

Māori Housing & Papakāinga in the WBOP subregion

*“He aha te mea nui o te ao?
What is the most important thing
in the world?”*

*“He tāngata, he tāngata he tāngata
It is the people, it is the people,
it is the people.”*

CTW/F field 28 November 2023 @ WBOPDC

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Māori Housing

Māori communities in the Western Bay of Plenty (WBOP) sub-region face significant housing challenges, City Deals & SmartGrowth proposes to:

- Promote the BERL 2013 report findings on the “economic benefits from papakāinga in WBOP ...
- Key enabling phases: entity establishment, feasibility & consents; engineering and structure planning; infrastructure design and build, lead to....
- Building homes: estimated investment in 144+ homes in 2026 on whenua Māori across the WBOP subregion.
- Cumulative numbers follow in consecutive years.
- Aligns with key papakāinga and marae outcomes in the SmartGrowth strategy i.e. key CTWF priorities, new Development Area (PDA), transformation shifts ...



economics

Report to:

Te Puni Kōkiri

and

Western Bay of Plenty Māori Housing Forum

THE ECONOMIC IMPACT OF PAPAKAINGA HOUSING

IN THE BAY OF PLENTY

CTWF held 28 November 2023 @ WBOPDC

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INTERIM REPORT

Prepared by
Hillmarè Schulze
Kelly Dustow
Jason Leung-Wai

The Papakainga Housing Development
in the Bay of Plenty will...

Build **252** new houses

Spending **\$64.9m**

Generate **\$53.1m** in additional GDP

Support **1,128** full-time jobs

Potentially attract 25 new families to the region that will:

Spend **\$1.13m** annually

Generate **\$1.08m** in additional GDP

Support **19** full-time jobs

The Papakainga Development means 252 families will be **healthier, wealthier, more productive and happier.**

SG-CTWF WBOP Māori Housing Development Process 2024-26

Timeframes: 12 - 18 months, Trusts / whānau host hui and wānanga to establish their collective whenua and papakāinga vision and values during phases 1 & 2.

12 - 24 months, the majority of Land Trusts require capital investment support to engage professional advice from consultants to deliver the required technical reports and plans, required to progress each stages of the process.

	Development Phase 2024			Build / Construction Phase 2025 - 2026		
Phases:	1	2	3	4	5	6
WBOP Marae, Ahu Whenua / Māori Land Trusts and other Māori Entities. Whānau must work with councils, government agencies, and multiple professionals to progress their housing needs and aspirations.	Establish Ahu Whenua Trust kaupapa / vision for papakāinga.	Feasibility funding to develop concept design and layout plans.	Structure Plan: with the appropriate infrastructure services and consents.	Business case to fund the build of all papakāinga civil infrastructure services.	Business case for homeownership / rental housing options.	Trusts and whānau building homes on their whenua.
	Funding for WBOP Ara Rau Tāngata Papakāinga workshops.	Concept Plan: future land uses, based on social, eco and taiao values.	Funding for detailed infrastructure design drawings & plans and appropriate consents.	Funding required to construct / build the infrastructure / civil services.	Trusts / individuals seek funding for housing options for rental and or homeownership.	Trust project manager tenders new infrastructure and house builds .
	Whānau / Trust progress key papakāinga development design, orientation, layout, communal areas, and infrastructure options.	Consider the engagement of whānau members with the appropriate project management, trade, and / or contracting building / housing skills and expertise to assist or deliver specific services.		Business case and funding applications are prepared and developed by local consultants and the Trusts project manager.		Construction phases may include whānau procurement, employment and training opportunities for whānau.
Estimated WBOP Māori Housing Investment:	\$150,000	\$268,747	\$1,099,011	\$13,862,286	\$61,920,000	144
	\$150,000	\$418,747	\$1,517,759	\$15,380,045	\$77,300,045	
Marae & Māori Land Trusts engaged:	12					
Estimated home builds on Māori Land in WBOP subregion:			STAGE 1	108	STAGE 2	125
Estimated home builds for 2024-2026:			144	Ave Cost per Papakāinga Whare:		\$536,805.87

Estimated Māori Housing Demand and Delivery 2024 to 2033

WBOP Tāngata Whenua Estimated Māori Housing Project Numbers & Costs for 2024 to 2026	No Trusts:	Papakāinga	Papakāinga Area (Ha)	Stage 1	Stage 2	Feasibility & Consents	Structure Plan	Infrastructure Build	House Build Costs per Dwelling	Whare to be Built
Te Kāhui Mana o Tauranga Moana 2024 - 26	5	3	7.57	58	40	\$131,330	\$302,957	\$3,373,590	\$24,940,000	58
Te Ihu o Te Waka o Te Arawa: 2024 - 27	2	1	4.00	3	28	\$43,487	\$27,954	\$2,068,034	\$13,330,000	31
Te Rangapū Mana Whenua o Tauranga Moana: 2024 - 27	5	4	27.27	47	57	\$243,930	\$768,101	\$8,420,662	\$23,650,000	55
ESTIMATED FUNDING REQUIRED TO PROGRESS MĀORI HOUSING IN WBOP SUBREGION:	12	8	38.84	108	125	\$418,747	\$1,099,011	\$13,862,286	\$61,920,000	144

WBOP Māori Housing	Te Kāhui Mana o Tauranga Moana				Te Ihu o Te Waka o Te Arawa				Te Rangapū Mana Whenua o Tauranga Moana				TOTAL ESTIMATED MĀORI TRUSTS & HOUSING OUTCOMES:			
	Trusts	Stage 1	Stage 2	Esti Builds	Trusts	Stage 1	Stage 2	Esti Builds	Trusts	Stage 1	Stage 2	House Builds	Trusts	Stage 1	Stage 2	Esti Builds
2024 to 2026	5	58	40	58	2	3	28	31	5	47	57	55	12	108	125	144
2027 to 2029	10	0	20	15	10	115	60	0	24	76	64	31	44	191	144	46
2030 to 2033	1	0	0	0	2	42	0	0	3	0	0	0	6	42	0	0
TOTALS:	16	58	60	73	14	160	88	31	32	123	121	86	62	341	269	190