Introduction

Urban and rural papakainga development offers opportunities for whanau, hapu, iwi to collectivise human, land, fiscal resources to design and action culturally relevant and appropriate lifestyles for current and future generations.

Over the last 10 years our Trust has explored how this can best happen and a "21st Century Eco-Papakainga" model designed and implemented. Some assistance has been received from mainstream and community organisations. These have been few and far between and therefore to date papakainga developments have been piece-mealed and the journey continues. We are currently negotiating for investment by the private sector

Barriers Identified

➢ Ideological underpinnings of a collective, comprehensive, communal approach to establishing multi-generational and intergenerational papakainga with whanau on our own whenua, is an integral part of developments – this is not just a "housing project" it is a committment to revitalising papakainga a sustainable whanau way of life and at the same time we look after Papatuanuku. Unfortunately, this communal approach is often in conflict with the 2.5 children/ nuclear family approach taken to the delivery of social service funds.

➢ Mason Durie's family and whanau capacities for healthy development capture's the approach required for this collective identity that is whanau and how we might move forward (refer attached chart: the five)

➢ This is certainly linked to the compartmentalising, the silo approach followed by policy-makers, taken by mainstream agencies and an "all of governments" approach to papakainga establishment is important to ensure an integrated approach to the housing of whanau is followed. This to include an integrated funding purse

➢ Complexities that surround the multiple-ownership of Maori Freehold land i.e. a mechanism is required that can convert the asset-base of whanau from the shares and interests held on 'paper'. For example, one of the key whanau groups we have been working with has a paper asset-base of $1.5million across 55 Te Arawa land blocks which could be used to establish papakainga

➢ Multiple ownership of land also means that mainstream banking institutions will not finance papakainga developments and means that our land cannot be used to secure financing. At a more positive level the collective "buying-

power" of whanau that could be generated to contribute towards the financing of papakainga developments works. For example, another whanau we worked with were able to put $20,000 in the bank over a 12mth period – 11 whanau contributed weekly amounts they were able to afford

➢ Legislation that recognises papakainga establishment as a "discretionary" activity rather than "designated" should be made a compulsory practice for regional planners; Rural A Zoning is another piece of legislation that runs contrary to our own communal way of life; as are Councils non-action policies towards the chronically substandard housing of whanau which perpetuates the poverty currently experienced by whanau

➢ And finally, consultation with whanau, hapu and iwi should involve actually listening to and hearing what we have to say about how our social, cultural, economic needs can be met – we know best how that needs to happen! And at the end of the day when there is an whanau, hapu, iwi impetus driving any initiatives – successful outcomes will be assured

Eco-Papakainga Model (components – refer attached overview)

whakapapa, whenua, whanaungatanga
(broad themes that underpin the 'model')

IDENTITY: history of the people
LOCATION: within the tribal turf
RELATIONSHIPS: between this block and other lands
LEGISLATION: entity, land tenure, by-laws, treaty of waitangi etc
RESOURCES: people and land capability
COMMUNICATIONS: multi-media approach
HOUSING: excellent quality, healthy, affordable homes
KAI (food): strategic organic direction
WHENUA: the land as a "learning laboratory"
BLOCK GREENING: reducing ecological footprint
INFRASTRUCTURE: power, water, waste management - geothermal
FINANCIAL FRAMES: creating wealth, creating an economy
RELATIONSHIPS: networks, associates, consultation
TRAINING & QUALIFICATIONS: 'hands-on' approach by whanau
FUTURE POTENTIAL: capacity for the land & its people to move forward

quality, healthy, affordable and sustainable across and down through the generations

Social Housing Unit
(Dept. Building & Housing Application, December 2011 – refer attached overview)

A collaborative consortia approach to application was submitted to the SHU which would have seen the model eco-papakainga templated at a grass roots level with

whanau. i.e. (i) A Charitable Trust/ Maori PTE for the purpose: a) what we saw as to have the administrative and financial credibility and capability to umbrella the project; b) to implement training and qualifications strategies for whanau to be involved in establishing papakainga; c) affordability – whanau would be trained/ qualified/ involved in the whole process of papakainga establishment and at the same time the housing component of the 'model' becomes affordable and an integral part of growing the asset-base of whanau – people, land and fiscal. All labour/ tradesmen costs would be a part of the training course with quadruple bottom-line outcomes: social, cultural, environmental, economic; (ii) Nga Whare Oranga Trust to implement the 'model' researched and developed and implemented (we have a base demonstration site); (iii) MEA Ltd. a consultancy with vast experience brokering working relationships for the comprehensive approach required; (iii) private sector investment for 50% of the finances required; (iv) private sector eco-consultants to assist with sustainable green design/ planning/ training for the project.

Our application was declined a couple of weeks ago we understand the financials did not stack up to the 20-30 year focus of the grant to provide ongoing social housing. Our consortium is currently seeking further investment to implement the project.

Appendices:

    (i)   The Five: Mason Durie: whanau capacities for healthy development
    (ii)   Overview: eco-papakainga model
    (iii)   Overview: SHU application
    (iv)