

Te Whare o Maraenui Frequently asked questions

Date – May 2022



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Frequently asked questions

What will the mix of state and private homes be?

We'll be doing our best to maintain the current blend of state and private homes in the area. As we increase the number of state homes, we will also increase the number of private homes so that the diversity of the community is maintained.

Do you have resource consent?

Not yet, Resource consent will be applied for once community feedback has been considered and design has been finalised

What green areas will be included around the sites?

The existing reserves in Maraenui will remain.

Who will build these homes?

It's too early to say who will build these homes, but we would encourage local construction companies to express their interest through the procurement process.

What infrastructure improvements will be made?

It's too early to say but it could include 3 waters, roads or reserves depending on the impact of the developments.

How much need is there for new housing in Napier?

The housing market in Napier has been under pressure for some time.

There is a significant need for more state homes with 791 households on the Housing Register in December 2021. Kāinga Ora has around 1531 homes in the city for people needing state housing, 40 new state homes have been built in Napier since 1 July 2020.

There is also a need for more affordable housing for whānau to buy. Napier house prices increased by 18.7% between March 2021 and March 2022* locking many first homeowners out of the market.

[*REINZ Monthly Property Report – March 2022](#)

Why are there so many houses being built on these sites?

There is a significant need for housing and Kāinga Ora must make the best use of land we already own. These sites in Maraenui are close to schools, shops and transport routes; an ideal position for many whānau. While the developments will see more people living closer together than what we are used to in Napier, this is a model that has worked well around the world to build supportive communities. Housing developments, where more homes are built on the same footprint where there used to be fewer homes, provide people with good quality, affordable homes that connect to jobs, transport options, open spaces and amenities.

For many, property management is simpler. No more maintaining large, unwieldy sections of land and large homes. A more compact lifestyle means less to do and therefore more time to enjoy other things.

How would the market homes be offered for sale?

Our builder partners will decide but it could be off-the-plans or completed homes.

Is there any assistance available to buy one of these homes?

Kāinga Ora has a range of home loan products and initiatives to help people into their first home. Click here for more information <https://kaingaora.govt.nz/home-ownership/>.

What parking would be provided?

On-site car parking spaces will be provided within the developments. Whilst each dwelling will generally have at least one off-street car parking space, there may be circumstances which allow for a reduced provision of on-site parking.

What design and quality standards will the development and homes meet?

Our aim is to create a community which is inclusive, thriving and connected, with homes which have been built with environmental sustainability outcomes, and which exceed New Zealand building standard requirements. The development will be designed with input from specialist architecture, urban design, landscape, and development and construction experts.

Who will live in the new state homes and for how long?

The state homes would be matched to individuals and families on the Ministry of Social Development's Housing Register, giving priority to those in greatest need of a home, and considering location due to work, family, education and other factors. These would not be short-term or transitional stays, but permanent long-term homes for individuals and families living in this community.

Who will maintain the Kāinga Ora homes?

As with any rental property, the tenants have responsibility for maintaining certain aspects of their home. In terms of significant maintenance work or repairs, that is managed by Kāinga Ora, and we have a maintenance team that co-ordinates and manages all that work. Our customers in this development will be managed by a Hawke's Bay-based housing support manager, and as with any rental property, our customers make contact when maintenance or repair work is needed.

How does Kāinga Ora work with and support their tenants?

We always help our new customers settle into their new home and community. A key focus is to ensure they understand their responsibilities, including being a good neighbour and connecting with their community. If we are made aware of any concerns, Hawke's Bay-based housing support manager works quickly with our tenants to address these. The tenancy manager will have a regular presence onsite.

Why will this development have a mix of market and state housing?

One of the roles the Government asks of Kāinga Ora is to provide high quality housing options for all New Zealanders. A mix of state homes and privately owned market homes of varied sizes are planned, including some which will be accessible at least 15%. This mix offers a wide range of options to Napier people needing homes.