a Ara Mahi/He Poutama Rangatahi funding (employment).



Community and Development Objectives

DEVELOPMENT OBJECTIVES

- Affordable, quality housing that is well-designed and built to last
- Pathways to home ownership for tenant families
- Working closely with commercial and social service partners to create employment opportunities in the community
- Marae-based education into financial stability / literacy, and leadership programmes to enhance employability and knowledge of tikanga Māori and values

COMMUNITY DEVELOPMENT OBJECTIVES

- Stability and support to iwi, hapū and whānau families in need
- A community where effective engagement and participation is encouraged as part of our long-term kaitiaki of our community
- Well-designed green spaces, support programmes and facilities to promote health and wellbeing
- Encourage, support and enhance wider community interaction with and within the marae

Stage 1B:

MOBILISING MORE PEOPLE INTO HOUSING

When completed, the Stage 1 development will have a total of 19 affordable transitional rental homes available to provide for a resilient marae-based community.

In-ground infrastructure has been completed for all 19 homes, with five homes already built and occupied. The remaining 14 two, three and four bedroom homes are to be built on the existing infrastructure.

The Trust has been successful in working with its builder EasyBuild Ltd. in employing a local youth as an apprentice during and after the construction phase.

HOUSING DEVELOPMENT AND THE PATHWAY TO HOME OWNERSHIP

Ten of the Stage 1 homes will be for kaumātua permanent residence, leaving nine as transitional rental homes: quality, safe and affordable new homes for rental over five-seven years, providing tenants with a pathway to financial stability.

Eligibility will be offered to descendants of the original land owners under the Kōkōhinau Papakāinga Trust order.

Whānau become tenants on the condition that they are there for five years and are willing to set aside a percentage of their annual income into a savings scheme to be managed by the Kōkōhinau Papakāinga Trust in a secure banking system. After the five years, the savings will be returned to tenants as a deposit for a new home, with further support and assistance available from the Trust. For example, we have the ability to offer adjacent Māori whenua to build their own homes.

Overall governance will be provided by the Trust, which will work closely with a registered Community Housing Provider to manage the day-to-day operations to an agreed set of metrics and performance indicators.

INTEGRATED OFFER TO PROSPECTIVE TENANTS

Our offer has a transformational approach to wellbeing, where people sign-up to an interdependent enhancement system that provides a home, a pathway to work, and lifestyle changes to strengthen our community:

- A Home and Employment Package — Te Ara Mahi
- Transitional Rental Package
- Transformational Package

1. HOME AND EMPLOYMENT PACKAGE — TE ARA MAHI

Prospective tenants are offered the Home and Employment Package if they agree to both the Transitional Rental Package and the Transformational Package.

Together, these provide a pathway for whānau into work and wellbeing, and to ultimately owning their own home.

The Kōkōhinau Papakāinga Trust is taking advantage of some of the new employment opportunities coming on stream in the local area.

It has a partnership agreement with a local trust that is committed to offering employment to Trust tenants, and the Trust has been working closely with other local employers, including Creswell NZ Limited (Otakiri Springs) to secure employment opportunities and work readiness training.

Employment potential with local employers – an integrated approach:

- Full-time jobs with Otakiri Springs, KiwiRail's Kawerau Container Terminal, and the new Kawerau Dairy Group factory
- Work-readiness programmes to be delivered with support from Te Ohomai tertiary education provider.

2. TRANSITIONAL RENTAL PACKAGE

The Transitional Rental Package offers whānau affordable rental homes and a marae-based lifestyle, while enabling and supporting them into a saving regimen to fulfil their desires and dreams of owning their own home.

As above, the Trust will make the home available to tenants who are willing to set aside a modest percentage of their annual income into a Trust-managed savings scheme which will help them accumulate a deposit to purchase and own their own home after five to seven years.

3. TRANSFORMATIONAL PACKAGE

The Kōkōhinau Papakāinga Trust supports the Government's 2011 adoption of a 2025 Smoke Free Aotearoa, and is seeking to encourage and transform tenants' lifestyles in order to develop a smoke, alcohol, drugs and violence-free resilient marae-based communal community.

In the local EBOP context, the Trust considers these issues to be the main contributors to the health and wellbeing problems our whānau typically experience.

