



NGĀ HAPŪ O ŌTAKI

HE WAKA EKE NOA

Te Rautaki Whakakāinga

Ngā Hapū o Ōtāki Housing Strategy

JUNE 2023 | DRAFT - Version 1.0



**This is a draft for feedback and input
from Ngā Hapū o Ōtaki, hapū Chairs and whānau.**



Moemoeā

"Kia rangatira te noho a Ngā Hapū o Ōtaki ki Ōtaki"

Ngā Hapū o Ōtaki lead our people towards kāinga self-sufficiency and create a legacy for our mokopuna to thrive in a vibrant and resilient hāpori. This is achieved by providing a range of suitable, affordable homes that enable our whānau live in Ōtaki, closely connected to whānau and marae.

We are dedicated to restoring the mauri and mana of both te taiao and ngā tangata, honoring the interconnectedness of our natural environment and our people. Through this holistic approach, we ensure the sustainable well-being of our community for generations to come."

Ngā kaupapa

Ūkaipōtanga

Our people have a strong identity and connection to their tūrangawaewae, to their marae, hapū and iwi.

Kaitiakitanga

Support and promote the protection of our people, resources and our natural environment.

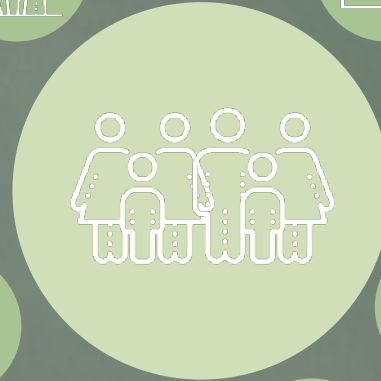


Rangatiratanga

Sound governance and leadership that is visionary and courageous.

Whanaungatanga

Promote our connection to ensure harmony and solidarity amongst our people.



Kotahitanga

Pool our talents and energy, working together to realise shared aspirations and goals.

Manaakitanga

Uplift the mana of others and each other by expressing generosity, hospitality and humility.



Pūkengatanga

Provide opportunities to develop highly capable people.

Te Reo

Support and promote Te Reo in the homes, workplace and the wider community.



Wairuatanga

Nurturing the spiritual dimension within us.

Mihimihi

*Ka waihape atu ki te pūtake o Tararua
Ki Te Tuara o Te Rangihaeata
E kautere atu ana ngā wai o Ōtaki, o Waitohu
Ki ōna uri
Ko Huia, ko Maiotaki, ko Pare, ko Koroki, ko Kapu
E tau nei e!*



Denise Hapeta
Chair

At the northern end of the Kāpiti District, Ōtaki sits in a varied and vibrant natural environment including the Tararua ranges, Te Tai-o-Rehua, rivers, streams, lakes and fertile land. The five hapū of the area work together as Ngā Hapū o Ōtaki to advance the aspirations of the hapū, maintain the three marae and care for the environment. With a significant Māori population and a longing among many whānau to return home to their whenua, Ōtaki holds a special place in the hearts of its people.

The unaffordability of our housing system presents a formidable challenge on people's ability to stay in and / or return to Ōtaki. The repercussions on the well-being of our people when they are unable to access secure and healthy housing is evident and concerning.

Addressing this is a matter of priority.

Ngā Hapū o Ōtaki actively contributed to the KCDC Housing Strategy, particularly in shaping the Māori housing objectives and measures. Building on this and informed by the NHO and KCDC Kāpiti Housing Needs Assessments, this Ōtaki specific strategy is firmly rooted in hapū leadership.

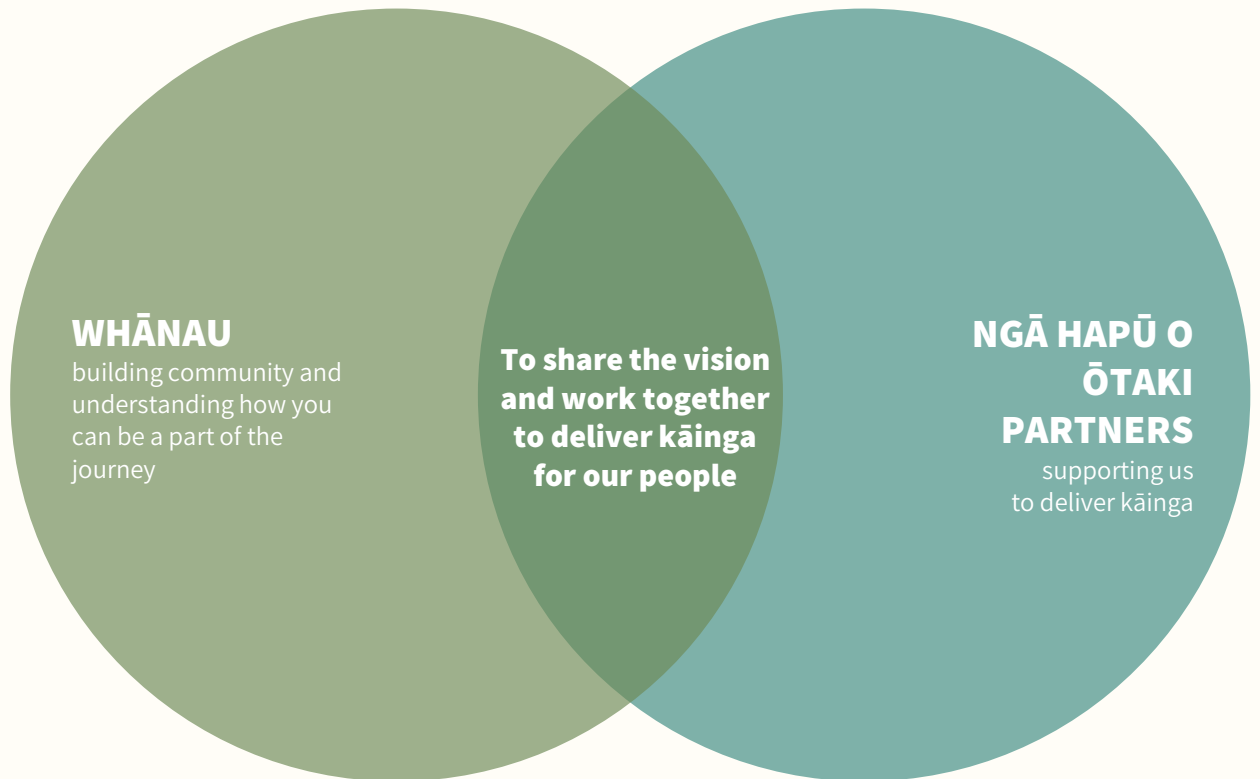
With a strong vision for housing in our rohe, Ngā Hapū o Ōtaki embraces innovative and comprehensive approaches to achieve our goals. As kaitiaki of te taiao, we are acutely aware of the need to support only what the environment can sustain, ensuring a balanced and harmonious relationship between people, land and wai.

This housing strategy takes a holistic view on how to address housing need in Ōtaki, encompassing both short- and long-term solutions. It is underpinned by a structured organisation that prioritises the restoration of mauri and mana of both te taiao and ngā tangata. This restorative process is a crucial step towards repairing some of the damage sustained over the past two centuries. Guided by our inherent connection to te Taiao we strive to provide sufficient and affordable homes while caring for te Taiao, ultimately fostering Hauora and rangatiranga for our hapū.

This strategy represents our commitment to providing pathways to kāinga, wellness and self-sufficiency for our mokopuna. By working together and embracing this shared vision we imagine a future where housing is a foundation for restoration of rangatiratanga.

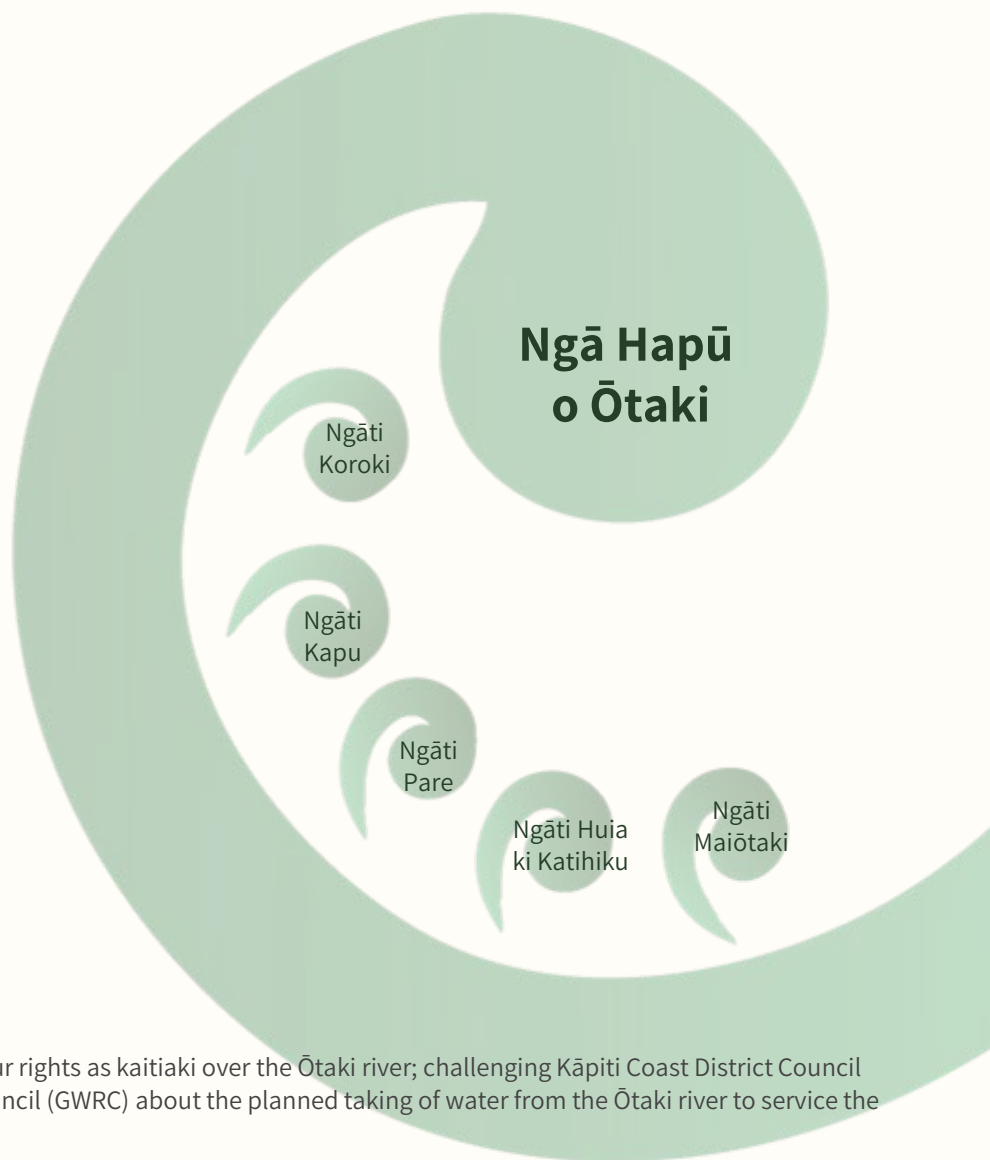
This housing strategy is for our whānau and wider Ōtaki hāpori. It articulates our vision for delivering housing together.

Who is our document for?



Whakapapa o Ngā Hapū o Ōtaki

The five Ngāti Raukawa affiliated hapū who are mana whenua within the Ōtaki rohe work together towards our common goal of driving transformational change. Our role is to provide whānau members and hapū in Ōtaki the opportunity to work together to realise their dreams and aspirations, and live according to tikanga Māori.



Ngā Hapū o Ōtaki is the representative body for the five hapū of Ngāti Raukawa, that reside in the Ōtaki area.

Together, we continue to drive transformational change in our rohe.

Ngā Hapū o Ōtaki took a stand to exercise our rights as kaitiaki over the Ōtaki river; challenging Kāpiti Coast District Council (KCDC) and Greater Wellington Regional Council (GWRC) about the planned taking of water from the Ōtaki river to service the whole district.

Since that time Ngā Hapū o Ōtaki has continued to be active kaitiaki of the river and the wider Ōtaki area. Over time NHoŌ has developed working relationships with Kāpiti Coast District Council and Greater Wellington Regional Council (GWRC) as well as other Crown entities and the wider community.

Today, Ngā Hapū o Ōtaki represents Ngāti Raukawa in its Ōtaki interests and values our strong relationships with Ngāti Raukawa, Te Ātiawa and Ngāti Toarangatira.

We are governed by an independent Board which comprises one member each of the five hapu of Ōtaki, and the Chairperson.

For over 200 years, the ART confederation has collaborated to act as guardians for our collective iwi and hapū lands.

To this day, the confederation's goals are to increase prosperity in our rohe, work towards meeting wellbeing aspirations and protect significant land holdings.

The importance of the whakapapa of our ART confederation

The ART Confederation is Te Āti Awa ki Whakarongotai, Ngāti Raukawa ki te Tonga and Ngāti Toa Rangatira. The relationships between the three iwi were strengthened during the migration to, and settlement to this southern area.

In the years since settlement ART has worked together on a number of ventures such as Rangiatea Church, Ōtaki Māori Racing Club, Ōtaki Māori College (closed in 1938), Raukawa Marae Trustees, and the Ōtaki and Porirua Trusts Board. In 1981, the ART confederation established Te Wānanga o Raukawa (TWR), our own 'wānanga' located in Ōtaki, to help achieve the educational aspirations of the three iwi. TWR was officially recognised as an educational institution by the Crown in 1993, almost a decade after opening.

Today, ART (through the Ōtaki-Porirua Trust Board), holds several land parcels in Ōtaki which we hope to utilise to provide housing for NHO and ART whānau.

