

# Ngāpuhi Papakāinga Toolkit **Summary Guide**



Tōku  
Whenua

Tōku  
Whānau

Tōku  
Whare



# MIHI

Ka rere ngā mihi ki ngā mate maha o te motu, mai i Muriwhenua taenoa atu ki Murihiku, rātou katoa kua turakihia e te toki a Whiro, arā, te ringa kaha o Aituā. Kua hoki atu rātou ki te pō nui, te pō roa, te pō i auai tā rātou moe, tukuna rātou kia okioki. E Kara mā, e Kui mā, haere atu rā, moe mai ki te whenua kua tōngia mai ai e tō tātou Atua a Io Te Matua, he kāinga mutunga mō tātou katoa. Kāti rā, rātou ki a rātou, tātou te hunga ora ki a tātou, tēnā ano tātou katoa. Ka hoki ngā rārangi kōrero ki a tātou te hunga ora, tēnā koutou, tēnā koutou katoa. E mihi whānui tēnei ki a tātou ngā mahuetanga iho o rātou e kaha nei i te hāpai kauake i tēnei Kaupapa, kia tutuki ngā moemoeā o rātou kua ngaro i te tirohunga kanohi i tēnei wā. Mā runga i te Tūmanako, Whakapono me te Aroha ka tutuki ngā katoa ahatia he aha.

He mea hanga tōku whare, ko Papatūānuku te papa rahi.

Ko ngā maunga ngā poupou, Ko Ranginui e tū iho nei, te tuānui.

Pūhanga-tohorā titiro ki Te Ramaroa e whakakurupaeke rā i te Hauāuru.

Te Ramaroa titiro ki Whiria, ki te Paiaka-ō-te-riri, Te kawa ō Rāhiri.

Whiria titiro ki Panguru ki Papata k ngā rākau tūpatapata e tū ana ki te Hauāuru.

Panguru, Papata titiro ki Maungataniwhā. Maungataniwhā titiro ki Tokerau e ki a nei a Ngāti Rehia, he ripo kau, he ripo kau.

Tokerau titiro ki Rākaumangamanga. Rākaumangamanga titiro ki Manaia, e tū kōhatu mai rā i te ākau.

Manaia titiro ki Tutāmoe, he mihi nō te kohu waenganui o Tūtāmoe ki uta me tōna hoa Maunganui ki tai. Tūtāmoe titiro ki Maunganui.

Maunganui taiāwhio atu tō titiro ki Pūhanga Tohorā - koia tēnei ko Te Whare-tapu o Ngāpuhi.

Ehara aku maunga i te maunga nekeneke, he maunga tū tona, tū te ao, tū te pō.

Ko te whare tapu o Ngāpuhi tēnei, tihei mauri ora.

'Tōku Whenua, Tōku Whānau, Tōku Whare' is a Ngāpuhi specific approach to papakāinga development. It recognises the importance of whenua from a cultural perspective and the sustenance it provides for us as a people. The approach also recognises the value of people, and bringing whānau together for the betterment of future generations. It does this through a kaupapa of housing which ties land and people together

**Ngā herehere tangata ki te whenua**



# INTRODUCTION

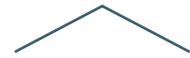
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## Purpose

**This summary guide has been developed to give you an overview of papakainga development in Te Taitokerau. It is supplemented by a larger [Toolkit](#) and associated workshops.**

The process for developing papakāinga housing on Māori Land, particularly in Taitokerau, can be complex and time consuming. There are many barriers which hinder and deter development. This includes limited capacity and capability of whānau, the inclusion of various agencies and organisations, inherent difficulties in Māori Land development and management, and limited access to finance.

Specifically, Māori Land in Taitokerau is typically unoccupied and unimproved, has multiple owners and operates without any formal management structure. Land is typically rural in nature with minimal services in close proximity. Paper roads are a typical form of access. These, alongside other factors, such as an influx of whānau from urban centres (such as Auckland), coupled with socio-economic factors make papakāinga housing difficult to undertake. In the same breath, development on Māori Land is often the only option for whānau who have no other reasonable options for housing. This summary guide has been developed to assist you and give an overview of the papakainga development process.



# OVERVIEW OF PAPA KĀINGA DEVELOPMENT PROCESS

The Toolkit uses a three step process to assist you with your aspirations to develop papakāinga on your whenua.



## Tōku Whenua: Te Taumata Tawhiti – Vision for Whenua

The Toku Whenua step is focused on understanding the taonga that is your land and how it may lend itself to papakainga development. A range of information sources are required which include information local councils, the Maori Land Court and other agencies may have. More importantly, the information your whanau, kuia and kaumatua may have is also relevant.

Understanding your whenua allows you to create a vision and plan for papakainga development. This step sets the foundation for the following steps.



