

Māori Housing Think Tank Hui

Wednesday 24 January 2018

Hui Summary Paper

INTRODUCTION

The Building Better Homes, Towns and Cities: Ko ngā wā kāinga hei whakamahorahora National Science Challenge (BBHTC NSC) convened a Māori Housing Think Tank hui to help establish a kaupapa Māori research program for the 'Kāinga Tahī Kāinga Rua' research area that makes a highly visible and disruptive contribution to the housing, urban design, and planning debate. This paper provides a summary of the thematic discussions at the hui.

OVERVIEW OF KEY THEMES FOR THE HUI

Whenu 1: Supporting Hauora Through Successful Māori Housing Initiatives

Further understand, from the perspective of whānau, the nexus between poverty, housing, and well-being for diverse Māori communities and to examine solutions that can support transformational hauora outcomes.

Whenu 2: Economic Solutions to Support Māori Housing

To develop a suite of economic and finance solutions for diverse whānau that can address issues of lifetime renting and home ownership, and explore the tensions between commercial return of assets, social housing for iwi, and enhanced hauora outcomes.

Whenu 3: Growing Papakāinga into the Future

To examine a wide range of papakāinga developments to understand what is innovative and propose ways forward for the future of papakāinga housing that account for kāinga tahī kāinga rua.

SUMMARY OF THEMATIC DISCUSSIONS

Hui participants were asked to workshop "what is our vision for culturally appropriate housing?" The discussion points from the six roundtable groups were written on post-it notes and groups reported back to the wider group. At the close of the report-back session, participants were invited to organise their group's post-it notes according to the three key themes of hauora, economic solutions, and papakāinga. An additional theme of knowledge transfer was generated by the roundtable discussion. The following is a thematic summary of the roundtable discussions and

report-back session. Also included are points raised by the afternoon presenters on each of the three themes (Fiona Cram – hauora; Angus Macfarlane – economics; Ella Henry – papakāinga).

Hauora

The key areas of discussion were:

- **Kaupapa Māori:** Need to consider hauora and housing from our own worldview (de-story and re-story housing). Need to validate our own mātauranga around turangawaewae (belonging), kāinga, building homes, and their function and purpose, including supporting inclusive and inter-generational living for tamariki, rangatahi, pakeke, kaumatua, and those with disabilities. What is the difference between housing and kāinga Māori? What are the deeper concepts of 'kāinga' or 'home' as opposed to just the physical house structure?
- **Long-term, inter-disciplinary, future-focus:** Housing for hauora requires inter-connected, inter-related thinking 150 years into the future with a future-generational focus, and which is inter-disciplinary: educational; cultural; economic; alongside the physical.
- **To live as Māori:** Culturally appropriate housing is housing that enables Māori to live as Māori (in all our diversity). Whānau Ora study gathering kōrero from 43,000 Māori suggested that what Māori want most is to be Māori – learn te reo, tikanga, mātauranga. Housing needs to be able to facilitate this learning and be a puna for us where we can recharge as Māori and speak our language, transfer our mātauranga to future generations, and keep to our tikanga, values, and philosophies.
- **Whanaungatanga:** Hauora is supported by building/neighbourhood planning and design that supports inter-generational connection and connection between whānau, and which reconnects te hunga ngaro, te hunga kōtiti - those who have become 'lost souls' from us/our culture. This necessitates the incorporation of an adequate volume of social housing in the planning and design, and communal services such as maara kai. Need to acknowledge that there are different planning and design needs for whānau living in rural and urban settings. Māori need to be able to exercise rangatiratanga over planning and design.
- **Whole of system approach:** Achieving the goal of well-housed, well-connected and reconnected whānau requires thinking about hauora, whānau wellbeing, and housing in a holistic, whole of system way. Ensure research is co-created and connected to our communities so that their needs, priorities, and aspirations remain central.
- **Cultural and physical safety:** Home is where whānau are safe, welcome, and well – physically, emotionally, spiritually, and where there is kai – with consideration given to design features that support whānau safety, including safety from violence and abuse. The safety of tamariki and rangatahi, and the design of housing that facilitates their care and supervision, was raised as a particularly important issue. Unsafe housing has led to some youth making the streets their homes. How do we address streets as homes? Some cities have developed facilities for the homeless to shower and wash.

