



ACCOMMODATION REPORT

ŌPŌTIKI DISTRICT 2017

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INTRODUCTION

The leadership of Te Pou Oranga o Whakatōhea, Whakaatu Whanaunga Trust and the Ōpōtiki District Council, in partnership with Toi EDA (the Eastern Bay of Plenty Economic Development Agency) and BayTrust have identified the need to work together in a way that best supports and responds to the immediate and anticipated future accommodation needs of the Ōpōtiki community. This report reflects their collaborative investment in completing an initial environmental scan to scope what is currently happening across varying housing and accommodation sectors within the Ōpōtiki District.

Since 2014 Toi EDA has been actively supporting an innovative locally-led approach to workforce development. The initial impetus was thinking forward about job opportunities emerging in the aquaculture and marine industries, as well as a significant number of construction jobs associated with the new harbour development and processing factory builds. As the response grew, kiwifruit industry leaders in the wider Eastern Bay of Plenty signalled their interest in being part of the approach. Subsequently, starting in Ōpōtiki, significant cross sector effort has led to the design of new training and education programmes tailor made to create pathways to local jobs. Barriers to engagement in education, training and employment have also been identified, including literacy and numeracy challenges, drug and alcohol use, limited numbers of licenced drivers, and poor accommodation options.

In the latter part of 2016, Whakatōhea Māori Trust Board convened a conversation to explore the range of accommodation issues people were aware of, which helped clarify areas for further investigation. Whakaatu Whanaunga Trust was approached due to their extensive experience in providing housing advocacy supports and services, as well as home ownership education within the community. Toi EDA then approached concerned stakeholders to contribute funds to document currently available information about accommodation in Ōpōtiki as a basis for community conversation and planning. BayTrust matched the funding contributed locally by Te Pou Oranga o Whakatōhea, Whakaatu Whanaunga Trust, Ōpōtiki District Council and Toi EDA.

A local researcher, Jodi Porter was then contracted to undertake the environmental scan which was completed during the 2016-2017 summer months.



Content and Structure of the Report

It is important to understand accommodation issues within the broader, interrelated context of ecological influences such as regional economic development, population and employment predictions, and council infrastructure and employment trends.¹ Where possible, this information has been included in this report.

The report focuses on the following key aspects of housing and accommodation within the Ōpōtiki District:

- Current housing stock, quality and tenure
- Māori housing
- Elderly housing
- Social housing
- Industry accommodation
- Visitor accommodation
- Future housing developments

A summary of key issues are identified at the end of each section, contributing towards a collation of points for discussion to inform future community planning and action.

Limitations

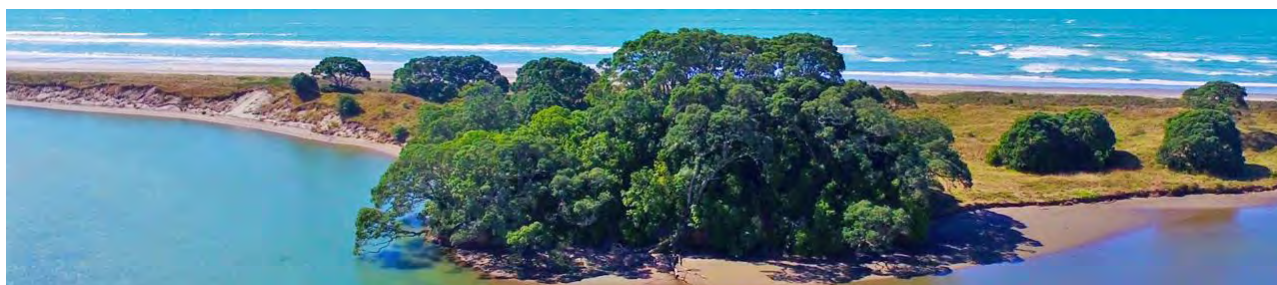
Due to scope, time and resource constraints, much of the information in this report has been compiled from publicly accessible information and shaped by knowledge held by Toi EDA, Ōpōtiki District Council, Te Pou Oranga o Whakatōhea and Whakaatu Whanaunga Trust. The researcher where possible has also undertaken informal community conversations to provide a richness of understanding to the current housing and accommodation needs within the district. A number of organisations and people invited to contribute were not available within the timeframe, or did not respond to the invitation.

The intent of the report is to compile baseline information from existing sources as a foundation for co-ordinated community planning to meet current and future accommodation needs. This report is therefore a first step to addressing wider housing and accommodation issues and opportunities within the Ōpōtiki District and is intended solely for information purposes. All information has been obtained from sources believed to be reliable, but is in no way guaranteed. As planning and community-led action evolves in response to the baseline information, it is anticipated that many more parties will become involved and a more comprehensive picture of accommodation in the Ōpōtiki District will be established.

¹ Centre for Social Impact. (2016). *Sustainable housing in the Bay of Plenty: Strategic advice paper for community funders*. Centre for Social Impact.

ŌPŌTIKI DISTRICT

THE PLACE



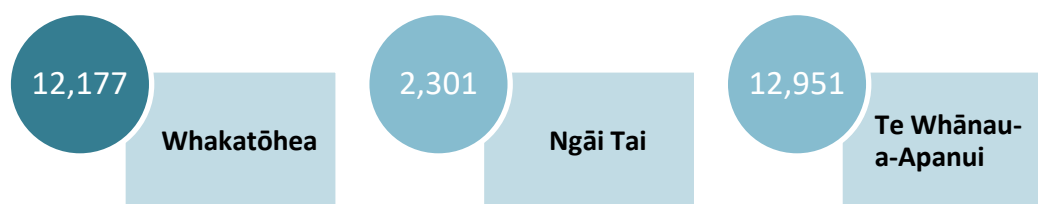
The Ōpōtiki District² encompasses 25% of the Bay of Plenty region. Approximately 50% of the Bay of Plenty coastline falls within the Ōpōtiki District, comprising 160 kilometres with an economic zone extending 12 kilometres. Approximately 70% of the district's land area is non-rateable, with 193 hectares in reserve land. Close to 52% of the landmass is Department of Conservation (DoC) estate, with a further 12% jointly managed by DoC and Ngā Whenua Rāhui.³ There is a significant proportion of Māori land within the district.⁴

THE PEOPLE

IWI IN THE ŌPŌTIKI DISTRICT

There are three iwi in the Ōpōtiki District; Whakatōhea, Ngāi Tai and Te Whānau-a-Apanui. At present all iwi are currently involved in various stages of Treaty Settlement negotiations. As at the 2013 Census, tribal populations⁵ were 12,177 for Whakatōhea, 2,301 for Ngāi Tai and 12,951 for Te Whānau-ā-Apanui (Figure 1).

Figure 1 - Iwi Populations in the Ōpōtiki District at 2013 Census



TOTAL POPULATION

As at 30 June 2015, Ōpōtiki had an estimated population of 8,800 people. About a quarter (23 percent) are under the age of 15, and about a fifth (18 percent) are over the age of 65. About 60% of the population is aged between 15 and 64.⁶ A decrease of 540 people or 6.0% in the population was observed between the 2013 and 2006 census data sets. The median age of the Ōpōtiki District is 41.2 years.

² Refer to Appendix 1.0 Ōpōtiki District Territorial Authority Map

³ Source: <http://www.odc.govt.nz/our-council/current-projects/harbour-development/reports/Pages/Fact-Sheet.aspx>

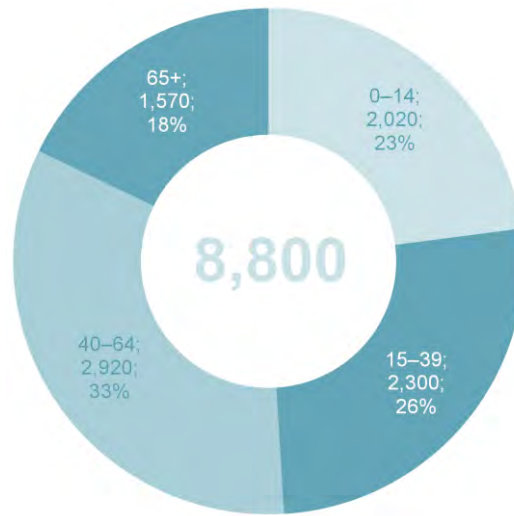
⁴ Refer to Appendix 2.0 Māori and Department of Conservation lands within the Ōpōtiki District

⁵ Note – this is the total population that affiliates to each respective iwi i.e. not resident tribal population

⁶ Martin Jenkins (2016). *Eastern Bay of Plenty Workforce Development Project - Labour Market Update 2016*.

Figure 2 shows the population in Ōpōtiki as at June 2015 broken down by age-group.

Figure 2 - Population Estimate Ōpōtiki June 2015⁷



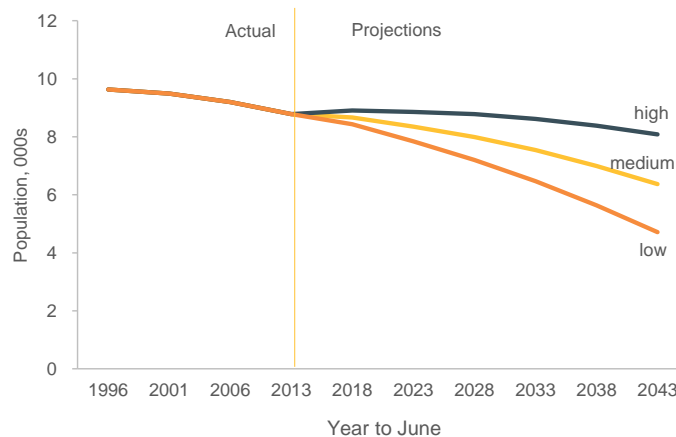
TOTAL MĀORI POPULATION

The total Māori population within the District was 4,518 in 2013, which saw a decrease of 7.5% (366 people) from the 2006 Census. Māori comprise 60.6% of the total Ōpōtiki District population. The median age of the entire Māori population is 29.5 years and is therefore proportionately more youthful than the rest of the district population.

POPULATION PROJECTIONS

The Ōpōtiki population has been declining since 1996, when there were 9,630 residents. Over the last 12 years, the population has been falling by about 0.65 percent each year. The population change from 1996 to 2013 and population projections to 2043 are shown in Figure 3.⁸

Figure 3 - Population projections to 2043 (2013 base) Ōpōtiki District⁹



⁷ Source: Statistics New Zealand, Subnational Population Estimates 2015

⁸ Martin Jenkins. (2016). *Eastern Bay of Plenty Workforce Development Project - Labour Market Update 2016*.

⁹ Source: Statistics New Zealand, Census, Subnational Population Projections: 2013 (base) - 2043

According to the Statistics New Zealand population projections, the Ōpōtiki population will decline under the high, medium and low projections. The projections suggest that the Ōpōtiki District will have a resident population of between 8,860 (high) and 6,380 (low) by 2043. The current population estimate of 8,800 (for 2015) suggests an increase since 2013, which is more in line with the high projection.¹⁰

According to Statistics New Zealand, over the next thirty years it is projected that the population rate will slow and continue to decrease for the entire country. National trends indicate that the number of deaths will increase relative to births as the population ages, with more people aged 65+ in 2043. For the Ōpōtiki District, across all age groups there will be a decrease in population size, except for the over 65-year age category which will see the population more than double in size. In 2043 the median age will increase to 50.8 years further contributing towards the dynamics of an ageing population. This places significant demands on the facilities, services and accommodation required to support the high needs of the elderly within our community.

The number of births is predicted to decrease from 680 in 2013 to 370 in 2043, this will in turn contribute towards a natural decrease in the size and age of the Ōpōtiki population. It is important to note that these projections incorporate medium rates of fertility, mortality and migration assumptions, but do not factor in planned economic developments within the region which could also impact on population size.

INCOME AND EMPLOYMENT

The median income for the Ōpōtiki District at the 2013 Census was \$20,700.00, as compared with \$28,500 for the rest of the New Zealand population.

At the 2013 Census, the unemployment rate was 11.0% for people over the age of 15 years in the Ōpōtiki District, compared with 7.1% for the rest of the New Zealand population. The majority of those employed within the Ōpōtiki District identified as labourers and managers. The main industries of employment are Agriculture, Forestry and Fishing (32%).

Over the last three years, the number of people receiving a benefit in the Ōpōtiki District has increased from 1,053 in September 2013 to 1,202 as at December 2016. A breakdown of the types of benefits provided within the district are shown in Table 1. This is an increase of 14%, which when also examined proportionately to the rest of the population, a total of 14.3% of the total Ōpōtiki District population are receiving a benefit, of which just over 60% have received a benefit for more than one year.

¹⁰ Martin Jenkins (2016). *Eastern Bay of Plenty Workforce Development Project - Labour Market Update 2016*.

Table 1 - Government Benefit Type in the Ōpōtiki District as at December 2016

BENEFIT TYPE	NUMBER
Jobseeker support	517
Sole parent	314
Supported living payment	230
Other main benefits ¹¹	141
TOTAL	1,202

At present, Māori make up 80% of the total number of current beneficiaries in the Ōpōtiki District, with NZ European comprising 14%, Pacific Peoples 1% and the remaining 5% include other ethnicities as well as those who did not identify their ethnicity. When examining how benefits are distributed across age groups within the district, the majority of beneficiaries are aged between 25-54 years (Table 2).

Table 2 - Age distribution of government benefits in the Ōpōtiki District as at December 2016

Age Group	Number	Percentage
18-24 years	206	17.1%
25-39 years	376	31.3%
40-54 years	371	30.9%
55-64 years	249	20.7%
TOTAL	1,202	100%

DEPRIVATION

The New Zealand Deprivation Index combines census data relating to income, home ownership, employment, qualifications, family structure, housing, access to transport and communications in order to gain an idea of areas where greater investment is required to support improved outcomes across these domains. A scale of 1 to 10 is used to highlight the level of need in any given census mesh block area, with 1 indicating very low levels of deprivation and 10 indicating high levels of deprivation.

When examining deprivation in the Ōpōtiki District, it is estimated that 66% of the entire population experience high levels of deprivation.¹² Comparatively with the rest of the New Zealand population, 20% of the population are equally distributed across each quintile¹³, therefore the Ōpōtiki District is regarded as one of the most deprived regions in the country.

¹¹ 'Other main benefits' includes the remaining benefit categories such as Emergency Benefit and working-age Youth Payment/Young Parent Payment (YP/YPP).

¹² http://cphronline.massey.ac.nz/maps/maps_nz_dep_index.html

¹³ <http://www.ehinz.ac.nz/indicators/population-information/socioeconomic-deprivation-profile/#NewZealandIndexof>

HOUSING STOCK, TENURE AND QUALITY

HOUSING STOCK

DWELLINGS

According to the 2013 Census, there was a total of 4,239 dwellings in the Ōpōtiki District (Figure 4). This is an increase of 4.0% since 2006.

Figure 4 - Dwellings in the Ōpōtiki District at the 2013 Census



HOUSEHOLD COMPOSITION

In the Ōpōtiki District, one-family households make up 64.8 percent of all households, with one-person households making up a further 28.0 percent. The average household size is 2.6 people per household.

OCCUPIED PRIVATE DWELLINGS

According to Census data, in 2013 there were a total of 3,279 occupied private dwellings within the Ōpōtiki District (Figure 4 Table 3). This is an increase of 90 dwellings from the 2001 Census which had 3,189 occupied private dwellings and 3,246 as at the 2006 Census. A breakdown of varying types of accommodation occupancy is shown in Table 3.

Table 3 - Occupied Dwelling Types in the Ōpōtiki District as at 2013 Census

Occupied Dwelling Types	Number
Separate House	2,520
Two or More Flats/Units/Townhouses/Apartments/Houses Joined Together	195
Other Occupied Private Dwellings ¹⁴	72
Occupied Private Dwelling Not Further Defined ¹⁵	471
TOTAL OCCUPIED PRIVATE DWELLINGS	3,258

UNOCCUPIED DWELLINGS

At the 2013 Census, there were a total of 963 unoccupied dwellings, of which 708 were empty (Figure 4). The remaining unoccupied dwellings (252) were as a result of residents being away at the time of the Census.

DeprivationNZDep

¹⁴ Consists of mobile and improvised dwellings, roofless or rough sleepers, and dwellings in a motorcamp.

¹⁵ Consists of baches, cribs, other holiday homes, dwellings adjoined to or part of a business or shop, and private dwellings that could not be further classified according to whether they were separate or joined.

DWELLINGS UNDER CONSTRUCTION

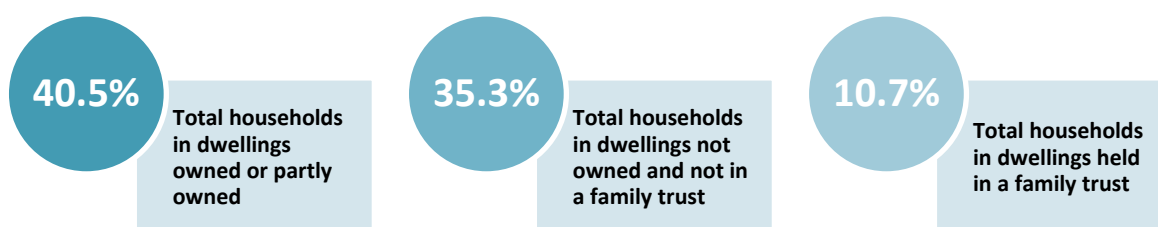
During the period 2012-2-17 a total of 691 building consents were issued by the Ōpōtiki District Council, and of these 478 have been issued with a code of compliance.

During the period 2013-2017 there have been no dwellings declared as dangerous or insanitary by the Ōpōtiki District Council and there has only been one fire damaged house that has not been demolished and rebuilt.

HOME OWNERSHIP

Just over 40 percent of households within the Ōpōtiki District own or partly own the homes that they live in, with a further 10.7 per cent of households living in homes that are held in a family trust. This is compared with just over 35 percent of households who do not own the home that they live in (Figure 5).

Figure 5 - Household Tenure in the Ōpōtiki District



Actual numbers are shown in Table 4 below.

