

HONE & MIRIMA TURNER TRUST

PAPAKĀINGA

Multi-Generational Whānau Housing



OVERVIEW

A whānau redevelop their traditional quarter acre home, creating a multi-generation family whare that accommodates four generations of the whānau under one roof.

Key to the papakāinga's development and success was the whānau's guiding long term vision for the future. This vision arose out of principles and values collectively identified and developed by the whānau.



Te Rewa Tomoana, Hone Turner, Miriama (Tilly) Turner, & Rangitamoana Wilson.

PROJECT SUMMARY

Situated on a quarter acre site in Ngāruawāhia, this papakāinga is an inspiring example of whānau self-determination and innovation.

The eight bedroom whare is home to five family units (19 whānau members) and is a model of how to collectively build intergenerational papakāinga.

Integral to the design process was the Turner's Whānau Ora plan, which set out a shared whānau vision, complete with an 80 year plan. The whānau vision determined their need for a papakāinga and also informed the design.

The whānau wanted to create a papakāinga that catered for their evolving requirements - a home for children to grow up in and, in the future, a retirement home where Miriama and Hone's eight children could live together.

The long term goal is to ensure the whānau will always have a tūrangawaewae, a place that draws them together and holds them together.



KEY PROJECT INFORMATION

PROJECT TYPE
PAPAKĀINGA HOUSING

PRICE BAND (2017)
\$720,000

TOTAL FLOOR AREA
401m²

ROHE / LOCATION
**NGĀRUĀWAHIA
WAIKATO**

FUNDING
\$450,000
FROM MĀORI HOUSING NETWORK
THROUGH TE PUNI KŌKIRI

LAYOUT
**8 BEDROOMS
1 KITCHEN
3 LIVING SPACES
5 TOILETS
5 SHOWERS**

IWI AFFILIATION
WAIKATO

YEAR COMPLETED
2017

ARCHITECT/DESIGNER
BRYMER GROUP LTD

PROJECT DURATION
5 YEARS
4 YEARS PLANNING
1 YEAR CONSTRUCTION

BACKGROUND

In 1981 Hone and Miriama Turner purchased an existing three bedroom whare on a quarter acre section. In this whare they raised their eight children. However, by 2014 the house was full of borer and had structural issues. It's design also failed to take full advantage of the large section.

The impetus to build a papakāinga came about because of health scares in the whānau and a low level of home ownership (only two of Hone and Miriama's eight children owned their own homes).



Rewa Tomoana, Rangitamoana Wilson, Hone Turner & Miriama Turner.

LOCATION

The Turner papakāinga is on King Street, a two minute drive from the Ngāruawāhia town centre.

Ngāruawāhia is situated at the junction of the Waikato and Waipa Rivers in the central Waikato basin, and is a place of considerable importance for iwi of Tainui Waka.

Ngāruawāhia is the seat of the Kīngitanga and the site of Tūrangawaewae Marae.



Map of the Turner papakāinga and surrounding area.

FIRST STEPS

The Turners developed their own Whānau Ora plan with Te Puni Kōkiri support. They worked with the Whānau Ora model to explore whānau-centred outcomes such as:

- self-managing
- living healthy lifestyles
- participating fully in society
- confidently participating in te ao Māori
- economically secure and successfully involved in wealth creation
- cohesive, resilient, and nurturing

The process enabled the Turners to identify their whānau values, laying out what each value meant for them individually and agreeing what they meant for the whānau as a whole.

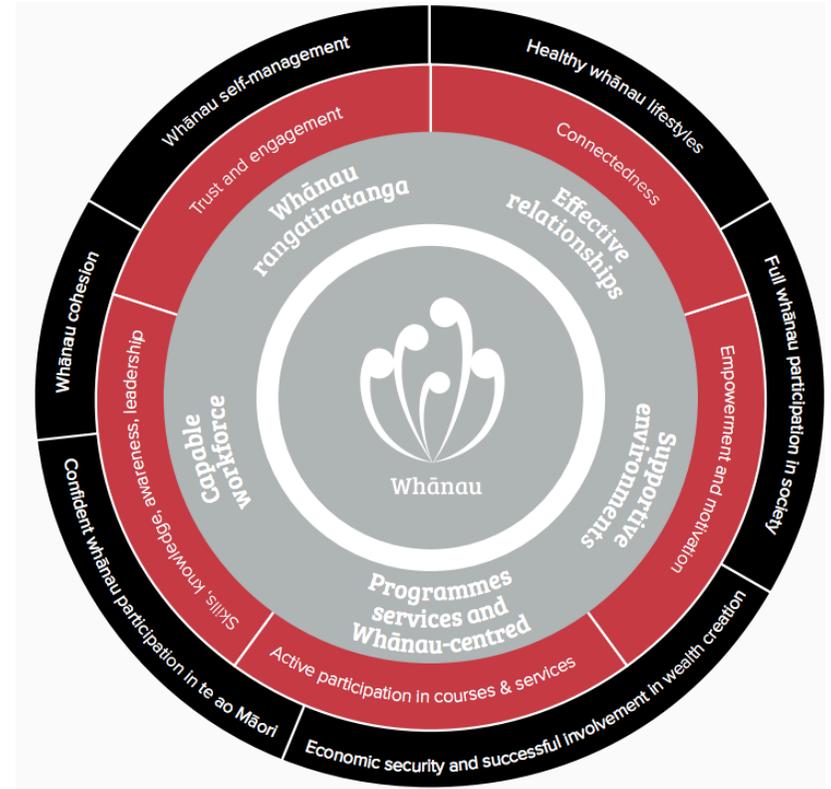
Aligning values and setting a collective vision proved to be an incredibly valuable process for the whānau to work through.