Under their tenancy agreement, tenants must commit to ensuring their homes will be smoke, drug and alcohol-free. No forms of violence, firearms, gang-affiliations or pets are tolerated.

Tenants in the five existing homes have signed these contracts, and while the Trust has learnt some valuable lessons over the first 12-months of their tenancy, we are pleased with the very positive progress most whānau have made, and with our various partners, continue to support them into a better future.

Community Case Studies

ZHAE AND HARRY RENETI, AND THEIR THREE TAMARIKI

When the 2017 Edgumbe flood destroyed their whānau home, Zhae was working, studying and a busy mum to three tamariki. From that moment, the most important focus was to find a safe place to live. “We were so fortunate to be given this beautiful house on the papakāinga. It’s given my children a place to call home, freedom to play in a safe environment.”

Zhae’s partner Harry is still having to travel long distances to work, but they are hoping new work opportunities will become available near Te Teko soon, so the family can be reunited during the week.



KIISHA GURREN AND HER TWO TAMARIKI

Kiisha, her sister Zhae (who lives next door) and their whānau were plunged into crisis when they lost their home and possessions in the Edgumbe flood. What followed was months of “motel-hopping, at times sleeping in our car”.

So she was overwhelmed to be offered this emergency housing at the papakāinga. “It’s given me and my kids a stable life in a warm, dry home. What more can I say. Our kids love having so much room to run around, and its safe for them too.

“And I love living near the marae. I’m learning so much about my culture, and so are the kids who are going to the Pahipoto Kōhanga”.

SANDRA RAUKURA AND HER DAUGHTER LENA RAUKURA

Sandra and Lena and their whānau lost their home in the Edgumbe flood. “It was yellow-stickered, unlivable that was mum and dad’s home. Very sad. I did a lot of crying.”

Then she was offered a new house on the papakāinga. The care-support worker says her new home is “fantastic”. “Our own space, very warm and cosy. And it’s been good for my health too, as the Papakāinga is smoke free, so I’ve given up smoking!”

Sandra says she loves living close to the marae. “Awesome. I go to all the meetings, stop and have a kōrero with the whānau. I’m much more connected now.”



Stage 2:

WHARE ORANGA SERVICE DELIVERY HUB

With a growing marae-based community equivalent to twenty percent of Te Teko's current population, it is essential the Trust provides not just the wrap-around services to prospective tenants, but a support system which enables their integration within the hapu and the broader community generally. The Whare Oranga development aims to deliver services that meet identified needs for the tenants on-site, the hapū of Kōkōhinau marae, surrounding hapū and hapori, and the wider communities of Te Teko, Edgecumbe, Kawerau and Whakatāne.

Working with a number of partners we are looking to provide a range of services to transform our community into better health, wellbeing and lifestyles, and support a new marae-based culture, including:

- General medical practice, and other health services including dental care, optometry and audiology
- Social services and counselling support in mental health, drug and alcohol rehabilitation, family violence
- Health promotion, including smoking cessation, dietary support and healthy living
- Fitness and mobility support
- Work readiness and placement
- Budgeting advice and financial literacy
- Marae-based education and leadership training programmes
- Driver training and licencing
- Access to, and training in computers for kaumātua and rangatahi Tikanga and Te Reo Māori

An important feature of the Whare Oranga service offering is a Foster Care Facility. We have identified demand for accommodating and caring for as many as 16 tamariki within the facility. The Trust is excited about the potential to make a difference to our tamariki, giving them an introduction into marae-based communal living.

Another key feature of the Whare Oranga will be a Maara Kai development for tenants to manage themselves, as a food source for their household and the marae, or to generate an income.

The Trust is in early discussions with architects to design a suitable facility to meet these multiple service-delivery requirements, however, we envisage the Whare Oranga facility will include several consulting rooms for health service providers; a number of large and small meeting rooms for hui and wānanga; an IT studio with computer facilities; a modest gymnasium with fitness facilities, and a cafeteria and dining hall.

In future, we would like to supplement these facilities with more sports facilities and a stage for kapa haka events .