Table 4 - Tenure of occupied private dwelling households in the Ōpōtiki District as at 2013 Census

Tenure of Household	Number
Total households in dwellings owned or partly owned	1,305
Total households in dwellings not owned and not held in a family trust	1,134
Total households in dwellings held in a family trust	345
Total households stated	2,787
Not elsewhere included	435
TOTAL HOUSEHOLDS	3,219

When examining household tenure by ethnicity within the Ōpōtiki District, 65.2 percent of European households own or partly own their own homes, and just under half (47.7%) of Māori households own or partly own the homes they live in. Note that this is based on total responses for ethnicity, for example where a person identifies as both European and Māori, they will be counted twice in each ethnic group.

Table 5 - Tenure of household by ethnic group (total responses) in the Ōpōtiki District at 2013 Census

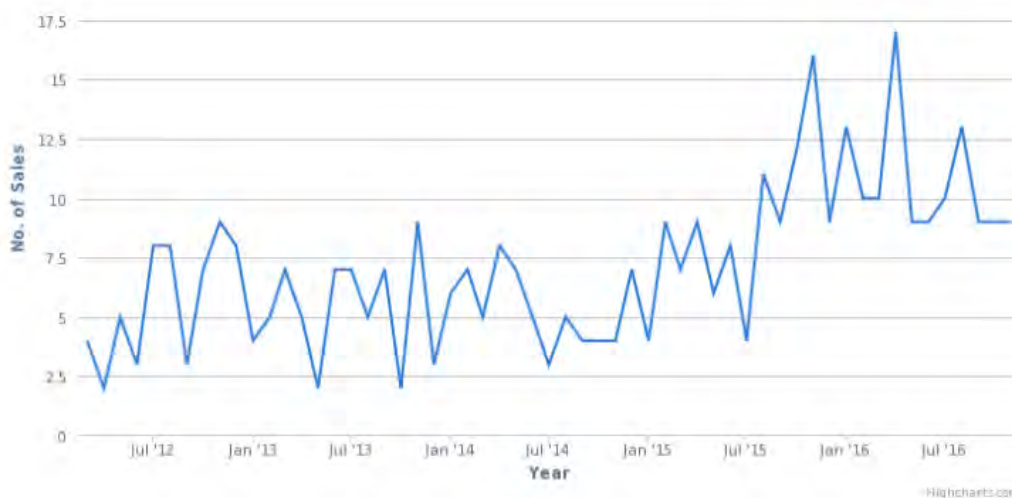
	Owned ¹⁶	Not owned ¹⁷	Total stated	Not specified	Total	Percentage owned ⁽³⁾
European	2,331	1,245	3,576	111	3,687	65.2
Maori	1,968	2,157	4,125	213	4,338	47.7
Pacific	81	117	198	12	210	40.9
Asian	39	117	156	21	177	25.0
Middle Eastern/Latin American/African	15	..C	15	C	18	100.0
Other	63	24	90	C	87	70.0
Total stated	3,804	2,997	6,804	312	7,113	55.9
Not elsewhere included	87	117	204	729	933	42.6
Total	3,894	3,114	7,005	1,041	8,046	55.6

HOUSE SALES

The total number of house sales within the Ōpōtiki District has steadily increased over the last five years

Figure 6)¹⁸. According to QV there were a total of 19 house sales in the three-month period from December 2016 to February 2017.¹⁹

Figure 6 - Total number of house sales in the Ōpōtiki District July 2012-July 2016



A desktop search of properties online was also completed in March 2017 to gauge the current number of listings within the Ōpōtiki District. Listings were also inclusive of other real estate property types including rural and residential land. The listings based on the realestate.co.nz website which combines all major real estate agents had a total of 76 listings for the Ōpōtiki District (Table 6)²⁰.

¹⁶ 'Owned' includes dwellings owned with and without mortgage and dwellings held with or without mortgage in a family trust.

¹⁷ 'Not owned' includes rent-free dwellings, rented dwellings as well as a small number of dwellings where it was not specified whether rent payments were made.

¹⁸ QV. (2017). *About Opotiki District – Territorial Authority Report*. Accessed online <https://www.qv.co.nz/ta/opotiki-district>

¹⁹ <https://www.qv.co.nz/ta/opotiki-district/27>

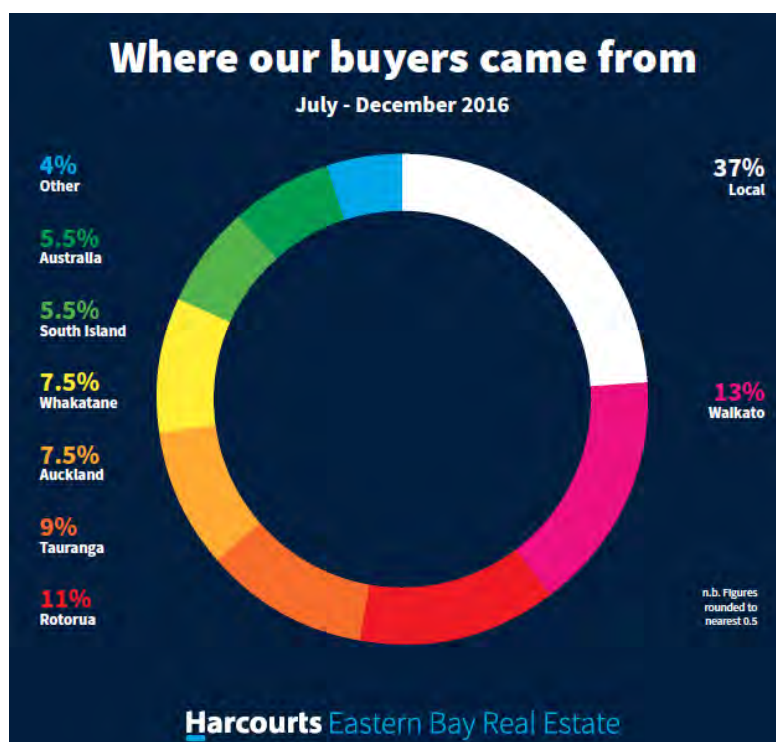
²⁰ Note this figure may include properties listed multiple times by various real estate agencies.

Table 6 - Total number of properties listed for sale online in the Ōpōtiki District at March 2017

REAL ESTATE AGENT	NUMBER	REAL ESTATE AGENT	NUMBER
Edge Realty	1	Harcourts Ōpōtiki	45
Professionals	3	Ray White Ōpōtiki	13
realestate.co.nz	76	Ohope Beach Realty	4
Trade Me	64	Bayleys	4

According to Harcourts, the majority of real estate buyers were local in the period January – June 2016, with the second largest grouping of buyers from Whakatane (11.5%). However, in the following six-month period of July – December 2016 the number of local buyers reduced significantly, and an increase in buyers from Waikato, Rotorua, Tauranga, Auckland, Whakatane, the South Island and Australia was evident (Figure 7).

Figure 7 - Harcourts Ōpōtiki ‘Where our Buyers are from’ July-December 2016



HOUSE PRICES

Housing affordability due to house price increases and relatively lower incomes in the Bay of Plenty overall, and for Māori in particular has been identified as a concern.²¹ The QV Quarterly House Price Index measures the movement in house prices for each Local Council, providing an indicator of capital growth and how prices are trending. According to QV, the Ōpōtiki District has a +15% annual growth rate and in

²¹ Centre for Social Impact. (2016). *Sustainable housing in the Bay of Plenty: Strategic advice paper for community funders*. Centre for Social Impact.

the twelve-month period ending April 2016, the average value of a home within the Ōpōtiki District was \$225,983.00, producing a 7% increase from the previous year's house price index results (Figure 8).²²

Figure 8 – Average House Price and Annual Growth Rate in Ōpōtiki District 2016



HOUSING QUALITY

There is a lack of research into the numbers of substandard houses in the region and locally. However, it is commonly known that there are areas within the Bay of Plenty that are characterised by poor housing. Housing is widely acknowledged as a determinant of health and wellbeing. Substantive research nationally has confirmed irrevocably that cold and damp housing, housing affordability, substandard housing and overcrowding all contribute to the poor health of our communities.²³ Key reasons for unhealthy homes include:

- low indoor temperatures
- high moisture content
- mould and fungal growth
- indoor pollutants
- mites and cockroaches
- unflued gas heaters
- lack of basic chattels such as carpet and curtains
- lack of fireguards
- structural deficiencies
- inadequate outside areas for children to play
- unsafe driveways
- overcrowding
- housing affordability

In general, the majority of housing in the Ōpōtiki District is relatively old. According to a recent sustainable housing report that looked at housing within the Bay of Plenty, it was identified that most housing stock in the Ōpōtiki region was built for low-cost in the 1970s and it is now evident that these homes are requiring repairs and maintenance, as well as greater investment to insulate.²⁴

²² QV House Price Index Time period: April 2016. Accessed from https://www.interest.co.nz/sites/default/files/embedded_images/QVHousePriceIndexApril2016

²³ Toi te Ora. (2016). *Healthy Homes – Public*. Accessed from http://www.ttophs.govt.nz/healthy_homes_public

²⁴ Centre for Social Impact. (2016). *Sustainable housing in the Bay of Plenty: Strategic advice paper for community funders*. Centre for Social Impact.

HOUSEHOLD HEATING

The World Health Organisation recommends that homes be heated to a minimum of 18 degrees and states that the risk of ill health increases once the temperature drops below 16 degrees.²⁵ For many homes within the Ōpōtiki District, heating during Winter is a real issue with either no heating provision or an inability to afford to run current heating systems within homes, at the same time as dealing with un-insulated or inadequately secure, warm dry homes.

According to 2013 Census data, the majority of occupied private dwellings within the Ōpōtiki District use wood (57.4%) and/or electricity (57.1%) to warm their homes. A total of 25% of households are using bottled gas.²⁶ Poor ventilation and indoor air quality is often caused by the release of gases or contaminants from gas heaters which contributes to poor health outcomes. Of interest, 2.6% of homes (n = 75) are utilising solar power to heat their homes.

POSITIVE INITIATIVES

A) RETROFIT INSULATION



The Eastern Bay Energy Trust's largest community project is the retrofit insulation programme, which has now been running for almost 20 years. Since 1996, the Trust has put over \$9m into retrofit insulation in the Eastern Bay of Plenty.²⁷ In the last five years, this has equated to \$2,253,980.06.²⁸ The Trust has a long-running relationship with the Energy Efficiency & Conservation Authority (EECA), which co-funds the programme. Smart Energy Solutions (SES) has the contract to deliver the Trust's insulation programme in the Eastern Bay, and is also co-funding parts of the programme.

There has been a total of 696 insulation retrofits completed as part of the EECA Warm-Up New Zealand initiative in the Ōpōtiki District, however they have also identified that there are an additional 250 homes

²⁵ World Health Organisation. (2010) *International Workshop on Housing, Health and Climate Change*. Accessed from <http://www.who.int/hia/housing/en/>

²⁶ Statistics New Zealand. (2016). *Fuel types used to heat dwellings (total responses) by territorial authority area and Auckland local board area, 2013 Census*. Accessed from http://www.stats.govt.nz/tools_and_services/nzdotstat/tables-by-subject/housing-quality-tables.aspx

²⁷ <http://www.ebet.org.nz/projects/retrofit-house-insulation>

²⁸ Centre for Social Impact. (2016). *Sustainable housing in the Bay of Plenty: Strategic advice paper for community funders*. Centre for Social Impact.

that require insulation.²⁹ The programme provides up to a 90% subsidy for homeowners with a current Community Services Card, and who also have either a person living in the home under the age of 17 or over the age of 65; or have a health referral to demonstrate need. For homeowners who do not have a Community Services Card, they may be eligible for a subsidy of up to 25 percent. In addition, tenants who are on low incomes, have a Community Services Card and a health referral can in partnership with the landlord have the home that they are living in insulated if it was built before 2000. A subsidy of up to 65% is available.³⁰ Eastern Bay Energy Trust also support the curtain bank initiative.

B) HEALTHY HOMES INITIATIVE

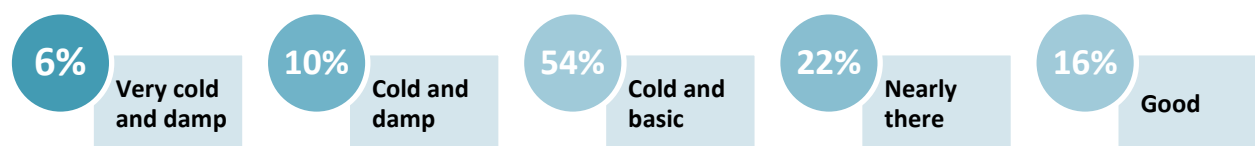
The extension to the Healthy Homes Initiative (HHI) is a new service that started on 1 October 2016, funded by the Ministry of Health and led by the Bay of Plenty District Health Board in this region. The programme is run in partnership with Tauranga Community Housing Trust and Sustainability Options and focuses on improving housing conditions and therefore, helping to prevent respiratory and other infectious conditions, and acute rheumatic fever. The programme specifically aims to support whānau living in adequate housing with children aged under 5 years, by providing a home assessment in order to identify a range of possible interventions, including:

- home placement (relocation to more suitable housing)
- insulation
- heating and/or other solutions to help make the home warmer, drier and healthier
- connection to other support services to reduce the negative impact of inadequate housing

C) ŌPŌTIKI HOUSING PROJECT

In 2016 an EECA funded project was undertaken by Sustainability Options in the Ōpōtiki township that aimed to improve rental housing conditions to support better health outcomes. The project partnered with CJ Property Management and a total of 91 landlords. CJ Property Management currently manage approximately 150 rental homes within the district. A total of 84 homes were visited and recommendations were provided directly to landlords for consideration. Results from the assessment of these homes identified a scale of housing condition where homes were either very cold and damp, or in a good condition (Figure 9).³¹

Figure 9 - Ōpōtiki Housing Project – Housing Condition of the 84 Rental Properties Assessed



²⁹ Centre for Social Impact. (2016). *Sustainable housing in the Bay of Plenty: Strategic advice paper for community funders*. Centre for Social Impact.

³⁰ Eastern Bay Energy Trust. (2017). *Retrofit House Insulation*. Accessed from <http://www.ebet.org.nz/projects/retrofit-house-insulation>

³¹ Sustainability Options. (2016). *Ōpōtiki Housing Project – Final Report*. Tauranga.

There was a total of 215 people living in the 84 homes visited, with 59% of these homes housing children under the age of 13 years. Key concerns identified from the project included poor drainage, broken and blocked guttering, and a lack of ground moisture barriers and heating, as well as no ventilation in kitchens and bathrooms. A total of 30 homes received some form of repair and/or maintenance as a result of the assessments to date, with the intent for further longer term repairs and maintenance to be completed upon finalisation of more comprehensive reporting to landlords regarding home assessments.

Sustainability Options have identified the need to obtain further funding to invest in key priorities that will have greater impact on the health outcomes of these homes. Although there is much to be done, they have prioritised the need to install ground vapour barriers and bathroom ventilation as a next step process to obtain further funding. Other initiatives include the establishment of a woodbank and the provision of heaters in homes.

D) BAY OF PLENTY AND LAKES HOUSING FORUM

Toi Te Ora - Public Health Service is developing strategies to support people in the Bay of Plenty District to keep their homes warm, dry, healthy and safe. In June 2016, Toi Te Ora co-ordinated a Lakes and Bay of Plenty Housing and Health Seminar which aimed to provide a platform to discuss housing related health issues. From this a Bay of Plenty and Lakes Housing Forum was established to provide medium term governance to address the issues identified. Ōpōtiki participation in this Forum is a potential avenue from which to leverage information and resources.

RENTAL ACCOMMODATION

According to the 2013 Census, there were a total of 876 households making rental payments in occupied private dwellings within the Ōpōtiki District. A total of 67% of households were paying less than \$199.00 per week, 27% were paying between \$200-\$299.00 and 2% were paying over \$300.00. Based on conversations with property managers and social service providers, it is evident that there is a real shortage in rental properties available within the district.

A desktop search was completed to scan for current rental accommodation within the Ōpōtiki District. As at 7th February 2017 there were no available rentals listed across a number of real estate agents³², however CJ Property Management had a total of six rental properties listed on their website. These properties were mostly available for occupancy in mid-February 2017, however upon speaking with the agent, four of these properties had already been allocated to tenants. The following table identifies the property type, location and weekly rental costs of the six rental properties listed by CJ Property Management to demonstrate current availability of public rental accommodation on offer.

³² The internet search included Harcourts, Ray White, Bayleys, Edge Realty and Trade Me with a specific regional focus of the Ōpōtiki District.

Table 7 - CJ Property Management Rental Accommodation at 7 February 2017

PROPERTY TYPE	LOCATION	WEEKLY RENT
2 bedroom unit	Township	\$205.00
2 bedroom unit	Township	\$215.00
3 bedroom house	Township	\$205.00
3 bedroom house	Township	\$225.00
3 bedroom house	Rural	\$300.00
4 bedroom house	Township	\$245.00

SUMMARY OF KEY ISSUES

HOUSING AFFORDABILITY

The value of homes in the Ōpōtiki District are rising which is in turn making it more difficult for low-income families to enter into home ownership.

HOUSING QUALITY

In general, homes within the Ōpōtiki District are old and are of poor quality. Many homes are in need of repairs and maintenance, and infrastructure issues such as drainage contribute to cold, damp homes. This is the case for many homes built within the township. This is especially so for rental properties.

HOUSING AVAILABILITY

With an increase in the population during the peak kiwifruit season, the availability of rental properties decreases which often displaces those most vulnerable amongst the population.

COLD AND DAMP HOMES

Many families are dependent on electricity to heat their homes. This places greater financial pressure during Winter as increases to power bills are experienced. There is also currently no wood bank in operation within the Ōpōtiki District. It has been identified by the Eastern Bay Energy Trust that a further 250 homes require insulation.

MĀORI HOUSING



With a high proportion of Māori living in the Ōpōtiki District (60.6%), it is imperative that collaborative efforts are supported in order to best realise the housing aspirations and quality of life outcomes of Māori whānau. Investment in Māori housing will in turn have significant intergenerational benefits for whānau and the wider district as a whole. Māori housing needs can be characterised by poor quality housing, high rates of tenancy subsidies and deprivation, as well as low rates of home ownership.

