

Ka Uruora Pātai

What Ka Uruora housing opportunities are available at Waikārapī?

Of the 94 fully serviced sections at Waikārapī, 40 are being developed into quality, contemporary homes by Hāpai Housing, all accessible via Ka Uruora housing pathways including *discounted rental* and *shared home ownership* through to *market affordable* options for those wanting to join this growing neighbourhood.

Who is behind the Waikārapī project?

Waikārapī is developed by **Hāpai Housing LP**. The homes are designed by **Prime**, landscaped by **HOOD**, built by **CMT**, and supported by **Ka Uruora**. Together we're creating a safe, connected, and beautiful community for whānau to thrive.

What type of houses are available via Ka Uruora pathways?

There are 18 three-bedroom, two-bathroom standalone homes; four four-bedroom, two-bathroom standalone homes; and 18 two-bedroom, one-bathroom duplex homes – catering to uri at all stages of their housing journeys.

What are the homes like?

Each home has been thoughtfully designed to combine comfort, quality and style. They are fully fenced and generously landscaped, with internal access garaging and light-filled living spaces with excellent connection to the outdoors.

What features are included?

Every Ka Uruora home (rented or purchased) comes with 100% NZ wool carpet, composite stone benchtops, energy-efficient hot water, and a full Panasonic appliance package – including oven, cooktop, rangehood, dishwasher, washing machine, dryer and fridge-freezer. Blinds are also included, so your new where will be move-in ready from day one.

What will my weekly rent or house price be?

Shared ownership prices are based on pre-construction estimates and may vary once the homes are complete. Rent levels will depend on individual whānau circumstances, with Ka Uruora discounts applied where possible.

If I'm renting, who covers other costs like power, internet and insurance?

You will need to organise and pay for these yourself, although we will provide you with all the information you need to set these up.

What are the different pathways available?

- **Discounted rental** – for eligible whānau supported through Ka Uruora. Weekly rent is assessed per whānau and discounted accordingly.
- **Shared home ownership** – for those wanting to begin their journey into ownership, with Ka Uruora support to help you build equity over time.
- **Market affordable** – for households above Ka Uruora's income cap who still want to make Waikārapī their home.

If I buy the home via the shared home ownership pathway, can I sell it in the future?

These properties are fee simple and freehold. You must live in the home for three years, after which point you can rent it out or sell. If you choose to sell, we require that you first offer it back to Ka Uruora at market value. This gives us the opportunity to support another eligible whānau into home ownership. If we choose not to purchase the home, you may sell it on the open market.

Can I move from renting a whare to progressively owning it?

Ka Uruora will support you to purchase the whare you are renting, if that is your goal. We have transition pathways available and will support you through these at a pace that works for you.

Can I have a pet?

We have a pet friendly policy and in most circumstances, pets are allowed.

What happens if something breaks?

If something breaks and it is defective, it is covered under builder warranties for 12-months and they will repair it at no cost. However, if you break it, and it needs to be repaired there will be costs that you as the tenant will need to meet. It is important if there is an issue you report it, so that Ka Uruora can resolve the issue quickly.

Will I be shown how everything works?

Yes, a full handover will be provided on the day you move into your new home. Your Pou Tūhono and our build partner will do a full walk-through and induction with you on everything you need to know about your new home.

Can I make modifications to the home while I'm renting it?

Not until you are in full ownership of the home.

When will the homes be ready?

Construction is underway now, with homes scheduled for completion in stages. Updates will be shared as the project progresses, but the first homes will be ready in early 2026.

How do I find out if I'm eligible or register my interest?

If you're interested in Waikārapī, your first step is to kōrero with the Ka Uruora team. They can help you understand which pathway might be right for you and guide you through next steps. Homes will be prioritised to uri of Te Taihū iwi who have completed Te Uru Ahupūtea, the Ka Uruora financial education workshop.

Visit www.waikarapi.nz for project updates, or www.kauruora.nz for information on Ka Uruora programmes and support.

To register for a Te Uru Ahupūtea course sign up [here](#)

