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# Te Tai Tokerau Place Based Investment Regional Plan

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DRAFT – Subject to Kāinga Ora Board Approval



## Te Ara Hou – A New Direction

- Twelve place-based regions working closely with national teams.
- Reflecting government priorities, Kāinga Ora strategy and local opportunities.
- Our Board will be asked in June to approve 12 regional plans for the country.
- Regional Plans cover ten year periods, updated annually as needed and three yearly on-going.



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## Legislative context

The legislated objective of Kāinga Ora is to contribute to sustainable, inclusive, and thriving communities.



# Prioritising and Supporting Iwi and Rōpū Māori Aspiration for Housing (Māori strategy)

**He mana i te whenua, He kura kāinga, He whare haumarū, He puna ora, Hei oranga tāngata**

With pride of place, With a space to call home, With a protective house, Let the spring prosper, and bring wellbeing to all

## **Our Goals**

1. At Kāinga Ora, all Māori are housed in safe and affordable homes
2. Significant and efficient scaling of increased housing options for Māori
3. Māori led solutions to Māori issues with support by Government



## Six Outcomes

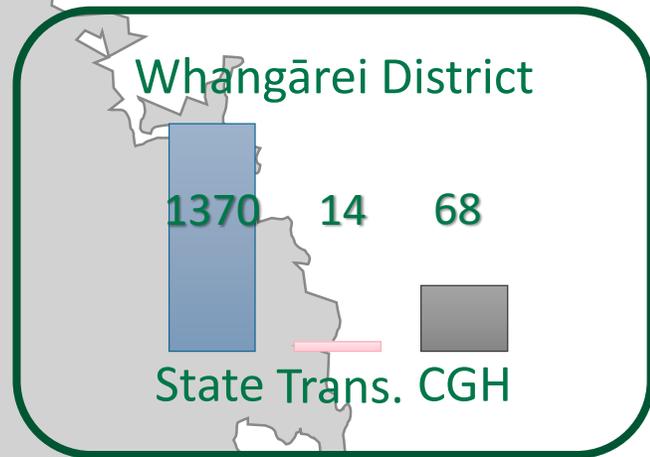
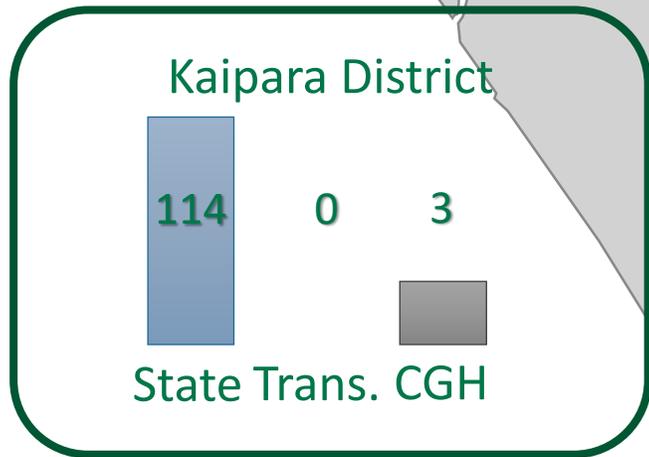
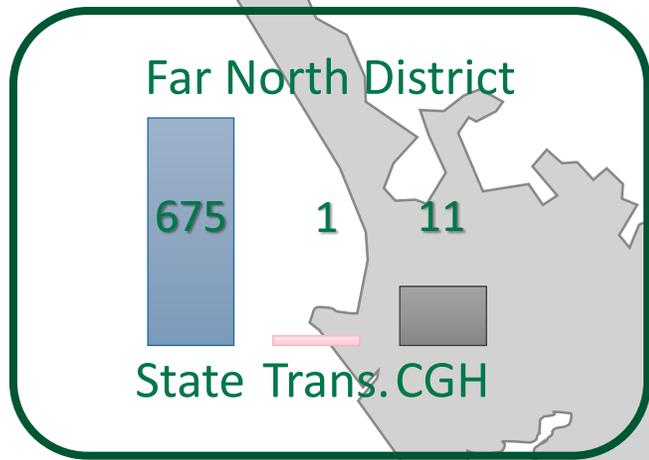
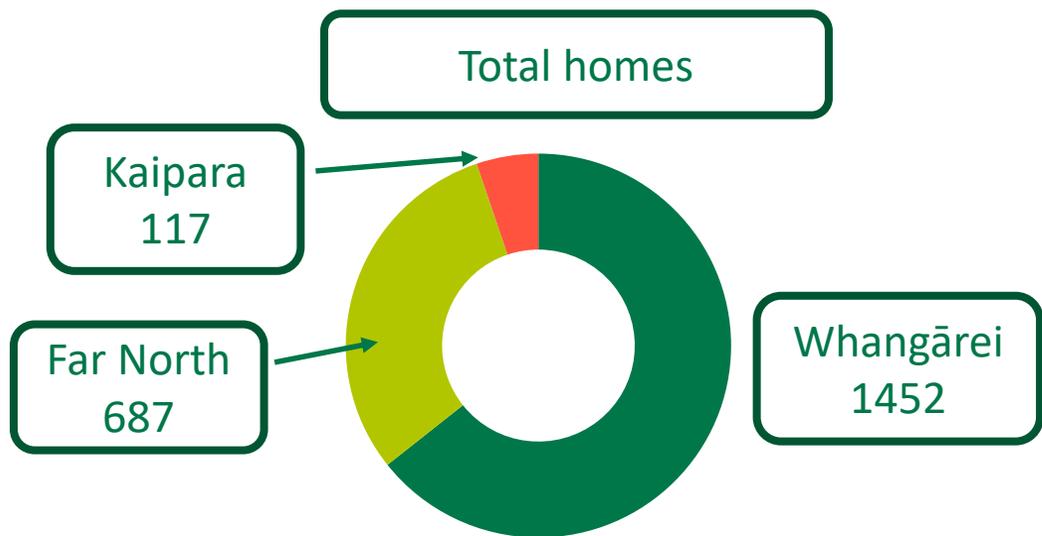
1. Public Housing Customers
2. Improving outcomes for Māori
3. Enabling more housing
4. Creating caring communities
5. System transformation
6. Environmental wellbeing



