



Kaikōura Housing Recovery

Temporary Accommodation Village

The Temporary Accommodation Service (TAS) and Kaikōura District Council (KDC) have partnered to establish a housing recovery temporary accommodation village in Kaikōura. The village is for individuals and households (homeowners and renters) who need a temporary place to stay while their home is repaired or rebuilt. We expect the village to be up and running by 30 April 2018, and operate until 30 June 2020. Thereafter, the village will be decommissioned or repurposed, depending on housing needs at the time.

Eligibility criteria

Applicants are required to provide following information:

1. confirmation your home has earthquake damage and must be vacated for repair or rebuild work to be completed (i.e. insurance letter)
2. confirmation you are the current legal owner or tenant of the earthquake damaged home (i.e. Rates Notice or Title Certificate/ Residential Tenancy Agreement)
3. confirmation of the provisional start and estimated end date (i.e. builder contract) for repair or rebuild work
4. confirmation from your landlord that you will return to the earthquake damaged home after repairs have been completed (for tenants)
5. a copy of the approved building consent document (if applicable)
6. confirmation of dog registration (if applicable)

How many houses make up the village?

Seven two-bedroom portable units make-up the village. The cabins are 12m x 3m, are self-contained and include a kitchenette, an ensuite style bathroom and furnishings. Each unit will have a small deck to extend the living space. Parking will be provided for two vehicles per lot, and each unit will have a small fenced yard, clothesline and letterbox.

What kind of occupancy agreement is used?

Village tenancies are set up using a standard Residential Tenancy Agreement. Residents (the tenant) and the landlord are required to sign the agreement, and comply with the Residential Tenancies Act.

How much is village rent and bond?

Rent is \$225 per week, payable in advance each fortnight. Bond is two weeks' rent equivalent (\$450) to be paid before the tenancy commences.

Is there assistance available to help me pay the bond?

There may be assistance available through Work and Income but it will depend on your circumstances. Please contact Work and Income to discuss this further.

I am already a tenant – can I have my bond transferred?

Yes, if your landlord agrees, you can fill out a bond transfer form. At the end of your village tenancy, your bond will be transferred back if your rent is up to date, and the unit is left clean and tidy with no damage.

Can my insurance company pay the rent and bond?

Yes, however each policy is different and you will need to discuss your temporary accommodation cover entitlement with your insurance company.



Who pays for utility services?

Village residents need to arrange and pay for their own utility services (e.g. power, telephone, and internet).

What types of chattels and furniture are available in the houses?

Each unit is fitted with a gas hot water system, wall heaters, curtains, a fridge, an electric oven, and a hot plate. The bathroom is equipped with a shower, vanity unit and toilet. There are no laundry facilities available. All units are semi-furnished with bedding, drawers, a table and two chairs and a storage/shelving cabinet.

Can people bring their pets?

Yes, for many people pets are part of the family and people will want to bring their pets with them. As a general rule, up to two pets per household is acceptable, however this will be assessed on a case-by-case basis. Residents need to comply with all Council animal control rules. Dogs must be registered to be able to stay in the village.

Are the houses insulated?

Yes, the houses have been designed to meet New Zealand Building Code standards. The wall, roof and flooring panels are insulated. The windows and door are double glazed.

Are footpaths and driveways sealed?

The road will be sealed with gravel driveways for parking.

Are the houses fenced?

Yes, each house is fully fenced to accommodate pets, and to provide clear demarcation between each property.

Can I relocate my rubbish collection?

Yes, talk with your rubbish provider about transferring your collection point to your village address.

Will I have a letter box?

Yes, each unit has its own letter box. You may wish to redirect your mail.

Who is providing landlord, property and tenancy management services for the village?

A village operator has been appointed to provide the following functions:

- being first point of contact for tenants;
- sign-up, inspections, vacations;
- coordination of maintenance and repairs;
- coordination of grounds maintenance and site repairs;
- complaints and issue resolution; and
- general village information and advice.

The collection of rent and management of bond lodgement and retrieval will be provided by TAS.

Why was this site chosen?

The Beach Road site is owned by KDC, who have agreed to make the land available. The site is cost effective to develop and has reasonable access to sewer, power, storm water and water.

To stay at the Kaikōura Housing Recovery Village, register with the Temporary Accommodation Service (TAS) online www.temporaryaccommodation.mbie.govt.nz or freephone on **0508 754 163** (Monday to Friday between 8am and 5pm).