

**BEFORE HEARING COMMISSIONERS
IN NEW PLYMOUTH**

UNDER THE

Resource Management Act 1991 ("**Act**")

IN THE MATTER OF

an application under s88 of the Act by Te Atiawa Iwi Holdings Ltd to undertake an eight-townhouse development at 51 Barrett Street, New Plymouth for Land Use Resource consent application **LUC22/48356**

BETWEEN

**TE ATIAWA IWI HOLDINGS LIMITED
PARTNERSHIP**

Applicant

AND

NEW PLYMOUTH DISTRICT COUNCIL

Consent authority

**STATEMENT OF EVIDENCE OF DION TUUTA
(CULTURAL AND CORPORATE)**

Commissioner: Angela Jones

INTRODUCTION

Background, qualifications, and experience

1. My full name is Dion Joseph Tuuta.
2. I am the Pouwhakahaere / CEO of Te Kotahitanga o Te Ātiawa Trust (“**Te Kotahitanga**”) and Te Ātiawa Iwi Holdings Limited Partnership (“**Te Ātiawa Holdings**”). Te Ātiawa Holdings is a wholly owned subsidiary of Te Kotahitanga. I have held this position since January 2021.
3. I have a Masters Degree in History from Massey University and have worked in Māori Development for the entirety of my professional career.

Purpose and scope of evidence

4. This statement of evidence is provided in support of Te Ātiawa Holdings’ application to undertake an eight-townhouse development at 51 Barrett Street, New Plymouth for Land Use Resource consent application **LUC22/48356**.

TE KOTAHITANGA O TE ĀTIAWA AND TE ĀTIAWA IWI HOLDINGS LIMITED PARTNERSHIP

5. Te Kotahitanga was established as the post-settlement governance entity responsible for managing Treaty settlement assets of Te Ātiawa Iwi in Taranaki as the result of the signing of a Historical Deed of Settlement between Te Ātiawa (Taranaki) and the Crown in 2014.
6. Treaty settlement negotiations were undertaken on the basis of the Crown’s wrongful confiscation of the entirety of the Te Ātiawa land estate in 1865, which resulted wholesale landlessness within Te Ātiawa iwi, hapū and whānau.
7. The Crown’s actions inflicted intergenerational poverty and opportunity loss upon Te Ātiawa iwi, hapū and whānau, which we continue to deal with today.
8. The historical settlement was therefore an attempt by the Crown to provide a form of redress for five generations of lost opportunity for Te Ātiawa Iwi, and an attempt to remove barriers to our collective progress and wellbeing.

9. Following settlement with the Crown in 2014, Te Kotahitanga established Te Ātiawa Holdings as a wholly owned subsidiary, to manage the commercial assets received under the Deed of Settlement and the ongoing commercial development and operations of Te Kotahitanga.
10. The Deed of Settlement sets out the details of the settlement redress, including what is known as Deferred Selection Properties (“**DSPs**”). These are properties where Te Kotahitanga has a right to elect to purchase the DSPs set out in Part 3 of the property redress schedule to the Deed of Settlement.
11. The property at 51 Barrett Street is listed in the Deed of Settlement as a DSP. Te Kotahitanga purchased this property from Land Information New Zealand on 30 June 2022 under the terms of the Deed of Settlement, and transferred the property to Te Ātiawa Holdings on the same day.

TE KOTAHITANGA STRATEGIC GOALS AND HOUSING NEED

12. Te Kotahitanga has set out our 5- and 30-year strategic aspirations within our strategic plan, Te Atatū. This plan articulates our strategic vision of Te Iho Tu, Te Iho Whenua, Te Iho Tangata – Te Ātiawa Secure, Te Ātiawa Thriving, Te Ātiawa Connected.
13. Ensuring Te Ātiawa whānau have access to suitable housing is a central focus of Te Kotahitanga, supported by the housing programme under development by Te Ātiawa Holdings.
14. A 2022 report by the TOI Foundation entitled “Building a Thriving, Inclusive, and Equitable Taranaki” found that housing outcomes for Māori lagged behind those of the general population in both home ownership rates and the quality of housing. Māori home ownership in the New Plymouth District is at 34.5%, below the district average of 59.8%. In areas of high populations for Te Ātiawa whānau, such as Marfell and Waitara, up to 30% of homes are recorded as damp and 25-30% recorded as mouldy.
15. Analysis undertaken by Te Kotahitanga has identified a significant shortfall in quality housing for our whānau. We have identified the need for the delivery of 500 houses within our Iwi boundaries across the spectrum of housing options, from community rentals, affordable rentals, shared ownership housing, and market sales.

16. The development at 51 Barrett Street is the first step towards the delivery of this target.
17. An ongoing, but often unstated, challenge we have found in the delivery of housing opportunities for our whānau are the unfortunate stereotypes about our whānau in the minds of some in the community.

TE URUNGA KĀINGA – TE ĀTIAWA HOUSING PROGRAMME

18. The identification of the housing need led to the development of Te Urunga Kāinga, the Te Ātiawa housing programme. The first phase of Te Urunga Kāinga is the delivery of 90 houses over the next two years across a range of housing sizes and delivery options.
19. A core component of Te Urunga Kāinga is the focus on building and integrating into communities. Our design is intentional and focused on the living experience of those who will own or rent houses developed under this programme. Our aspiration is to provide high quality housing options for our Iwi members.
20. Our tūpuna have been part of this landscape for thousands of years and our strategy is to ensure the built environment of the urban areas within our Iwi boundaries (New Plymouth, Bell Block, Waitara, and Inglewood) reflect Te Ātiawa design. The proposed development at 51 Barret Street has been designed with this in mind.
21. There are four delivery options under Te Urunga Kāinga. Affordable Rentals, Rent to Buy, Shared Ownership, and Market Sales. The proposed development at 51 Barrett Street is being developed as an affordable rental development. Our affordable rental developments are being built with funding support from Ka Uruora and, once built, the rentals will be managed by Ka Uruora on behalf of Te Ātiawa Holdings and Te Ātiawa.

