



TE TOHU O TE ORA O
NGĀTI AWA



Te Rūnanga o Ngāti Awa



HE TOHU
KĀINGA

PITOPITO KŌRERO

HE TOHU KĀINGA · SPECIAL EDITION

LOCALLY BASED & LOCALLY FOCUSED HOUSING PARTNER

Building Futures

A special housing edition celebrating the mahi of Te Tohu o te Ora o Ngāti Awa — creating wellbeing, employment, empowerment and intergenerational wealth through homes built for our people and our future.

KAWAREHE STAGE 2 BREAKS GROUND

RUKUHIA TE MAHI PATHWAYS

RENTAL TO HOME OWNERSHIP

Welcome to this Special Edition

Tēnā koutou katoa. This Special Edition of He Pitopito Kōrero celebrates a kaupapa that sits at the heart of wellbeing, whānau stability and intergenerational opportunity – Kāinga. It is also an announcement: Te Tohu o te Ora o Ngāti Awa alongside Te Runanga o Ngāti Awa has reached a significant point in its housing journey, with the capability, partnerships and strategy now in place to lead housing delivery with confidence across our rohe.

This progress has taken years of disciplined mahi. Through our Housing Strategy, He Tohu Kāinga, we have built a model that brings together Māori land, infrastructure planning, trusted design, social housing delivery, affordable rentals, home ownership pathways and the necessary wraparound support.

It is a locally based and locally focussed approach – one designed by our people, for our people, and accountable to the needs of our communities.

Being named a preferred housing partner confirms the strength of that model. We acknowledge and celebrate iwi providers across Tūwharetoa, Tūhoe and Ōpōtiki who are also advancing iwi-led building and design solutions. Together, this movement shows the power of iwi-led housing responses that are grounded in whenua, whakapapa, relationships and heavily invested in long-term outcomes.

This edition gathers the milestones, people and partnerships that have brought us to this moment: new sites secured, Kawarehe Stage Two underway, Tūkōkeke recognised nationally, tauira moving into employment pathways, and whānau progressing from affordable rentals into home ownership. I mihi to everyone whose steady work has helped turn strategy into homes – and homes into futures.

Mā Ngāti Awa, mō Ngāti Awa.

Enid Ratahi-Pryor

Chief Executive · Te Tohu o te Ora o Ngāti Awa



Pictured: Enid Ratahi-Pryor, Chief Executive



Te Tohu o te Ora o Ngāti Awa Board members, Te Runanga o Ngāti Awa CE, Project Partners WSP and NASH staff unveil new He Tohu Kāinga signage: bringing housing to our community.

INSIDE THIS EDITION

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Securing Whenua for the Future

New signage will start to appear around town marking the first of many strategic sites in a long-planned housing pipeline in Whakatāne — Te Tohu o te Ora o Ngāti Awa alongside Te Runanga o Ngāti Awa is now ready to stand at scale.

We are pleased to announce the purchase of key housing sites at Stewart Street, King Street and Apanui Avenue.

These acquisitions mark an important step in a housing strategy that has been a long time coming — one shaped by local knowledge, trusted relationships and a clear commitment to creating warm, affordable homes for whānau across the Eastern Bay.

Standing up our own housing strategy

The mahi being undertaken assures community, partners and other providers that Te Tohu o te Ora o Ngāti Awa has a successful, iwi-led model for housing delivery. We are locally based, locally invested and trusted to bring together whenua, infrastructure, funding, design, tenancy support and wraparound services in a way that creates lasting outcomes — not just houses. The mahi has also created opportunities to partner through Special Purpose Vehicles, expediting expansion into social housing.

Securing the future

Every site secured strengthens our ability to respond to housing need with confidence, pace and purpose. Through its housing strategy, He Tohu Kāinga, Te Tohu o te Ora o Ngāti Awa alongside Te Runanga o Ngāti Awa is positioning itself as the trusted housing provider for our rohe — one able to partner commercially and culturally, unlock land, attract investment, and turn strategy into kāinga for generations to come.



MHUD Minister Tama Potaka celebrating turning opportunities into homes with NASH maintenance team Rob Kingi, Sam Stewart and Tane Hape



New He Tohu Kāinga development signage appearing around Whakatāne.



Tūkōkeke Recognised On the National Stage

A proud national moment for Te Tohu o te Ora o Ngāti Awa — Tūkōkeke Kāinga Māori recognised as a Social Impact Award finalist at the 2026 Infrastructure New Zealand Building Nations Awards.