The following section highlights the intent for a National Māori Housing Strategy to be developed by the sector, alongside Government's strategic policy direction and initiatives that are derived from this, including an examination of the distribution of lending and grants within the district. Two projects that have recently been funded by the Māori Housing Network in the Ōpōtiki District are also outlined. The three iwi within the Ōpōtiki District are profiled in relation to census housing statistics, and land trust papakāinga development intentions are highlighted. Barriers to Māori housing and potential future developments to improve greater outcomes for Māori whānau in the district are also outlined.

NATIONAL CONTEXT

TE MATAPIHI

Te Matapihi he tirohanga mō te Iwi Trust was established in 2011 to advocate for Māori housing interests at a National level. The Trust operates as independent voice for the Māori housing sector, assisting in Māori housing policy development at both central and local government levels, supporting the growth of the sector through existing and emerging regional forums, and providing a platform for sharing high quality resources and information.

The Trust aims to establish Te Kaunihera Puāwaitanga – the National Māori Housing Council in early 2017. The purpose of the National Council is to enable regional representatives to discuss Māori housing issues and interests of significance to their rohe and to lead the maintenance and ongoing development of a National Māori Housing Strategy by the Sector.

MĀORI HOUSING STRATEGY

He Whare Āhuru He Oranga Tāngata – the Māori Housing Strategy was released by the Associate Minister of Housing, Hon Tariana Turia on 1 July 2014. This strategy guides the overall direction of Māori housing in Aotearoa, New Zealand and sets out two strategic outcomes which are guided by six directions to improve Māori housing over the period 2014 to 2025 (Figure 10).

Figure 10 - The Māori Housing Strategy



OUTCOME 1 - IMPROVING HOUSING FOR MĀORI AND THEIR WHĀNAU

1. Ensure the most vulnerable Māori have secure tenure, and access to safe, quality housing with integrated support services.
2. Improve the quality of housing for Māori communities.
3. Support Māori and their whānau to transition to preferred housing choices.

OUTCOME 2 - INCREASING HOUSING CHOICES FOR MĀORI BY GROWING THE MĀORI HOUSING SECTOR

4. Increase the amount of social housing provided by Māori organisations.
5. Increase housing on Māori owned land.
6. Increase large scale housing developments involving Māori organisations.

MĀORI HOUSING NETWORK

Te Puni Kōkiri launched the Māori Housing Network in October 2015 in order to support whānau, hapū and iwi Māori to achieve their housing needs and aspirations in alignment with the Māori Housing Strategy. The Network can assist with practical advice, information and funding of up to 17.4 million each year which is distributed across the following work streams:

- **Special Housing Action Zones** - to support Māori organisations and communities to build ability to deliver affordable housing solutions.
- **Kāinga Whenua Infrastructure Grants** – non-repayable funds of up to \$70,000.00 per house for infrastructure for housing on Māori land. This fund can also assist individual households, land trusts developing papakāinga, social and affordable housing on Māori land.
- **Māori Housing Network** – to assist with the purchase of specialist practical and technical advice to advance whānau and Māori organisation housing aspirations.
- **Māori Housing Fund** – to assist Māori organisations and communities to increase new housing, especially on land with multiple owners.

KAINGA WHENUA INFRASTRUCTURE GRANTS

There have been no Kāinga Whenua infrastructure grants distributed in the Ōpōtiki District. The Kāinga Whenua infrastructure grants are exclusive to Kāinga Whenua lending (i.e. you can obtain a Kāinga Whenua infrastructure grant without obtaining a Kāinga Whenua loan.



KAINGA WHENUA LOAN SCHEME

The Kāinga Whenua Loan Scheme is an initiative between HNZC and Kiwibank to help Māori achieve home ownership on multiply-owned Māori land³³. The loans are available for both Māori land trusts, and individuals with a right to occupy. Kiwibank can lend 100% of the house building costs or the purchase price of the house, up to \$200,000. No deposit is required for a loan below \$200,000. Kāinga Whenua loans are only available to those people that have no other access to finance to build, re-locate to or buy on their multiple-owned Māori land.³⁴ The requirements of a Kāinga Whenua loan are that the house needs to be:

- built on piles
- one storey of at least 70 square metres
- have reasonable road access
- be located on the mainland of the North or South Islands.

Although improvements have been made to the Kāinga Whenua loan product (the only loan product for building on Māori land), uptake has been slow, with only 25 loans drawn down since it was established as a Kiwibank lending product in February 2010, up until the 31st January 2017. During this period, there have been no Kāinga Whenua loans distributed in the Ōpōtiki District.



³³ Refer to Appendix 3.0 Kāinga Whenua Loan for Individuals: A guide to lending for housing on multiple-owned Māori land

³⁴ <http://www.hnzc.co.nz/ways-we-can-help-you-to-own-a-home/kainga-whenua/>

MĀORI HOUSING NETWORK FUND

The Māori Housing Network receives a large number of proposals and each year exhausts all funds available for distribution. A brief outline of two locally funded projects are provided in the next section.

LOCAL CONTEXT

IWI HOUSING TENURE

The current housing tenure of Whakatōhea, Ngāi Tai and Te Whānau-ā-Apanui populations (Table 8)³⁵ reflects that the majority of their populations are living in rental accommodation. These statistics are not Ōpōtiki District specific, as they reflect the housing tenure of iwi living in New Zealand. These statistics do however indicate the need to increase levels of homeownership amongst iwi in the Ōpōtiki District.

Table 8 - Housing tenure of iwi populations 2013

IWI	WHAKATŌHEA	NGĀI TAI	TE WHĀNAU-Ā-APANUI
Living in households in rental accommodation	49.2%	45.1%	53.1%
Own or partly own their home	31.0%	35.2%	28.0%

When further exploring rental accommodation (Table 9) the majority of Whakatōhea, Ngāi Tai and Te Whānau-ā-Apanui populations are living in private, trust or business rental accommodation.

Table 9 - Rental housing of iwi populations 2013

IWI	WHAKATŌHEA	NGĀI TAI	TE WHĀNAU-Ā-APANUI
Living in HNZN accommodation	17.0%	14.1%	19.0%
Living in private, trust or business rental accommodation	80.6%	83.1%	78.1%

On average, the majority of Whakatōhea, Ngāi Tai and Te Whānau-ā-Apanui populations are paying up to \$299.00 each week in rental payments (Table 10).

Table 10 - Weekly rent of iwi populations 2013

IWI	WHAKATŌHEA	NGĀI TAI	TE WHĀNAU-Ā-APANUI
\$100-\$199	24.7%	19.2%	23.7%
\$200-\$299	32.4%	31.6%	32.0%
\$300-\$399	23.0%	26.8%	23.8%
\$400 or more	12.3%	16.0%	12.6%

CURRENT FUNDED SERVICE PROVISION

In 2016, Te Pou Oranga o Whakatōhea has received \$285,000.00 from the Māori Housing Network to support the completion of 35 house repair assessments, and Whakaatu Whanaunga Trust has received \$127,738.00 to deliver home ownership and papakāinga workshops within the region.

³⁵ <http://www.stats.govt.nz/Census/2013-census/profile-and-summary-reports/iwi-profiles>

TE POU ORANGA O WHAKATOHEA – HOUSE REPAIR ASSESSMENTS

This funding will provide direct support to at least 35 Māori whānau who own their own home which is in need of repair and/or maintenance. Whānau households will undergo a housing assessment, as well as a health assessment of the individuals residing in the home and will be supported to develop their own Whānau Ora plan. The following narrative highlights the voice of those who are on the frontline, assessing first-hand the extent of Māori housing needs.

KAIMAHI VOICE

‘So far the journey has been a bit of a **sad** one at times due to the **sub-standard conditions** our Māori whānau are living in. The varying degree of sub-standard living conditions range from **very poor** to **seriously critical** and are **at risk** to the health and safety of the whānau.



All of the five whānau we have assessed so far are **kaumātua raising their mokopuna** without much support from the parents, and all are **pensioners or beneficiaries**, struggling financially just to meet their basic needs. None of these whānau are simply able to afford the **much-needed repairs** to the home.’

WHAKAATU WHANAUNGA TRUST – MĀORI HOUSING EDUCATION

He Ara Tika Hou Kāinga, a Māori Housing Education programme that aims to support pathways to better homes is being delivered by Whakaatu Whanaunga Trust. This programme has been delivered to a total of 156 whānau in 2016, across a total of 8 workshops throughout the wider Eastern Bay of Plenty region. Of this amount, a total of 57 Ōpōtiki District residents have participated. Based on completed survey data from 34 of the Ōpōtiki residents, participants affirmed some of the barriers that were preventing them from purchasing a home in the past (Table 11). The majority identified affordability as the main reason for not being in a position to purchase a home.

Table 11 - Barriers to purchasing a home in the past as identified by WWT He Ara Tika Hou Kāinga participants living within the Ōpōtiki District

BARRIERS	%
Affordability	29.4
Cannot get a loan	20.6
Cannot save for a deposit	17.7
Not interested	8.8
Already own a home	8.8
Other	14.7

When asked about their aspirations for what they wanted to achieve from completing the course, a total of 36 participants had varying responses, however most (44.4%) expressed the aspiration of owning their own home (Table 12). Others identified support with papakainga development (19.4%) and long term goal planning (19.4%), as well as general support (11.1%) and budgeting advice. A total of eight participants

and their respective whānau are now actively undertaking initial steps towards pursuing their home ownership aspirations.

Table 12 - Housing Education Course aspirations as identified by WWT He Ara Tika Hou Kāinga participants living within the Ōpōtiki District

APSIRATION	Percentage (%)
Home ownership	44.4
Long term goal planning	19.4
Papakainga development	19.4
Support	11.1
Budget advice	2.9
All of the above	2.9

When asked about their current levels of debt, 61.8% had a level of debt of no more than \$10,000.00, whilst 20.6% had a current debt level between \$10-\$20,000.00. A total of 5.9% had debt between \$20-\$40,000.00, whilst four participants who had also identified as homeowners (11.8%) were servicing debt up to \$100,000.00 which was attributed to existing mortgages. A total of 41.7% of course participants affirmed that they have money saved to support their home ownership aspirations.

MĀORI LAND COURT

The Māori Land Court plays an important role in the administration of Māori land, in accordance with the provisions of Te Ture Whenua Māori Act 1993 (the Act). The Māori Land Court helps Māori landowners to promote the retention, use, development and control of Māori land as tāonga tuku iho by Māori owners, their whānau, their hapū and their descendants.

There are many barriers which prevent Māori from building on their lands and this can be witnessed across all stages of the building process. In order to ascertain where there are opportunities to minimise some of these barriers, Māori Land Court orders are examined in relation to Ōpōtiki District Council data to identify those whānau that have obtained a court order, but may have not yet begun the building process, as well as those who have been successful in building on Māori Land.

It must also be noted that it is difficult to monitor numbers where whānau have built without the need to seek a Māori Land Court order, or who have built without council consent. Unfortunately, due to time constraints official statistics could not be sourced to ascertain the number of Occupation and Partition Orders that have been granted over Māori land located within the Ōpōtiki District by the Māori Land Court. However, the Ōpōtiki District Council was able to confirm that it has provided a total of 23 reports to accompany Occupation Order applications to the Māori Land Court during the period 2013-2017. Between the period 1993-2017, a total of four Hapū Partition Order applications have been granted by the Māori Land Court according to Ōpōtiki District Council records.

MARAE BASED KAUMĀTUA HOUSING

There are a total of 20 marae in the Ōpōtiki District. An assumption can be made that most marae within the district would aspire to have kaumātua housing adjacent to or near their marae in order to contribute to strengthening their hau kāinga, hapū and iwi. Supporting kaumātua to live close to the marae in turn contributes to enabling them to actively contribute to fulfilling roles on their marae.

The He Ara Tika Hou Kāinga programme was delivered at Omarumutu Marae and although specific survey data was not captured it is the intent of Ngāti Rua to support the provision of kaumātua housing and papakāinga developments on lands adjacent to the marae. At this stage, the majority of land blocks are not currently administered by a management structure and therefore progress cannot be further progressed until advancements are made in terms of preparing some of the existing lands trusts with owner interests in the said lands to be formally appointed to govern and administer the papakainga lands. This process will take some time, however there has always been strong support for kaumātua type accommodation to be developed which will mutually benefit the Marae and potential residents.

MĀORI LAND TRUST PAKĀINGA DEVELOPMENTS

At present there are a number of Māori land trusts throughout the district that are supporting individuals to build on their ancestral lands. In general, most trusts are very supportive of whānau returning home to occupy ancestral lands and to contribute to the fabric of our whānau, hapū, iwi and wider community. Due to the ways in which the business of these trusts is reported, it is difficult to provide a comprehensive overview of any activity. Based on extended networks, the following Māori Land Trust activity is shared to indicate varying levels of development.

Ruarakai Tokomanawa Lands Trust

Ruarakai Tokomanawa Lands Trust set aside six sections on Herema Road (located off State Highway 35 near Omarumutu) for the specific purpose of papakainga development. The Trust does not have any involvement with the way in which whānau finance their homes, however the Trust does have in place a Housing Policy to guide the way in which this is undertaken. To date, one whānau have built their house and another whānau have erected a garage and are progressively working towards building their home. Both of these whānau have an occupation order. One whānau has secured an occupation order, however to date they have been unsuccessful in obtaining a mortgage to build and are now seeking a partition order to obtain individual title that will enable them to gain finance. The whānau who have already built are also seeking a partition order as the current HNZC mortgage product does not provide for the advantage of having access to lower market interest rates. In obtaining a partition order, it is estimated that this whānau would save almost \$300,000.00 just from a reduction in interest rates alone over the remainder of their home loan period. The Trust is also supporting another whānau to seek an occupation order on another land block further up Herema Road.

Opape 3A1F1 Ahu Whenua Trust

Opape 3A1F1 Trust has supported two whānau to obtain both a partition order (Opape 3A1F2) and an occupation order. These were obtained in 2013, however both whānau have struggled to be in a position to obtain a mortgage and therefore be able to build. The Trust has received additional expressions of interest from other shareholders who also wish to build. At present, the Trust is yet to meet in order to progress these developments.

SUMMARY OF KEY ISSUES

POOR QUALITY HOUSING

Māori housing along the coast tends to be old or built cheaply, contributing to real issues regarding repairs and maintenance. Due to lending restrictions, it is often not possible for Māori whānau to borrow funds to undertake necessary repairs and maintenance.

DIFFICULTIES NAVIGATING MĀORI LAND COURT PROCESSES

Many whānau struggle to navigate Māori Land court processes when seeking to succeed to shares, or to obtain an occupation order, licence to occupy or hapū partition order. Greater advocacy services are required to support whānau through this process. As the Māori Land Court is located in Rotorua, this also places greater barriers for whānau to access their services.

LIMITED FINANCIAL SUPPORT

At present, Kiwibank is the only lending institution that will provide a mortgage over Māori land. Since its inception in 2010 there have been no Kāinga Whenua loans issued in the Ōpōtiki District. Kāinga Whenua Infrastructure grants are available however there have been no grants issued in the Ōpōtiki District. Therefore, even though there are financial products available for Māori, this does not necessarily mean that whānau living in Ōpōtiki have equitable access.

LIMITED CAPACITY AND CAPABILITY OF LAND MANAGEMENT STRUCTURES

A significant portion of Māori land in the district is currently either not managed by an active lands trust, or has no management structure vested to manage land affairs. For those lands trusts that are active, generally speaking there are limited capacities and capabilities amongst trustees to strategically advance housing on their lands.

INADEQUATE HOUSING DESIGN

In the event that Māori whānau are successful in building on their ancestral lands, more often than not they are limited to relocatable style homes that are based on piles. This is a risk management measure by lending institutions who require easy access in the event of default on a mortgage. This can impact the

design and size of homes. Ideally, Māori homes should have the capacity to accommodate extended whānau and be designed in a way that is culturally conducive to Māori ways of living and being.

SUMMARY OF KEY OPPORTUNITIES

DEVELOP AN ŌPŌTIKI DISTRICT MĀORI HOUSING STRATEGY

In alignment with the outcomes identified in the National Māori Housing Strategy, an Ōpōtiki District Māori Housing Strategy could be collectively developed to provide a framework for potential actions as identified below.

ESTABLISH A JOINT AGENCY GROUP

In Tauranga the SmartGrowth Joint Agency Group (TCC, WBOP DC, RBOPC, WBOP Māori Housing Forum, Māori Land Court and Te Puni Kōkiri) facilitate the development of Māori housing and encourage responsive and reciprocal relationships between Lands Trusts and Councils. In particular the Joint Agency Group through papakāinga workshops provide:

- practical application of the Māori Housing Toolkit
- tools to build Trust capability and relationships with Agencies to develop their Housing processes and plans
- assistance with Māori Land Trust post workshops, the preparation of funding and finance proposals; and various aspects of project management through to code of compliance

There is the potential for a similar joint agency forum to be established for the Ōpōtiki District given the significant portion of Māori land and potential for housing.

TE KAUNIHERA PUĀWAITANGA – THE NATIONAL MĀORI HOUSING COUNCIL REPRESENTATION

There is an opportunity for iwi representation on the National Māori Housing Council to advance a strategic and political agenda for the wider Ōpōtiki District.

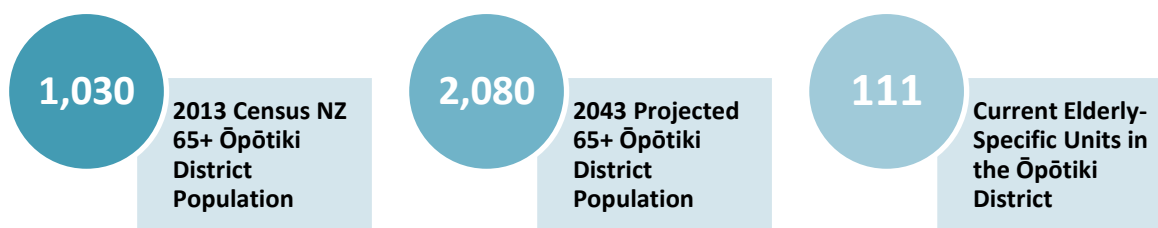
KAUMĀTUA HOUSING DEVELOPMENTS

There is a significant funding model provided by the Government at present which supports up to a two-thirds contribution towards kaumātua housing. Greater advocacy and project management support for Māori lands trusts to obtain funding can be better co-ordinated.

