

*Wawahi taha,  
kōkiri whakama*

**"WE MUST DISRUPT  
TO MAKE CHANGE"**



*"Through iwi led initiatives, we can together provide healthy housing solutions, recreate thriving communities where the hauora of the whanau is paramount, whilst building the economic resilience of our whanau, hapu and iwi."*

*- Annette Wehi,  
Managing Director*

# HE MIHI

We acknowledge and thank Te Tuapapa Kura Kainga and Te Puni Kokiri for the significant investment of \$78 million to Toitu Tairawhiti Housing Limited, to enable us to attack the current housing crisis in Te Tairawhiti



MAIHI Whare Wananga  
ki Te Tairawhiti  
1-2 December 2022

*Maui Nukurau  
Tangata*





## TE WHARAU O HINEAKUA



Te Whanau a Apanui and Te Aitanga a Mahaki built a high trust relationship with Builtsmart (Huntly) in 2021 to build 28 kainga. Phil Leather (Owner) agreed to start building for us although we didn't have a contract signed with The Crown at the time. Our current pipeline includes another 63 Builtsmart kainga over four iwi in the next 12 months.

Toitu Tairāwhiti Builtsmart was a natural progression given Tairāwhiti's appalling housing statistics, our working relationship and the opportunity to build healthy, affordable kainga for our whanau locally.

During Covid in 2021, we recognised there were going to be ongoing supply issues in terms of meeting our housing targets, so entered into a joint venture with Builtsmart to establish Toitū Tairāwhiti Builtsmart in Turanganui.

## TURANGA TANGATA RITE WELLNESS CENTRE

Having a healthy home is only one step in the journey towards total hauora, but is the most crucial for stability and sustainable, holistic wellbeing. Through iwi led initiatives, we can together provide healthy housing solutions, recreate thriving communities where the hauora of the whanau is paramount, whilst building the economic resilience of our whanau, hapu and iwi. Some of the key concepts in our model are:

- 150 Kainga on 10ha Iwi owned whenua for whanau without access to land
- One third of public housing, one third affordable rentals, one third rent to own kainga
- Community maara kai
- Establishment of Whare Hokohoko Kai
- Provide a tamariki mokopuna centric model of Hauora
- Develop a Tikanga and Hauora based Kawenata

## TE MURIWAI DEVELOPMENT

### Kei tūtū, kei poroporo te oranga

Te Muriwai development is a 10-dwelling development that has 4 x 3 bedrooms, 2 x 4 bedroom, and 4 x 1 bedroom duplex for pakeke/kaumatua. The development is on iwi purchased land that is general title. The land is leased to whanau at fixed reduced rates with a 3 strike policy. Council worked to reduce rural zoned land parcels from 2500sqm to 1000sqm, which allowed us to increase from 3 to 7 lots (6 family homes + 2 duplexes).

A feature is using a JNL triboard pressed wood product instead of GIB. Local contractors were used throughout.