Stage 3

- We have adjacent Māori whenua available for further development in Stage 3, which would support a further 15 homes.
- The Trust's development concept in Stage 3 supports whānau and hapū into a Lease to Own or First Home Ownership Saving Programme, building on the assisted savings programme mentioned earlier.
- This site will also accommodate the physical structures for Foster Care Facility. The Trust is excited about the potential to make a difference to our tamariki, giving them an introduction into marae-based communal living.
- Together, the three-stage development is intended to provide a local and national blueprint for Papakāinga development. The plan is replicable and scalable, with the economic and social benefits multiplying as other hapū participate, both within the rohe and beyond.



Our Partners

The Kōkōhinau Papakāinga Trust places a strong value on partnerships, and acknowledges the enthusiastic support we have received in shaping our ideas, and in early stage development. We value also, the support we've received from multiple stakeholders in developing this proposal. In particular:

GOVERNMENT AND LOCAL GOVERNMENT PARTNERS:

Te Puni Kōkiri / Ministry of Business, Innovation and Employment / Housing New Zealand / Ministry of Social Development / Bay of Plenty Regional Council / Whakatane District Council

SOCIAL SERVICE PARTNERS:

Te Puna Ora o Mataatua / Ngāti Awa Social & Health Services / Te Tohu Oranga o Rangitaiki / Tūwharetoa ki Kawerau / Te Uru Taumata Tuhoe Health / Whakatane Hospice / Whakatane Disability Centre / Bay of Plenty District Health Board / Rangitaiki Budget Advisory

COMMERCIAL PARTNERS:

Egmont Dixon / Housing New Zealand / EasyBuild Ltd.

PROSPECTIVE EMPLOYERS:

Creswell NZ Limited (Otakiri Springs) / Kawerau Dairy Group / Kawerau CT / Putauaki Land Trust / Omataroa Rangitaiki No 2 Trust / Maori Investments Ltd / Te Puna Ora o Mataatua / Ngāti Awa Social & Health Services

PROSPECTIVE FUNDING PARTNERS:

Ngāti Awa Group Holdings / Putauaki Land Trust / Omataroa Land Trust / Omataroa Rangitaiki No 2 Trust / Kiwinui Lands Trust / Ratahi Lands Trust / Tainui Group Holdings

Support from Government Agencies

The Kōkōhinau Papakāinga Trust has engaged extensively with whānau, hapū, partners, government agencies and industry stakeholders in the development of this proposal. The project has been enthusiastically received by all parties, and their ideas and suggestions have helped us to modify and enhance our plans.

We believe the unique wholistic model providing housing, employment, education, wrap-around social services and a pathway to home ownership aligns well with the Government's focus on achieving better outcomes for people, particularly in significantly deprived areas like the Eastern Bay of Plenty.

The Trust is determined to create a positive blueprint model for papakāinga development which can be replicated locally and nationally. To support this, the Trust's longer term ambition is to establish the **Aotearoa Housing Foundation Charitable Trust** which will build on our learnings and develop the expertise to support more and more low-income whānau into better lives, including owning their own homes throughout the Eastern Bay of Plenty and further afield.

Ma mātau he hanga ngā whare Āke Āke

Similarly over the longer term, the Trust wishes to establish an **Iwi Community Housing Trust** with the capability to provide specialist wraparound support to whānau, hapū and iwi and hāpori nationally.

E te Minita, ko enei etahi o ngā whakaaro a tenei Tari o Te Papakāinga o Kōkōhinau

Government assistance is needed to complete our unique, best-practice papakāinga model and to realise our vision.

Completion of the Stage 1B development has the partial financial support of Te Puni Kōkiri, and we will seek the balance needed from investors.

A further \$10 million in funding is needed to complete the Stage 2 Whare Oranga, and a further 15 homes and Foster Care Facility in the Stage 3 development.

Whilst recognising that the Provincial Growth Fund has made a decision to exclude investment in the capital cost of housing infrastructure, we believe that many of the outcomes we will deliver through the Whare Oranga development meet the criteria for PGF tier 1 funding (capability building) and Te a Ara Mahi/He Poutama Rangatahi funding (employment).

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, with Stage 3 awaiting infrastructure for a 15-home build
- 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



The Kōkōhinau Papakāinga Trust Acknowledges



Addendum: Kokohinau Papakainga 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 Edgumbe 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.