

# 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, 130 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



# More homes for central and west Rotorua

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

## Under construction

Homes are contracted to build partners with early site preparation work or construction about to start, or soon to be underway

### 15 FRANCES STREET, NGONGOTAHĀ

- 3 homes
  - 2 x 2-bedroom double-storey
  - 1 x 3 bedroom single-storey
- Expected completion mid-2024

### 22-32 KAWAHA POINT ROAD

- 16, 14 double and 2 single-storey
  - 6 x 2-bedroom
  - 6 x 3-bedroom
  - 4 x 4-bedroom
- Expected completion mid-2025

### 149-151 FAIRY SPRINGS ROAD

- 15 x 2-bedroom double-storey homes
- Developer build – TPB Properties
- Expected completion early 2025

### 99 FAIRY SPRINGS ROAD

- 6 x 2-bedroom double-storey homes
- Developer build – RRSA Developments
- Expected completion late 2024

### 7-15 TANIA CRESCENT

- 12 double-storey homes
  - 9 x 2-bedroom
  - 2 x 3-bedroom
  - 1 x 4-bedroom
- Expected completion mid-2024

### 22 BROOKLAND ROAD

- 4 x 2-bedroom single-storey homes
- Developer build – Queenwood Developments
- Expected completion early 2025

### 38 ISLAND VIEW ROAD

- 4 x 2-bedroom single-storey homes
- Developer build – TW Group
- Expected completion mid-2024

### 23 ROOSEVELT ROAD

- 6 homes
  - 2 x 3-bedroom double-storey
  - 4 x 2-bedroom double-storey
- Developer build – Wolfbrook Developments
- Expected completion late 2024

### 246 CLAYTON ROAD

- 3 homes
  - 2 x 2 bedroom double-storey
  - 1 x 2 bedroom single-storey
- Expected completion mid-2024

### 25-31 GEM STREET

- 10 homes
  - 9 x 3-bedroom double-storey
  - 1 x 4-bedroom double-storey
- Expected completion mid-2024

### 11A-11B FORD ROAD

- 8 x 2-bedroom double-storey homes
- Developer build – Wolfbrook Residential
- Expected completion early 2025

### 10 PERERIKA STREET

- 4 x 2-bedroom double-storey homes
- Expected completion mid-2024

### 28-32 PURIRI CRESCENT

- 8 homes
  - 2 x 2-bedroom double-storey
  - 3 x 3-bedroom single-storey
  - 2 x 3-bedroom double-storey
  - 1 x 4-bedroom double-storey
- Expected completion late 2024

### 139 LAKE ROAD

- 20 double-storey homes
  - 17 x 2-bedroom
  - 3 x 3-bedroom
- Developer build – TPB Properties
- Expected completion late 2024

