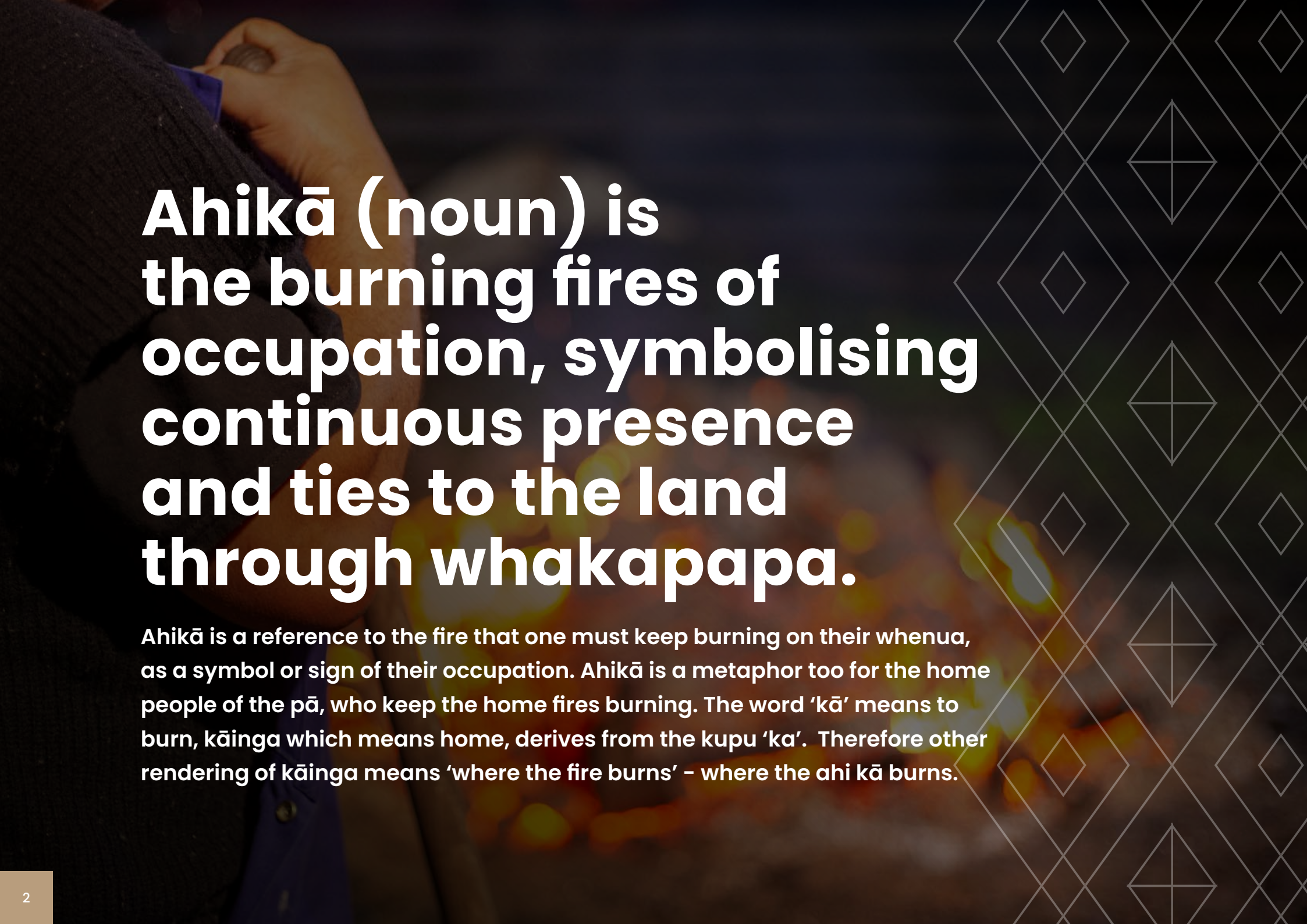


HE WAKA HOU TRUST

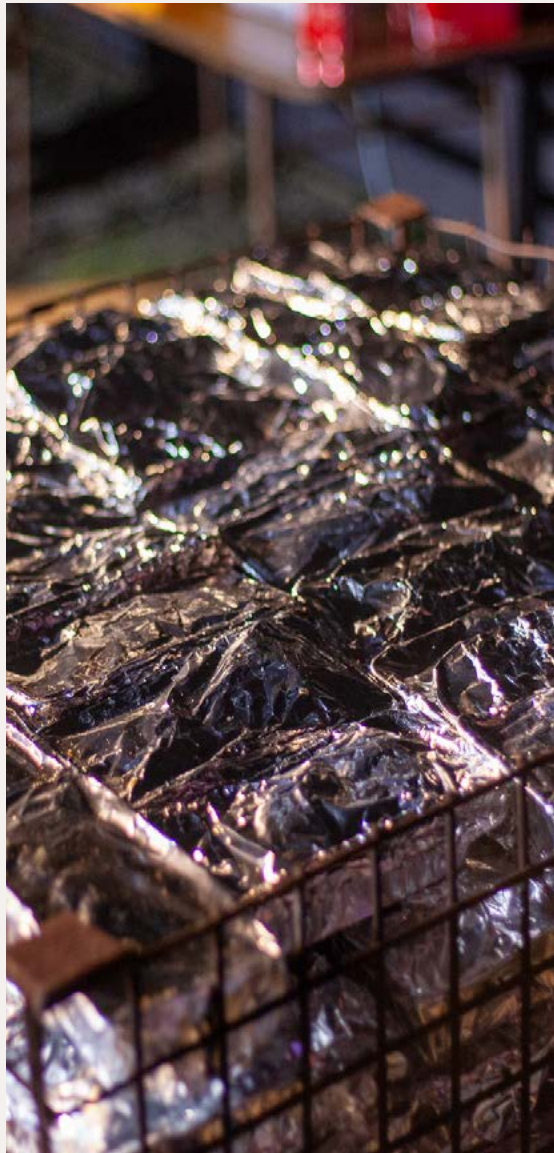
# Ahikā Building Project





# **Ahikā (noun) is the burning fires of occupation, symbolising continuous presence and ties to the land through whakapapa.**

Ahikā is a reference to the fire that one must keep burning on their whenua, as a symbol or sign of their occupation. Ahikā is a metaphor too for the home people of the pā, who keep the home fires burning. The word 'kā' means to burn, kāinga which means home, derives from the kupu 'ka'. Therefore other rendering of kāinga means 'where the fire burns' – where the ahi kā burns.



# AHIKĀ CORE VALUES



## Manaakitanga

is the spirit of hospitality and kindness, infuses every action of the Ahikā Housing Project. With care and consideration for the well-being of the community, against challenges, thereby keeping their fires burning.



## Whanaungatanga

is emphasising the importance of interconnectedness and kinship within a community. Ahikā fosters a sense of belonging and unity as they work towards strengthening community.



## Rangatiratanga

guides He Waka Tapu in their efforts to support individuals and families in taking charge of their housing futures. They aim to facilitate opportunities for families to build wealth and stability, reclaiming their autonomy and agency.



## Kaitiakitanga

is the principle of guardianship and stewardship, guides He Waka Tapu in their responsibility to the land and resources involved in the housing project.



## Aroha

is the essence of love and compassion, underpinning He Waka Tapu interactions with the community and each other. Through acts of kindness and empathy, they create a culture of care and understanding.



# ORIGIN STORY

## HE WAKA TAPU

In the beginning

“What I found from working with men who came with violence, violence was the issue that brought them to us, but of course, they came with lots of other issues. Health issues, mental health issues, alcohol & drug issues, housing issues and family issues. So, we tried building key relationships with people and organisations that could help facilitate people’s needs, but we discovered once you refer somebody away from here, it didn’t really work. People get lost in the system, so we thought we have to do this ourselves.

Right from the start I always felt what we needed was housing, especially for men who were nowhere, they’d lost their family, nowhere to go, City Mission couldn’t take them. So, for the last 30 years we’ve been working out how to build some housing.

The red tape and bureaucracy was just crazy we had no money, but that’s been a theme of

ours the whole time. So, with all of these barriers how can we support families by giving them a place to stay.

