



RauTipu
RauOra

TE TAIRĀWHITI REGIONAL HOUSING STRATEGY 2022 - 2027

JUNE 2022



This Strategy has been prepared by Manaaki Tairāwhiti, the regional leadership group for social wellbeing in Tairāwhiti who have improving housing in Te Tairāwhiti as a key result area.



We acknowledge with gratitude the support of many contributors from within the following organisations who care deeply about delivering housing for our community. This Te Tairāwhiti Regional Housing Strategy belongs to all of us:

Toitū Tairāwhiti Housing	Trust Tairāwhiti	Kāinga Ora
Te Rūnanganui o Ngāti Porou	Gisborne District Council	Te Tūāpapa Kura Kāinga
Tāmanuhiri Tūtū Poroporo Trust	Eastland Network	Te Puni Kōkiri
Te Rūnanga o Tūranganui a Kiwa	Oasis Community Shelter	Ministry of Social Development
Rongowhakaata Iwi Trust	Tairāwhiti CARE Regional Skills and Leadership Group	Ministry of Business Innovation and Employment
Te Aitanga-a-Māhaki Trust		

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HE MIHI FOREWORD

The Rau Tipu Rau Ora Governance Group provides a unified regional voice in support of the region's wellbeing and prosperity. We guide collective effort by the region in ensuring the cultural, economic, environmental and social wellbeing of Tairāwhiti whānau.



Manaaki Tairāwhiti is the regional leadership group for social wellbeing in Tairāwhiti. It is an iwi-led and place-based initiative endorsed by Cabinet to explore and evidence alternative social sector service delivery for improved outcomes for whānau, including for housing. Manaaki Tairāwhiti's membership is diverse and includes regional leaders and staff from iwi, community organisations and Gisborne District Council, alongside representatives from government agencies active in the social sector. Manaaki Tairāwhiti works with wider regional leadership under Rau Tipu Rau Ora to ensure integrated action for Tairāwhiti.

While our partners have their own unique voices and priorities, we come together for deeper and more enduring responses on some of the urgent and complex issues facing the region, such as the current housing crisis. What binds us all together is a deep and unwavering commitment to work together to ensure the wellbeing of all Tairāwhiti whānau.

To address the housing crisis in Te Tairāwhiti will require the harnessing of the talents and resources of all of us. We will take rapid and coordinated action on the things that we can control within the region and seek out solutions that are best for region. We need to look wider than our region too, as many of the issues will need central government leadership to resolve. We will work constructively and at pace with government agencies who have a significant role to play in policy and funding for housing including; Te Tūāpapa Kura Kāinga (Ministry of Housing and Urban Development), Kāinga Ora and Te Puni Kōkiri. We will provide a strong regional voice to government to influence wider policy settings that will contribute to alleviating the housing crisis.

We see the challenge in front of us and are fortified in our efforts by the size of the prize – the future wellbeing of our Tairāwhiti whānau. Manaaki Tairāwhiti has prepared this new Strategy to move us toward this end goal.

Co-Chair
Selwyn Parata
(Chair, Te Rūnanganui o Ngāti Porou)

Co-Chair
Rehette Stoltz
(Mayor, Gisborne District Council)



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HE KŌRERO TĪMATANGA

INTRODUCTION

Our housing crisis

The extent of the housing crisis in Te Tairāwhiti has been well-documented. Our regional housing stocktakes identify an immediate shortage of at least 400 houses across the housing spectrum. The most pressure is being placed on social housing with the waiting list for government-provided social houses spiking from just over 200 in 2019 to over 750 in 2022. Further work in-region since has projected that, with population growth and latent demand (estimated using the Public Housing Register), by 2024 there is likely to be a demand for at least 1,280 more homes in Te Tairāwhiti, rising to 2,570 more homes in 2030 and 5,360 homes by 2050.

In addition to a shortage in housing, there are issues with the quality of the housing available in Te Tairāwhiti. In 2018 more than 22% of households experienced dampness, 15.5% had visible mould and more than 8% did not have access to all basic amenities (cooking facilities, safe tap water, kitchen sink, fridge, bath or shower, toilet, electricity supply). Many whānau are living in houses that are ill-designed for their needs, including being culturally inappropriate and/or having poor accessibility.

Work to date

Our first regional Housing Strategy, developed and driven by Manaaki Tairāwhiti and Trust Tairāwhiti in 2019, focused on rapid acceleration of the supply of housing of all types. It has resulted in Te Tairāwhiti having the highest percentage increase in building consents in New Zealand (68%) to the year ended March 2022, and the highest in the region's recorded history, at 183 homes. Iwi and government house building programmes have spear-headed this rapid increase.

The first Strategy also established the foundations for continued growth in housing supply through the:

- establishment of a Housing Steering Group of regional leaders with an operational group in support
- appointment of a Project Manager to coordinate the regional effort on housing
- development of database of all land development and house building activities in the region.

Government has upped its game by establishing a new Ministry of Housing and Urban Development (Te Tūāpapa Kura Kāinga) and a new Crown entity, Kāinga Ora, (both with a broader mandate and more funding) to deliver central government's public housing programme. Significant increases in programmes of work and budgets have also been deployed by Te Puni Kōkiri to support Māori housing needs.

Despite the gains made, the housing crisis has worsened, exacerbated by the COVID pandemic, with its impacts on joblessness, internal displacement and labour. Building material shortages and the resulting spike in costs have reached critical levels. Currently, the development economics are shifting again. Rising interest rates, inflation rates and the cost of living will likely further increase the cost of housing development further constraining supply. While the cost of development is expected to remain elevated for at least three years, households will have less money to invest in property and pay rent. Higher emigration rates are likely to be offset by rising levels of deprivation.

Shifting gears

This updated Tairāwhiti Regional Housing Strategy reflects the increase in the scale of the housing challenge, the changes in structural arrangements, delivery and funding, and the gaps in our responses to date (such as a lack of crisis and temporary housing).

Importantly, our focus in this new Strategy is to continue with the acceleration programme while ensuring the future housing stock meets the needs and aspirations of whānau for affordable and sustainable housing that enables them to live well.



Housing spectrum

The Strategy depicts different forms of housing as part of a spectrum in terms of housing tenure and the degree of intervention required to ensure provision.



While the Strategy has a focus on affordable and social housing (with limited market incentives for development) we are also focused on supporting housing development in the private market. When market housing demand outstrips supply, increasing house prices and rents cascade down the housing continuum applying pressure on social housing and whānau with the least financial resources.

Thinking future, acting now

The nature of the housing crisis and its impacts on whānau means action now is imperative. We are intent on a concerted effort over the short term (the next five years) to accelerate housing supply across the housing spectrum.

However, the impacts of the decisions and developments undertaken today in terms of building sustainable and liveable communities will have lasting impacts for our whānau. We want to ensure that those impacts create a positive legacy for future generations. We are acting now with the future central in our minds.

Te Tairāwhiti Regional Housing Strategy is a living document to be reviewed regularly. It needs to bend and flex with the changing world around us and the shifting needs and aspirations of our whānau. As we deliver the priorities in this Strategy, new actions will emerge for us that strengthen our response and engender enduring solutions. Tracking our progress towards our vision will require us to be agile and to pivot regularly to find the path to best outcomes.

Strategy structure

The Strategy is structured around the seven whāinga mātua (goals) that we have identified as critical to being able to achieve our vision (page 7).

Our whakaritenga mahi (implementation plan) tables (pages 11-18) show the priorities for action under each of the seven goals to improve housing outcomes for all Tairāwhiti whānau over the next five years. These actions and the issues that give rise to them are explained more fully in He Mokamoka (details).

Our taumata angitū section outlines how we will measure success and how we will monitor and report on our work and hold each other to account.

Appendix 1 provides details about the roots of the housing crisis in New Zealand.



Ō TĀTOU TIROHANGA WHAKAMUA

OUR VISION

We envisage that ...

All Tairāwhiti whānau have access to a safe, fit-for-need and affordable home.

