

Relocatable Homes – Tairāwhiti Housing information hui

Location: TRONP

Date: 20 January 2021

Time: 6pm

Attendees: Tairāwhiti Iwi

Hosts: Wayne Panapa (TRONP), Doug Jones (TTPT), Amo Houkamau (RIT), Anne Huriwai (TRONP)

Karakia: Parekura Brown

Doug welcomed all and explained briefly how we came to meet today.

- In December 2020 Tairāwhiti Iwi leaders met to continue a conversation and prioritise iwi housing.
- They visited iwi housing symposium in Kahungunu to gather ideas and information from other iwi housing projects.
- Last week 14 January they met with builders, developers and whanau involved in this housing kaupapa to come up with a proposal to present to Government officials.
- Iwi message to Government was “here is what we need in Tairāwhiti, let us know how you can help make this happen”.

Anne Huriwai shared Te Rūnanganui o Ngāti Porou’s information about their experiences with relocatable houses.

Anne went over the basic information presentation (attached).

These houses are surplus Kainga Ora (ex-Housing New Zealand) homes that are being offered sporadically to Iwi. However, once they are offered, we have 3 months to move them so that Housing NZ can get on with their projects.

Ngāti Porou had Project Managers who would assess the houses and make sure they are up to standard, worth taking.

There are currently 7 houses available for Tūranga iwi, as well as the 2 Ngāi Tāmanuhiri houses in Te Muriwai.

Relocatable are an affordable option for our whanau but, there are costs and criteria. (refer to hand out)

**The following costs are estimates based on the Ngāti Porou experience with moving the homes up the Coast.*

Stage 1

You will need between \$45 – 69K prior to moving the house. This amount is an estimate to get the house to your site.

Pre-Delivery work:

- Council Fees \$3000

- Ground testing – wastewater \$750
- Foundation design & ground testing \$4,500

Delivery

- *House transport on piles \$28 - \$52k

*Some of these homes were moved as far as Te Araroa which is why the cost varies.

- Transit insurance \$600
- *On-site foundations \$3000

**Project managers kept costs down by having whanau do some of the mahi themselves. E.g. By setting their own foundation, costs reduced by around \$2k.

Stage 2

Infrastructure: \$60-\$80K

***** All costs will be different depending on the land and services, the types of refurbishments needed to the houses, and the financial situation of each individual whānau.**

Banks (based on the Ngāti Porou experience)

1. Banks do not approve home loans for relocatable
2. You cannot access your first homeowners grant of \$10k
3. You cannot access Kiwi Saver

The reasons why are not clear, but that is the current policies of government and banks. Hopefully as an iwi collective we can influence and change the policy. Individual families may also have a different experience based on their financial positions – so still talk to your bank.

Support

- Ngāti Porou provided Project Management. They will provide quotes, advice etc.
- Tests can be done for Asbestos. Generally, this is left up to the homeowner to decide if they want their whare tested. Whanau have paid up to \$20k to re-clad homes where the cladding was ripped off to test for asbestos.
- Once the homes are refurbished, they could last up to another 60 years because they are made of solid materials.

Criteria

- Mandatory attendance at a home ownership workshop
- You must have the Stage 1 funds available (between \$45k-\$69k) upfront.
- Land needs to be sorted. You must be consented to put the house on your whenua.
- Must live locally.
- Your intention is to live in the home.

Pātai from the Floor

1. Do you have clarification from the banks around the relocatable?

- It is up to you to approach the banks. From experience they do not give loans for relocatable.
- Depending on your relationship with the bank they may offer you a personal loan (higher interest rates)
- Once the house is on your land the banks may look at a home loan? It depends the financial situation of each individual whanau and the bank

2. The Government have partnered with Kāinga Ora and Kiwibank around papakāinga, is that right?

- Yes, for papakāinga and first home buyers. But not for relocatable.

3. What is the roll out of availability?

- Right now, we have 7 houses available for Tūranga iwi. We understand there are more to come.

It is important to attend the home ownership workshop. From these workshops you get to understand affordability. We can help whanau get to where they need to be, if not now, then in the future. If you are serious about home ownership you just need to get ready because the 'cash up front' reality shortened the list back significantly. Ngāti Porou had 60 whanau interested, and by the end of the workshops, only a handful were the right fit for relocatable homes.

4. Is this opportunity only for first homeowners?

- Ngāti Porou targeted first homeowners however, while some need more help than others we are looking to help as many whānau as possible.

Further information

Workshop:

- At this stage there will only be one home ownership workshop. Then, as more homes become available, we will have our list ready to go!
- Regarding online participation in workshops – that may be able to be explored down the track but face to face wananga is very powerful.

Size of houses - roughly 100 – 130 sq/m

Tiny houses – Is this an option?

- When we gather information from the iwi surveys, and if Tiny houses is what whānau need then that is an option that needs to be explored and we will investigate further. We know there are many providers and examples such as Joe McClutchie who builds 30msq tiny homes for around \$30k up the coast. Willie Te Aho is completing a pod system with communal facilities in Raukokore. Rangiwaho Marae are looking at 30msq cottages at their marae.
- The iwi surveys will help to form a collective housing strategy and form the evidence to advocate to government based on our needs.

Closing Karakia