

TE AHO TĀHUHU

the Progressive Home Ownership Webinar Series

Home ownership and land retention

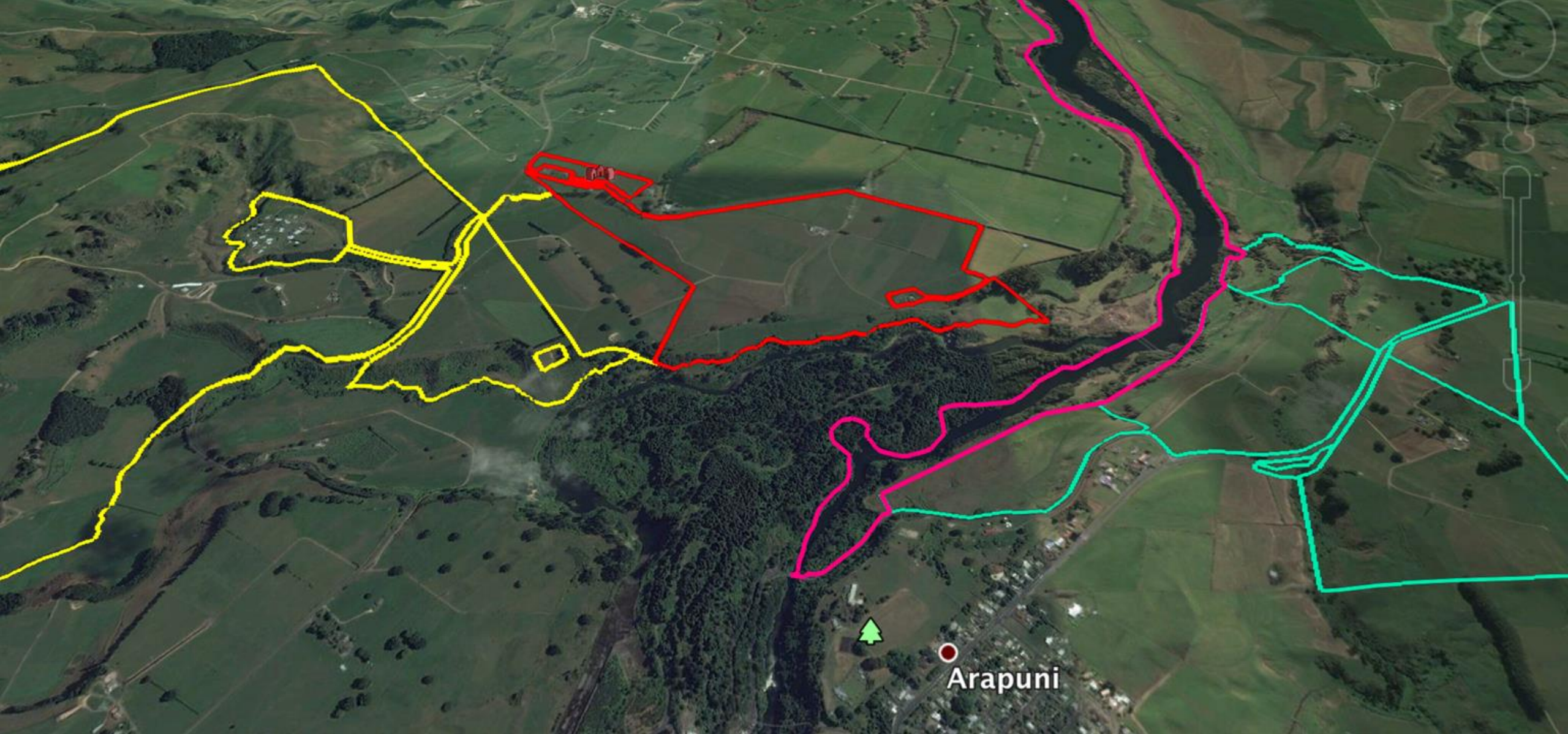
Tammy Tauroa, Mīere Limited



TE MATAPIHI
HE IRORANGA MO TE IWI TRUST



Te Tūāpapa Kura Kāinga
Ministry of Housing and Urban Development



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TE MATAPIHI
HE TRICHANGAMO TE IWI TRUST



Te Tūāpapa Kura Kāinga
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OUR WHĀNAU AND KĀINGA

Kia mau ki te whenua hei
papakainga moo ake tonu

KINGI TĀWHIAO

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Te Tūāpapa Kura Kāinga
Ministry of Housing and Urban Development



Our papakāinga has created an affordable, well-designed home ownership solution, returning our people to their ancestral lands through an innovative model of individual ownership and equity founded upon collective and traditional values. This is our contemporary response.