Ō TĀTOU WHĀINGA MĀTUA

OUR GOALS

Primary goal

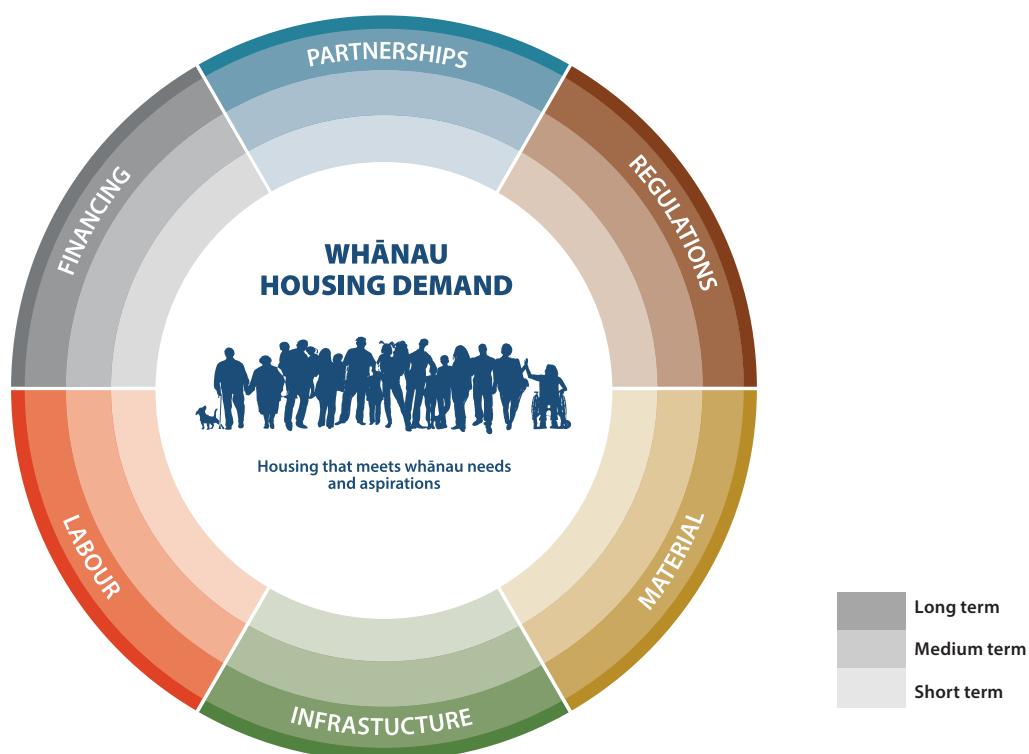
We will achieve our vision by understanding whānau needs and aspirations for housing and rapidly increasing the stock of housing to match this.

Enabling goals

To achieve this goal, we will need to focus on a number of enabling factors:

- Changing regulations and improving consent processes to accelerate housing development
- Ensuring a reliable supply of building materials and resilient supply chains
- Developing solutions to the building labour shortage that build the capacity of our people
- Funding and programming the infrastructure needed to support housing development
- Addressing financial barriers to home ownership and tenancy
- Developing partnerships that harness our collective resources for greater impact.

Housing supply enablers





Ō TĀTOU TIKANGA

OUR VALUES

We operate in a complex and challenging environment. Our tikanga/values express our way of working.

1. Collective impact: We are accountable for and committed to our vision for improving housing in our region. We collectively and individually prioritise actions on housing that will have the most significant and lasting impacts on addressing the housing crisis. We are focused on eliminating inequity in access to housing and making a real difference for all whānau in Te Tairāwhiti.
2. Partnership: We give life to the principles of Te Tiriti o Waitangi. We share decision-making while recognising the rangātiratanga of our partners. We share learning and information in a timely way to progress the regional housing agenda. We have honest and trust-based relationships underpinning our work with each other and with whānau.
3. Whānau ora: We are firm that whānau wellbeing is at the centre of our response to the housing crisis. We are not building houses for their own sake. We are building homes for whānau and their diverse needs and aspirations must drive the type, scale, location and cost of regional housing supply. We carefully balance community priorities with the needs of individual whānau.
4. Mana motuhake: We operate on the basis that every individual and whānau have value and the right to be autonomous, to have meaningful choice of housing that meets their needs and aspirations, and to fulfil their potential.

Ō TĀTOU MĀTĀPONO ĀHUATANGA

OUR DESIGN PRINCIPLES

Our mātāpono āhuatanga / design principles outline the interdependent outcomes we aspire to in the design of housing in Te Tairāwhiti. While we cannot enforce these design principles, we encourage and promote their use:

5. Affordable homes: We provide homes that our people can afford to buy and/or rent. We ensure that homes are designed with whānau ability to pay in mind without compromising quality and standards. Homes are designed to be affordable across their whole of life, from construction to maintenance. They are designed to be inexpensive to run.
6. Culturally-appropriate homes: We ensure that housing developments and homes are planned and designed in ways that reflect our cultural identity. We adopt kaupapa Māori urban design principles in planning our urban areas and where our people want to live. We enable papakāinga developments through our planning regulations. Māori architectural principles are a core part of housing design, enabling Māori to live well in and be proud of their homes.
7. Environmentally-sensitive homes: We grow our stock of homes that have the smallest of environmental footprints as a legacy for future generations. We will use methods of construction that minimise waste and greenhouse gas emissions. We will design carbon neutral homes that are long-lasting and less resource intensive to run, saving precious natural resources like water. Our homes will be resilient and future-proofed against the impacts of climate change and natural hazards.
8. Healthy homes: We build homes that are thermally comfortable (warm in winter and cool in summer), that are water-tight, that are safe, and that promote healthy outcomes.
9. Accessible homes: We design homes for universal accessibility so that as whānau grow and age, accessibility to and within homes is maintained. Our housing develops with walkability in mind and ensuring whānau can access the places important to them such as schools and work with ease.



Ō TĀTOU WHAKARITENGA MAHI

OUR IMPLEMENTATION PLAN

We have a significant challenge ahead of us. We are up for it. Some of our actions will be addressed relatively quickly through changes in local policies and practices. Others will require longer term systemic and possibly legislative change. We are committed to the long haul.

The tables that follow show the actions over the next five years that we believe will lead to a significant improvement in housing outcomes for whānau of Te Tairāwhiti. The actions are structured under each of the seven whāinga mātua (goals). Some longer term actions have been included that will start within the life of the Strategy but will require a longer timeframe to be completed.

Alongside these actions, which have a defined start and end date, we have included targets for outcomes where we aspire to see improvements to processes and outcomes. These targets will tell us if we are on the right path.

Timeframes for actions and targets are shown as: short term (within 2 years); medium term (2 to 5 years); and longer term (5 to 10 years).

Meeting whānau needs and aspirations for housing

ACTIONS					
Whānau aspirations	Action description	Timeframe	Lead/partners	Progress	
	• Assess the diversity of whānau aspirations around housing in region	Short term	MT		
	• Assess individual whānau Māori housing needs as part of Toitū programme	Ongoing	Iwi/Toitū		
	• Advocate for raising minimum building standards that meet whānau housing aspirations	Ongoing	GDC		
Retrofit programme	Action description	Timeframe	Lead / partners	Progress	
	• Retrofit homes built by government and iwi so consistent with Homestar 6 and above	Ongoing	KO, Iwi, TPK		
	• Retrofit homes for whānau Māori to be consistent with tikanga Māori design	Ongoing	Iwi/TPK		
TARGETS					
Design principles	Target description	Lead / partners	Short term target	Medium term target	Long term target
	• Percentage of new houses built that meet Homestar 6 and above (new and retrofit)	All	50%	75%	100%
	• Percentage of new housing developments built that meet Homestar 8 and above	All	5%	10%	30%
	• Percentage of new houses built that are consistent with best practice Māori design	All	30%	40%	50%
	• Percentage of new houses built that are consistent with Lifemark 3 universal design standards	All	45%	70%	100%

