



**Whānau  
Papakāinga**  
Building Communities

# Te Keteparaha mō ngā Papakāinga

Māori Housing Toolkit

Pukapuka Mātārere Papakāinga – Papakāinga Brochure

## He mihi ki te whakaminenga e tū mai nei

E ngā maunga whakahī, e ngā wai koiōra, e ngā mana katoa o Tauranga Moana ki Ōtamarākau. Mai i Maketu ki ngā pae maunga ki tua o Pongakawa, whakapiri mai, whakatata mai rā. Tēnei te whakarewa i te pukapuka tuarua mō ngā Papakāinga o tēnei takiwā mō te tau 2020. Ko tēnei tā koutou pukapuka āwhina. He mea tohutohu i ngā huarahi tika me ngā hononga ki ngā Kaunihera a Rohe me ki ngā tari maha o te Kāwanatanga me ōna rauemi.

Tuatahi, ka tīmata tātou ki te kōrero ki o tātou whānau. Tuarua, ka huihui tātou ki ngā kaitiaki o ngā whenua. Ka mutu, ka whakaputa i ngā hua o ngā rautaki whenua, māhere kāinga hoki. Ko te whāinga matua kia whakatū i ngā papakāinga tūturu hei oranga mō o tātou whānau me tō tātou hāpori hoki. He kaupapa whakahirahira tēnei kia whakahaumanu ta tātou kāinga tawhito me ngā papakāinga hōu. He mea tiaki, he mea manaaki, he mea whakahaumaru i o tātou whānau maha, uri whakaheke hoki e mau ana i te ahikā o ngā Papakāinga o Tauranga Moana whānui.

Nō reirā, tēnei te mihi maioha ki a koutou katoa e ngā rau tītapu e akiaki ana, e whakakaha ana, e whakamana ana i tēnei kaupapa, tēnā koutou, tēnā koutou tēnā koutou katoa.”

# Kupu Whakataki / Introduction

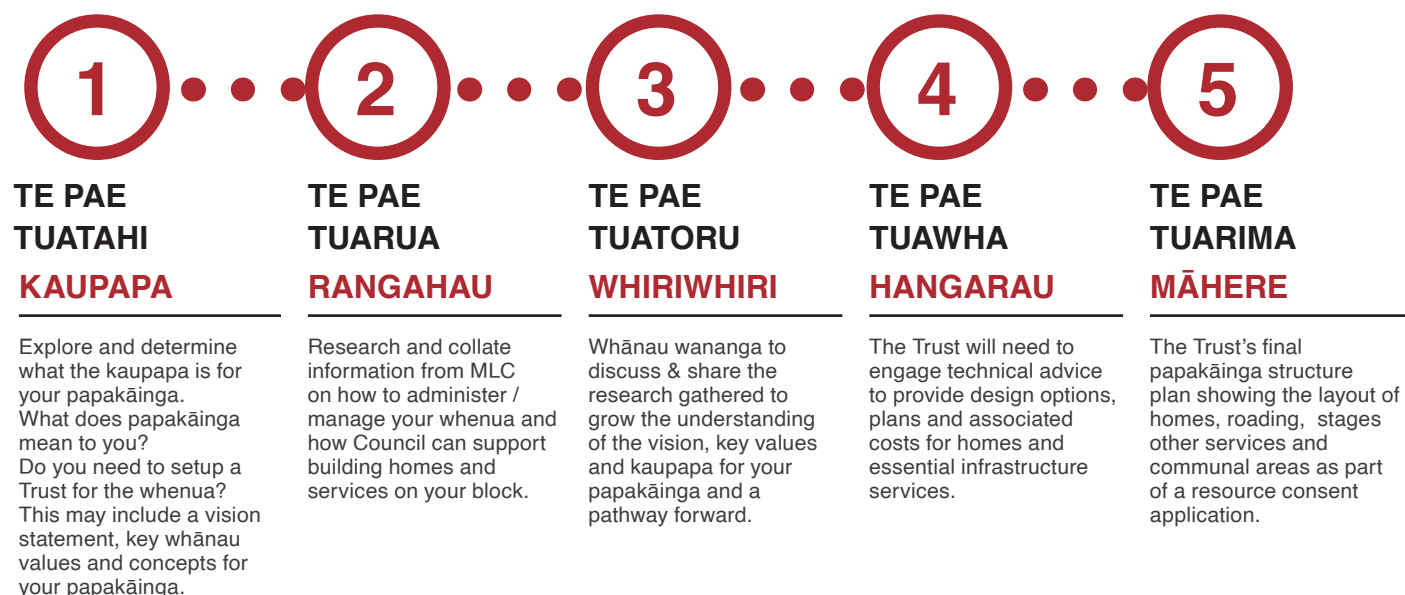
## “Te Keteparaha mō ngā Papakāinga”

