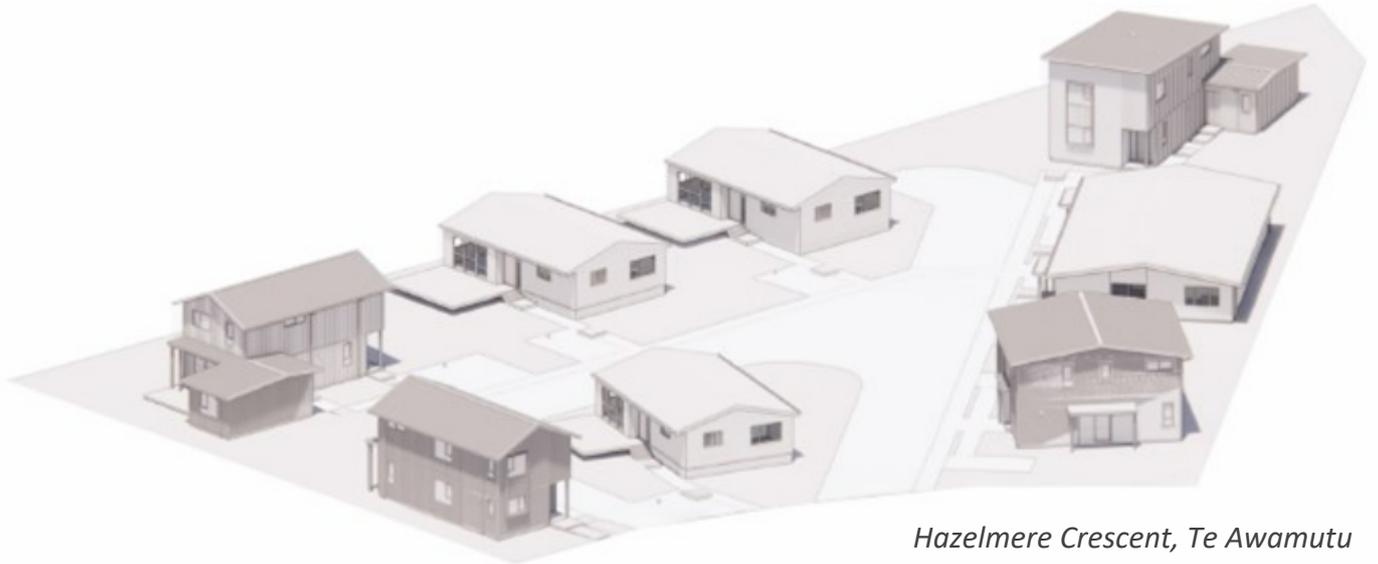


Waipā District update

APRIL 2024



Hazelmere Crescent, Te Awamutu

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 Te Awamutu and Cambridge.

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. 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.

Cambridge Road - Pekapekarau

Waipā District Council has agreed to sell Kāinga Ora land on Cambridge Road in Te Awamutu to deliver additional public homes for older people in the district. Work is currently happening to prepare the stormwater and wastewater solutions to build the single storey homes on the site.

Ngaati Apakura have gifted the name "Pekapekarau" for the development. Pekapekarau was the name of the original flour mill in Te Awamutu. In the mid 1800's a large quantity of wheat was grown at Rangiaowhia and plans were made to build a water driven flour mill named Pekapekarau that was built at the lower part of the swampy valley between Hairini and Rangiaowhia on the Mangapiko river. The original site has long since been removed with no real infrastructure remaining in the area but mana whenua knowledge shows that it is only 4 minute drive from the Cambridge Road property.



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 whaanau, 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

Across 2024 we will be at Kainga Aroha and Cambridge Community House every second month to continue these conversations.

Bridge Housing Trust

Secure Homes is an assisted ownership programme. The objective of Secure Homes is not only to provide quality, affordable housing, but also long-term housing stability and security in the same way that freehold home ownership does.

www.kaingaora.govt.nz/waikato

Healthy Homes

Kāinga Ora currently has 242 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. As at 31 March 2024 all our homes now comply with the standards.

Cambridge

Approved Resource Consents, construction underway (6 new homes)

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

Te Awamutu

Recently Completed (8 new homes)

- Princess Street (4 two-bedroom homes)
- Raikes Avenue (4 two-bedroom homes)

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

- Alexandra Street (4 three-bedroom homes)
- Hazelmere Crescent (7 two-bedroom, 2 four-bedroom, 1 five-bedroom homes)
- Hazelmere Crescent (1 two-bedroom, 3 three-bedroom homes)
- Hazelmere Crescent (3 two-bedroom, 3 three-bedroom homes)
- Rewi Street (2 two-bedroom, 2 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 Loan (up to 15%)
- c. Kāinga Whenua Loan (up to \$500,000)
- d. KiwiBuild

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



New Zealand Government

 **Kāinga Ora**
Homes and Communities