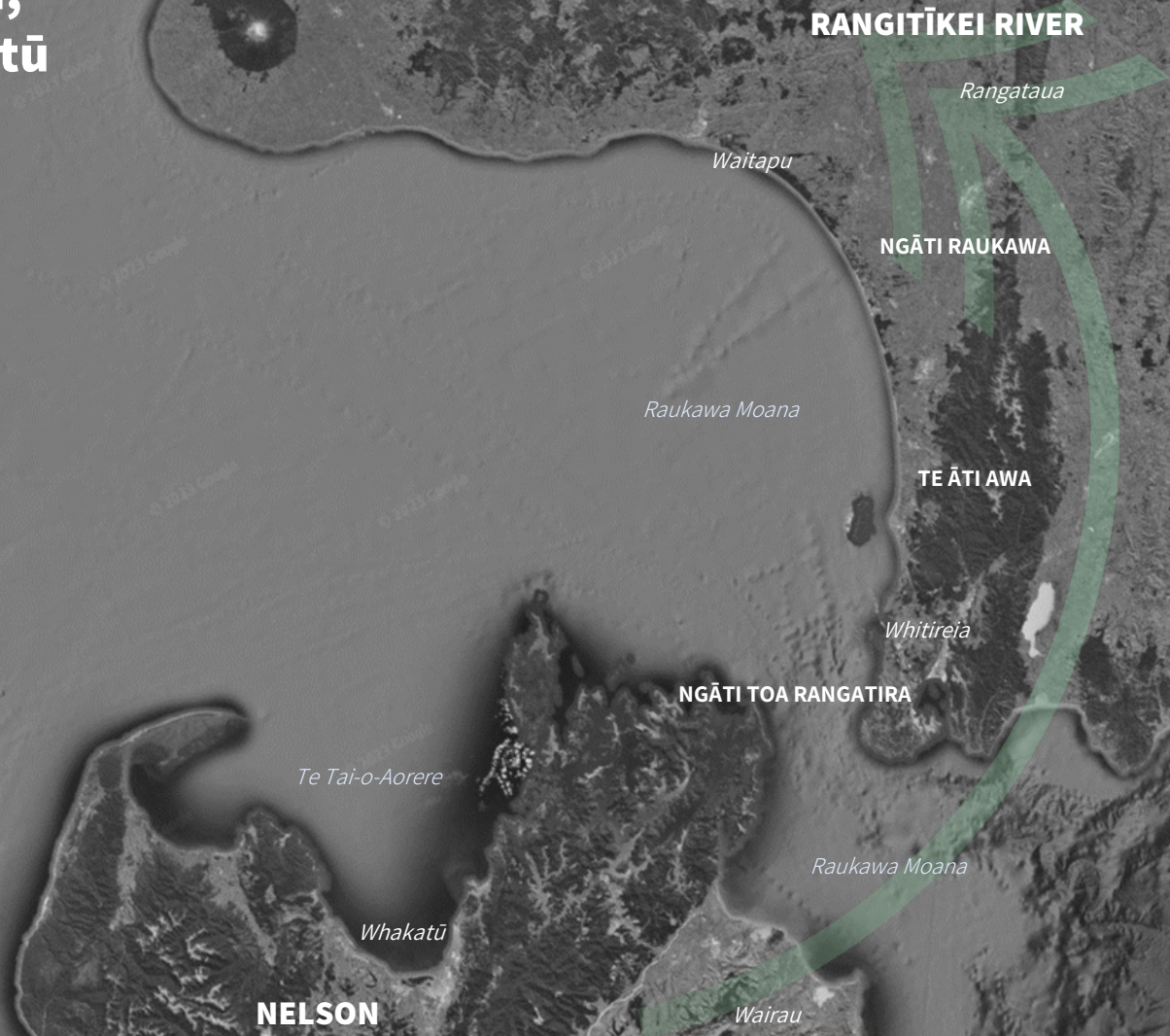
Te Āti **A**wa ki Whakarongotai

Ngāti **R**aukawa

Ngāti **T**oa Rangatira

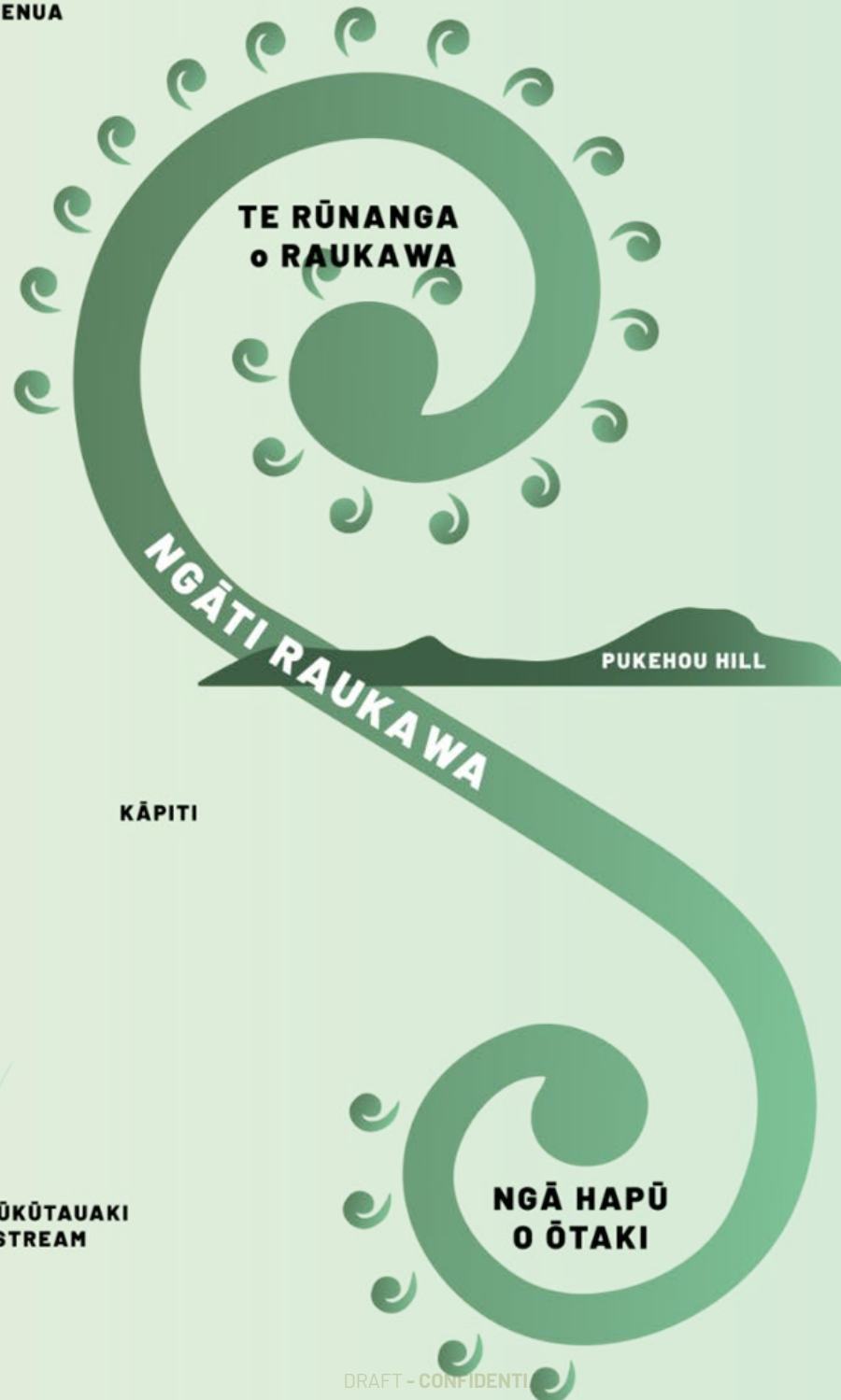
The pepeha of ART

**Mai i Waitapu ki Rangataua,
Mai i Mīria-te-kakara ki Whitireia,
Whakawhitia Te Moana o Raukawa,
Ki Wairau,
Ki Whakatū**



Ngāti Raukawa ki te Tonga

HOROWHENUA



Ngāti Raukawa **comprises 25** - represented by **Te Rūnanga o Raukawa**.

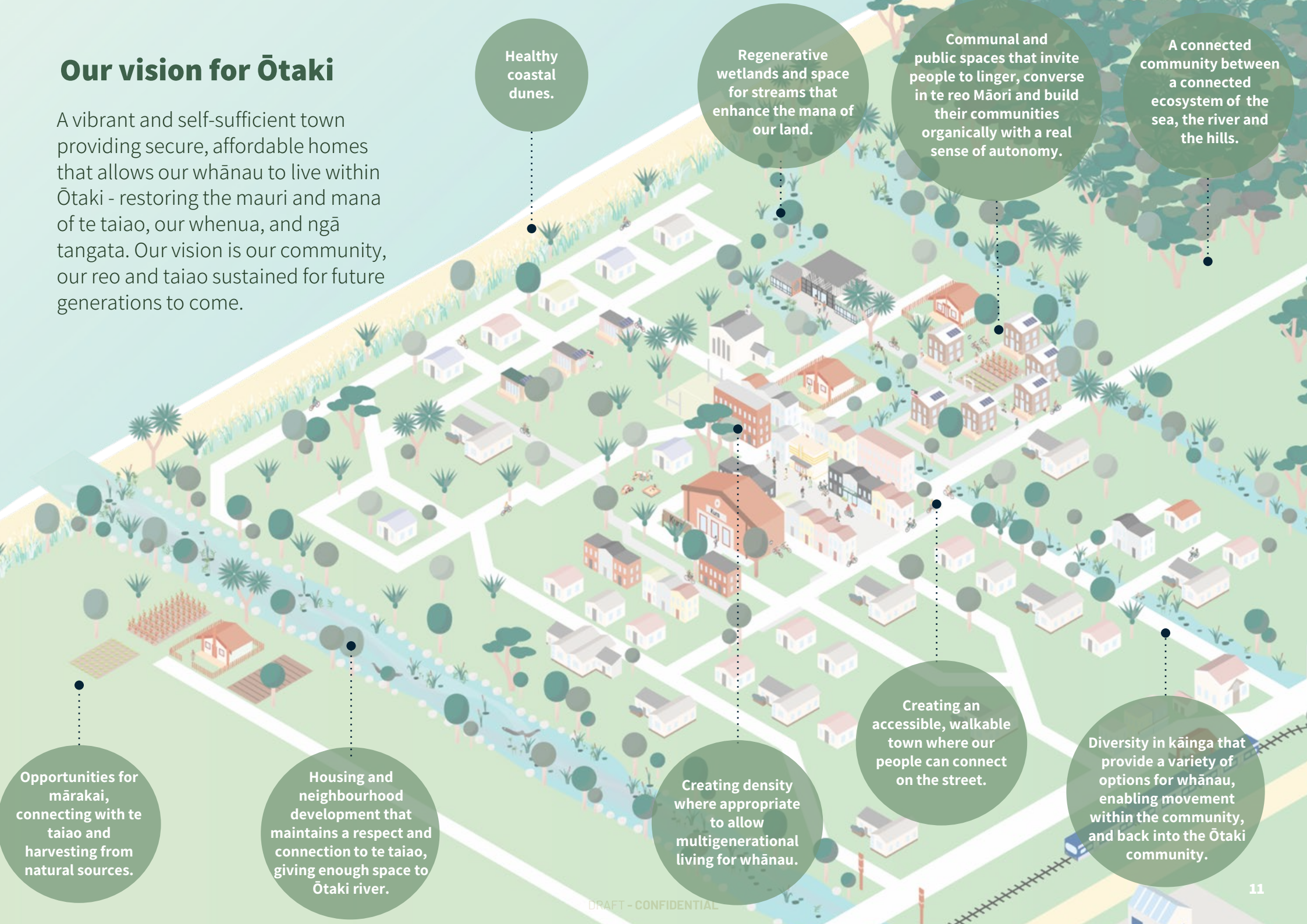
Many of these hapū are based in the **Horowhenua and Manawatu rohe**.

Five of the Ngāti Raukawa hapū are located in Otaki that sits **within the Kāpiti Coast district**.

The organisational entity was established in 2012

Our vision for Ōtaki

A vibrant and self-sufficient town providing secure, affordable homes that allows our whānau to live within Ōtaki - restoring the mauri and mana of te taiao, our whenua, and ngā tangata. Our vision is our community, our reo and taiao sustained for future generations to come.



Healthy coastal dunes.

Regenerative wetlands and space for streams that enhance the mana of our land.

Communal and public spaces that invite people to linger, converse in te reo Māori and build their communities organically with a real sense of autonomy.

A connected community between a connected ecosystem of the sea, the river and the hills.

Opportunities for mārakai, connecting with te taiao and harvesting from natural sources.

Housing and neighbourhood development that maintains a respect and connection to te taiao, giving enough space to Ōtaki river.

Creating density where appropriate to allow multigenerational living for whānau.

Creating an accessible, walkable town where our people can connect on the street.

Diversity in kāinga that provide a variety of options for whānau, enabling movement within the community, and back into the Ōtaki community.

Our vision for ngā kāinga, and the hāpori it creates

*Creating communal spaces for whānau and their community around their homes is critical.
"It's not just a house, it's a life."*

Building homes that prioritise zero waste, passive heating, solar power and rainwater retainment are essential.

Prioritising green spaces, gardens and mārakai opportunities in and around homes, rather than carparking and hard paved space.



Single Storey Detached

Double Storey Detached

Papakāinga

Row houses

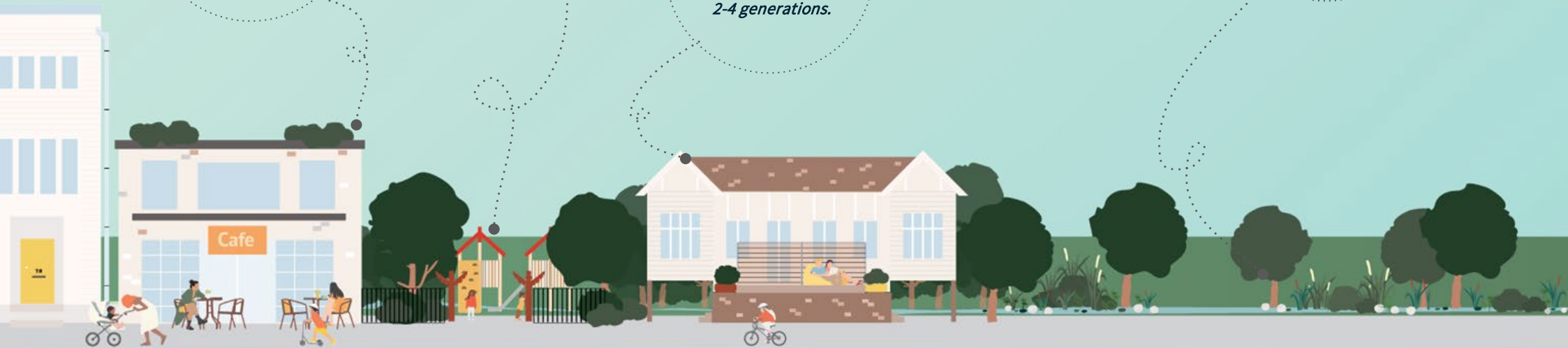
Our vision for ngā kāinga, and the hāpori it creates

We want to see architecture and spaces that are considerate of the neighbours, sunlight, views and context.

It is important to create open spaces around homes for community and connection, whilst still providing places for privacy.

We want homes that are able to support intergenerational living, with spaces for 2-4 generations.

Utilising density to create more space for wetlands and planting; giving space back to te taiao.



**Mixed use
(commercial
ground floor with
living above)**

Semi-detached

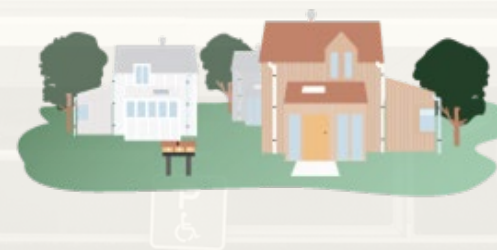
Spaces for te taiao

As well as housing needs, here are the other technical factors we have considered within our vision for ngā kāinga

There is a range of standard features and attributes that influence whether whenua is suitable or appropriate for housing development.