The Māori Housing Toolkit is a step-by-step guide designed to assist Māori to develop papakāinga proposals (development plan) on multiple owned Māori land. The concept of papakāinga is not new and has traditionally been associated with Māori housing in a Marae setting. Papakāinga includes other activities such as: kōhanga reo, kura kaupapa, health clinic, horticulture or agriculture land uses, sports and/or recreational areas, urupā and heritage sites etc.

Developing Māori land is time consuming and challenging because of the large number of people and organisations involved with separate processes and compliance standards. The process recognises the joint customary ownership complexities and nuances of Māori freehold land that create additional hurdles and costs for whānau to meet compared with the relative ease of building homes on an individual freehold title. In order to achieve the outcomes of the first 3 Steps of the toolkit, you will require a commitment from the trustees and other shareholders / whānau to work for the collective benefit of all the current and future owners in the land. The voluntary nature of this establishment phase of the Trusts journey are the seeds that grow a common social, cultural and environmental commitment by whānau to the whenua.

The toolkit breaks the whole process up into five steps. Each step is broken down into achievable actions, questions, decisions and the next step in a timely manner.

**About this brochure**  
This brochure provides some background on the process involved in successfully developing housing on multiple-owned Māori land.





# Te Keteparaha mō ngā papakāinga is released in three phases

## TE MATA TUTAHI: TE PAE TUATAHI ME TE PAE TUARUA

### PHASE ONE: STEPS ONE AND TWO

Steps 1 and 2 are published together and are available from TCC and WBOPDC as well as the Māori Land Court (MLC) with the details provided in Appendix 1. Staff from the partner agencies are available to discuss the contents of the first two Steps with you.



#### TE PAE TUATAHI - KAUPAPA

##### Kaupapa asks:

- “What” is the purpose, vision and rationale for your proposed papakāinga?
- In a nutshell, why are you doing this?

The key to this Step is developing a common understanding of what papakāinga means to the whānau. This includes working on the Trust’s vision, principles and values that are based on whānau tikanga, kawa and values such as tūrangawaewae, ahi ka, kaitiakitanga, whenua, tupuna, whakapapa and mana that form the foundation for communal living on your papakāinga.

#### You may want to consider the following questions:

- What is the catalyst for your papakāinga and how do you maintain the momentum amongst the owners in progressing the kaupapa?
- Is housing the best use of the land, what are the other alternatives?
- How do you manage the environmental effects on Papatūānuku from urban and rural intensification?
- Do we need to establish a new Ahu Whenua Trust over our whenua or review an existing Trust structure?



#### TE PAE TUARUA - RANGAHAU

Rangahau promotes the need to do research and fact finding from the Māori Land Court and the respective Council about your Māori land block.

The Māori Land Court is the primary source for Māori land records. This information will confirm who the owners are including whānau trust details and their respective shareholdings and who the trustees are for the property. It will also include a record of registered leases, mortgages, licenses and other encumbrances / activities over the property. You can access some Court information for your block from the Māori Land online site [www.Maorilandonline.govt.nz](http://www.Maorilandonline.govt.nz) and local and regional information for your whenua and whānau from the new Te Puni Kokiri website Tupu: <https://www.tupu.nz/>. Alternatively, you can visit the Māori land court offices in Hamilton or Rotorua.

Information from the relevant council for your block from either the TCC, WBOPDC or Bay of Plenty Regional Council (BOPRC)

/ Toi Moana will identify the appropriate planning provisions and issues, the availability of services for your property including access to the block, sewer connections, water and power supply.

