



TEPLoS press kit

From design to demonstration

A new pathway for unlocking housing on Māori land

Thousands of homes. *Sixteen* on Māori land.

16

homes built on Māori freehold land in
Tauranga over five years, while thousands
were built citywide

A systems failure, not an aspiration failure Projects on whenua Māori stall before construction begins: governance, finance, planning, infrastructure and consenting.

The council response is real, but partial Tauranga's council has created a \$400,000 Papakāinga Fund for early-stage barriers. Funds help projects over hurdles; they don't fix the structure.

The platform design is complete Te Pūtake Living has completed the platform design and implementation plan for TEPLoS, an integrated housing delivery platform.

The next step is demonstration Three to five Māori housing projects, each roughly three to ten homes, at different stages of readiness, with iwi, trusts, councils, agencies and funders.

Projects don't fail at construction. They fail *before construction begins*.

Land and title

Māori Land Court processes and multiple ownership structures make conventional development pathways hard to apply.

Finance and infrastructure

Limited access to finance, infrastructure constraints, and planning, engineering and consenting costs arrive before any funding certainty.

Governance and coordination

Whānau and Māori land entities navigate agencies, councils, banks, funders and consultants alone. Viable projects stall.

*This is not a funding problem. It is a **systems problem**, and it needs a systems answer.*

Pūtake: the origin, the root, the reason.

BOILERPLATE · COPY READY

Te Pūtake Living is a Māori-led housing delivery initiative founded by Tutehounuku (Nuk) Korako. It has completed the platform design and implementation plan for TEPLoS, the Te Pūtake Living Operating System, an integrated housing delivery platform designed to connect whenua, whānau, governance, finance, consenting and delivery, and to move housing projects on Māori land from aspiration to implementation.

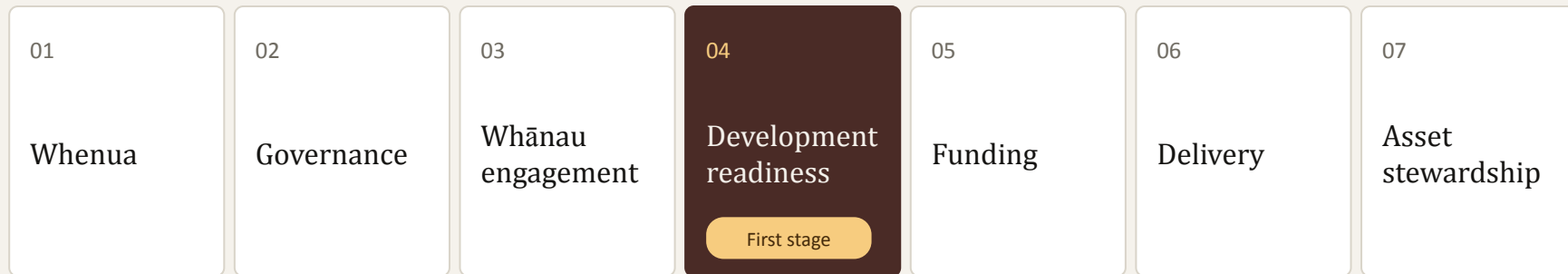
The kaupapa

Housing is not simply a construction issue. It is connected to whenua, whakapapa, whānau wellbeing, economic independence, intergenerational equity and cultural continuity.

The purpose

Building homes is the outcome. Building communities is the purpose.

One platform, designed around the full *development lifecycle*.



TEPLoS is designed to give every participant, whānau, trusts, councils, funders, agencies and delivery partners, a shared line of sight: where a project sits, what barriers remain, what decisions are required and how progress is measured.

TEPLoS is not a construction company, a bank or a government reporting database. It is purpose-built enabling infrastructure, developed and piloted stage by stage.

Stage one is where projects die. So that's where TEPLoS *begins*.

STATUS

Design complete

The TEPLoS platform design and implementation plan are complete, beginning with development readiness: governance readiness, whānau mandate and funder readiness, the threshold every funder, bank, council and agency requires before a project can move.

NEXT STEP

Demonstration

Three to five carefully selected papakāinga and Māori land housing projects, each of roughly three to ten homes and at different stages of readiness, delivered with iwi, trusts, councils, agencies and funders.

What's designed is designed. What's proven will be proven in the open.

Every participant in the housing journey, *one line of sight.*

Whānau

A visible pathway from aspiration to occupation, on your own whenua.

Trusts, hapū and iwi

A structured route from hui and concept into funded, consented delivery.

Councils

Earlier visibility of papakāinga projects, before barriers stall them.

Funders and investors

Consistent readiness assessment, staging and reporting across projects.

Government agencies

A disciplined, transparent Māori housing pipeline with measurable progress.

Delivery partners

Integration from day one, not a late handover into a project off track.

Methodology-agnostic. Sovereignty-first.

Any methodology

The ecosystem orchestrates the journey. The project chooses the build. TEPLoS is designed to support whichever construction approach best serves the whenua, the whānau and the budget:

Traditional

Modular

Panelised

SIPs

Kitset

Hybrid

Mass timber

Steel frame

Concrete

Passive House

Māori data sovereignty

The data belongs to the whenua it comes from. TEPLoS does not own Māori data. Every trust, hapū, iwi and whānau entity retains rangatiratanga over its own information; TEPLoS acts as custodian only, aligned with the principles of rangatiratanga, kaitiakitanga and manaakitanga.

Nothing is shared without the mandate of the entity it belongs to. Any AI-assisted features operate under the same principles.

TE KAIWHAKAREWA · FOUNDER

Tutehounuku (Nuk) Korako

Waitaha · Kāti Māmoe · Ngāi Tahu · Ngāi Te Rakiamo, Hāwea, Rapuwai

Founder and Chair, Te Pūtake Living Ltd



BIO ·

Nuk Korako is the founder and chair of Te Pūtake Living, a Māori-led housing delivery initiative focused on unlocking housing on whenua Māori. He leads the kaupapa with a focus on practical delivery: connecting whānau aspiration, whenua opportunity, governance capability and funding pathways into coordinated housing outcomes.

“That is not a failure of Māori aspiration. It is a failure of system design.”

Available for interview on Māori housing delivery, papakāinga development, barriers to building on Māori land, and housing innovation.

The questions we expect, answered straight.

Is TEPLoS a live national platform?

No. The platform design and implementation plan are complete. The next step is demonstration projects to test and prove the model in the open.

Is Te Pūtaka Living a construction company?

No. It is a housing delivery initiative. TEPLoS is enabling infrastructure, designed to coordinate the journey; the where range shows what the ecosystem can deliver.

Is this political?

The kaupapa is not political. It is designed to support better housing outcomes on Māori land regardless of which Government is elected.

Who owns the data?

The entities it belongs to. TEPLoS is custodian only, aligned with Māori Data Sovereignty principles. Nothing is shared without mandate.

Working on this story? *Start here.*

Media contact

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In this kit and online

- National positioning statement and backgrounder
- Founder biography and approved headshot
- TEPLoS platform summary and lifecycle diagram
- Housing typology renderings
- Copy-ready boilerplate and key facts

teputakeliving.co.nz/teplos