- Cultural and social factors
- Physical features
- Legal attributes

These features and attributes also tell us what type of development or initiative might be most suitable.



Zoning: General Residential

The Proposed Kāpiti Coast District Plan (PC2) has a minimum lot size for vacant land of 450m² and a maximum building coverage of 40% of the site.

Zoning: Residential Intensification, Precinct B

Within the Residential Intensification, Precinct B, the maximum height is 4 storeys and a minimum lot size for vacant land of 450m² is prescribed. The maximum building coverage is 40% of the site.

Papakāinga developments

In the Proposed Kāpiti Coast District Plan (PC2), papakāinga housing must comply with the standard zoning rules. A minimum lot size for vacant land of 450m² is prescribed.

Cultural & social attributes

Necessary to consider:

- Site is culturally appropriate (e.g. Not an urupa or wāhi tapū, former use as kāinga or māra kai)
- Proximity to amenities (e.g. kura, marae, shops)
- Natural and physical opportunities such as views, flat topography, close to awa
- Any other relevant information that would make a development suitable

Physical Features

Necessary to consider:

- Proximity to amenities
- Size of the site
- Underground Infrastructure
- Site access and roading
- Soil type and ground stability
- Natural hazards

Legal attributes

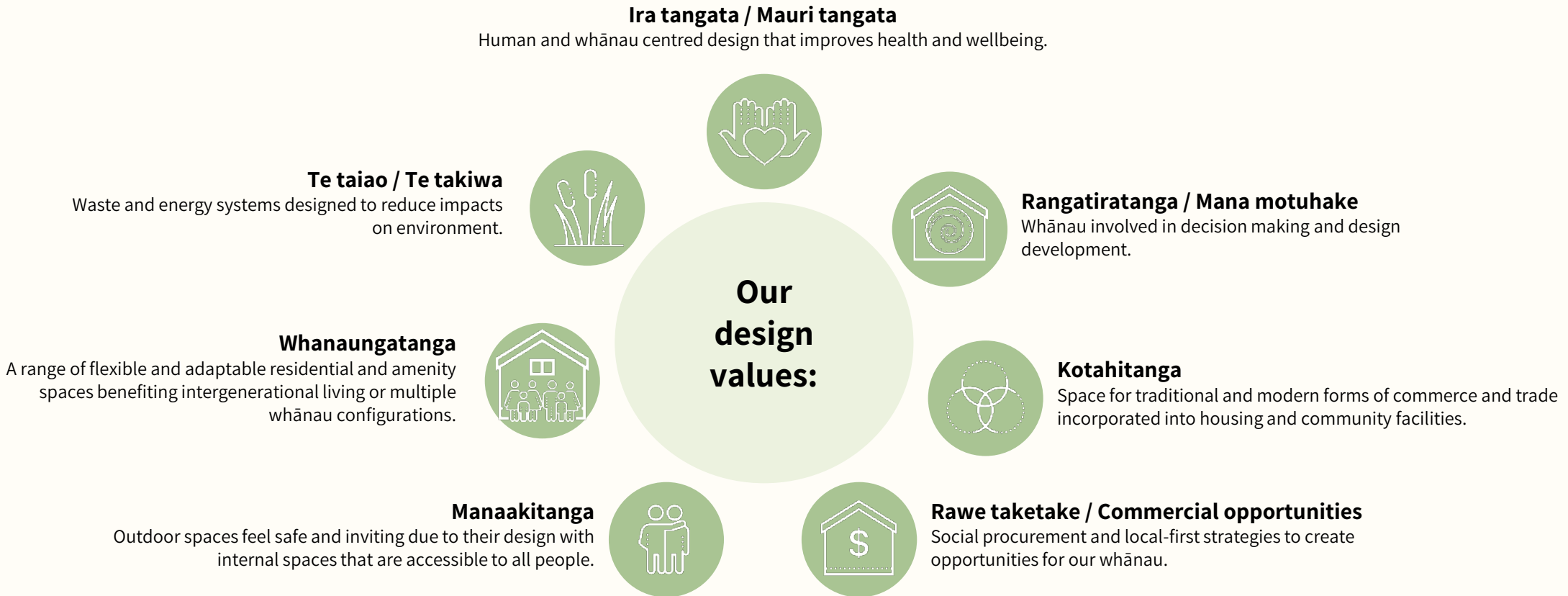
Necessary to consider:

- Legal owner
- Type of Property
- Zoning / Council Planning Rules
- Title Easements / Covenants
- Leases

Our vision for future developments

Ngā Hapū o Ōtaki want to live in synchronicity with our environment, our people, and our community. We want our homes to enhance our mauri and our mana. People should feel empowered by and in control of their housing destinies. Developers need to consider what is important to us and our future aspirations when planning new houses for Ōtaki.

This means utilising low-impact waste and energy systems, incorporating māra kai, spaces for whānau as they age - as well as the ability to age in place - and design that encourages our whānau to gather together, learn from each other, and feel connected to te taiao. The development process should be engaging and prioritise social procurement strategies that make the most of our local skills. We envisage being self-sufficient, close to our marae as part of a thriving, connected hāpori.

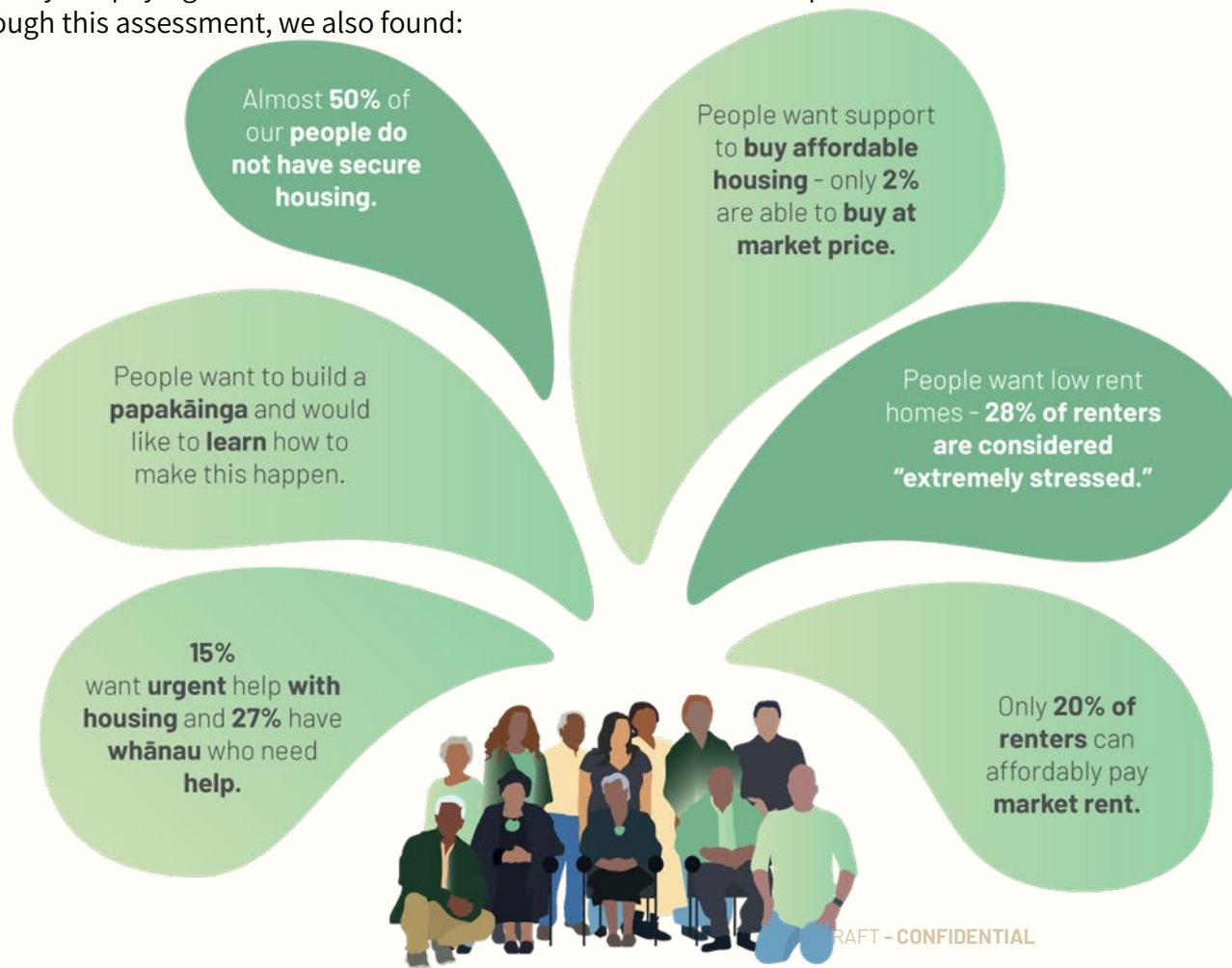


Who needs housing?

From September 2021 to April 2022, we worked with Kāpiti Coast District Council and The Urban Advisory to complete a [Housing Needs Assessment in Ōtaki](#).

114 people responded to our kāinga survey and more than 20 whānau participated in hui or provided direct input.

Ōtaki has a larger Māori population compared with the rest of Kāpiti and Aotearoa, so care must be taken to develop housing that considers kaupapa Māori. Additionally, Ōtaki has a higher percentage of renters and they are paying more of their income on rent than the rest of Kāpiti Coast district households. Through this assessment, we also found:



The Housing Needs Assessment found significant portions of our Ōtaki whānau are in insecure or stressed housing situations.

Ōtaki's housing needs and affordability pressures are the greatest in the Kāpiti Coast district.

The current situation in Ōtaki



36.7%
DON'T OWN THE HOME
THEY LIVE IN



\$615k
MEDIAN HOUSE SALE
PRICE[^]

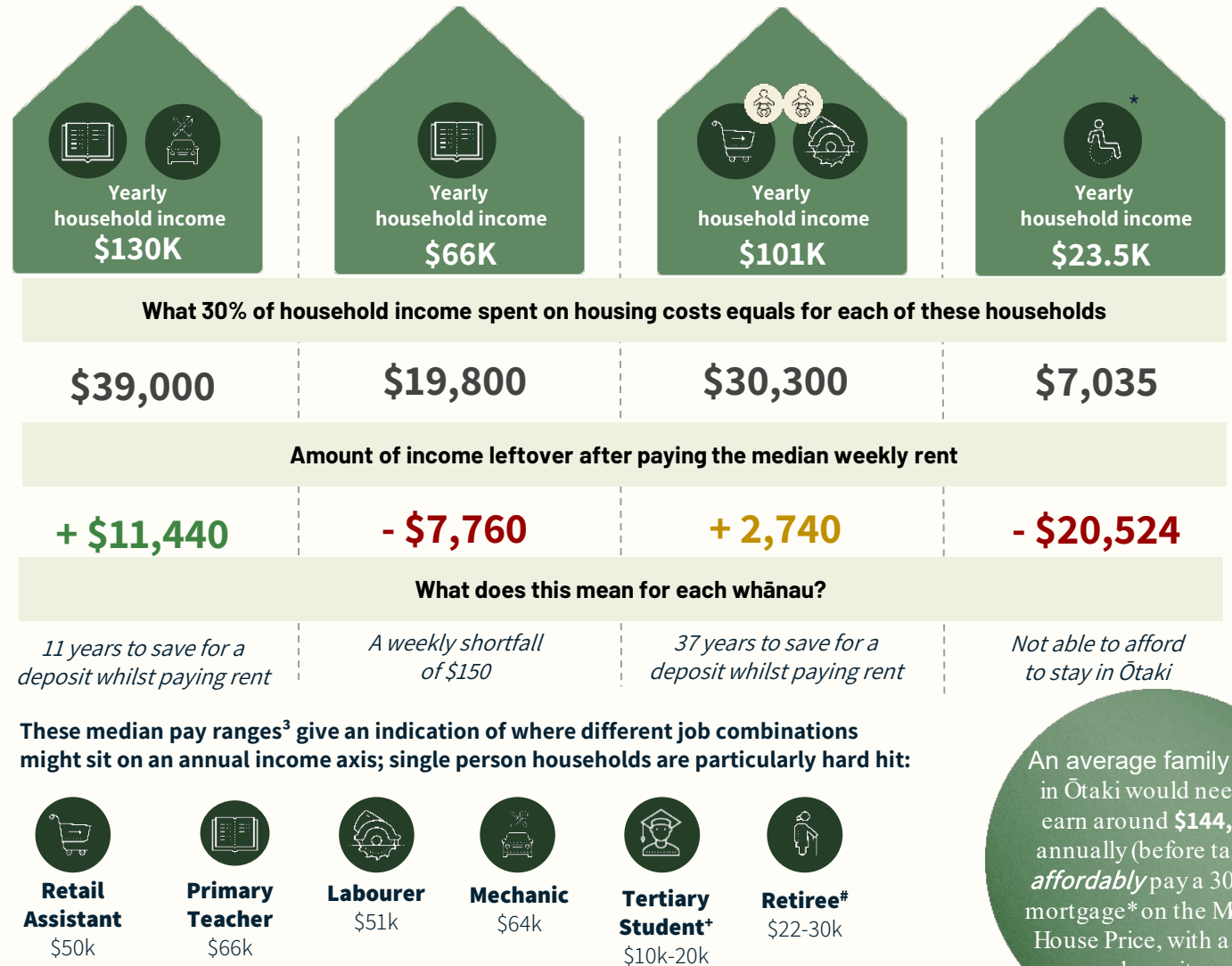


\$530
MEDIAN WEEKLY RENT^{*}

Source: Stats NZ, 2018; Except ^{*} Tenancy Services, 2023. [^] Homes.co.nz, April 2023

^{*}Stats NZ Labour market statistics (disability): June 2021 quarter

What can these four example households afford in Ōtaki without spending more than 30% of their income on (rental) housing?



TradeMe April 2023 Salary Guide.

^{*}Range covers single (under 24) living in parents home up to an individual with a partner (both studying) with children. Accommodation supplement has not been included.

[#]Range covers retired couple (each) to single retiree living alone. Accommodation supplement has not been included.

An average family of four in Ōtaki would need to earn around **\$144,000** annually (before tax) to *affordably* pay a 30 year mortgage^{*} on the Median House Price, with a 20% deposit.

^{*}Based on variable interest rate of 7.99%, April 2023

Examples of needs identified in Ōtaki



Ani wants to build a papakāinga for her extended whānau but **needs support/guidance.**



Kiri wants to live in a **sustainable home** that is **solar powered** and has **communal spaces** for mārakai.



Paora wants to **return to Ōtaki** but **housing is too unaffordable** to buy or rent.

