



**Turanga/1**

# **Pacifica Housing: A Review of Existing Research**

**A report prepared for Beacon Pathway Incorporated  
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## About This Report

### **Title**

Pacifica Housing: A Review of Existing Research

### **Authors**

Cambrian Berry, Beacon Pathway

### **Reviewer**

Glenda Lock, Beacon Pathway

### **Abstract**

Housing poses many challenges for Pacific families and communities. Housing-related issues include high rental costs, low-quality of rental properties and low rates of home ownership. This literature review cites several studies which illustrate the struggles faced by Pacific communities in home ownership and rental accommodation. Studies explore the links between housing and health, housing aspirations and the role of cultural identity in housing. As well as observing existing barriers to positive housing outcomes, this review also highlights gaps in the existing literature, and programs and initiatives which have attempted to address housing issues within the Pacifica community.

### **Reference**

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## 1 Introduction

Housing is a keystone to family, physical, mental and community wellbeing. The Pacific community exhibits the lowest rates of home ownership of any minority group in New Zealand and consistently lacks access to accommodation that caters for cultural, physical and mental wellbeing. Although evidence to support both the qualitative and quantitative aspects of this issue has been mounting for many years, the tangible impacts of these studies have been reduced due to the challenge of finding effective, sustainable delivery mechanisms suited to the Pacific community.

Issues regarding Pacific wellbeing are well documented in the literature, yet an overriding theme stands out that appropriate modes of delivery to Pacific communities are poorly understood and implemented. Innovative and effective solutions are needed to resolve social issues relating to housing and wellbeing.

This report gives a chronological overview of previous research exploring the housing issue for Pacific people living in New Zealand. Common themes, ideas and barriers are extracted to identify gaps in the literature and where knowledge may be built upon to develop more effective housing and health outcomes in the future.

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## 2 Summary and synthesis

### 2.1 Housing quality and wellbeing

Pacific communities have expressed dissatisfaction with quality of existing New Zealand housing stock and its suitability to cater for their needs, especially those with larger families.

Many large Pacific households are drawn to cheaper low quality housing through financial hardship. Families of low socio-economic status are often only able to afford smaller housing options, typically a two or three-bedroom detached bungalow originally designed for 4 to 5 person nuclear families. Many of these houses are over 30 years old and were built before insulation standards were introduced nationally in 1978. Some houses built prior to 1978 had insulation installed during construction but EECA estimates as many as 600,000 New Zealand houses have insufficient ceiling or underfloor insulation.

This older housing stock is generally cold, damp, expensive to heat and difficult to ventilate. There is a growing body of evidence linking housing condition to physiological and psychological wellbeing.

Milne & Kearns (1999) state that housing-related health issues may be amplified by community specific traits, such as large families. Crowding has been linked to increases the risk of close-contact infections, such as meningococcal disease, rheumatic fever, tuberculosis and skin disease (Baker et al., 2000). Overcrowding is not exclusively a Pacific issue; however, aspects

of the Pacific community, such as larger than average families and intergenerational living arrangements, can accentuate the negative health impacts of poor quality, unsuitable housing.

With an increasing body of research identifying the causal mechanisms of illness and their relationship to household conditions, it is easier to calculate the short and long term costs of housing quality improvements. Stronger evidence of the long term health consequences of poor housing could support initiatives and policies which provide quality and suitable housing that meets the needs of the Pacific community.

Constructing suitable housing was explored in a demonstration home in 2009. The HNZC home in Porirua (Gray, 2007; Gray, 2011) demonstrated that large extended families can live without the negative health impacts and stresses commonly seen in communal living arrangements. This project demonstrated that housing suitable for large Pacifica family can be designed and built for an affordable price. In a collaborative project Housing New Zealand Corporation (HNZC) built a culturally appropriate, sustainable home designed for extended Pacific nations' households costing an additional 20-25% of the total construction costs for a standard HNZC house. Anecdotally, this newly designed housing reduced running costs (energy savings etc) as well as long term benefits associated with reduced healthcare costs.

