

Māori Housing

Held at Allenby Motor Lodge, Manukau City, 1 and 2 May, 2002

(Referred to throughout this document as the Manukau Hui)

E nga mana
E nga waka
E nga hau e wha
Tena koutou katoa

Tena koutou e nga aitua maha o te motu.
E nga aitua kua wheturangitia
Moe mai i te moenga roa
No reira e nga mate
Haere, haere, haere !

Tena koutou e nga kanohi ora
Tena koutou e nga Rangatira i runga i te karanga o te hunga rawakore whare
Tena koutou mo o mahi awhina ki a ratou katoa
Nga mihi nui ki a koutou katoa
No reira, tena ano koutou katoa.

Introduction

The Māori working party comprised;

Stephen Allen	Aroha Hawke	Pia Searancke	Alison Thom
Harriette Blackman	Bob Hawke	Harvey Smith	Amanda Walker
Janice Donaldson	Rau Hoskin	Zena Tamanui	Nan Wehipeihana
Lilian Tangaere Baldwin	Fred McRae	Kaye Taylor	Paul White
Amos Forrester	Reg Ratahi	Rudy Taylor	Denese Wiki

The chairperson was Rob Cooper who wrote this report. Therefore all things good in this report are the result of the contributions of the Working Party. All errors or omissions are the responsibility of Rob Cooper !

The Māori strategic working party comprised individuals who were deeply experienced and well informed on Māori housing needs. Some members had participated in earlier collective discussions which had,

- (i) produced reports for Te Puni Kokiri in August 2001,¹
- (ii) presented Māori perspective's to a stakeholders conference sponsored by the Minister and facilitated by Housing New Zealand Corporation in September 2001.² and

¹ Housing On Māori Land: A Way Forward, A report from the Papakainga Focus Group, Draft 5 18/8/20. Te Puni Kokiri. Unpublished.

- (iii) developed strategies for Iwi housing solutions³.

Additionally, some participants were managing Low Deposit Rural Lending programmes (LDRL), others were managing rental housing portfolios and almost all were familiar with the operations of Housing New Zealand, particularly in regard to the Corporation's relationships with Māori. Not surprisingly, this knowledge of Housing New Zealand's operations tended to influence both the direction of discussions and the attitudes of those participants who were in regular contact with the Corporation.

Consequently, the hui was simultaneously a forum for expressing frustration, satisfaction and gaining Māori cultural affirmation for the need for strong Māori advocacy of the needs of individual and collective Māori housing aspirations. More importantly however, was that the participants clung tenaciously to the timeless Māori cultural principles of reinforcing the primacy of humanity and human need, over expediency or short term gains. That is not to say however, that they were not realistic nor pragmatic in their understanding of economic and political influences. In short, this was a classic gathering of Māori intellect focused on the issues by the well informed experience of the participants.

The Manukau Hui was a forum for discussion, rather than an "analytical clinic" for the development of policy. However, proceedings occurred as a series of strategic discussions. This process provided participants with an opportunity to test hypothetical policy issues they developed through dialogue, against the realities of current dealings with Housing New Zealand and other "players" within the sector. The outcomes of that dialogue have implications both for policy development and for Housing New Zealand. This report however, concerns itself primarily with Māori contributions to the development of strategic policy. Matters related to Housing New Zealand will be addressed directly to the Corporation.

² Social Housing Workshop, Wellington 14 September 2001, Book of Proceedings, Housing NZ Corporation

³ Housing Strategy 2002-2007 Te Runanga o Te Rarawa 26/4/2002

Key Themes

The principal thematic of the Manukau Hui was that of Strategic Māori Development. The key themes emerging from the hui, in equal order of priorities were;

