

Te Āhuru Mōwai

Questions and Answers

When is Te Āhuru Mōwai going to start operating?

It is currently planned to start operations by 1 July 2020. The people who will work for Te Āhuru Mōwai may be employed before this. Housing New Zealand as owner of the properties, currently maintain them and will continue to do so until they are satisfied that Te Āhuru Mōwai has appropriate contracts and policies in place.

Where will Te Āhuru Mōwai operate from?

Te Āhuru Mōwai will operate out of 1 Cobham Court, Porirua (the old McDonalds building). A lease for this building has already been signed and the fitout for the office space is being designed. Te Rūnanga o Toa Rangatira's Finance Team will also be located in this building from December 2019.

Who will run Te Āhuru Mōwai?

Te Āhuru Mōwai is the entity established by Te Rūnanga o Toa Rangatira to carry out the tenancy management, maintenance, and upgrade of the Housing New Zealand properties in Western Porirua. Te Āhuru Mōwai is owned by the Rūnanga and will report to the Rūnanga Board on a regular basis. It will have its own General Manager (this position will be advertised by Te Rūnanga o Toa Rangatira towards the end of 2019, with appointment taking place in early 2020). We are still finalising our operating model however there is expected to be a number of employment opportunities within Te Āhuru Mōwai. These will include tenancy managers, call centre operators, tenancy relations, communications, finance, property management and maintenance coordination staff. Retrofit, upgrade and or development work will be managed separately.

Te Rūnanga o Toa Rangatira have appointed the Te Āhuru Mōwai Board. There are four board members appointed to represent the iwi interests (Francis Freemantle; Helmut Modlik, Tā Matiu Rei; and Naomi Solomon). Three independent board members have been appointed for their expertise in community housing (John Holyoake; Wendy Walker and Andrew Wilson). For more information on Te Āhuru Mōwai Board Members, please [click here](#).

Will Ngāti Toa own the properties?

No. Ngāti Toa, through Te Āhuru Mōwai, will manage the tenancies and maintenance of the properties. The Ministry of Social Development will continue to decide the eligibility criteria for who lives in these properties. For access to a home once it becomes vacant, you will need to be on the Ministry of Social Development's Social Housing Register.

Are there opportunities for Ngāti Toa to own or develop these properties in the future?

Yes. There may be an option for Ngāti Toa to own and develop some of the properties in the future, but the details of this are still being worked through. Te Rūnanga o Toa Rangatira are taking a staged approach with the first phase of the project aimed at ensuring that the tenancy and maintenance management function runs smoothly. This will also help us to fully understand the portfolio and the opportunities available to us. The next phase of the project, which will take place after July 2020 will be to develop a strategy which allows us to get the most out of the opportunities available. This will take some time to develop.

I am a Housing New Zealand tenant. Will I be kicked out of my home?

No. Te Āhuru Mōwai will operate under the rules of the Residential Tenancies Act 1986 and in are in the process of developing policies and processes which we will guide our operations. Te Āhuru Mōwai are not part of the decision around who is eligible to live in these Housing New Zealand public housing properties. The eligibility criteria will continue to be determined by the Ministry of Social Development. If a home becomes vacant, the Ministry of Social Development will supply Te Āhuru Mōwai with a list of eligible tenants. Te Āhuru Mōwai will then match a tenant from the list to a suitable property based on their needs.

I am a Housing New Zealand tenant and I am also Ngāti Toa. Can I swap houses and move to Takapuwahia?

This is a decision for the Ministry of Social Development. Te Āhuru Mōwai will work with all tenants to understand their needs which may assist in matching a tenant to a more suitable property if a vacancy arises.

What is the Eastern Porirua Regeneration Project?

The Eastern Porirua Regeneration Project is the Governments response to renew the Housing New Zealand public housing portfolio and to help manage the population increase in Porirua over the next 30 years (estimated to be approximately 29,000). The plan is to replace older Housing New

Zealand properties that are past their best with warm, dry modern homes that are better suited to tenants needs. The project will also create opportunities for home ownership by building affordable homes. Part of the project will also look at designing better neighbourhoods, parks and streets. Along with community consultation, Te Āhuru Mōwai is looking to do a similar thing across the Housing New Zealand portfolio in Western Porirua.

I am a tradie and interested in doing some of the maintenance work. What should I do?

One of the key value propositions for Te Rūnanga o Toa Rangatira agreeing to this partnership was the opportunities that it could provide to our people. If you are a tradie and interested in doing some of the maintenance work, please fill out the online form [here](#). You can also download the form [here](#) and email it to properties@ngatitoa.iwi.nz. You will need to have your iwi registration number available (the Rūnanga Office can give this to you). For more information you can contact the Rūnanga Office on 04 237 7922 or email properties@ngatitoa.iwi.nz.

I am not a tradie, but I am interested in working for Te Āhuru Mōwai. What should I do?

One of the key value propositions for Te Rūnanga o Toa Rangatira agreeing to this partnership was the opportunities that it could provide to our people. If you are in business, offer services in other areas of maintenance and are interested in providing your services, or are more broadly interested in working for Te Āhuru Mōwai, please fill out the online form [here](#). You can also download the form [here](#) and email it to properties@ngatitoa.iwi.nz. You will need to have your iwi registration number available (the Rūnanga Office can give this to you). For more information you can contact the Rūnanga Office on 04 237 7922 or email properties@ngatitoa.iwi.nz.

Why has it taken so long to provide information about Te Ahuru Mōwai?

This is a complex and significant opportunity and negotiations are still underway between Te Rūnanga o Toa Rangatira, Housing New Zealand, Ministry of Urban Development and Treasury. It would be remiss of Te Rūnanga o Toa Rangatira to announce details of matters that have not yet been decided on. Once the final negotiations are complete, and information becomes available, updates will be provided on the Te Rūnanga o Toa Rangatira website, and via pānui.