## 2.2 Housing needs and aspirations

Research shows that Pacific people share similar aspirations for home ownership as other New Zealanders, valuing security, privacy, physical security and adaptable homes which suit their life-style. However, a substantial section of the New Zealand housing stock often doesn't cater to the needs of Pacifica/Maori families, especially if they need to accommodate larger immediate and extended families.

The Pacific population in New Zealand is, on average, younger, poorer and growing faster than for New Zealand as a whole (Statistics NZ, 2013). Many Pacific households are significantly larger than average due to immediate and extended family. Although it could be assumed that larger families would share more housing related costs, this is often counterbalanced by the housing being more costly to operate and maintain. Due to budgeting constraints, large Pacifica families commonly end up in the cheapest housing they can afford, as discussed above, this results in poorer health outcomes.

Locality was an important issue for members of the same culture, such as accessibility to church, school and work. Members of the Pacific community wanted to live in close proximity to one another in respected suburbs. These requirements can be prohibitive as it can cause families to pursue homeownership in more expensive areas, out of their financial means. Low income Pacifica families are also being consistently priced out of more centralised suburbs in Auckland and Pacific people show the lowest rate of homeownership of any major ethnic group.

Studies have shown that Maori and Pacific families that are struggling financially make housing decisions based on rental costs rather than for health or cultural reasons. Extended family living can be both cultural practice and economic survival strategy when living in New Zealand.

The Tamaki financial literacy programme developed by the Ministry of Pacific Island Affairs was driven by the aspirations of the Pacific community in Tamaki for home ownership. In the Tamaki area, many Pacific and Maori families live in rental housing provided by the Housing New Zealand Corporation (HNZC). Housing and home ownership represents a variety of different aspirations between members of the Pacific community including a focal point for family gatherings, a safe environment to raise children and a sense of community pride. Home ownership was also identified in the HNZC Housing Strategy as being a progression where those who were paying off their own home can see themselves as role models for their children and for other members of their family.

### **2.3 Cultural identity and housing**

Cultural values and ideals play a significant role in the housing aspirations and related outcomes for Pacific people. However, the literature notes that cultural values were not held consistently among all individuals within the Pacific community and care must be taken to avoid seeing Maori and Pacific communities as homogeneous groups.

The Koloto literature review (see Section 0) identified that, within the Pacific community, there exist strong expectations that people will contribute financially to family, church and community. Although this can detract from housing-related goals, it can also be an opportunity to call on family for financial support. This “give-and-take” approach is a core element in the Pacific financial support model and the practice of intergenerational reciprocity is an integral component of Pacific culture.

This financial network model both assists and detracts from Pacific families achieving their financial aspirations. Solutions provided by the Koloto review included raising awareness with Pacific families of the implications of cultural practices or expectations which could inhibit a family’s ability to acquire suitable housing. Initiatives can be developed to allow Pacific people to benefit from the strengths of Pacific cultural practices, including income sharing among extended families and across households, and the provision of financial support to benefit the family as a whole.

## 2.4 Lack of quality data

A consistent theme in the literature is the lack of both qualitative and quantitative data regarding the links between housing and Pacifica health. There is a lack of research based in Pacific user experience which could give a much deeper understanding of the issues facing Pacific communities in regard to housing. Several studies also noted that Pacific communities were not homogenous and that observing the differences within the Pacific communities was difficult as health statistics and analysis often considered Pacific people within larger categories.

To date, there still exists a lack of quantifiable evidence linking housing and health in housing related issues within the Pacifica community. This lack of data acts as an impediment, at a political and economic level, to demands for improved housing quality in New Zealand

## 2.5 Barriers and opportunities

Although several case studies led to improved Pacifica housing-related outcomes and wellbeing, many areas still need attention, such as the effective implementation of programmes and utilisation of research. Overcrowding, lack of secure tenure, and accessibility to culturally appropriate housing advice also remain an issue.

