

Manawa Gardens

Key Timelines

Over a period of ten years, Manawa Gardens aims to provide 240 homes on 16 hectares of Māori titled land owned by Ngāti Whakaue Tribal Lands.

Earthworks & Civil Construction Begins

NOV 2022

Earthworks & Civil Construction Ends

NOV 2023

House Construction Starts

DEC 2023

80 New Houses Completed

DEC 2024

Our vision

Our vision for Manawa Gardens is to provide intergenerational, quality housing in a warm, safe and family oriented environment.

Our purpose is to offer a nurturing space for families through affordable rent, so those wanting to save for a home can do so, while also creating a living space to honour and care for our kaumātua.

The layout of this development promotes open space and community-oriented living while also:

- encouraging sustainability through water re-use & wetland areas
- providing community gardens, generous green spaces, pedestrian and cycle connections
- delivering active transport modes & electric car charging units
- offering private outdoor spaces which are located to achieve good solar access

At the heart of the development will be kaumātua units, which have been designed to encourage intergenerational connections.

The neighbourhood will also include a resident hauora (health) facility, contributing to a holistic residential environment for all members of the Ngāti Whakaue community.



Ngāti Whakaue
Tribal Lands

New standard in rental housing

Signalling a new era in Rental Housing Development, the design and layout was modelled from an open plan retirement village style which includes an onsite manager and resident hauora (health) facility in a private gated community setting.

Manawa Gardens is a key part of the 2022 Ngāti Whakaue Housing Strategy which includes:

- a response to the national housing shortage
- a platform for supporting people across the full housing spectrum (renting, home ownership and kaumātua housing)
- a building and construction gateway for training and employment opportunities

Rotorua Housing – Snapshot

- Since 2020, Rotorua has been in a housing crisis with a 1,750-household deficit
- Requiring 9,740 homes by 2050 (Source: Rotorua Lakes Council 2021)
- Ngati Whakaue Tribal Lands will have a significant role in addressing these issues by making land available for future housing development



Staged Development

- Manawa Gardens is a 3-Stage, 240 Unit Development with each stage comprising 80 x 1/2/3/4 Bedroom Homes
- The range of house typology covers all stages of the housing spectrum (stages in life) from a young family, to middle age empty nesters to our Kaumātua



Our Partners

In November 2022, Ngāti Whakaue Tribal lands signed a significant partnership agreement with the Ministry of Housing and Urban Development (MHUD) which will see the completion of Stage One, delivering 80 new affordable rental homes for Rotorua.

Whai Kāinga Whai Oranga is a four-year, \$730 million government commitment to speed up the delivery of Māori-led housing. It funds both small-scale Māori housing projects and larger developments.

We acknowledge the support of MHUD, who have made it possible for NWTL to utilise our land to deliver quality built homes that will foster tomorrows communities.



Te Tūāpapa Kura Kāinga

Ministry of Housing and Urban Development

Manawa Gardens is about:

- ✓ Caring for our Ngāti Whakaue whānau (kaumātua, kids, & families) as a priority
- ✓ Addressing Rotorua's housing shortage
- ✓ Providing pathways to home ownership
- ✓ Building safe, warm, quality homes
- ✓ Creating inter-generational living

Coming Soon...

* Keep an eye out for our dedicated website for Manawa Gardens...

* Our Policies, Terms and Criteria for Tenancy are currently being considered



For Further Information

Please contact us at:



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