- *Treaty of Waitangi* relationships need to be the principal guide for dealing with Māori.
- *Guiding Principles* cognisant of Māori values and realities need to govern the nature of strategic policy design.
- *Housing as a Right* requires strategic policy emphasis.
- *Relationships* with Māori, which are valued, firmly established and well maintained should be strategic policy objectives, regardless of their Treaty, social or commercial nature.
- *Representation* by Māori, on any Board, agency or vehicle for policy design or implementation needs to be a strategic policy objective. This should also provide for multiple Māori membership in order to eliminate Māori minority status as and if required.
- *Strategic Alliances* need to be developed with rural and urban Māori organisations at every level of strategic policy importance. These alliances could help to “fast track” particular Māori housing programmes.
- *Māori Involvement* must be factored into all Māori strategic housing policy.
- *Māori Development* must be factored into all Māori strategic housing policy.
- *Māori Capacity Building* must be a strategic policy objective.
- *Māori Solutions* need to be part of the strategic policy mix.
- *Resources* need to be capable of being shared within Strategic Alliances for strategic purposes. These include Māori and non-Māori, human, technological, informational and financial resources.
- *A Māori Housing Authority* is considered an essential strategic vehicle for Māori of policy.
- *Affordability* requires strategic planning in its own right and should draw from the experience of current successes and failures.
- *Flexibility* in strategic design, permitting local adaptation is a strategic requirement.
- *Durability* of strategy leading to lasting solutions is a preferred option.
- *Co-ordination* of statutory and LTA bylaws within the Māori housing strategy is essential. (e.g. Te Ture Whenua Māori , Resource Management Act)

Summary

Guidelines and Principles	This report does not propose alternative strategic policy. Rather, it proposes inherent guidelines and principles which, if adopted, would contribute significantly to Māori housing needs. The report should also be read in conjunction with previous reports, particularly those noted above. Reference to previous reports will give emphasis to the commonality of Māori thought which is also iterated here.
The Treaty of Waitangi	The Manukau Hui considered the Treaty of Waitangi to be the principal instrument for Government and its agencies to develop durable and meaningful relationships with Māori.
Guiding Principles	The Manukau Hui considered that all Māori housing strategic policy should flow

from principles which valued the Treaty relationships, ensured Māori cultural values and wellbeing were preserved and protected and set standards for environmental sustainability and protection. Guidelines should provide for “checks and balances” within policy developments, to ensure responsiveness to Māori was a criteria for measuring the quality and acceptability of policy and its documentation.

Housing as
a Right

There was animated affirmation of this principle and questioning as to “who” actually had the duty to provide housing for Māori. The Treaty of Waitangi was enjoined to the discussion and this issue was considered to be a fundamental of strategic policy.

Relationships

This matter received considerable attention due in part to what was described as the “muddle” of relationships with Housing New Zealand. However, there was a clarity of opinion regarding the need for relationships to flow from “the spirit” of the Treaty and to embrace those Māori who wanted to be involved in helping to implement solutions, regardless of whether they were urban or rural groupings or hapu, iwi or other types of organisations. What was made clear was that relationships needed to be established upon mutually acceptable terms.

Representation

There was concern expressed that some organisations, including Housing New Zealand, cared little for the Māori cultural and other considerations which qualified people to represent Māori opinion on housing strategy, issues and business. This matter too, needed guideline development to ensure “bona fide” representations were secured. Concern was also expressed about the risks to Māori individuals who were often a “lone voice” on boards and committees. This practice should cease and be replaced by multiple Māori membership.

Strategic
Alliances

There is a need to form strategic alliances with Māori organisations which opt to join in the development and implementation of a Māori housing strategy. These alliances could be made with a variety of Māori groups, including that which comprised membership of the Manukau Hui. They could also be formed with whanau, hapu and iwi, trust boards or limited liability companies around a strategy of cooperative alliances referred to above.

Māori
Involvement

Māori involvement in strategic policy developments needs to be organised early and may require hiring specialised personnel as consultants. There should be no resistance to the sharing of informed Māori personnel between Government corporations, departments, ministries or agencies. The current “whole of Government” approach receives qualified support, provided evidence of reasonable rapid delivery of benefits is obvious. Māori organisations should also be approached for “loan” personnel in the achievement of mutually agreed objectives.

Māori
Development

The constant theme of the hui was that of Māori development. The hui participants were adamant that Māori housing developments would only achieve strategic success through the early, informed and welcomed participation of Māori at every level of planning, decision making and action. This is Māori Development.

Capacity
Building

Capacity building and adequate resourcing featured prominently in discussions.

Careful consideration was given to the feasibility and benefits of “technology transfers”.

It should be noted that the Manukau Hui considered there was a wealth of unutilised or under-utilised Māori “specialist knowledge” relating to every issue impacting upon Māori housing needs.

Māori
Solutions

Another common thread of the Manukau Hui dialogue was the Māori preference for identifying and managing solutions. This offer of “Māori magic” in problem solving has its counterparts in a variety of successful Māori community initiatives, the most measurably evident of which is the effective delivery of Māori owned health services.

