

Haerenga Akoranga ki Tāmaki Makaurau

Collaborative community learning trip to Auckland to inform Porirua Redevelopment

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Summary

The \$1.5 billion investment by Government in housing and infrastructure in Porirua provides huge potential for the Porirua East community to actively contribute in this redevelopment project to establish a world-leading community regeneration example.

To realise this huge opportunity, the people of Porirua East need to know about the potential wins and losses of such an investment. As one initiative to help grow this knowledge, a group of us took a **collaborative learning trip** to South Auckland in May 2019. We worked in partnership with Wesley Community Action, Inspiring Communities and a cross-section of people and groups active in the Porirua East community.

We took two days together to visit redevelopment projects in Auckland, talk to a range of people, and have conversations with each other about our communities' dreams, and fears. Through taking this two days out and committing to open and generous sharing and learning the group gained a greater insight into the 'do's' and 'don'ts' of a large regeneration project and how to make the most of this once in a life-time opportunity. We ended the trip with many more ideas and many more questions and a sense of how huge the impact of this regeneration will be on our communities.

Recommendations

While the trip brought up a huge amount of ideas and things to work on, the group has one recommendation for the Porirua Regeneration. We recommend that the Regeneration partners adopt a Porirua Promise



To ensure the genuine regeneration of the Porirua Community – the people of Porirua put forward:

The Porirua Promise

- Every **person who lives in Porirua** now will be able to **stay in Porirua**
- The developers will use their buying power to **create new jobs and training** for the people of Porirua
- Low income households will be able to **move into home ownership** because robust financial tools like rent to buy and shared equity will be made available for a significant proportion of the new houses
- **Community engagement** will be guaranteed through ringfencing of funding
- An independent community **Kaitiaki group** will be resourced to inform the development process and keep it true to this promise

Trip outcomes

The Learning Trip had the following intended outcomes:

1. Greater community awareness of the scale and potential of the Porirua redevelopment
2. Practical insight into the issues and possible responses that are likely to arise in a large scale complex project

3. Knowledge of a range of housing options that can increase local affordable home ownership
4. Increased collaboration between diverse groups in the Eastern Porirua community
5. Increased clarity and capacity for how local community input can inform the development
6. New ideas sparked about how we can encourage community innovation to enhance wellbeing

Our key learning questions were:

1. What are ways to we can support Porirua whānau into owning some of these new homes?
2. How can the community voice be privileged/strengthened in decision making about the new development?
3. How can rangatahi, Māori and Pacific, and disability voices be privileged in the decision making?
4. Who are groups least likely to be able to participate and how can we help address possible barriers?
5. How can community members and organisations work effectively in partnership and how can differences be handled effectively?
6. How can procurement be used to build jobs and income and benefits for local people?
7. How can enterprise and innovation be supported by the development?
8. How do we guard against the risk of displacement of the most vulnerable existing Porirua residents as prices rise?

Logistics

The group was made up of 25 people, (only 22 were able to come on the two days), not representative of the whole community but a cross section of background, interests and communities. Their common commitment was to inclusivity and participation of all residents of Porirua East, especially the most vulnerable, in decision making about what happens in Porirua East.

We had local residents, workers in education, health, community development, a local business owner, artists, rangatahi development, and rangatahi themselves, Ngāti Toa, church, Māori, and Pasifika. Also joining us were people from Porirua City Council and HLC.

There was likely to be many people who would gain from and add to this learning journey. It was difficult to determine the final participants given this and the limited timeframe. We started with an aim of 10 – 12 people but this quickly grew to the final 22 who went together as there was such great interest from people to commit to supporting the community in this redevelopment. The process followed was to identify a cross-section of people and organisations (age, ethnicity, NGO / business, gender) and ask them for suggestions. There was never an aim to be representative of the whole community but to open the opportunity to participants who had a genuine interest in a community-led approach, energy to contribute to the regeneration project over the long term and be available for the selected dates. It was always the intention that depending on the value of this trip, the participants may want to organise other related initiatives to involve a wider group of people.

Contributions

- HLC contribution of funding of \$8,000 and staff time to plan, and attend
- Porirua City Council contribution of funding of \$2,000 and staff time to plan and attend
- Wesley Community Action contribution of staff time to organise and attend
- Inspiring Communities staff time to planning

- The Social Investment Agency contributed \$7,000
- Todd Foundation contributed \$5,000
- Some of the people attending contributed funds
- All of the people attending contributed their time to pre-trip hui, and attending the trip
- All of the communities and organisations we visited contributed generously with their time, knowledge, and passion

