
Temporary Accommodation Villages at Rawhiti Domain & Linwood Park

Background on temporary villages

The temporary accommodation villages have been set up by the Government to help meet increasing demand for short term rental housing after the Canterbury earthquakes. Linwood village was established in August 2011 and Rawhiti Domain village in July 2012.

Temporary accommodation in the villages is for householders (both homeowners and people in rented accommodation) whose homes are uninhabitable and need suitable rental accommodation while their house or land is repaired or rebuilt.

How many units are there in the two villages?

- The Linwood temporary village has 42 units (16x 2brm, 20x 3brm, 6x 4brm). Two semi-furnished units are available at Linwood.
- The Rawhiti Domain temporary village has 20 two bedroom units. Four semi-furnished units are available at Rawhiti.

Is a tenancy agreement required?

Yes, you will be required to sign a tenancy agreement. Residents and their visitors are required to comply with the Residential Tenancies Act.

How much does it cost to live in the villages?

Rental costs are as follows:

	Unfurnished per week	Semi furnished per week
Two bedroom units (all villages)	\$271	\$355 (Rawhiti only)
Three bedroom units (Linwood only)	\$337	\$425 (Linwood only)
Four bedroom units (Linwood only)	\$423	\$515 (Linwood only)

Is a bond and rent in advance required?

Landlords are legally entitled to request a bond up to the equivalent of 4 weeks rent. We request 2 weeks rent for bond prior to the start of the tenancy.

Two weeks rent in advance is required and also needs to be paid prior to the start of the tenancy. Thereafter rent is payable each fortnight.

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.

What size are the village units?

The size of the units vary but the general guide is:

- Two bedroom unit is approximately 63m² (Linwood & Rawhiti villages)
- Three bedroom unit is approximately 83m² (Linwood only)
- Four bedroom unit is approximately 103m² (Linwood only)

Who pays for services?

Residents need to arrange and pay for their own utility services (e.g. power, telephone, internet) while living in the village.

What type of utilities and chattels are available in the unfurnished units?

The units are all connected to electricity, water and sewerage, and have a telephone and internet line. Units are fitted with a hot water cylinder, heat pump or heaters and have kitchen, bathroom and laundry facilities.

- Bathrooms are equipped with a shower, or shub/shower, vanity unit and toilet.
- Kitchens have an electric oven installed. Residents are required to supply their own fridge/freezer, kitchen appliances and general kitchen implements.

What types of chattels are available in the semi-furnished units?

There are a limited number of semi-furnished units available in the Rawhiti and Linwood villages. Chattels provided include couches, TV and stand, washing machine, dryer, fridge/freezer, queen bed, trundle bed(s), table and chairs, and coffee table.

Is on-site storage available?

Each unit comes with an outside metal garden shed for storage of everyday items such as bicycles and BBQs etc. The units have some internal storage capacity (e.g. wardrobes and a hall cupboard), however for most households this space will be smaller than what they are accustomed to and alternative storage arrangements may need to be made for some possessions (e.g. private storage companies or family and friends).

Are there facilities for people with disabilities?

The Linwood village have units specifically designed and constructed to provide a level of accessibility and usability for people with disabilities (e.g. wheelchair ramps, accessible showers, etc.).

Several of the units at Rawhiti village have been constructed with enhanced mobility access features, such as level entry showers, grab rails and ramp access to the units.

Can people bring their pets?

Yes, for many people pets are part of the family and people 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. Village residents need to comply with all Council animal control rules.

It's important that we consider the animals' and village residents' wellbeing. For example, if a dog is used to having free run of a large area, the space allocated in the villages may not be suitable. All dogs should also be fully vaccinated prior to arriving at the villages to reduce the risk of contracting parvovirus. It is recommended that puppies under the age of 16 weeks are not brought to the villages because of the high likelihood of them contracting parvovirus even if they have begun their vaccination programme.

Are the units insulated?

Yes, all of the units have been designed and built to meet the latest New Zealand Building Code requirements. This includes insulation to floors, walls and ceilings. All windows are double glazed.

Are car parking spaces available?

Yes, units at all villages have parking spaces for two vehicles. Additional parking spaces are available for visitors.

Are footpaths and driveways sealed?

Yes, village footpaths and driveways are sealed.

Is there outside lighting?

Yes. Each unit has external lights outside the front and back doors. There is also street lighting within the villages just like any normal residential neighbourhood.

Are the units fenced?

Yes, each unit is fully fenced to accommodate children and pets, and to provide clear demarcation between each unit. There is also a 1.8 metre fence around each village.

What has been done to prevent traffic congestion and ensure pedestrian safety to all domain users?

Traffic management initiatives such as speed limits and safety signage have been installed in the villages and access roads.

What crime prevention and security measures have been taken?

- The external boundary of the villages has been fenced, as are the individual properties within the villages.
- Street lighting has been installed.
- The villages have been designed with input from NZ Police and the Christchurch City Council's crime prevention unit.

Who is managing the villages?

Landlord, property and facilities management services for the temporary villages are provided by the Ministry of Business, Innovation and Employment (MBIE). The MBIE Property Manager can be contacted by phone seven days a week and residents are able to take their concerns and issues directly to them in the first instance. Any problems or issues are dealt with promptly.

What are the Property Managers responsibilities?

The Property Manager will undertake a range of duties including:

- Landlord functions (e.g. processing Tenancy Agreements, property inspections, collecting rent and bond)
- Property management (e.g. maintenance and re-active repairs)
- Facilities management (e.g. grounds maintenance and site repairs)
- Compliance (e.g. ensuring residents abide by village occupancy rules)
- Providing information and advice to village residents and visitors.

Why were these sites chosen?

A lot of homes in the areas surrounding the temporary villages have been earthquake damaged. Many households need to vacate their homes for several weeks or months while their homes are repaired or rebuilt. The objective is to keep people connected to their existing communities where possible.

Who's been involved in selecting the sites and designing the villages?

Many agencies have been involved in assessing the suitability of the sites for the temporary accommodation villages, including the MBIE, Waimakariri and Christchurch City Councils, Civil Defence, New Zealand Fire Service, New Zealand Police, Ministry of Social Development, as well as geotechnical engineers and other specialists.

Who built the villages?

Local Canterbury-based firms were engaged to design and build the villages. The Linwood village was designed and built by a consortium of Spanbild, Hawkins Construction and Fulton Hogan. The Rawhiti village was designed and built by a consortium of Jennian Homes, Hawkins Construction and Fulton Hogan.

How will the villages affect park and domain users and other facilities in the park and domains?

The villages were specifically designed to accommodate the various needs of the other users of Rawhiti Domains and Linwood Park. Care was taken to ensure that easy access to the balance of the public areas and critical recreational assets remain available.

How long will the villages operate for?

Linwood and Rawhiti villages are scheduled to close in June 2017, subject to demand.

What will happen to Rawhiti and Linwood Park when the villages are no longer required?

The temporary villages will be deconstructed when they are no longer required and the sites returned to their original condition, or better.

Where can I go to get more information on the Government's temporary accommodation service?

For more detailed information about the Canterbury Earthquake Temporary Accommodation Service (CETAS) go to www.quakeaccommodation.govt.nz or call us on **0800 673 227** (Monday to Friday between 8am and 5pm).

You can also contact us at one of the following locations:

- Canterbury Earthquake Temporary Accommodation Service (CETAS)
(Monday to Friday between 8.30am and 4.30pm)
 - Level 4, 7 Winston Avenue, Papanui
 - Level 2, 10 Nelson Street, Riccarton
- A local Work and Income office