ABOUT OUR PAPAKĀINGA

HIGH LEVEL HIGHLIGHTS

We have created spaces that are; collective, open, inviting, and environmentally responsible with emphasis on designs that are; future-focussed, at the cutting edge of development, architecturally fit for purpose. We were able to successfully navigate a number of innovative and systems including;

- a bespoke wastewater treatment system with 4 chambers of filtration and low risk of flow to our tūpuna awa.
- A permaculture plan that privileged our local ecology, and for the first time had a deliberate approach to bring plants from Maungatautari back into our whenua for living
- A new financial lending model approving all whānau into mortgages
- A resource consent application, the first application as a discretionary activity within the district plan (Waipā District Council).

Te Paaute Papakāinga | Ngāti Koroki Kahukura



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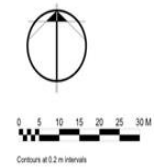
TOPOGRAPHY/ LAND USE

Designed for an initial eleven whānau lots catering for 3, 4 and 5 bedroom homes with many of the lots being large enough for future 1-2 bedroom minor dwellings.

Te Paaute signifies the multipliers of wellness created by papakāinga living beyond the overall 'home-ownership' ideal. Iwi have designed wrap around opportunities to engage in land and environmental initiatives, and additionally business and enterprise pathways. Simultaneously, it places and centres a wider connection of whānau to, hapū, to iwi, and to marae. Bringing whānau home, to live on ancestral lands as powerful nexus of transformation.



- LEGEND**
- 5-bedroom whare or 4-bed + mezzanine (160 m²)
 - 4-bedroom whare (127 m²)
 - 3-bedroom whare (116 m²)
 - Future 2-bedroom whare (80 m²)
 - Future 1-bedroom whare (35 m²)
 - Communal laundry / multipurpose hub (75 m²)
 - Outdoor deck
 - Garage + porch (41 m²)
 - Utility shed / shade house (94 m²)
 - Fruit trees for food production & shelter



REVISION: DATE: NOTES:
ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED. CHECK ALL DIMENSIONS AND SCALE UP SITE PRIOR TO WORK COMMENCING. DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY.



design tribe
ARCHITECTS

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CLIENT
Ngāti Korōki Kahukura Trust

PROJECT
Ngāti Korōki Kahukura papakāinga

ADDRESS
Westlea Road
Maungātutari

SHEET
Site plan

| | |
|----------------|----------------|
| ISSUE | ISSUE No. |
| Infrastructure | 9 |
| DATE | SCALE |
| 21/6/18 | 1:500 @ 1:1000 |
| DRAWN | CHECKED |
| DT | DT |
| PROJECT No. | DRAWING No. |
| 18001 | R-01 |

PERMACULTURE/ MAUNGATAUTARI ECOLOGY

Ngāti Korōki / Kahukura Papakāinga Landscape Management Zones



The landscape management plan outlines the overall layout and broad land uses for the site. The site has been organised into Landscape Management Zones or areas of the site that for fill similar functions, have similar characteristics, aesthetic values, ecological features and management and maintenance strategies. The following list provides an overview of the each zone and some of the potential uses for each space. Please see Appendix A - Landscape Management Zones for a detailed description of each zone.

KEY

- ZONE 1 - INTENSIVE GARDENS
- ZONE 2 - ORCHARDS / FOREST GARDEN
- ZONE 2 - RONGOĀ - MĀORI MEDICINE + MĀRA KAI - EXTENSIVE CROPPING
- ZONE 3 - SOAKAGE FIELD
- ZONE 5 - SCREENING | FLOWERS | HABITAT
- ZONE 5 - SHELTER | FLOWERS | HABITAT

Zones 1,2+3_ Home | Garden | Orchard | Forest Garden | Extensive Cropping

LOCATION PLAN



● ZONE 1 - INTENSIVE GARDENS



Intensive food production for daily needs including garden beds for intensive annual vegetables, salad mixes, as well as supporting infrastructure such as compost bins, worm farms and bokashi systems, propagation frames, garden, potting and/or tool shed, grey water recycling, reticulated irrigation, and rain barrels.

● ZONE 2 - ORCHARD / FOREST GARDEN



Integrate small fruit plants, dwarf and espalier fruit trees including deciduous trees such as apple and pear and Mediterranean species including citrus trees as well as opportunities for multi-layered forest gardens. This is a good space to introduce animals such as bees and chickens.

● ZONE 2 - RONGOĀ



Rongoā - Māori medicine + Māra Kai - Extensive Cropping - Large area for stable crops such as kumera, corn and potatoes and rongoā - Māori medicine. Soil fertility is maintained through crop rotation and fallow periods.

● ZONE 3 - SOAKAGE FEILD



Native plantings suitable for the soakage field. Typical species include planting spreading swamp sedge (Carex lessoniana), oioi (Apodasmia similis) hebe (Hebe speciosa), wīwī (Ficinia nodosa), and harakeke (Phormium tenax).

LAND TITLES/ SHARED EQUITY

While the 11 lots have been subdivided into individual lots the core focus of the papakāinga is the central shared communal multi purpose space, utility shed and shade house which front onto a communal open space and māra kai / garden area. The central shared facilities, waste water treatment plant to the south-east and access ways will be communally owned with the whole site to have a communal maintenance plan including lawn mowing, garden landscaping and maintenance and wastewater maintenance.