Recognition of a kaupapa

The Infrastructure New Zealand Building Nations Awards recognise projects and organisations shaping the future of Aotearoa through infrastructure, development and community impact. This year, Tūkōkeke Kāinga Māori was named a finalist in the Social Impact Award category, which celebrates projects delivering exceptional social outcomes, through collaboration with Māori, local stakeholders and communities.

For a small organisation to stand alongside some of the country's largest infrastructure organisations is a significant achievement. It shows that scale is not defined only by balance sheets or national portfolios — it is also defined by trust, proven delivery, disciplined partnerships and the ability to create outcomes that change the future for whānau.

Built on partnership

Tūkōkeke is the blueprint for how Te Tohu o Te Ora o Ngāti Awa will work with Māori land owners who choose to utilise their land for housing supply. The model requires, in the first instance, trust relationships between the Māori land trust and our organisation to be built. While a financial contribution from the Trust toward the development is required, the entire infrastructure and housing assets are owned by the land Trust, providing significant equity for the Trust at the end of the project with a rental service level agreement in place with NASH. We acknowledge the Kawarehe Lands Trust as being the first Trust to take that leap of faith alongside us as we continue to increase housing supply throughout our communities. We look forward to creating new partnerships in the very near future.

Celebrating our people

Te Pae Christchurch Convention Centre is a spectacular venue to recognise achievements. We were hosted by WSP leadership at a special gathering, and shared infrastructure expertise with National Infrastructure, Watercare, the Auckland City Council (winners of our category) and many others including Whakatāne District Council CEO.

This recognition belongs to many hands: the whānau who call Tūkōkeke home, the Māori land trust relationships that make the kaupapa possible, the governance and delivery teams who held the vision, and the partners who brought the technical expertise to life.

Most importantly, it confirms that Te Tohu o te Ora o Ngāti Awa has developed a successful model for housing on Māori land — one with social impact at its centre and national relevance for future housing solutions.



Pictured (L-R): Kay Read (Chair, NASH Board), Enid Ratahi-Pryor (CE, NASH), Joseph Pryor (Trustee, NASH), Gerhard Roux (CFO, NASH), Santana Te Moana (Housing Co-ordinator, NASH)



Pictured (L-R): Vanessa Anderson (Principal Project Manager, WSP), Enid Ratahi-Pryor (CE, NASH), Carl Deveroux (Director Earth, Environment & Water, WSP)



Pictured (L-R): Joseph Pryor (Trustee, NASH), Richard Waiwai (Watercare), Enid Ratahi-Pryor (CEO, NASH), Kay Read (Chair, NASH), Ngahuia Leighton, and Sean Wynne (National Infrastructure Funding)

INFRASTRUCTURE NZ
BUILDING NATIONS AWARDS
Finalist · 2026
Tūkōkeke Kāinga Māori

Named a Preferred Housing Partner

Te Tohu o te Ora o Ngāti Awa is confirmed as a preferred delivery partner under the Government’s Housing Flexible Fund, helping bring new social and affordable homes to Whakatāne.

133

new homes across the Eastern Bay

54

allocated to Whakatāne

1

Whakatāne based housing provider

4

Iwi-led housing providers: Ngāti Awa, Ōpōtiki, Tūhoe, Tūwharetoa

Poho kererū ana tātou — this is a moment to be proud of. Ngāti Awa Social and Health Services Trust, the legal entity of Te Tohu o te Ora o Ngāti Awa, has been named one of seven preferred delivery partners chosen to bring social and affordable housing to the Eastern Bay of Plenty, as part of a nationwide package delivered through the Housing Flexible Fund of the Ministry of Cities, Environment, Regions and Transport (MCERT).

The announcement confirms 133 new homes for the Eastern Bay — 60 in Kawerau, 54 in Whakatāne and 19 in Ōpōtiki — within a wider programme of more than 820 homes across the country’s areas of greatest housing need. Being named a preferred partner places us at the centre of Whakatāne’s 54- home allocation and reinforces the Trust’s role as a trusted, capable and community-grounded housing provider in our rohe.

Why this matters

The need is real and close to home. As at June 2026 there were 339 people on the housing register across Kawerau, Whakatāne and Ōpōtiki — 216 here in Whakatāne alone, and continuing to grow. East Coast MP Dana Kirkpatrick said the homes “will go a very long way towards shifting the dial” for whānau facing housing need,

overcrowding, or reliance on emergency and transitional housing. The homes will span one- and two- bedroom properties through to larger family homes, tailored to the needs identified in our community.