To complete Step 2 it is recommended that you and one of the trustees make an appointment with a planner from the relevant Council to identify any compliance fees / costs requirements for your property. This information will assist you in developing your initial papakāinga concept plan.

After the interview with either TCC or WBOPDC and the Step 2 checklist you will be issued with a folder and can begin Step 3 Whiriwhiri. The folder will keep all five steps together as a resource document for the Trust, and it will also provide space to add more information and notes as the Trust progresses through the next steps.

Step 1 and Step 2 may be achieved over a period of three to nine months depending on the time you and the trustees have available to meet, decide and confirm issues for discussion with the wider whānau in Step 3.



#### TE PAE TUATORU - WHIRIWHIRI

Whiriwhiri promotes wider discussion, understanding and awareness of the information gathered in Steps 1 and 2. You the Trustees and other beneficial owners are now in a better position to make key decisions and set the direction for whānau returning to the block, and the location of housing and other services on the whenua.

The toolkit includes templates for calling meetings, setting an agenda and recording the discussion and outcomes from whānau hui. The minutes from these meetings will become the support evidence for applications to the Māori Land Court, terms of references, mandate or rationale to progress project actions. **This is probably the most important stage of the process that triggers and encourages other owners to engage and participate in the process. The minutes provide evidence of their support for or opposition to the principles for developing a long term papakāinga vision and development plan.**

Step 3 could take from 6 to 18 months of meetings depending on the size of the block, the number of owners, an established trust, availability of trustees and support from other owners.

opportunities to talk about papakāinga ideas with the owners and in particular kaumātua, kuia, whānau already living on the property, neighbours and major shareholders in the block could occur throughout Steps 1, 2 and 3.



## TE PAE TUAWHĀ – MAHI HANGARAU

Mahi Hangarau (technical work) refers to the detailed technical design, drawings, options and associated costs for your proposed papakāinga plan. This step will look at the infrastructure (roading, electricity, water supply, waste-water, storm water, telephone and other services) required to support your proposal in terms of the number of house lots, section sizes and the staging of the development; which must comply with the requirements of the respective Council standards.

The Trust and the owners will also need to discuss the process of selecting house designs, typologies, number of bedrooms, styles, energy sustainability and efficiency options and materials on an individual or a collective basis.



## TE PAE TUARIMA – MĀHERE

Māhere (the papakāinga development plan) will require more research and discussion to enable the trustees and beneficial owners to make critical decisions to progress the proposal in relation to development costs (i.e. land, services and house), project management and project design.

In this step the Trust will seek to pull together all of the detailed information and design reports and assessments that support the proposed papakāinga structure plan that will enable the trustees and beneficial owners to make critical development stages, project management matters and funding options.

Mahi Hangarau and Māhere will require you / the trust to engage professional services and technical advice to produce a final papakāinga development plan .

## Where to from here?

While this brochure will provide some understanding of what is involved in the process before you embark on a journey of ultimately developing housing on multiple-owned Māori land, you should assess:

- Is your project a vision for multiple-housing development? If it is about a single house, then the toolkit will not be for you.
- What is your level of personal commitment to a housing development?
- Can you champion the process, or should you pass the responsibility on to someone who can?

If you are serious about papakāinga development then you can visit any of the agencies involved and obtain the first two steps of the toolkit, or alternatively visit [www.westernbay.govt.nz](http://www.westernbay.govt.nz) to download the first two steps

## Acknowledgements

The toolkit was produced and developed with the assistance and support from the following agencies: TCC, WBOPDC, Bay of Plenty Regional Council (BOPRC), Kāinga Ora, Te Puni Kōkiri (TPK) and the Waikato Maniapoto and Waiariki District Māori Land Courts. The agencies acknowledge the invaluable experiences and practical contributions made to the toolkit from Ngāti Tūheke, the Makahae Marae Papakāinga Project, Tapūika Iwi Authority Trust, the Western Bay of Plenty District Council Māori Forum and the SmartGrowth Combined Tangata Whenua Forum members.