Rapidly increasing the stock of sustainable housing

ACTIONS					
Crisis / temporary housing	Action description	Timeframe	Lead/partners	Progress	
	• Increase capacity at Oasis community shelter by 15 beds	Short term	Oasis/TT	Complete	
	• Build 10 units at Oasis community shelter to service homeless community	Short term	Oasis/TTKK		
	• Build 30 transitional houses	Short term	KO		
	• Build 24 transitional houses	Medium term	TTKK/TROTAK		
	• Establish mini village of temporary crisis accommodation	Short term	MT		
	• Provide crisis accommodation in marae for whānau	Short term	Marae		
	• Establish 10-bed self-quarantine and isolation facility in existing facility	Short term	TROTAK/MT		
Social housing (rentals)	• Build 190 (government) public homes	Short term	KO		
	• Build 50 social houses	Short term	TRONPnui		
	• Build 100 social rentals with wrap-around wellness services at Tūranga Tāngata Rite	Short term	Toitū/TTKK		
Affordable housing (owned)	• Build 201 affordable houses on whānau land	Short term	Toitū		
	• Build 50 affordable homes with wrap-around wellness services at Tūranga Tāngata Rite	Short term	Toitū		
	• Build 26 affordable houses	Medium term	TTPT		
	• Build 98 affordable houses	Medium term	RIT		
	• Build up to 500 affordable houses	Long term	Toitū		
	• Complete assessment of current and future demand for seasonal worker housing	Short term	TT		
Papakāinga	• Build 128 papakāinga houses	Short term	Whānau/TPK/TTKK		
Market housing (rentals and owned)	• Build up to 150 houses for market	Short term	Private		
	• Build 150 houses for market	Medium term	Private		
	• Build 66 houses for market	Long term	RIT		
	• Build 300 houses for market	Long term	Private		
TARGETS					
Housing stock	Target description	Lead/partners	Short term target	Medium term target	Long term target
	• Number of new houses built	All	800	800	900
	• Number of whanau on social housing waiting lists	All	500	400	300
	• Number of whanau in hotels as emergency accommodation	TTKK/MSD	100	50	0

Changing regulations and improving consent processes to accelerate housing development

ACTIONS				
Future Development Strategy	Action description	Timeframe	Lead/partners	Progress
Future Development Strategy	• Consult on future development priorities	Short term	GDC	Complete
	• Consult on draft future development strategy	Short term	GDC	
	• Finalise future development strategy	Short term	GDC	
Review of RMA plan housing provisions	• Identify areas for mixed use development and residential intensification	Short term	GDC	
	• Consult on new housing provisions in Tairāwhiti Resource Management Plan	Short term	GDC	
	• Notify new housing provisions for formal consultation	Short term	GDC	
	• Enact new housing provisions	Medium term	GDC	
Process improvement	• Review building and resource consent processes as new legislation is enacted	Short term	GDC/Iwi/Toitū/TTKK	
	• Design new consenting processes to better meet needs of whānau	Medium term	GDC/Iwi/Toitū/TTKK	
	• Advocate for changes locally and nationally to support papakāinga development	Short term	GDC, Iwi	
	• Undertake systems improvement around whānau accessing social housing	Short term	MSD/MT	
Advocacy	• Understand, advocate and submit on key strategic reforms impacting on housing	Ongoing	RTRO, MT/GDC	

TARGETS

Reducing timeframes	Target description	Lead/partners	Short term target	Medium term target	Long term target
	• Number of agreements with developers for expedited building consent processes	GDC/Iwi/developers	3	5	10
	• Percentage of developer pre-applications meetings for housing consents	GDC/developers	15%	15%	45%
	• Percentage of resource consents for housing processed in 20 working days	GDC	70%	80%	90%
	• Reduction in average time for decisions on building consents	GDC/KO	5%	5%	5%
	• Number of days between satisfactory final building inspection (including submission of required documentation) and issue of building code of compliance	GDC/developers	10 days	5 days	3 days
	• Number of new papakainga developments consented	GDC/Iwi	50	50	50
	• Number of whanau living in new papakainga developments	Iwi, Toitū / GDC	128	+10%	+10%
	• Percentage increase in housing capacity without resource consents	GDC	-	25%	25%

Ensuring a reliable supply of building materials and resilient supply chains

ACTIONS					
Supply chain for imports	Action description	Timeframe	Lead/partners	Progress	
	• Work with merchants to optimise building material stock levels in region	Short term	TT/merchants		
	• Establish strategic purchasing partnerships to address logistical issues	Short term	TT		
Imported pre-fab houses	• Investigate efficient and effective supply of pre-fabricated housing from national and international markets	Short term	Toitū		
Local lumber supply	• Ramp up production from WET facility to 7 days per week	Short term	WET/TT		
	• Build new factory to provide framing lumber	Short term	WET/TT		
	• Build a sawmilling operation on Māori-owned land	Short term	Toitū		
Local off-site manufacturing	• Open permanent pre-nail facility at Gisborne airport	Short term	Iconia/TT		
	• Open pre-fabricated housing facility in region	Short term	Toitū/BuiltSmart		
	• Open automated frame and truss plant in Wood Cluster Centre	Medium term	F&TNZ/TT		
Alternative material	• Investigate alternative building materials	Short term	TT		
	• Establish a waste recovery programme aimed at reusing construction material	Medium term	GDC/TT		
TARGETS					
Supply of building materials	Target description	Lead/partners	Short term target	Medium term target	Long term target
	• Number of strategic purchasing partnerships in place in region	TT/merchants	1	2	2
	• Percentage of framing lumber sourced from local supply	WET/TT	5%	20%	50%
	• Percentage reduction in construction waste to landfill	GDC/TT	10%	30%	60%

Developing solutions to the building labour shortage that build the capacity of our people

ACTIONS					
Imported workforce	Action description	Timeframe	Lead/partners	Progress	
	• Investigate import of short-term labour options from international market	Short term	CARE, RSLG/TT		
Local workforce	• Complete workforce development plan for vertical construction	Short term	CARE, RSLG/TT		
TARGETS					
Skill pipeline	Target description	Lead/partners	Short term target	Medium term target	Long term target
	• Number of building academies operational at secondary schools	MoE, Schools/CARE/KO	2	4	4
	• Number of new construction apprenticeships started	TA, EIT / CARE	100	50	50
	• Number of new workers in construction sector	All	300	500	1,000
	• Mean wait time for professional services relating to housing development	CARE	4 months	3 months	1 month

Funding and programming the infrastructure needed to support housing development

ACTIONS					
Three waters	Action description	Timeframe	Lead/partners	Progress	
	• Install infrastructure for Taruheru Block development	Medium term ⁵	GDC/KO		
	• Upgrade infrastructure capacity in Kaiti. Gisborne	Medium term	GDC/TTKK/Iwi		
	• Continue Drainwise programme to increase capacity of wastewater system	Ongoing	GDC		
	• Identify infrastructure needed to support urban population growth to 2050 ⁶	Short term	GDC		
Electricity	• Increase capacity of electricity into the region	Medium term	EG		
	• Upgrade sub-stations for reliable in-region supply	Medium term	EG		
	• Determine feasibility of large scale solar generation at Gisborne airport (5MW)	Short term	EG		
	• Investigate other large scale solar generation sites in region	Medium term	EG		
	• Investigate large scale wind farm generation sites in region	Medium term	EG		
Transport	• Review the provision of public transport services to support housing growth	Short term	GDC/NZTA		
	• Complete Taruheru River shared walk and cycle pathway	Medium term	GDC/NZTA		
	• Undertake walk and cycle network studies and improvement trials	Medium term	GDC/NZTA		
Internet	• Investigate options for faster, more reliable Internet connectivity in rural areas	Medium term	TT/Iwi		
Rural	• Identify additional infrastructure needed to support rural housing and papakāinga	Short term	GDC, EG/Iwi/Toitū/TT		
TARGETS					
Infrastructure	Action description	Lead/partners	Short term target	Medium term target	Long term target
	• Capacity for new house connections to drinking and wastewater systems	GDC	300 houses	1,600 houses	2,500 houses
	• Percentage of external funding to install housing infrastructure secured	GDC/EG/Iwi/TPK	5%	50%	50%

