



Manawa Gardens

Manawa Gardens aims to provide 240 homes on 16 hectares of Māori titled land owned by Ngāti Whakaue Tribal Lands.



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 rentals, so those wanting to save for a home can do so, whilst also creating a living space to honour and care for our kaumātua (elderly).

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 capability
- offering private outdoor spaces which are located to achieve good solar access

At the heart of the development will be the kaumātua precinct, which encourages community and whānau connections.

The neighbourhood aims to provide a holistic residential environment for all members of the Ngāti Whakaue community.



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 aims to create a family orientated housing community.

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)
- Ngāti 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 in November 2024, 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 community and whānau connections

Coming Soon...

* Keep an eye out for our dedicated Manawa Gardens website

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





Ngāti Whakaue
Tribal Lands