Research such as the Ministry of Pacific Island Affairs' financial literacy programme (see section 0) identify barriers that exist for Pacific communities and outcomes which affect their wellbeing. The financial literacy programme provides a good example of a study where learnings gathered from the community helped to address Pacifica social, health and wellbeing issues. Although the focus of the research was primarily on Pacifica finances, many of the barriers- such as low (or irregular) incomes, minimal formalised education and cultural obligations - could apply to the housing situation as well.

The Koloto report (section 0) identified that members of the Pacific community would often be expected to contribute financially to family and church; however, this is also offset by opportunities where they were able to call on family for financial support. This collaborative approach to education and “collective responsibility” stand out as key themes for Pacifica communities which may help to overcome barriers in housing and health. Avenues identified to utilise this collective strength include furthering the development of key partnerships with businesses, the private sector, training institutions, builders, architects, engineers and government agencies to provide essential and targeted services to the community.

Some Pacifica people who participated in the Ministry's study and who successfully achieved the goals of home ownership believed that other community members needed to take more initiative in educating themselves in such issues regarding homeownership. Opportunities exist to empower Pacific people to be more proactive in seeking the information they need from housing services. However, delivery mechanisms for this information need to be well thought out, culturally appropriate, practical and sustainable for the communities they are trying to assist. They should also acknowledge the diversity of the Pacific community in motivation and degrees of assistance required to meet their goals. Another under-researched aspect of this diversity is intergenerational changes in expectations for Pacifica housing requirements, especially in the demand for medium density.

Gray (2004) demonstrated that an affordable house designed for a large Pacifica family can be built within the HNZC construction budget. Not only did this have immediate impacts due to reduced utility bills and a positive effect on psychological and physiological wellbeing but at the same time accommodated for cultural practices, such as communal living. Knowledge gaps still exist for the constraints on private developers to produce housing which better suits the needs of Maori and Pacific communities. Efforts to alleviate the effects of poor housing could also focus on providing high-risk groups with suitable information on how a healthy home functions, reducing household size and improving state housing standards.

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## 3 Existing research

### 3.1 Housing status and health implications for Pacific peoples in New Zealand

**Author:** Kiri Milne & Robin Kearns

**Date:** 1999

#### **Approach**

- This literature review explores the housing status of Pacific peoples and the consequent health implications.
- Discusses the underlying factors that contribute to housing status of Pacific peoples (marginalisation, socioeconomic status, and geographical concentration), and the links between physical condition of a dwelling, number of occupants and health problems.

#### **Findings**

- The three main factors affecting housing-related outcomes in Pacific people are affordability, overcrowding and housing design<sup>1</sup>.
- Pacific people's housing issues are, in some senses, no different to those experienced by other marginalised groups.
- The distinctive characteristics of Pacific peoples, such as larger family size, make them especially vulnerable to the health problems associated with poor housing.
- Research-driven awareness of the housing/health relationship is growing.
- Notes a majority of research depends on census and survey data and recommends research strongly based on 'insiders' (Pacific people actually experiencing serious housing need).
- Notes that Pacific Islanders are not a heterogenous group and need to be split into groups of national identity and geographical location.

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<sup>1</sup> *Bathgate et al. (1994)*

## 3.2 Problems with damp and cold housing among Pacific families in New Zealand

**Author:** Sarnia Butler, Maynard Williams, Colin Tukuitonga and Janis Paterson

**Date:** 2003

### Approach

- Data was gathered as part of the Pacific Islands Families: First Two Years of Life Study in which 1376 mothers were interviewed when their infants were six weeks old.
- Mothers were questioned with regard to problems with dampness or mould and cold housing, maternal health and asthma.

### Findings

- Over one third of the mothers (37%) reported that their homes had dampness/mould problems, and over half reported problems with cold housing (53.8%).
- Damp and cold housing were significantly associated with a number of variables including large household size, state or private rental housing, and financial difficulty with housing costs.
- Damp and cold housing were also both significantly related to maternal depression and incidence of asthma.
- Agencies working with Pacific families should direct prevention efforts to factors that are easy to change - reducing household size, improving standards of state rental housing and providing high-risk groups with information to minimise dampness and cold housing.