Reducing financial barriers to home ownership and tenancy

ACTIONS					
Affordable home ownership	Action description	Timeframe	Lead / partners		Progress
	<ul style="list-style-type: none">Investigate more progressive home ownership options for Tairāwhiti whānau	Short term	MT/TTKK/Toitū/Iwi/TT		
	<ul style="list-style-type: none">Investigate options to deliver affordable housing outside of iwi providers	Short term	MT, developers		
Tenancy	<ul style="list-style-type: none">Review criteria for accessing social housing (linked to system improvement p 13)	Short term	MSD/Iwi/Toitū/KO/GDC		
	<ul style="list-style-type: none">Advocate for transfer of social housing stock to Tairāwhiti iwi to manage	Medium term	Iwi/Toitū		
	<ul style="list-style-type: none">Increase the number of CHPs so whānau can access government entitlements	Short term	TROTAK/TTKK/Iwi		
TARGETS					
Progressive home ownership targets	Target description	Lead/partners	Short term target	Medium term target	Long term target
	<ul style="list-style-type: none">Percentage of Tairāwhiti whānau who own their own home	All	45%	55%	65%
	<ul style="list-style-type: none">Number of progressive home ownership schemes offered in region	All	4	4	4
	<ul style="list-style-type: none">Number of total new home owners through progressive home ownership schemes	Toitū/TTKK/KO	200	400	600
	<ul style="list-style-type: none">Number of new Māori home owners under Toitū programme	Toitū	200	300	400
Affordable rentals targets	<ul style="list-style-type: none">Number of whānau on MSD Housing Register	All	500	400	300
	<ul style="list-style-type: none">Number of whānau moving from MSD Housing Register into secure housing	All	250	500	500
	<ul style="list-style-type: none">Percentage of social houses transferred to local iwi management	Iwi/Toitū	5%	10%	20%

Developing partnerships that harness our collective resources for greater impact

ACTIONS					
Leadership	Action description	Timeframe	Lead/partners	Progress	
	<ul style="list-style-type: none">Investigate a regional housing entity	Medium term	All		
	<ul style="list-style-type: none">Progress aspirations for regional mana motuhake in delivery of housing services	Long term	All		
TARGETS					
Collaboration	Target description	Lead/partners	Short term target	Medium term target	Long term target
	<ul style="list-style-type: none">Engagement of regional leaders in collaborative efforts on housing	All	100%	100%	100%





Ō TĀTOU TAUMATA ANGITŪ

OUR INDICATORS OF SUCCESS

We will track our progress towards our vision by reporting regularly on the actions and targets in the tables above.

However, the real test of whether our actions have made a difference in the lives of whānau will require a more comprehensive assessment.

We will undertake three initiatives intended to track how whānau are benefiting from our work in the housing space:

- Capturing the stories of whānau as case studies at critical parts of their housing journey, particularly immediately following intervention and support
- Longitudinal study of how the housing journey impacts on whānau wellbeing to understand what interventions are most effective and guide future investment in intervention
- Longitudinal study of building methods, practices and materials to identify longevity and quality of housing stock over time.



HE WHAKAMĀRAMATANGA

DETAILS

Meeting whanau needs and aspirations for housing

The issue

It is not simply a matter of building houses for houses sake. We are building homes as a foundation for whānau to meet their needs and aspirations. Too many of our whānau are living in housing that detracts from their wellbeing.

Affordability is a key constraint on housing currently. Median house prices rose to \$695k in February 2022 (up from \$225k in 2012 and \$350k in 2019). Rents increased by 10% a year between 2018 and 2021, with a spike of 24% in the 6 months to December 2021 (based on the same time in 2020). Median rent sits around \$575 per week. Yet median household incomes have not risen to anywhere near the same degree. House prices are now at least ten times the average household income (eleven times for renting households).

With roughly 50% of the regional population being Māori, provision for culturally-appropriate development is important. The current housing available is generally out of alignment with Māori aspirations. Papakāinga enable whānau to live on ancestral lands and/or to live more communally with whānau members. The current regulatory regime does not readily enable papakāinga development on general land. The status of Māori freehold land as multiple-owned and inalienable affects decision-making and financing options. Older homes were not designed in accordance with tikanga Māori in terms of size, orientation and layout.

Community expectations are growing around the need to minimise our environmental footprint while providing quality housing. Housing planning and construction practices do not uniformly contribute to minimising the region's impacts on natural resources and to moving towards a carbon zero region.

Too many of our homes are cold and damp. They were not designed for longevity and have not stood the test of time well. Too many whānau are living in overcrowded conditions. Poor quality housing conditions can lead to poor wellbeing outcomes for whānau. Te Tairāwhiti has some of the poorest health outcomes in New Zealand with high rates of asthma and mental health challenges.

Accessibility is a key consideration. It is expected that through the life of a rental or social house (estimated at 60 years) it may see as many as 20 whānau through its doors. At least 14% of the population has a physical impairment that limits their everyday activities and 15% of the population is over 65 years of age (expected to rise to 22% by 2031). It is likely that a social house through its useful life, will have to cater for whānau with specific accessibility needs. It is important that universal accessibility is incorporated into the design of all new houses to avoid costly and lengthy retrofit processes at a later date.

Our response

Previous efforts at rapidly increasing social housing unfortunately produced poor quality homes that haven't stood the test of time. This time around, we are determined to do better and build quality housing.

The needs of whānau must drive decisions on the location, type, size, design, quality and price of housing provided. Our mātapono āhuatanga / design principles outline the expectations for housing in Te Tairāwhiti. Our ability to influence the form of housing in our region is strongest in the social housing space with iwi, government agencies and GDC committing to this plan. In the private housing space, we will advocate and educate to encourage higher quality, fit-for-need housing that meets whānau aspirations.

Putting whānau needs at the centre of our housing solutions will be critical for successful outcomes. All of the actions in this Strategy will contribute to this end.

Promotion of our matapono ahuatanga (design principles) will encourage design and build of homes that follows some key areas of best practice.

Culturally appropriate homes

Auckland Council's Te Pokapū Whakatairanga Tikanga Māori (Māori Design Hub) includes guidance that supports the design of homes and housing that allow Māori to live and thrive as Māori. It includes guidance on large scale developments through to in-fill housing.

While this guidance is helpful in understanding general concepts and plans, it does not replace local knowledge and tikanga held by whānau and hapū, rather it complements it.

We expect the proportion of housing in region that is designed with tikanga Māori in mind to reflect the proportion of the Māori population in region.

Environmentally responsible and healthy homes

The Homestar rating tool aims to improve the performance and environmental impact of new and renovated houses. It rates a home on a ten-point scale across: efficiency, health and comfort, liveability, and environmental responsibility.

All Homestar certified houses must meet minimum standards for resource use, heating, thermal properties and water tightness and select from other criteria (such as universal accessibility) to accrue the remainder of points to meet certification standards.

Homestar Rating	Homestar Minimum Standards							
	Water consumption	Electricity delivered to site	Onsite GH gas emissions	Demand for space heating	Amount of time temp above 25°C	Points for adequate ventilation	Max. air pressure	Requires lifecycle assessment
6	<165 litres / day/person	<59 kWh / m ² /year	<4 kgCO ₂ -e /m ²	<50 kWh /m /year	7%	2	-	
7	<150 litres / day/person	<43 kWh / m ² /year	<4 kgCO ₂ -e /m ²	<36 kWh /m /year	5%	2	-	
8	<110 litres / day/person	<33 kWh / m ² /year	<2 kgCO ₂ -e /m ²	<22 kWh /m ² /year	5%	3	<3m ³ /m ² /hr	v
9	<90 litres / day/person	<26 kWh / m ² /year	<2 kgCO ₂ -e /m ²	<15 kWh /m ² /year	3%	4	<2m ³ /m ² /hr	v
10	<90 litres / day/person	<20 kWh / m ² /year	<2 kgCO ₂ -e /m ²	<15 kWh /m ² /year	3%	4	<1m ³ /m ² /hr	v

It is reasonable to expect that small-scale housing developments can meet Homestar 6 standards while remaining affordable for whānau. With Homestar ratings above this, affordability may become a limiting factor as dealing with environmental and liveability performance costs more.

