

# More homes for **Rotorua**

Kāinga Ora has a large build programme underway, to help meet the strong demand for public housing in Rotorua.

These new homes will get more whānau out of unsuitable living situations and into a healthy, warm, dry and safe place to call home.

In Rotorua there are around 900 whānau on the Housing Register who are in need of more suitable housing.

## New homes underway or in planning

- Currently Kāinga Ora has over 500 homes in planning or underway across Rotorua.
- The different ways we are delivering more houses includes:
  - Redeveloping existing Kāinga Ora properties – often large sections with old houses
  - Buying land or properties for housing development
  - Partnering with others such as developers

## Completed Rotorua homes

- Since June 2022, 115 new warm, dry home public housing homes have been completed in Rotorua.
- Many of the whānau who have moved into these homes are families of different sizes who have come from emergency, transitional or other unsuitable housing.
- This includes:
  - 25 three and four-bedroom homes, community centre and green space at Ranolf Street Malfroy Road, Glenholme
  - 42 two, three and four-bedroom homes and a shared green space at Quartz Avenue, Pukehangi

## Rotorua Housing Accord

The Rotorua Housing Accord is a commitment between Government, Rotorua Lakes Council, Te Arawa and Ngāti Whakaue to work together to build a better housing and urban future for Rotorua. Kei te iho o ngā mahi, ko te oranga o te tangata – at the heart of this mahi, is the wellbeing of people.

The Accord works to ensure everyone in Rotorua has a place to call home through increasing housing supply; and that those needing emergency housing can be transitioned, with care, to appropriate accommodation where they're able to maintain independent living.



Completed homes at Quartz Avenue



Under construction homes in Rotorua



New homes at Ranolf Street / Malfroy Road

1 November 2023

All homes will:

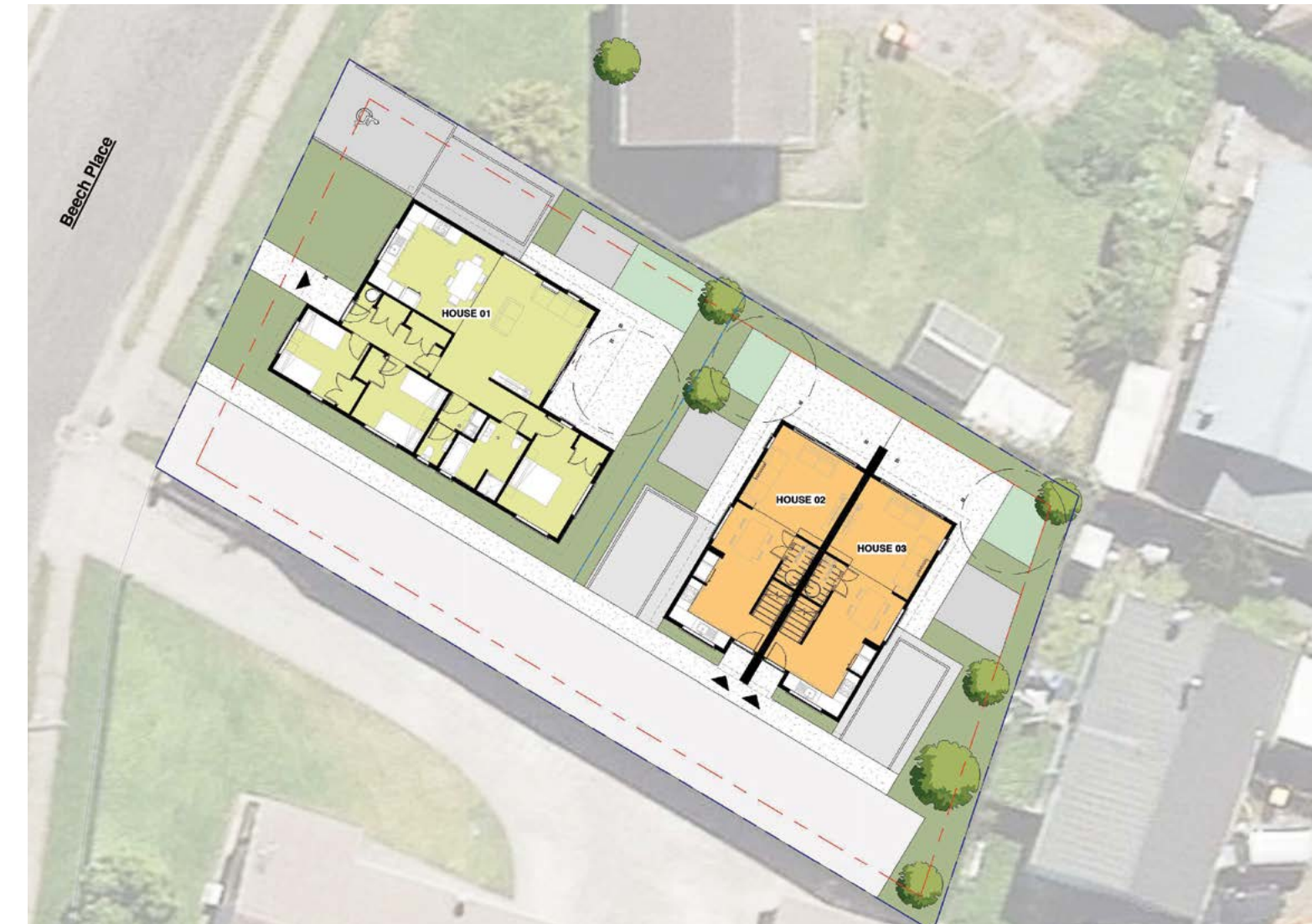
- Be low maintenance, fully insulated and have double glazing, carpets and curtains
- Have outdoor space with easy to maintain fenced private section
- Be part of a landscaped development with low maintenance plants including natives
- Have allocated off-street parking – 1 carpark for each smaller 2-bedroom homes, 2 carparks for each larger home

