



NGĀTI WHĀTUA ŌRĀKEI

Information Sheet Future Plans for Papakāinga

- Some of our iwi members have raised concerns about the Trust's decision to offer whānau an RFR or First Right to Purchase certain sections and houses in the wider Orākei area.
- We want to ensure that all our members understand why the Trust is offering this opportunity, so we will pause this kaupapa to allow more time for kōrero and information sharing.
- This pānui outlines the Trust's position and how we came to this decision after considering and debating it over the years.

Background

- In 2012 we settled our historic Treaty Claims, and we agreed on a regional RFR (Right of First Refusal) to share with other iwi of the Tāmaki Collective, as part of the Ngā Mana Whenua o Tāmaki Makaurau Settlement Act.
- The National Government started its policy of selling Housing New Zealand (HNZ) properties across Aotearoa and this included houses at Orākei.
- HNZ was not part of our shared RFR agreement, as they refused to include their assets in the settlement legislation. There were 344 HNZ properties in our rohe, valued at approximately \$350 million.
- Over a three-year period, Whai Rawa Limited (WRL), on behalf of the Trust, lobbied and successfully negotiated an exclusive agreement to purchase surplus HNZ lands in the wider Orākei area. This was hard fought for Ngāti Whātua Ōrākei only, and does not include the Tāmaki Collective.
- Since 2015, we have purchased 10 properties throughout wider Orākei at an average cost of \$1.2 million per section/house. In 2017 we also purchased a large vacant block on Kupe Street for \$16.5 million. We are currently negotiating further blocks to purchase on Kupe Street.
- The Trust has always prioritised housing need and the protection of our whenua. It is integral to who we are as an iwi and the protection and acquisition of land on the Kupe St Ridge is a priority. Kupe St is the waharoa to our Marae and papakainga housing will cement our footprint back onto our whenua.



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What we know

- Land is hugely important to our people, especially whenua on our papakāinga. We also know our whānau have many other needs in health, te Reo, education and Kaumātua care.
- Ngāti Whātua Ōrākei will continue to be the largest landowner in Orākei with Pourewa, the Whenua Rangatira, Okahu Domain and beach, the Marae and an extended papakāinga.
- There are 100 whānau currently on the housing waiting list managed by Whai Maia Limited (WML), and we know many more whānau who want to live at Orākei. Over 200 whānau applied for housing at Kāinga Tuatahi.
- If we built 100 new houses for those currently on the waiting list, the Trust would need to spend between \$50 - 60 million depending on the house type. To house 300 whānau, we would need \$150 -180 million.
- Most of the houses we have purchased from HNZ are in poor condition and need significant work to make them livable. Some are unsafe, and many others do not reach the threshold that the Trust has for suitable housing. That means we cannot simply offer them to whānau.
- However, we acknowledge that any roof over someone's head is better than none. If we have whānau who are living in cars or struggling to find housing, we encourage them to contact the Trust office, so we can try to support them.

What we tried

- The Trust always prefers to hold land where possible and lease it. Whai Rawa Limited (WRL) marketed the current sections as a leasehold opportunity in 2015 and 2016, but the market was very negative to leasehold following high profile negotiations at Cornwall Park, Beaumont Quarter and Anglican Church properties in Meadowbank. Developers offered us only 50% of what we purchased the land for.
- WRL considered unique terms such as 500-year leases, however the market rejected this idea of residential leasehold in suburban areas.
- WRL also explored developing the sections and renting houses. Rent of approximately \$1,500 per week would have been needed to recover the \$1.2 million for the land and a new house of around \$500,000. It was not a



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commercially viable option to use our resources to build and manage such tenancies.

- It was also not realistic to renovate, or build and rent to whānau, as currently most whānau rentals in Orākei are significantly lower than what it would cost our iwi.
- So, in 2016, the Trust made a unanimous decision to freehold certain sections of land purchased from HNZ. We made this decision with three conditions:
 1. Sections NOT located on the Kupe Street ridge could be sold.
 2. Whānau would be offered the first opportunity to purchase those sections at market value.
 3. Proceeds from the sales would be used to purchase and consolidate land on the Kupe Street ridge where Papakāinga Housing opportunities would be focused.

Extending the Papakāinga on Kupe Street

- Over 2016 and 2017 the Whātua Ahurutanga Housing Strategy was developed. It included significant engagement with whānau and aimed to increase housing opportunities for whānau on the Papakāinga and beyond.
- It recommended the existing Papakāinga Housing Masterplan be updated in response to the Auckland Council Unitary Plan, which generally increased housing densities across Orākei and all of Auckland.
- It also recommended focusing housing on the Papakāinga land on Kupe Street.
- Given this, the Trust decided to approve to freehold sections purchased off HNZ that are NOT located on the Kupe Street ridge. This was on the basis that whānau be given an RFR to purchase at market rates, and that any profits from the sales would be for acquiring more land on Kupe Street and funding Papakāinga Housing developments.

Where are we at now?

- The Orākei Papakāinga Masterplan is being updated and whānau will have an opportunity to comment on it.



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- The main focus is to concentrate Papakāinga housing along the Kupe Street ridge, to create a distinctive Ngāti Whātua Ōrākei presence, whanaungatanga and community participation.
- Greenfields sites by the Whareora will also be developed for housing and community buildings. The Legacy Houses on Kitemoana Street and Watene Cres will be supported to add 'in-fill' housing on the large sections.
- There will be a range of house types, with a focus on medium-density terraces and in some cases low rise apartments.
- Our analysis has confirmed that with good design and planning, we can comfortably house 3,000 more whānau on the Kupe Street Ridge and existing Papakāinga. That is 1,000 more homes.
- The Housing Survey (currently open) is vital to get good information on what whānau can afford and their housing preferences.
- So, the Trust has now decided to pause the Orākei land rationalisation process to allow more time for kōrero and understanding of the Trust's decision. It will also give whānau who are interested in the Whānau RFR more time to consider the opportunity.

What's next?

- We will discuss this important take at our AGM and hold a specific hui in the next couple of months to discuss any further concerns. Whānau who are interested in the RFR opportunity will be welcome to seek further information on the process.
- The Trust sees this as a chance to provide as many housing opportunities for whānau as fairly as possible, while maintaining our important cultural lands in Orākei.