### 3.3 Housing an extended family in New Zealand

**Author:** John M. Gray

**Date:** 2004

#### **Approach**

- This project applied recent health and housing research together with community and other stakeholders' experience, to the design of an extended family house that is affordable, sustainable and culturally appropriate for large Maori or Pacific Nations households.
- This paper compares the ways in which this specially designed house differs from 'standard' social housing in New Zealand.

#### **Findings**

- The resulting design makes use of standard products, materials, space and building elements but combines them in innovative ways that is affordable, sustainable and culturally appropriate for large Maori or Pacifica households.
- Treats the house as a system in which both the physical house and the behaviour of the occupants are causal links to the health and well-being of occupants. Presents a matrix to show that the various attributes of a house which can cause sickness are parts of a complex system in which changes to one part can alter the performance of the whole.
- Lists design attributes which are additional to, or are significantly different to, a house design of comparable size, but which make the house suitable and safe for an extended family household in a New Zealand climate.
- When comparing an "ideal house" for large Maori or Pacifica households with a conventional house provided by speculative design-build companies, the extended family house was found to add an additional 20 - 25% of the total construction cost for the house.
- NOT providing this type of housing could have much greater long term costs such as the burden on health services, and the social cost of people, especially children, not meeting their potential.
- An immediate benefit of improving the quality of social housing are reduced operating costs.
- Argues New Zealand needs to decide what the reasonable requirements of low income households are - and what the quality of low cost housing should be.

### **3.4 Pacific housing experiences: Developing trends and issues**

**Author:** Koloto & Associates Ltd, New Zealand Institute of Economic Research, Gray Matter Research Ltd.

Prepared for Centre for Housing Research, Aotearoa New Zealand AND The Ministry of Pacific Island Affairs

**Date:** 2007

#### **Approach**

- This research investigated the housing experiences and aspirations of Pacific people in New Zealand.
- It included a literature review, face to face interviews with individuals and small groups, case studies and statistical analysis and mapping.

#### **Findings**

- The Pacific population in New Zealand is, on average, younger, poorer and growing faster than for New Zealand as a whole.
- Pacific people share the same aspirations for home ownership as other New Zealanders but their ability to buy is constrained by their relatively low household income, the lack of availability of affordable houses that suit their needs and their desire to live close to other families from their cultural group
- Houses need to cater for extended family members and significantly larger than average households, with enough space for cultural traditions of hospitality, the requirements of family rituals, and the expectation that they will provide relatively long-term accommodation for members of family groups and new arrivals. Ideally, there would be enough surrounding land to enable them to grow their own food.
- Housing would also be close to other families from the same island group and near to church, schools and work opportunities to reduce travel time.
- The main barriers to achieving their housing aspirations as financial factors, cultural factors (contributing to extended family and events, church and community) and difficulty in accessing or knowing how to access information.
- Research participants who had successfully negotiated the housing market often felt that Pacific people should take more responsibility for finding out how to buy a house, raise a loan, or access government support, rather than expecting others to bring that information to them.
- Limited confidence in English is a genuine barrier for many Pacific people and is compounded by lack of familiarity with the way things are done in New Zealand.
- While larger Pacific households can share living costs, larger households can also mean families need larger and therefore potentially more expensive homes to live in, leaving less scope for saving.

- In some cases, housing schemes are well designed and well-intentioned but their implementation is sometimes poor, such as the Welcome Home Loan scheme. This suggests that staff responsible for homeownership products need to market such initiatives more actively and effectively to Pacific people.
- Participants found it hard to access information and wanted more Pacific people employed in key housing services, both public and private. Many were unaware of the support that is currently provided by Government agencies in general and by Housing New Zealand in particular.
- Participants agreed that Pacific individuals and communities need to think carefully about traditional and cultural activities that involve financial support from families and the demands these expectations place on families that are trying to buy or maintain a home.
- Participants suggested Pacific communities could help their members set goals and priorities, learn to budget and understand the house buying process, possibly incorporating a contribution from individuals or families who have been successful in achieving their housing goals.
- The Koloto report includes recommendations to move Pacific peoples closer to their housing aspirations:
- Actively encouraging Pacific people to be more proactive in seeking the information they need from housing services.
- Develop initiatives to allow Pacific people to benefit from the strengths of Pacific cultural practices, including income sharing among extended families and across households and the provision of financial support to benefit the family as a whole.

