



12,000 Whānau Voices



Te Taiwhenua o
HERETAUNGA

Mauri Ora ki te Mana Māori
Strong Whānau, Vibrant Communities

Agenda

1. Introduction – Te Taiwhenua o Heretaunga (TToH) and Waingākau
2. Housing Objectives
3. Waingākau – Site
4. Number of homes – Pathways
5. Development Staging
6. Sorted Kāinga Ora
7. Infrastructure
8. Key Learnings
9. Questions



WAINGĀKAU

PATHWAYS TO HOMEOWNERSHIP



Investment Objectives

Waingākau, Flaxmere West

1

To provide **affordable housing** for low income community. Offering **multiple supported pathways** to ownership **tailored to the social and economic needs** of the home buyers. Offering **wrap around services** throughout.

2

To provide **high quality, well designed, healthy and affordable** environmentally sustainable housing and infrastructure

3

To build a **safe, secure, healthy and socially cohesive community** supported and sustained by structures and support systems. To contribute to changing the socio- economic profile of Flaxmere West for the better

4

To **develop facilities in the community** that encourage the **establishment of local small businesses, social enterprises and local economy**

WAINGĀKAU SITE



NUMBER OF HOMES



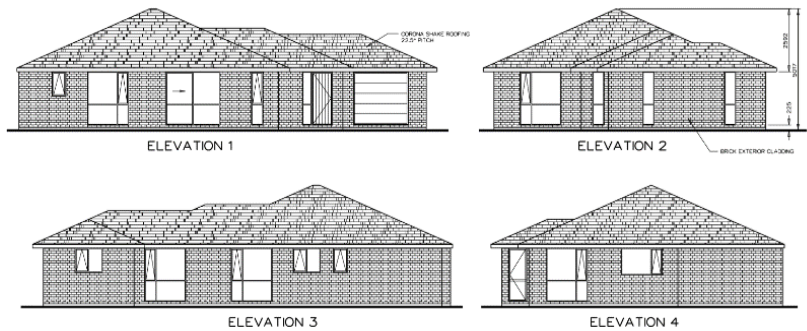
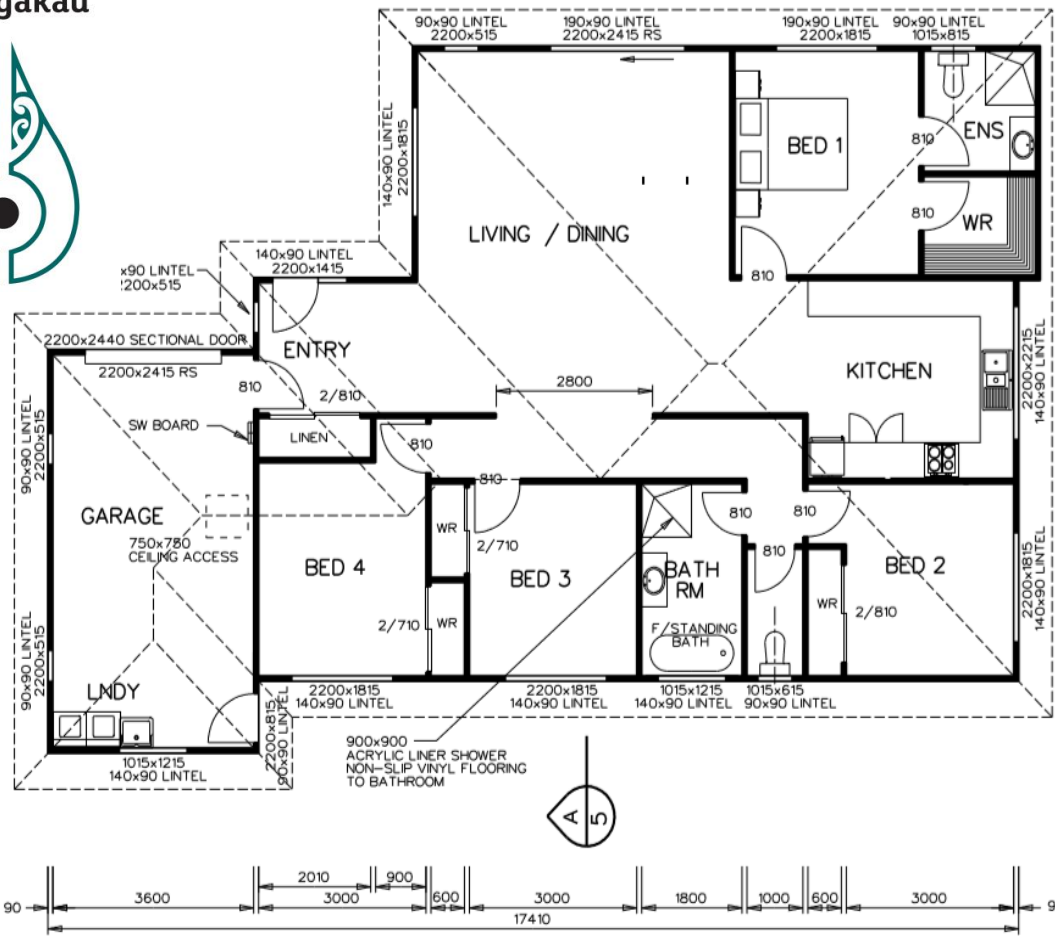
20% 2 Bedroom