Larger scale developments have greater scope to aim for higher Homestar ratings as they can spread the costs of higher performance across multiple properties. We expect that larger developments aim for Homestar 8 ratings as a minimum.

Accessible homes

While the Homestar rating system includes accessibility criteria, these are not mandatory minimum standards. We encourage all housing developments to provide for different accessibility requirements and for ageing in place.

The Lifemark rating tool aims to design homes based on universal design standards that are usable and safe for all people of all ages and stages to make best use of space in a home.

	Lifemark Rating		
	3 Star Rating	4 Star Rating	5 Star Rating
Key features	Usable and future proofed The home has met mandatory standards for quality design now, with features built-in for easy adaptation in the future.	Well designed for ageing in place A high percentage of the design features are built in, plus the home can be adapted further if required.	High of accessibility The ultimate award for a home that has virtually all requirements in place to be usable, adaptable and safe.

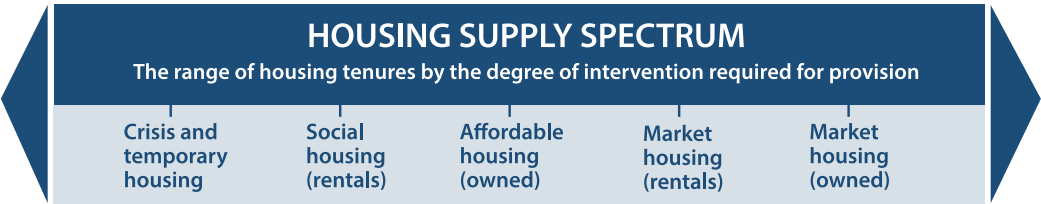
It is reasonable to expect that all new builds can meet Lifemark’s 3 star rating while remaining affordable for whānau.

Rapidly increasing the stock of sustainable housing

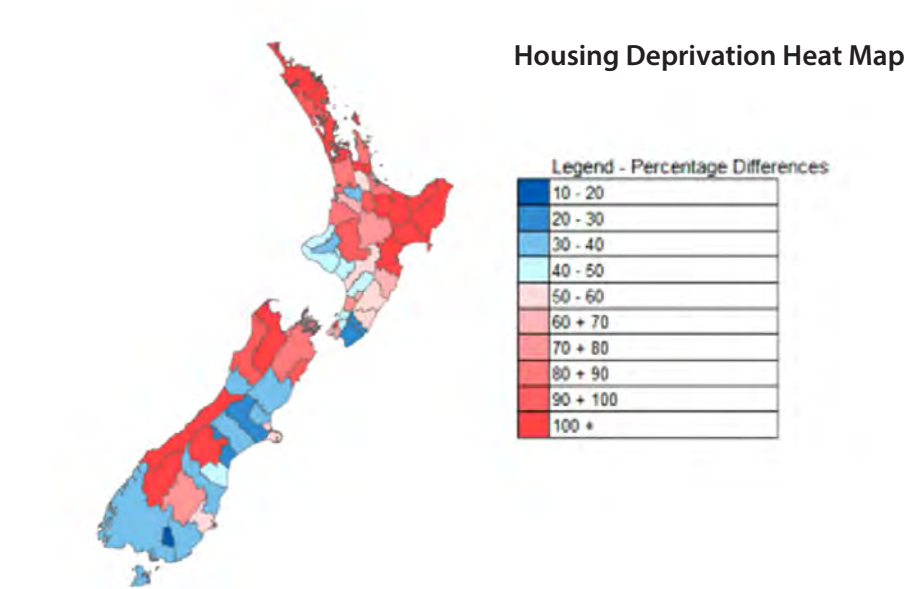
The issue

Since our programme of work began in 2019 demand for housing has increased across the housing spectrum. A perfect storm of intensifying housing need has risen off the back of increasing population (up from 47,517 in 2018 to an estimated 51,385 in 2022), reducing affordability, and declining rental stock.

When housing demand outstrips supply, the pressure on housing is greatest for those with the least financial resources. This can lead to over-crowding, homelessness and poor general wellbeing outcomes. Increasing house prices and rents cascade down the housing continuum, until we see soaring demand for and a waitlist for social housing.



The Ministry of Social Development’s (MSD) public housing register has grown from 50 whānau in 2014 to 306 in September 2019, to 549 in September 2021. At February 2022, MSD advised that 648 whānau in Te Tairāwhiti (made up of 756 adults and 759 children) were on the public housing register, with approximately 375 of those whānau in insecure housing (such as motels, garages, tents).



Since 2019, there has been a considerable increase in house building activity. These builds begin the process of catching up with our shortfall but this level of building will need to be sustained over a number of years.

Gisborne District Council projects the demand for housing will continue to grow based on recent trends and population growth.

The regional Housing and Business Capacity Assessment outlines that with the existing land and infrastructure available for development the demand for housing is likely to grow by 1,280 houses to 2024, 2,570 houses by 2030 and 5,360 houses by 2050.

	Demand, Capacity and Projected Shortage		
	2024	2030	2050
Projected change in demand for housing	+1,280	+2,570	+5,360
Reasonably expected to be realised capacity	1,000	1,700	2,600
Projected shortage of housing	-280	-870	-2,760

We are looking at a projected regional housing shortage of 280 houses to 2024, 870 houses to 2030 and 2,760 houses to 2050.

Our response

The table below identifies the number of new houses in the pipeline currently (including iwi and Kāinga ora housing) and their estimated timeframes for delivery (short term = within 2 years; medium term = 2-5 years; and long term = beyond 5 years). We estimate that by 2024, there could be between 832 and 1,376 new homes in Te Tairāwhiti. Whether these developments can all proceed will be contingent on our action to deliver on other priorities in the Strategy including updating our regulatory framework and building new infrastructure.

Timeframe	Housing providers	Number of Houses (est)
Short term	Kāinga Ora	190
	Toitū Tairāwhiti (affordable housing on land owned by whānau)	351
	Te Rūnanganui o Ngāti Porou	50
	Papakāinga (whānau, Te Puni Kōkiri)	128
	Private developers	150
	TOTAL	869
Medium term	Toitū Tairāwhiti (Tūranga Tāngata Rite on land own by Mahaki)	150
	Te Rūnanga o Tūranganui a Kiwa	24
	Rongowhakaata	98
	Ngāi Tāmanuhiri	26
	Private developers	150
	TOTAL	448
Long term	Rongowhakaata	66
	Private developers	300
	TOTAL	366
	TOTAL	1,683

While the short term prognosis looks positive, the medium to long term are less certain. We cannot afford to be complacent or unfocused or our housing crisis will not only be exacerbated but become entrenched.