### **3.5 Maori and Pacific Peoples' housing needs in the Auckland region: A literature review**

**Author:** Leilani Hall on behalf of the Social and Economic Research and Monitoring Team  
Auckland Regional Council

**Date:** 2008

#### **Approach**

- This literature review focuses on demographics (2006 Census), tenure and the housing design needs and preferences of Maori and Pacific families.
- It also discusses whether or not Maori and Pacific people have a demand for more intensive housing.

#### **Results**

- Cultural and demographic differences have implications on the housing designs; however, many of the design elements required by Maori and Pacific people are compatible with other cultural groups and are not exclusively desired by Maori and Pacific people
- The market does supply houses that meet Pacific housing requirements, however, affordability is a big issue and generally these houses are located relatively far from family and associated communities.
- Cultural values are not held consistently among all individuals and care must be taken to avoid seeing Maori and Pacific communities as homogeneous groups
- There is a gap in the research regarding the supply-side issues experienced by private developers in meeting the housing needs of Maori and Pacific people and research could be done that investigates the real and perceived constraints that they face.
- Further research will help to reveal the nuances and differences within Pacific and Maori groups with regard to inter-generational shifts and changes in cultural practice and expectations, and the impacts this has on housing requirements.
- Further research could also be undertaken to investigate the level of current and future demand among Maori and Pacific people for intensive housing.

### 3.6 Extended families need different homes

**Author:** John Gray

**Date:** 2007

#### Approach

- This research considered suitable designs for a state house built for an extended family, and how it differed from a standard build HN2C house.
- The researcher worked with Philippa Howden-Chapman and Gina Pene from the Wellington School of Medicine and representatives from the local Tokelauan community to design a warm dry affordable house to meet the physical and cultural needs of a 12 person Tokelauan family comprised of three generations.
- The researcher assessed design criteria (such as ventilation, material selection, & enhanced facilities) and estimated added cost of the measures as a percentage of the base cost without the improvements.
- The house was then constructed.

#### Findings

- The cost of the resulting house including landscaping, site works, and increased specification is less than \$1,500 per m<sup>2</sup> and the operating and maintenance costs were expected to be below average.
- House designed to the suitability of large Pacifica family can be designed and built for an affordable price.

Further research on this house can be seen later in the report in section 0.

### 3.7 Orama Nui: Housing Strategy for Pacific Peoples 2009-2019

**Author:** Housing New Zealand

**Date:** 2009

#### **Approach**

*Orama Nui – Housing Strategy for Pacific Peoples* sets out a strategic direction over a 10-year period (2009 – 2019) and a plan of action that will cover the first year of the strategy. The strategy will focus on improving Housing New Zealand’s ability to deliver services to Pacific peoples.

A discussion document for informing the Housing Strategy for Pacific People was completed which provided an evidence-based overview of the key housing challenges and housing experience of Pacific people.

The discussion document used information from the *New Zealand Housing Strategy* and research conducted by Koloto and Associates in 2007 (see Section 0).

An engagement document was created using information in the discussion document and used as a tool for engaging with Pacific people. The engagement document included a questionnaire highlighting the key elements for consideration and discussion.

Before upscaling, the framework and approach for engagement was tested with the Tagata Pasifika staff network. They provided valuable input into finalising the approach for engagement. Seven internal workshops were held with Housing New Zealand staff from different business units. These meetings provided the basis for identifying what action each business unit could contribute and deliver as part of the Strategy.

Community engagement workshops were held with Pacific communities in Auckland, Wellington, Napier, Hamilton, Nelson, Dunedin and Christchurch.