## Early planning



### 4 ALASTAIR AVENUE, ŌWHATA

- 3 new single storey homes proposed
- 2 x 2 bedroom, 1 x 3 bedroom
- All 3 homes accessible to full universal design (tbc)
- Construction start early 2024
- Completion of homes late 2024



### 6 BEECH STREET, ŌWHATA

- 3 new homes proposed
- 2 x 2 bedroom double storey, 1 x 3 bedroom single storey
- Construction start tbc
- Completion of homes early 2025



### 3 BRONTE PLACE, ŌWHATA

- 3 new double storey homes proposed
- 2 x 2 bedroom, 1 x 3 bedroom
- Construction start tbc
- Completion of homes early 2025

## Resource consent submitted



### 32 SUNRISE AVENUE, ŌWHATA

- 3 new single storey homes proposed
- 2 x 2 bedroom, 1 x 3 bedroom
- Construction start early 2024
- Completion of homes mid-2024



### 3 WHARENUI ROAD, ŌWHATA

- 5 new double storey homes proposed
- 5 x 2 bedroom
- Construction start tbc
- Completion of homes mid-2024



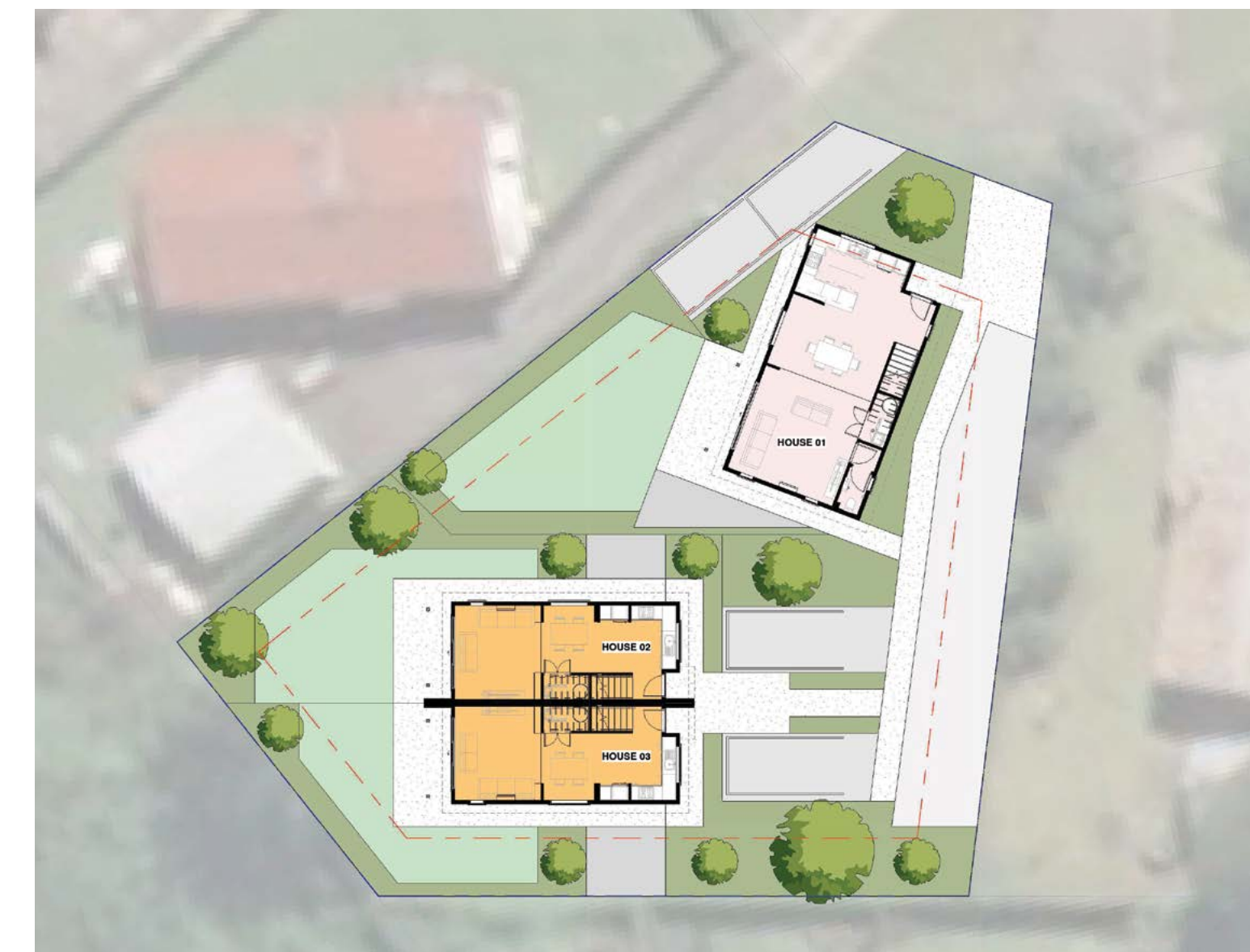
### 2 CHAUCER PLACE, ŌWHATA

- 3 new homes proposed
- 1 x 2 bedroom single storey,  
2 x 2 bedroom double storey
- Construction start tbc
- Completion of homes early 2025



### 13 MILTON GROVE, ŌWHATA

- 3 new homes proposed
- 1 x 2 bedroom single storey,  
2 x 2 bedroom double storey
- Construction start tbc
- Completion of homes early 2025



### 26 SEQUOIA CRESCENT, ŌWHATA

- 3 new double storey homes proposed
- 2 x 2 bedroom, 1 x 4 bedroom
- Construction start tbc
- Completion of homes early 2025



### 54 REEVE ROAD, ŌWHATA

- 3 new homes proposed
- 2 x 2 bedroom double storey,  
1 x 5 bedroom single storey
- 5 bedroom home accessible to full universal design
- Construction start early 2024
- Completion of homes late 2024

## Neighbouring Kāinga Ora land on Ōwhata Road

Kāinga Ora is exploring options for the potential development of a 3 hectare site close by on Ōwhata Road, which was bought in 2021. This includes looking at options for affordable and market housing. Updates will be shared with the community and stakeholders once further progress has been made.