A reflection of who we are

This recognition does not happen by accident. It reflects years of steady, disciplined work by our housing, finance and governance teams to build the track record, systems and relationships needed to be trusted with an investment of this scale — a credit to the mahi already underway through He Tohu Kāinga.

What’s next

Focus now turns to planning and delivery, working alongside Kāinga Ora, local council and fellow community housing providers to turn this investment into keys in doors for whānau who need them. As Kirkpatrick noted, it “won’t fix the entire problem” on its own — but it is a significant and welcome step, and we are proud to be playing our part.



Pictured: Joseph Pryor briefing staff



CONTRACT SIGNING

Stage Two infrastructure contracts were formally signed. Pictured (L–R): Hardus Coetzee, Infrastructure Project Manager; Shane Robinson, Project Manager, Waiotahi; Enid Ratahi-Pryor, Chief Executive; and Spike Peterson, Managing Director, Waiotahi.

Unlocking the Whenua: Kāinga through partnership

The Kawarehe Trust model turns Māori land trust whenua into warm, safe homes — and a lasting revenue stream for our people.

For generations, whenua has sat at the heart of Ngāti Awa aspirations. It is not just a place to live — it is tūrangawaewae, a foundation for the future. The Kawarehe Trust model puts that foundation to work: unlocking Māori Land Trust land to build the homes our whānau need, while generating the revenue that lets us keep building.

A model designed around our whenua

Questions of ownership, financing and long-term risk have often made Trust land hard to develop at scale. Under this model, Te Tohu o te Ora o Ngāti Awa operates as the developer, taking direct responsibility for the build from concept to completion. Land trusts don't navigate development risk alone or hand control to an outside party — we bring the tautoko, expertise, systems and financial discipline to turn whenua into homes, while decision-making and benefit stay within the Ngāti Awa family of entities.

That capability is sharpened by preferred-supplier agreements that deliver real savings on materials and trades, and by a firm commitment to local and social procurement — using taurua from our Rukuhia Te Mahi programme. The benefit of unlocking the whenua flows straight back into our own community and future generations.

Building the Trust's future, not just a house

What makes the model powerful is who owns the homes afterwards: the completed homes remain assets of the Land Trust. Every home strengthens the Trust's balance sheet rather than sending value elsewhere, future-proofing its ability to borrow for further housing. The model is built to sustain itself — homes generate profits and cash flows that comfortably cover their mortgage obligations. It is a self-funding engine, freeing capacity to unlock the next parcel of land, and the one after that.

Why we partner this way

This is a deliberate direction from He Tohu Kāinga's 2024–2034 housing strategy, which places genuine partnership with Ahu Whenua and Land Trusts at the centre of unlocking Māori land at scale. The Kawarehe Trust MOU — covering up to 57 units across Stages 1, 2 and 3 at Huna Road — is a direct expression of that commitment, now being applied across our wider partnerships. Part of that capability is knowing where to find the funding that makes underdeveloped whenua buildable: Te Tohu o te Ora o Ngāti Awa applies for the core infrastructure funding — water, wastewater, stormwater, roading — that turns bare whenua into land genuinely ready to build on.

Warm, safe homes and a lasting legacy

Our designs are where that include māara kai gardens and shared community spaces — room to grow kai, gather and connect. We design against overcrowding, not towards it, so homes feel spacious and settled. It is a model that turns a long-standing strength, our whenua, into a modern engine for housing and economic wellbeing.



Kawarehe Trustees celebrate partnership and potential L-R: Stan Ratahi, Erin Te Pou (Chair), Norman Carter, Mericia Waqanimaruvu

Ngāti Awa te toki,
tē tangatanga i te rā,
tē ngohengohe i te wai



Archaeological experts from Insitu Heritage provide guidance to preserve the mauri and mana of the whenua.

THE KAWAREHE MOU

32 Whare

across Stages 1 & 2, with potential for 57,
Huna Road

Breaking Ground for Stage 2

As dawn broke on a chilly August morning, karakia signalled the start of Stage Two. Tihei Mauri Ora!

Stage Two of the Kawarehe Trust Development is officially underway, marked by a special karakia at dawn on Monday 24 August 2026. It was attended by the Kawarehe Trustees, Te Ahi Kaa nō Te Tokotoru o Ōtamauru, Te Tohu o te Ora o Ngāti Awa, Rukuhia Te Mahi and its pre-trades tauira, alongside project partners and contractors WSP, Nehmcon Limited, East Bay Drainage, Waiotahi Contractors and Generation Homes.