MĀORI HOUSING ADVOCACY

The limited uptake of Māori lending products and minimal growth in new builds on Māori land reflects the need for greater investment in whānau advocacy and support services.

ELDERLY HOUSING



At present there are a range of elderly housing options within the Ōpōtiki District. Primarily, this is comprised of two rest homes and a number of rental units. There are a total of 111 elderly-specific units.³⁶ These current models of care can be seen to be complementary, rather than competitive as they independently meet the specific needs of the elderly population. Community volunteers are regularly involved in both rest homes; supporting the residents and providing a range of activities and outings.

WHAKATŌHEA KAUMĀTUA UNITS



In 1982, Whakatōhea Māori Trust Board purchased a section on the corner of Church Street and High Street with the intent of building kaumātua housing. Support from the Department of Internal Affairs in 1984 enabled them to build seven one-bedroom units which were purchased in full by 1996. The units are in a tidy condition and are fully insulated; however, there are currently no forms of heating provided other than those forms of heating that are purchased by the tenants themselves. A funding application is currently being progressed in order to address this issue so that efficient forms of heating are installed before Winter 2017.

On average these low-cost rental housing units are solely occupied and cater specifically for those over the age of 65 years. Priority is given to those of Whakatōhea descent; however the Board at their discretion is able to accommodate those in need. These kaumātua flats are always occupied and at

³⁶ This figure is derived from number of rooms and number of units. It excludes additional members who may also reside in villa and double units.

present there is an average waiting list of four people. In addition, Te Pou Oranga o Whakatōhea staff regularly visit the tenants in order to provide general health and social service support, as well as budgeting and navigational type services.

THORNTON PARK REST HOME

Thornton Park is a privately owned rest home providing both rest home and hospital level care with registered nursing staff onsite 24 hours a day, seven days a week. With a total of 40 beds, Thornton Park is consistently fully occupied and has a current waiting list of five potential residents. The majority of residents are predominantly Ōpōtiki locals, with just over half identifying as Māori and the other half identifying as NZ European, with also one international resident.

Thornton Park employs a total of 31 full time staff, this includes a clinical nursing manager, six registered nurses, 14 caregivers (8 of which have successfully completed a National Certificate in Aged Care – Dementia) and 10 housekeeping staff. Although the rest home operates within the confines of clinical practice, the team aim to provide holistic patient-centred, whānau focused care.

THORNTON PARK - FUTURE DEVELOPMENTS...



Thornton Park has identified the need to **increase the number of beds** in order to best respond to the rising demands of elderly care in the community. At this stage, timeframes have not yet been finalised as to when future developments will be undertaken.

PERIA HOUSE

The Ōpōtiki Old People’s Home Society is an incorporated society governed by an elected local committee that aims to provide elderly housing within the Ōpōtiki District. The entity is governed by a dedicated team of local volunteers who are passionate about providing three levels of care including; Peria House (the Rest Home facility), Peria Village (independent villas), and independent low-cost rental housing units.

Peria House Rest Home

Established in 1969, Peria House Rest Home provides long term care for the elderly and embraces the concept of catering for the mental, physical, spiritual and family well-being of its residents. With a total of 31 beds, Peria House provides rest home level care as it does not have a hospital licence to support clients with higher needs. Peria House employs a total of 25 people; half of these are employed on a full-time basis, with the remainder employed as part-time staff. The Opotiki Old People’s Home Society Inc is currently in the process of purchasing back a 50% shareholding from Anglican Care Waiapu, returning full ownership to the Trust. At present there are 21 residents with a current waiting list of four potential

residents. These lower levels of occupancy are due to implications caused by the sale of shares and recent assessments which meant that several long-term tenants had to be relocated elsewhere for hospital-level care.

Low-cost Rental Housing

An additional 20 rental units are owned and operated by the Trust, this includes 14 units which were purchased from the Ōpōtiki District Council and 6 newer units which were purchased from the Ōpōtiki RSA. At present these units are all fully occupied and cater to the needs of an independent elderly population. There is on average a waiting list of 3-4 potential residents at any time, so each unit is generally automatically filled.

Peria Village



Peria Village has a total of 13 villas which are tenanted via a Licence to Occupy. At present, each villa is occupied and the social design of the village supports greater connectedness and cohesion amongst its existing tenants.

PERIA HOUSE FUTURE DEVELOPMENTS...



The Ōpōtiki Old People's Home Society also own two vacant sections adjacent to the Peria House complex. It is intended that these sections will be further developed to accommodate **new villas** within the next three years in direct response to high elderly accommodation demands. The Trust also sees the potential to partner with other like-minded locally driven and controlled organisations to support this development.



In 2012, Peria House won the NZ Aged Care Association Supreme Excellence in Care Award for their **Blokes Shed** initiative, a joint programme with Alzheimer's Eastern Bay of Plenty which supports men with dementia to come together in a safe, supportive and stimulating environment. The Trust has in turn identified the need to provide secure **Dementia care**.

NATIONAL CONTEXT

AGEING POPULATION STRATEGY

In 2001 the New Zealand Positive Ageing Strategy was developed by the Office for Senior Citizens and sets out 10 key goals, which were updated in 2008. These goals were updated in 2008. Housing features as one of these key goals and sets out to provide 'Affordable and appropriate housing options for older people.'³⁷ Key objectives include:

- Maintaining income-related rents for state housing policy
- Providing adequate assistance towards the cost of local authority rates
- Strengthening legal protection for retirement village residents
- Working with local government and other agencies to increase the supply of universal design and energy-efficient low-rental housing, including supported pensioner housing complexes
- Investigating options for government assistance to enable low income families to purchase homes
- Encouraging the provision of a range of sustainable housing choices for older people
- Developing low cost communal housing and support housing arrangements for older people, including promoting the development of kaumātua housing

The Ministry of Health's Healthy Ageing Strategy (2016) sets out a vision for older people to live well, age well, and have a respectful end of life in age-friendly communities.³⁸ Older people require housing which is smaller, safer, more secure and closer to services, transport and whānau. A potential community-wide approach exists which will support greater collaboration and collective impact.

SUMMARY OF KEY ISSUES

LACK OF ELDERLY HOUSING

There is an identified lack of elderly-specific accommodation options within the district.

LIMITED HOSPITAL LEVEL CARE AND SPECIALIST FACILITIES

Hospital level care is required when an elderly person requires more than one person to care for them. Concerns were raised with the current demand for hospital level care and that on many occasions' elderly residents who are unable to be accommodated locally would then be transferred to facilities in the Whakatane District and surrounding areas. This means that if Thornton Park has no beds, that they will need to be cared for outside of the Ōpōtiki District. Other concerns were raised for housing the elderly who also suffered from Dementia, mental health issues, as well as other physical disabilities.

³⁷ <http://www.msd.govt.nz/about-msd-and-our-work/publications-resources/planning-strategy/positive-ageing/index.html>

³⁸ Associate Minister of Health. 2016. Healthy Ageing Strategy. Wellington: Ministry of Health

WORKFORCE ATTRACTION, RETENTION AND ATTRITION

Building the capacity and capability of the aged care workforce within the region was also considered difficult due to low wage salaries for non-regulated support workers and carers.

SUMMARY OF KEY OPPORTUNITIES

ŌPŌTIKI POSITIVE AGEING STRATEGY

There is the potential to co-ordinate a collaborative Ageing Population Strategy in order to best meet the needs of the elderly within our region, to provide a framework for collective effort on elderly housing.

By 2043 one in three Ōpōtiki residents will be aged 65 years or older!

Developing an **Ageing Population Strategy** for our people is important.



COLLABORATIVE ELDERLY HOUSING PARTNERSHIPS AND DEVELOPMENTS

There are a lot of community groups that have limited resources and funds, however if we were to begin to have the conversations around how we might create a greater collective impact in terms of elderly housing opportunities – we could potentially see significant developments happen in this area.

MARAE BASED KAUMĀTUA HOUSING

As identified in the Māori Housing section of this report, there is currently significant investment from Government in order to provide up to two thirds of total project costs for kaumātua housing. Refer to Appendix 4.0 Pirihiima/Ngā Pōtiki Papakāinga Case Study in the appendices to see how this has been achieved in the Western Bay of Plenty.

SOCIAL HOUSING



Social housing is provided for people who are most in need of housing for as long as they need it. The Ōpōtiki District social housing landscape is made up of 115 Housing New Zealand Corporation (HNZC) state rentals; a Community Group house supplied by HNZC that supports non-residential programmes, two emergency homes, as well as the provision of 12 low-cost rental units owned and managed by Rangimarie Trust (in May 2017 this will increase to a total of 16 units); and 8 low-cost rental units owned by Te Ao Hou Trust.

SEVERE HOUSING DEPRIVATION

Severe housing deprivation, as defined by Government, refers to people living in severely inadequate housing due to a lack of access to minimally adequate housing. This means not being able to access an acceptable dwelling to rent, let alone buy their own home. According to a recent Severe Housing Deprivation report it was identified that there are a total of 205 Ōpōtiki residents living in severely housing deprived situations.³⁹

It is noted that local social service providers are extremely concerned that over the past two years there has been strong growth in the numbers of whānau unable to access any housing, even with the support of community providers who are able to assist whānau to secure accommodation to meet their needs.

HOMELESSNESS

A New Zealand definition of homelessness has been developed by Statistics New Zealand⁴⁰ which states:

Homelessness is defined as living situations where people with no other options to acquire safe and secure housing: are **without shelter**, in **temporary** accommodation, **sharing** accommodation with a household or living in **uninhabitable** housing.



The use of this definition however is varied, with several government agencies adopting more narrower terms of homelessness. According to the above definition, in 2013 there were at least 41,000 homeless people in New Zealand, which is about one in every 100 New Zealanders.⁴¹ Based on a recent report that explored severe housing deprivation, it is estimated nationally that 11,730 Māori experience severe housing deprivation, that is 1,290 Māori are homeless, 235 are in emergency accommodation, 1,056 live in commercial accommodation or on marae, and 9,149 live in severely overcrowded private homes.⁴²

Although there is no Ōpōtiki District specific data related to homelessness within our community, we can estimate that in 2015 there were about 88 people in the Ōpōtiki District affected by homelessness.⁴³ The level of homelessness within the community has increased significantly over the last two years and is evident from service provider knowledge of the lived experiences of whānau within our community, who require greater support and assistance to acquire safe and secure housing.

³⁹ Amore K. (2016). *Severe housing deprivation in Aotearoa/New Zealand: 2001-2013*. He Kainga Oranga/Housing & Health Research Programme, University of Otago, Wellington.

⁴⁰ Statistics New Zealand (2009). *New Zealand definition of homelessness*. Wellington: Author.

⁴¹ Amore K. (2016). *Severe housing deprivation in Aotearoa/New Zealand: 2001-2013*. He Kainga Oranga/Housing & Health Research Programme, University of Otago, Wellington.

⁴² Amore K, Viggers H, Baker, MG, & Howden-Chapman, P (2013). *Severe housing deprivation: The problem and its measurement*, Official Statistics Research Series, 6.

⁴³ This calculation is based on one in every 100 New Zealanders and 2015 Ōpōtiki District population data.

EMERGENCY HOUSING

Emergency housing is defined by the Ministry of Social Development⁴⁴ as:

Short-term accommodation (generally up to three months, but can be longer) for a single household (individuals or family) with an urgent need for accommodation because they have to stay, or are unable to remain in their usual place of residence. The temporary accommodation provides a place for the individual or family to stay while their needs can be understood and addressed, and longer-term sustainable accommodation can be found.'



There are several ways in which individuals and whānau are able to obtain housing support. Work and Income New Zealand (WINZ) may be able to help people who don't have a place to live, are living somewhere that is affecting their health, are sharing a house with lots of other people, are unable to pay their rent or are on a low income. There are varying financial supports such as an accommodation supplement, and hardship assistance for accommodation purposes (bonds/tenancies, rent arrears and bedding), electricity and gas, and re-establishment grants. A Community Services Card is also available to New Zealanders who are:

- at least 18 years old (or at least 16 and in full-time tertiary study), and
- on a low to middle income (the amount depends on the applicant's family situation), and
- a New Zealand citizen or permanent resident living here.

Benefits of a Community Services Card in addition to reduced healthcare include, up to 90% insulation subsidies for homeowners and up to 65% insulation subsidies for landlords who are renting their properties. MSD also provide an Emergency Housing Special Needs Grant which is paid direct to a temporary accommodation provider for up to a seven-day period. Most clients do not need to pay this grant back.

Whakaatu Whanaunga Trust is a Ministry of Social Development preferred provider of Emergency Housing in the Ōpōtiki District. At present, Whakaatu Whanaunga Trust manage and administer two HNZC provided emergency homes. One home has four double bedrooms and the other has three double bedrooms. These homes are constantly fully occupied and tenants receive additional whānau support services to enable them to transition into long-term accommodation. All tenants must complete an application affirming their needs, as well as demonstrating that they have attempted to obtain alternative accommodation arrangements. Tenants only pay up to 25% of their income for rent and if they are on a benefit, this amount is paid directly. The reality is, with only two emergency houses available, local agencies and the wider community have to find ways to help families who require transitional housing for single people and families.

⁴⁴ <https://www.msd.govt.nz/about-msd-and-our-work/work-programmes/housing/initiatives/emergency-housing.html#Whatisemergencyhousing>

FAMILY VIOLENCE AND HOUSING - WHAKATANE WOMEN'S REFUGE

In the event of family violence, the nearest Women's Refuge is in Whakatane and provides support to women and children within the Eastern Bay of Plenty region.

MENTAL HEALTH CONSUMERS

At present, the Bay of Plenty District Health Board (BOPDHB) Mental Health and Addiction unit does not purchase any Housing and Recovery services in the Ōpōtiki District, however it does have ten housing and recovery beds in Whakatane. These are available for Ōpōtiki residents. These beds provide short-term accommodation for rehabilitation purposes, with the goal of supporting people to settle quickly into their own choice of accommodation. The BOPDHB acknowledges the housing pressures in the EBOP including Ōpōtiki, as well as the difficulties in housing mental health & AOD clients. However, with the right supports it is also acknowledged that many can be good tenants.

BOPDHB is currently in the process of contracting with Tauranga Community Housing Trust to support housing developments specifically for mental health & AOD clients in the EBOP including Ōpōtiki. Tauranga Community Housing Trust is a registered social housing provider with extensive experience in the WBOP in providing housing and housing support for people with disabilities and a Friendly Landlord Service for mental health clients which provides support to access appropriate accommodation/housing options and develops housing options.

HOUSING NEW ZEALAND CORPORATION

STATE RENTALS

As at 31st December 2016, there were a total of 115 HNZN state rentals within the Ōpōtiki District. Six of these homes were vacant at this time; of which three were under repair, two were pending emergency housing and one was identified as being vacant for an 'other'⁴⁵ reason. Based on archived HNZN reports, in the last 15 months from September 2015 to December 2016 the HNZN state rental stock has decreased by 7.3% (9 housing units).⁴⁶ Of these homes, 8 were HNZN homes built on Māori freehold land. These houses were sold to owners of the freehold land on which they were located. The other property, after a period of being vacant, was at the time determined by HNZN to be surplus to requirements and was sold privately.

COMMUNITY GROUP HOUSING

HNZN Community Group Housing provides properties and assistance in gaining access to houses to groups who support people in the community. As at 31 January 2017, there are three community group housing

⁴⁵ Vacancy reason of other includes the following: Development Transfer, Fire Damage, New Acquisition, Pending Demolition, Pending Lease Expiry, Pending Lease Termination, Planned Major Repair/Upgrade, Relocated to Yard, or Stock Transfer.

⁴⁶ <http://www.hnzn.co.nz/publications/housing-statistics/>

properties in the Ōpōtiki District. Two of these properties provide emergency housing and the other property provides non-residential programmes.

COMMUNITY SOCIAL HOUSING PROVIDERS

RANGIMARIE TRUST

Rangimarie Trust was established in 1979 and is a Registered Charitable Trust that provides affordable low-cost rental housing to Ōpōtiki residents. The Trust currently has 12 units located at 107 Richard Street, with a mix of one and two bedroom dwellings. Rents are assessed at 70-80% of market rentals and therefore make them more affordable for low-income tenants.



An additional four units are currently under construction on a 1000m² King Street section which is due to be completed by April 2017. These units are being purpose built to accommodate single elderly people and have a sustainable focus. Designed by two University of Auckland students within a budget of \$90,000.00 per unit, each dwelling includes access ramps, solar heating, raised floors to prevent flooding and wider doors to accommodate wheelchair users. At present the Trust provides housing for 12 tenants, who are mainly elderly clients however there are also two younger adults with mental health and disability issues.



The Trust relies on the work of six voluntary trustees, as well as the goodwill and generosity of organisations and individuals who contribute funds and time. All profits made from rental income are invested directly back into the ongoing maintenance of the units, as well as contributing towards future development projects. The Trust also seeks external funding to support their core business and was successful in receiving funds from Bay Trust to support their most recent development. The Trust is keen to build a greater community profile and would love to have local people and organisations come on

board with their wider community vision through the opportunities such as volunteering time, partnership planning or bequeathing funds.

WHAKATŌHEA MĀORI TRUST BOARD

Whakatōhea Māori Trust Board currently manage three homes that are located on the old Ōpōtiki Hospital site. This land parcel is part of the current Whakatōhea Treaty of Waitangi Claim and is therefore managed by the Office of Treaty Settlements. There are two four-bedroom homes and one three-bedroom home. These homes are rented at less than market rental. The Board also administer a three-bedroom farm house which is rented at market rental.

TE AO HOU TRUST



Te Ao Hou Trust currently own and administer one block of four one-bedroom units and one block of four two-bedroom units. These are located at 58 Richard Street and 4 Stanley Place in the Ōpōtiki township and are managed by Harcourts Ōpōtiki. These low-cost units cater to the needs of mainly single individuals that are on low-incomes. Significant investment has been made to ensure that the homes are warm, dry and in a tidy condition. There is a current waiting list, however tenants are mainly long-term.

