



Pensioner Housing

For older persons in Whangarei

Whangarei District Council provides 164 units for the elderly. These units provide housing that is safe, affordable and age-friendly for independently living retirees.

All units are well kept and are usually located on flat sites near shops and transport services. They vary in size but are mainly one bedroom units with 17 bedsits and five two-bedroom units.

Villages are located in Kamo, Tikipunga, Maunu, Onerahi and Hikurangi and are made up of between two and 18 units.



Eligibility

Applicants must be:

- aged 65 or over and retired from fulltime work
- a New Zealand citizen or be permitted to reside in New Zealand
- have limited financial assets – \$40,000 single or \$60,000 couple (excludes car, furniture and personal affects)
- able to live independently.

How do I apply?

You will need to complete an application form and provide some information so that we can assess your suitability. You must be able to demonstrate that you:

- are able to live independently within a communal housing environment
- have a good tenant history or can provide referees who can comment on your suitability
- have a good credit rating
- have a clean criminal record.



We will let you know if your application has been successful or not.

How long will I have to wait?

We keep a register of interested applicants and when a unit becomes available we shortlist applicants based on housing need and other criteria.

How much is rent?

To keep the housing affordable, rents are calculated at 30% of the current Superannuation payment for a single bedroom unit.

Rents vary depending on the type of unit and are reviewed annually.

Is there a bond?

Your bond is set at four weeks rent.

What is included in my unit?

All units have a security door and a smoke alarm. They are insulated to meet current regulations and have carpet in the lounge and bedroom areas and vinyl in the kitchen/bathroom. They have a freestanding oven. All units have curtain tracks supplied but curtains, whiteware and furnishings are the responsibility of the tenant.

An aerial and jack point for connection is provided. Any upgrades or tuning required will be the responsibility of the tenant.

Some of the Mill Rd units have shared laundry facilities where washing machines and dryers are provided.



What does my rent cover?

Your rent pays for your unit and water as well as grounds care and cladding and gutter cleaning.

You are responsible for your telephone, and power charges.

Who looks after maintenance?

We aim to make all units as comfortable as possible for residents. Our contractors maintain the units and grounds and we supply garden waste bins at most villages.

Residents are responsible for keeping their units clean and tidy and for looking after their own garden next to their unit.



What parking is available?

Most villages have off street parking but car parking facilities are limited and there are no parks reserved for a particular tenant or unit.

Any car parks within the villages are for tenant use only and all visitors must park on the road.

Can I smoke in my unit?

No. All Pensioner Housing units and all communal areas within the villages are smoke free environments.



Am I allowed pets?

No pets are allowed.

Unit Locations

Kamo	62 Clark Rd	8 single units
	190 Kamo Rd	18 single units
Tikipunga	4 Amber Dr	14 single units 1 two-bedroom unit
	8-12 Coleridge Pl	8 single units
	196-222 Corks Rd	14 single units
	89 Kiripaka Rd	6 single units
City	43 Maunu Rd	13 single units
	48 Maunu Rd	9 single units 1 two-bedroom unit
	142 Maunu Rd	17 single units 1 two-bedroom unit
	72-80 Mill Rd	11 bedsits 5 single units 1 two-bedroom unit
	21A Otaika Rd	8 single units
	26 Te Mai Rd	9 single units
Onerahi	21 Bloomfield Pl	11 single units 1 two-bedroom unit
Hikurangi	1 Alfred St	4 single units
	45A George St	2 single units
	7 King St	2 single units

How do I find out more?

For more information contact Council's Tenancy Managers:
Whangarei Agricultural & Pastoral Society



PO Box 3, Whangarei 0140



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Working together with



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