We’re hoping that this is the beginning of something that’s going to carry, and we’ll do it again. I think accommodation is still a big issue, family violence brings them to the door, but they come in with all these other issues you know. If you can find people the basics, you know the old hierarchy of needs; shelter, food and well-being, if you can meet those needs then everything else is easy.

There’s no point slapping somebody on the back and saying, “go well mate” and he goes and sleeps under the bridge again, you know we’ve got to do something for that.”

### **Daryl Gregory**

Founder, He Waka Tapu



# KO WAI MATOU? HE WAKA TAPU



## WHO ARE WE?

The name 'He Waka Tapu' was inspired by the journey of a waka (canoe) and the cultural significance of creating a sacred, separate space for growth and healing.

From the boot of a car HWT has grown into 161 Pages Road full wraparound service, including a General Practice.

Housing has always been a critical issue we aimed to tackle. Our vision has been realised with the establishment of Ahikā, a dedicated space for affordable accommodation.

We now look forward to expanding our housing projects to support more families, our holistic approach, rooted in the principles of Whanaungatanga, Rangatiratanga, Whakaakoako, and Manaakitanga guides everything we do.









Matariki Whānau Day 2024

# Building Thriving Communities

## A TRANSFORMATIVE PARTNERSHIP IN AFFORDABLE HOUSING

In a significant development for housing in New Zealand, an agreement was signed on 7 August 2023, forging a partnership between He Waka Hou Trust, Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development (HUD), Rātā Foundation, Westpac NZ and Ministry of Business, Innovation & Employment. This collaboration aimed is to address the pressing need for affordable housing in the Ōtautahi region while fostering vibrant, sustainable communities through inclusive practices and innovative solutions.

HUD, a key player in New Zealand's housing strategy, brings expertise and resources to combat homelessness, increase housing supply, and ensure equitable access to affordable housing. Central to HUD's approach is the integration of Kaupapa Māori principles, as outlined in the Te Maihi o te Whare Māori - the Māori and Iwi Housing Innovation (MAIHI) Framework for Action, addressing historical disparities.

He Waka Hou Trust focuses on providing housing solutions beyond mere shelter for Māori whānau in Ōtautahi. With a vision to optimise outcomes, the trust has acquired land for low-cost, quality rental housing.

This partnership aligns shared values and aspirations to create thriving, resilient communities.

The joint project, has constructed ten affordable rental units on He Waka Hou Trust land tailored to meet whānau needs. Guided by Kaupapa Māori and the MAIHI Framework for action, the project fosters community empowerment and belonging.

**Through collaborative efforts and dedication to kaupapa Māori principles, Ahikā offers hope for a future of affordable housing in Aotearoa.**

# RĀTĀ FOUNDATION

Rātā Foundation is the South Island's most significant long-term community investor, dedicated to creating a world where nothing gets in the way of people enjoying full and healthy lives.

Rātā strives for an equitable and sustainable society under the korowai of Te Tiriti o Waitangi, supporting those in need now, while building a better future where people are empowered to thrive.

Through smart investment management, strategic and proactive community investment, and strategic partnerships, they walk alongside the community to uncover and support opportunities that maximise social impact.

Rātā believes in respectful relationships and partnerships with everyone we work with and those they support, including Māori, Pasifika, any other ethnic group, young people and the elderly, people with disability, people with health or mental health needs, or gender-diverse people.

He Waka Tapu is grateful to the Rātā Foundation for the partnership and their generous funding. This funding supported He Waka Tapu in the development of our affordable housing project, providing essential services and support to our whānau and community.

[www.ratafoundation.org.nz](http://www.ratafoundation.org.nz)



# TE TŪĀPAPA KURA KĀINGA

## MINISTRY OF HOUSING AND URBAN DEVELOPMENT (HUD)

HUD is a New Zealand government agency established in 2018 with a commitment to kaupapa Māori values. It aims to ensure all New Zealanders have access to healthy, secure, and affordable homes.

