




TĀTAU TĀTAU  
Housing



# Te Rauā Affordable Rentals



**Te Rauā** is the name of the ancient forest that once covered the whenua where the Wairoa township now stands.

It was known for its abundance of kai and was a food source for iwi and hapū of the rohe. The alarming rate at which the land was acquired and cleared for settlement bore heavily upon our tūpuna.

The reclamation of this whenua to house and improve the wellbeing of our people is one part of our journey to restore what was lost.



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# Whakamārama

## What is Te Rauā?


Te Rauā is an affordable rental housing development in Wairoa.

It is a vibrant and prosperous hāpori (community) of proud healthy whānau – living and growing through culture and connection.

Community living is guided by our four Pou (pillars) of Mana Māori (pride of identity and connection), Tāngata (resilience and wellbeing of the people), Taiao (health of the natural environment) and Te Pātaka (wealth and organisational strength of the people).

Te Rauā is a 56 unit staged housing development on 3.28ha of general title land.

- 10 four bedroom homes
- 16 three bedroom homes
- 11 two bedroom homes
- 6 one bedroom homes
- 13 one bedroom studio units called Ngā Tokotoko o Te Rangi, which is a supported living kaumātua complex.



The site in progress; Corner of Clyde & Kitchener in the background (mid 2024).

# Whakaritenga

## How does it work?

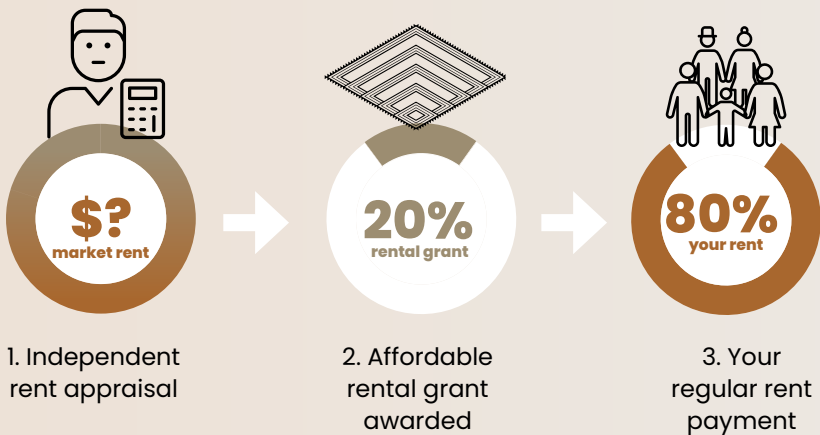
All homes in Te Rauā will be affordable rentals that will support the whānau of Tātau Tātau o Te Wairoa.

Eligible whānau can apply annually for a 'Te Rauā Affordable Rental Grant' and only pay 80% of market rent.

Te Rauā is intended to support households who do not qualify for public/social housing and/or Income Related Rent Subsidy (IRRS).

The goal is to support whānau in Te Rauā into permanent housing through different pathways to home ownership.

### How rent is calculated



# Ngā Māraurau

## Does my whānau qualify?

In order to qualify for a home at Te Rauā you must firstly understand and commit to living our values.

This will ensure a harmonious, vibrant and prospering community where whānau thrive.

The values are:



### **Rangatiratanga**

Behaving according to our values and leading others by example.



### **Manaakitanga**

Uplift the mana of others through kindness, hospitality and mutual respect.



### **Wairuatanga**

Respect and exercise the spiritual dimension of our world by being Pono (acting with integrity) and Tika (doing the right thing).



### **Whānaungatanga**

Promote our connection to ensure the harmony and solidarity of our people and community.



### **Kaitiakitanga**

Support and promote the protection of our natural environment.



Once you are prepared to commit to practicing our values, we will apply the following criteria:

**1. You do not own another property in your own name.**

Please note: Exceptions to this requirement considered on a case by case basis, taking into account matters such as joint ownership, second chancers, housing availability and the purpose of the Te Rauā development.



**2. You want to own your own home one day and are willing to participate in housing support programmes.**

Please note: Kaumātua (65+) are excluded from home ownership engagement obligations.



**3. You are not able to access public/social housing and/or Income Related Rent Subsidy (IRRS).**

# Whakaeke

## What happens now?

If you believe that you meet the criteria then please apply by emailing:

**[eoiterauaa@ttotw.iwi.nz](mailto:eoiterauaa@ttotw.iwi.nz)**

The application, selection, and home allocation process involves 6 steps.

We will keep you informed of your progress at each stage. If you do not move forward, we will notify you and explain the reason.





## Step 1: Email



Please email **eoiterauaa@ttotw.iwi.nz**

You will receive a reply email explaining the criteria, along with a link to complete Step 2.

## Step 2: Expression of Interest (Eoi)



The Eoi form captures information about you, your situation and what home/s you are interested in.

You will need to provide a copy of personal identification.

Once checked for eligibility, you will receive an email with a link to Step 3.

## Step 3: Tenancy Portal Services (TPS) Application



The TPS online application form will be used to review your history, including a credit and background check.

Once checked for eligibility, you may be contacted for an interview at Step 4.

## Step 4: Interview



You will be invited to an interview. The interview is an opportunity to confirm criteria, clarify any questions or points in preparation for the selection panel.

## Step 5: Selection Panel



The Selection Panel is made up of Kāhui representatives and Kaumātua.

They can choose to either assess applications according to priority criteria or select by a private ballot using an independent person.

## Step 6: Induction



Once you have been selected for a house you will be invited to an induction session. This will include important information, health & safety, and a tour of the home when the home is available.

Both the Affordable Rental Grant Agreement and the Residential Tenancy Agreement are completed and signed.