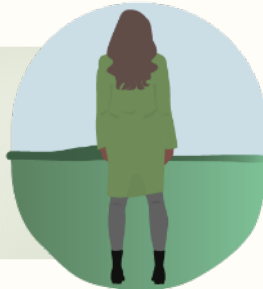
Rota is homeless and **living in his car**; he **needs support and a safe, dry place to live.**



Tama's whānau are living in a home needing **critical repairs** to **bring it up to healthy homes standards.**



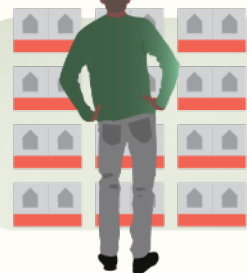
Tania's whānau **have whenua** but **don't have money** to develop it.



Fred and Alice **need more accessible** kaumātua housing.



SALE



Hone needs **support getting into property ownership.**

Niki wants to **live closer to his whānau** but **can't find an available rental.**



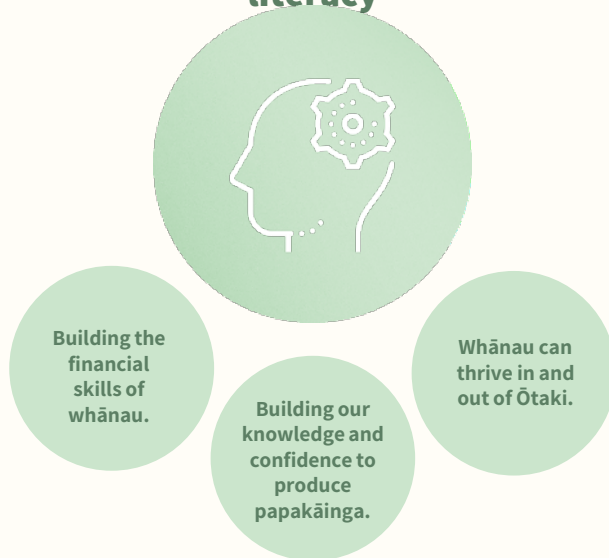
Mere needs a more **affordable rental** so her **whānau are not forced to move out of the rohe.**



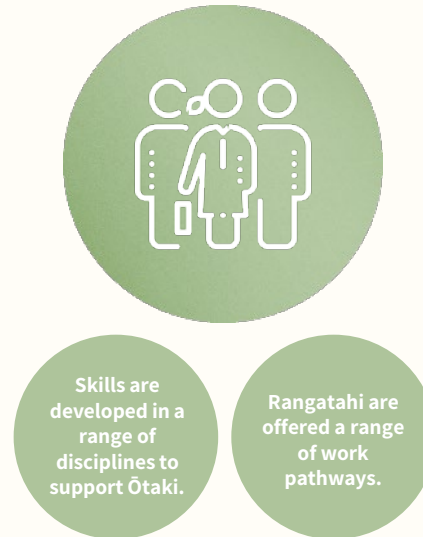
How will we address the needs we have identified?

Our focus is on three action areas that are critical to ensure that the development of Ōtaki also strengthens our hāpori.

Supporting whānau through education about housing developments and building financial literacy



Building the local Ōtaki workforce and skill set



Delivering housing in Ōtaki



We believe that our activity in these three areas will deliver our vision for Ōtaki and ensure the entire community has access and ability to sustain healthy, affordable homes.

Ngā Hapū o Ōtaki intend to organise ourselves to provide these services using a model that is **self-sustaining** and allows us to exercise our **tino rangatiratanga**.

Introducing Te Tumu Whakakāinga (TTW)

We acknowledge there is no “one size fits all” solution to the needs we have identified within our community.

To help address this, we have developed a prototype of a multidivisional organisation that we are *Te Tumu Whakakāinga (TTW)*. The long-term aim of this organisation is to become self-sustaining and serve as a “one-stop shop” for whānau in Ōtaki, with each division set up to provide solutions to different needs.

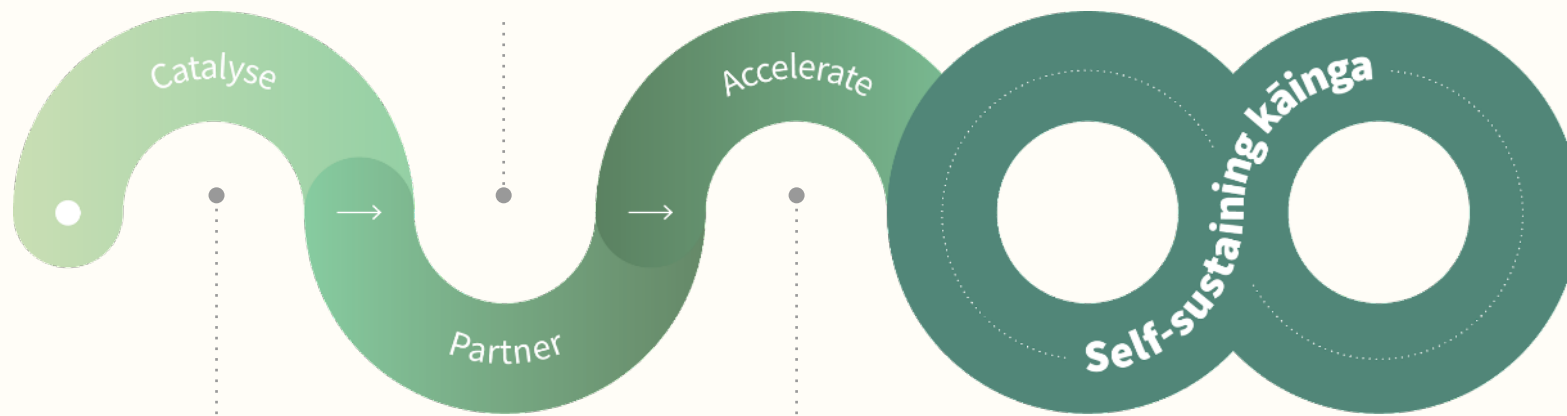
Within this organisation there are designed to be three ‘pou’ - each catering to a particular need within the housing ecosystem of Ōtaki, that will sit alongside other important entities; a Kāinga Charitable Trust, Kāinga Delivery Company and Kāinga Professional Services that allows Ngā Hapū o Ōtaki to self-fund and provide housing services to the entire hāpori.



How TTW will enable us to become self-sustaining

In the long-term, tino rangatiratanga to us means we are able to self-sustain how we fund and deliver kāinga for, and with, our whānau. To get there, we will operate through four distinct phases that build a track record of success and internal capabilities to enhance our housing services.

By growing our capacity and capability in the catalyst phase, we will be ready to be **partners** in development projects that start to scale up the delivery of kāinga for our whānau. This will also introduce opportunities to support whānau to deliver on their own whenua.



Our short-term priority is to stack together grant, philanthropic, and other funding to enable us to start a kāinga portfolio.

As we **accelerate** our growth through partnerships, our aim is to also establish our own distinct service arm to support our growing kāinga portfolio. In this phase we will have built our track record and capital to be able to be less reliant on external funding and partnerships to deliver for, and with, our whānau.

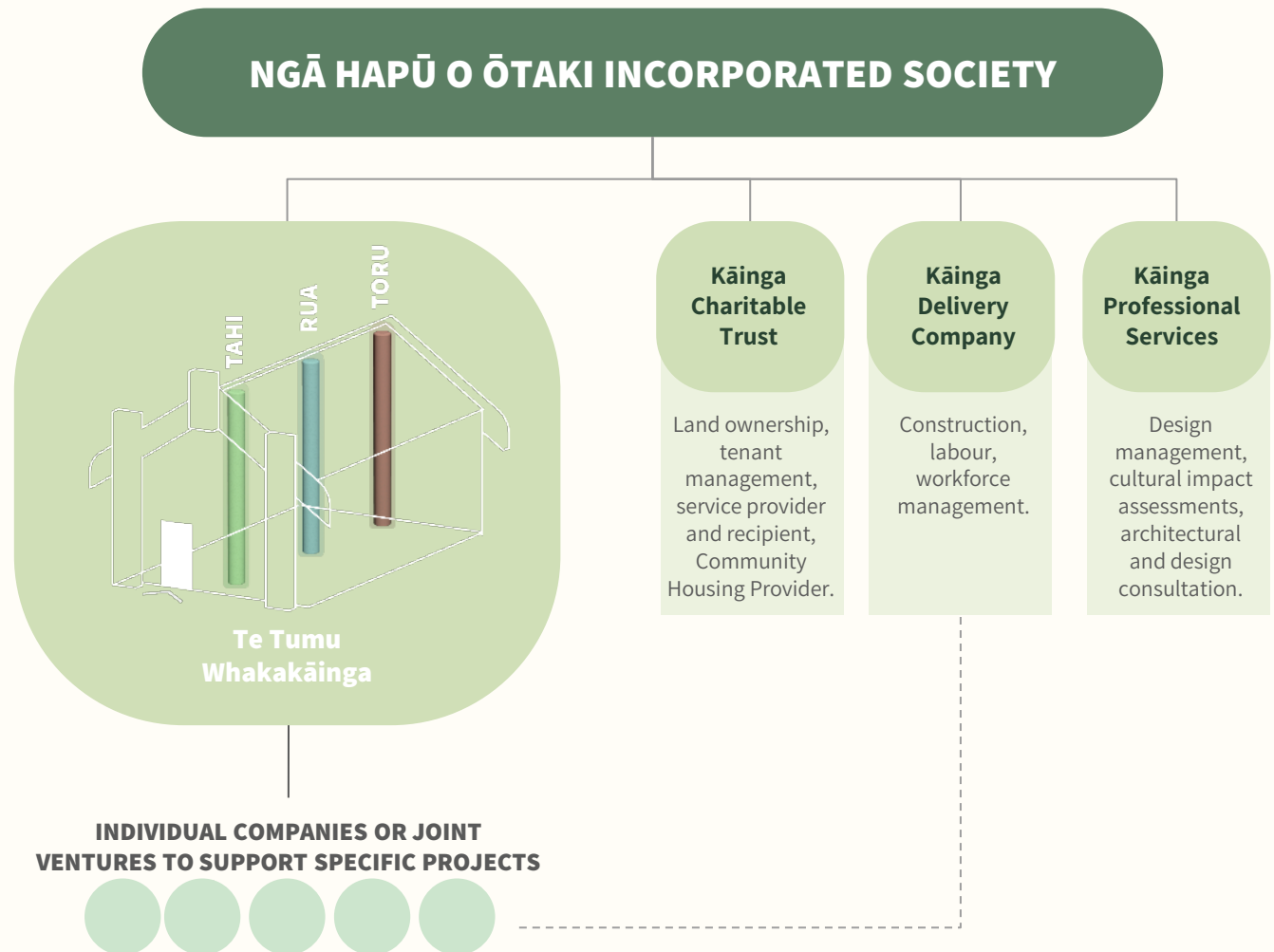
Self-sustaining Te Tumu Whakakāinga

With a range of diverse projects across scales delivered, our well-established team will have a commercial arm that supports the charitable arm of TTW. This will provide operating revenue and funding for new projects, enabling us to realise tino rangatiratanga for and with our whānau in Ōtaki.

How will the self-sustaining model of TTW be organised?

Te Tumu Whakakāinga (TTW) is characterised by three functional pou that represent our housing offerings. The organisation is designed to be supported by three distinct entities to deliver services and raise revenue. The proposed structure of a self-sustaining NHoŌ Housing Operations model looks like:

A self-sustaining Te Tumu Whakakāinga gives direction for Ngā Hapū o Ōtāki housing actions and acts as a 'front door' to housing services.



What is the purpose of each pou (or heke) within Te Tumu Whakakāinga ?

Tahi

Supporting whānau to develop their own kāinga by:

- helping with access to funding to ensure papakāinga are feasible,
- providing support with housing repairs,
- providing housing advocacy and navigation to support people to find and sustain housing, and
- providing financial education.

Rua

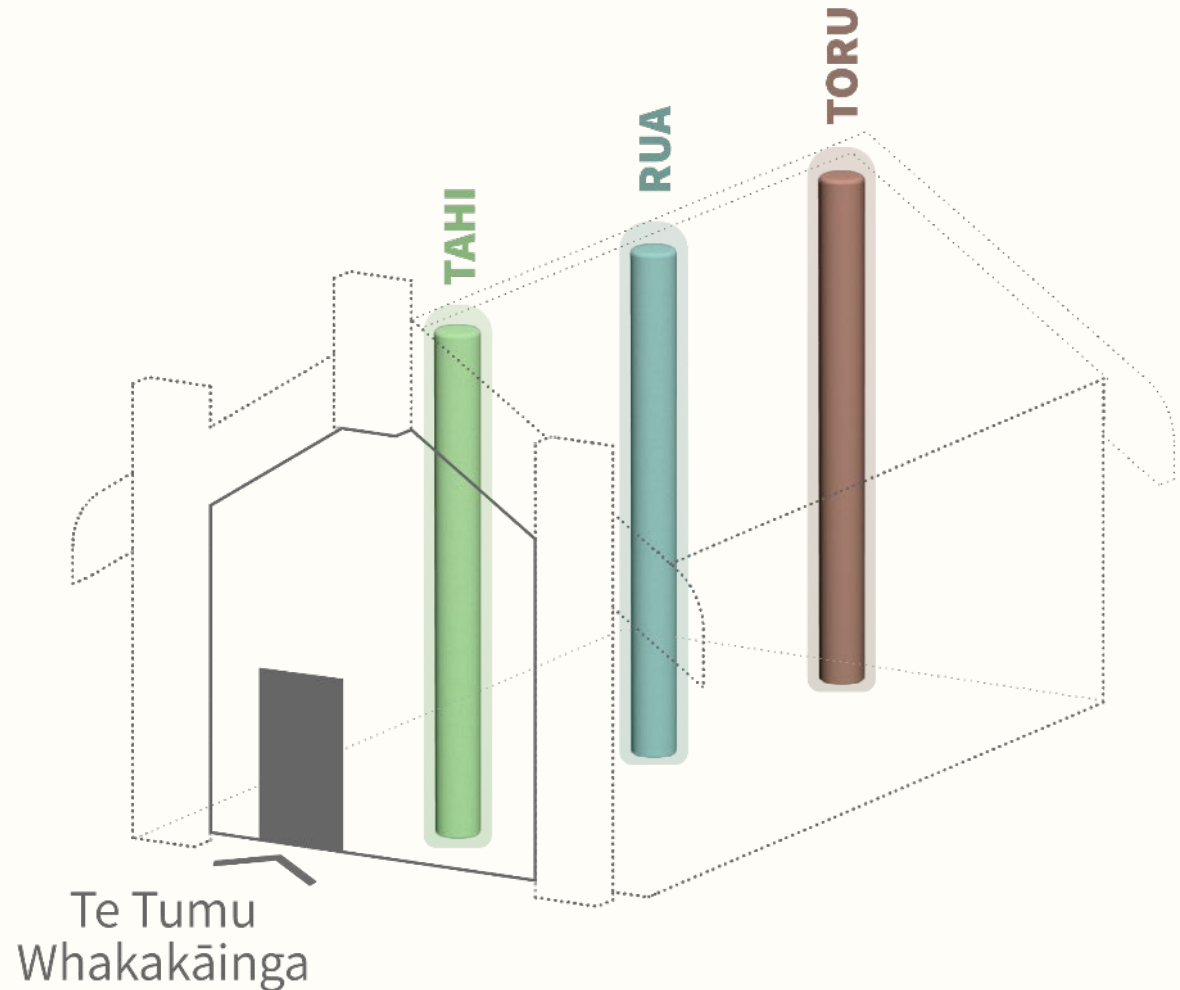
Ngā Hapū o Ōtaki developing affordable and supported kāinga for whānau by:

- providing long-term, secure, affordable rentals,
- improving pathways to home ownership through progressive or shared ownership schemes, and
- supporting our homeless and at-risk whānau into secure homes.