#### **Opportunities**

- Targeting programmes (such as Community Renewal or Healthy Housing) where there is a high representation of Pacific people and engage existing community connections and partners in a more focused and coordinated way. This would help to build community capacity to support local development e.g. Lotu Moui – a strengths-based Pacific model that focuses on the health and wellbeing of Pacific people in Manukau.
- Participate in the planning and implementation of redevelopment projects to take a collective approach to housing for Pacific people. Good urban design is essential for providing positive impacts on other aspects of an individual’s life i.e. education and health.
- Develop key partnerships with businesses; the private sector; training institutions, builders, architects, engineers and trades people; local and central government agencies to provide essential and targeted services (health, schools and retail) to the community.
- Incorporate diversity by including Pacific communal models, where there is an opportunity to apply them in the redevelopment of streets, neighbourhoods or communities with a high

representation of Pacific people. There is potential to develop a Pacific Village concept to create collective responsibility e.g. through creating communal gardens (recent example launched in Mangere), a tool library; shared facilities.

- Strengthen linkages between programmes such as assets, Healthy Housing and Community Renewal to provide housing and housing related services to Pacific people, such as upkeep of housing and general life skills (as basic as using an oven, cleaning a carpet).
- Work closely with Pacific churches and family trusts to unlock their potential.

### **Findings**

- Engagement with Pacific communities identified four major themes, these were used to inform and establish the programs strategic directions. These themes were: Changing Mindsets, Working Together, Skills, Knowledge and Expertise, and Communications.
- The engagement process highlighted the difficulties that Pacific people have in accessing relevant information on the range of services and products offered by Housing New Zealand.
- Pacific people were keen to have more information available in their own languages and also for Housing New Zealand to employ more people who are able to speak to them in their own language.

### **Proposed Strategy Outcomes**

Outcome 1: Pacific communities have strong and enduring partnerships with local and central Government, and others, that advance their development

Outcome 2: Pacific people understand what Housing New Zealand does and Housing New Zealand effectively communicates and delivers its products and services

Outcome 3: Pacific people have access to quality, suitable, affordable and stable rental housing

Outcome 4: Pacific people have opportunities to progress their home ownership goals and aspirations

### 3.8 Living the Tokelauan way in New Zealand

**Author:** Gina Pene, Marisa Peita & Philippa Howden-Chapman

**Date:** 2009

#### **Approach**

- Interviewed 20 young people (aged 17- late 20s), who lived, or had previously lived, with their Tokelauan-born parents and grandparents.
- The researchers carried out both focus groups and individual interviews with people from the three atolls.
- The aim of the interviews was to gather qualitative evidence to highlight the impact of the built environment on extended-family living, and in particular the impact on young people in the household..

#### **Findings**

- Tokelauan people living in New Zealand are a culturally rich but socio-economically deprived population. They have maintained their pattern of living in extended families, despite the ill-fitting houses available to them and the ongoing problems of relatively high unemployment rates, crowding and risk behaviors such as smoking.
- Young people enjoyed their grandparents' attention and learning Tokelauan customs. Having benefited from their grandparents' care, many inherited a strong sense of reciprocity and obligation to return 'the gift'. This obligation to support and pass on learning was observed as a strong feature of Polynesian society.
- Young people liked the general level of household activity, but disliked aspects of crowding, such as the lack of privacy. Their clear preference was to continue living with their extended families, but in properly designed houses that allowed both for communal activities as well as private activities, such as studying and sleeping.
- Housing New Zealand Corporation's Healthy Housing Programme has already pioneered extending the size of the standard state houses to accommodate extended families, and worked with architects and the community to design an exemplar extended-family house in Porirua (see Section 4.6). These projects show it is possible to have the benefits of extended-family living without the burden of infectious diseases and family stress.

### **3.9 Evaluation Report: The Tamaki Financial Literacy Programme 2012**

**Author:** Dr Pushpa Wood

**Prepared for the** Ministry of Pacific Island Affairs, Bank of New Zealand and the Commission for Financial Literacy and Retirement Income

**Date:** 2013

#### **Approach**

The objective of the Tamaki Pilot Project was to:

“Implement a financial literacy programme that will enable Pacific families to better manage their finances and be prepared for future opportunities to increase their wealth – including home ownership”.