Resources

This issue pervaded discussions and is included under a number of other sub headings in this report. Primarily, however, the Manukau Hui emphasised the need for Government and its agencies to acknowledge the need to resource Māori organisations which were willing to “opt into” a Māori housing strategy.

A Māori
Housing
Authority

Significantly, the Manukau Hui affirmed its preference for a Māori Housing Authority. There was confidence in the Māori capacity to successfully govern and manage such an Authority. This was supported by the belief in the Māori ability to identify, initiate and respond to, innovative and locally focused solutions.

Affordability

Obviously, Māori housing needs reflect Māori financial and economic circumstances. For example, the natural preference for residing in rural localities is unrealisable for most Māori families, due to lack of financial sustainability, compounded by land tenure and legislative or regulatory complexities.

Flexibility

Those complexities can be countered by flexibility in policy design. Adaptability to local, economic, social and physical environments and engagement of informed local Māori personnel are considered to be critical success factors in any housing strategic policy design.

Durability

The Manukau Hui clearly stated its preference for mid to long term solutions and expressed an aversion to short term project based “quick fixes”. Planning needs to be linked to regional and local economic strategies, laws and regulations and to Māori cultural and community initiatives and resources.

Coordination

The Manukau Hui was bemused by the current lack of coordination within the housing sector. This lack of coordination was a key feature of discussions related to the need for a Māori Housing Authority. Obviously, coordination is required. Bringing it about requires strategic policy frameworks which anticipate the need and offer solutions which are transferable from the centre to local situations. What is required is a “strategic matrix” of organisational capability. This necessarily requires Māori involvement.

Expanded Report

The Treaty is Paramount	<p>The Manukau Hui considered the Treaty of Waitangi to be the principal instrument for Government and its agencies to develop durable and meaningful relationships with Māori. Recognition of the primacy of Hapu and Iwi in such relationships was acknowledged unreservedly, but the hui insisted that the new generations of alternative Māori leadership and organisations also deserved full recognition. Reference to the Treaty was a constant, primarily because the hui considered the explicit Māori /Crown nature of the Treaty gave pre-eminence to Māori relationships with Government. In this respect, the Treaty is a “by-word” for the need for Māori specificity in Government policy development.</p>
The Treaty and Māori Housing	<p>The Treaty was also aligned with ‘the Māori right’ to appropriate housing and the hui considered that Māori perspective's on Treaty relationships with the Crown would readily serve to justify a discrete Māori housing strategy. Local applicability of such a strategy would be required and this too, would reflect contemporary interpretations of the need to deal directly with whanau, Hapu and Iwi and their modern day equivalents.</p>
The Treaty is Paramount	<p>In terms of the development of policy or strategies which focus on relationships, the hui defined the Treaty as paramount. Māori objected to jargon which referred to Māori as included within “the third sector”. Such terminology was perceived to be dismissive of the unique indigenous nature of Māori as tangata whenua and a denial of the special emphasis the Treaty gives to relationships between Māori and the Crown. The simple message in this regard is to give the Treaty of Waitangi prominence within all strategic housing policy.</p>
Sound Guiding Principles	<p>The Manukau Hui was of the opinion that policy and strategic development expertise, regarding the technology of housing, was readily available. That is to say, defining the mix of urban and rural housing needs, putting design and cost parameters around State rental houses and determining the degree of State supported financial subsidies or supplements for home ownership were technological resources already to hand.</p> <p>The Manukau Hui was less convinced however, that the capacity to design strategic policy frameworks, which engaged Māori early in the “technological end” of strategy development, was as readily available. Consequently, the Manukau Hui gave priority to “setting the scene” for Māori resourcing and involvement rather than writing the script for policy analysis and design.</p> <p>Moreover, quite a number of reports and advice have previously been delivered to “the centre”, which deal in some detail with Māori housing preferences. The presence of Housing New Zealand cannot be ignored and the Manukau Hui identified a number of opportunities to support Housing New Zealand to become more effective in its dealings with Māori. At this stage however, the advice in this report is concentrated upon strategic frameworks which offer the greatest opportunity for effective policy development. Each of the Key Themes of the Manukau Hui need to be acted upon as guiding principles in order to achieve policy which will work.</p>

Housing as a Right

It is inconceivable to expect that the goal of Whanau Ora in government health policy can be realised, while a Māori housing strategy remains undefined. Good health and good housing are synonymous. We simply can't have one without the other.