The karakia acknowledged the significance of the whenua, honoured those who have helped bring the vision to life, and blessed the work ahead as the development moves from planning into delivery.

Stage Two will deliver **a further 16 affordable homes** — a mix of two, three and four-bedroom houses, due for completion in June 2027 — providing affordable housing opportunities for whānau, and forming part of a wider vision to create pathways from housing insecurity towards long-term wellbeing and home ownership.

With contracts now signed, East Bay Drainage and Waiotahi Contractors will commence Stage Two infrastructure works, while Generation Homes leads the vertical construction. The project continues to be supported by key partners WSP and Nehmcon Limited.

The presence of the Rukuhia Te Mahi pre-trades tauira highlighted another crucial outcome. By connecting tauira with a live project in their own community, the initiative supports skills development, employment pathways and opportunities for future generations. Mā Ngāti Awa whānui, mō Ngāti Awa whānui.

More than a housing development, Kawarehe represents a commitment to strengthening whānau, protecting Māori whenua, and creating lasting social and economic outcomes for the community.



Kawarehe Trustees join in the morning karakia



Pictured: whānau & partners on the Kawarehe whenua

Stage 1 – Registrations Now Open

In partnership with Kawarehe Trust, Te Tohu o Te Ora o Ngāti Awa proudly announces the completion of **Stage 1: Kawarehe Kāinga Māori** at Huna Road, Whakatāne — coming to market from October 2026. Registrations of interest for Affordable Rentals are now open.



Masterplan render — Kawarehe Trust whenua, looking toward Moutohorā

With views spanning towards Moutohorā and playing fields, building plans incorporate the treasured Lawson Homestead to create a central community hub. This Affordable Housing programme is part of Te Tohu o te Ora o Ngāti Awa's Housing Strategy — He Tohu Kāinga — with support targeted for whānau who are working and on a pathway toward home ownership.

Whānau can expect to receive:

- ✓ Affordable rent with 20% discount off market rates
- ✓ Initial guidance towards your first home while renting
- ✓ Financial advice and wraparound services
- ✓ 2, 3 or 4-bedroom homes to suit the number of whānau
- ✓ Supportive papakāinga living



3-bedroom · U1



3-bedroom · U2



3-bed duplex · U11-12



2-bedroom · U13-14

REGISTER YOUR INTEREST

Be first to hear about a Kawarehe home

Affordable Rentals to market from October 2026.

REGISTER ONLINE AT

hetohukainga.org.nz

or call 0800 292 762

Building Together

Delivering Kāinga Māori and affordable housing across the Eastern Bay takes strong partnerships, local knowledge and the right technical expertise. Te Tohu o te Ora o Ngāti Awa works with trusted partners across planning, design, civil works, construction and completion.



Our delivery partners on site

WSP Whakatāne



CALEB MONIKA · BUSINESS MANAGER

A local team of engineering, environmental, planning, surveying and project-management specialists. WSP supports NASH from feasibility and planning through engineering design and delivery. Caleb brings 14+ years across infrastructure, papakāinga, resilience, land development and three-waters projects.

Nehmcon Limited



HARDUS COETZEE · OWNER & DIRECTOR

Project management and Engineer's Representative services — contract management, civil infrastructure, roading, bulk earthworks, constructability review and programme management. Hardus brings 25+ years in civil construction across New Zealand and South Africa.

Waiotahi Contractors



SPIKE PETERSON · MANAGING DIRECTOR

A Whakatāne-based civil contractor delivering earthworks, roading, transport, infrastructure and aggregate supply. Spike brings 35+ years' experience. Waiotahi also supports Rukuhia Te Mahi through workshops and four-week placements — already leading to three permanent roles for tauira.

Generation Homes



LYNDON MARSHALL · REGIONAL DIRECTOR

Proven house-building expertise delivering quality, fit-for-purpose homes efficiently and cost-effectively. Lyndon brings 23+ years' construction experience and leads a Bay of Plenty team that has delivered more than 1,000 homes across the wider region.

East Bay Drainage (EBD)



LUKE SHIPTON · OWNER / OPERATOR

A locally owned drainage and infrastructure business supporting developments with specialist drainage and civil services from groundwork to completion. Luke brings extensive drainage, civil and three-waters experience, and EBD supports local employment and suppliers wherever possible. **A shared commitment** — together these partners bring the expertise, relationships and dedication to turn housing aspirations into homes across Whakatāne and the wider Eastern Bay.