28% 4 Bedroom






62% Private Ownership

19% Assisted Ownership

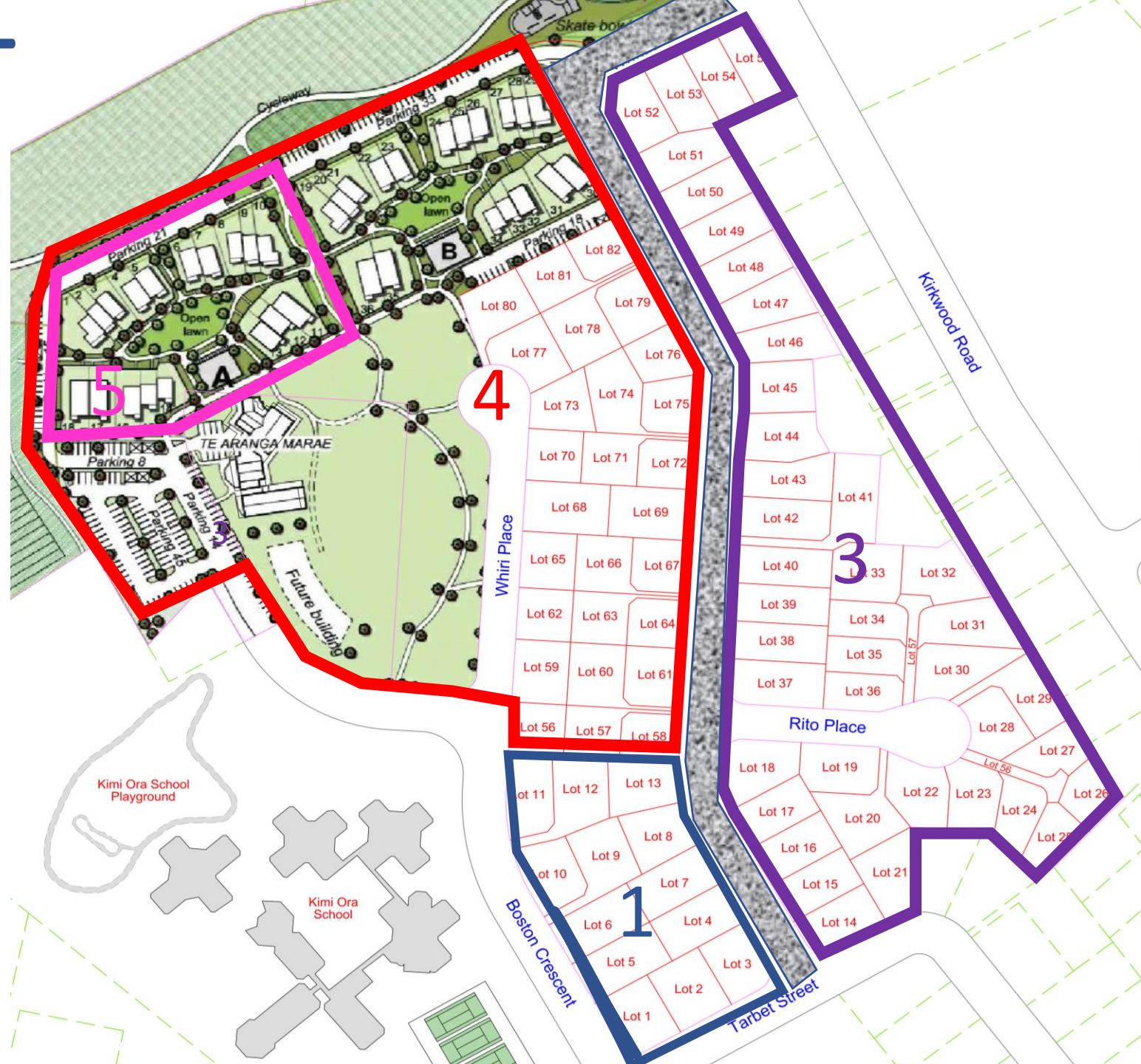




DEVELOPMENT STAGING

- Stage 1 
- Stage 2 
- Stage 3 
- Stage 4 
- Stage 5 

Waingākau



INDUCTION & PATHWAYS TO HOUSING

\$orted
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SORTED KAINGA ORA

Week 1 – Sorted Kainga Ora

Week 2 – Our Spending

Week 3 – Money Plan

Week 4 – SMART Goals, Money Systems
and Compounding interest

Week 5 – Debt Smart

Week 6 – Smart Save

Week 7 – Plan for the unexpected

Week 8 – Sorted Kainga Ora and our plan ahead



Infrastructure

Construction of new roadway:

Start date: May 2021

Completion: April 2022

*27 extra lots extra
created*



Key Learnings

Complex Process But not rocket science

- A lot of moving parts with high cost implications
- Plan, strategise, then plan some more
- Limited capital - take small steps
- Build to the market – don't try to 'game' it, let the market dictate price points
- Infrastructure engineering is complicated – buy the best
- Building houses has its 'cowboys' limit exposure to one firm with smaller contracts

Acquire Good Friends Use them shamelessly

Thank you to the following that helped significantly to remove risk:

Te Puni Kōkiri

upfront investment of \$0.5M

MBIE

infrastructure - Shovel Ready funding of \$2.5M

Hastings District Council

Sale of Land at Market Price
Ongoing support of project

Ministry for Housing Development

disciplined approach to Urban developing houses

All our Service Providers – designers, engineers, builders, and anyone else I may have missed

Key Learnings

Know why you are doing this
Keep whānau outcomes front of mind

Build quality homes for whanau
- support their life journey

All key determinants for better outcomes for whanau can be uplifted with safe, warm, dry homes; economically owning a home is a huge wealth creator too

West Flaxmere - difficult place to raise a family. Aim to raise the quality of living in the suburb

Bring the community with you

create a community of support where everyone helps each other like the 'village of old'

The Marketplace is not interested in the affordable end of the housing market. Less risk in high value areas clips 24% off developers margin making affordable homes unaffordable

Affordable homes for whānau is the objective

Ngā Kāinga Poutama

Our Housing Strategy 2020-2025

*Connected, healthy and secure communities remain the focus of our Kāinga strategy.
We are committed to fostering and contributing to stronger, vibrant communities.*

Strategic Objectives

Housing

Affordable housing that provides healthy and adequate shelter for whānau.
Housing is a basic human right.

Advocacy

We continue to advocate for the provision of equitable support and services to its whānau and all others within its communities.



Pātai / Questions?



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