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PAPAKAINGA and MAORI LAND DEVELOPMENT IN TAURANGA MOANA 2018

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Affordability context

- Maori and Pasifika generally experience poorer housing conditions compared to other New Zealanders
- Maori make up nearly 50% of state housing tenants
- More likely to live in overcrowded homes/ health deterioration/stress
- Majority of Maori spending 31 - 54% of household income on housing costs (rent/mortgage)
- Maori population expected to triple 2051
- Income drop to below $25,000 per household per annum

Sub regional context

The Western Bay sub region in context

- 44,000 acres of Maori land zoned rural
- 1200 acres of Maori land zoned residential
- Ideally situated, close to services, schools, employment and amenities
- Maori population expected to triple by 2051, to 284,000, yet on average only 1 house per annum built over last 10 years on Maori land
- Only two papakainga built nationally - in Tauranga. One without collective support 9 years to build, one with collective support 2 years to build.
- A collective approach needed to ensure success in a timely manner

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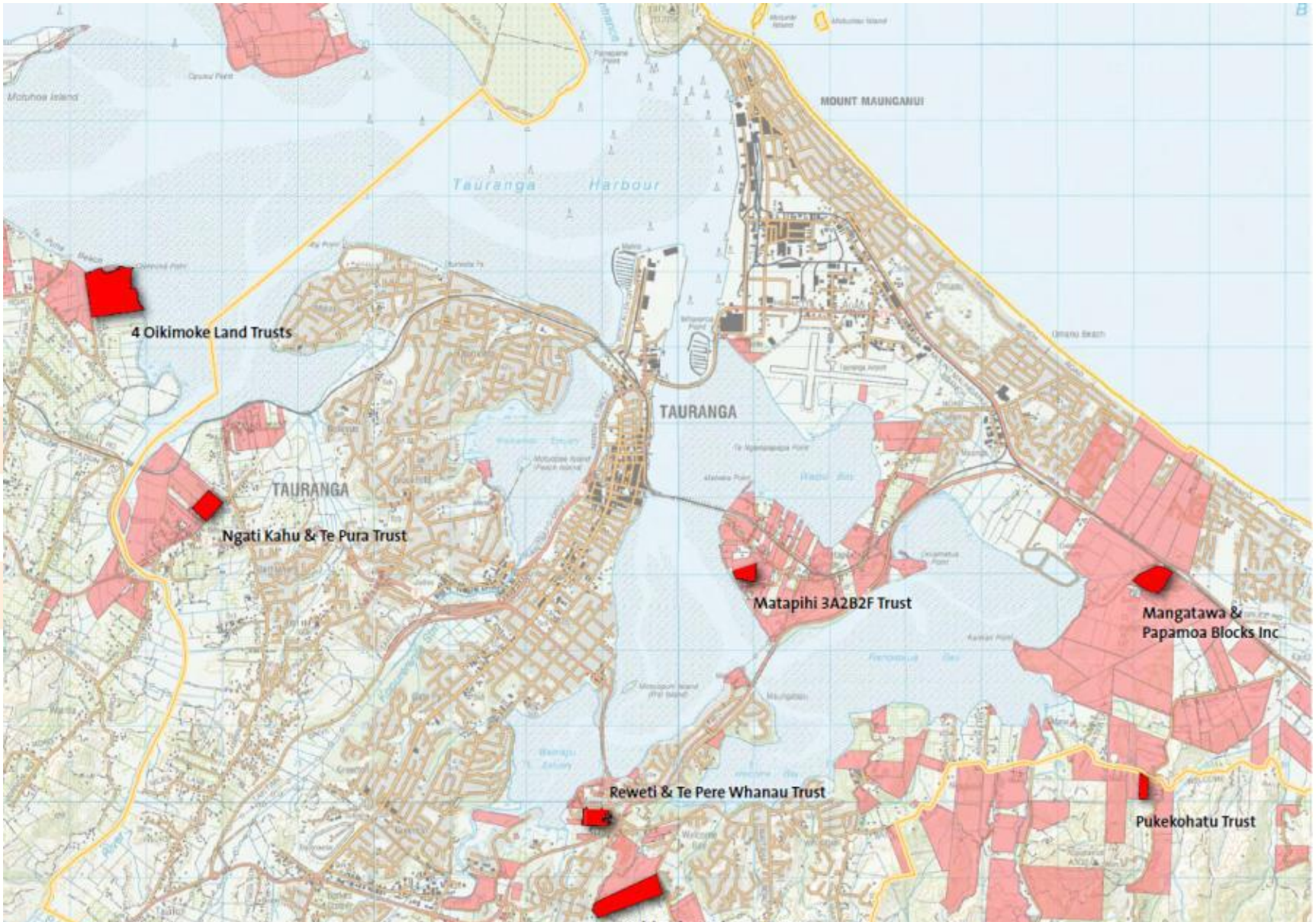

