

New homes for Rotorua

AUGUST 2021



View along internal loop road

To help meet the high demand for housing in Rotorua, 37 new homes are proposed for the vacant land on the corner of Ranolf Street and Malfroy Road in Rotorua.

These modern, warm and dry houses will help provide Rotorua whānau in need of housing with a place to call home.

What is planned

We are planning 37 one and two-storey new homes on most of the two-hectare site. These would be a mix of two, three and four bedroom homes for smaller and larger groups of people, including families. Eight of the homes would be able to be made accessible.

These warm, dry and healthy homes would be fully insulated, with double glazing, carpets and curtains. Each home would have a deck and an easy to maintain and fenced private section with garden area.

A community room and shared green space is part of the development. The site would be landscaped with natives and plants found locally.

A section of this land on the very corner of Ranolf Street and Malfroy Road is not included in these plans at this time, while different options to develop it in the future are looked at.

Who will live in the new homes

Kainga Ora will match homes to people on the Housing Register. These would be their long term homes, with priority given to those in greatest need of a home, and considering location due to work, whānau, education and other factors. The size of the homes means they'll be suitable for small and larger families.



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 **Kāinga Ora**
Homes and Communities

Questions?

If you have any questions or feedback, or to sign up to our database to be kept up to date with this development, please contact:

Troy Brown

Stakeholder Relationship
Manager

Phone: 0800 801 601

(please ask to be transferred)

or **021 579 965**

Email:

**bayofplenty@kaingaora.
govt.nz**

Parking and vehicle access

All homes would have allocated off-street parking, with two spaces each for the larger homes and one space each for the two bedroom homes, as well as visitor parking. An internal loop road would provide access from both Ranolf Street and Malfroy Road, including for rubbish collection.

Next steps and find out more

If you have any feedback on what is planned, please let us know (contact details at left) by Thursday 19 August, ahead of our team applying to Rotorua Lakes Council for resource consent.

We are also holding a community drop-in session for you to meet the team, find out more, ask questions and give us feedback. All welcome.

Tuesday 7 September, 4-6.30pm (drop in any time)

Rotorua Intermediate School, Malfroy Road (follow signs from main entrance)

Following consents, work on site could start late this year, with completion of the homes in 2022.



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