Creating Pathways, Changing Futures

From opportunity to employment — how Rukuhia Te Mahi delivers real outcomes for local people and their whānau.

When employers, iwi organisations, government agencies and whānau come together with a shared vision, the results can be transformational. Through a strong partnership between Te Tohu o te Ora o Ngāti Awa, Rukuhia Te Mahi, the Ministry of Social Development and industry leaders such as WSP, local people are being supported to move from aspiration to achievement — into training, industry experience and sustainable employment.

A partnership built on purpose

For WSP, supporting Rukuhia Te Mahi is about more than work experience. “The opportunity to provide pathways into industry and to work on projects that benefit both the community and whānau directly certainly makes a difference,” says WSP. “Bringing people on board — not only within our business but also through our contracting partners — creates career and employment opportunities that have lasting impacts for whānau.”

Tahu’s journey

For Tahu, joining Rukuhia Te Mahi was driven by a desire to invest in his future. “Rukuhia was a programme that I saw as an opportunity to upskill myself and see what greater opportunities I could create for myself.” Through the programme he built essential workplace skills — “working with others, avoiding conflict, improving my communication, and growing more as a worker.”

When a work placement arrived, Tahu put those skills into practice: “It allowed me to build on my skills, become a better worker, and put myself in front of WSP to try and get a job.” Ongoing support through the Ministry of Social Development partnership helped reduce barriers to meeting programme and qualification requirements.

From tauira to Engineering Assistant

Today Tahu is employed by WSP as an Engineering Assistant, and is preparing for the next step through a cadetship starting in 2027. “I hope to continue growing within WSP and become a technician.” His success reflects the purpose of Rukuhia Te Mahi: creating opportunities that lead to real outcomes — confidence, career pathways, and brighter futures for tauira, their whānau and their communities.



Pictured: Tahu — Rukuhia Te Mahi tauira, now Engineering Assistant at WSP



“We’ve become trusted partners. It’s a privilege to support programmes like Rukuhia Te Mahi and to provide pathways into our industry.”

Tauira → Cadetship 2027

Tahu’s pathway, from programme to career

Tauira Take the Next Step Towards Employment

Building connections, creating opportunities — tauira and industry partners came together to mark the move from training into real-world experience.

Tauira from the Tū Te Pūehu Work Ready Programme gathered alongside industry partners, contractors and supporters at the Kawarehe Kāinga Māori Development Networking BBQ. The event gave tauira an invaluable opportunity to introduce themselves, build professional connections, and engage directly with the contractors they will soon work alongside during their upcoming four-week placements.

More than a networking event, the gathering marked an important milestone as each tauira transitions from training into real-world industry experience, with employment outcomes firmly in sight. It also showcased the strong collaboration between Te Tohu o te Ora o Ngāti Awa, Generation Homes Bay of Plenty and the many subcontractors contributing to the Kawarehe development.

For tauira, meeting employers and trades professionals face-to-face was a chance to step outside their comfort zones, share their aspirations, and begin building relationships that could lead to future employment. Through whakawhanaungatanga and meaningful conversations, they gained valuable industry insight while demonstrating their willingness to learn, grow and contribute.

BUILDING TOGETHER

Our subcontractors & partners

Generation Homes	Progressive Painting
Definition Surveying	JB Painting &
Eavs Electrical	Plastering
ITM Proslab	Flooring Design
Ironclad Roofing	BDE (Earthworks)
Glenns Glass	Waiotahi Contractors
Brill Bricklaying	He Tohu Kāinga
Fresh Painting	

The commitment to support Rukuhia Te Mahi tauira into placements and permanent employment creates a sustainable, empowering pathway for the whānau we serve.

Mā Ngāti Awa, Mō Ngāti Awa



Pictured: tauira & trade partners at the introduction lunch



From Affordable Rental to Home Ownership

Mai te korenga ki te Ao Mārama — lifting whānau into wellness through quality, sustainable housing. Tūkōkeke Kāinga Māori celebrates a home-ownership success.

It is no secret that Te Tohu o te Ora o Ngāti Awa provides Kāinga Māori tenants with easy access to full wrap-around hauora services to turn the dial on poverty — but this success story exceeds all expectations.

After renting at Tūkōkeke Kāinga Māori for 12 months and receiving sound financial literacy and tautoko to achieve their aspirations, one whānau — a young, determined couple — will be leaving us to officially turn the key to their very own home from 1 September 2026. Ka mau te wehi!

