

Waipā District update

JUNE 2023



An example of a BUILTsmart home

Kia ora neighbour,

With the strong and increasing demand for housing in the Waikato, Kāinga Ora – Homes and Communities has a large build programme underway. We currently have plans to build over 850 new modern, warm and dry homes in the region over the next few years.

Here is a snapshot of activity occurring in Te Awamutu and Cambridge.



www.kaingaora.govt.nz/waikato

Kāinga Ora

The primary role of Kāinga Ora is to provide public housing, but we also administer a range of products to help people into home ownership and partner with Council's on larger community developments.

We not only work directly with people living in our homes, we also rent or lease properties to community organisations working with whaanau for supported housing. We are investigating the best use of all our houses to ensure they meet the needs of our customers. The homes that are currently being planned and built are part of our response. Future redevelopment projects are being looked at as 60% of our homes were built prior to 1980.

Healthy Homes

Kāinga Ora currently has 245 homes in Waipā District. The Residential Tenancies (Healthy Homes Standards) Regulations (2019) sets out minimum standards for heating, insulation, ventilation, moisture ingress/drainage, and draught-stopping. Kāinga Ora has to ensure all homes across our portfolio comply with these standards by 1 July 2024. Work is underway in the District to ensure all our homes meet these standards. As at 30 June 2023, 219 now comply, 9 have work in progress and the 17 remaining homes will be addressed before July 2024.

Who will live in the new homes

Kāinga Ora will match homes to families to be their long term homes, with priority given to those in greatest need, while considering location due to work, wider whaanau, and education.

Questions?

Kāinga Ora staff remain available to talk with people about any of our activity in the community.

Email:

Waikato.region@kaingaora.govt.nz



Community Engagements

Community Engagement is ongoing. Over the past six months we have engaged with the Te Awamutu and Cambridge communities through individual conversations and emails, letters, and seven community drop in sessions. Through these conversations, we have been able to talk through plans and hear concerns, feeding these back to the appropriate Kāinga Ora staff to incorporate in our planning. Across 2023 we will be at Kainga Aroha and Cambridge Community House every second month to continue these conversations.



www.kaingaora.govt.nz/waikato

Te Awamutu

Approved Resource Consents, construction occurring or about to begin (28 new homes)

- Hazelmere Crescent (11 two-bedroom, 6 three-bedroom, 2 four-bedroom and 1 five-bedroom homes)
- Princess Street (4 two-bedroom homes)
- Raikes Avenue (4 two-bedroom homes)

Resource Consent Submitted to Council (4 new homes)

- Rewi Street (2 two-bedroom and 2 three-bedroom homes)

Waipā District Council land - Cambridge Road

Waipā District Council has agreed to sell Kāinga Ora some land on Cambridge Road to deliver additional public homes for older people in the district. Work is currently happening to understand how many single storey homes will be developed on the site.

Cambridge

Recently Completed in 2023 (2 new homes)

- Williams Street (2 four-bedroom homes)

Approved Resource Consents, construction occurring or about to begin (6 new homes)

These homes will be built in a factory and then transported to site.

- Scott and Browning Streets (3 two-bedroom and 3 three-bedroom homes)

Home Ownership Assistance

Looking at buying your first home but not sure where to start? Kāinga Ora offers several products and resources that can give you a helping hand toward home ownership. These include financial assistance to help people afford a deposit or ongoing repayments. Have a look at what could be right for you.

This can be done through programmes like:

- a. First Home Grant (up to \$10,000)
- b. First Home Partner (up to 25% or \$200,000)
- c. First Home Loan (up to 15%)
- d. Kāinga Whenua Loan (up to \$500,000)
- e. KiwiBuild

[Home Ownership :: Kāinga Ora – Homes and Communities \(kaingaora.govt.nz\)](http://kaingaora.govt.nz)



Possible style of homes to be developed on Cambridge Road, Te Awamutu

[New Zealand Government](http://www.govt.nz)

 **Kāinga Ora**
Homes and Communities