Crisis and temporary housing

Our work to date has highlighted a gap in provision of crisis housing. While the region continues with existing build plans, we are bolstering our efforts to increase the availability of emergency, short-term housing across the region, including:

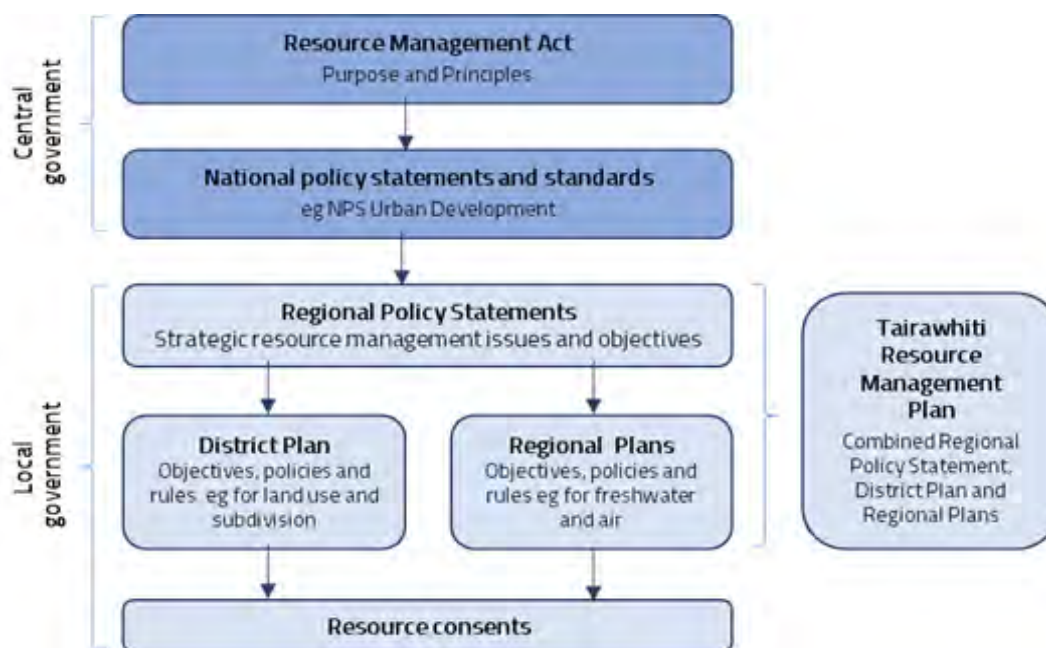
- an increase in the number of beds available for the homeless
- a mini village of temporary housing for whānau in emergency situations
- supporting marae to provide temporary housing for whānau
- self-isolation and quarantine facilities to support whānau through COVID-19.



Changing regulations and improving consent processes to accelerate housing development

The issue

Our planning framework for housing under the Resource Management Act (see figure below) shapes the physical form of our region and determines where we can live, work and play and what forms of housing are appropriate in different places. It needs to strike an optimal balance between enabling new development and ensuring the liveability and sustainability of our place.



The current housing planning framework is based on research and plans that were completed in the early 1990s and is now out of alignment with our demographic profile and new regional priorities.

We have grown our population but our urban footprint remains the same and has not grown with us. This means that land, which is made artificially scarce under current planning provisions, now makes up at least 40% of a new build costs. The current planning framework also has a focus on low density residential development and denser housing development (that are more aligned with the cost of land and more affordable) need multiple resource consents and may experience additional costs and delays. These costs are passed on to future home buyers and renters, and focus on low density residential development.

There are a range of other regulatory factors that make it difficult for whānau to meet their housing needs including:

- accessing government social housing – eligibility criteria exclude some whānau and the process can be long, arduous and frustrating for customers
- establishing papakāinga can be a convoluted process made difficult by the regulatory system around Māori land including land owner consent.

Our response

We are committed to bringing the planning framework into alignment with regional priorities. Gisborne District Council is currently undertaking a Future Development Strategy that will plan the next 30 years of housing and business growth for the region and further define where and how our urban areas can grow. Our FDS will be used to inform urban zoning and new provisions of our planning framework, such as changing residential density and encouraging mixed use development in the city, while recognising the strong demand for a range of rural living options across Te Tairāwhiti including papakāinga.

The key milestones in getting our planning framework right are:

- Finalise Future Development Strategy December 2022
- Consult on new draft planning provisions October 2023
- Notify new planning provisions for formal consultation June 2024
- Enact new planning provisions June 2025

Council is also undertaking shorter-term regulatory initiatives to facilitate housing development:

- working with individual developers to standardise housing plans and building methods to reduce inspections and expedite building consenting processes
- continuing to offer pre-application meetings to developers to advise on and coordinate consenting requirements
- creating user guides for developers to navigate building and resource consent processes.

A review of the regulatory processes around building and resource consents from a customer perspective is important to address systemic issues that lead to delays and uncertainty.

Likewise, understanding the whānau housing journey for those trying to access public housing is important as existing data shows that there are some significant issues with eligibility and process.

There are a number of major shifts in government policy underway or planned, including reforms of the:

- resource management system
- provision of three waters services
- role of local government
- health sector
- vocational education.

The changes could have far-reaching implications for housing in Te Tairāwhiti. Rau Tipu Rau Ora and Manaaki Tairāwhiti will proactively advocate on behalf of our community where the reforms impact housing provision.

Ensuring a reliable supply of building materials and resilient supply chains

The issue

The residential construction sector requires a vast array of materials. A full 90% of construction products sold in New Zealand are either imported as finished products or manufactured locally from imported components.

The COVID-19 pandemic has created several challenges around imports. Lockdowns worldwide in 2020 created shortages of building materials and logistical issues with transport. As the world moved into a new phase of 'living with COVID-19', markets have reopened and major players in the global market (such as the USA, China and India) are experiencing construction booms. New Zealand is a small market in the global context (0.1% of the global construction industry in 2020) and is competing for materials and shipping availability.

The sky-rocketing demand globally for materials and shipping caused a spike in costs of building materials in New Zealand. Construction costs for a medium sized home in New Zealand rose 9% in 2020 and close to 10% in 2021. Freight costs alone, particularly shipping, increased 100% in 2021.

The construction supply sector advises that the true impact of price increases has not yet been felt by clients and property owners. Suppliers are squeezing margins and looking for cost efficiencies elsewhere to try and keep price increases to a reasonable level. More cost increases in the short to medium term are projected.

Prices for building a new dwelling increased by 16% in the December quarter, compared with same period in 2020. [We are] forecasting further price hikes of 15% across all products in the coming year. Tradespeople wear the costs in the short term but it is inevitable that price increases would be passed on to consumers.
(Combined Building Supplies Co-operative Chair, Carl Taylor)

Similar cost increases for building the infrastructure to support housing development are manifesting. Access to aggregate for road building (and parts of house building) is increasingly an issue.

Our response

We are looking at a range of options to address the dire shortage in building materials. We will need to have diverse solutions to build a steady and reliable supply chain.

Trust Tairāwhiti is strengthening the supply chain of imported building materials so that Tairāwhiti can access a larger proportion of building materials in a number of ways in the short to medium term:

- working with building supply merchants to collectively optimise stock levels of building material available in the region
- establishing strategic purchasing partnerships with larger merchants to build power in scale by coordinating purchases and consolidating air and sea freights.

We are also looking at in-region growth of building material supplies.

Te Tairāwhiti produces a small amount of timber products (framing) for the construction industry. The Wood Engineering Technology joint venture turns lower-grade logs into high-value structural lumber for framing. It is currently running 3 ½ days per week for 24 hours a day and about 20% of the volume of production is deferred to the local construction market. We are ramping up production at the WET facility to 7 days per week by June 2022 enabling a larger volume of total lumber with a higher proportion of this deferred to the local market.

We are expanding the processing of lumber beyond existing facilities through:

- establishing a new factory in our Wood Cluster Centre by the end of 2023 to provide framing lumber for 1,700 more houses per year with a portion of this for the local construction sector
- building a sawmilling operation on Waipāoa B.

Te Tairāwhiti is investing in and supporting a range of off-site manufacturing (OSM) options to build regional capacity to respond to the housing crisis.

OSM is the construction of buildings and/or parts of buildings offsite in a factory, which are then transported to the sites where they are needed. It has several benefits including:

- enabling building at scale and pace
- driving some costs out of the supply chain
- reducing the impact of skills and material shortages.

There are a number of OSM options underway in Te Tairāwhiti including:

- a temporary in-region pre-nail facility established by Iconiq at Dunstan Road in 2020 to produce 20 housing units per year, with a permanent site at Gisborne airport expected to open in 2022
- a pre-fabricated housing facility to be established at Gisborne airport by August 2022 by BuiltSmart as a satellite of its existing business to service whānau housing needs under Toitū Tairāwhiti
- an automated frame and truss facility is being explored with Frame and Truss NZ as part of the Tairāwhiti Wood Cluster Centre of Excellence.

Local OSM facilities will significantly reduce the need to truck houses in from out of region, reducing our greenhouse gas footprint and providing more jobs for local people.