- Workshops were held where three Pacifica groups were engaged - Tongan and Samoan families and then Tongan church and community leaders. Topics included
  - Understanding issues of income and savings
  - Spending and planning
  - Keeping a spending diary
  - Familiarising with financial terms and issues
  - Relevant language issues and literacy levels
  - Dealing with the church and cultural expectations
- Training was over a 15 week period with a combination of interactive, hands-on workshops, coaching and follow up sessions.
- The points of difference in this program included:
  - A family-focused approach, rather than a focus on individuals
  - A commitment to respecting and reflecting Pacific cultures and traditions
  - A focus on encouraging participants to take responsibility for their own ‘spending’ and ‘saving’, and move from a dependency on ‘loan sharks’ for emergencies
  - Having home ownership as the ‘end’ (longer-term) goal
  - Participant support from dedicated coaches (specially trained BNZ staff) both during and after the workshops
  - A community approach, with wide stakeholder and community involvement at every stage (including support from local church leaders).
  - Sometimes aspects of the program were delivered in Samoan or Tongan languages

#### **Findings**

The study found many obstacles to Pacifica peoples reaching their financial goals (including home ownership). These were:

- Low (or irregular) incomes,
- A lack of houses or other assets against which they can borrow
- Minimal formalised education

- Limited English-speaking abilities
- Little savings
- Many Pacific families in Tamaki also have poor credit ratings with mainstream financial services, and are in debt to non-mainstream lenders.
- Living in an urban area e.g. Auckland, that has high cost housing
- Low skilled work and therefore low incomes
- High unemployment (relative to other groups)
- Cultural and financial obligations

Although there was a observed increase in the financial literacy of participants, there was uncertainty as to the sustainability of the observed changes. Furthermore, the authors made recommendations to make the programme more effective in the future:

- The programme should be rolled out to other Pacific families.
- The programme should form a cornerstone of a financial literacy strategy for Pacific people in New Zealand, and be coordinated with other initiatives such as budgetary advisory services.
- The roll-out should develop strategies that focus on both improving Pacific families' saving records and home ownership and substantially increasing the number of participants taking part in the programme.
- The programme should continue to be evaluated, with additional longer-term evaluations (e.g. three and five years) to monitor whether the benefits are maintained.
- Occasional follow-up courses (say, six-monthly or annually) should be considered to help maintain participants' focus on their improved financial management.
- The pilot programme was resource intensive and options should be considered for reducing the resources used while maintaining effectiveness.
- The programme duration should be reduced. Twelve weeks is unnecessary and burdensome to the participants; participants' and providers' comments suggest that six to seven weeks is ideal.
- The roll-out should be preceded and accompanied by a community engagement programme aimed at explaining the programme benefits and encouraging participation.
- Consideration should be given to appointing a permanent leader or 'champion' to ensure that the programme is developed, promoted and delivered widely.
- Field observations and feedback from participants, coaches and key stakeholders emphasised the need to expand the programme to include long-term outcomes. However, to ensure sustainable and long-lasting outcomes, consideration should be given to building the capacity and capabilities of appropriate facilitators. This recognises that facilitators are key to the success of such community-based programmes.