- **Housing is a key social determinant for hauora:** How does housing as a physical structure support health? Beyond ensuring homes are warm and dry, there are additional design needs for te oranga o te whānau including for the hosting of manuhiri, intergenerational living, and the expression of tikanga.
- **Housing for people living with disabilities:** Around 20 per cent of Māori live with a disability. For Māori aged over 65 years the figure hikes to around 60 per cent. Projects in the Kāinga Tahī, Kāinga Rua research area need to be inclusive of their housing needs.
- **Building homes and the revitalisation of hauora:** Whānau involvement/collective participation in the build process is a hauora revitalisation experience: through the reinvigoration of the collective; doing things yourselves with your own hands; the learning of new skills and knowledge; and their implementation and dissemination to others.
- **Ōranga whenua, ōranga whānau:** Build to reflect how whānau and communities want to live, with housing purpose-built to the environment to enhance holistic wellbeing. Need to consider infrastructure issues such as water supply/waste water/storm water and power supply/generation/storage in builds and how to best utilise existing technologies in these areas (e.g. composting toilets, grey water into native shelter belts, plantings for storm water retention, micro-hydro/solar power systems) and how to innovate further (e.g. investment in and development of community power grids/modular energy systems to get off the national grid). There is a need to gather information, learnings, and experiences of self-sufficiency/off-the-grid models together into a centralised space or hub for knowledge transfer and dissemination.
- **Wairuatanga:** Tap into the ātua rhythms and cycles/māramataka for housing and whānau/community development and planning to further support hauora.

Economic solutions

The key areas of discussion were:

- **Rangatiratanga:** We need to take control of our own solutions: we used to build our own homes and need to be able to do so again. Need to be able to address the inefficiencies in the building sector that make the building of housing costly, time consuming, and challenging to navigate by building our own homes. But how do we move past or disrupt the regulations and application/consenting processes of the banks, building sector, local bodies, and government etc? We need to look more to our own knowledge/solutions and resources within whānau, marae, hapū, iwi, land trusts for navigating regulatory systems, financing, and accessing land for housing. This could also be facilitated through the establishment of a 'Māori Housing Inc' or via Iwi authority collaborations.
- **Kotahitanga:** Need to look to the skills and resources we have within our own whānau/communities and draw on it, and further build our capacity and capability with deliberative long-term planning and education and knowledge sharing e.g. whānau planning for a wide range of trade skills for the building of houses to draw on into the future. Also need to acknowledge that some whānau/communities are isolated and have limited networks to organize and plan at a wider level.

- **Knowledge building and dissemination:** Need to compile and disseminate information, knowledge, skills, experiences re self-builds. Also need a greater understanding of the whakapapa of building materials, their safety, and how prefabricated materials might assist with self-builds. Explore the feasibility of producing wood-engineered products from milled logs from Māori-owned land.
- **Addressing barriers to Māori home ownership:** Affordability is a key barrier to Māori home ownership. What are other barriers and how might they be addressed? E.g. people want to live close to where they work.
- **Development of affordable housing:** Need to create more flexibility in the development of affordable housing, including investigating co-operative housing approaches e.g. those used in Canada.
- **Financial pathways:** Need to develop more pathways for financial assistance for affordable housing, home ownership, and housing builds, including for iwi social housing provision. Kāinga Whenua loans need to be fit-for-purpose.
- **Housing and regional development:** How do we make lots of different geographical places in Aotearoa more attractive for living for our diverse population? Need to invest in housing development in rural locales as well as urban settings; need to think of building homes/towns/communities rather than cities as cities are not the best place for our people. There thus needs to be an especial focus on regional development in terms of housing, employment, services (schools, health and social services, etc), infrastructure (water, roading, broadband, etc) as many Māori aspire to return to their ancestral lands to live and it needs to be made a more viable option.
- **Infrastructure innovation:** Need to invest in whānau/community off-the-grid energy generation and storage options, and ensure that Kāinga Whenua Loans can be utilised for such innovations. Research projects re energy generation/storage innovations could be co-funded by ECCA.
- **Advocating for social procurement policies:** Look to potential leads from Indigenous housing experiences in Australia and South America e.g. social procurement policies for housing which requires developers to consider local tradespeople, suppliers, etc. Need to build such policies and practices into the building and construction industry in Aotearoa to assist with the capacity and capability building of our whānau, marae, hapū, iwi. Tie regional housing development to specific education/upskilling programmes for local whānau to be involved in/participate at all levels.
- **Māori leadership in the building industry:** Explore the potential for Māori business development in the housing/building industry.

