

Three homes in rural Welcome Bay

Pukekohatu Papakāinga 2011 – 2012

The Papakāinga

This Papakāinga is within Western Bay of Plenty District Council's boundary, and includes a two-bedroom home for a kaumatua, a three-bedroom home for a young whanau and a five-bedroom home for a large whanau of eight.

Planning and design began in 2012 and construction was completed in December 2013. A further grant was secured in 2014 to complete internal pathways and road. The houses are brick on a concrete foundation with long run iron roofing. The whanau moved into their homes in early 2014.

Land tenure and administration

Pukekohatu Whanau Trust land is situated in rural Welcome Bay. It is a small land block of about three acres, administered by an Ahu Whenua Trust.

The Whanau on this land were living in caravans and an old, unlined tin shed. Various attempts were made by local agencies and non-government organisations to help the situation, but they could never quite achieve a housing solution. In 2012, the whanau of this Trust attended our Papakāinga Workshops to help build their capacity and understanding of what's involved in planning for Papakāinga.

That same year an opportunity arose to take up excess funding from the Social Housing Unit prior to the end of their financial year, helping the Pukekohatu Trust secure a grant to build homes.

The 'umbrella' arrangement

While the Pukekohatu Trust was established, it was not operational. This dictated how the Papakāinga needed to be structured for funding. It was agreed that Mangatawa Papamoa Blks Inc would 'umbrella' Pukekohatu and act as its agent – applying for required funding and managing the budget and project. This was the first umbrella arrangement used for Papakāinga in the District. It made sense because of the existing close relationship between the two organisations, and Mangatawa had the capacity that Pukekohatu Trust lacked at the time. Mangatawa in a sense mentored Pukekohatu Trust through this process.

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**Whanau
Papakāinga**
Building Communities



Assistance from Council

Western Bay of Plenty District Council played a critical role in reducing financial contributions and making the consenting process as hassle free as possible. As part of the Joint Agency Group, Council staff went the extra mile and made a full presentation to Councillors to reduce fees.

Staff were successful in reducing financial contributions by 50 per cent and discounting Council engagement time. Given this Papakāinga had a very tight budget there was a real push to make savings wherever possible.

What worked well

- Having a project manager.
- The umbrella model was critical to this project's success, and has since been used successfully on other papakāinga projects. It's important the two entities get along well and share similar values.
- A good relationship with the local council resulted in real savings to the project in terms of cost and time.

Lessons learned

Preparation for the whanau through the Papakāinga workshops helped them to understand the planning process, however internal information management within the whanau could have been improved.

For more information about the Whanau Papakāinga, please contact Papakāinga Solutions Limited on 021 041 4676 or email Victoria@pslproperty.co.nz