This whānau lived in their beautiful one-bedroom whare under the affordable rental scheme, cultivating vegetables in the kāinga māara and growing fruit trees to share with the wider Tūkōkeke whānau. This wasn't just a rental agreement — it was the small but powerful step needed to achieve their dream of home ownership.

Their journey wasn't always easy, but by attending financial workshops and working closely with their Financial Advisor, they stayed completely focused on their goal. Quietly confident but determined to protect their dream, they kept their success quiet until their contract went unconditional.

This shows the true power of opportunity through He Tohu Kāinga. With a dedicated wrap-around service, this whānau was empowered with stability and encouragement to achieve. This milestone is about so much more than bricks and mortar — it is a testament to resilience. Setbacks happen but, with the right support, dreams of home ownership and wellbeing are within reach.

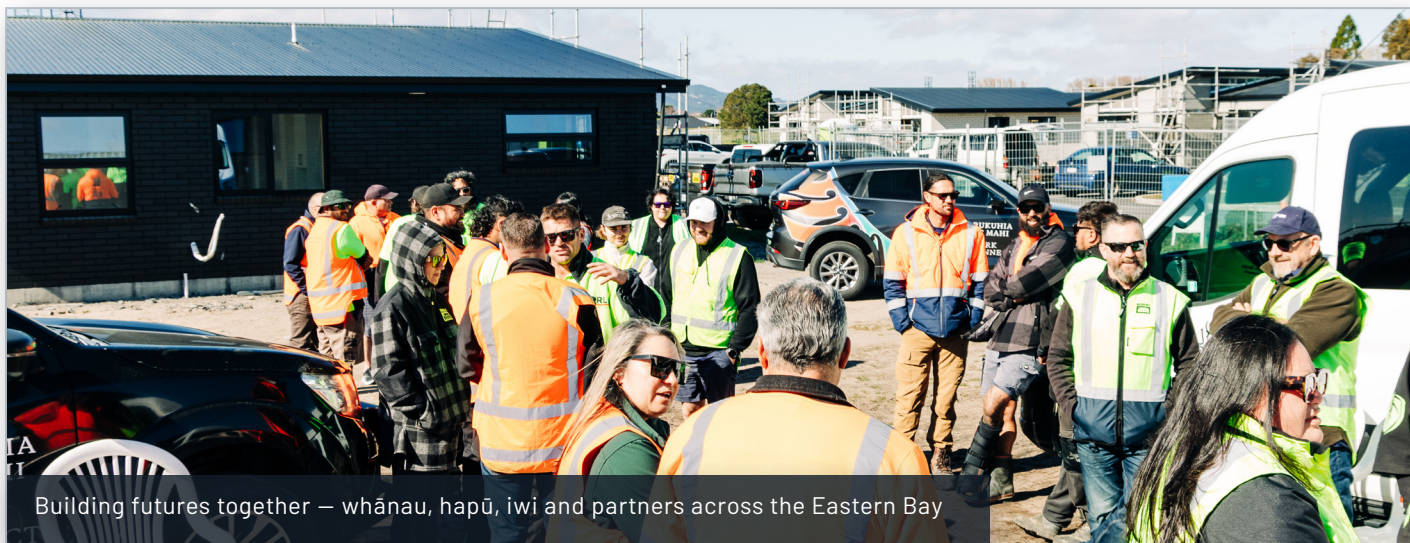


Ko te whare e hanga te tangata, ko te tangata e hangaia e te whare.

The house builds the people, and the people build the house.

Ngā mihi ki a koutou

Every story in this edition is the work of many hands — whānau, hapū, iwi, partners and staff. Ngā mihi nui ki a koutou katoa.



Building futures together — whānau, hapū, iwi and partners across the Eastern Bay

NGĀ MIHI · GET INVOLVED

He Tohu Kāinga — homes for our whānau



REGISTER YOUR INTEREST

Add your whānau to the register and be first to hear about new homes as they come available.

EXPLORE OUR DEVELOPMENTS

Browse current and upcoming Kāinga Māori developments, home types and eligibility online.

CONTACT US

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Whakatāne 3191

CALL

0800 292 762

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contact@hetohukainga.org.nz

ONLINE

hetohukainga.org.nz

Mā Ngāti Awa, mō Ngāti Awa
Our journey, our stories, our people



TE TOHU O TE ORA O
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Te Rūnanga o Ngāti Awa