

Tātau Tātau o Te Wairoa Trust

HOUSING STRATEGY SUMMARY

MEI 2024



NGĀ POU E WHĀ

Our strategic efforts are underpinned by four foundational pillars, known as Pou, each tailored to strengthen our approach and maximise our impact with the resources available.



POU KĀHUI

Empower our Kāhui & Community

We will directly engage with our Kāhui and community to understand their needs and aspirations. This Pou aims to ensure that our housing initiatives are deeply rooted in the desires and realities of the whānau we serve.



POU WHAKATIPU

Optimise Our Asset Base

We will smartly leverage and grow our resources to fund and facilitate sustainable housing projects, particularly focusing on developing affordable rental options crucial for community stability and including a possible partnership with Kāinga Ora.



POU HONONGA

Build & Foster Strong Relationships

We will build solid and strategic relationships. While fostering partnerships with government and industry stakeholders, we will also emphasise self-reliance and aim to create collaborations that support and amplify our independent efforts.



POU MĀTAURANGA

Build Knowledge & Capability

We will enhance the skills and knowledge of our community by providing educational programmes and resources tailored to our cultural context. These initiatives will be designed to empower our whānau, enabling them to navigate and thrive within the housing market.

VOICE OF KĀHUI & THE DIRECTORS OF TTHLP

Our voices across the entire Tātau Tātau Group are united in respect of housing aspirations for our whānau. The following key themes emerged from our hui and surveys with the Trustees of TToTWT, the Kāhui, and the Directors of TTHLP:

He Tangata, He Tangata, He Tangata:

- Ensuring that whānau are at the core of a housing strategy.
- A housing strategy is broader than constructing housing, it's about what the Tātau Tātau Group can achieve for our whānau with a housing strategy such as regional economic development.

Affordability:

Ensuring that housing options are affordable. This includes considerations for fair and equitable access to both homeownership and rental opportunities.

Suitability:

Developing homes that are appropriate for the needs of whānau. This will involve prioritising accessible housing for kaumātua and incorporating intergenerational and flexible designs.

Sustainability:

Developing housing solutions that are environmentally sustainable and capable of meeting the long-term needs of Māori communities. This includes considerations for energy efficiency, resource management, and resilience to climate change.

Support:

Addressing barriers to accessing finance for housing developments, including on whenua Māori.

Enhance Capability of Members:

- Providing education, training, and employment opportunities.
- Providing financial literacy programmes to empower whānau to make informed decisions about housing and improving homeownership rates.

Connection to Whenua:

Acknowledging the importance of proximity to respective marae and whenua.

Roles and Responsibilities:

Ensuring clarity in roles and responsibilities across the Tātau Tātau Group to deliver on the strategy.

POU KĀHUI

Empower our Kāhui & Community

Objectives:

- Tailored housing solutions.
- Enhance wellbeing and social prosperity.
- Kāhui-led papakāinga developments.

Success will look like:

- Whānau are empowered.
- Affordability and equity.
- Kāhui endorsement.
- Improved access and quality of life.
- Papakāinga developments.

Key Metrics:

- Affordability index.
- Engagement with Kāhui.
- Papakāinga.

POU WHAKATIPU

Optimise Our Asset Base

Objectives:

- Developer role.
- Cultural and economic integration.
- Economic growth and skills attraction.
- Knowledge sharing.
- Sustainability.

Success will look like:

- Asset utilisation.
- Community development.
- Economic impact.
- Collaborative success.
- Resilient homes.

Key Metrics:

- Number of housing developments completed.
- Partnership effectiveness.
- Knowledge sharing impact.
- Climate adaptation and sustainability.

POU HONONGA

Build & Foster Strong Relationships

Objectives:

- Cultivate seamless collaboration.
- Develop robust partnerships.
- Collaborate with a diverse range of partners.

Success will look like:

- Efficient project execution.
- Government agencies acting as true partners.
- Mutually beneficial partners.

Key Metrics:

- Increase in housing stock.
- Government funding allocation.
- Utilisation of government funding.
- Improvement in housing quality.
- Policy influence.

POU MĀTAURANGA

Build Knowledge & Capability

Objectives:

- Develop in-house expertise.
- Culturally relevant education.
- Maintenance education and support.
- Traditional knowledge transmission.
- Workforce development strategy.

Success will look like:

- Capability of Tātau Tātau Group team.
- Whānau empowerment and knowledge.
- Housing stock quality.
- Engagement in Whenua Māori Development.
- Expansion of local workforce.

Key Metrics:

- Increase in skilled workers.
- Enhancement of whānau knowledge.
- Quality and maintenance of housing stock.

OUR FOCUS

The Tātau Tātau Group will strive to provide housing whānau in all segments of the housing continuum, with particular focus on the middle segment; namely, affordable rentals or the 'Build-To-Rent' model that builds upon the existing work TTHLP is undertaking with Te Rauā, assisted home ownership, and private ownership. The Group's focus may also come to include social housing if it is supported within the new government's housing policy once known.



Roles & Responsibilities

TĀTAU TĀTAU O TE WAIROA TRUST

Responsible for:
Setting the overarching strategic direction and housing policy as the parent entity for the Tātau Tātau Group and issuing the LOE to TTCLP.

- Role is to:**
- Lead the Tātau Tātau Group as the Parent Entity.
 - Form and manage ‘mana relationships’ with partners.
 - Delegate ‘mahi relationships’ to subsidiaries as necessary.
 - Make the ultimate decisions on potential development opportunities and whether they will go ahead.
 - Contract and manage tenancy management services.
 - Manage the repairs and maintenance programme.
 - Preparing capability enhancement plans and delegate these to subsidiaries.
 - Manage the financial literacy programme to build the financial capability of members.
 - Manage any further education programmes to enhance members’ knowledge and skills.
 - Collect data and analyse it to inform activities.
 - Engage with Kāhui and members, along with TTCLP and TTHLP.
 - Monitor the success measures and metrics in this strategy.

TĀTAU TĀTAU O TE WAIROA HOUSING LP

Role is to:

- Undertake property development projects and holding the Group’s investments.
- Provide advice on housing opportunities to TTCLP.
- Hold mahi-specific relationships with partners and report on these to TToTWT and TTCLP.
- Engage with Kāhui and members, along with TToTWT and TTCLP.

NGĀ KĀHUI

NGĀ KĀHUI

Responsible for:
Directly engaging with community members to identify housing needs and preferences, and providing cultural and community insight to align housing projects with member expectations.

- Role is to:**
- Assist with data collection and analysis to inform housing activities.
 - Provide advice to the Tātau Tātau Group on potential DSP properties and underutilised whenua Māori.
 - Lead the investigation and potential development of papakāinga.

TĀTAU TĀTAU O TE WAIROA TRUST

TĀTAU TĀTAU COMMERCIAL LP

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Responsible for:
Protecting and growing the commercial asset base and upholding the mana and integrity of the parent trust by ensuring financial sustainability and profit.

- Role is to:**
- Maximise the financial and economic returns of the Group in relation to all property developments.
 - Investigate and review housing opportunities, then provide recommendations to TToTWT.
 - Hold mahi-specific relationships with partners and report on these to TToTWT.
 - Have oversight of TTHLP’s activities, including all housing developments.
 - Engage with Kāhui and members, along with TToTWT and TTHLP.

TĀTAU TĀTAU O TE WAIROA HOUSING LP

TE RAUĀ

FUTURE OPPORTUNITIES