Toru

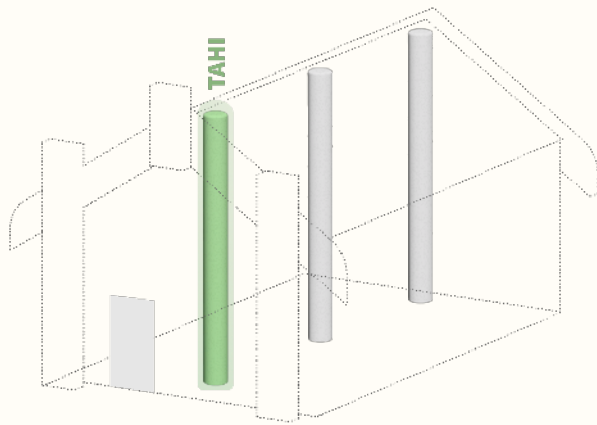
A commercially viable development arm delivering a range of kāinga by:

- partnering with developers and philanthropists to meet Ōtaki housing demand,
- continuously improving its return on funds invested in order to catalyse future development, and
- providing innovative, sustainable housing at market prices.



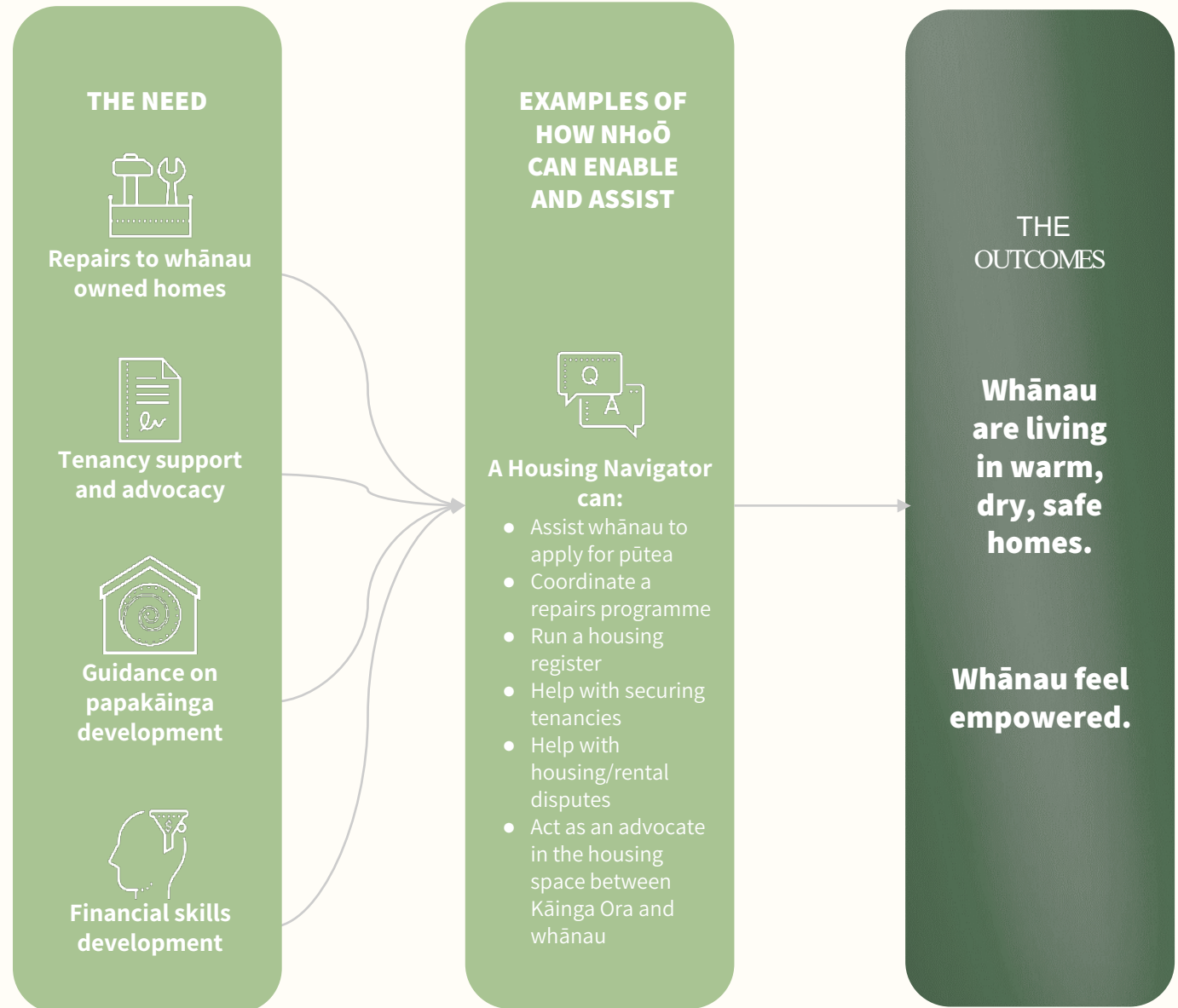
KĀINGA PATHWAYS

What pou tahi will help us deliver



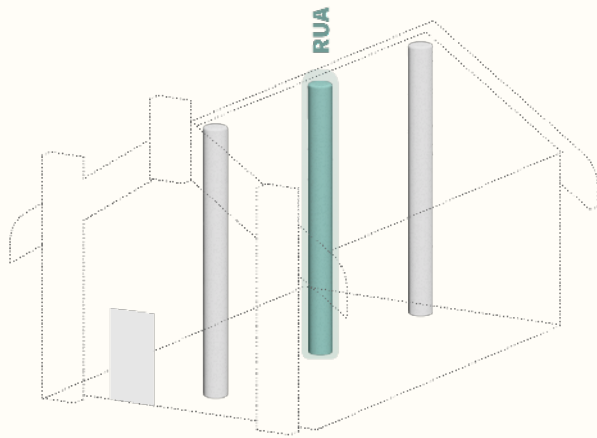
Pou Tahi is our whānau arm. A 'housing navigator' is a central point of contact for whānau who are seeking advice, support and advocacy.

This is about empowering whānau, building their knowledge and skills and ensuring they are living in healthy homes



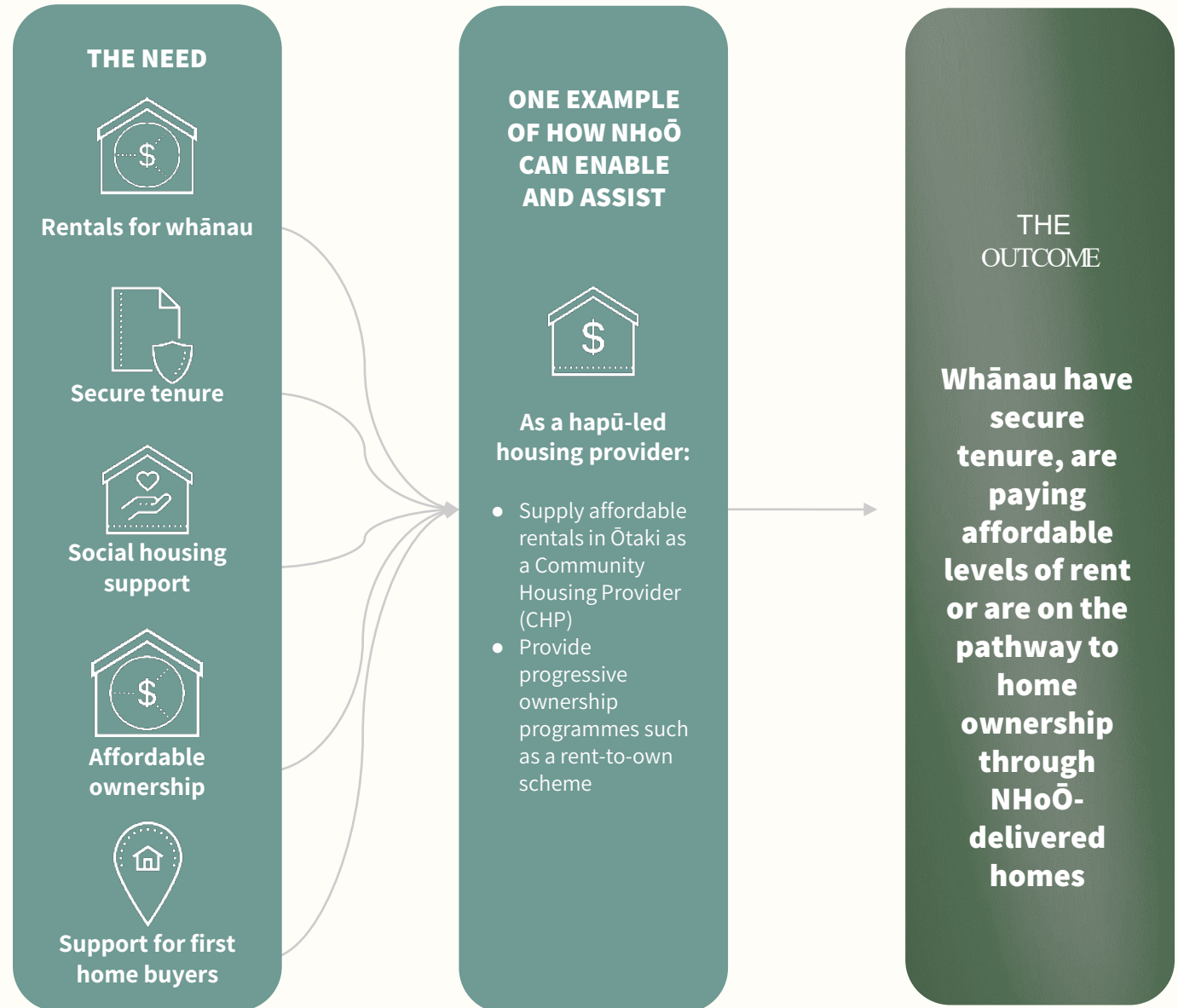
KĀINGA PATHWAYS

What pou rua will help us deliver



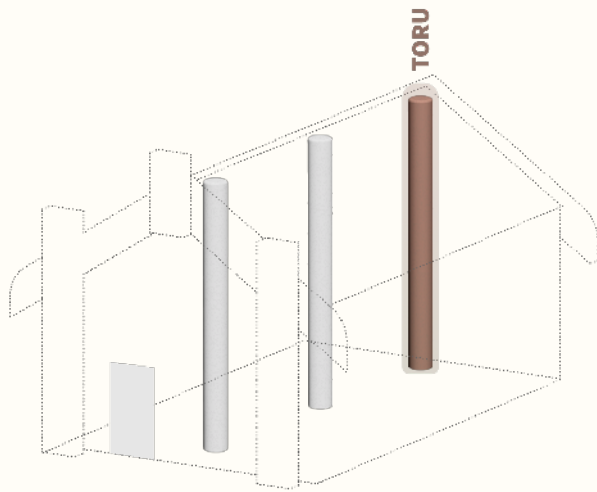
Pou Rua is our hapū-owned housing arm. This part of our entity is to establish or partner with a Community Housing Provider to supply affordable rental housing (below market rate/relative to income).

This is about increasing the range and affordability of rental housing to whānau, and those moving to the rohe.



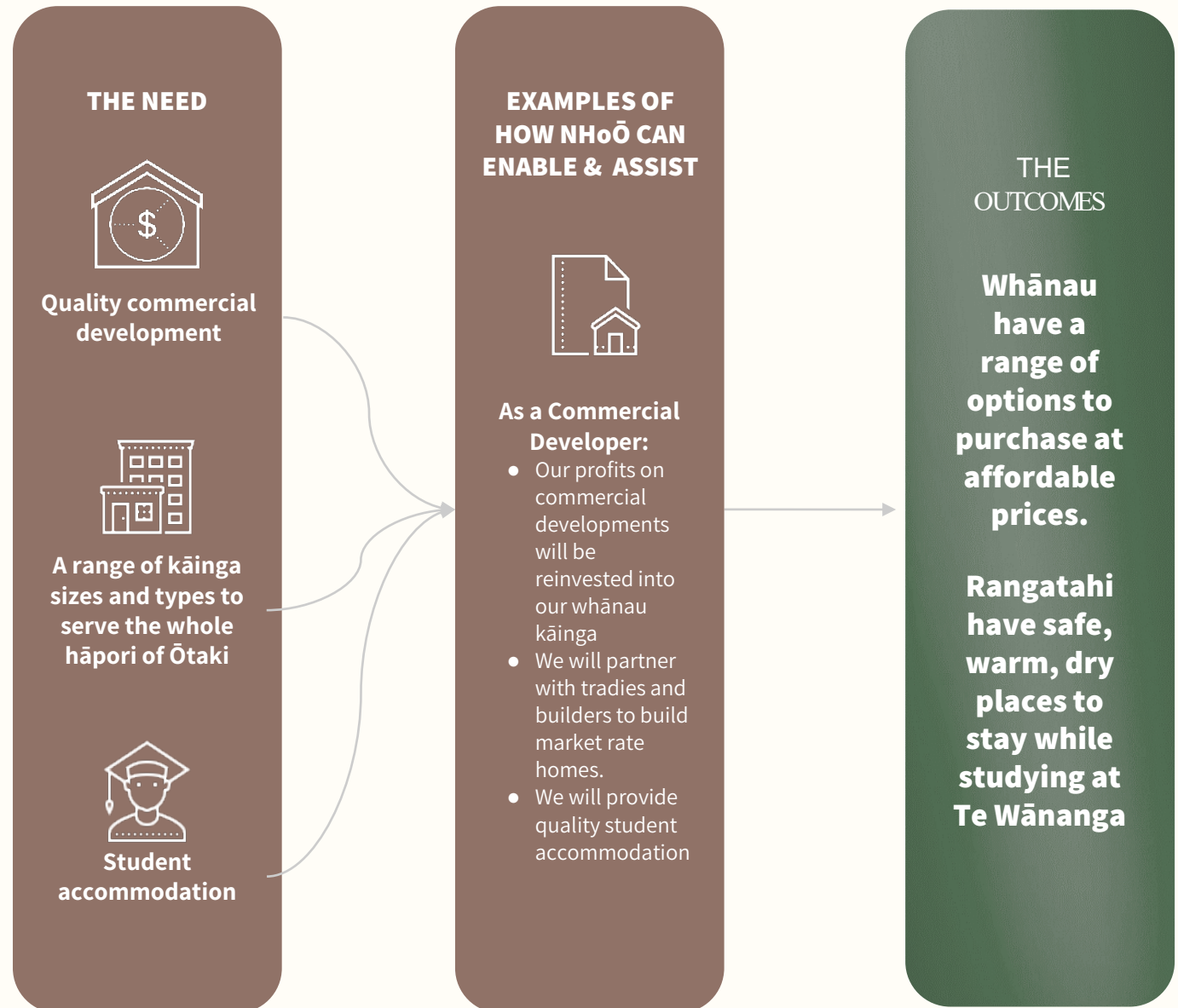
KĀINGA PATHWAYS

What pou toru will help us deliver



Pou Toru is - essentially - our commercial arm. This part of our entity is set up to partner with funders and to manage our own developments in order to provide housing at market rate and above.