### **3.10 Voices from Tokelau: Culturally appropriate, healthy and sustainable extended-family housing in New Zealand**

**Author:** John M Gray and Jacqueline McIntosh

**Date:** 2011

#### **Approach**

- Reports on the design, production and assessment of a purpose-built house for an extended family of Tokelauan origin
- Overviews findings from recent research on health and housing among Pacific peoples living in New Zealand, and identifies architectural issues associated with health-related problems of cold, damp and crowding.
- The project was devised as a practical way to test and demonstrate that attention to health issues would, and should, influence the design of a house and that a well- designed house would provide a significantly healthier environment
- Used focus groups to identify what the Tokelau community thought were the physical, financial and social aspects of housing most likely to affect the health of the household and the wider community.
- Also included a survey of 150 households, involving interviews with 600 people.
- A representative Tokelauan working group studied the habits, preferences, relationships and behaviours of the target household type and culture – a task that clearly required the participation and advice of representatives from the Tokelauan community.
- The design process centred on a series of workshops between the research team and the representative group from the Tokelau community in Wellington where the proposed demonstration house was to be constructed. The workshops dealt with three phases in the design of a house: firstly, a briefing phase in which the quantitative and qualitative requirements are established; secondly, an initial design phase involving a free exchange of design ideas (small or encompassing) that would work well; and finally an evaluative phase during which designs developed by the architects are critically appraised and refined.
- The demonstration house was completed and occupied in December 2007.
- The post occupancy evaluation strategies for the house employed a combination of quantitative and qualitative techniques.

## Findings

- For Tokelauan migrants, extended-family living is not only an important cultural practice, but also an economic survival strategy when living in New Zealand.
- Lack of quantifiable evidence linking cold damp unventilated housing and ill health impedes, at a political and economic level, demands for improved housing quality in New Zealand.
- A less recognised issue is that a substantial part of the New Zealand's housing stock is unsuited to the spatial and cultural needs of a rapidly-changing demographic
- Rates of household crowding for Māori and Pacific peoples are double those for Europeans (Baker and Zhang, 2005).
- Interior habitable spaces of the house were consistently above the minimum 16°C recommended by the World Health Organization, despite low external temperatures.
- Benefits noted in post-occupancy interviews: health had improved. The children had room to play. The teenagers had space to do their homework and were doing better at school. The husband had returned to work after five years of unemployment.
- This project met the capital cost limit set by Housing New Zealand Corporation \$1450 per square metre (2005) while satisfying the main design/health objectives

Properly designed and appropriate social housing can achieve multiple objectives: increased disposable income; allowing extended families to live together; maintaining minority languages across generations; improving the health and social well-being of family members; reducing infectious disease.

### 3.11 Housing Action Plan Stage 1: Priority area 10. Housing for Pacific Peoples

**Author:** Auckland Council

**Date:** 2012

**Findings:**

- Currently, there is very little housing designed and delivered specifically for Pacific people. However, there is growing interest from Pacific churches and other Pacific organisations in providing affordable housing for their communities.
- Actions on the Plan to address poor quality rental housing, especially in The Southern Initiative area, will particularly benefit Pacific people.

There are a number of other roles Council can play including:

- Exploration of partnerships with Pacific churches, Pacific-focused housing trusts, developers, churches, Central Government and banks to provide culturally appropriate, quality, affordable and secure housing
- Continuation of work with COMET and community-based education providers to deliver programmes to prepare Pacific people for homeownership
- Advocacy to Central Government and banks to develop innovative and culturally appropriate schemes to assist Pacific people into homeownership

Relevant actions:

**ACTION 29:** Pursue partnerships to deliver provide culturally appropriate, quality, affordable and secure housing for Pacific peoples

**ACTION 30:** Continue to work with COMET and community-based education providers to deliver programme's to prepare Pacific peoples for homeownership and affordable housing provision generally.

### **3.12 More Than Churches, Rugby and Festivals: A Report on the State of Pasifika People in New Zealand**

**Author:** Salvation Army

**Date:** 2013

#### **Findings**

- There is a lack of accurate and current data, particularly around the home ownership rates, housing affordability, and housing availability for Pacifica
- Pacific people have the lowest rate of home ownership for any of the main ethnic groups in New Zealand. These figures indicate several things, including the high cost of housing in Auckland where the Pacific population is concentrated. They also indicate that Pacific people are generally not moving from renting into home ownership
- New Zealanders, in general, seek our assistance to help look for safe and warm housing, help pay their rent or to aid with housing-related debt, health problems or stress. Again, these are areas of social policy and social research that require more current and robust data to provide accurate analysis and commentary.
- Concentrations of Pacific communities continue to increase in places like South Auckland. Maori and Pacific neighbourhoods undergo massive shifts as middle class families buy and move into these areas.

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