“Each whānau member has a voice. Everyone is encouraged to have their say, they make time and space for this process.”

- Rangitamoana

“It was through these wānanga we learnt to share in the true essence of sharing.”

- Te Rewa



Whānau outcomes associated with whānau-centred approaches.
<https://www.tpk.govt.nz/en/whakamahia/whanau-ora>

FIRST STEPS

The whānau established their long-term vision (an 80 year plan) and set three primary goals:

- establish a whānau trust
- develop a papakāinga
- establish a mussel fritter business that would generate an income

With some assistance from the Māori Housing Network (through Te Puni Kōkiri), the Hone & Miriama Turner Whānau Trust secured a home loan to build the papakāinga.

The papakāinga is owned by the Hone & Miriama Turner Whānau Trust and is rented to the five whānau who live there (the beneficiaries of the Trust).

Once the mortgage is repaid, ongoing rent payments will continue to sustain the papakāinga and the Trust.

Hone comments that the benefits of living under one roof has been: “five households share payments for one mortgage, and one lot of rates.”

As well as offering long-term, secure housing for the whānau, it is hoped that the financial savings of living more communally will enable the children save for their own homes. In this way, they are creating a springboard into home ownership for whānau members.



The papakāinga's communal lounge area, complete with dividing sliding doors at the rear.

THE WHARE

The Footprint

The whare is all on one storey, and has a 401m² building footprint, on a site which is just under a quarter acre (around 1000m²).

Orientation

Bedrooms and the lounge area have been located on the northern side of the building, which is great for capturing the natural heat and light of the sun.

Links to the Past

The whānau wished to recycle an element from their previous home, uniting their past with their future. They decided to install the original home's floorboards in their new front entrance. Every time the whānau pass through their front door they step upon their old whare - linking the history of the 'old' whare with this one.

Access to Privacy

Many of the bedrooms have ranch sliders that open onto a deck running along the north side of the whare. These ranch sliders act as alternative entries and exits, which can be handy when the communal areas are busy.



Outdoor decking to the north of the whare provides a sunny, warm place for the whānau to sit, while ranch sliders leading into the bedrooms create alternative entrances into the building.

THE WHARE

Communal Living Areas

The communal living areas are at the centre of the whare and comprise the lounge, the kitchen (a commercial kitchen that is also used for the mussel business), a dining area, and bathrooms (a range of single units, including an accessible bathroom, and a toilet/shower block).

The communal spaces had to be open, free flowing areas where the whanau could easily interact together. Importantly, it needed to be inclusive of the whānau that live outside the papakāinga (the four youngest siblings and their children), who are all regular visitors.

Flexible Rooms

A much loved feature of the whare are the bi-fold doors. These are folding doors at either end of the lounge that can be opened up to expand the lounge or closed to create separate lounge areas. Great for when the kids and the adults need separate spaces.

Accessibility

Special planning has gone into ensuring accessibility throughout the whare. The entire whare is on one level and all hallways are wide enough to easily get a wheelchair down them. There is an accessible bathroom.



Communal living areas provide plenty of space for the whānau.



The papakāinga's kitchen area.

THE WHARE

Communal Gardens

The garden beds encircle the back fence. While not a large garden, it feeds the whānau through summer. The whanau have also planted fruit trees along the northern boundary.

Hi-Tech

As part of the whānau vision for the future, it was important that the whare was technologically advanced enough to ensure their kids would be able to take advantage of technology throughout the house and in their homework hub. WiFi and ethernet ports are installed in each bedroom and throughout the house.

Storage

There are two very large storage spaces in the attic, which are essential for stowing away things like spare mattresses.



Communal garden beds provide the whānau with fresh produce, especially in the summer months.