Iwi retain a lifetime interest in every house and land package through a distinctive covenant model designed and owned by the iwi and accepted by Westpac who have mortgaged to each whānau with competitive interest rates sitting at 2.89%



Two vehicle crossings have been provided: one serving the common area and all but two house sites. The other vehicle crossing will serve the two house sites adjacent to the eastern boundary of the site.





SHARED EQUITY

New land tenure model, iwi life time interest



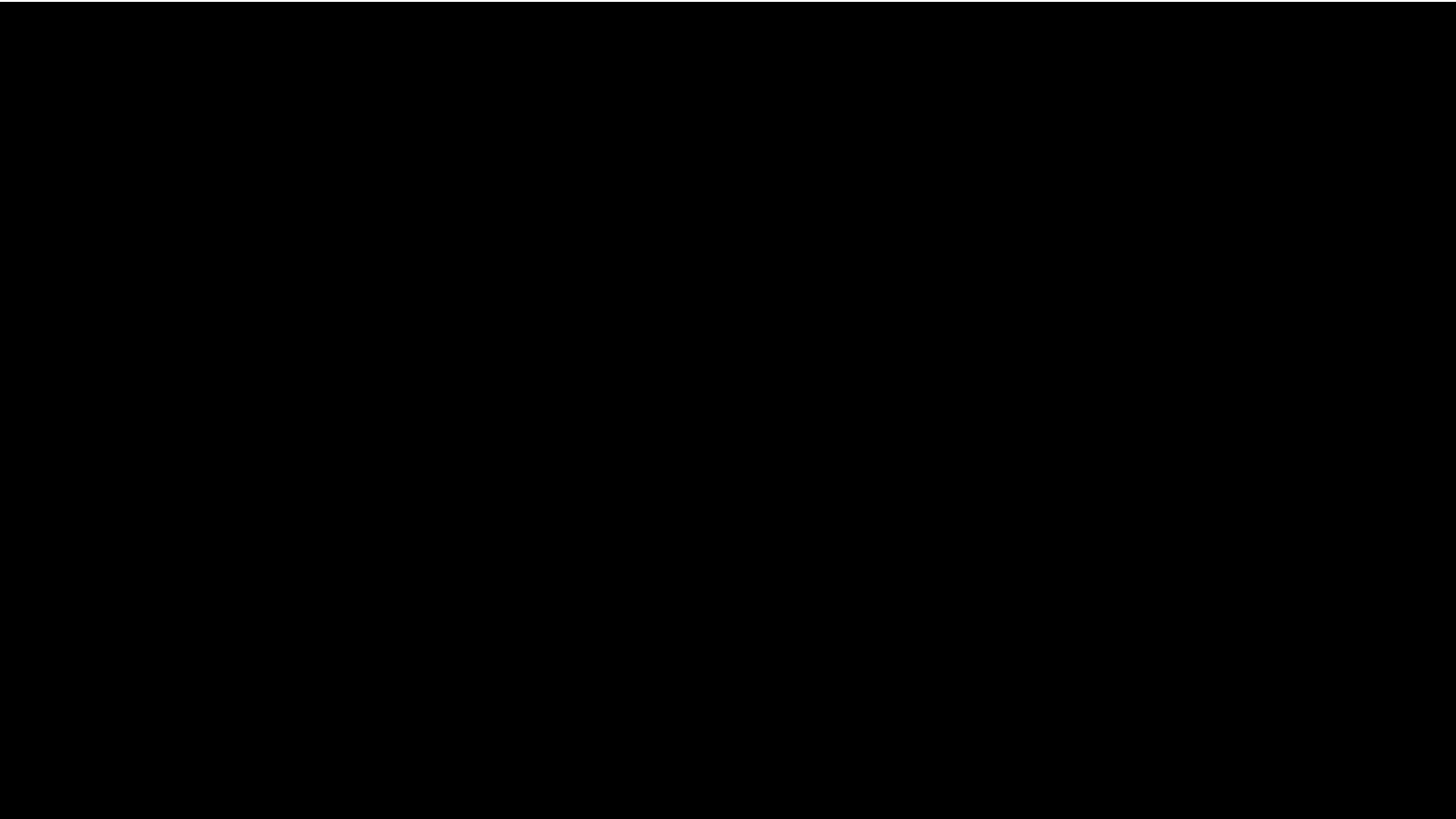
Concept Plan



COLLECTIVE NEGOTIATIONS

- 1 mortgage broker
- 1 lawyer for whānau
- 1 lawyer for iwi
- 1 financial lending institution
- 1 project leader
- 1 building contractor





KEY TAKEAWAYS

- 1.** Our model is about intergenerational equity and opportunity
- 2.** It is premised upon Whenua, whakapapa, whānau
- 3.** Be brave and bold in the space. Employ new innovative solutions to complex land tenure structures. Find the right people to work with and be ready for change.

CONTACT DETAILS

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