Providing Māori housing to the level of an attainable right will take time and therefore requires planning milestones which offer hope. The reasonable assumptions which support the notions of home ownership are all driven by the belief that shelter is the fundamental step in the ladder of human development. Perversely, those often in most need of good homes are the very people who can least afford them. The social democratic view of a "home owning democracy" seems a distant prospect to many Māori families. And yet, New Zealand will never achieve its economic and social potential until every deserving family, Māori included, is appropriately housed. In this regard, housing as a right should most definitely receive designation as a strategic policy.

Relationships

The Manukau Hui considered well planned relationships of all types with Māori to be essential to the achievement of effective strategic planning and strategic objectives. Treaty based relationships received strong endorsement, particularly as a means of engaging the support of Māori rural communities for housing developments intended for Māori occupation. Relationships with less traditional but effective urban based and other Māori organisations also received strong support, as these too, often represented Māori interests in housing needs.

Underlying this strong support for sound relationships with Māori, was the simple desire for Māori to receive recognition upon some basis other than need. Although Māori housing needs are critical, being treated as potential allies to solutions is preferable to being treated with patronisation.

Structuring relationships with Māori into policy and strategies is not merely good liberal politics. It is an effective way to gain support from often well informed and well respected Māori experts. Moreover, enlightened social action policy writers are rapidly re-discovering that the old developmental adage of "helping people to help themselves" is sound policy. The Manukau Hui endorsed the principle of relationships with Māori as a key strategic policy factor of any Māori housing strategy.

Representation

The key question to be answered in regard to Māori representation is "What is Māori representation required for?". Obviously there are a variety of answers. Most frequently however, Māori representation is required to obtain Māori expertise. Often however, multi-skilled Māori are requested to provide a variety of services from cultural advice to accountancy.

Generally this is not a problem, but it can become so if it is wrongly assumed that Māori expertise translates into a "catch all" Māori representative role.

In terms of technological advice, for example in housing, it is possible to have Māori perspective's represented by knowledgeable Māori. The nature of participation at the Manukau Hui is a case in point.

What is not satisfactory, is to attempt to utilise technologically experienced Māori personnel to represent specific Māori interests such as Runanga, Iwi boards, Māori trusts or any Māori organisation, whether rural or urban based,

which has its own identity and history. Representation or representative perspective's of such organisations need to be planned for in every policy and strategic plan.

Strategic Alliances

Strategic Alliances also need to be provided for within policy to “partner” central Māori and non- Māori housing resources and expertise with “local Māori organisations. In most cases, but not in all, this will require the resourcing of the local Māori organisation. Therefore, provision to engage in the development of such organisations needs to be structured into policy and be a requirement of financial planning preparations.

Design of the developmental principles and practices to be used in such “partnerships” should be a joint effort of Māori and non-Māori expertise. Clear guidelines and parameters for defining a focused “core business”, estimates of staffing levels, including drafting job descriptions at both board and operational levels, and comprehensive estimates of operational costs should be included in the design. These developmental models have already been tested successfully, particularly within the Māori health sector. Success has ensued because of broad-based Māori support for strategic objectives, largely prescribed from Māori analysis.

Serious consideration must also be given to establishing strong strategic alliances with those Māori organisations already capable of engaging in partnerships in the achievement of commonly held objectives.

This requires consultation on the objectives, which should initially be presented by Government and refined by the consultative processes. What is proposed here is a comprehensive plan, illustrated with resourcing commitments which challenge Māori enthusiasm to become engaged. Such proposals should be constructed initially with the active involvement of informed Māori and be specific in nature. What is no longer required is a general consultation or the canvassing of initiating ideas. Sufficient Māori input to strategy is already extant.

Māori Involvement

Māori economic and housing developments require more than generalised planning. The housing industry *per se* is large in economic terms, but Māori involvement in planned, cohesive and strategically designed terms is non-existent. Planning a Māori housing strategy requires macro analytical expertise. Māori organisational development could readily be linked to design, construction, maintenance and property management operations, provided Māori engagement was designed for.

For example, part of the justifiable costs of mid and long term solutions could include policy decisions to grow Māori construction expertise and capacity with the subsequent opportunity of creating local business clusters capable of competing for property maintenance or new construction contracts. Māori women would find considerable opportunities for employment or self employment within such planned objectives and whanau, hapu and iwi entrepreneurial instincts could be re-invigorated within such policy frameworks.