Papakainga – affordable housing option for Maori

- Utilising Maori land
- Multiple builds, communal facilities
- Reconnection to whanau, land and Marae
- Tauranga leads the way over 100 houses since 2010
- Smartgrowth Papakainga policies and actions
- Joint Agency Group
- Papakainga Toolkit
- JAG Maori Housing strategy
- Over 60 Maori land trusts – Maori Housing Forum

Papakainga in WBOP sub region 2010-2019

Horaparaikete Papakainga	5 homes
Mangatawa Papakainga	36 homes
Romai Papakainga up to	10 homes
Tauwhao Te Ngare	5 homes
Pukekohatu trust	3 homes
Ngati Kahu ki Wairoa	12 homes
Ponotini Trust up to	8 homes
Cooper Trust up to	8 homes
Mangatawa Papakainga	6 homes
Manawa subdivision	80 homes

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Mangatawa Papakainga
Kaumatua village

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Pirihima papakainga Kaumatua village

Mangatawa Papakainga family homes

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Regional Infrastructure Fund 2012

- Funding the Infrastructure to support the construction of 252 new homes will provide immediate and direct benefits to 252 families and potentially 1222 individual residents by providing quality affordable housing. Productive use of Maori land.
- Improved whanau wellbeing: reduce health problems, improve education and employment opportunities.
- An estimated capital housing construction spend of $63.8 million.
- Generates $53.1 million in additional GDP.
- Supports 1,128 full time equivalents (FTE) i.e. Jobs.
- Potentially from 25 new families (10%) coming to Tauranga and will spend $1.13 million per annum, that generate $1.08 million additional GDP and support an additional 19 FTE's.
- Increase the weekly discretionary income for the 252 households
- Increase in capital land value of equal to at least the value of the 252 new homes built and estimated $30 to $42 million.
- Potential annual rates income of $71,082.88.

New Directions

- Large scale development
- Mangatawa 30 acres residential development potential long term residential leases - Papamoa
- Nga Potiki Treaty Settlement land: Manawa residential development 50 acres – Papamoa East

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Large scale Maori land development

