

# APPLICATION SUMMARY

## Contents

APPLICATION SUMMARY ..... 1  
Te Tumu Paeroa (acting for Araparera Ahu Whenua Trust)

## Application summary

CIF-PD18-11

Papakāinga Development Cultural Initiatives Fund 2017/18

Te Tumu Paeroa (acting for Araparera Ahu Whenua Trust)

<b>Authority</b>	<p>The Araparera Trust consists of approximately 300 hectares of land beside the Kaipara harbour alongside West Coast Road and State Highway 16. The land is made up of six Māori land blocks these being;</p> <ol style="list-style-type: none"> <li>1. Te Araparera 2</li> <li>2. Te Araparera 5B2B</li> <li>3. Te Araparera 6</li> <li>4. Makarau 2A2B</li> <li>5. Makarau 2B1</li> <li>6. Tuhirangi A 2D 2G 2B</li> </ol> <p>The Trust Structure is an ahu whenua trust as defined in the Te Ture Whenua Maori Act 1993. The sole responsible trustee is the Maori Trustee and is supported by five advisory trustees elected by owners. The trust land surrounds the local marae Te Aroha and both the land and marae have a close connection.</p>
<b>Physical address</b>	<p>West Coast Road and State Highway 16, Araparera. Attached is a map showing the locations of the trust land together with attached owners list.</p>

## Project details

<b>Requesting funding for</b>	<p>The application seeks \$174,000(GST ex) to support the feasibility and master planning costs for Papakāinga development on the most feasible Māori Land blocks noted above</p>
<b>Requested amount</b>	<b>\$200,100</b>
<b>Project Manager</b>	<b>Feasibility and Master Planning-Boffa Miskell</b>
<b>Timeframe</b>	Nov 2017 – Apr 2018
<b>The development will support/promote/enable</b>	<ul style="list-style-type: none"> <li>• Health and safety</li> <li>• Affordable Housing</li> <li>• Housing ownership</li> </ul>

## Criteria

<b>Compliance with building and health and safety requirements</b>	
<p>Will this project enable the marae to comply with Building Act and health and safety requirements?</p>	<p><b>Yes.</b></p> <p>The project will not include any actual building work. The work undertaken will be undertaken by industry professionals which will incorporate their Health and Safety systems. The Maori Trustee will appoint an internal project manager with part of that job description being to ensure all necessary legislation is complied with.</p>
<b>Readiness to proceed / funded to completion</b>	
<p>Will investment from Auckland Council enable the project to continue to the next phase or complete the project?</p>	<p><b>Yes.</b></p> <p>Owners of the Araparera Trust have given their support to the trust pursuing papakainga housing. Potential lots have been identified and the proposed funding will identify more specifically the suitable housing sites and the potential number of housing sites.</p>
<b>Local Board and community support</b>	
<p>Does this project have support from your local board and / or local community and /or mana whenua?</p>	<p><b>Yes</b></p> <p>The trust has support of the local marae Te Aroha. The trust block surrounds the marae. Owners have also agreed with the development as evidenced in the attached minutes. The local community has not been approached although a forestry venture with the Rodney Council was undertaken with the aim to support the local community whereby the Councils proceeds of the sale of the forest was to be invested in upgrading roads in the immediate area.</p>

**Sustainable, accessible, adaptable, future-proofed**

<p>This project will:</p>	<p><u>Meet future needs by -</u>  <u>Support housing ownership and promote affordable housing</u>  Affordable housing is a priority task in the iwi long term development strategy. By supporting the development of Papakāinga (tribal lands) whanau are presented with an opportunity to secure a healthy home that they can afford. It also enables land trustees to return to their tribal rohe (area) building a connection for future generations.  The outcome of the project will provide the following:  1. Location and number of housing sites that can be built.  2. A masterplan and lodgement of resource consent setting out the number of sites and the conditions of construction.  This will allow the owners of the trust to apply for the right to occupy those sites and as they are owners they will not be required to pay for the right to occupy. This right to occupy at no cost then enables those owners to seek funding to build a house. Currently there is funding via Te Puni Kokiri to allow owners to build.</p>
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**Demonstrate how the project will meet the present and future needs of users**

<p>What community/whanau/ hapu/iwi need will this project meet and explain why and how this project will meet those needs?</p>	<p>Evidence based research has identified that Maori have disproportionately low levels of homeownership and higher levels of homelessness in comparison to non-Maori populations. By supporting the development of Papakāinga (tribal lands) whanau are presented with an opportunity to secure a healthy home that they can afford. It also enables land trustees to return to their tribal rohe (area) building a connection for future generations.  The papakainga concept supports village type community which has the potential to enable future economic development opportunities.</p>
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**Funding history**

Application ID	Project title <i>Round - Stage</i>	Decision <i>Total allocated</i>
	<i>Applicant has no previous funding history</i>	