## SmartGrowth

Production Te Keteparaha mō ngā Papakāinga (Māori Housing Toolkit) is an action of SmartGrowth, strategy to sustainably manage growth in the Western Bay of Plenty. It is a joint initiative of Bay of Plenty Regional Council, Tauranga City Council and Western Bay of Plenty District Council with support from Tangata Whenua and community groups.

For more information on SmartGrowth Strategy and Implementation

SmartGrowth  
PO Box 13231  
Tauranga



**SmartGrowth**

Building our futures together

[info@smartgrowthbop.org.nz](mailto:info@smartgrowthbop.org.nz)  
[www.smartgrowthbop.org.nz](http://www.smartgrowthbop.org.nz)

## Contacts Details For:



Tauranga City

### Tauranga City Council

91 Willow Street  
Private Bag 12022  
TAURANGA 3110  
Ph: (07) 577 7000  
Email: [info@tauranga.govt.nz](mailto:info@tauranga.govt.nz)  
Web: [www.tauranga.govt.nz](http://www.tauranga.govt.nz)

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Western Bay of Plenty  
District Council

### Western Bay of Plenty District Council

Barkes Corner Cameron Rd  
Private Bag 12803  
TAURANGA 3143  
Ph: (07) 571 8008  
Fax: (07) 577 7193  
Email: [customerservice@westernbay.govt.nz](mailto:customerservice@westernbay.govt.nz)  
Web: [www.westernbay.govt.nz](http://www.westernbay.govt.nz)

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### Bay of Plenty Regional Council - Toi Moana

Regional House  
1 Elizabeth Street  
Central Tauranga  
PO Box 364  
Whakatāne 3158  
Ph: 0800 884 880  
Fax: 0800 884 882  
Email: [info@boprc.govt.nz](mailto:info@boprc.govt.nz)  
Web: [www.boprc.govt.nz/](http://www.boprc.govt.nz/)

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Te Puni Kōkiri  
MINISTRY OF MĀORI DEVELOPMENT

### Te Puni Kōkiri – Waiariki

Web: [www.tpk.govt.nz](http://www.tpk.govt.nz)  
Ground Level  
Te Puni Kōkiri House  
1218-1224 Haupapa St  
Rotorua 3010  
Private Bag 3017  
Rotorua Mail Centre  
ROTORUA 3046  
Ph: 0800 875 499  
Fax: 0800 875 329  
Email: [tpkrotorua@tpk.govt.nz](mailto:tpkrotorua@tpk.govt.nz)

Unit 3,  
51-53 Fifteenth Avenue  
Corner of 15 Ave and Burrows St  
Tauranga 3112PO Box 69  
TAURANGA 3114  
Ph: 0800 875 499  
Fax: 0800 875 329  
Email: [tpk.tauranga@tpk.govt.nz](mailto:tpk.tauranga@tpk.govt.nz)

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Kāinga Ora  
Homes and Communities

### Kāinga Ora – Homes and Communities

306 Cameron Road  
Tauranga  
1143 Arawa Street,  
Rotorua  
Home ownership product enquiries  
Phone: 0508 935 266  
Email: [firsthome.enquiries@kaingaora.govt.nz](mailto:firsthome.enquiries@kaingaora.govt.nz)  
For all offices please contact  
Ph: 0800 801 601  
Fax: 0800 201 202  
Web: <https://kaingaora.govt.nz/>

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### Te Kooti Whenua Māori

Web: [www.maorilandcourt.govt.nz](http://www.maorilandcourt.govt.nz)  
<https://www.maorilandonline.govt.nz/gis/home.htm>

#### WAIARIKI DISTRICT OFFICE

Hauora House,  
1143 Haupapa Street  
JX10529  
ROTORUA 3010  
Ph: (07) 921 7430  
Fax: (07) 921 7412  
Email: [mlcwaiariki@govt.nz](mailto:mlcwaiariki@govt.nz)

#### WAIKATO and MANIAPOTO DISTRICT OFFICE

Level 2, BNZ Centre,  
354-358 Victoria Street  
GX10101  
HAMILTON 3204  
Ph: (07) 957 7907  
FAX: (07) 957 7881  
Email: [mlcwaikato@justice.govt.nz](mailto:mlcwaikato@justice.govt.nz)  
**District Advisory Service officers or  
Principal Liaison Officer.**

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