WHAKAATU WHANAUNGA TRUST – HOUSING EDUCATION

In the past (1995-2005), Whakaatu Whanaunga Trust was contracted to provide housing education which supported tenants to build their knowledge, skills and experience in looking after and caring for their homes. Due to changes in government policy directions this contract was not renewed. However, Whakaatu Whanaunga Trust has now secured funding from Te Puni Kokiri to deliver He Ara Tika Hou Kāinga, a Māori Housing Education programme that aims to support pathways to better homes. This is reported on in the Māori Housing section of this report.

Within the framework of a community development approach, supporting programmes to build the capability of tenants and home-owners to carry out home maintenance and repairs themselves is important.



METHAMPHETAMINE – THE P EPIDEMIC AND ITS IMPACT ON HOUSING

Housing New Zealand Corporation manage approximately 64,000 properties nationwide and have begun testing for methamphetamine (P). As at 27 May 2016, of the 1,266 properties tested 688 were above the Ministry of Health guidelines and were therefore deemed unsafe.⁴⁷ It is estimated that it costs a minimum of \$14,350.00 to decontaminate each home affected by P which can mean the property being vacant for a period of six weeks to four months. Positive P results can also be lodged officially on a Land Information Memorandum (LIM) report, however there is no system whereby this is completed automatically. It is uncertain the number of homes in the Ōpōtiki District that are affected by P contamination, however it is certain that this problem is growing within our community and has significant health and social implications.

SUMMARY OF KEY ISSUES

LACK OF LOW-COST, AFFORDABLE HOUSING

When examining the current social housing stock numbers, it is evident that there is a limited supply of social and affordable housing within the district, especially for emergency and transitional housing for individuals and larger families.

LACK OF EMERGENCY HOUSING

The real extent of homelessness is unknown; however, it can be assumed that we can only see the tip of the iceberg. There are a significant number of individuals and families who are ‘couch-surfing’, on waiting lists for rental homes, and are living in improvised dwellings, camping grounds and boarding houses within the region. Those most often affected by under-supply are low-income, unemployed, sole parent families and Māori.⁴⁸

HOMELESSNESS

Although a small portion of the population, hard-to-home tenants can end up homeless or contribute to over-crowding when living with family and extended-family members. Much of the visitor accommodation industry regularly experience requests from individuals who are seeking temporary accommodation, however it is considered common practice to turn these people away due to high and often complex social needs.

SEASONAL DISPLACEMENT

In direct response to seasonal kiwifruit demands for housing that caters to the needs of the workforce during the peak periods of April – June each year, many low-income whānau are displaced as private rentals are utilised to service individual/group living arrangements where greater rental returns are

⁴⁷ Housing New Zealand Corporation. (2016). *Methamphetamine (P) – Fast Facts*. Housing New Zealand Corporation, Wellington.

⁴⁸ Centre for Social Impact. (2016). *Sustainable housing in the Bay of Plenty: Strategic advice paper for community funders*. Centre for Social Impact.

achieved. This phenomenon occurs during Winter and can lead to significant health issues for our most vulnerable.

LACK OF COMMUNITY RESPONSE

At present, there is no collective community response to homelessness and in turn, the provision of low-cost rental housing and home ownership in the Ōpōtiki District.

SUMMARY OF KEY OPPORTUNITIES

SOCIAL HOUSING DEVELOPMENTS

Whakaatu Whanaunga Trust have purchased a vacant section on 134 Ford Street, Ōpōtiki and in a collaborative partnership with MSD, TPK and HNZC plan to build new low-cost housing. This project is in its initial conceptual development stages and therefore no further information is publicly accessible at this time.

POTENTIAL ROLES AND OPPORTUNITIES FOR COMMUNITY FUNDERS

The Sustainable Housing in the Bay of Plenty strategic advice paper for community funders identified the following seven key potential roles and opportunities for community funders: ⁴⁹

1. Directly invest in housing stock and/or land purchases
2. Provide social lending
3. Invest in shared equity schemes
4. Act as housing loan guarantor
5. Distribute grants and strategic funds
6. Develop community housing provider capability
7. Politically advocate for improved housing outcomes

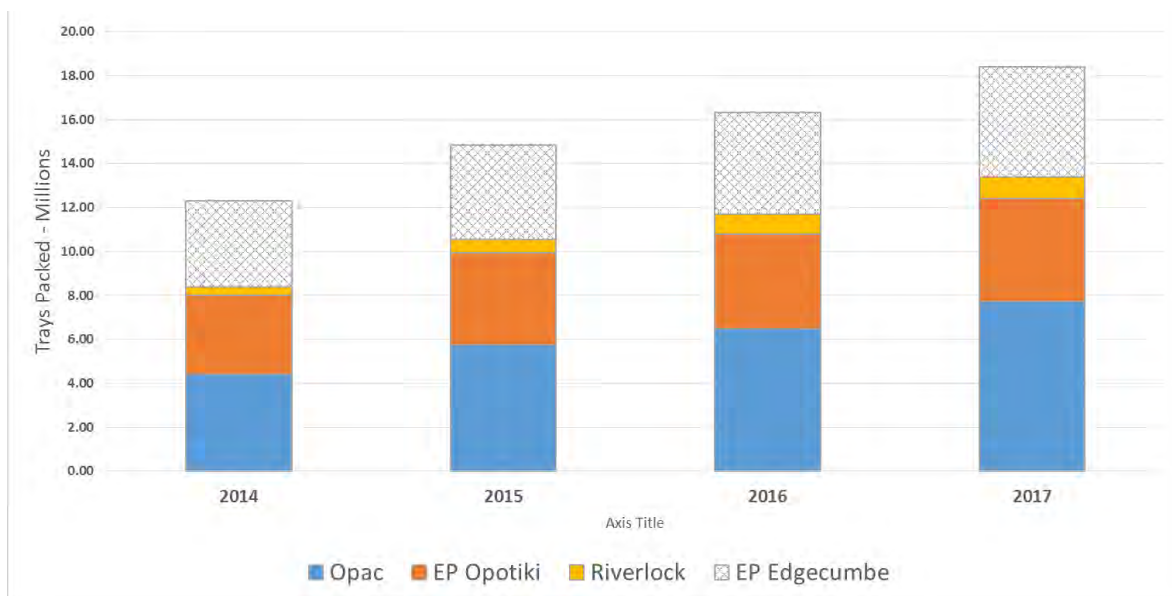
⁴⁹ Centre for Social Impact. (2016). *Sustainable housing in the Bay of Plenty: Strategic advice paper for community funders*. Centre for Social Impact.

INDUSTRY ACCOMMODATION

Within the Ōpōtiki District, Agriculture, Forestry and Fishing is the largest industry employer which makes up 32% of the labour workforce. There are three main Kiwifruit pack houses in the Ōpōtiki District. These are Ōpōtiki Packing and Coolstore Ltd (OPAC), Eastpack Ōpōtiki and Riverlock. Both OPAC and Eastpack are Recognised Seasonal Employers (RSE). An RSE can recruit migrant workers from both offshore and within New Zealand to pack, maintain, harvest and pick crops. This immigration policy is applied when a horticulture or viticulture employer cannot find local workers to plant, maintain, harvest and pack crops.

Within the kiwifruit industry alone there has been a significant increase in the volume of kiwifruit that is packed in the last four years and this is anticipated to continue (Figure 11).

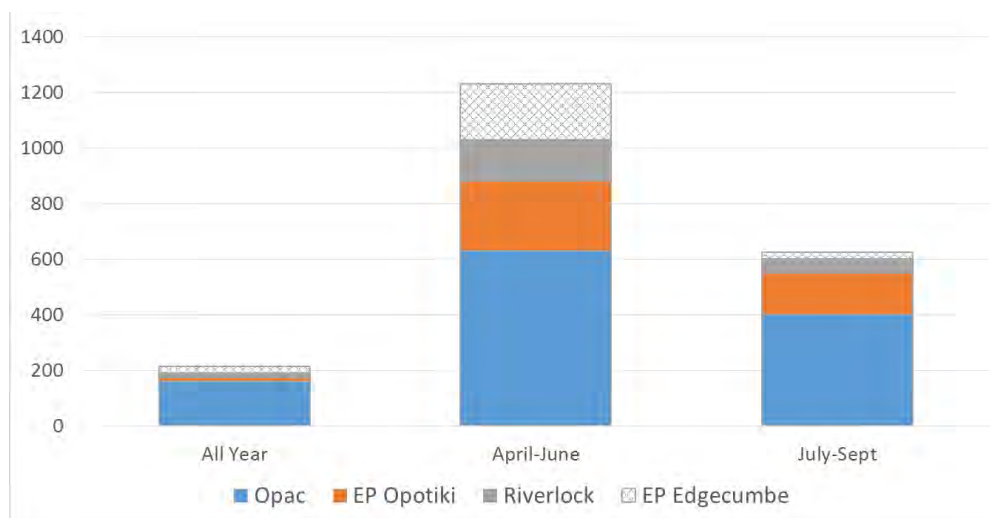
Figure 11 - Eastern Bay of Plenty Kiwifruit Volume Growth Projections⁵⁰



In order to meet kiwifruit volume growth, the workforce must also increase. Workforce demands are often met through the recruitment of both offshore and New Zealand Recognised Seasonal Employee (RSE) workers and travelling backpackers. Housing the workforce can place significant pressures on current housing stock, especially during the peak season period. As per Figure 12 there is a 600% increase in staffing requirements during the months of April to June each year to service kiwifruit industry demands.

⁵⁰ Growth for all Ōpōtiki based operators – Gold re-establishment and yield improvement is primary contributor. Capital investment of more than \$25m. Information prepared by OPAC for Toi EDA.

Figure 12 - Eastern Bay of Plenty Kiwifruit Industry Staffing Requirements⁵¹



EASTPACK ŌPŌTIKI

Eastpack Ōpōtiki have been recruiting Recognised Seasonal Employees (RSE’s) since 2008. On average, a total of 55 RSE workers are sourced each year from the South Pacific region. In 2016, a total of 55 RSE workers were employed by Eastpack. In 2017 it is expected that 56 (12 = Samoa, 44 = Vanuatu) new RSE workers will arrive in mid-March. At which point in mid-June, approximately 16 of the RSE’s will return to their homes, whilst the remaining 40 will stay on and continue to work until the end of September 2017.

As per the conditions of hosting RSE’s, pastoral care is provided alongside the co-ordinated provision of all accommodation, transport and insurance requirements. During the period 2008-2015, the Eastpack RSE’s were housed at the Ōhope Christian Camp. In 2016, the Island View Holiday Park which had recently undergone significant redevelopment invited Eastpack to consider trialling their accommodation facilities. In mid-June 2016, a total of 40 RSE’s were housed at the holiday park until the end of September. Based on the improvements to the facilities and services provided, and also factoring in the closer proximity to the Eastpack warehouse; all new RSE workers will now be housed at the Island View Holiday Park. At this stage, Eastpack does not have any plans to provide seasonal-worker specific accommodation.

ŌPŌTIKI PACKING AND COOLSTORE LTD

Ōpōtiki Packing and Coolstore Ltd has experienced a significant increase in seasonal staffing requirements. In 2012, their seasonal workforce requirements were around 350 staff, however in 2016 this increased to over 600. Of this, they estimate that between 150-200 are local residents that are employed during the peak season, some of which then also undertake orchard work during the summer months. They have a

⁵¹ Excludes “independent” orchard staff/contractors – estimate may be a further 200 during peak harvest period and ~100 during July – Sept winter pruning. Information prepared by OPAC for Toi EDA.

total of 70 local permanent staff and have identified that in the last couple of years that it has been difficult for new workers locating from outside of the area to find suitable housing.

OPAC has Recognised Seasonal Employer (RSE) status and in 2016, a total of 200 RSE workers were employed during the peak season. For the last three seasons, OPAC has also sourced a total of 10 NZ RSE workers from Gisborne which is a work-scheme project in partnership with MSD. The RSE workers are housed a number of different ways, including holiday parks, and shared and private accommodation locally. It is estimated that up to 100 backpackers are employed during the peak period and that this number decreases during the summer months. There are also a significant number of seasonal backpacker workers located in Te Kaha who are housed privately. At this stage, OPAC does not have any plans to provide RSE-worker specific accommodation.

RIVERLOCK

46 new beds purpose-built for seasonal workers onsite at Riverlock Packhouse

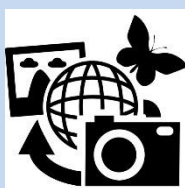


Riverlock is a local family owned business and provides job opportunities for local and overseas travellers with WHS visas. Although Riverlock does not hold RSE status, it attracts a large number of backpackers that require seasonal work. During the peak season, Riverlock employs approximately 140 staff in the packhouse and about 70 orchard workers over the Summer months.

Riverlock is the first packhouse in the Ōpōtiki District to respond to the accommodation needs of its seasonal workforce by providing onsite accommodation for almost 50 workers. Now in its final stages of completion, these individual rooms will support mainly backpackers from outside of the area to have access to industry-specific accommodation, with shared communal facilities and common areas. Prior to the development of onsite accommodation, Riverlock hired cabins in order to address the accommodation needs of its workforce.

Riverlock is keen to support its seasonal backpacker workforce to enjoy their stay in Ōpōtiki as much as possible. Due to the smaller scale of their operations, a concerted effort is made to ensure that they create a whānau-based workforce, by holding regular bbq's and end of season festivities.

RIVERLOCK - FUTURE ASPIRATIONS...



Riverlock has identified the need to **increase tourism related activities and attractions** in the Ōpōtiki District in order to support travellers to stay longer in the region.

SUMMARY OF KEY ISSUES

SEASONAL HOUSING DEMANDS

The 'impact of short-term rental tenures to accommodate seasonal Kiwifruit workers affects short-term availability and affordability of rentals and long-term tenure of rentals for the wider population.'⁵² There is a real need to increase housing stock to cater for seasonal workers; and a social responsibility to ensure that local families enjoy and benefit from long-term rental accommodation.

NON-COMPLIANT SEASONAL ACCOMMODATION

It has been identified that some private landlords are taking advantage of the need for accommodation during peak-periods, often providing private large group accommodation to seasonal workers. This often displaces locals and contributes to homelessness and overcrowding. In addition, some existing tenants sublet to take advantage of demand.

WORKFORCE DEMANDS

A growing seasonal workforce requires safe, secure and affordable housing. Furthermore, district developments will attract professionals that require higher quality accommodation options.

VISITOR ACCOMMODATION

Ōpōtiki is a 40-minute drive from Whakatane, and is two hours from Tauranga, Rotorua and Gisborne. All of these town centres provide access to regional airports and state highways, supporting greater accessibility for both domestic and international visitors. The downgrading of Rotorua Airport from an international airport to now a regional airport has impacted on the flow of visitors to the region. International tourism contributes \$11.8billion to the New Zealand economy and is our second biggest export, with dairy contributing \$14.2billion to the economy each year. In 2015, just over 3 million visitors arrived in New Zealand, of this it is estimated that just over 1% (33,000 visitors) make their way to the Ōpōtiki District each year. Regional tourism estimates indicate that in 2015 just under \$3.4million was spent by visitors in the Ōpōtiki District on accommodation services.⁵³

The district is marketed as Ōpōtiki Coast by Nature and hosts several large sporting and cultural events which attract mainly domestic visitors each year. Ōpōtiki District has a Visitor Strategy that envisions 'Ōpōtiki to be regarded as a highly attractive destination for visitors - known for its stunning outdoor experiences, cultural heritage, relaxation and genuine warm hospitality.'⁵⁴ This strategy aims to increase visitor expenditure to \$25.1 million by 2018. In 2014, the Ōpōtiki District Council identified an increased demand for accommodation that serviced the growing seasonal workforce and actively began to work

⁵² Centre for Social Impact. (2016). *Sustainable housing in the Bay of Plenty: Strategic advice paper for community funders*. Centre for Social Impact.

⁵³ Source: <http://nzdotstat.stats.govt.nz/wbos/Index.aspx?DataSetCode=TABLECODE7577#>

⁵⁴ TRC Tourism (2014). Ōpōtiki District Visitor Strategy Final Report. Accessed from <http://www.odc.govt.nz/Site>

with local accommodation providers to assist in meeting this need. This resulted in various camp grounds, hostels and backpackers adjusting their business to accommodate seasonal workers.

Ōpōtiki District Council and local accommodation businesses have identified a growing phenomenon in the number of private homeowners providing short-term visitor accommodation. Platforms such as Bookabach, Air Bnb, Trade Me and the Ōpōtiki New World notice board are providing homeowners with the opportunity to increase their incomes by housing seasonal workers. As per the District Plan, any visitor type accommodation must require resource consent and be compliant with all relevant building, health and safety requirements. Although staffing capacities have prevented the Council from actively enforcing infringements, it is the intent of the council to further regulate this type of activity within the district to either 1) support people to comply with the relevant legislation or 2) to impose infringements to deter this activity.

ACCOMMODATION

At present Ōpōtiki does not have the required accommodation to service growing numbers of holidaymakers, seasonal workers and business people within the region. Growth in the Ōpōtiki District in relation to the harbour redevelopment, aquaculture and the kiwifruit industry will require a significant investment in accommodation that will meet the needs of a growing workforce.

As at October 2016 within the Ōpōtiki District there were a total of 17 accommodation establishments as per the Statistics New Zealand Monthly Accommodation survey. Establishments classified as hosted accommodation include private hotels, bed and breakfasts, and farm stays. As at October 2016 according to results from the accommodation survey conducted each month by Statistics New Zealand, visitor accommodation provided the capacity of 1,132 units available in the Ōpōtiki District.⁵⁵ At this same period, occupancy rates were 9.08%, however in January 2016, the busiest booking month of the year occupancy was captured at 31.32%.

FREEDOM CAMPING

The Freedom Camping Act 2011 introduced the concept of travellers being able to freely camp in designated areas other than camping grounds throughout the country. As a result of this legislation, Council provide four designated reserves that permit Freedom Camping:

- Te Ahiaua (Pipi Beds), 8km west of Ōpōtiki
- Hukuwai Beach, 2km east of Ōpōtiki
- Hoani Waititi Reserve - Omaio, 57km east of Ōpōtiki
- Maraetai Bay (Schoolhouse Bay) - Te Kaha, 78km east of Ōpōtiki

⁵⁵ This figure includes accommodation such as a room in a hotel or motel, a bed in a backpacker establishment, or a site in a caravan park.