HUD develops housing policies to increase supply and affordability, supporting public and community housing while respecting the mana and dignity of individuals and whānau. It promotes sustainable urban development, ensuring growth enhances residents' quality of life and aligns with the principles of kaitiakitanga (guardianship) and manaakitanga (hospitality). HUD addresses homelessness through coordinated strategies and partnerships with various organisations,

embodying whanaungatanga (relationship building). HUD works closely with Māori to meet their unique housing needs, ensuring culturally appropriate solutions and improved outcomes for Māori communities, respecting the principles of tino rangatiratanga (self-determination) and partnership.

The funding provided by HUD was a significant enabler for our Ahikā Affordable Housing Project.

[www.hud.govt.nz](http://www.hud.govt.nz)



**Te Tūāpapa Kura Kāinga**  
Ministry of Housing and Urban Development



# MBIE FUNDING

## MINISTRY OF BUSINESS, INNOVATION & EMPLOYMENT

The solar power for Ahikā funded by the Ministry of Business, Innovation and Employment (MBIE), aims to improve energy affordability and resilience for households, through using renewable energy. By implementing solar energy, the project reduces dependency on non-renewable sources, promoting environmental sustainability and setting a model for future energy efficiency initiatives.

The collaboration demonstrated the effectiveness of community-driven projects in addressing energy hardship and enhancing wellbeing.

MBIE's Community Renewable Energy Fund has been established to support renewable energy projects that help communities access secure, renewable and more affordable energy.

[www.mbie.govt.nz](http://www.mbie.govt.nz)



MINISTRY OF BUSINESS,  
INNOVATION & EMPLOYMENT  
HĪKINA WHAKATUTUKI



# WESTPAC NEW ZEALAND



Westpac New Zealand has been offering banking to New Zealanders since 1861 and is one of Aotearoa's major banks, with more than 1.5 million customers and 5,000 employees nationwide. Through the bank's sustainability strategy, Westpac is dedicated to caring for the planet, caring for communities and helping grow New Zealand's financial wellbeing. The personal service and attention He Waka Tapu received from Westpac during the Ahikā build was excellent, demonstrating the bank's commitment to supporting significant community projects.

[westpac.co.nz](https://westpac.co.nz)





# BLESSING THE SOIL

**In the heartbeat of every living being lies mauri – the life force flowing through the veins of existence, connecting past, present, and future. Rooted in whakapapa, mauri embodies the essence of vitality, driving change and growth in the world around us.**

At its core, mauri embodies a journey of transformation, traversing through states of: Mauri moe, Mauri oho and Mauri ora.

For kaupapa māori organisations embracing tikanga Māori, integrating mauri into their mission and vision infuses purpose with profound depth. By anchoring principles and values in mauri, organisations honour their connection to the whenua, the tāngata, and the wairua of collective well-being.

Just as mauri breathes life into the fabric of an organisation, it also sustains its mana – its

inherent prestige and authority. A weakened mauri diminishes the organisation’s vitality, hindering its ability to fulfil its potential and limiting opportunities for growth. Therefore, nurturing mauri is not just a matter of respect for tikanga but for us; a strategic imperative for organisational success.

As workplaces embrace diversity, the care for mauri extends beyond individuals to encompass a rich tapestry of cultures and perspectives. In this tapestry, each thread contributes to the vibrant mosaic of collective identity and shared purpose. Embodying the essence of the He Waka Tapu mission – “Me mahi tahi tātou mo te ora o te whānau” (working together for the well-being of the family) – uniting to uplift and empower families in their journey towards well-being.



Pounamu, revered for its spiritual significance, infuses our spaces with strength and vitality, nurturing the spirit of those who call our whare (home). By laying pounamu in the entrance way to Ahikā, we honour the interconnectedness of all living beings and the sanctity of life itself.

**Mauri mahi, mauri ora!**

Through the work, we prosper.







# BUILDING WITH COOK BROTHERS

## PARTNERING WITH THE RIGHT PEOPLE IS KEY TO ANY ORGANISATIONS SUCCESS.

Cook brothers believe having the right team behind them from the beginning has contributed to our success today. The fundamental focus of being 'One Team' has founded the vision, culture and values since day one. Cook Brothers Construction is passionate about creating spaces for people to live, learn, thrive and succeed. We love to see a project move from concept to completion and aspire to transform the construction industry through innovation.