**Congratulations, nau mai ki Te Rauā!**

# Whakawhiwhinga

## What is an Affordable Rental Grant?

Affordable Rental Grants are a 20% reduction on your weekly rent payments. That means that you only have to pay 80% of what you would normally pay per week for a similar home on the open market.

The Affordable Rental Grant is provided to you for a charitable purpose. These purposes include relief of poverty, improving your health and education, and supporting you to develop your identity and connection with Te Ao Māori.

The Affordable Rental Grant Agreement is reviewed annually, alongside your Residential Tenancy Agreement. This is to check your eligibility, to see whether there has been a change in your situation, and support you on your journey to home ownership if applicable.



### **What if my situation changes and I no longer qualify?**

This may mean that you have decided to buy a home and therefore no longer require an affordable rental. The rental home can then be offered to another whānau to help them into home ownership.

### **Can my Affordable Rental Grant be cancelled?**

Yes, the grant can be cancelled if you consistently misbehave or breach the tikanga of Te Rauā. If your grant is cancelled, you will be required to pay 100% of market rent.

### **If my grant is cancelled will I be kicked out of the home?**

Cancelling your grant means that you will not be able to access the grant benefits (i.e. the 20% reduction), but it does not mean that your tenancy will be cancelled. You still maintain your rights and obligations under the Residential Tenancy Act.

### **Your upfront costs**

**2**  
**weeks**  
rent in advance

+

**4**  
**weeks**  
rent as bond

@



# Ngā Kāinga

## What are the homes like?

Te Rauā is a 56 unit staged housing development based on whānau ora principles to support whānau wellbeing and the passing down of mātauranga. The community is designed with smart urban planning, including home orientation, parking, safe vehicle and pedestrian flow, landscaping, lighting, signage, art, and green spaces planted with rongoā and kai.

### 1 bedroom house (6 in total)

Open plan kitchen/dining/living. Bathroom with toilet. Decking. Approx 56m<sup>2</sup>.



### 2 bedroom house (11 in total)

Open plan kitchen/dining/living. Either bathroom with toilet & extra living space OR bathroom with separate toilet. Separate laundry. Porch. Approx. 66m<sup>2</sup>.



All images are indicative only. Images and plans © Designgroup Stapleton Elliott.

### 3 bedroom house (16 in total)

Open plan kitchen/dining/living. Either bathroom with toilet & extra living space OR bathroom with separate toilet. Separate laundry. Approx 99m<sup>2</sup>.



### 4 bedroom house (10 in total)

Open plan kitchen/dining/living. Either two bathrooms with toilet & extra living space OR two bathrooms with separate toilet. Separate laundry. Approx 114m<sup>2</sup>.



### Ngā Tokotoko o te Rangi (13 x 1 bedroom Supported Living units)

Suitable for 1 to 2 kaumātua. No pepi or tamariki. Studio with bathroom. Approx 32m<sup>2</sup>.



### Guide to how many can live in a home

- Master bedroom can have 1 or 2 Pakeke (with or without 1 pepi).
- Every other bedroom can have either 1 or 2 pakeke (with or without 1 pepi), or 1 or 2 tamariki.
- Supported Living Complex can have 1 or 2 Kaumātua (No pepi or Tamariki).
- Pepi is 0–4 year, Tamariki are 5–17, Pakeke are 18–64 years, Kaumātua are 65+ years.

All images are indicative only. Images and plans © Designgroup Stapleton Elliott



# Ngā Patai

## Karangaranga

### Frequently Asked Questions

#### **Is this a rent-to-buy scheme?**

No, you can rent these homes. Your transition to more permanent housing will be supported out of Te Rauā into more permanent housing.

#### **I am not a registered member of Tātau Tātau o Te Wairoa. Can I still apply?**

Yes. Not being a registered member of Tātau Tātau o Te Wairoa is not a barrier to being considered, however being a member validates that you are of Māori descent and whakapapa to the rohe.

#### **Do I need to be contributing to my Kiwisaver?**

Whilst Kiwisaver (or equivalent superannuation scheme) is strongly encouraged, it is not mandatory.

#### **Are pets allowed?**

Yes, pets are considered on a case-by-case basis. There are rules and your pets must be registered (if applicable), and must be controlled appropriately at all times.

#### **What references do I need?**

You will need to provide at least two references, including one from a previous landlord. At least one reference needs to be written.

### **Are there wheelchair accessible units?**

Some of the homes at Te Rauā have been built to support people with special needs. These include ramps, wider door ways and bathrooms.

### **What happens if I am declined?**

If your application is declined, you will be given an explanation. If you believe the decision is unfair, you have the option to file a complaint. If the decline is due to a lack of available homes, we can place you on a waiting list for when a home becomes available.

### **What happens if there are more applicants than houses?**

Applicants that pass the eligibility requirements will go into a selection process. If you do not receive a house out of the selection process then you will be placed on a waiting list for when a home may become available.

### **Who decides who gets a house?**

Once you pass the eligibility stage, you will proceed to a selection panel consisting of kaumātua from our Kaumātua Council and Kāhui representatives. The panel may choose to select you through one of two processes: prioritisation, which could include factors such as your current residence in the rohe, living situation, intergenerational whānau, or active involvement in a marae/hapū, or by appointing an independent person to draw names from a ballot.

### **Do I get to choose the house I want?**

Not necessarily. You will be allocated a home through the selection process, which you can then view and decide if you want to rent. It's important that you provide as much information as possible in your Expression of Interest form or during the interview about your situation, so we can determine the best home for everyone who is successful.

### **How many people can live in a house?**

That depends on the size of the house. You will be matched to a suitable house. See bottom of page 13 for occupancy rates.



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