# Our homes in Te Tai Tokerau

As at January 2022

Kāinga Ora owns 2,256 homes in Te Tai Tokerau. The average age of these homes is 43 years, the same as the national average.



## Our customers in Te Tai Tokerau

As at January 2022

Kāinga Ora provides homes for just over 6,400 people in Te Taitokerau.

Roughly half our households consist of a single parent with one or more children.

More than two-thirds of our customers identify as Māori.

Nationally, Kāinga Ora owns about 68,500 homes



### Our Northland Public Housing Customers *as at January 2022*

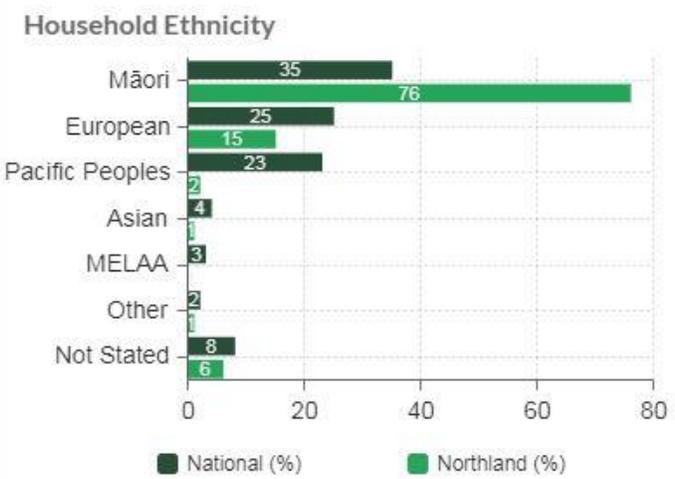
**Tenancies**  
**2,100**

**~6,405**  
People live in our homes

**9 years**  
Average tenancy tenure

**47%**  
our most common household type is a **single parent with children**

**30%**  
followed by **single person households**



\* Māori includes Māori/European and Māori/Pacific Peoples  
Pacific Peoples includes Pacific Peoples/European

## Te Tai Tokerau Context

### Housing register demand is growing

- In the Far North and Whangārei, the waiting list for state homes has increased six-fold in five years
- In Kaipara, a 12-fold increase
- Northland is “missing” 4,500 homes in the social / affordable bracket
- The need is overwhelmingly for smaller homes



#### Current wait list for homes in Northland

- Whangārei – 832
- Kaipara – 80
- Far North – 490

**Total – 1402**

## Te Tai Tokerau: building to end June 2024

145 units by end June 2023

118 units by end June 2024



*Nationally,  
Kāinga Ora will  
complete 8,000  
new homes net  
by end Jun 2024*

## Retrofit programme

We're upgrading and improving some of our older homes to help provide our customers great places to call home.