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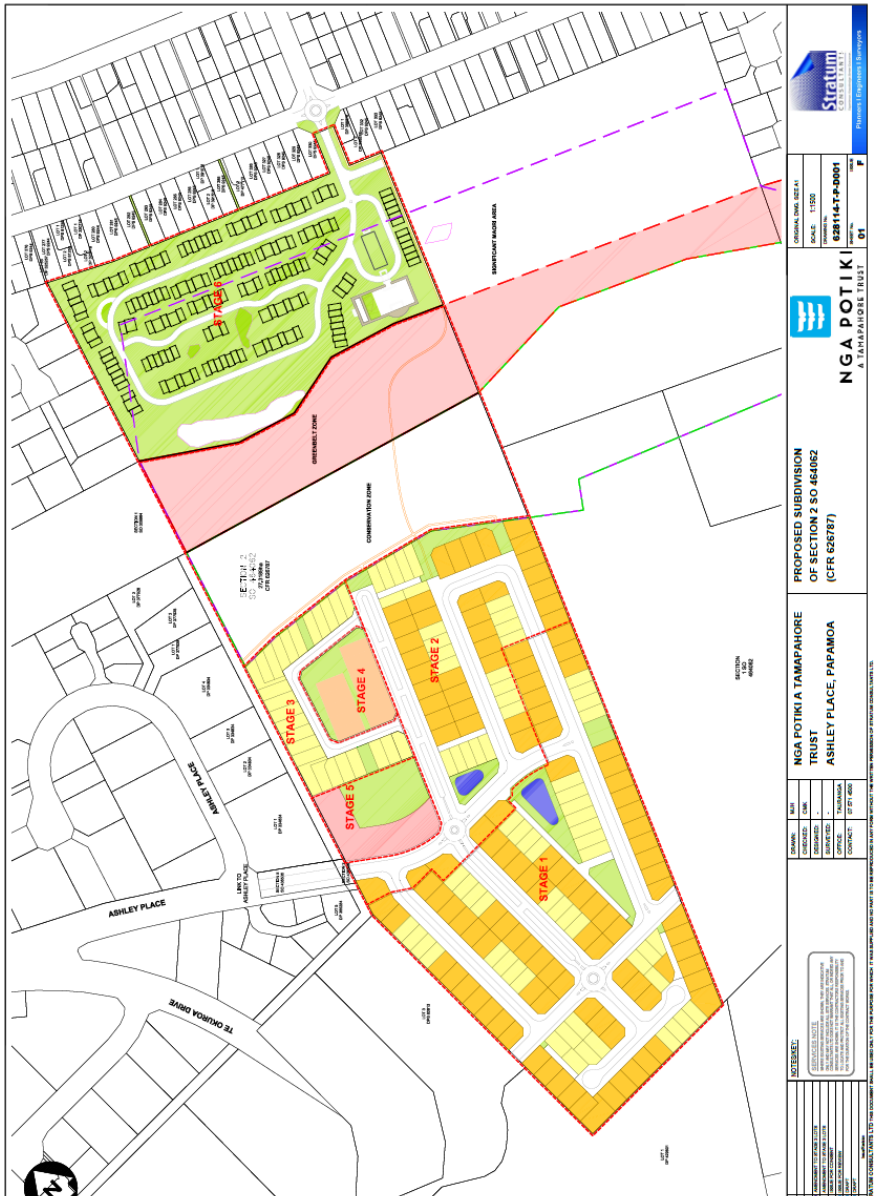
Mangatawa 30 acres residential zone



Nga Potiki Treaty settlement land : Manawa subdivision.

- 240 sites/90 Nga Potiki
- Atleast 30% affordable
- Special Housing Area
- Shared equity scheme

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Manawa subdivision

manawa
THE HEART OF PAPAMOA

- 80 sites for tribal members
- Cultural markers
- Commercial retail centre
- Aged Care
- Green space and community amenity

Nga Potiki process

- 0ver 200 applicants for 40 sites stage one
- 86 home ownership
- 6 month process
- 40 formal conditional offers
- First 15 whanau agreed subsidy for house and land package
- 6 whanau
- 20 whanau
- Stage Two launches Friday – direct to mums and dads/ 28 Nga Potiki sites

Nga Potiki Housing Design Series

- Bespoke housing designs for Nga Potiki
- 3, 4, 5 bedroom
- Fixed price

- Generation Homes
- GJ Gardner
- Mike Greer Homes
- Signature

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generation HOMES

manawa

THE HEART OF PAPAMOA

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- **PRICING**
- **STANDARD PLAN**
- **2 Bedroom $279,950**
- **3 Bedroom $296,640**
- **4 Bedroom $317,510**

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Area over Framing - 154.31 m²
Area over Brick - 160.70 m²

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generation HOMES

Nga Potiki Shared Equity scheme

- Co-borrowing
- House and land packages
- Property Sharing Agreement
- Whanau pay the mortgage
- Agreed maintenance package
- Insurance and estates packages
- Nga Potiki subsidise cost of the land
- Right of First refusal
- Whanau can buy out the tribe at anytime

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Our whanau – Whanau ora

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