Papakāinga

The key areas of discussion were:

- **Ensuring our survival as Māori:** The building of papakāinga is also an exercise of rebuilding whānau, marae, hapū, iwi, and Māori communities; where whānau are well-housed, well-connected, and well-supported in purpose-built housing. They are future-focused but grounded in the past. Papakāinga is understood to be a model for the building of whānau resilience; where whānau can return to their ancestral lands and learn to be Māori again and regenerate their cultural capacity and tikanga.

- **Potential for papakāinga developments:** There is often an idealized vision of papakāinga, but what does it actually mean in 2018? What types of potential exists for papakāinga developments with different types of land? What land is available for papakāinga in different rohe?
- **Collaboration and cooperation:** The building of papakāinga is the outcome of a multiplicity of collaborations and cooperation to make land available/acquire land and develop housing. They require medium to long-term planning (3-5 years).
- **Rangatiratanga:** Innovation can be difficult when whānau/communities are risk-averse, due to others being in control of the budget/funding e.g. such as banks, developers, government agencies. Papakāinga housing developments also require a lot of different sets of expertise and this is often 'imported in' from outside with the risk that outside interests can take over. Papakāinga developments thus require strong leadership teams and robust kaupapa for Māori to remain in charge of these projects. It is thus critical to address the power that government, local bodies, developers, banks, and private financiers hold in the development of papakāinga.
- **Inter-disciplinary approach:** Need to include education and capacity/capability building to support Māori control, leadership, participation of and in the project; and to share learnings with others who are also planning papakāinga.
- **Māori leadership in housing innovation:** Māori have an opportunity to take the lead in papakāinga housing innovations that can be disseminated out to others. Need a Māori housing development plan that shifts the New Zealand housing paradigm in general. We need innovation, creativity, and resourcefulness.
- **Seeing and thinking differently:** Acknowledge the complexity of the land tenure system but think/visualize differently away from straight lines. A different visual emphasis around land tenure is important as is a whole of landscape approach interconnecting our travels between rural and urban environments.

Knowledge transfer

The key areas of discussion were:

- **Knowledge and empowerment through education:** Housing research and the creation of new knowledge needs to nurture educational opportunities for Māori that uplift the mana of whānau.
- **Sharing of innovative approaches:** Need to prioritise the sharing of information and innovative approaches for housing for Māori, including what does not work so that past mistakes are not repeated.
- **Diversity and choice:** It is important to facilitate choice for Māori in housing and acknowledge that there is no one model or pathway.
- **Government policy:** Further develop pathways for mātauranga Māori and new knowledge to inform government policy and decision-making

SUMMARY OF RESEARCH PRIORITIES

Hui participants were asked to workshop the research priorities in each of the key theme areas. There were three concurrent roundtable groups reflecting the three key theme areas and each group was asked to workshop what contributions research had made in that particular area to date, what new knowledge was needed, and how new knowledge might be best transferred for maximum impact. The facilitators for the workshops were: Fiona Cram (hauora); Angus Macfarlane (economic solutions); and Ella Henry (papakāinga).

Research priorities: hauora

The key points of note and projects discussed were:

- **Impact of damp housing on hauora:** Discussion of in-home measurement of dampness, with Ngāti Whātua ki Ōrākei wanting to do this project and having a draft proposal prepared.
- **Hauora aspirations of homes and housing:** A multigenerational project was also suggested, to be led by Ngāti Whātua ki Ōrākei. The project idea was to convene rangatahi, pakeke, and kaumatua focus hui to talk about housing and hauora, for groups to be invited to Ōrākei to do this, and for the Ōrākei group to reach out and kōrero with others. This qualitative project would gather the diversity of what was considered to be housing/home, what people's hauora aspirations were, and how their housing/home facilitated or was a barrier to the attainment of these aspirations. The aim was a storytelling, scoping exercise to spark ideas and connections that might 'normally' be considered out-of-scope or just not thought of in terms of the housing-hauora interface. The kōrero highlighted how diverse this area was including an acknowledgement of the housing issues faced by people with disabilities, the presence of gangs in many rural areas, as well as urban Māori with little to no connection to their iwi or papakāinga.
- **Housing design for hauora:** Other suggestions focused on research into housing design which best supported mauri oho, and specifically safety and mental wellbeing.
- **Regional health service development to support regional housing development:** This discussion centred on the health and social services needed by whānau and which often kept them tied to living in cities and regional towns, and what health and social service developments would be needed to support a move back to their ancestral lands.
- **Suggested research project and knowledge transfer proposal:** The result of the discussion was the suggestion of several smaller projects where researchers and the communities they were already connected with decided what they wanted to say about housing and hauora, particularly about how both might be/were being improved interdependently. The aim of the suggested research project is to understand how diverse Māori collectives (whānau, hapū, marae, Māori land trusts, Māori communities, iwi) see their housing and hauora as intertwined and how they are being improved; and to draw these understandings together into an edited volume on Māori housing and hauora. The production of an edited volume containing 6-8 project reports on how Māori view the links between hauora and housing has the promise of being both thought-provoking and disruptive. It would have the potential to spark larger research projects as well as inform strategy and policy thinking. It is envisaged that the project reports would be small research projects that would largely involve collective hui and discussions about the kaupapa that would then be written into provocative thought-pieces for the book. Writing and facilitation support would be made available to the funded projects, if required, to ensure a diversity of Māori collectives were able to be represented.

Research priorities: economic solutions

The key points of note and projects discussed were:

- **Investigation of social procurement:** How social procurement policies and practices might support the development of medium sized Māori businesses in the housing and construction field.
- **Evaluation of existing Māori housing economic strategies:** This could involve case studies into what is currently being done to support Māori housing developments, including iwi-based finance provision, and how such strategies have addressed discrimination issues and complicated government processes, including those of Te Puni Kōkiri (TPK). A paradigm shift in banks is needed. Gaining an understanding of context will be key as the strategies that work well in one place (for whānau, land trusts, iwi) may not work well elsewhere.
- **Te Ture Whenua Māori Act:** To investigate the impacts of the Act on Māori housing.
- **Impacts of Māori home ownership:** To utilise quantitative data from the upcoming census as a baseline to look at the contemporary Māori housing situation.
- **Treaty settlements:** To examine Treaty settlements and the ways in which they facilitate access to lands and funding for whānau/iwi housing development.
- **Shared-equity housing:** To investigate the opportunities for whānau/iwi from shared-equity housing arrangements.
- **Dissemination:** Different dissemination pathways are needed to ensure research findings are accessible to Māori and for various policy arenas. These could include YouTube clips, infographics, and story-based case studies.

Research priorities: papakāinga

The key points of note and projects discussed were:

- **Current research in the area:** There is a dearth of information about papakāinga that could inform more in-depth studies in the field, but also provide invaluable information for Māori researchers, iwi, and policy-makers, around how to address Māori aspirations in housing and building, and grow papakāinga into the future. There is also a dearth of information on the management of rental tenancies in a whānau context.
- **Māori perceptions of papakāinga:** This study would involve a large-scale survey. It would seek to elicit Māori understandings and perceptions of papakāinga in urban and rural contexts. It would include a series of demographic questions which would, if responses allowed, enable statistical analyses, and perhaps, identify causality, e.g. Māori living in papakāinga, or in their rohe, might be more likely to attest to its positive impacts on their wellbeing. This data could provide a powerful starting point for underpinning further commitment to, and development of papakāinga projects. This research team would include those interested in large-scale surveying and statistical analyses.
- **Iwi engagement in papakāinga development:** This study would involve interviews with representatives from a sample of iwi about their development of papakāinga, and managing social housing. Researchers would conduct in-depth interviews with iwi who are currently managing Papakāinga projects to explore their aspirations, challenges, and opportunities. Potential Iwi include Waikato-Tainui, Ngāti Whātua, Ngāi Tahu, Ngāti Pukenga, Te Āti Awa ki Poneke.
- **The contribution of papakāinga to and for Māori wellbeing:** This study would be in two parts. Part A would explore the contribution of papakāinga housing to Māori well-being. Communities currently living in iwi, hapū and/or whānau papakāinga would be invited to

participate in focus groups, in which they would be asked to discuss the wellbeing impacts of living in those communities. Whānau from Ngāti Haua, Ngāti Hine, Ngātikahu ki Whangaroa have been identified as potential participants, but others would be sought as the research progressed. Part B would focus on whānau living in papakāinga in urban or town centres via 2-3 small-scale case studies. These could be undertaken in Ngaruawahia (iwi), another in Papakura (whānau), and Hoani Waititi Marae (matāwaka).