**Kumea te taumata tawhiti  
o ngā whenua – kia tata**  
Bringing the long term vision  
for land into sharper focus



**Ma te whenua me te wahine  
ka mate te tangata**

It is through land and woman  
that man will pass on

The key parts in this step are to:

- Understand your whenua from a range of perspectives that you will utilise throughout the project;
- Have a clear vision statement and purpose for your whenua and papakāinga development;
- Have developed initial sketches and ideas about your papakāinga development plan for initial consideration.

Given the closeness between whenua and people, there are a lot of cross overs between Tōku Whenua and Tōku Whānau.

Sources of information include local kuia and kaumatua, occupiers, the Maori Land Court and local Councils.



## 02

### **Tōku Whānau:** Whiti Hākaro – Information Gathering

The Toku Whanau steps builds off Toku Whenua by attempting to bring the land and people together for the betterment of current and future generations.

Your whanau are likely to have a set of skills which will help in managing the whenua, the proposed papakainga plan, and even potentially the building and management of any houses and development that eventuates.

Constant communication and dialogue is critical to success as is understanding whanau needs and desires. Toku Whanau is truly about putting your whanau first when considering papakainga development.

Those likely to be involved in this step include your whanau, the Maori Land Court and Council staff, and outside experts who can assist in land development matters.



### **Ko tōku whānau te tupehau o āku hākaro**

My whānau is at the pinnacle  
of my thoughts

The key parts in this step are to:

- Understand the range of skills and capabilities your whānau has which can be used to contribute to papakāinga development.
- Understand the range of skills and capabilities that are not available and measures/steps to fill these gaps.
- Have a dedicated project manager in place to oversee the proposed development.
- Have an established Trust with functioning trustees and appropriate trust order, policies, procedures and processes.
- Have an initial understanding of whānau needs and how to meet those needs and options and concepts for your papakāinga development on your whenua, consistent with your overarching vision.
- Maintain a high level budget containing estimates, quotes and costs that may be incurred through the proposed development.



## Tōku Whare:

### Te Ara Hanga – Project Build & Future Management

Toku Whare, the final step, attempts to realise whānau needs and desires on their whenua through housing.

This step covers matters from project planning to council permits and consents to construction and development. In that sense a range of processes and factors are considered in order to achieve papakainga development.

Through this step you are likely going to be in constant contact and communication with those associated with land development. This ranges from experts in the field of finance, planning - surveyors, town planners, engineers, to builders, plumbers and electricians. Government agencies such as Te Puni Kōkiri and agencies like Te Runanga a Iwi O Ngpauhi are also key contacts in this step.

The key steps to this task are to:

#### Demand & Project Feasibility

- Have undertaken housing demand/needs surveys to pinpoint whānau needs in respect to housing in relation to a range of age and family make up cohorts
- Have estimate and actual capital budget costs for the project to be undertaken
- Understand your consent requirements, what technical reports you require, and the potential issues in contention of your development options
- Have the preferred development option decided upon (based on the information considered) and have relevant plans and drawings associated with that preferred option
- Have applied to Council for necessary consents and approvals

**Nga herehere  
tangata ki te whenua**  
People inextricably linked  
together to the land

#### Funding and Finance

- Have engaged, or sought, financial advice to consider and recommend the appropriate mix of finance to fund the papakainga development.
- Have completed a financial model based on your papakāinga proposal specifics or had discussions with Te Puni Kōkiri regarding their PVAT tool

#### Project Build & Ongoing Management

- Have engaged relevant contractors to carry out the proposed building development
- Have signed contract documents
- Either engaged a specific project manager to carry out the building aspects of the papakāinga or the trust has committed someone to carry this out
- Have the buildings signed off with a Code of Compliance Certificate
- Understand any warranties, insurance, and defects liability
- Understand and establish processes to carry out necessary maintenance on your buildings
- Have a list of preferred suppliers that can be called upon to carry out maintenance, repairs and upgrades
- Built capacity, or engage specialists, to carry out tenancy and asset management services
- Have considered succession planning for the long term success of the papakāinga development

Given that this step seeks to bring together whenua and whānau, there are close links to previous steps.

# KEY CONTACT DETAILS

## The key agencies include:

- [Te Rūnanga-Ā-Iwi O Ngāpuhi](#)
- [Far North District, Whangarei District, Kaipara District and Northland Regional Councils](#)
- [Te Puni Kōkiri](#)
- [Māori Land Court.](#)

Click on the above links for relevant contact information, office locations and more. Through this process you are likely to have contact details of relevant staff to assist you moving forward.

 Remember to [view the larger Toolkit](#) for more information on this summary document.

A range of other toolkits, guides and case studies also exist that may assist and help in your development aspirations. Te Puni Kōkiri's '[A Guide to Papakainga Housing](#)' is one resource that is also useful to consider.