What is not proposed here is a generalised “economic development plan” where apprentices or others are trained in skills and released into the general workforce market. What is proposed here is the provision, through policy, for the training

and growth of Māori personnel on specific, large scale housing projects which have the security of commercial contracts as the motivation to stimulate Māori responsiveness.

Māori
Development

The constant theme of the hui was that of Māori development, which is integral, combining all that is good in Māori cultural values, practices and beliefs and integrated in its nature to ensure that appropriate Māori housing needs are understood to be one factor in a host of Māori human rights and needs. The hui participants were adamant that Māori housing developments would only achieve strategic success through the early, informed and welcomed participation of Māori at every level of planning, decision making and action. This development includes the growth of capacity to fully engage in planning, organisational governance and operations, project management, and the opportunity to develop a comprehensive and pro-active Māori responsiveness to well designed strategic Māori housing policy. This is Māori Development.

Capacity
Building

Capacity building and adequate resourcing featured prominently in discussions. Careful consideration was given to the feasibility and benefits of “technology transfers”. This includes Māori personnel as a means of growing capacity both within Māori and Corporate or Governmental organisations. Exchanging personnel is not merely a transfer of human resources. More importantly, it is an exchange of knowledge and an opportunity for the growth of human capital acquired “on the job”. It should be noted that the Manukau Hui considered there was a wealth of un-utilised or under-utilised Māori “specialised knowledge” relating to every issue impacting upon Māori housing needs. This knowledge ranged from unemployment to land tenure and could be captured through the partnering of Māori and non-Māori resources, when provided for in coordinated policy and strategic frameworks.

Māori
Solutions

Another common thread of the Manukau Hui dialogue was the Māori preference for identifying and managing solutions. This Māori desire to be instrumental in solving the housing problem offers innovative and participatory opportunities which should not be ignored. This offer of “Māori magic” in problem solving has its counterparts in a variety of successful Māori community initiatives, the most measurably evident of which is the effective delivery of Māori owned health services.

Resources

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Considerable discussions centred upon the desirability of arranging the exchange, from time to time, of Māori personnel from Māori organisations with Housing New Zealand and other organisations associated with Māori housing. Ambivalence characterised the discussions, due in part, to an absence of reliable protocols which could facilitate such exchanges. What was clear however, was the acknowledgment of participants that both parties would benefit from the potential growth in knowledge and human capital such exchanges could facilitate.

A Māori Housing Authority

Within this debate constant reference was made for the need to recognise Māori underdevelopment which restricted Māori access to financial capital and other resources. The under-utilisation of Māori knowledge by Housing New Zealand was raised as an example of poor management of sector resources and the consequential detriment to Māori. The allocation of financial resources to Māori and the exchange of personnel was considered an essential aspect of strategic planning.

Significantly, the Manukau Hui affirmed its preference for a Māori Housing Authority. This Authority could be resourced to comprehensively develop policy, implement strategy and micro manager “start up” Māori housing initiatives. There was confidence in the Māori capacity to successfully govern and manage such an Authority. This was supported by the belief in the Māori ability to identify, initiate and respond to, innovative and locally focused solutions. Māori contributions to policy, strategy and planning are, in the opinion of the Manukau Hui, thwarted by the absence of a Māori Housing Authority.

Affordability

Such an Authority could stand alone or be attached for “pay and rations” purposes to Housing New Zealand or Te Puni Kokiri. Regardless of detail, the principle of a Māori Housing Authority requires further and pro-active consideration.

Obviously, Māori housing needs reflect Māori financial and economic circumstances. Repeatedly, throughout the Manukau Hui, reference was made to the factors affecting affordability whether in renting or ownership of houses. For example, the natural preference for residing in rural localities is unrealisable for most Māori families, due to financial unsustainability, compounded by land tenure and legislative or regulatory complexities.

This issue of affordability strikes at the very heart of Māori whanau development and health. It adversely affects Māori choices, thereby eliminating a wide variety of options which compounds negative influences upon self and whanau worth, whanau independence, whanau security and whanau stability. The Manukau Hui was frustrated by the complexities of overcoming this obstacle to Māori home ownership and was keen to support the development of strategies which addressed this issue. Experience has taught those engaged in the LDRL scheme, that constant and ongoing support of their clientele is essential both for social and financial reasons.