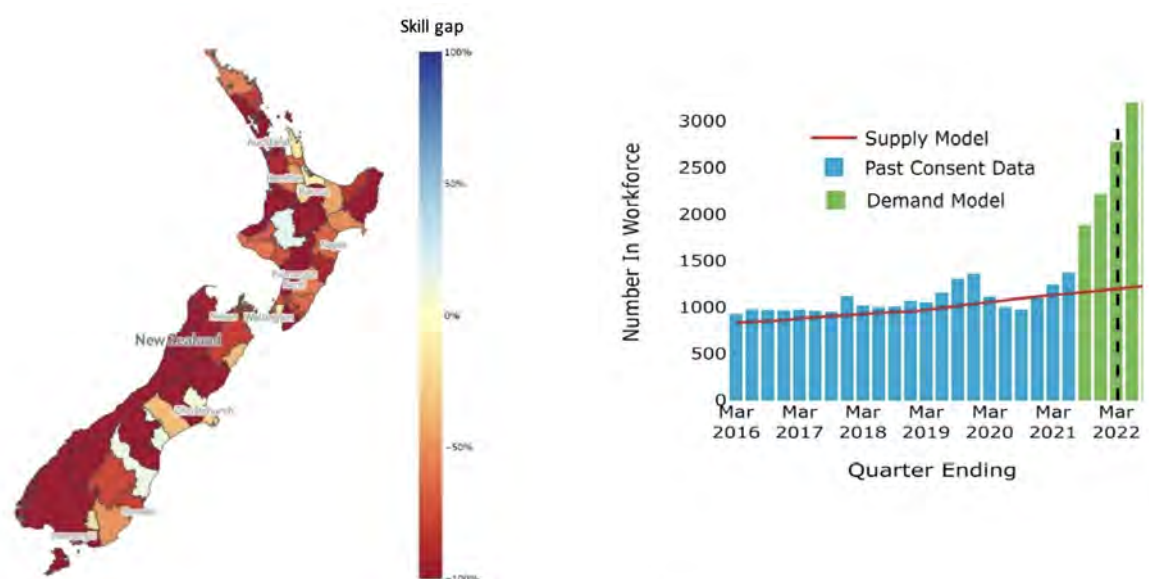
In the medium term we will progress other projects that maximise productivity and improve the use of the building materials we have including:

- maximise the recovery and reuse of construction materials
- sourcing alternative non-standard building materials.

Developing solutions to the building labour shortage that build the capacity of our people

The issue

Waihanga Ara Rau (Construction and Infrastructure) Workforce Development Council describes a serious skill shortage in Te Tairāwhiti and many other regions currently. They estimate that Te Tairāwhiti is short 1,987 tradespeople in the construction sector with that projected to increase until at least March 2023.



Future projections are likely to be a significant underestimation as the demand model does not capture all of the developments represented in our housing pipeline and any future developments yet to be announced. The shortage will not be addressed with current policy settings and initiatives.

The shortage of construction labour is driven by:

- an ageing workforce
- retention issues once trained
- competition nationally and internationally for skilled construction labour
- a tightening labour market for at least the next five years
- a significant shortfall in training capacity.

The services that support the construction sector are also experiencing tight labour markets. Local companies suggest that there is a current shortage of 180 truck drivers in region. Professional services such as planners, surveyors and geotechnical experts are in short supply with minimum six month waiting lists for service.

The time and cost involved in training staff new to construction is a pain point for construction companies, particularly smaller ones. It takes at least three years for a new staff member to reach a reasonable level of skill and qualification to not need intense supervision and, for employment to be sustainable, a relatively high level of pastoral care is required.

Many construction companies locally suggest that the current vocational training system is not producing a workforce that can easily step into work and they want to refocus training towards an 'earn as you learn' model. The national review of vocational education is due to be completed in 2023 and may see opportunities to improve some of these issues.

Our response

The CARE (Commitment, Action, Reciprocity resulting in Employment) group is completing a workforce development plan for vertical construction for Te Tairāwhiti. The Plan is the first step of a more coordinated approach to growing the skills and capabilities of our local talent and matching them to the work and career opportunities available in our region. It will be ready to roll out in July 2022 and will identify the next steps in addressing labour shortages.

Our CARE partners are focused on ensuring pathways to employment for future construction workers.

The Kura Hanga building academy programme has been initiated in Te Tairāwhiti. It aims to help retain secondary aged youth in education while developing the students' basic building skills providing them a leg up into apprenticeships and into the sector. The first in-region academy at Lytton High School is close to operational with another to open at Gisborne Boys' High School in 2023. A number of kura kaupapa Māori are exploring a collaborative building academy using a Māori model of delivery.

Each school will have the capacity for 10-15 students every year and would produce up to two houses a year for the local market. Lytton High is negotiating an agreement to supply its housing to Kāinga Ora. The CARE partners are looking at alleviating the key constraints in seeing more academies established: finding the estimated \$85k initial set-up costs per school and sourcing and funding appropriately skilled teachers.

We are also investigating options for importing labour from national and international markets particularly in the short term while our local training solutions take time to bed in. Accommodating imported labour will pose a challenge in an already constrained property market.

Funding and programming the infrastructure needed to support housing development

The issue

Housing developments need infrastructure to support them. Water supply, wastewater services, electricity, and roads and footpaths are crucial to providing safe and healthy homes.

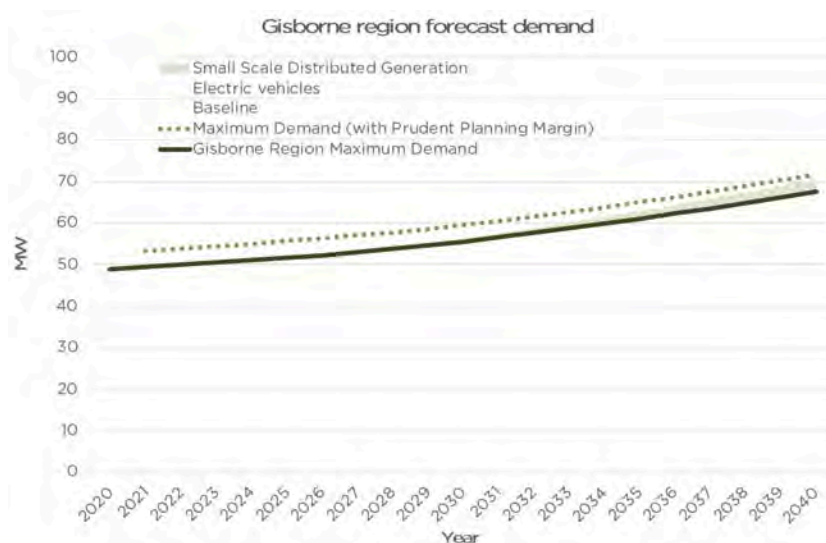
Gisborne District Council is currently the major provider of infrastructure to support housing development, providing roads and footpaths, drinking water, wastewater and stormwater services. Amongst the challenges of quality and resilience of infrastructure networks, the Council is grappling with providing infrastructure to support sufficient capacity for growth. Affordability of the required infrastructure is a major issue for Council.

The capacity of the current three waters network infrastructure is already constraining the ability to provide more housing in some residential areas (brownfield development) through subdivision and intensification. This limits the ability to provide for affordable housing close to existing amenities and services. Known greenfields sites such as the Taruheru cannot proceed until new infrastructure is in place. The Future Development Strategy (due in December 2022) will be key to informing Council's future infrastructure development plans.

Central government is in the process of reforming the three waters sector to move delivery of water services away from councils to four super-regional water services entities. The reforms are likely to impact on the timing and priority of key growth-related water infrastructure projects in the medium to long term.

The Eastland Group manages electricity transmission for Te Tairāwhiti. It is projecting an increase in peak demand for electricity to 68 MW (from 50 MW) by 2040, driven by the interplay of:

- customer connection growth (new houses and businesses)
- energy efficiency improvements
- wood processing
- uptake of electric vehicles
- installation of small-scale distributed generation (SSDG) such as solar.