We plan to retrofit about 140 homes in Northland by 2024.

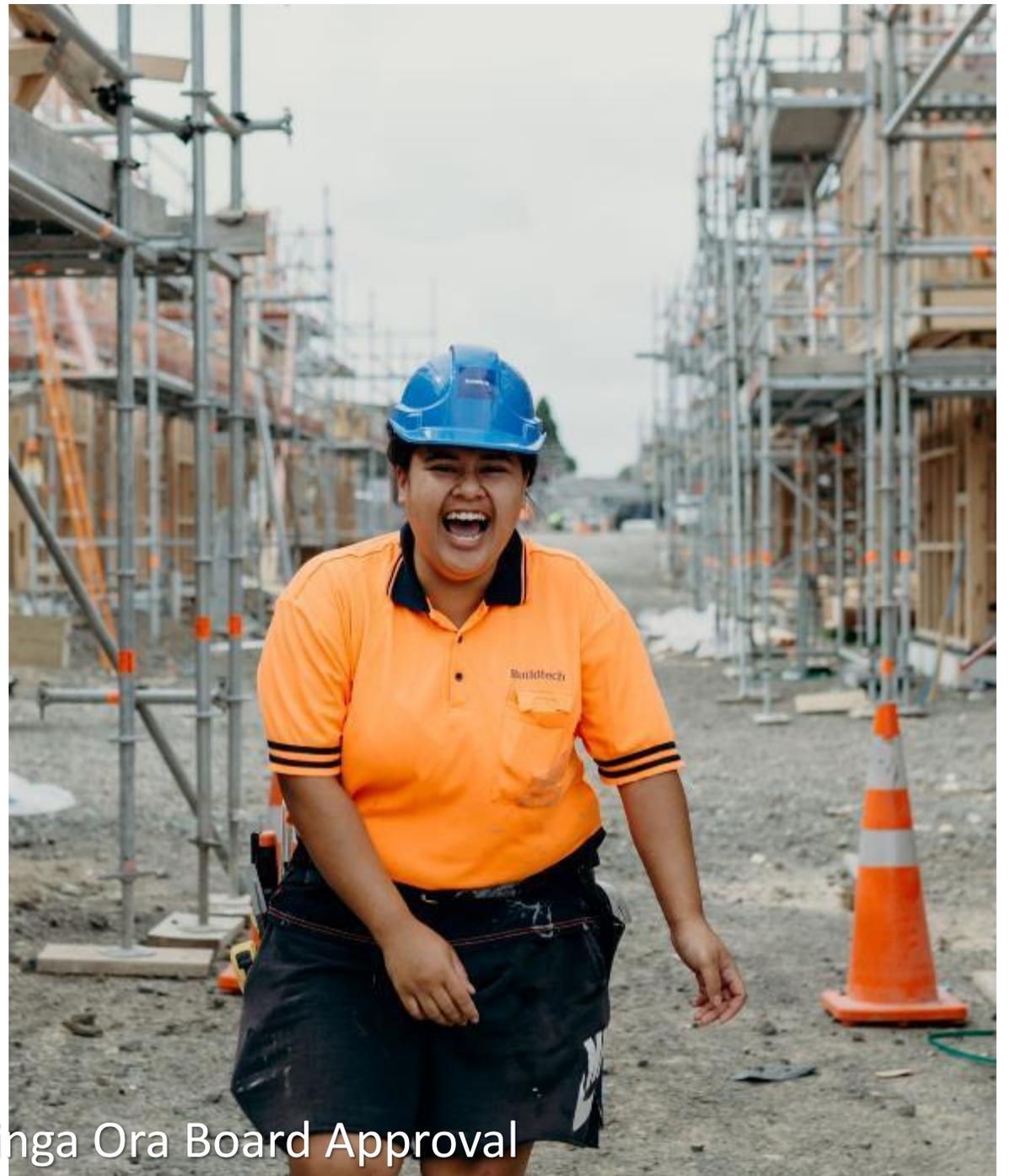


## Employment pathways

To that end, Kāinga Ora has established an apprenticeship programme which enlisted 119 people by the end of June 2021.

