

New homes for Ranolf Street/Malfroy Road, Rotorua

OCTOBER 2021



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.

Online community session

Due to Covid gathering restrictions, we have been unable to hold our planned drop-in session. Instead, we are holding an online information session – all welcome:

- Wednesday 13 October, 5.30-6.30pm

Please join us to meet the team, find out more about these homes and ask questions. Contact us (details over page) for access details for this online Zoom session.

What is planned

There are 37 one and two-storey new homes planned for most of the two-hectare site. These would be a mix of two, three and four bedroom homes, with eight able to be made accessible.

They would be fully insulated, with double glazing, carpets and curtains and be built to 6 Homestar and Healthy Homes standards. 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, and the site would be landscaped with shrubs, hedges and native and fruit trees.

A section of this land on the very corner of Ranolf Street and Malfroy Road is not included in these plans at this time, with options for higher density housing in the future being considered.

Construction of the homes

With the urgent need for homes in Rotorua, an innovative and faster approach to building these homes will be taken, through the use of off-site manufacturing (OSM) construction.

This means these homes will be built offsite in a factory, and then transported to the site and installed and connected to services. Porches, decks and timber fencing will be built onsite. They will be made of weatherboard-style cladding, have Coloursteel roofs, and be in a range of mixed earth-tone colours.

The homes will be delivered by truck overnight in stages, starting from February 2022.



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Homes and Communities

Contact us

To join the online session or if you have any questions, or to sign up to our database to be kept up to date, please contact:

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(please ask to be transferred)
or

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OSM overview

OSM products can range from panels and modular room pods to complete homes that can be manufactured offsite, then transported and installed at a build site. OSM construction is a similar cost to traditional builds but produces less waste and can be installed on sites faster.

These homes meet quality and sustainability expected of a traditional build in New Zealand, including 6 Homestar ratings and Healthy Homes standards.

Kāinga Ora is ramping up its use of offsite manufactured builds, to support the need for more quality homes at a faster rate, and with the best possible outcomes for people, communities and the construction industry. Around 15 percent of public homes in planning or under construction as part of Kāinga Ora's build programme use OSM, with that set to increase significantly.

Who will live in the new homes

Kāinga Ora will match homes to people and families 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.

Parking and vehicle access

All homes would have allocated off-street parking, with an internal loop road providing access from both Ranolf Street and Malfroy Road, including for rubbish collection.



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