### 54 DEVON STREET

- 3 x 2-bedroom single-storey homes
- Expected completion mid-2024

### 31-39B MATTHEW PLACE

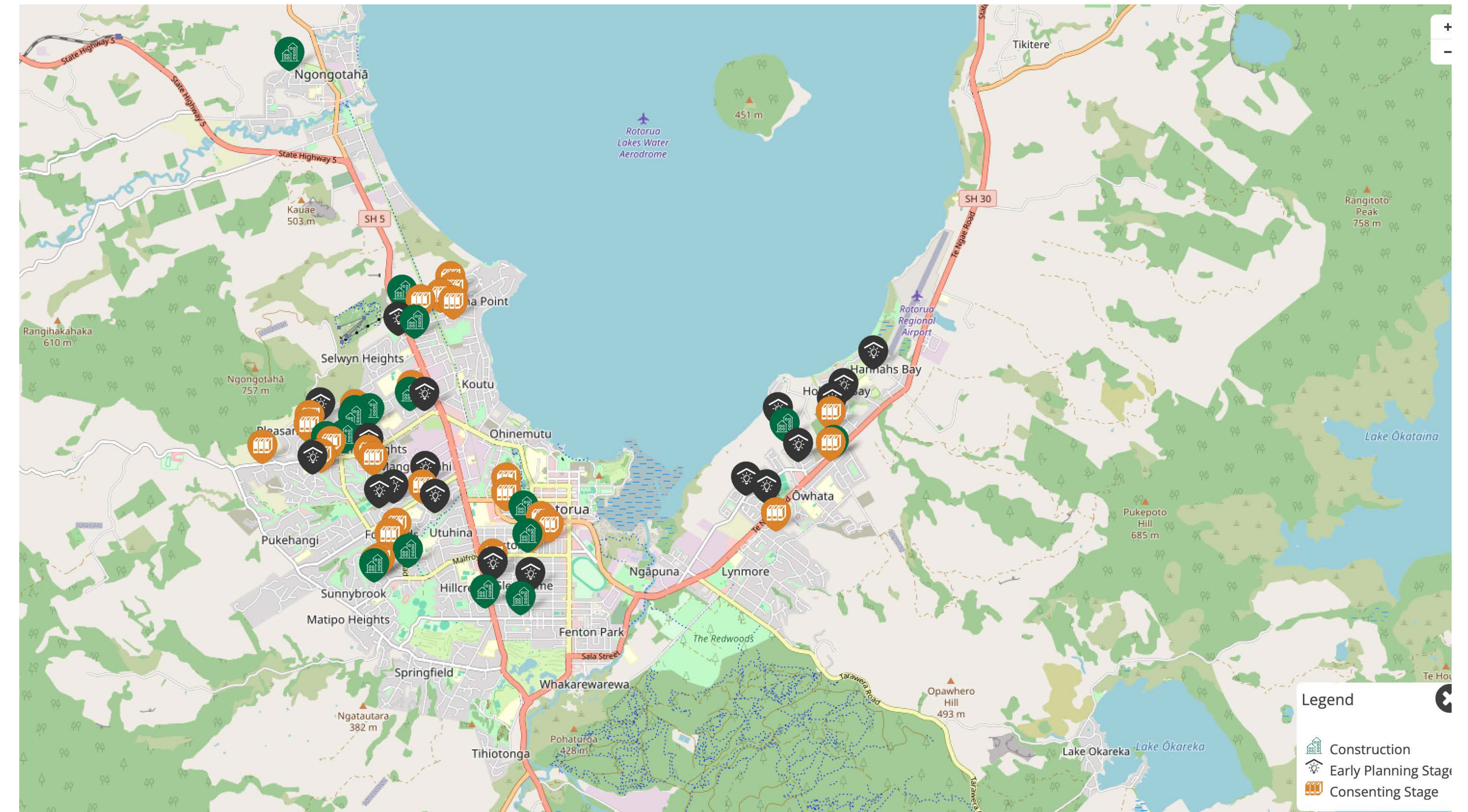
- 19 homes
  - 2 x 2-bedroom single-storey
  - 8 x 2-bedroom double-storey
  - 8 x 3-bedroom double-storey
  - 1 x 4-bedroom double-storey
- Expected completion mid-2024

### 14 STEELES LANE

- 3 homes
  - 2 x 2-bedroom single-storey
  - 1 x 4-bedroom single-storey
- Expected completion mid-2024

### 5 COLLIE DRIVE

- 3 homes
  - 1 x 3-bedroom single-storey
  - 2 x 4-bedroom double-storey
- Expected completion late 2024



Currently under construction homes at 149-151 Fairy Springs Rd



12 homes are well underway at 7-15 Tania Cres



Construction has just started on 3 homes at 54 Devon St

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

February 2024



# More homes for central and west Rotorua

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

## Consenting

Developments are either being prepared for submitting to councils for required resource/building consents, or consents have been applied for

### 85 AQUARIUS DRIVE

- 3 double-storey homes
  - 2 x 2-bedroom
  - 1 x 5-bedroom
- Expected completion mid-2024

### 109-111 AQUARIUS DRIVE & 4-8 VIRGO PLACE

- 13 double-storey homes
  - 4 x 2-bedroom
  - 4 x 3-bedroom
  - 4 x 4-bedroom
  - 1 x 5 bedroom
- Expected completion late 2024

### 33 ISLAND VIEW ROAD

- 3 homes
  - 2 x 2-bedroom single-storey
  - 1 x 4-bedroom double-storey
- Expected completion late 2024

### 71 TURNER DRIVE

- 3 single-storey homes
  - 2 x 2-bedroom
  - 1 x 3-bedroom
- Expected completion mid-2024

### 38 LESLIE AVENUE

- 3 homes
  - 2 x 2-bedroom single-storey
  - 1 x 4-bedroom double-storey
- Expected completion mid-2024

### 17 ROGER STREET

- 3 double-storey homes
  - 2 x 2 bedroom
  - 1 x 5 bedroom
- Expected completion mid-2024

### 12 TURQUOISE PLACE

- 3 homes
  - 2 x 2-bedroom single-storey
  - 1 x 4-bedroom double-storey
- Developer build – Wolfbrook Developments
- Expected completion late 2024

### 4 ALISON STREET

- 3 homes
  - 2 x 2 bedroom single-storey
  - 1 x 4-bedroom double-storey
- Expected completion mid-2024

### 10 DEBORAH PLACE

- 3 homes
  - 1 x 2-bedroom single-storey
  - 2 x 2-bedroom double-storey
- Expected completion late 2024

### 86-90 WRIGLEY ROAD

- 9 homes
  - 3 x 1-bedroom single-storey
  - 4 x 2-bedroom single-storey
  - 2 x 2-bedroom double-storey
- Expected completion mid-2024