Initially formed in Dunedin seventeen years ago, today, Cook Brothers Construction is a national commercial construction company with regional branches in Auckland, Canterbury, Otago, Queenstown and Wanaka. We are a young, dynamic team with a strong culture supporting diversity and career growth.

Our Team is the heart and soul of what we do. As the Ahikā Housing Project unfolds, it is a testament to the power of collaboration and commitment to shared goals between **He Waka Hou Trust** and **Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development (HUD)**.





# E HĀERE TĀUA

## EMBARCKING ON THE JOURNEY

The Cook Brothers team swiftly commenced work on-site, ensuring full compliance with safety regulations. Tasks such as locating underground services and clearing trees were completed within the first week. By the end of the second week, they had finished the boundary survey and established temporary water and power facilities. The team took pride in their contribution to the project's meaningful goals.

In the following weeks, the focus shifted towards enhancing site safety and security. Activities like backfilling, compaction, and addressing driveway access took priority. The team also successfully fulfilled requirements for Geotech inspections. Enjoying morning tea together under sunny skies.

However, challenges arose when contaminated soil was discovered, necessitating additional effort to remove it before construction could proceed. Despite this setback, with support from Cook Brothers, the team persevered through the challenge.

Progress continued with reinforcement work leading up to the first pre-pour phase. Inspections by the Christchurch City Council (CCC) and their Structural Engineer were passed successfully, paving the way for the concrete pour scheduled on 3 October 2023. An early frame delivery on 16 October 2023 provided further momentum.

Ongoing discussions with the City Council centered on details like driveway and curb specifications, culminating in the completion of the concrete slab. As the slab cured, the CBC team prepared for frame installation and inter-tenancy panel discussions. Scaffolding was erected, marking progress as attention turned to catching up on site works and excavating for the next phase.

Weeks progressed rapidly, with milestones such as the removal of the last tree stump and discussions with Endless Energy on the solar shed.



Engineers conducted soil inspections, and contaminated soil was effectively managed. Frame deliveries and installations brought excitement, highlighting continuous progress on the project.

Excavation for deeper foundations to address contaminated soil continued after obtaining approval from the relevant parties. Installation of first-floor cassette floors and delivery of framing materials demonstrated ongoing advancements in the project's development.





# HE RAU RINGA E OTI AI

## MANY HANDS MAKE LIGHT WORK

The Cook Brothers team focused on layering compacted hardfill and conducting engineer compaction inspections. They installed intertenancy Integra panels up to the ground floor frames and continued with cassette floor installations, followed by the delivery and installation of level 1 framing. Backfilling of foundations was completed alongside formwork, polystyrene pods, reinforcing installation, and in-slab pre-plumbing and electrical works. The second scaffolding and safety netting was erected on the other block. Trusses were delivered and installed, windows and doors were measured, and pre-pour and pre-roof inspections were passed. Further truss, purlin, fascia, and spouting installations, along with roof installation, marked significant progress.

Coordination of the Building Location Certificate, Engineer, CCC, and CBC pre-pour QA inspections. Formwork was stripped, control joints were cut into the slab, roof and skylight framing were completed, and the pre-roof

CCC inspection passed. Additional fascia and spouting were installed, exterior fireproof lining was added, and foundation insulation began.

The team completed the first-floor framing, roof installation, and building wrap in preparation for windows. It was a substantial week of progress. With safety netting come down, interior stairs installed, and soffit installation got under way. Joinery site measurements were taken, and Rondo ceilings were installed. Discussions about the soffit paint colour concluded with a recommendation of Resene Black, matching the white plaster sample CBC supplied to HWT.

Brent from CBC praised the team's performance with an end-of-week BBQ, which was enjoyed by all. In the following weeks, scaffolding and safety nets were installed on the second block, foundation insulation was added, and pre-piping for plumbing was completed. The building was wrapped, window flashings were finished, and windows were installed—a major milestone. The installation of

solar panels added an exciting environmental aspect to the build.

