

WHARE ORA
DEVELOPMENT TRUST

Strategic Plan
2022-2024

Our Mission

**Using innovative building practices
build warm, affordable healthy homes
for whānau and hapū**



Rohe Governance

Whare Ora Development Trust

Te Whaiti Nui a Toi Trust

Ngāti Whare Trust

Matekuare Whānau Trust

**Ngāti Ruapani ki
Uta ki Tai Coop Society Ltd**

Te Kokorangi Ltd

Outcomes

Eradicate Homelessness

- Housing programmes designed for Tāwhitiwhiti, Minginui, Waireporepo and Lake Waikaremoana to help house homeless whānau.
- Establish processes aiming to help eliminate homelessness in the Trust's sphere on endeavour.
- Ensure that the new homes offer: provide security of tenure, are culturally appropriate, affordable and are accessible.

Use Innovative Building Practices

- Partnering with Unitec to establish health monitoring systems in homes following on from the *Toitū te kāinga, Toitū te tangata: Healthy Homes, Healthy People*, National Science Challenge Report.
- Develop an “innovation house” at the Tāwhitiwhiti site trialling straw based panels, and other innovative building products.

Increase the Supply of Healthy Homes

- 166 homes to be built across the four housing programmes Tāwhitiwhiti (41), Minginui (100) and Waireporepo (10), Lake Waikaremoana (15) that will house up to 500 people.

Deliver Better Resident Outcomes

- Establish administrative and policy frameworks for the Trust.
- Appoint more Trustees representing local iwi interests and appropriate management expertise.
- Raise the capacity of the Trust to administer community housing programmes on a day to day basis.

Rohe Employment Initiatives

- Whenua Māori Funding (Te Puni Kōkiri) with Landcare Research, Clive Cornford Consulting, Clarke Refrigeration that will provide land based employment opportunities through.
- Rongoā Māori Production - 2 Jobs.
- Awheto Collection and Commercialisation - 2 Jobs.
- Product of Export Chilled Microgreens - piko piko, Watercress, and puha - 2 Jobs.
- Solar Energy Management - 3 Jobs.

Annual Objectives

2022

Eradicate Homelessness

Accurately identify homelessness and provide warm and dry homes/rented accommodation and 'wrap around solutions'.

Use Innovative Building Practices

Construct an innovation home using new technologies and materials. Engage Healthy Homes Ltd, Christchurch.

Increase the Supply of Healthy Homes

Establish planning approvals for 166 homes at Tāwhitiwhiti, Minginui, Lake Waikaremoana and Waireporepo.

Deliver Better Resident Outcomes

Increase the capacity of the Whare Ora Development Trust to secure funding and manage the supply of houses in the rohe.

Rohe Employment Initiatives

Establish land based economic development programme.

Annual Objectives

2023

Develop supportive *wrap around* programme to enable identified homeless secure housing.

Case Study for 12 Homeless in the Rohe using Māori Research Kaupapa.

Design and build the *Innovation House* with Unitec School of Architecture.

Unitec researchers to monitor the health of occupants.

Create grid-tied renewable energy farm producing solar energy and solar hot water.

Complete Tāwhitiwhiti Development (41).

Support the completion of infrastructure works at the Tāwhitiwhiti development along with the completion of the construction of the first batch of 20 houses at Minginui and Tāwhitiwhiti and 6 homes at Waikaremoana and 2 at Waireporepo.

Develop planning proposals and feasibility studies for Minginui and Waireporepo and Lake Waikaremoana sites.

Adhere to Housing Regulatory Performance Standards.

Policy and operating procedures for governance, management, financial viability, tenancy management.

Review telemedicine opportunities for medical centre at Tāwhitiwhiti.

Maara Kai Business established.

Feasibility study completed for solar power operated chilling process for puha, piko piko, Watercress and other.

Establish business centre in the Innovation House to provide packages for whānau business development, traditional arts and crafts and Te Reo access.

Annual Objectives

2024

House 12 homeless
in healthy homes.

Build 8 transitional
housing units
at Tāwhitiwhiti.

Commercialise new
building products to
assist construction of
healthy homes.

Continue to monitor
occupant's health
regarding; respiratory
health outcomes.

Research into possible
respiratory health
remedies based on
rongoā Māori.

Complete
Minginui (100),
Waireporepo (10)
and Lake
Waikaremoana (15)
housing programmes.

Whare Ora Development
Trust fully operational with
appropriate management
and operating systems in
place.

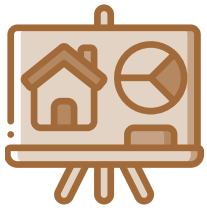
*Key Partnerships
fully operational with:*
Community Housing
Regulatory Authority,
Te Puni Kōkiri, Unitec
Institute of Technology,
Ministry of Housing and
Urban Development,
Te Maihi o te Whare
Māori – the Māori and
Iwi Housing Innovation
Framework for Action
(MAIHI).

Innovation House to
be the centre for job
creation by offering
employment related/
skills courses
for whānau.

Links to Business New
Zealand and Massey
University business
development courses.

9 jobs established.

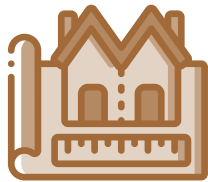
Strategic Relationships



Innovation House at Tāwhitiwhiti

Unitec Institute
of Technology

Callaghan
Innovation Proposal



Lead Site and House Designer

Darrin Grant
Design Ltd

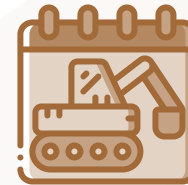
Coordinate and
manage house
and design



Site Planning and Legal

Whare Ora
Development Trust

Site Planning and
Legal Issues



Builders

Asher Nikora:
Excel Builders

Building Programmes



Investment

Ministry of Housing
and Urban Design

Kiwi Bank Ltd

Te Puni Kokiri Māori
Housing papakāinga
Investment



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DEVELOPMENT TRUST

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