KA URUORA

22. Ka Uruora refers to two charitable entities, the Ka Uruora Foundation and the Ka Uruora Housing Trust. These Trusts were established as a joint venture between Te Kotahitanga and Te Kāhui o Taranaki Trust (the post-settlement governance entity for Taranaki Iwi) to promote three kaupapa –

savings, financial literacy, and pathways to secure housing and home ownership.

23. Te Kotahitanga provides grant funding to participants in the Ka Uruora savings programme, matching the savings from Iwi members dollar for dollar up to a maximum of \$100 per year. The savings scheme is modelled on the Kiwisaver scheme but with several more permissive withdrawal points, including for the purchase of housing.
24. Alongside this, Ka Uruora has developed a Sorted Kāinga Ora financial literacy programme to support Iwi members on their home ownership journey, to get their finances sorted in preparation for home ownership.
25. The third kaupapa is to seek Charitable and Government funding to support the delivery of housing among the participant Iwi. Existing funding relationships are in place with the TOI Foundation and Te Puni Kōkiri to support Iwi members into shared ownership properties in Taranaki, and with the Government to deliver affordable rental properties throughout Aotearoa.

Whai Kāinga Whai Oranga Funding

26. In April 2022, Ka Uruora received \$55.1 million from the Whai Kāinga Whai Oranga Māori Housing Fund (administered by the Minister of Housing and Urban Development and Te Puni Kōkiri) to deliver 172 affordable rentals to Iwi Māori throughout Aotearoa. Of these, funding to support 34 affordable rentals was allocated to Te Ātiawa Holdings. Eight of these affordable rentals were allocated to this proposed development at 51 Barrett Street.
27. This funding is in two streams. A grant to support the development of infrastructure at each location and a long-term loan to contribute towards the overall construction costs of the development, on the condition that the housing is provided to Iwi members on long-term rental tenancies.
28. Ka Uruora is a reflection of the partnership principle of Te Tiriti o Waitangi, where the Crown and Iwi work together to support the needs and aspirations of Te Ātiawa and to provide much needed housing and rental accommodation in New Plymouth.

PAPA POUNAMU

29. The proposed development at 51 Barrett Street has been gifted the name Papa Pounamu by the local hapū, Ngāti Te Whiti. Ngāti Te Whiti is one of the seven constituent hapū of Te Kotahitanga.
30. Te Ātiawa Holdings worked with Ngāti Te Whiti on the design of the proposed development at 51 Barrett Street and, as outlined in the architectural statement prepared by Solari Architects, the development design speaks to the importance of Taranaki Mounga to Te Ātiawa and the site's connection to Ōtumaikuku – a pā site located across Barrett Street. Papa Pounamu is the Ngāti Te Whiti name of a stream which flows in close proximity to Ōtumaikuku.
31. The land at Ōtumaikuku is also included as a DSP in the Deed of Settlement and Papa Pounamu has been designed to orientate on a pathway between Taranaki Mounga and Ōtumaikuku.
32. The vision for our housing development is one of a modern day papakāinga. For Te Ātiawa, the development of papakāinga is about the provision of housing to Iwi members. It is about creating an environment where our whānau can live together in a space designed to reflect a Te Ātiawa-centric design. From the roof lines designed to represent Taranaki and Pouakai, to the colours of the forest and environments of Taranaki Mounga, Papa Pounamu is our first housing development that lives up to the aspiration of a Te Ātiawa -centred design approach.

RENTAL MANAGEMENT

33. Once complete, the housing at Papa Pounamu will be offered as affordable rentals to Iwi members. Rental prices will be capped at 80% of market rates and long-term tenancies will be offered to tenants to provide security of tenure.
34. The selection of Iwi members into these rentals will be managed by the Ka Uruora management team, following a set of criteria developed by Te Kotahitanga. The assessment criteria include:
 - (a) Applicants to be registered with Te Kotahitanga;

- (b) Applicants to be registered in the Ka Uruora savings scheme;
 - (c) Applicants to have completed the Ka Uruora financial literacy programme;
 - (d) Applicants to have completed and are implementing a whānau financial plan, with support from a Ka Uruora navigator.
35. Applicants are also screened for affordability, housing need, and contribution to Te Ātiawa and the local community.
36. As demonstrated by the above criteria, the selection of whānau into these housing units will be carefully managed by Ka Uruora. Our intention is to build an enduring relationship with the whānau in these homes and to provide wrap around support to our whānau.
37. Ongoing management of the rental properties will be provided by a new joint venture to be developed between Ka Uruora and an established national level Community Housing Provider. Local rental managers will be supported by the expertise of a large established Community Housing Provider to provide high-quality rental management to this proposed development.

CONCLUSION

38. Papa Pounamu, the proposed development at 51 Barrett Street, has been carefully considered and designed by Te Ātiawa Holdings to provide a modern day papakāinga for our Iwi members close to central New Plymouth.
39. The development is an important part of our Te Urunga Kāinga – Te Ātiawa Housing Programme. It is a realisation of our aspirations to improve housing opportunity and security for Te Ātiawa whānau within their tribal area, and the re-emergence of Te Ātiawa design on our urban landscape.
40. Once complete, the rentals will be managed by an experienced Community Housing Provider with ongoing support provided to tenants by the provider, Ka Uruora, and Te Ātiawa.

1 August 2023
Dion Joseph Tuuta