A LIVING PRESENCE

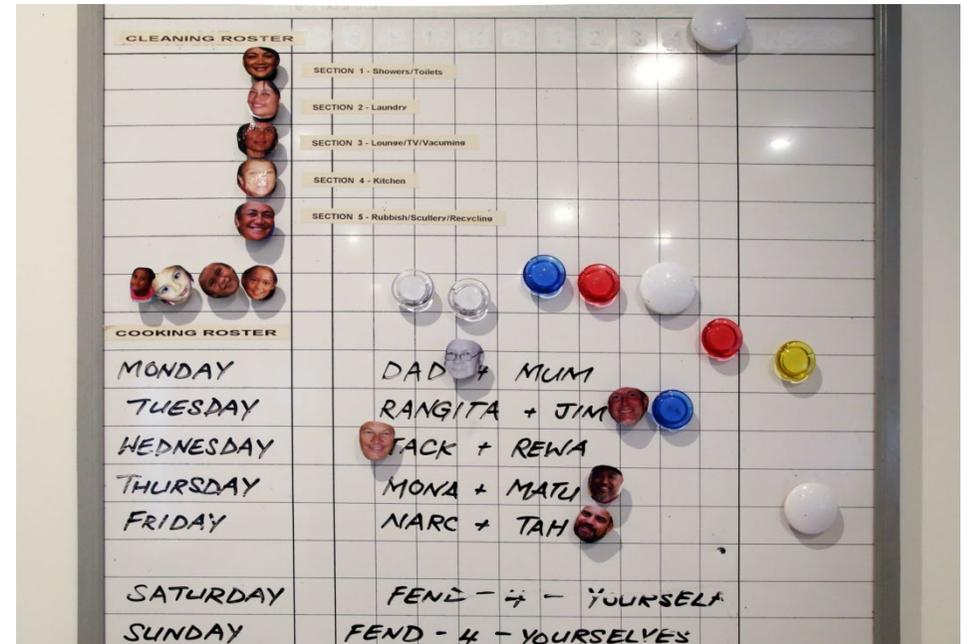
The whānau set their own kawa (protocols), which orients daily life in their whare. According to Rangitamoana they gave a lot of consideration to “reclaiming Māori ways of life in a way that suited the whānau”.

For Miriama, living in their whare is like being on the marae, only you are living it everyday - “If you know what marae are about - then you can live like this.”

Everyone has their part to play. There are cleaning and cooking rosters to keep things ticking over.

They all shuck the mussels for the family mussel fritter business together (at times up to 25kgs of them in one go). Takings help pay for expenses in the papakāinga. The fritters are sold at the local market and the whānau are currently investigating opportunities for exporting their product.

As a whānau they wānanga regularly to discuss issues and talk about how to further their whānau goals.



Everybody has a part to play in contributing to daily life in the papakāinga.

MAURI TŪ

The whānau has taken care to minimise the life cycle cost of the building and to minimise their impact on the environment.

They have opted for a low maintenance design with durable materials, but also a design that can be adapted for the evolving needs of the whānau (catering for young children and the elderly).

The whare has solar panels installed (donated by Meridian Energy).

The whānau compost all their food waste and grow their own vegetables in raised beds at the back of their section.

In the long-term, the whānau wish to add more sustainable features, as and when they can afford them, such as recycling their grey-water on site.



LESSONS LEARNED FIRST STEPS

Get the Whānau Ready

It took four years for the Turners come together as a whānau and create an aligned vision for the future, and one year to build the papakāinga. The initial sharing, planning and reaching consensus as an extended whānau was an essential process for getting ready to all move in together.

Te ao Whānau

It's important that the whānau as a collective consider who they are within their culture and agree on the kawa (customs) that work for them as a whole.

Design for the Long Term

The Turner whānau have an 80 year plan for their papakāinga, and this has enabled them to design and build for their future needs as well as their current ones.

Sharing the Costs

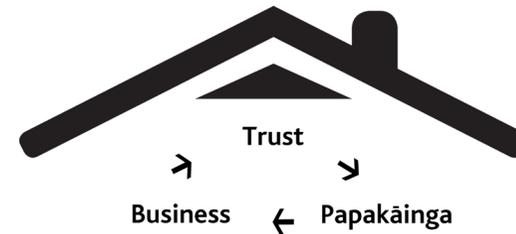
Financing a papakāinga is a challenging path. The whānau overcame financial barriers to homeownership by pooling their resources. By living together under one roof, five family units share the costs of one mortgage and one lot of rates. They also share the workload of running the household and their mussel fritter business, the income from which goes towards expenses for their whare.

“ It goes nowhere if you don’t know how to get on with your whānau ”

- Te Rewa

“ We had to get the whānau ready to be together ”

- Rangitamoana



LESSONS LEARNED INSIDE THE BUILDING

Flexible Spaces

The whānau value the bi-fold doors at either end of the lounge area. These doors can be closed to create three separate spaces or opened to create one very large living area. It's great for enabling the kids and the adults to have their own spaces.