### 46-48 FORD ROAD & 1-1A IRENE PLACE

- 9 homes
  - 3 x 2-bedroom single-storey
  - 4 x 2 bedroom double-storey
  - 1 x 3-bedroom double-storey
  - 1 x 4-bedroom double-storey
- Expected completion mid-2024

### 38-40 MEADOWBANK ROAD

- 10 homes
  - 1 x 2-bedroom single-storey
  - 4 x 2-bedroom double-storey
  - 4 x 3-bedroom double-storey
  - 1 x 4-bedroom double-storey
- Expected completion mid-2024

### 4 DELPHI PLACE

- 3 single-storey homes
  - 2 x 2-bedroom
  - 1 x 3-bedroom
- Expected completion mid-2024

### 16 PANDORA AVENUE

- 3 homes
  - 2 x 2-bedroom single-storey
  - 1 x 5-bedroom double-storey
- Expected completion mid-2024

### 1 HERMES PLACE

- 3 homes
  - 2 x 2-bedroom double storey
  - 1 x 3-bedroom single-storey
- Expected completion mid-2024

### 40 VICTORIA STREET

- 36 apartments in 3 storey buildings
  - 15 x 2-bedroom apartments
  - 21 x 1-bedroom apartments
- Developer build – Realm Victoria Ltd
- Delivery late 2025

### 1446-1460 PUKUATUA STREET

- 10 double-storey homes
  - 9 x 2-bedroom
  - 1 x 5-bedroom
- Expected completion late 2024

### 1453 AMOHAU STREET & 1450 ERUERA STREET

- 3 x 3-bedroom single-storey homes
- Trades academy build - Rotorua Boys' High School students
- Expected completion mid-2024

### 93-111 RANOLF STREET

- 24 apartments in two 3-storey buildings
  - 2 x 1-bedroom
  - 22 x 2-bedroom
- Expected completion mid-2026

### 42-48 CLINKARD AVEUNE

- 9 homes
  - 5 x 2-bedroom double-storey
  - 4 x 3-bedroom double-storey
- Expected completion late 2024

### 52-54 KAWAHA POINT ROAD

- 6 double-storey homes
  - 4 x 2-bedroom
  - 1 x 4-bedroom
  - 1 x 5-bedroom

### 54-56 THOMAS CRESCENT

- 6 double-storey homes
  - 4 x 2-bedroom
  - 1 x 4-bedroom
  - 1 x 5-bedroom

### 72 MOUNT VIEW DRIVE

- 3 homes
  - 2 x 2-bedroom double-storey
  - 1 x 4-bedroom double-storey

### 6 MOUNT VIEW DRIVE

- 3 homes
  - 2 x 2-bedroom double-storey
  - 1 x 3-bedroom single-storey

### 4-6 RUTH STREET

- 6 double-storey homes
  - 4 x 2-bedroom
  - 2 x 4-bedroom

## Partnering with high schools

Students are learning valuable on the job skills while they build Kāinga Ora homes at trades academies

### 15 UNION STREET

- 1 x 2-bedroom single-storey home
- Western Heights High School build
- Expected completion mid-2024

### 1453 AMOHAU STREET & 1450 ERUERA STREET

- 3 x 3-bedroom single-storey homes
- 2 Rotorua Boys' High School, 1 Massey High School builds
- Expected completion mid-2024

### 161 RANOLF STREET

- 2 x 3-bedroom single-storey homes
- 1 Unitec, 1 Massey High School builds

### 43 RIMU STREET

- 2 homes
  - 1 x 3-bedroom
  - 1 x 4-bedroom
- 2 Rotorua Boys' High School builds

## Early planning

Proposed developments are in the early stages, options are still being explored, and early proposals could change

### 11 KEA STREET

- 3 homes
  - 2 x 2-bedroom single-storey
  - 1 x 4-bedroom double-storey

### 22 PEDLAR STREET

- 3 homes
  - 2 x 2-bedroom double-storey
  - 1 x 3-bedroom single-storey

### 65 & 65B CLAYTON ROAD

- 10 single and double storey-homes
  - Mix of 2, 3, and 4-bedroom

### 122 MALLARD DRIVE

- 3 double-storey homes
  - 2 x 2-bedroom
  - 1 x family home (size tbc)

### 11 CORILIN PLACE

- 3 homes
  - 2 x 2-bedroom double-storey
  - 1 x 4-bedroom single-storey

### 3 GARNET PLACE

- 3 homes
  - 2 x 2-bedroom double-storey
  - 1 x 3-bedroom double-storey



3 homes are planned for 71 Turner Dr



10 homes are planned for 1446-1460 Pukuatua St

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

February 2024

# 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.