Freedom campers are encouraged to utilise self-contained vehicles that have their own water supply. In addition to the above sites, there are many other sites where Freedom Camping is not restricted for example numerous DOC camp sites, road sides and other public spaces. Freedom camping sites are routinely monitored by the Ōpōtiki District Council to ensure that these areas are protected. Freedom camping positively influences visitor numbers to the area and contributes to visitor expenditure in the district. However, for other accommodation providers such as camp grounds the impact of this legislation has adversely affected their business.

TOURIST ATTRACTIONS

The beautiful natural landscape and spectacular coastal scenery of the Ōpōtiki District make it a very special place for visitors to enjoy. At present, there are very few commercial tourism attractions within the Ōpōtiki District apart from the Motu Trails and jet boating.

Participation or observation of Māori cultural activities is part of the New Zealand experience for over half (53%) of visitors to New Zealand. It was identified by many of the visitor accommodation provider proprietors and managers that the Ōpōtiki District has an authentic richness of Māori culture that is unsurpassed to Rotorua, the current tourism capital of New Zealand. Significant opportunities exist for greater promotion of the Ōpōtiki District as a tourist destination.

SUMMARY OF KEY ISSUES

HOMELESSNESS

Current tensions experienced with housing those who are dispossessed from long-term accommodation is an issue that needs to be addressed as a community as the visitor accommodation sector are often faced with turning locals away.

NON-COMPLIANT VISITOR ACCOMMODATION

With an increase in private homeowners providing visitor accommodation, greater supports must be put in place to ensure compliance and safety standards are met.

LACK OF TOURIST ATTRACTIONS

With the nearest international airports being located in Hamilton and Auckland, greater investment must be made in order to attract visitors to the region. With only a limited number of current tourist attractions in the Ōpōtiki District, many visitors pass through and don't stay long.

FUTURE ACCOMMODATION DEVELOPMENTS



IDENTIFIED FUTURE COMMUNITY HOUSING DEVELOPMENTS

As identified earlier in this report, the following organisations have indicated their intent to progress future housing developments within the district. These include:

ELDERLY HOUSING

Thornton Park has identified the need to increase the number of beds in order to best respond to the rising demands of elderly care in the community. At this stage, timeframes have not yet been finalised as to when future developments will be undertaken.

The Ōpōtiki Old People's Home Society also own two vacant sections adjacent to the Peria House complex. It is intended that these sections will be further developed to accommodate new villas within the next three years in direct response to high elderly accommodation demands. The Trust also sees the potential to partner with other like-minded locally driven and controlled organisations to support this development.

KAUMĀTUA HOUSING

It is the intent of Ngāti Rua to support the provision of kaumātua housing and papakainga developments on lands adjacent to Omarumutu Marae.

SOCIAL HOUSING

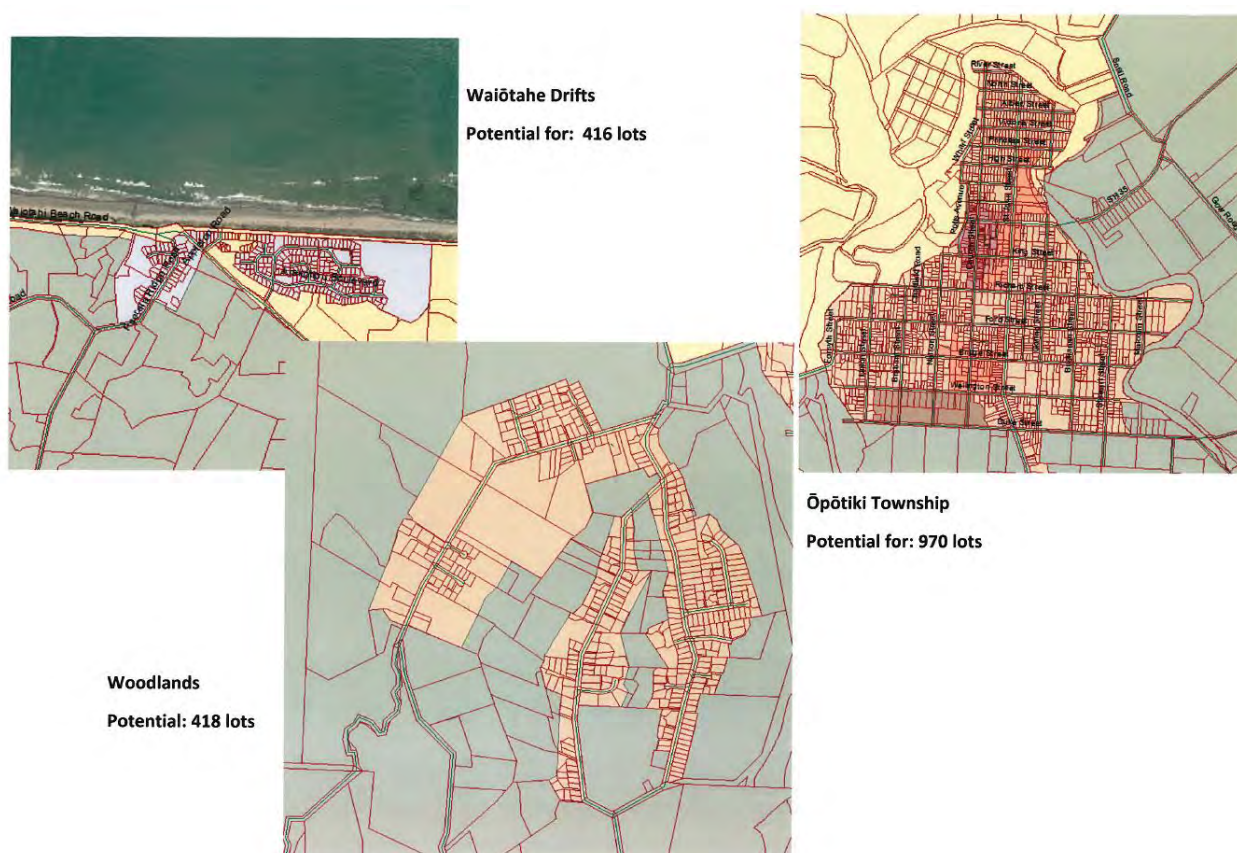
Whakaatu Whanaunga Trust have purchased a vacant section on 134 Ford Street, Ōpōtiki and in a collaborative partnership with MSD, TPK and HNZC plan to build new low-cost housing. This project is in its initial conceptual development stages and therefore no further information is publicly accessible at this time.

AVAILABLE LAND FOR HOUSING DEVELOPMENT

Ōpōtiki District Council have estimated that there is a potential total of 1,804 lots for development across the Ōpōtiki township, Waiotaha Drifts and Woodlands areas (Figure 13). This has been calculated based on the following section sizes:

- Ōpōtiki Township 400m2 – Potential for 970 lots
- Waiōtahe Drifts 400m2 – Potential for 416 lots
- Woodlands 1200m2 – Potential for 418 lots

Figure 13 - Identified opportunities for development in the Ōpōtiki Township



In addition to these identified development areas, there are various other lots that are privately owned and being sold. Council’s long term plans include capacity to provide for growth in coming years. There are plans to connect existing Woodlands area properties to a larger reticulation system over the next ten years, as well as to extend this further to allow for new properties in the next twenty years. There are also plans to extend the water reticulation system in Te Kaha by 2018. Council have also removed their Development Contribution fee which now makes it less expensive for people building in the district.

ŌPŌTIKI DISTRICT COUNCIL – CHANGES TO MAKE BUILDING EASIER



The Ōpōtiki District Council **no** longer enforce a **Development Contribution fee**, this now makes the building consents process more affordable for those building new homes within the district.

CONCLUSION

A number of accommodation tensions and issues are currently experienced within the Ōpōtiki District that require a co-ordinated approach in order to address both immediate and long-term needs and aspirations. Within each section of this report, a summary of key issues point to areas where greater investment is required. A snapshot of these issues are provided here as a reference point for effecting positive change.

SUMMARY OF KEY ISSUES

SECTOR	KEY ISSUES
HOUSING STOCK	<ul style="list-style-type: none"> ▪ Housing Availability ▪ Housing Affordability ▪ Poor Housing Quality ▪ Cold and Damp Homes
MĀORI HOUSING	<ul style="list-style-type: none"> ▪ Difficulties Navigating Māori Land Court Processes ▪ Limited Financial Support ▪ Limited Capacity and Capability of Land Management Structures ▪ Inadequate Housing Design
ELDERLY HOUSING	<ul style="list-style-type: none"> ▪ Lack of Elderly Housing ▪ Limited Hospital Level Care and Specialist Facilities ▪ Workforce Attraction, Retention and Attrition
SOCIAL HOUSING	<ul style="list-style-type: none"> ▪ Lack of Low-Cost, Affordable Housing ▪ Lack of Emergency Housing ▪ Homelessness ▪ Seasonal Displacement ▪ Lack of Community Response
INDUSTRY ACCOMMODATION	<ul style="list-style-type: none"> ▪ Seasonal Housing Demands ▪ Non-Compliant Seasonal Accommodation ▪ Workforce Demands
VISITOR ACCOMMODATION	<ul style="list-style-type: none"> ▪ Homelessness ▪ Non-Compliant Visitor Accommodation ▪ Lack of Tourist Attractions

SUMMARY OF KEY OPPORTUNITIES



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Where possible, key opportunities were posited based on conversations held and information already available. This is not an exhaustive list as it is expected that these opportunities will inform initial community planning and developments.

- Collectively support housing quality services and initiatives
- Develop an Ōpōtiki District Māori Housing Strategy
- Establish a Māori Housing Joint Agency Group
- Seek representation on Te Kaunihera Puāwaitanga – The National Māori Housing Council
- Provide Kaumātua Housing
- Establish Māori Housing Advocacy services
- Develop an Ōpōtiki Positive Ageing Strategy
- Encourage collaborative elderly housing partnerships and developments
- Support investment into social housing

This report has compiled existing information to provide an initial baseline of the accommodation landscape within the Ōpōtiki District to inform future planning and development. The information gathered indicates that there is a significant amount of investment required to effectively respond to both current and anticipated future housing and accommodation needs within the Ōpōtiki District.

⁵⁶ Photo sourced from: <https://www.bookabach.co.nz/baches-and-holiday-homes/search/locale/opotiki-district>

APPENDICES

- Appendix 1.0 Ōpōtiki District Territorial Authority Map
- Appendix 2.0 Māori and Department of Conservation lands within the Ōpōtiki District
- Appendix 3.0 Kāinga Whenua Loan for Individuals: A guide to lending for housing on multiple-owned Māori land
- Appendix 4.0 Pirihihi/Ngā Pōtiki Papakāinga Case Study

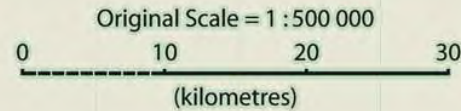
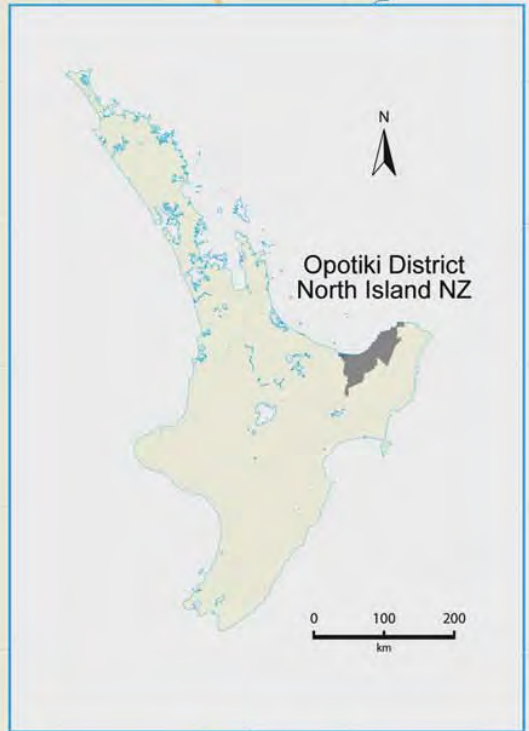
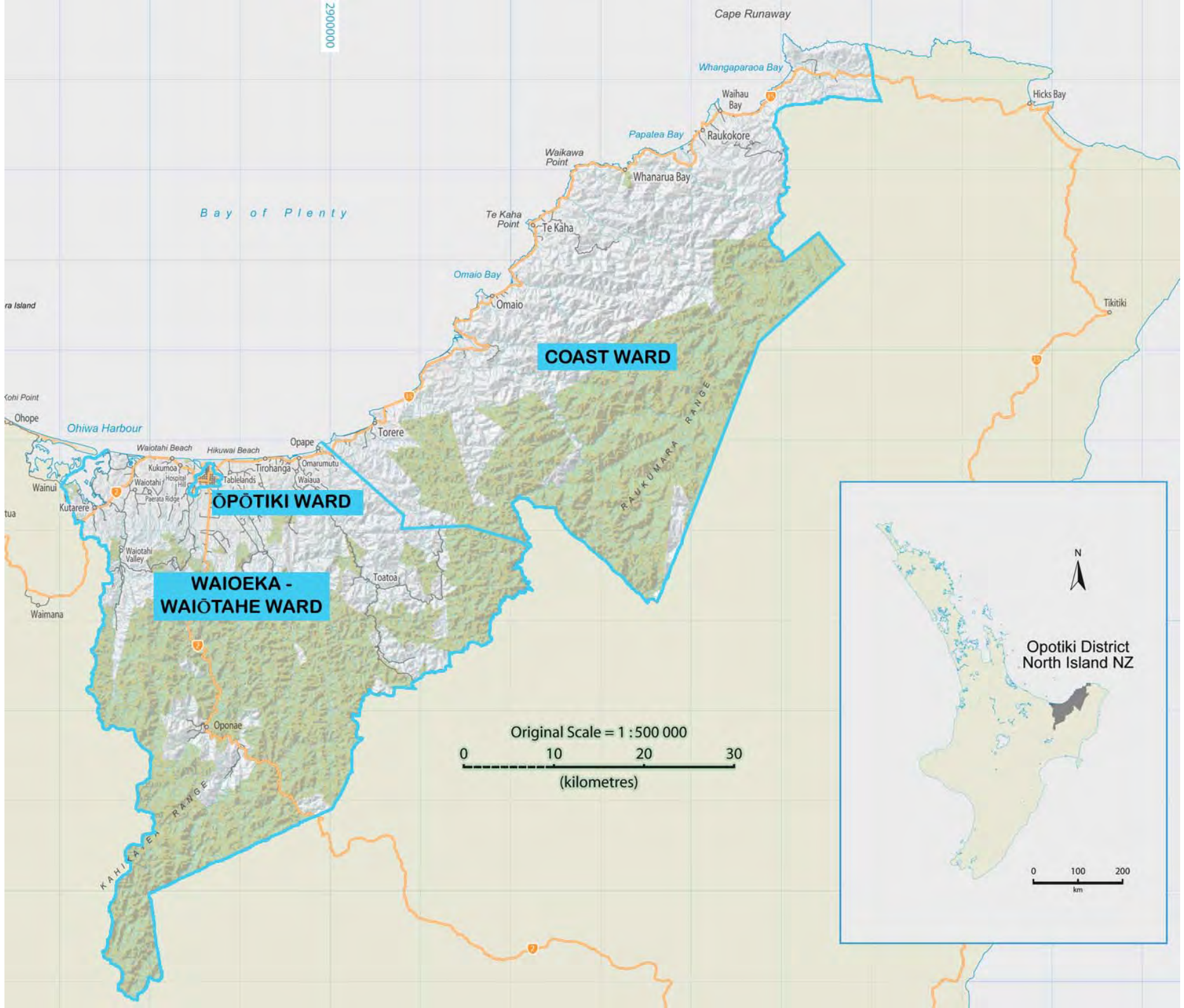
ACCOMMODATION REPORT

ŌPŌTIKI DISTRICT 2017

APPENDICES

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KĀINGA WHENUA LOAN FOR INDIVIDUALS

A GUIDE TO LENDING FOR HOUSING ON MULTIPLE-OWNED
MĀORI LAND

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KĀINGA WHENUA LOAN FOR INDIVIDUALS - INTRODUCTION

NŌKU TE WHENUA, NŌ ŌKU TIPUNA

THE LAND IS MINE, INHERITED FROM MY ANCESTORS



Housing New Zealand is working with Kiwibank to help Māori achieve home ownership on their multiple-owned land.

Housing New Zealand recognises there are barriers that make it difficult for Māori to own a home on multiple-owned Māori land. The special nature of Māori land means that it cannot be sold, and banks are unable to meet their standard security needs for mortgage security.

The Kāinga Whenua loan (for individuals) is delivered through a partnership between selected lenders and Housing New Zealand. It provides a home ownership opportunity for Māori to build, purchase or relocate a house on multiple-owned Māori land. The name Kāinga Whenua combines the concepts of home/homestead (kāinga) and attachment to the land (whenua).

Definitions to read

Throughout this booklet, there are "What is...?" boxes providing definitions of important aspects of multiple-owned Māori land and Kāinga Whenua loans. We recommend you read these definitions to better understand what is involved with applying for a Kāinga Whenua loan to build, purchase or relocate a house on multiple-owned *Māori land* (see "What is...?" on page 3).

The details of the current *ownership* (see "What is...?" on page 3) of Māori land blocks can be sourced from your local Māori Land Court office. The Court may also be able to answer questions about trusts, incorporations and locating and dealing with other owners.

For more information, contact your local Māori Land Court, visit their website at www.justice.govt.nz/maorilandcourt or check the Māori Land Online website at www.maorilandonline.govt.nz

KĀINGA WHENUA LOAN FOR INDIVIDUALS – HOW DOES IT WORK?

If you have a right to reside on multiple-owned Māori land, a Kāinga Whenua loan allows you to build, purchase, renovate or relocate a house on multiple-owned Māori land. The loan can also be used for repairs and maintenance for an existing house on multiple-owned Māori land.

Kiwibank will approve and provide the loan – you will need to meet their standard lending criteria as well as the Kāinga Whenua eligibility criteria.