Entries and Exits

Having a main communal entrance and as well as several private exit/entry points in a papakāinga of this scale is essential.

“Sometimes the kids have something going on in the lounge, they're really loud, and we don't go in the front door. We just go down the deck and through another door.”

- Miriama

Acoustics

The whānau say it can still can be noisy when there are multiple groups using the communal living area, for example the kids hanging out and the adults having a wānanga.



The Turner's have created a mussel fritter business which provides income for the whare.

LESSONS LEARNED OUTDOOR SPACES

Stormwater

For this site, maximising the building footprint needed to be balanced against managing stormwater issues. The Turner papakāinga has a water tank onsite to retain stormwater, however due to the slight slope of their site they are also considering other drainage interventions to manage runoff, particularly in their parking area.

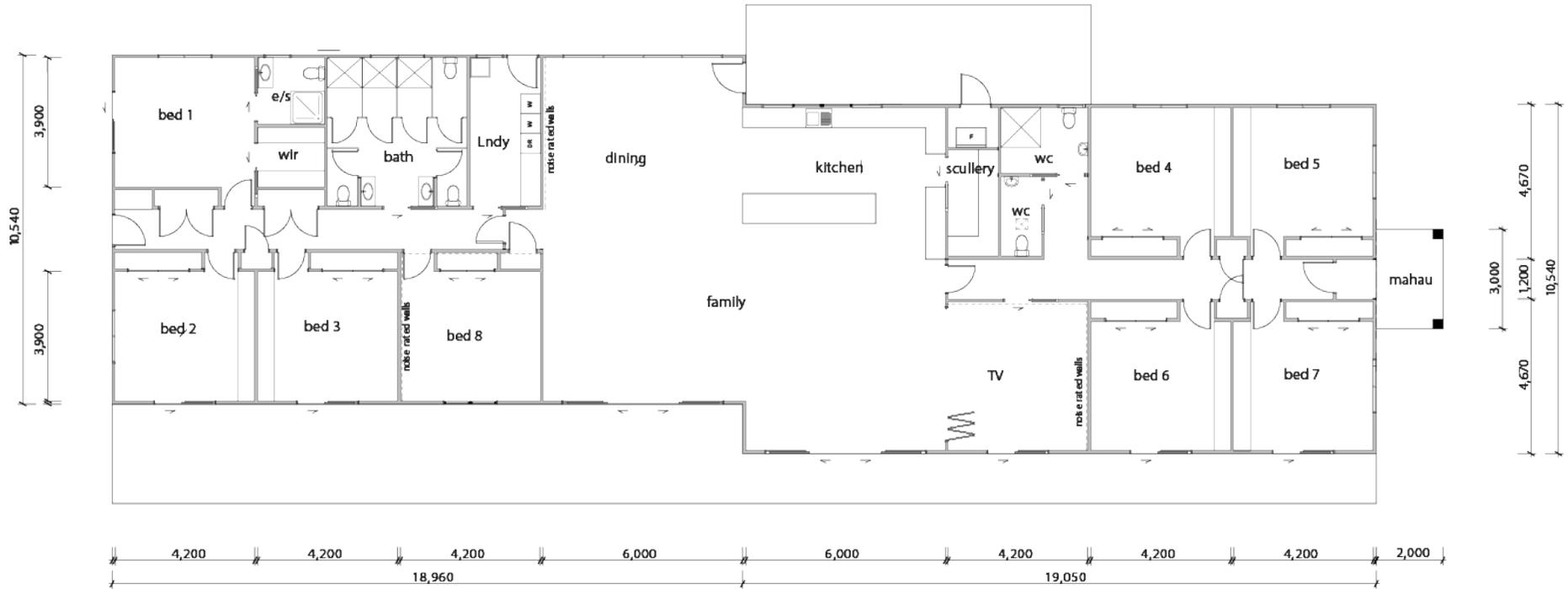
In places where heavy rainfall and flooding are an issue, consider limiting the building's footprint and retaining more permeable surfaces.

Outdoor Space

Due to the maximised building footprint the backyard and vege garden are fairly compact. The Turner whānau would love to have more outdoor space for their kids. Plans are already underway to hopefully purchase part of the section next-door to extend their open space.



PLANS





The Auckland Design Manual is a fantastic free resource that's been created to help you through your design concept and development phase. It's a practical guide that sits alongside the Unitary Plan. If the Unitary Plan is your rule book, think of the Design Manual as your how to guide - helping you to visualise what you can build in Auckland.

The Design Manual will help you to avoid expensive mistakes by giving you the information you need up front, so that you are well-informed and know how to ask the right questions.

The Design Manual can support you at the following key stages in your development process:

- Inspiration for what you could build on your site
- Understanding the rules
- Writing your brief
- Developing a design
- Hiring your design and build team

Go to aucklanddesignmanual.co.nz to find out more