Our response

Council's current Infrastructure Strategy that is part of its Long Term Plan 2021-31 has a focus on renewal of existing infrastructure. However, it does include funding for some growth projects including:

- three waters and road infrastructure for the Taruheru block development (from 2026)
- Drainwise Programme, which will increase the capacity of the existing wastewater system allowing room for more homes to connect.

Gisborne District Council has made applications to government's Infrastructure Acceleration Fund (announced in 2021 to support local authorities to provide infrastructure for housing growth) to:

- increase capacity of the three waters networks in the Gisborne urban area, namely Kaiti
- bring forward infrastructure planned for the Taruheru Block.

Council is in negotiations about progressing the Taruheru application and decisions on funding this are expected later in 2022. The application for Kaiti was unsuccessful and Council is exploring other funding avenues.

However this infrastructure investment alone is not likely to be sufficient to meet the projected growth in demand for housing particularly in the longer term out to 2050. The Future Development Strategy (see page 25) will identify where sustainable housing developments should occur with master planning a key tool to plan the physical infrastructure (water services, transport links and services) needed at a catchment level.

By 2027 the Eastland Group plans to have increased the capacity of electricity into Te Tairāwhiti to meet this demand and to increase capacity at sub-stations that service Gisborne city and the west of the region to support reliability of supply. Their planning will also align with the growth projections in the Future Development Strategy.

There are a mix of solutions in train for boosting electricity supply including a number of investigations into large scale renewable energy and small scale distributed generation. One of the key issues to resolve is the feasibility and safety of exporting excess electricity back to the network locally and the national grid.

Manaaki Tairāwhiti will continue to advocate with infrastructure providers to keep the focus on infrastructure for housing development to meet all whānau aspirations.

Reducing financial barriers to home ownership and tenancy

The issue

Te Tairāwhiti has among the highest levels of deprivation of any region in New Zealand. More than 18% of our children live in a household where the income is less than 50% of the median equivalised income and 4.8% of our children and their whānau experience severe material hardship.

In 2012 the median house price in Gisborne was \$225k. By 2019 it had risen to \$350k. In December 2021 it was \$695k. House prices are now 10 times the average household income (\$70,000). Rents increased by 10% a year from June 2018- June 2021. In August 2021 they were sitting at a median of \$565. Recent information from the Real Estate Institute of New Zealand estimates that in the six months ending December 2021, Gisborne rents were up 24.7% on the same period in 2020.

House prices and housing affordability are affected by both supply and demand factors, ranging across immigration, tax policy, government benefits or transfers, land availability, building standards, infrastructure and training programmes. (Reserve Bank Governor, Adrian Orr)

Historically, Te Tairāwhiti has had low rates of housing development as the development economics do not stack up. The recent sky-rocketing market prices and low interest rates on borrowing have stimulated some housing developments in the private market. However, this has been curtailed to a degree by the high cost of building material and labour.

Finding the right balance to stimulate housing development that our whānau can afford will require freeing up land for greenfields development and intensification, addressing material and skill shortages, and the right funding and fiscal policy settings to keep borrowing affordable for both developers and potential home owners.

At an individual whānau level, access to capital and financing are constraints for a number of whānau. The impact that high rental costs has on the ability of first-home buyers to save a deposit have been well-documented at a national level.

What has been less visible are the difficulties that many whānau with Māori freehold land have in financing papakāinga and housing development:

- the tenure of land as multiple-owned impacts on the ability of collectives of landowners to make decisions around land use for housing
- the legal status of land as inalienable significantly affects the ability to provide security for loans and access financing
- many whānau are ineligible for Kāinga Whenua Loans, which are under-written by government, as they are unable to meet the test around savings history and income levels that are akin to standard loan scrutiny
- for financing, KiwiBank require a license to occupy (so the bank can get surety over the house) whereas many whānau want the long term surety and rights of inheritance that an occupation order provides but which reduces surety
- KiwiSaver can only be used for deposits on homes where both the land and home will be owned by whānau whereas Māori freehold land often has hundreds of owners
- initial costs of infrastructure to service mostly rural papakāinga (including on site wastewater treatment systems and drinking water supply) represents a big a big up-front capital investment and can make development unaffordable.

Government response

Many of the solutions sit with Government to progress. It has instituted a number of policy settings recently aimed at stimulating housing supply and improving affordability including passing housing intensification legislation and changing fiscal settings to enable first home buyers to enter the property market.

In 2021 Government announced a substantial package of funding support to enable housing development that included:

- Infrastructure Acceleration Fund (\$1b) to increase the pace and scale of housing delivery by helping to fund the critical infrastructure needed for developments in the short to medium-term
- Whai Kāinga Whai Oranga fund (\$380m) to enable Māori to lead and deliver their whānau, hapū and iwi housing aspirations in their own communities and regions
- Māori Infrastructure Fund (\$350m) to support Māori-led housing projects, such as papakāinga, with onsite infrastructure needs
- Residential Development Response fund (\$350m) to support the development of affordable housing on land owned by iwi, councils, community groups and private developers
- Kāinga Ora funding (\$130m+) to enable assessment and progress of urban development opportunities and to accelerate the pace and scale of delivery
- Kāinga ora land development programme lending (\$2b) to scale up land acquisition and operational income to support housing outcomes.

This funding will go some way to re-balancing the development economics. However, the question of affordability of housing for whānau in Te Tairāwhiti remains.

Our response

There are several initiatives the region is undertaking to work around these issues.

The Toitū Tairāwhiti programme (a collaboration of Te Tairāwhiti and Eastern Bay of Plenty iwi) aims to improve housing outcomes for whānau Māori. With seed funding from member iwi and government it will contract the build of 201 affordable homes by 2024 and has plans for at least another 300 over the next 10 years (contingent on funding availability). Toitū coordinates contracts and relationships with suppliers to ensure affordability and fit-for-purpose housing.

The Toitū programme is founded on the principle of Mana Motuhake putting whānau in the driving seat of securing a home to own that meets their needs and aspirations. Kaitakawaenga (navigators) walk beside whānau on their housing journey and offer education and support throughout to help whānau identify housing solutions that will work best for them. A growing number of options are available from full family homes to cabins to relocatable homes to retrofit and repairs of existing homes.

There is also a considerable drive in the region to improve the affordability of rental homes including transitional and emergency accommodation. Iwi and regional partners such as Kāinga Ora are working on several fronts including:

- growing the number of Community Housing Providers in the region so whānau can access government financial support for rising rental costs
- transferring public housing tenancy management to local iwi so costs and quality can align better with whānau needs and aspirations
- introducing shared equity options for whānau to rent to own.



HE TĀPIRITANGA

APPENDIX

Organisational Acronyms

CARE	Commitment, Reciprocity and Action for Employment Forum
EG	Eastland Group
EIT	Eastland Institute of Technology
F&TNZ	Frame and Truss New Zealand
GDC	Gisborne District Council
HT	Hauora Tairāwhiti
HUD	Ministry of Housing and Urban Development
KO	Kāinga Ora
MoE	Ministry of Education
MSD	Ministry of Social Development
MT	Manaaki Tairāwhiti
NZTA	New Zealand Transport Agency
Oasis	Oasis Community Shelter
RIT	Rongowhakaata Iwi Trust
RSLG	Regional Sector Leadership Group
RTRO	Rau Tipu Rau Ora Governance Group
TA	Tūranga Ararau
Toitū	Toitū Tairāwhiti
TPK	Te Puni Kōkiri
TRONPnui	Te Rūnanganui o Ngāti Porou
TROTAK	Te Rūnanga o Tūranganui ā Kiwa
TT	Trust Tairāwhiti
TTPT	Tāmanuhiri Tūtū Poroporo Trust
WET	Wood Engineering Technology



**RauTipu
RauOra**



Te Kaunihera o Te Tairāwhiti
GISBORNE
DISTRICT COUNCIL



Hauora
Tairāwhiti



**Trust
Tairāwhiti**
Regional Wellbeing
He Tohu Ora



TE AITANGA A
MAHAKI



**Eastland
Group**



RONGOWHAKAATA