A contract (called a *tripartite agreement* see "What is...?" on page 4) will be entered into between the borrower, the owners of the land and Housing New Zealand. The contract recognises the borrower as the owner of the house, grants the borrower a licence to occupy a site on the multiple-owned Māori land and gives Housing New Zealand the right to remove the house if the borrower defaults on the loan from the bank.

A Kāinga Whenua loan is secured only against the house, not against the house and land as with most home loans.

With a Kāinga Whenua loan, the bank can lend up to \$200,000* to cover house building or renovating costs or the purchase price of the house, subject to certain conditions. This includes your right to occupy the land, a valuation from a registered valuer and a satisfactory building contract. No deposit is required for a loan below \$200,000.

A Kāinga Whenua loan for individuals can be used for many non-construction costs, such as connecting power and telecommunication services to the property. It cannot be used to establish or change road access to the block or to pay for surveying, legal fees or council contributions.

The amount available to you will depend on your current financial position and your proposal to build, purchase or relocate a house on multiple-owned Māori land.

Kāinga Whenua loans are only available to people who have no access to finance to build, relocate to or buy on their multiple-owned Māori land.

Only one borrower needs to live in the house which allows other whānau to contribute to the loan payment.

Kāinga Whenua applications are required to be in the borrowers' own names and cannot be in the name of a family trust.

* Exceptions to the loan cap will be considered where you can demonstrate the need for a larger house or where significant infrastructure costs will be incurred.

WHAT IS...?

MĀORI FREEHOLD LAND

Land that has been determined by the Māori Land Court as having the status of Māori land is referred to as Māori land in this booklet, and is governed by the provisions of Te Ture Whenua Māori Act 1993.

Ownership in Māori land can range from having shares in a multiple-owned block to having shares solely in one or many blocks.

The Māori Land Court maintains a register of beneficial owners and interests in such blocks.

Māori land can be multiple-owned or individually owned. Generally, multiple-owned Māori land cannot be mortgaged, unless there is only a small number of owners.

There are approximately 1.47 million hectares of Māori land in New Zealand today.

The status of Māori land can only change from Māori freehold land to general land, or from general land to Māori freehold land, by order of the Māori Land Court.

MULTIPLE-OWNED MĀORI LAND

Multiple-owned Māori land is land in which the beneficial owners share the land together, with the level of ownership determined by their individual shareholdings. Shares may not necessarily be equally distributed.

MĀORI RESERVE, MĀORI LEASEHOLD LAND

Māori reserve, Māori leasehold and Māori freehold land that has been leased is not eligible for Kāinga Whenua lending, but may be eligible under the following conditions:

- the lease on the Māori freehold land is perpetually renewable
- the right of renewal and date upon which the rent is reviewed is at least five years after the date of approval of the loan.
- a Māori Land Court has confirmed the alienation of a Māori reserve for a term of more than 14 years.

GENERAL LAND

General land is ordinary land that can be freely bought and sold. It is not Māori land or Crown land. General land includes land owned by Māori.

General land is not eligible for Kāinga Whenua lending.

MULTIPLE-OWNED MĀORI LAND OWNERSHIP STRUCTURE

Te Ture Whenua Māori Act 1993 identifies five types of Māori landowner trusts, of which Ahu Whenua and Whenua Tōpū trusts will usually be the only acceptable forms of trust ownership for Kāinga Whenua, although land vested in a Māori incorporation will also be considered.

If one of these five types of trust and/or incorporation isn't in place to manage the multiple-owned Māori land, the applicant will need to obtain the agreement of all the owners of the land. For a block of land, there could be hundreds – even thousands – of owners, so obtaining approval is likely to be time-consuming.

In this circumstance, if you are not able to obtain the consent of all the owners, you can go to the Māori Land Court to resolve the situation. The Court would normally facilitate a meeting of assembled owners. A resolution passed by a majority of attending (or represented) owners' shareholding may be sufficient to allow a court-appointed person to sign the tripartite agreement. Check with the Māori Land Court about how this would work.

Where a block of land has many owners, Housing New Zealand recommends a trust is first established under Te Ture Whenua Māori Act. This vests ownership of the multiple-owned Māori land in the trustees. This would provide greater certainty and simplicity in obtaining a licence to occupy and in executing the site licence and deed of mortgage required as part of the Kāinga Whenua loan.

WHAT IS...?

LICENCE TO OCCUPY

Before you can use a Kāinga Whenua loan to build or relocate a house on multiple-owned Māori land, you need the owners or trustees to grant you a licence to occupy the land.

A licence to occupy formally grants the right to occupy multiple-owned Māori land and is a lease of the area of land required for the house for the period of the mortgage. The right is issued by the trustees, incorporation or owners of the land and noted by the Māori Land Court against the block of land.

To obtain a licence to occupy, the borrower is required to obtain the agreement of the trustees or owners of the land. When the ownership is not vested in a trust, the borrower is required to obtain the consent of all owners of the land.

Where a borrower is unable to secure the agreement of the required number of trustees or all owners of the land, the borrower has the option of applying to the Māori Land Court to note or confirm the licence to occupy. The borrowers will need to demonstrate that they have sufficient support of the trustees and owners to proceed and that they have made attempts to contact all the trustees and/or owners.

Other forms of Māori ownership of Māori land are recognised by the Māori Land Court but may not be eligible for a Kāinga Whenua loan, as loan eligibility requires a licence to occupy. For example, an occupation order may be granted by the Māori Land Court for the exclusive use and occupation by a particular person, group of people or trust in multiple-owned Māori freehold land. Having such an order does not disqualify eligibility for a Kāinga Whenua loan, but you would still be required to complete a licence to occupy to satisfy finance and security arrangements.

Housing New Zealand requires the borrower to obtain a licence to occupy because it provides a greater level of security for both the borrower and Housing New Zealand than any other option available under Te Ture Whenua Māori Act.

For Kāinga Whenua loans the licence to occupy forms part of the tripartite agreement, which Housing New Zealand produces once the lender grants final loan approval.

TRIPARTITE AGREEMENT

Kāinga Whenua loans to build or place houses on multiple-owned Māori land require a tripartite agreement. This is a contract between the owners of the land or the trust that holds the land, the borrower (you) and Housing New Zealand.

The tripartite agreement records the following:

- A. Lending - the bank agrees to lend funds to the borrower to buy, locate or build a house on the land.
- B. Security over the house - the borrower agrees to give a security over the house to Housing New Zealand.
- C. Licence to occupy - the owners or trustees agree to give a licence to occupy to the borrower to live on the land.
- D. Ownership of house - the owners or trustees acknowledge that the house is owned by the borrower with a security interest granted to Housing New Zealand.
- E. Entering the land - the owners or trustees agree that Housing New Zealand has the right to exercise its security interest in the house in the event of default under the loan.

This agreement ensures ownership of the house does not become part of the multiply-owned land except in the case of loan repayment default, in which case, ownership reverts to Housing New Zealand. This ensures there is a security (the house) for the bank to provide a loan against. It ensures the borrowers', trustees' and lenders' rights are understood and agreed.

You are required to obtain the signatures of the trustees (or owners where the land is not vested in a trust) of the land on the tripartite agreement.

PROPERTY ELIGIBILITY CRITERIA

Under a Kāinga Whenua loan, there are stipulations on the house you are planning to build, purchase or relocate to the land.

The requirements of a Kāinga Whenua loan are that the house needs to be:

- built on piles
- one storey of at least 70 square metres
- located on the mainland North or South Islands
- have reasonable road access.

These design requirements ensure the house can be removed if/when required. Many borrowers build on multiple-owned Māori land using kitset or transportable homes.



If you want to discuss this with someone from Housing New Zealand, please call 0508 935 266.



BORROWER ELIGIBILITY CRITERIA

To be eligible for a Kāinga Whenua loan, you need to meet all of the following requirements:

- You have an income that allows you to repay the loan, according to the lender's serviceability criteria.
- For employed applicants, you need to have been employed with your current employer for at least 12 months or, if not, have been employed in the same industry for at least 24 months. Self-employment, contract and seasonal income may also be eligible, although some additional rules apply.
- You need to provide satisfactory proof of income to the bank.
- At least one borrower must live full-time in the house.
- You need to be able to obtain a licence to occupy the land you wish to build on. (See the borrower application process for more detail about the licence to occupy.)
- The land needs to be Māori land that can't be mortgaged and is either owned by multiple *beneficial owners* (see "What is...?" below) or the land ownership is vested in the trustees of a trust or incorporation created under Te Ture Whenua Māori Act 1993. (See the application process for more details about owners and trusts).
- You have a good credit history that is acceptable to the bank.

WHAT IS...?

BENEFICIAL OWNERS OF MULTIPLE-OWNED MĀORI LAND

Beneficial owners are people or a trust with an undivided share/interest in the land. Where land is invested in trustees or a Māori incorporation, they are the legal proprietors who hold and manage that land on trust for the beneficiaries. The beneficiaries hold their individual shares as 'tenants in common' for their respective shareholdings in the land as the beneficial owners.

BORROWER APPLICATION PROCESS

If you can meet all of the eligibility criteria, you will need to go through 11 steps.

Please note: this may end up being a long process due to the complexities involved in securing a licence to occupy multiple-owned Māori land.

1. Decide if living on your multiple-owned Māori land is right for you

Use the information from this booklet to decide if a Kāinga Whenua loan is right for you.

Consider the benefits, risks, costs and obligations of home ownership in a multiple-owned Māori land situation. These include:

- the long-term commitment required to go through the process for a Kāinga Whenua loan and then living on multiple-owned Māori land
- the remoteness of some multiple-owned Māori land and the reduced employment opportunities and income that may result
- the limited opportunities for resale of the house should you wish to leave the multiple-owned Māori land.

Home ownership is a long-term commitment, so you need to be certain this is what you want to do and that you will be able to sustain it (i.e. you will be able to continue to pay back your loan for the entire term of the loan). The consequences of defaulting on loan repayments are severe and could result in you losing your home – your house can be sold, and you will be responsible for paying any shortfall owed to the bank.



If you want to talk to anyone from Housing New Zealand about Step 1, please call 0508 935 266 .



2. Apply for a bank loan pre-approval

Kāinga Whenua loans are provided by Kiwibank. You will need to apply directly to Kiwibank and have your eligibility assessed.

- Kiwibank Home Loans - Customer Service Line
0800 272 278

If you are eligible for a Kāinga Whenua loan, and can borrow enough to build or buy a house, the bank will contact you to go through their pre-approval process.

This involves completing a Home Loan Application Form, submitting that to the bank, and then receiving a pre-approval confirmation letter from the bank.

Getting a pre-approval will confirm that you meet the borrower eligibility criteria for Kāinga Whenua and

the bank's lending criteria. It will also let you know how much money the bank would be prepared to lend you to build or relocate on your multiple-owned Māori land.

The bank will provide details of who to contact once you have gained a pre-approval and completed your house plans and budget.

The loan pre-approval will be valid for six months. If you haven't been given final loan approval during that time, you will need to ask the bank to extend the pre-approval for another six months. To do this, the bank will need you to reconfirm your circumstances.



3. Seek support for your plan from the other owners of the block

To live on (“occupy”) your multiple-owned Māori land, you will need the support of the other owners of the land – or trustees where ownership of the block has been vested in a trust.

Ultimately, this support will need to be documented with their signatures on the tripartite agreement which Housing New Zealand produces after the bank approves the loan (step 6). But in the meantime it is worth your while talking to the trustees, or other owners, to determine if they support your plan, and

will be willing to sign the tripartite agreement when the time comes.

For this step you do not need a signed document from the trustees, or other owners, but may choose to do so if you feel that may help.

Remember, without their support, you will not be able to secure a Kāinga Whenua loan.

This can be a lengthy process when there are numerous landowners or trustees as follows:

Step A

You will need to identify who owns the Māori land you wish to live on and then identify if there is a trust or incorporation established under Te Ture Whenua Māori Act 1993 that manages the land on behalf of the beneficial owners. If there is a trust, go to step B. If there is no trust or incorporation, go to step C.

Step B

Where a suitable trust exists, you will need to obtain the agreement of the trustees to obtain a licence to occupy. Trustees can be identified by an enquiry at the local Māori Land Court. If the required number of trustees will not agree to granting you a licence to occupy, you may have to make an application to the Māori Land Court to seek directions or a determination.

Step C

Where there is no trust or incorporation over the land, ownership of the land sits with the multiple owners in their respective shareholdings, rather than with trustees, and you will need to obtain the agreement of all owners to grant the licence to occupy. The ownership records that identify individual owners of the land are held at the local Māori Land Court. To set up a trust, see step E.

Step D

Where you are unable to gain agreement from all owners or you are unable to locate owners (for example, they may no longer live in the area or in New Zealand or may be deceased), you can apply to the Māori Land Court for an assembled owners meeting. This meeting requires owners (or someone on their behalf) who together own or represent at least fifty percent of the beneficial interest in the land (in shares) to approve a licence to occupy.

Step E

Where a trust doesn't exist, you can set up a trust to manage your multiple-owned Māori land. A trust is a structure put in place to manage the assets and liabilities on behalf of an individual person or group of people. Trusts are administered by trustees, who are given the legal responsibility to look after the assets for and on behalf of the beneficial owners. Trustees are nominated, selected or elected by the beneficiaries of the trust and operate within the trust deed – a set of rules agreed by the trustees. Your local Māori Land Court can advise you on how to go about setting up a Māori land trust or Māori incorporation to manage your multiple-owned Māori land.



If you wish to discuss these issues further, contact your local Māori Land Court for assistance. Or visit their website at www.justice.govt.nz/maorilandcourt or check Māori Land Online at www.maorilandonline.govt.nz

4. Design your home

With the support of the trust, or from other owners, in place, you will now need to design a home that meets your needs as well as the requirements of a Kāinga Whenua loan. The home must:

- be built on piles
- be a single storey
- be located on the mainland North or South Islands
- have road access to allow a truck to reach the site
- have a reasonable construction cost, up to a maximum of \$200,000 – a guide is approximately \$1,600 per square metre. (Exceptions to the loan cap will be considered where the need for a larger house can be demonstrated or where significant infrastructure costs will be incurred).

Many people prefer the convenience and economy of a kitset-type house. Alternatively, you could have a house designed for you or find a suitable house that you could relocate to the site.

The house design and building costs also need to fit within the pre-approval amount that has been provided by the bank in Step 2.

A market valuation of the proposal from a registered valuer is required in determining the loan available for a particular proposal. The loan amount available will be the lower of the cost to build/relocate or the valuation.

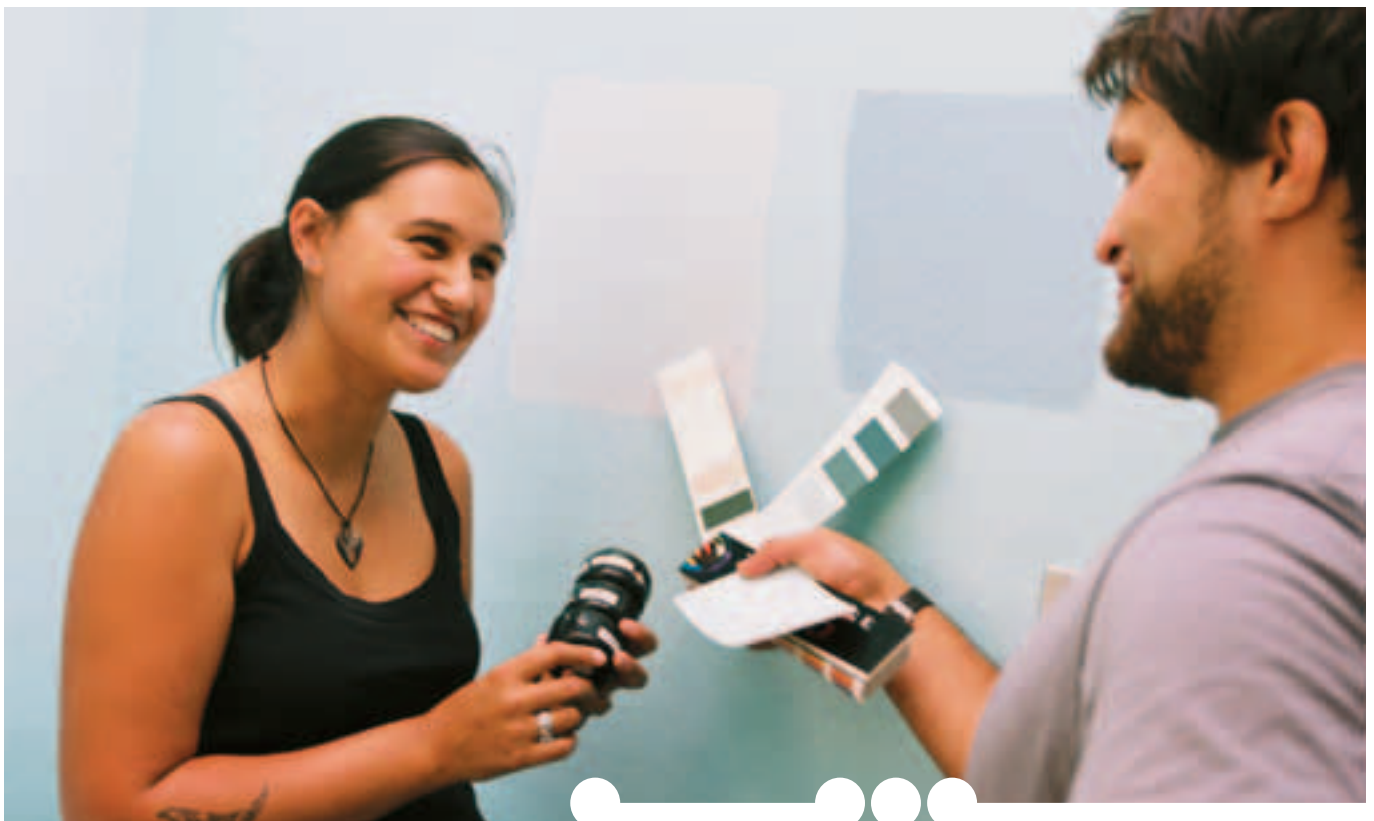
Valuation before construction/relocation will be on an 'in situ' basis – the value will be determined by comparison with a similar property on general land in that area, and then the value of that land is deducted.