This is about expanding the range of available housing to whānau and those moving to the rohe (such as students to Te Wānanga o Raukawa), sold and/or rented at market rate + with the profit turned back towards pou 1 and 2 (the rest of the model).



What could we do to support you and your whānau?

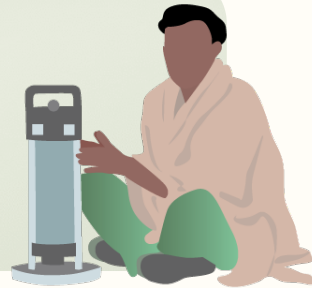


Kiri starts exploring sustainable building materials and looking into solar power options:

- Our housing navigator could support Kiri to access the Sorted Kāinga Ora programme to build financial literacy and support an application for mārakai funding.
- We could apply for the Community-Based Renewable Energy (Fund details TBC).

Tama's whānau reach out for support to bring their home up to healthy standards:

- We could establish a Repairs to whānau owned homes programme
- Our housing navigator could support an application for the Warmer Kiwi Homes Programme funding.



Rota reaches out for housing support:

- We could partner with other organisations in Ōtaki and apply for Local Innovation Partnership funding to help tackle homelessness.
- We could partner with Kāinga Ora to develop new public housing in Ōtaki.
- We could set up or partner with a community housing provider to supply affordable rentals in Ōtaki.



Fred and Alice investigate their options for kaumātua housing in Ōtaki:

- We could partner with Kāinga Ora for a new large-scale development providing kaumātua housing in Ōtaki.
- We could set up or partner with a community housing provider to supply affordable rentals in Ōtaki.



SALE



Hone decides to start his journey towards home ownership:

- We could partner with Kiwibuild to develop more homes in Ōtaki
- Our housing navigator could raise awareness of the different grants & loans available for first home buyers
- We could establish a Progressive Home Ownership Programme, enabling rent-to-buy or shared equity schemes.

What could we do to support you and your whānau?



Ani looks into how to build papakāinga in Ōtaki:

- Our housing navigator could help Ani apply to TPK for their Papakāinga Planning & Development Fund, Home Construction Costs and/or Whenua Māori Fund.
- We could coordinate multiple whānau wanting to develop papakāinga and apply for Māori Infrastructure, He Taupae & He Taupua Funds.
- Our housing navigator could help Ani apply for a Kāinga Whenua loan with Kiwibank.



Paora explores returning to Ōtaki:

- We could set up or partner with a community housing provider to supply affordable rentals in Ōtaki.
- We could partner with Kāinga Ora to develop new public housing in Ōtaki.
- We could establish a Progressive Home Ownership Programme, enabling rent-to-buy or shared equity schemes.

Niki tries to find a rental property near his whānau:

- We could set up or partner with a community housing provider to supply affordable rentals in Ōtaki.
- We could partner with Kāinga Ora to develop new public housing in Ōtaki.
- We could establish a Progressive Homeownership Programme, enabling rent-to-buy or shared equity schemes.



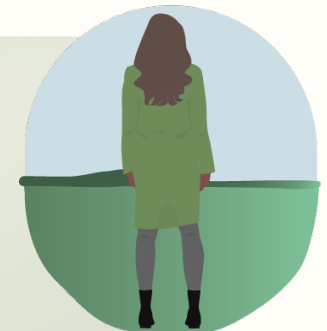
Mere reaches out for guidance and support to access an affordable rental:

- We could set up or partner with a community housing provider to supply affordable rentals in Ōtaki.



Tania's whānau are looking into government funding to support whenua development:

- Our housing navigator could help Tania's whānau to apply to TPK for their Papakāinga Planning & Development Fund, Home Construction Costs and/or Whenua Māori Fund.



What is the journey through our Te Tumu Whakakāinga pathways?

Te Tumu Whakakāinga is a values-based organisation. This means that, along with providing housing, we wish to ensure the entire housing journey is mana-enhancing, providing our people with opportunities to improve their wellbeing throughout.

Our hāpori have said that accessing housing through typical support services can be challenging, and at times diminishing. Establishing a values-based, hapū-run system will rectify this.

Te Tumu Whakakāinga pathway



Hone



1 Hone asks his boss for a raise, but is still **struggling to put enough into his savings** every week.

2 Because of his increased income, the bank will now give Hone a loan. **With savings and a mortgage, he can afford a house in Shannon -** away from his friends and whānau. In a few years, he may have enough equity to move back to Ōtaki.

3 Housing in Ōtaki is still expensive, so when **Hone is ready to return to Ōtaki, his home needs to be a one bedroom.** Hone is grateful, but it means **his dream of starting a family will need to wait a bit longer.**



The typical pathway

Te Tumu Whakakāinga pathway

1 Rota is **homeless** & living in their car. **They need support** & a safe, dry place to live.

2 Rota hears about **NHoŌ**, & approaches their **local housing navigator**.

TAHI **3**

The **NHoŌ housing navigator** helps Rota get **registered for the right waitlist** & support networks. The housing navigator is active in the community, & regularly **displays whanaungatanga** by **keeping in touch with** Rota & their housing journey.

RUA **4** A **TTW supported living unit** becomes available, which Rota moves into.

5 Ngā Hapū o Ōtaki **TTW is a community housing provider** that recognises that safe, warm housing with access to services is essential to **restore the mauri** of those in need. **While living in one of our Pou Rua kāinga - Rota is able to address health issues** they were unable to while unhoused.

TORU **6** Rota has now been living in a **affordable rental for five years**. Throughout this time, they have been saving up & are now ready to **move from assisted housing**.

7 **Pou Toru has finished construction** on the first stage of **affordable market properties**. **Rota qualifies to purchase a one bedroom whare** using a **rent-to-buy** option.

8 Rota now lives in a **warm, dry and secure home** for the foreseeable future. **Rota is now feeling a sense of rangatiratanga** over their housing.



Rota

The typical pathway

1 Rota reaches out for **housing support** from their **friends & whānau**. It's tough to **work with support or rental agencies**, because Rota doesn't always have **access to a phone or computer**, so can't always reliably make appointments or get documents.

2 Rota **hears about a cheap flat from a friend-of-a-friend**. Rota moves in on short notice. The house is **overcrowded & mouldy**. This puts pressure on Rota's **physical & mental health**, until they can find another house.

3 **Rota's koro is really worried** - so takes them in to his **retirement unit**. But **koro's limited pension & his health** means Rota **can't stay in the small unit for long**.

4 **A social housing unit becomes available!** It's in **Porirua**, & has a **shared bathroom**, but Rota is **grateful to have a place to live** - so makes the move 40 minutes down the road.

5 Rota has a **home** but it is **away from their connections in Ōtaki**, & they are **not self-determining their housing situation**.

Rental costs staying stable and/or decreasing over time is due to NHoŌ's commitment to putting people's need ahead of profit

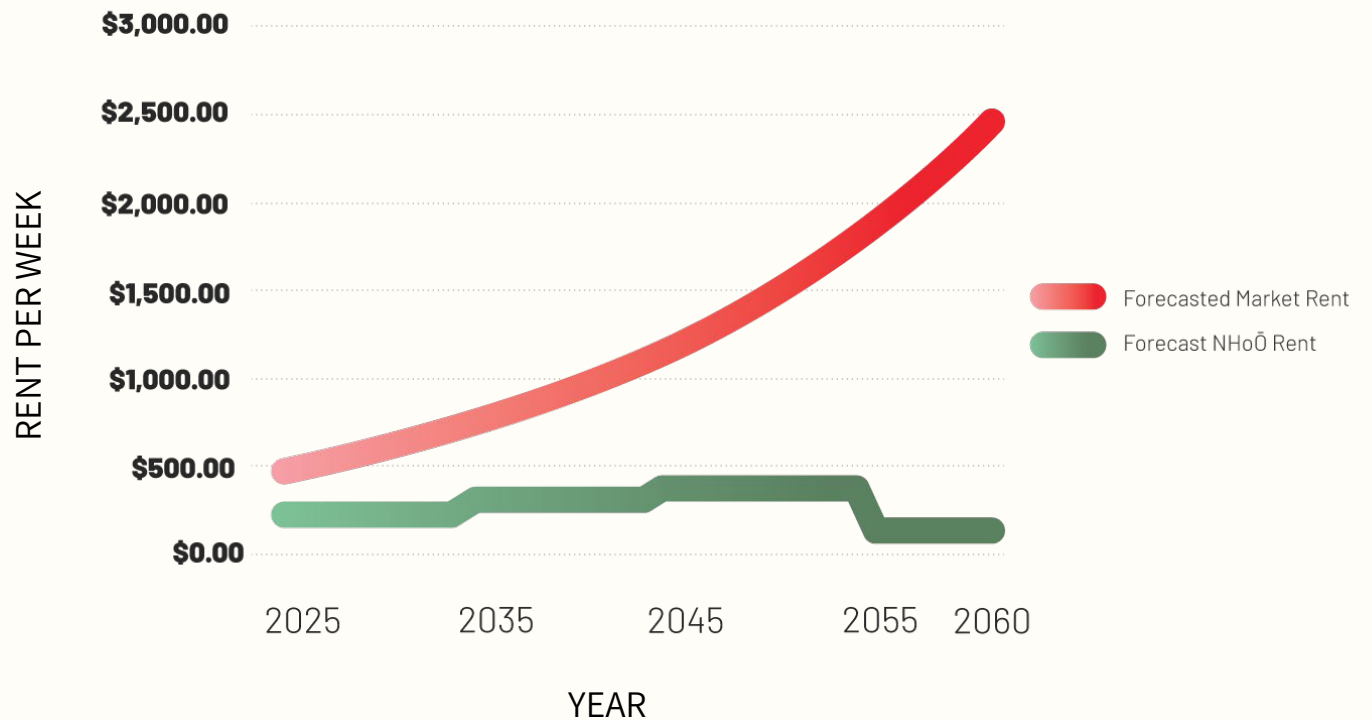
Assumptions:

- Cost to construct a house in the wider Wellington region in 2023 is ~\$3,300/m², NHoŌ construct 105m² house ~ \$350,000 cost to build.
- NHoŌ rent house at cost of mortgage (\$300,000 mortgage @8% pa for 30yrs, assumed 50k deposit on build value of \$350k) + ground rent
- Ground rent of 1% land value on 500m² of land, purchased at \$325,000 per section (updated every 10 years, land appreciating at 3%pa)

If you're a renter in Ōtaki - how could pou rua help you?

The rental housing we provide will remain affordable to our people over time, so that whānau across generations can ensure they have safe, reliable, and affordable rentals when they need it. Because Ngā Hapū o Ōtaki is not looking to generate excessive profits, the real rent will decrease over time whereas market rental will continue to increase year after year.

Whānau who are in need of affordable rental housing or wish to support the housing aspirations of their community should be interested in and benefit from our housing products.



If a home is delivered under pou rua, this will continue to mirror the housing market price, but at a sustainable and lower cost to those entering the market

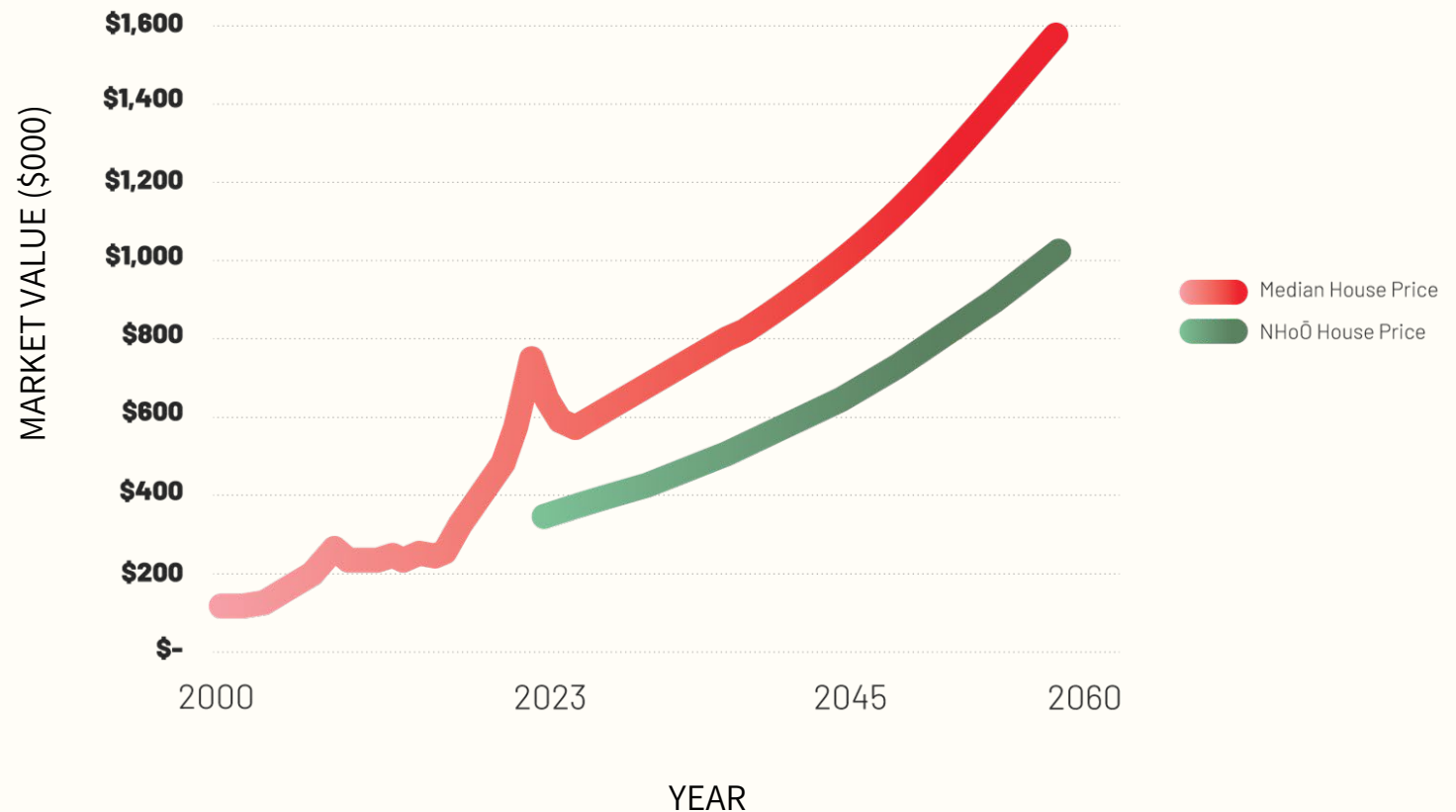
Assumptions:

- NHoŌ sell house at cost to construct, cost to construct a house in the wider Wellington region in 2023 is ~\$3,300/m², NHoŌ construct 105m² house ~ \$350,000 cost to build

If you're buying a home in Ōtaki, how could pou rua help you?