HWT confirmed external colours and internal door handles. Discussions about creating storage space below the stairs were decided against due to cost and existing storage spaces. Flooring and finishing quotes were completed, and Laura Vis Gardening Design was engaged for soft landscaping. Strategies to manage soil from trenching and substrates were discussed to keep as much on-site as possible.





# HE RAU RINGA E OTI AI

## MANY HANDS MAKE LIGHT WORK (CONT)

The Mahi continued with truss and purlin installations, a second building location certificate, and a pre-roof inspection. Ply bracing and structural hold-down were completed, and kitchen joinery site measurements were taken. Wanz bar and head flashing were prepared for cladding. Internal stairs for the second block were installed, and the first electrical fix was completed. Followed by the start of the cladding installation.

The second block quickly caught up with the first, overcoming the soil contamination setback. The roof was fully installed, allowing for plumbing pre-pipe installation, Rondo ceilings, building wrap, window flashing, and window installations. The second set of solar panels was also installed, and wall straightening began in preparation for lining installation.

This week included further discussions with CCC about vehicle crossing and with Enable regarding a manhole located in the middle of the driveway. Integra panel cladding

progressed well, with easy lap and exterior plastering set to start soon. Ventilation installations and delivery of internal doors occurred, alongside CCC and Engineer pre-line inspections and insulation completion. Gib delivery and installation also took place.

The following week, range-hood ducting was installed, and HWT met with Justin from 360 Joinery to discuss kitchen cupboard and bench top colours. Early delivery of the range-hoods was arranged for fitting prior to kitchen installations. Unfortunately, the pre-plaster inspection failed due to a control joint issue, which would be addressed before painting. Veranda posts were installed, and exterior painting began, adding a vibrant touch to the site.

The team enjoyed Friday morning tea provided by HWT, especially the homemade brownie.







# HE TĀNGATA, HE TĀNGATA, HE TĀNGATA.

## MANY HANDS MAKE LIGHT WORK (CONT)

Significant progress, saw the pre-pipe plumbing completed, skylights framed out, structural fixings finished, and mains cable installation and protection done. Windows were installed, site glazing completed, and cavity battens installed in preparation for cladding. Scaffolding came down on one block.

Challenges with CCC regarding vehicle crossing continued, and the pre-clad inspection failed due to a design technicality, which CBC assured would be resolved easily. Skirting, architraves, and downpipe installations began. Painting continued and the second block quickly caught up with external plastering, gib board, and internal plastering.

Solar and fibre cables were run to align with trenching works, and the mains water design was sent to CCC. HWT advertised pallets on

site for the community to use as free firewood, which was appreciated by our whaiora and community.

HWT informed CBC that Enable advised the manhole needed to move. However, it was later found that it couldn't be relocated but needed to be lowered, costing around \$15,000. CBC, Solearchitect, and Stepping Stone Design devised a plan to raise the driveway and grind, which the council accepted after confirming the manhole was drivable. This saved us from the costly task of lowering it. Success!



# HE TĀNGATA, HE TĀNGATA, HE TĀNGATA.

## MANY HANDS MAKE LIGHT WORK (CONT)

Interior painting commenced, bringing much excitement. Vanity and shower liner installations in the bathrooms, further downpipe installations, and the complete dismantling of scaffolding signified another milestone.

Trenching, drainage, and services were finished, paving the way for landscaping to begin. The second plumbing and electrical fix started, and joinery installation was nearing completion.

After thorough discussions, the location for the solar shed was established, and its foundation was laid—a momentous day for the project. The Carpet Company began the vinyl installation within the units, hot water cylinders were installed, hoardings were removed, and retaining walls and hard landscaping began.

The foundation for the retaining wall was laid, and the solar shed slab was poured. Inside the units, carpet installation commenced. The following week witnessed the construction of the solar shed, completion of kitchen benchtops and joinery in each unit, sewer and stormwater connections, preparation for entrance step concrete pours, and the removal of the last contaminated soil.

The solar shed construction was finished, and Gillon & Maher Plumbing connected the mains water to the street. The subsequent week involved commencing the smooth edging for carpets, pouring concrete on entrance steps, placing heat pump pads, lining the solar shed, and installing the switchboard.

