

Ōtorohanga and Waitomo update

APRIL 2024



View from the entrance of Te Kūiti Te Kohanga Reo

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 and purchase over 850 new modern, warm and dry homes in the region over the next few years.

Here is a snapshot of activity occurring in Ōtorohanga and Te Kūiti.

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 whānau for supported housing. The homes that are currently being planned and built are the first homes Kāinga Ora are developing in the Districts since before 2000. Future

Te Kūiti

Approved Resource Consents, construction occurring or about to begin (11 new homes)

- Lawrence Street (5 two-bedroom, 4 three-bedroom and 2 four-bedroom homes)



www.kaingaora.govt.nz/waikato

Kāinga Ora
Homes and Communities

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 whānau, and education.

Questions?

If you want to know more, please don't hesitate to contact one of the Kāinga Ora team.

Email:

waikato.region@kaingaora.govt.nz



Community Engagements

Community Engagement is ongoing. Our team are available to talk with people around any of our activity in the Region. We keep our website updated as projects receive Resource Consent from Council and progress through construction.



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Healthy Homes

Kāinga Ora currently has 130 homes in Ōtorohanga and Waitomo Districts. 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. As at 31 March 2024, all our homes now comply with the standards.

Retrofit

Kāinga Ora is making our homes warmer, drier and healthier to help improve the wellbeing of our tenants. Through our Retrofit Programme, we are upgrading and improving some of our older homes to help provide our tenants great places to call home. The objective is to bring the homes up to, or above new build standards and add another 50 years of life to the property.

The improvements to make homes warmer, drier and healthier, include full insulation of the homes (walls, ceiling and floor), double glazing, improved airtightness, ventilation, and new heating. Work varies for each home, and we may also upgrade bathrooms and kitchens, convert homes to a more open plan living layout, and make the home more accessible.

Retrofitting a home takes around three to four months. We have started a programme of retrofitting homes in Ōtorohanga and Te Kūiti.

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 Loan (up to 15%)
- c. Kāinga Whenua Loan (up to \$500,000)
- d. KiwiBuild

Home Ownership :: Kāinga Ora – Homes and Communities (kaingaora.govt.nz)



New Zealand Government

 **Kāinga Ora**
Homes and Communities