Kāinga Ora apprentices receive training in

- communication skills
- financial capability
- job interview techniques before they start on site.
- They also receive a \$1,500 toolkit grant.



## Employment pathways: Dargaville High School trades training

Kāinga Ora also partners with a number of secondary school trades training programmes, including Dargaville High School, which will deliver at least six new warm and dry state homes.

The first home, a five-bedroom single level house built on school grounds, was relocated to Kaitaia in 2021.





## Proposed Objectives and Investment Focus

## The proposed objectives for the Te Tai Tokerau Regional Plan

1. To deliver new public and transitional homes in response to government expectations and funding, responding to:
2. To understand support and enable Māori aspirations.

## The proposed objectives for the Te Tai Tokerau Regional Plan

3. To make efficient use of existing assets to house more people in safe, warm and dry homes, focusing on:
4. To enable affordable home ownership:
5. To use our scale to support local businesses, particularly Māori owned businesses

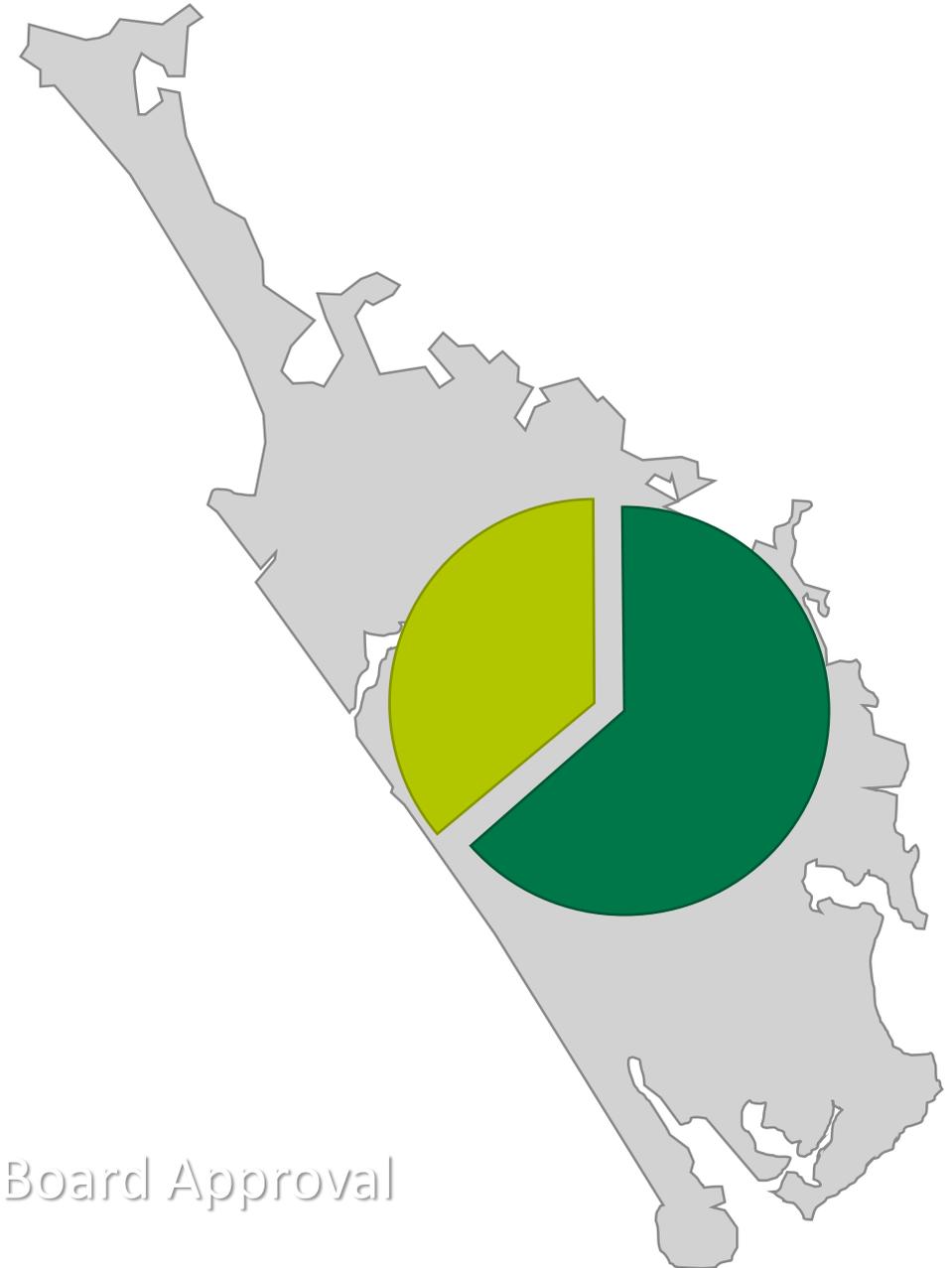
## Investment focus

Focus most investment in seven areas to enable access to jobs and services

- Whangārei urban area will take the majority of new homes – 2/3<sup>rd</sup>
- The rest will be in Kaitaia; Kerikeri / Waipapa; Kaikohe; Kawakawa; Ruakākā; Dargaville
- 10% unallocated
- Seeking ability to adapt as circumstances change e.g. infrastructure availability, zoning
- Investment numbers for ten years: unknown post June 2024
- Focus on infrastructure & zoning capacity



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# Expanding the Locational Scope of Investment

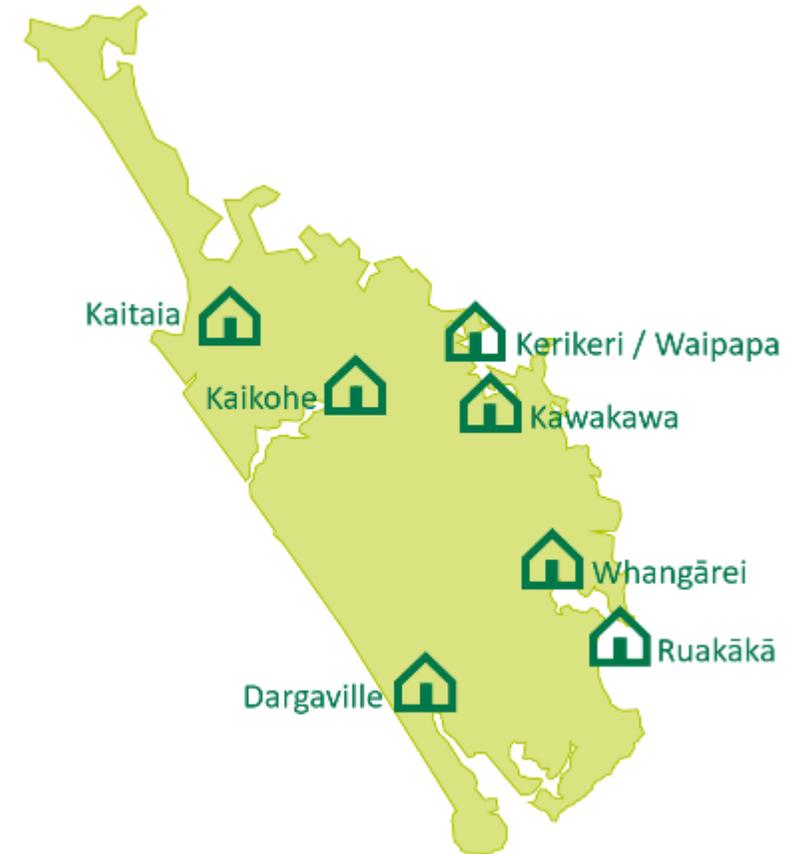
## Previous investment focus

- Whangārei
- Kaitaia



## Proposed investment focus

- Whangārei (2/3 of houses)
- Kaitaia
- Kaikohe
- Kawakawa
- Kerikeri-Waipapa
- Dargaville
- Ruakākā



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