Interior doors were installed, and asphalt preparation was completed.







# MA WHERE MA PANGO KA OTI AI TE MAHI.

## WITH RED AND BLACK THE WORK WILL BE COMPLETE (CONT)

Heat pumps were installed in each unit, and shower glass enclosures were put in place. Paver installation continued, and pathway and driveway preparation were underway. The driveway sumps needed shifting to create more consistent falls, resulting in an unforeseen additional cost. However, a silver lining appeared with the connection of the solar panels, another significant milestone.

The installation of the glass canopy above the front doors was planned. Whiteware, sourced from Smith City, provided excellent service and pricing. They delivered appliances to each unit, including a fridge, dishwasher, hob and oven, microwave oven, and washer/dryer.

The HWT team prepared for the laying of the Pounamu, and on 15 May 2024, we gathered on-site for the Pounamu Placement Ceremony,

followed by a shared kai at HWT.

Handrails for the stairs were installed, and the fibre connection was completed. Carpet underlay and bathroom hardware were installed.

Outside, the driveway was ready for asphalt, gully traps were mortared in place, solar shed connections continued, and heat pumps were installed.

Service commissioning and snagging took place for CBC quality assurance. Fence painting for the east fence started on 4th June 2024, with the construction of the west fence beginning on 6 June 2024, followed by painting for completion. Soft landscaping also began on 4 June 2024.





# MA WHERE MA PANGO KA OTI AI TE MAHI.

## WITH RED AND BLACK THE WORK WILL BE COMPLETE (CONT)

Glass splash-backs and mirrors were installed, and power was livened. A bike stand was installed, and the build clean was in motion, with site containers removed and the builders clean starting. Site pack down started, building excitement for the sign-off of practical completion.

Interior cleaning was completed, and the CCC final inspection for interior sign-off was passed. Site pack down continued, all sheds were removed, and the final part of the fence build could begin. Over the next two weeks, the focus was on obtaining the build Code of Compliance sign off from CCC. While CBC worked on obtaining it, HWT ensured all interiors were in place. Wardrobes were ordered online from Wardrobes Online, and curtains and blinds were purchased and installed by Spotlight, who delivered excellent service and quality. We would like to thank Spotlight for the generous

store gift card which we used to purchase a mirror and wall clock for each unit.

Wardrobes were assembled and installed, and mirrors were placed on walls. We collaborated with Stage2Sell to stage two units for aesthetic purposes and marketing future build ventures.

On 17 June 2024, Cook Brothers announced that we had reached Practical Completion. This was a momentous day for all, and we want to thank CBC for their amazing mahi over the past year.

**"In union there is strength"**



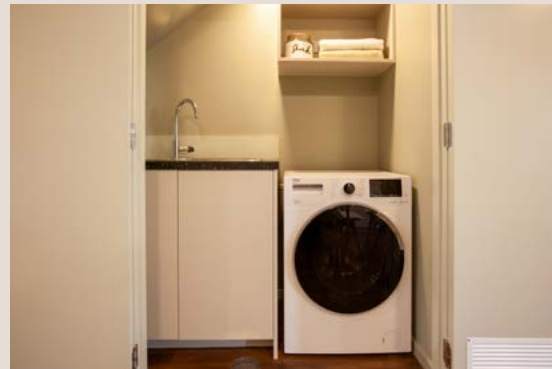






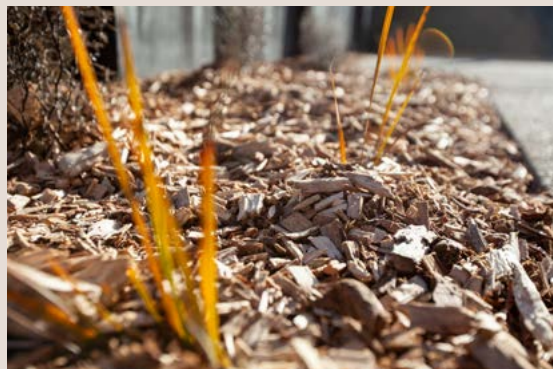












# THE PATH TO SUSTAINABILITY

## ENDLESS ENERGY THROUGH SOLAR

Incorporating solar panels is a key aspect of the project's commitment to sustainability, allowing the harnessing of renewable energy and mitigating environmental impact. This aligns with the He Waka Tapu mission to address housing needs sustainably.