The housing we provide will remain affordable to our people over time, so that whānau across generations can ensure they have safe, reliable, and affordable housing when they need it. Because Ngā Hapū o Ōtaki is pursuing a self sustaining cost recovery model instead of a cost escalation model, there is need for fewer cost increases over time, and the purchase cost will not be subject to the same speculative demand pressures from developers, profit-driven investors or landbankers.

Whānau who are in need of affordable ownership or wish to support the housing aspirations of their community should be interested in and benefit from our housing products.



How are we working towards our self-sustaining model?

Phase key:

Catalyse
Partner
Accelerate
Self Sustaining TTW

TTW

Short Term Medium Term Long Term

POU TAHI

Secure funding for a housing navigator to start developing our housing needs register.
Secure grant funding for housing repairs.
Provide resources for people to help meet housing needs.
Making funding schemes and development support more navigable

Seek support about process and options for developing whānau sites from the ART confederation.
Secure grant funding to develop our collateral for whānau partnerships

POU RUA

Grow strong relationship with KCDC, MSD, Oranga Tamariki, TPK, MHUD, Kāinga Ora and other Crown agencies as needed to secure catalyst grant funding for project feasibilities and as part of initial project financial stacks.
Establish working partnerships with the ART confederation to develop sites in Ōtaki together.
Establish partnerships with crown agencies to jointly deliver projects.
Establish working partnerships with other iwi-ied housing entities, funders, and Community Housing Providers to develop sites in Ōtaki together.

Establish a programme and pipeline of affordable housing development in Ōtaki.
Acquisition of properties to develop as affordable housing and transfer to Charitable arm.
Providing progressive home ownership, and shared equity housing products

POU TORU

Secure grant funding to design and set up Te Tumu Whakakāinga.
Establish partnerships with philanthropic funders to partly fund, underwrite, or jointly deliver projects.
Build relationships and partnerships with local tradespeople to complete construction.
Deliver Build to Rent property in Ōtaki to support TWOR
Developing affordable-market rate housing to support wider TTW activities

Kāinga Professional Services

Formalise contracts with local whānau who are property professionals
Partner with property developers to provide design consultation
Establish working partnerships with Crown and Council to provide targeted input on public projects
1-2 FTE to establish pipeline and win work from diverse array of clients
Expanded FTE including rangatahi programme engaging in architecture and design work

Kāinga Delivery Company

Establish Charitable Trust
Rangatahi apprentice programme
Standalone business providing construction to diverse clients as well as supporting NHOO developments

Kāinga Charitable Trust

Work with established social service providers in Ōtaki to ensure wrap-around services can be delivered in parallel to housing delivery (as we're building our own capacity and capability in this space).
Own property that is used as, or able to be developed into community housing
Partner with Kāinga Ora and MSD to place people into suitable housing
Providing affordable housing as a registered Community Housing Provider (CHP).

Kei whea o tātou kāinga?

Where are our homes?

Our trusts and our whānau hold several parcels of land in Ōtaki, and private developers have expressed willingness to work with us. This section outlines where our whare may be built, and where we can establish our kāinga.



TASMAN SEA

ŌTAKI BEACH

Focus Plan 1

Waitohu Stream

SH1

Te Wananga
o Raukawa

Te Raupehaha Street

Focus Plan 2

Raukawa Marae

Focus Plan 3

ŌTAKI TOWNSHIP

Rangiora Road

Aotaki Street

Mill Road

Waitohu Valley Road

Ōtaki River

Waerenga Road

EAST ŌTAKI

Old SH1

Ōtaki
train station

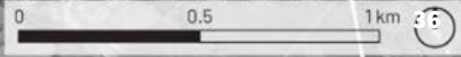
Riverbank Road

Freemans Road

Rahui Road

Key

- Road
- Awa
- State Highway



Focus Plan 1



TASMAN SEA

OTAKI BEACH

1

2

Property list

- 1. 128-132 & 125-143 Tasman Road - Iwi land
- 2. 120 Rangiora Road - Ōtaki and Porirua Trust Board

Key

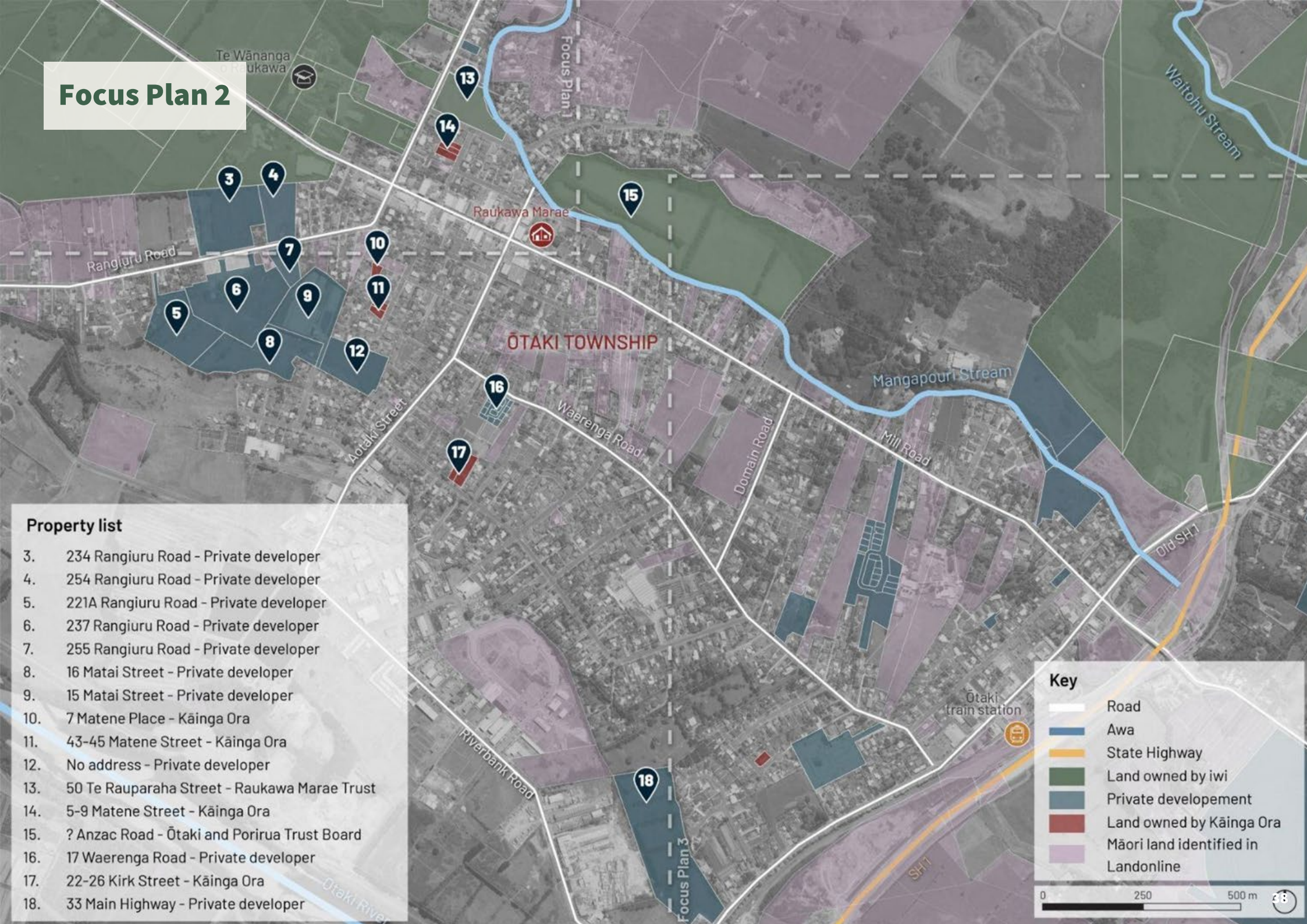
- Road
- Awa
- State Highway
- Land owned by iwi
- Private development
- Land owned by Kāinga Ora
- Māori land identified in Landonline



Focus Plan 2

Property list

3. 234 Rangioru Road - Private developer
4. 254 Rangioru Road - Private developer
5. 221A Rangioru Road - Private developer
6. 237 Rangioru Road - Private developer
7. 255 Rangioru Road - Private developer
8. 16 Matai Street - Private developer
9. 15 Matai Street - Private developer
10. 7 Matene Place - Kāinga Ora
11. 43-45 Matene Street - Kāinga Ora
12. No address - Private developer
13. 50 Te Rauparaha Street - Raukawa Marae Trust
14. 5-9 Matene Street - Kāinga Ora
15. ? Anzac Road - Ōtaki and Porirua Trust Board
16. 17 Waerenga Road - Private developer
17. 22-26 Kirk Street - Kāinga Ora
18. 33 Main Highway - Private developer

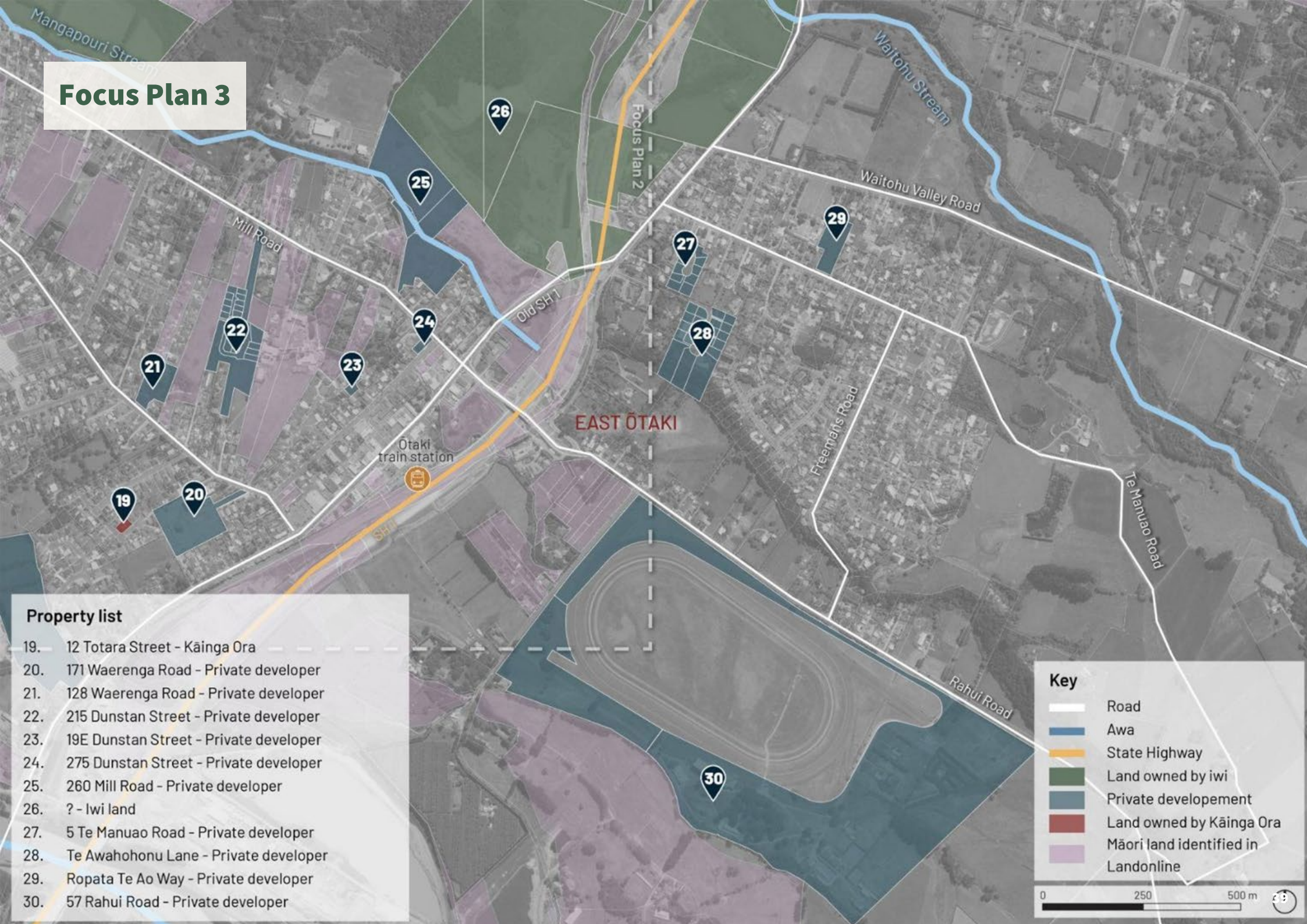


Key

- Road
- Awa
- State Highway
- Land owned by iwi
- Private development
- Land owned by Kāinga Ora
- Māori land identified in Landonline

0 250 500 m

Focus Plan 3



Property list

- 19. 12 Totara Street - Kāinga Ora
- 20. 171 Waerenga Road - Private developer
- 21. 128 Waerenga Road - Private developer
- 22. 215 Dunstan Street - Private developer
- 23. 19E Dunstan Street - Private developer
- 24. 275 Dunstan Street - Private developer
- 25. 260 Mill Road - Private developer
- 26. ? - Iwi land
- 27. 5 Te Manuao Road - Private developer
- 28. Te Awahohonu Lane - Private developer
- 29. Ropata Te Ao Way - Private developer
- 30. 57 Rahui Road - Private developer

Key

- Road
- Awa
- State Highway
- Land owned by iwi
- Private development
- Land owned by Kāinga Ora
- Māori land identified in Landonline

0 250 500 m

What is currently happening in this space?

There are already several housing and infrastructure projects underway in the Ōtaki area

Studies are being done on all donated land by Ōtaki and Porirua Trust Board (Ō-PTB)

ANZAC Road - land has been donated by hapū and has received funding for infrastructure from council. Considering kaumātua housing.