Key insights

- A clear commitment to local people is a useful tool – e.g. the Tāmaki Commitment
- There are opportunities for local jobs and procurement, but these require support to get off the ground
- Local, whānau centred design will give us solutions that empower local people
- The intergenerational and large families in our community need houses that will accommodate them
- Home design should include good sized communal areas, built in storage and secure front areas (to keep children safe from running on the road)
- There are different ways to design homes, having Māori and Pacifica architects involved could help to ensure the homes meet the needs of our whānau
- There is a spectrum of housing; it goes from emergency housing, to social housing, through to different models of home ownership like shared equity and rent to buy schemes. We need homes available at all different stages of the spectrum, so that people are able to move up it
- There is a need for a formalised relationship between government and the community – a way to ensure that community voices (not just the loud ones) are involved, heard and acted on
- There is lots of unavoidable grief and loss as part of the regeneration process – how can we support our community to work through this?
- We need to design for a future that we struggle to imagine. Climate change and automation will change the way we live
- We can dream big! If the community wants something, we can work to make big things happen (for example Te Oro community arts centre, and The Southern Initiative)

Trip overview

The Southern Initiative



We had a showcase from The Southern Initiative of what they are doing and how they work. Many of their staff joined us for whakawhānaungatanga, and then several presented to us in detail about their work in whānau centred design, social procurement, and pacific business support.

Key insights:

- Pick a couple of things, where there is energy for change. Hold strengths at the centre and align work to wider priorities in plans/systems
- Build an ecosystem and get close to the community. Be agile, fail forward
- Get professionals to listen¹
- Let doing lead to Theory of Change and form
- Integrate social and community development with economic development
- Employ and procure from locals
- Share power - 'they drive and decide, we enable'

Questions for us:

- Could Porirua have an agency like this?
- Could this group or some of its members utilise some of the approaches TSI takes?
- How do we reduce stress so that people can maintain their executive functioning and be fully able to engage?

Waimāhia



We met with three of the team from the NZ Housing Foundation at their large development in Waimāhia.

Key insights:

- Models of support into home ownership are proven to work
- Mandatory membership of the residents' association keeps all engaged (is this run in ways where everyone gets a say? What power does it have?)
- Make sure you can't tell rented from social from privately owned homes

Questions for us:

¹ <https://greattransitionstories.org/what-to-do/co-creating-the-future/spiral-of-co-creation/> might be a useful structure for this

- How well do these houses work for whānau? No front fences might be good placemaking, but are they good for families? Are communal rooms/private outdoor areas functional and large enough? What about intergenerational /extended family living? How to mitigate overcrowding and enable this?
- How do we create these alternative ownership models for Porirua East whānau?
- How can we help our whānau start to prepare for home ownership now, so they are ready when the homes are?

Māngere Community Housing Reference Group



Similar size development to Porirua but has already started. This group's experience has been that the community have not been brought along with the process, and that it is risking being gentrification by stealth.

Key insights:

- Concerned that economic model won't work in Māngere (1/3 social/state, 1/3 kiwibuild, 1/3 market) – where does this model come from? What underpins it? E.g. economics, social outcomes?
- Locals cannot afford 'affordable'
- Want right of return – something like the Tāmaki Commitment
- Want NZHF schemes of rent to buy/shared equity
- Concerns about communications only in te reo Pākeha. English is not the first language for many here
- Lots of learnings from Tāmaki
- Will houses be fit for purpose for local whanau? E.g. intergenerational, large families
- What about flow effects for schools? Traffic?
- Advice is for community to get in at the start, work with people at the top of HLC, otherwise lots of frustration, get a formal relationship
- Prioritise youth voices – it's a 25 year project, these are homes for them

Questions for us:

- 'Guardians of Community Voice' – a way of formalising and ensuring quality relationships with community
- Importance of public spaces - who takes responsibility for new parks?

Northcote



We heard from Hearts and Minds in Northcote, HLC, Housing New Zealand Corporation, and Panuku about the current and planned redevelopment of Northcote.

Key insights:

- A right to return commitment is possible and helps
- Redevelopments have a very long time of disruption – and it is very disruptive
- Some older homes and their gardens are well looked after - lots to lose
- High level of recycling of building materials (84%), Rewi Thompson architect
- You can't tell rented from owned – they are pepperpotted throughout
- Including environmental impact and regeneration as part of redevelopment

Questions for us:

- How can we enhance the natural environment during this redevelopment?

Te Oro (Community Arts centre)

We visited this centre to look around at what is possible when a community dreams big about meeting its creative needs.

Key insights:

- Dream big. Now is the time for investment like this

Questions for us:

- What are these communities' big dreams?

Tāmaki Regeneration Programme



Key insights:

- Lots of pain and learning. Last 3 years seem to have been better
- How to mix older privately-owned homes with new?
- Great community kōrero – be true to mana motuhake – “make your fullas’ dream what you want it to be”. Know your dreams and plan to make them real
- Be prepared, do groundwork – get locals into home ownership
- Be community-led, owned, driven – community remains, governments come and go
- Engage in their kaupapa but don’t let their kaupapa become yours, unless that is what you want too
- Tāmaki commitment
- Get to know your community/collective whakapapa – what do you want to keep? What can go? What new things do you want to come?

Questions for us:

- What does the Porirua East commitment need to be? (the Porirua Promise)