With an estimated annual CO2 savings of 13.6 tonnes, the project in Christchurch, NZ, will reduce carbon emissions linked to electricity consumption, aiding in climate change mitigation and local air quality improvement. Solar energy production in the housing units will decrease reliance on fossil fuels, supporting the use of sustainable and environmentally friendly energy sources. This shift will cut electricity bills for residents, combating energy poverty

and ensuring long-term housing affordability. Furthermore, the project sets a sustainable development precedent, highlighting the benefits of renewable energy integration in urban constructions.

The solar panel installation will not only benefit residents but also serve as an educational tool for promoting renewable energy awareness and sustainable behaviours within the community. Overall, the He Waka Tapu project's completion with the solar panel installations signifies a significant step towards affordable housing and environmental impact reduction through carbon emission cuts and renewable energy adoption while uplifting the community through access to knowledge and stories.



## KEY MILESTONES:

- **Solar shed modifications made**
- **Cooling / heating of battery storage**
- **Requirements for Solar PV System Monitoring**
- **Internet access for monitoring / Reporting**
- **Plumbing Pipework and Waste Routes**
- **Ventilation Locations and Ducting Routes**
- **Electrical Supply Routes**







# PĀTAKA PUKAPUKA

**Building Community Well-Being**  
Cook Brothers / He Waka Tapu

He Waka Tapu along with The Cook Brothers team embarked on a community initiative, Pukapuka Pātaka, to create free book libraries for the East side community.

This innovative project across Ōtatahi utilises leftover materials from construction sites. The Project embodies the principles of kaitiakitanga and kotahitanga, fostering unity and collaboration while uplifting the community through access to knowledge and stories. Pukapuka Pātaka boxes are constructed by Cook Brothers apprentice builders and have been decorated by various East side schools and community organisations.

The Pātaka Pukapuka works by the principle of:

**“Bring what you can, take what you need”**





# HE TAONGA RONGONUI TE AROHA KI TE TĀNGATA

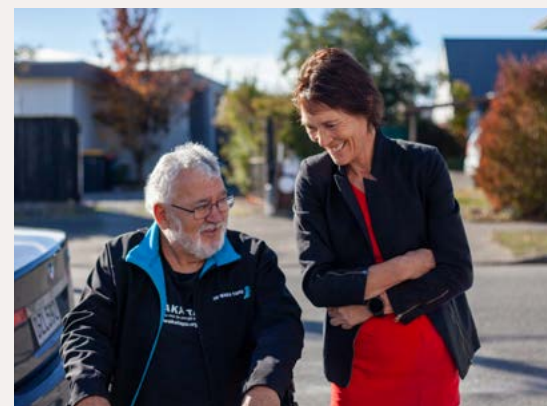
## GOODWILL TOWARDS OTHERS IS A PRECIOUS TREASURE.

Each unit is being equipped with a special welcome pack containing essential information such as emergency contacts and building processes. We care deeply about the well-being of our tenants and want to ensure they feel safe and supported in their new homes.

Our Kaiārahi Tāne Keepa, who will be the first tenant at Ahikā. He will play a pivotal role in engaging with the community, assisting during the pre-tenancy phase, and serving as the go-to contact on-site for any queries or support needed.

We are committed to fostering a sense of community, providing top-notch support, and prioritising the safety of all our residents at Ahikā.

The end of this project marks a significant milestone for He Waka Hou Trust, He Waka Tapu and the future of our community as a whole.



Daryl Gregory (Founder) & Jackie Burrows (CEO)

*He waka eke noa*

**We are all in this together.**









# ME MAHI TAHI TĀTOU MO TE ORANGA O TE WHĀNAU

**0800 HE WAKA (43 9252)**

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[www.hewakatapu.org.nz](http://www.hewakatapu.org.nz)

**HE WAKA TAPU**

*Me mahi tahi tātou mo te oranga o te whānau*