Ngāti Toa have experience managing properties and are happy to help NHOŌ to establish council housing management

Kāpiti Place Steering Committee close relationship to government agencies and sharing that pūtea/knowledge between ART iwi

Better off Funding from KCDC to help achieve Ngā Hapū o Ōtaki housing

Infrastructure Acceleration Funding (IAF) received to escalate infrastructure to support future developments

The Ōtaki Motor Racing Club (OMRC) and Wellington Company development on the racecourse is a contentious item due to ongoing disagreement between OMRC and NHOŌ about ownership rights to the land

The Health Camp grounds is to be run by 'KiwiCanDo' with an MoU signed between NHOŌ and KCD allowing KCD to run the programme from this site for 5 years, with NHOŌ taking this operation forward after the 5 years. NHOŌ offices to be based here in the future.

Kāinga Ora revamping and/or demolishing old homes to build new (removing 8, building 21 across sites in Ōtaki)



Rebuilding our Kāinga

A feasibility matrix for our sites of interest has been developed to understand how we can best use our assets to give effect to our three operational pou. By considering these factors, we can understand how best to use our assets to achieve our housing aspirations:



Zones and location.



Development opportunities and constraints.



Development allowed by operative district plan.

Once we understand the kinds of developments that are possible on our whenua, we can begin an integrated development process to give effect to our **vision of Ōtaki as a connected community that embraces te ao Māori, te taiao, and each other as people.**

Our (basic) feasibility study methodology looks like:



Key



Site boundary



Developable area (site area excluding major constraints)

Assessing the Proposed District Plan (PC2) considerations:



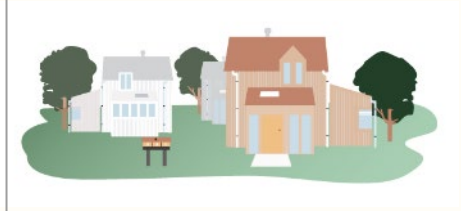
Zoning: General Residential

The Proposed Kāpiti Coast District Plan (PC2) has a minimum lot size for vacant land of 450m² and a maximum building coverage of 40% of the site.



Zoning: Residential Intensification, Precinct B

Within the Residential Intensification, Precinct B, the maximum height is 4 storeys and a minimum lot size for vacant land of 450m² is prescribed. The maximum building coverage is 40% of the site.



Papakāinga developments

In the Proposed Kāpiti Coast District Plan (PC2), papakāinga housing must comply with the standard zoning rules. A minimum lot size for vacant land of 450m² is prescribed.

POSSIBLE HOUSING TYPES

When responding to the site's development constraints and opportunities, the following typologies are possible:



Papakāinga housing

Two-storey Detached

Semi-Detached / Duplex

DEVELOPMENT OPPORTUNITIES

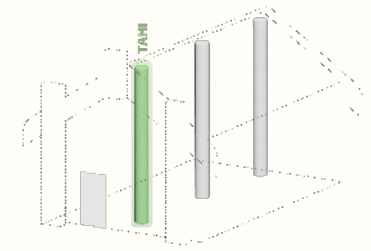
- Zoning if already residential
- Proximity to amenities
- Natural and physical opportunities such as views, flat topography,
- Any other relevant information that would make a development suitable

DEVELOPMENT CONSTRAINTS/COMPLEXITY



- Zoning if not residential
- Underground assets (stormwater and wastewater)
- Natural constraints (topography, flooding)
- Potential contamination
- Any other relevant physical information that could have an impact on the estimated yield

Pou Tahi Example

Papakāinga development example on urban whānau land



Key

-  Site boundary
-  Developable area (site area excluding major constraints)

SITE DESCRIPTION

Total area: 0.08 ha
 Condition: Existing dwelling on site
 Zoning: General residential

POSSIBLE HOUSING TYPES

When responding to the site's development constraints and opportunities, the following typologies are possible:



Single Detached



Two Storey Detached

FEASIBILITY SUMMARY

Many whānau own homes or property which could be developed to realise their housing aspirations and needs.

POTENTIAL YIELD

1 to 3 whare

This estimation is based on a low to medium density development

*Estimated developable area: 0.08 ha

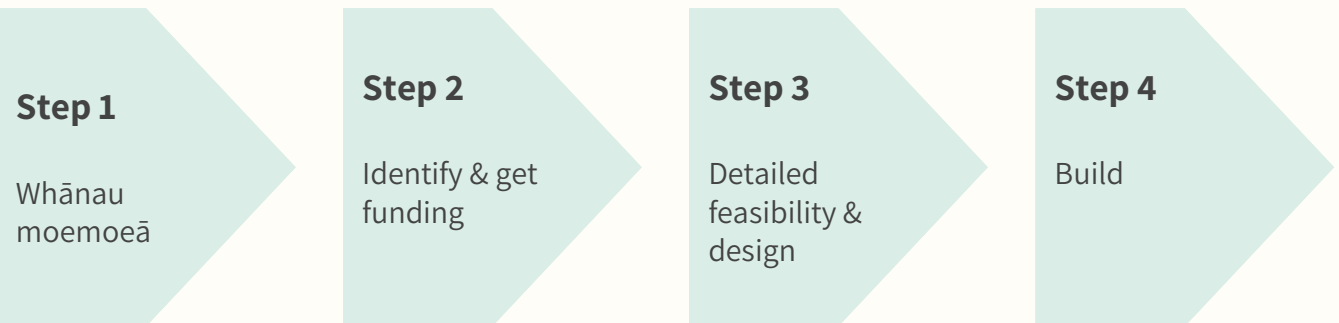
DEVELOPMENT OPPORTUNITIES

Site is mostly flat
 Amenities within a 1 minute walk (schools, shops, medical centre, etc.)
 Easy access to the site
 Zoning to evolve for more housing density

DEVELOPMENT CONSTRAINTS/COMPLEXITY

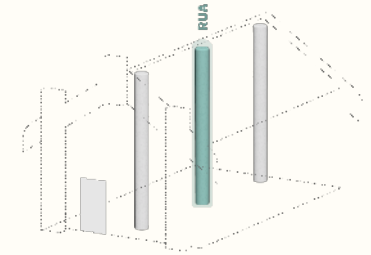
The whole site is subject to ponding
 Engineer inputs for ponding mitigation to be conducted

STEPS TO DELIVERY



Pou Rua Example

Papakāinga development example on whānau land



Key

- Site boundary
- Developable area (site area excluding major constraints)

SITE DESCRIPTION

Total area: 0.53 ha
 Condition: Vacant lot
 Zoning: Future Urban Zone

POSSIBLE HOUSING TYPES

When responding to the site's development constraints and opportunities, the following typologies are possible:



Papakāinga housing



Two Storey Detached

FEASIBILITY SUMMARY

Site is zoned for future urban, but has notable flooding constraints. To explore development options (if any), an engineer's flood report is required.

POTENTIAL YIELD

6 whare

This site being vacant, a minimum lot size of 450m² applies

*Estimated developable area: 0.30 ha

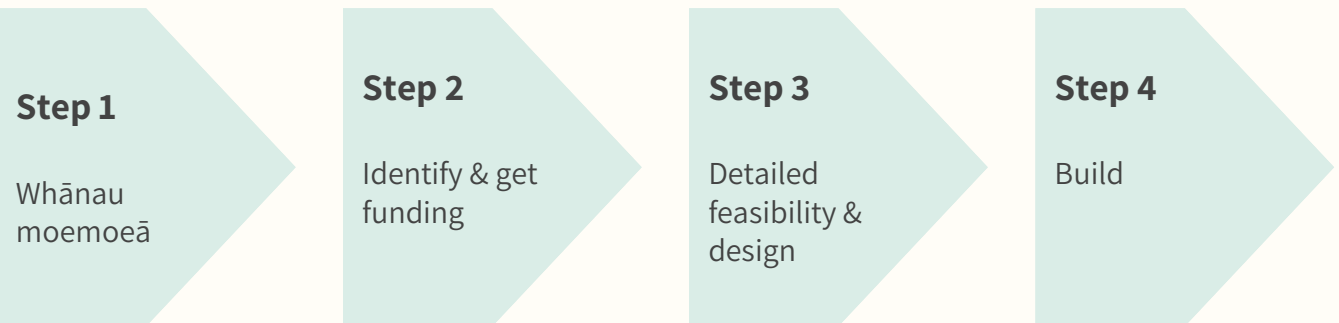
DEVELOPMENT OPPORTUNITIES

- Corner site
- Generally flat topography
- Easy access with two streets
- Schools and sport facilities in close proximity (2 minute walk)

DEVELOPMENT CONSTRAINTS/COMPLEXITY

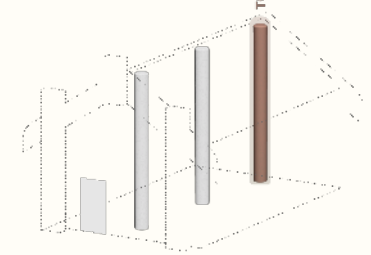
- Stream corridor and residual overflow overlay across the site.
- Engineer inputs for flooding mitigation to be conducted
- Mature trees along Anzac Road

STEPS TO DELIVERY





Pou Toru Example

Built to rent development example



Key

-  Site boundary
-  Developable area (site area excluding major constraints)

SITE DESCRIPTION

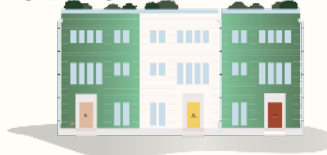
Total area: 1.35 ha
 Condition: Vacant lot
 Zoning: General Residential
 Main overlay: Intensification Precinct B

POSSIBLE HOUSING TYPES

When responding to the site's development constraints and opportunities, the following typologies are possible:



Semi-Detached / Duplex



Row houses

FEASIBILITY SUMMARY

The site is a corner site with a generally flat topography. The proximity to amenities and easy access make this site particularly suitable for a residential development.

POTENTIAL YIELD

22 whare

This site being vacant, a minimum lot size of 450m² applies

*Estimated developable area: 1.00 ha

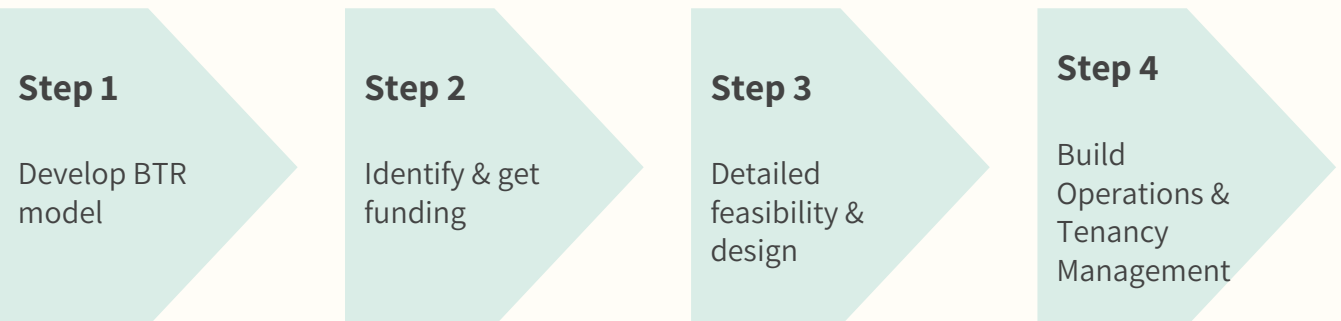
DEVELOPMENT OPPORTUNITIES

- Corner site
- Generally flat topography
- Amenities within a 2 minutes walk (schools, churches, shops)
- Zoning to evolve for more housing density
- Easy access with two streets

DEVELOPMENT CONSTRAINTS/COMPLEXITY

- Stream corridor along the eastern boundary
- Stream flooding and ponding
- Waahi Tapu in the western corner of the site, reducing the developable area (but also gives cultural value to site with presence)

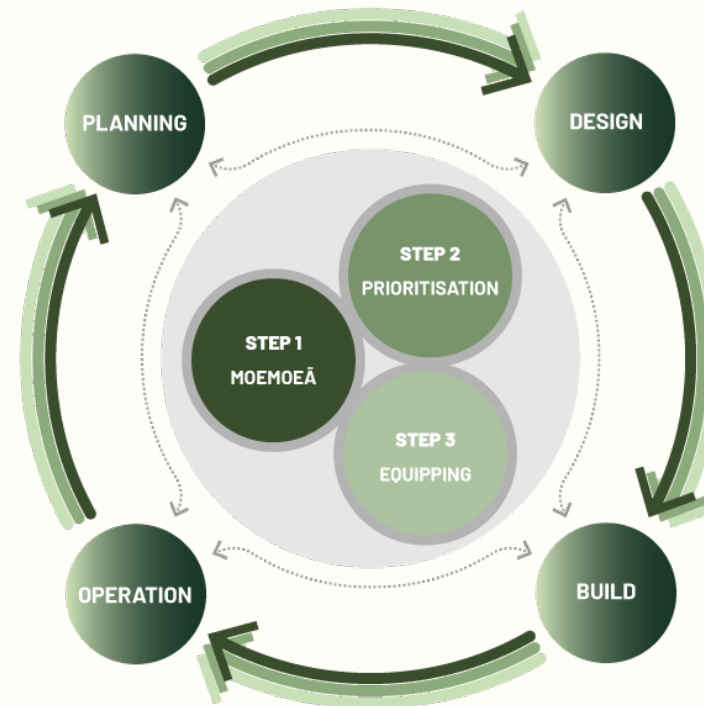
STEPS TO DELIVERY



To ensure developments are delivering the right outcomes in Ōtaki, we need to journey through the following steps.

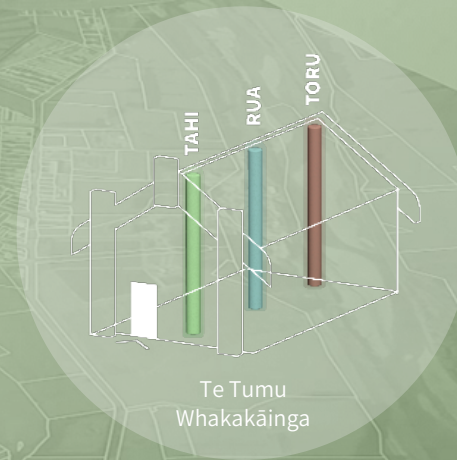
What does the development journey look like?

Where we live - the physical building, the location and the community that we live in - influences almost every aspect of our lives and has significant impacts on our health and wellbeing. We acknowledge that designing for health and wellbeing benefits both whānau and hāpori. By including whānau and hāpori in the journey, Te Tumu Whakakāinga aims to design the built environment to support a diverse range of needs and create spaces that nurture a sense of wellbeing - and improve health outcomes. The benefits of this will go beyond direct health and wellbeing outcomes, to economic and operational outcomes.



INTEGRATED DEVELOPMENT

We have a vision; we have land; we have a plan.



Let's go on a journey of tino rangatiratanga within the housing sphere.



NGĀ HAPŪ O ŌTAKI

HE WAKA EKE NOA

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Prepared by The Urban Advisory

DRAFT - CONFIDENTIAL

Funding Mindmap

(Additional Resource)