Flexibility

Consequently, the Manukau Hui considers careful attention needs to be given to an evaluation of the LDRL scheme with active input from those engaged in its current implementation. Additionally, the application of supplements, either to incomes or accommodation, and the influence of movements in interest rates, need to be “packaged” more effectively by way of policy and outcome reviews.

The complexities affecting affordability can be countered to some degree by flexibility in policy design. Adaptability to local, economic, social and physical environments and engagement of informed local Māori personnel are considered to be critical success factors in any housing strategic policy design.

The phrase “A Flexible Menu of Options” was used within the discussions and

Durability

many participants complained of the barriers to progress resulting from inelastic policy or practices of major housing sector organisations. Flexibility in the meaning of the Manukau Hui includes the opportunity for Māori “to fill in the details” and arrive with, e.g. Housing New Zealand at commonly agreed local solutions. Flexibility too, includes a rejection of the “one size fits all” style of strategic planning, which was dismissed by the hui as intellectually lazy in origin.

Involving Māori in solutions requires boldness in strategic thinking and planning. The Manukau Hui clearly stated its preference for mid to long term solutions and expressed an aversion to short term project based “quick fixes”. Planning needs to be comprehensive, engaging Māori land owning entities where appropriate, and always linking regional and local economic strategies, laws and regulations, to Māori cultural and community initiatives and resources.

Durability, in this sense, means reliability of the relationships referred to above. Through durable relationships, planning decisions can be arrived at and managed in ways that serve the achievement of strategic objectives. Examples of a lack of durability in relationships with Housing New Zealand were cited as reasons for confusion within the Māori house purchasing market and many “mis-matches” in the prioritisation of waiting lists for rental accommodation.

Coordination

Additionally, durability in relationships, when matched to well planned strategies which are strategically aligned, enabled Māori organisations to plan and manage not only for success, but also for the impediments to strategy, externally imposed by funding or political variability. Durability most certainly applies to planning decisions and to the allocation of resources. For these and other good reasons, durability as a principle should be derived from sound strategic planning.

The Manukau Hui was bemused by the current lack of coordination within the housing sector. This lack of coordination was a key feature of discussions related to the need for a Māori Housing Authority. Obviously, coordination is required. Bringing it about requires strategic policy frameworks which anticipate the need and offer solutions which are transferable from the centre to local situations. What is required is a “strategic matrix” of organisational coordination. This necessarily requires Māori involvement.

It also requires an appreciation of the need for a coalescence of resources around a Māori housing strategy, rather than the current spread through various sectors. Moreover, it is theoretically possible to join disparate Government sectors in “*a contract*” of Māori housing strategy and require them to behave like any contractor who eliminates coordination problems for reasons of profit or survival.

This approach suggests that central Government could well consider it beneficial to create policy which rewards coordination and measures it as a standard of performance for those of its “businesses” it had selected for the strategy.

Currently, the lack of robust analytical tools, capable of measuring the human and financial costs of this lack of coordination contributes to its ongoing reality.

In this environment, personnel are unlikely to “invest” their human capital in any Māori housing strategy until they become convinced that its policy frameworks are sound. Such policy frameworks need to be innovative and supported by evidence of employers investments in its desired outcomes. This makes the need for coordination a strategic priority.

Conclusion

The Manukau Hui emphasised the need for a comprehensive involvement of Māori in the development and implementation of a Māori Housing Strategy. Without informed Māori involvement no effective Māori housing strategy can authentically evolve or succeed. The Manukau Hui was also clear that Māori involvement presented challenges to Māori, given the relative paucity of experienced or skilled Māori housing expertise. However, the hui was confident that such challenges would stimulate Māori involvement and gain support, provided financial, technological and shared human and other resources were committed to the Māori potential to engage.

In this regard, the absence of a Māori Housing Authority, or its equivalent, poses immediate problems. Short term solutions are possible and permissible as “start up” initiatives, but serious consideration needs to be given to assuring Māori leadership roles within the publicly funded housing sector.

For Māori purposes, affordability requires Government intervention. How Government may manage the politics of such interventions is the business of politics. However, it is currently unrealistic for most Māori families to attain suitable housing due to the barrier of affordability.

Access to Māori land and security of tenure is another barrier, but this can be dealt with by amendments to the current laws, provided a comprehensive approach to finding solutions is the driving priority. Contributing to that comprehensive approach is the purpose of this report.

Finally, the Treaty of Waitangi is always speaking. It remains alive to Māori, who still regard it as the principal means of establishing relationships which will endure and be of benefit to all New Zealanders.