For Kāinga Whenua loans with progressive draw-downs, updated valuations will be required before loan draw-downs. These valuations will be on a cost-to-complete basis – there must always be sufficient loan funds available to complete the construction/relocation.

On completion of the house, the final valuation will also be on an 'in situ' basis.



If you want to talk to anyone from Housing New Zealand about Step 4, please call 0508 935 266.



5. Find a builder and produce a budget and plan, including obtaining council consents

If you have decided to build a house and have a design, you need to find a builder who is a licensed building practitioner. The builder will need to provide you with an itemised budget that meets the bank's lending criteria. Make sure the builder gives you a quote and a construction plan, including a payment plan. The building contract will need to be a fixed price contract with a non-escalation clause.

As part of the plan, have your architect or draughtsperson, builder or building company identify all the council consents required and then apply for these consents to ensure your house will comply with the local council's building bylaws. These consents are required before the final loan approval is given.

Often a housing development on Māori land requires significant infrastructure development. A Kāinga Whenua loan can be used to meet many of these costs such as:

- installing stormwater/drainage/water/water tank
- power and telecommunications from the block to the house
- installing a septic tank and associated engineer's report
- geotech report

- laying a driveway within the block
- resource consent/building consent/design costs
- valuations (up to a total of \$750).

The Kāinga Whenua Loan cannot be used for:

- council development levies
- establishing a road (or part of a road) to the block
- surveying of the block and legal costs.

CONTINGENCY REQUIREMENT

Construction loans require that a contingency sum is built into the loan amount approved to ensure funds are available if there are any cost overruns. This contingency (5% if a Master Build Guarantee is provided, otherwise 10%) is added to the quote provided by the builder. This higher amount is the amount the bank will use in their approval assessment. Kāinga Whenua loans also require the use of a head contractor who manages all subcontractors.



To find a licensed building practitioner near to you, look in the Yellow Pages or visit the website www.masterbuilder.org.nz.

6. Loan approval from the bank

If your application fits the Kāinga Whenua eligibility criteria and the bank's lending criteria, the bank will issue a loan approval. One of the conditions is that the tripartite agreement is signed by all parties. You will also need to submit your budget and construction or relocation plan to the bank.

Where a deposit is required, this must be a cash contribution from you. It cannot be borrowed, and this deposit must be used before you are able to draw down loan funds.

7. Sign the tripartite agreement

The Kāinga Whenua tripartite agreement includes two components. Firstly, the licence to occupy where the trustees, or landowners, grant you the legal right to live on a defined site on the block for the duration of the loan. Secondly, the tripartite includes a series of agreements that establish that the house will be your individual property, that you are granting Housing New Zealand a 'security interest' over that house, and the trustees/owners grant Housing New Zealand certain access rights in the event of borrower default. The tripartite agreement also includes a site plan – a map of the block of land that details exactly where you have been given permission to build.

The tripartite agreement is granted by the trustees or beneficial owners and will be noted or confirmed by

the Registrar of the Māori Land Court, once all three parties to the agreement have signed it (ie, borrower/occupier, the trustees or owners, and Housing New Zealand, as insurer). It will need to be signed by all owners or the required number of trustees.

Housing New Zealand will provide the tripartite agreement to your solicitor. You will need to sign the agreement, and you are responsible for having it signed by the trustees or owners of the land. Once this is completed, Housing New Zealand will also sign the tripartite agreement as the bank's insurers, and then return the document to your solicitor. Your solicitor will also be required to confirm the signature list on the agreement is complete.

8. Register with the Māori Land Court

Noting and confirming your licence to occupy

The Māori Land Court becomes involved in this process by 'noting' (in respect of trusts and incorporations) or 'confirming' (in respect of a block with no defined management structure) your licence to occupy along with the tripartite agreement.

This process will not normally require a Court hearing, and as long as the term of the licence including any rights of renewal does not exceed 52 years, your properly completed licence to occupy and tripartite agreement are noted or confirmed by the Court registrar and returned to you and your solicitor.

Once the registrar has noted or confirmed the licence and tripartite agreement, your solicitor issues Housing New Zealand with a certificate confirming this has been completed. Housing New Zealand will then authorise the bank to make the funds available for you.

If trustees and owners won't grant a licence to occupy

If you do not receive sufficient support from the trustees and/or owners granting a licence to occupy,

you may be able to apply to the Māori Land Court to seek directions as to whether the Court is prepared to recognise a licence to occupy without the agreement of the required number of trustees and/or owners.

If the ownership list of the land is not up to date

If you are not an owner in your own right, or a beneficiary of a trust which has shares in the block, you may need to complete an application for *succession* (see "What is...?" on page 13) to have your inheritance vested in you and persons entitled, by the Māori Land Court.

In the case of a trust, you may need to have shares transferred to you by the trust through the Court.

In the case of a block with owners who are deceased, you may be required to contact the descendants of those persons, if known, and demonstrate to the Court you have their support (see Step 3).



If you wish to discuss the requirements of the Māori Land Court, contact your local Māori Land Court for assistance or visit their website at www.justice.govt.nz/maorilandcourt

WHAT IS...?

SUCCESSION

When owners of Māori land pass away, their ownership rights and entitlements can only be passed on to their blood descendants through a succession in the Māori Land Court.

A succession transfers the interests held by the deceased in Māori land to those persons entitled either under the provisions of a will (whether probate has been granted) or to all the descendants of the deceased in equal shares. In both cases, the land may only be left to those persons who have whakapapa to the deceased and/or the land.

To legally transfer the land interests of a deceased person to a successor, the Māori Land Court determines who is entitled to be included as a successor and then makes a vesting order transferring those interests.

A block in multiple-ownership may have one or many people for which succession needs to be processed by the Court to determine ownership. This does not automatically stop proceedings to have the licence and tripartite agreement noted and/or confirmed. However, where the Court needs to approve your licence and tripartite agreement, you may need to demonstrate that you have tried to contact those persons who may benefit from succession.

Where a person who has ownership interest in a block of multiple-owned Māori land dies, enquiries can be made with your Māori Land Court.



9. Building starts

With these legal steps completed, you can now start the building (or relocating) of your home according to the design, plan and budget you submitted as part of your application.

Your loan agreement requires that you establish and maintain full replacement insurance for the house, which the bank can help you with.

10. Progressive draw-downs

Your agreed plan with the builder will have a clause that details when the funds to pay for the building or relocating will be required (as detailed in Step 5). It should also detail what work needs to be completed before the next draw-down of funds from the loan can occur. Fund draw-downs will be on the basis of cost-to-complete. This means there must always be sufficient money retained by the bank to complete the building of the home according to the agreed plan and to obtain a final code compliance certificate from the council. Funds will be provided to your solicitor to forward to you or your building contractor.

Timings and finer details for progressive draw-downs will be unique to every Kāinga Whenua loan.

Before the final draw-down, your solicitor will provide a certificate of practical completion. Within three months of completion, your solicitor will provide a certificate of compliance from the local council to confirm that your home complies with all local bylaws and the New Zealand Building Code. Your valuer will need to provide a final valuation that confirms the value of your home is in line with the valuation from your original proposal.

11. Building complete

Once the building is complete, you can move in. Congratulations, you now have your own whare on your multiple-owned Māori land.

What happens if you don't repay the loan?

The bank will work with you to avoid this. However, if you do fail to repay your home loan or otherwise remedy any defaults, the house will need to be sold to another beneficial owner or moved off the land and sold to recover the money owed on the outstanding loan.

You will still need to repay any outstanding amounts that could not be repaid from the sale of the house.

WHO IS INVOLVED WITH KĀINGA WHENUA?

Housing New Zealand

Housing New Zealand will insure the Kāinga Whenua loan made by the bank. Housing New Zealand does not make any decisions around lending and who receives a Kāinga Whenua loan – these decisions are made by the bank.

PROVIDING YOU WITH SUPPORT

Building on multiple-owned Māori land can be long and complicated, but Housing New Zealand is here to support you through the process. To find out about the assistance it can offer, call 0508 935 266.

The bank

All Kāinga Whenua loans are made through Kiwibank. It is responsible for making the lending decision and providing the finance for a Kāinga Whenua loan.

Your main relationship will be with Kiwibank.

- To contact Kiwibank, please call their Home Loans Customer Service line on 0800 272 278

Local councils

Local councils provide all the required building consents. If the required building standards have been met, they will issue a code compliance certificate. Local councils also collect rates from multiple-owned Māori land in the same way as for general land.



Role of the Māori Land Court

The Māori Land Court has exclusive jurisdiction through Te Ture Whenua Māori Act 1993 to deal with all matters relating to Māori land.

The Māori Land Court is a Court of Record, holding and maintaining current and historical information (as far back as 1862 in some cases) in respect of Māori land. The Court deals with such issues as recording ownership and interests in Māori land succession to land interests, trusts and incorporations, leases and title improvement over the land.

Any sale, lease, licence, forestry right or mortgage of Māori land can only be by way of noting or confirmation by the Court or, in the case of transfer of shares by succession or gift, by vesting order. The Court can also hear applications that deal with the subdivision of Māori land, roadways, easements, reservations and surveys over the land.

The Māori Land Court is responsible for noting (with trusts) or confirming (with multiple owners) a licence to occupy along with the other loan paperwork as part of the tripartite agreement. This needs to occur before funds are released to allow the building to get under way.

The Court can also become involved if it is not possible to get all the owners to agree to grant a licence to occupy.

Where required, the Court may become involved in settling disputes about ownership of land and granting of licences to occupy through Court-facilitated assembled owners meetings.

The Court records ownership records of Māori land, which you can search at one of their offices or online at www.maorilandonline.govt.nz

There are seven main Māori Land Court offices and two information offices located around New Zealand - Whangārei, Auckland, Hamilton, Rotorua, Gisborne, Whanganui, Hastings, Wellington and Christchurch.

Contact details are available through the phone book under the Ministry of Justice or through their website at www.justice.govt.nz/maorilandcourt

KEY CONTACTS

Housing New Zealand

Call free: **0508 935 266** anytime, or visit www.hnzc.co.nz

Kiwibank

Call free: **0800 272 278**

Local councils

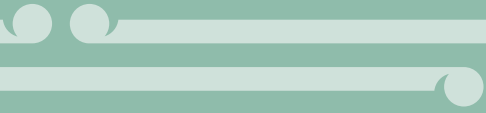
Contact details for local councils are listed in the Blue Pages of the telephone book.

Māori Land Court

Contact details are available through the phone book under the Ministry of Justice or online:

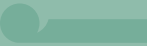
Court Māori land ownership records:
www.maorilandonline.govt.nz

Contact details for main offices nationwide:
www.justice.govt.nz/maorilandcourt

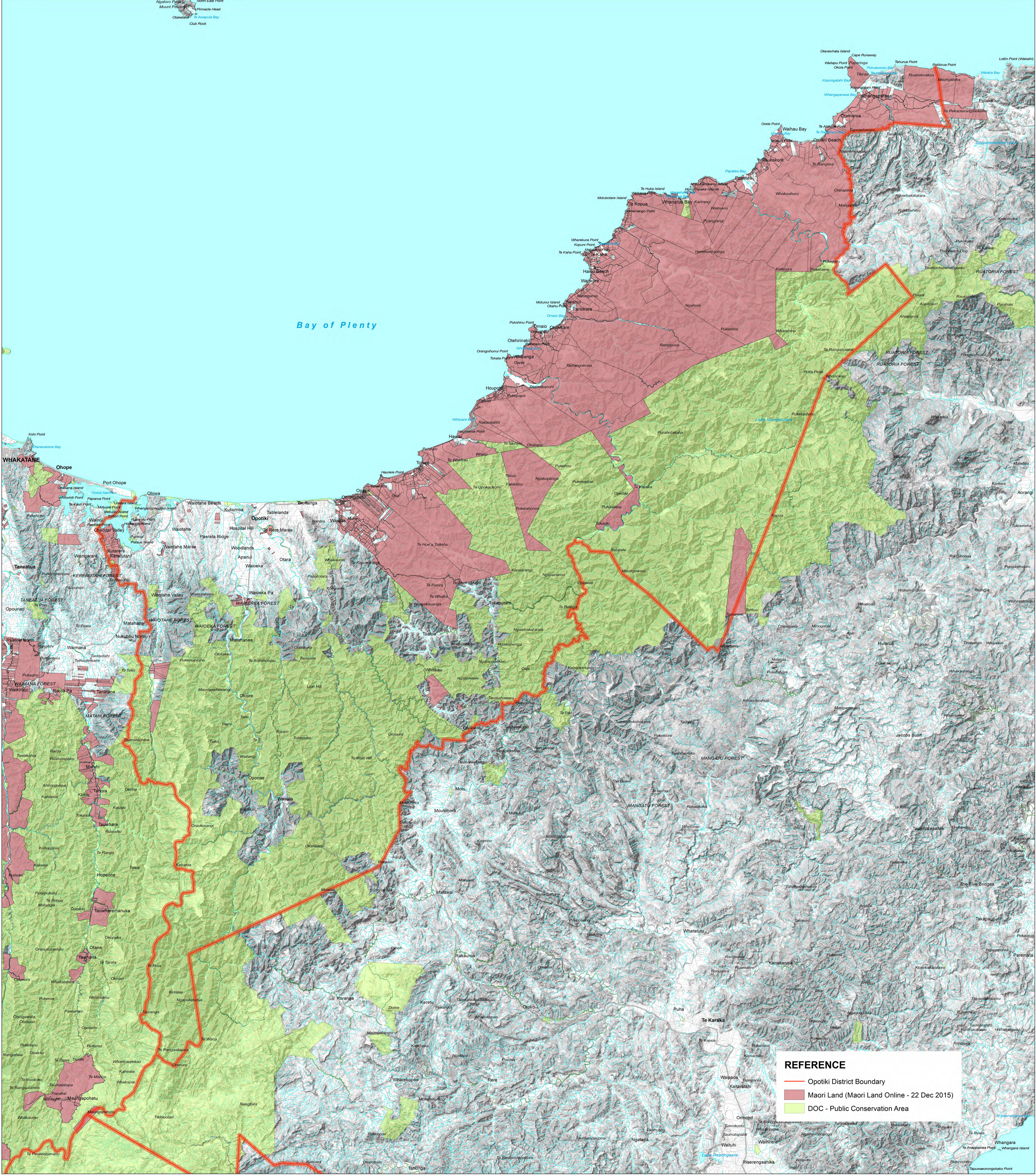


NOTES

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The information contained in this brochure is intended to help you understand the Kāinga Whenua loan, and explains what you need to do to find out about building, re-locating or buying a house on Māori land. It is not intended to address the specific circumstances of any particular individual or entity. All reasonable steps have been taken to ensure the quality and accuracy of the information. Housing New Zealand makes no warranty, express or implied, nor assumes any legal liability or responsibility for the accuracy, correctness or completeness or use of any information contained in this brochure. The eligibility criteria or other policies applicable to the Kāinga Whenua loan may be changed, deleted, added to or otherwise amended without notice. The information contained in this brochure should not be construed as legal or professional advice and you should take advice from qualified professional people.



REFERENCE

- Opotiki District Boundary
- Maori Land (Maori Land Online - 22 Dec 2015)
- DOC - Public Conservation Area

Six two-bedroom Kaumatua flats

Pirihima/Nga Potiki Papākāinga 2013 – 2015

The Papakāinga

Pirihima Trust owns and administers land within the Nga Potiki tribal estate. The Trust wanted to build six two-bedroom kaumatua flats next to Tahuwhakatiki Marae in Welcome Bay. The land is Rural zone and sits within Tauranga City Council's boundary. Trustees of Pirihima Trust attended the 2013 Papakāinga Workshops to help build their knowledge and understanding about planning for Papakāinga housing.

Land tenure and administration

Pirihima Trust is an Ahu Whenua Trust that administers rural land in Welcome Bay and has aspirations to build affordable and social housing for its shareholders. Nga Potiki a Tamapahore Trust is a Treaty settlement tribe with a tribal housing strategy to develop social and affordable housing at scale throughout Tauranga.

The 'umbrella' arrangement

It was agreed Nga Potiki Trust would 'umbrella' Pirihima Trust and act as its agent, apply for funding required, and manage the budget and project. This made sense because of the existing close relationship between the two organisations, and Nga Potiki had the capacity Pirihima Trust lacked at that time. Nga Potiki in a sense mentored Pirihima Trust through the process.

This umbrella arrangement was an innovative and novel arrangement to address a very common problem experienced by Māori land trusts. Small land trusts often earn little income and do not have audited accounts, internal infrastructure, staff, systems and processes – and therefore are often not eligible for funding. The umbrella arrangement allowed Pirihima to achieve the houses it needed while being supported by a more experienced Trust.

Funding/Finance

In 2013, the Social Housing Unit approved funding to build this Papakāinga. In 2014, design and planning commenced and in 2015 construction started. Pirihima Trust donated the land and cash and sweat equity equivalent to 35% of the total project cost. The homes were formally opened in August 2015 by the Minister of Māori Development. All of the homes are now tenanted.

The formal opening was relaxed and felt like a homecoming, the houses had already been blessed and were tenanted at the time so they felt lived in and gave the place great energy.



**Whanau
Papakāinga**
Building Communities



Shared infrastructure to save costs

To save on costs it was agreed that certain infrastructure would be shared, for example water tanks and septic tanks are shared between two independent houses. As these are kaumatua homes there is sufficient capacity using a shared infrastructure approach.

The wastewater system (Biolytix) used a shared disposal field and was chosen because of its performance in sensitive areas. In this case the land is sited close to the Waitao River and wetland so a credible, environmentally-sound system was required.



What worked well

- Having a project manager.
- The umbrella arrangement worked well because there were shared trustees and shareholders.
- The use of the Project Control Group using a systemised commercial approach worked well for a multiple build project.
- The formal opening was relaxed and felt like a homecoming, the houses had already been blessed and were tenanted at the time so they felt lived in and gave the place great energy.



Lessons learned

The tenancy management coordination between the two trusts could have been better. Good communication, timely decision making and sticking to the programme/deadlines are key for a seamless transition.



For more information about the Whanau Papakāinga, please contact Papakāinga Solutions Limited on 021 041 4676 or email Victoria@pslproperty.co.nz