- **Successful papakāinga developments:** This study would include 5-6 case studies of papakāinga to gather and report on their experiences and identify and understand the success determinants/elements in their development, and especially of those recently developed as they have been through the current process of resource consents, accessing finance, etc.
- **Management of rental tenancies in papakāinga:** Need research on rent collection from whānau to help iwi/Māori housing organisations manage rental tenancies in papakāinga developments.
- **Research Outputs and knowledge transfer:** Discussed a variety of outputs, including: academic papers for publication; working papers for participants and iwi, focusing on implications for their members and communities; and audio-visual resources of research outcomes, available through social media.

KNOWLEDGE TRANSFER SYSTEMS

A forth roundtable group workshopped the theme of knowledge transfer which arose during the morning's workshop discussions. The facilitator of this workshop was Jo Smith.

Points for consideration for Kāinga Tahī, Kāinga Rua research area:

The key points of note and projects discussed were:

- **Wairua:** To ensure research remains co-created and connected, we need to address the wairua dimensions of each of the three whenu (hauora, economic solutions, and papakāinga) and use research techniques that can inspire actionable ideas at the level of the everyday.
- **Experiential learning:** Experiential learning is key to engaging the wairua and tinana. Existing successful knowledge transfer practices include wānanga, hīkoi, storytelling, artistic and cultural programming, exhibitions and competitions, board games, and visual storytelling techniques.
- **Knowledge dissemination:** Accessible research findings will ensure interest and be tailored to different audiences and decision-makers to improve uptake. Such a system of knowledge production and distribution can further develop pathways for mātauranga Māori and new knowledge to inform government policy and decision-making.
- **Ako:** Ako emerged as a preferred term for describing knowledge transfer as it emphasises a reciprocal relationship of knowledge sharing and production (co-creation). An educational component to all research projects would enhance the dissemination and uptake of research findings.
- **Suggested conceptual framework for Kāinga Tahī, Kāinga Rua:** The conceptual framework includes wairua and ako, and foregrounds them across the three main whenu of hauora, economic solutions, and papakāinga. We might think of wairua and ako as the ahu that works across all three whenu, weaving relationships and forming new and unforeseen connections that can foster new thinking about Māori housing in ways that might lead to new actions, strategies, and policies.

- **Suggested project and knowledge transfer proposal:** The aim of the study would be to develop experiential research practices which creatively explore Māori housing dynamics and challenges that will collate and showcase diverse Māori thinking and practice in the field, stimulate new ideas and connections that could lead to a larger project and inform strategy and policy, and foster and extend research impact to influence decision-making processes. Research outputs would include a co-edited anthology that draws together and visually showcases the key findings of each whenu; an educational package communicating key issues and potential solutions for diverse audiences; and audiovisual and graphic content for distribution across a range of media platforms to engage specific audiences.

WHERE TO FROM HERE?

A central aim of the Building Better Homes, Towns and Cities: Ko ngā wā kāinga hei whakamahorahora National Science Challenge (BBHTC NSC) is to work collaboratively with Māori communities to make a highly visible and disruptive contribution to the housing, urban design, and planning debate. The Māori Housing Think Thank co-creation hui generated numerous research priorities to be taken forward and developed into a kaupapa Māori research program for the 'Kāinga Tahī Kāinga Rua' research area. Aspects of this research program will be implemented over the next 15 months.

HUI PARTICIPANTS

Ana Heremaia, Anahera Rawiri, Anaru Wā, Angus Macfarlane, Del Carlini, Felicity Brenchley, Fiona Cram, Heeni Hoterene, Helen Potter, Hinerangi Goodman, Huhana Smith, James Hudson, Jenny Lee-Morgan, Jessica Hutchings, Jo Smith, Karlee Turner-Puriri, Lee Cooper, Lou-Ann Ballantyne, Lucy Tukua, Matthew Roskruge, Ngarimu Blair, Rapata Wiri, Rau Hoskins, Rebecca Kiddle, Richard Bedford, Rihi Te Nana, Ruth Berry, Shirley Simmonds Tamati Putawai, Tania Kingi, Tony Goodman, Victoria Kingi