Please note this is best information at this time, but is subject to change.

1 November 2023

# More homes for Rotorua East

Kāinga Ora is partnering with experienced build partner and developer Penny Homes, who is contracted to build 49 warm, dry and modern homes on a 3.3 hectare site on the corner of Mansfield Road and Ōwhata Road.

Penny Homes will build the homes on site and manage all aspects of the construction process. They will use local trades and suppliers wherever possible and have committed to facilitating apprenticeships, recognising the kaupapa and importance of bringing rangatahi into the industry, for now and the future.

Once the homes are completed, which may be done in two stages, ownership of them will pass to Kāinga Ora.

## What is being built

- 49 homes - 41 single storey, 8 double storey
- 6 x 1 bedroom, 4 x 2 bedroom, 12 x 3 bedroom, 21 x 4 bedroom, 3 x 5 bedroom, 3 x 6 bedroom
- 22 accessible homes, with 12 of these built to full universal design
- Large park in the middle
- Internal loop road, vehicle access off Mansfield Road, off street car parking

## Landscaping and materials

- Landscaped, with mixed natives, specimen and fruit trees and shrubs
- Each home will have outdoor patio, garden, fenced private section
- Cladding in mixed brick and weatherboard, Colorsteel roofing, natural toned colours

## Infrastructure and waters management

- Shallow planted stormwater basins will manage rain events and stormwater flow
- Pump station to be installed and wastewater piped to council network
- Studies show there are no flooding, geotech or hazard concerns

## TIMELINES

With council consents received by Penny Homes, initial site set up and earthworks started in mid-October.

Civils work started	15 October 2023
Services and roading work start	Early 2024
Construction of homes start	Mid 2024
Completion of Stage 1 homes (tbc)	Late 2025
Completion of all homes	Early 2026

## Under construction - Mansfield Road, Ōwhata



Site plan, showing park, roading and landscaping



Completed homes, looking north from Mansfield Road entrance



View of completed homes, opposite park

1 November 2023

# Our customers

## HAVING A PLACE TO CALL HOME

Having a stable home is important for all aspects of a person's life, including education, employment and general wellbeing. A Kāinga Ora home means an end to homelessness and over-crowded accommodation, including for the 40% of people in our homes who are tamariki or rangatahi, the 30% single parents and the 30% who are on their own.

## WHO MIGHT LIVE IN THESE HOMES

Our specialist placement team considers a range of factors, including those most in need of a home, location due to work, family, schooling and other factors. We always consider the needs and wellbeing of both our customer and the community around them, while meeting the fundamental need to house those who are most in need of a warm, dry and safe place to call home. Those who have lived in the homes at these locations would have the opportunity to return to live in the new homes, if they wish.

## SUPPORTING CUSTOMERS TO LIVE WELL IN THEIR HOMES

We ensure whānau are placed in homes and neighbourhoods that best meet their needs. We also help our customers make essential connections within their communities, as well as connecting them to support services when and if they need.

## THE IMPORTANCE OF COMMUNITY

Our aim is to not only provide warm, dry homes but also to support communities and build neighbourhoods. We want to work alongside communities to help build thriving, sustainable and inclusive communities.

One of the ways in which we do this is ensuring our homes and developments are designed in a way to allow people to connect, learn and be active within their neighbourhoods. At our larger developments this might include community, play and outdoor green spaces.

## OUR APPROACH TO DISRUPTIVE BEHAVIOUR

We are always trying to improve the lives of our customers and the community they live in. We have almost 200,000 Kainga Ora customers – most of whom live well in their homes, are good neighbours and members of their community.

However, when problems occur we take complaints seriously and work hard to achieve an outcome that works for everyone. In these cases we: work with individuals and whānau to understand the root cause; connect people to specialist support; take further action when needed.

