



# Mahana social housing



The Mahana duplex





# Doing the right thing.

**Social housing in Aotearoa New Zealand is hugely challenged. Our goal with Mahana is to meet that challenge. We want to do our bit and help to address the current issues around social housing availability, performance and affordability.**

Mahana is an innovative home concept designed by Naylor Love in collaboration with renowned Japanese architect **Shigeru Ban** and design studio **Isthmus**.

Combining elements of openness, beauty and strength, these homes are built to last. Mahana homes are economical to build and run, require little maintenance, and are healthy and high performance.

Mahana is a warm and spacious family home designed to perform exceptionally well in New Zealand conditions. They're available in a number of configurations to suit every New Zealand whānau.



Some of Naylor Love's Mahana team at the opening of a Mahana duplex development for Ōtautahi Community Housing Trust in Christchurch.

**Naylor Love are a privately owned, nationwide construction company with a long history.**

In 1937, Love Construction was awarded a government contract to build 38 state houses in Pine Hill, Dunedin, as part of the first state housing initiative in the country.

More than 80 years later, we are using our skills, experience and resources to create a 21st-century version of the original state house.



State houses under construction in Pine Hill, Dunedin, 1937.

# Mahana means warmth.

## Mahana homes prioritise warmth and wellbeing.

Balanced air ventilation with heat recovery, high levels of insulation, high-spec windows and automatic, near silent extraction from wet areas mean that Mahana homes stay warm and dry—and keep the running costs low for the families who live in them.

Efficient, effective radiators or hydronic underfloor heaters are driven by a hot water heat pump, providing high-tech, low cost radiant heating.

The durable surfaces are low allergen and low maintenance—they'll stay looking good for years.

We've made extensive use of natural timber throughout these homes—people are happier and healthier in natural environments. What's good for people is also good for the planet—extensive use of timber sequesters carbon and high R-values result in low operational carbon. Mahana homes have an exceptionally low carbon footprint.

The Mahana design has been initially assessed by the New Zealand Green Building Council to sit at approximately **Homestar 7 – 8**. Measured against the Aotearoa NZ average, based on the 2004 Building Act, our Mahana design performs better than the New Zealand average by:

Roof

**224%**

Floor

**146%**

Walls

**160%**

Windows

**165%**







# Award-winning innovation.

## Mahana homes are high performance, not high cost.

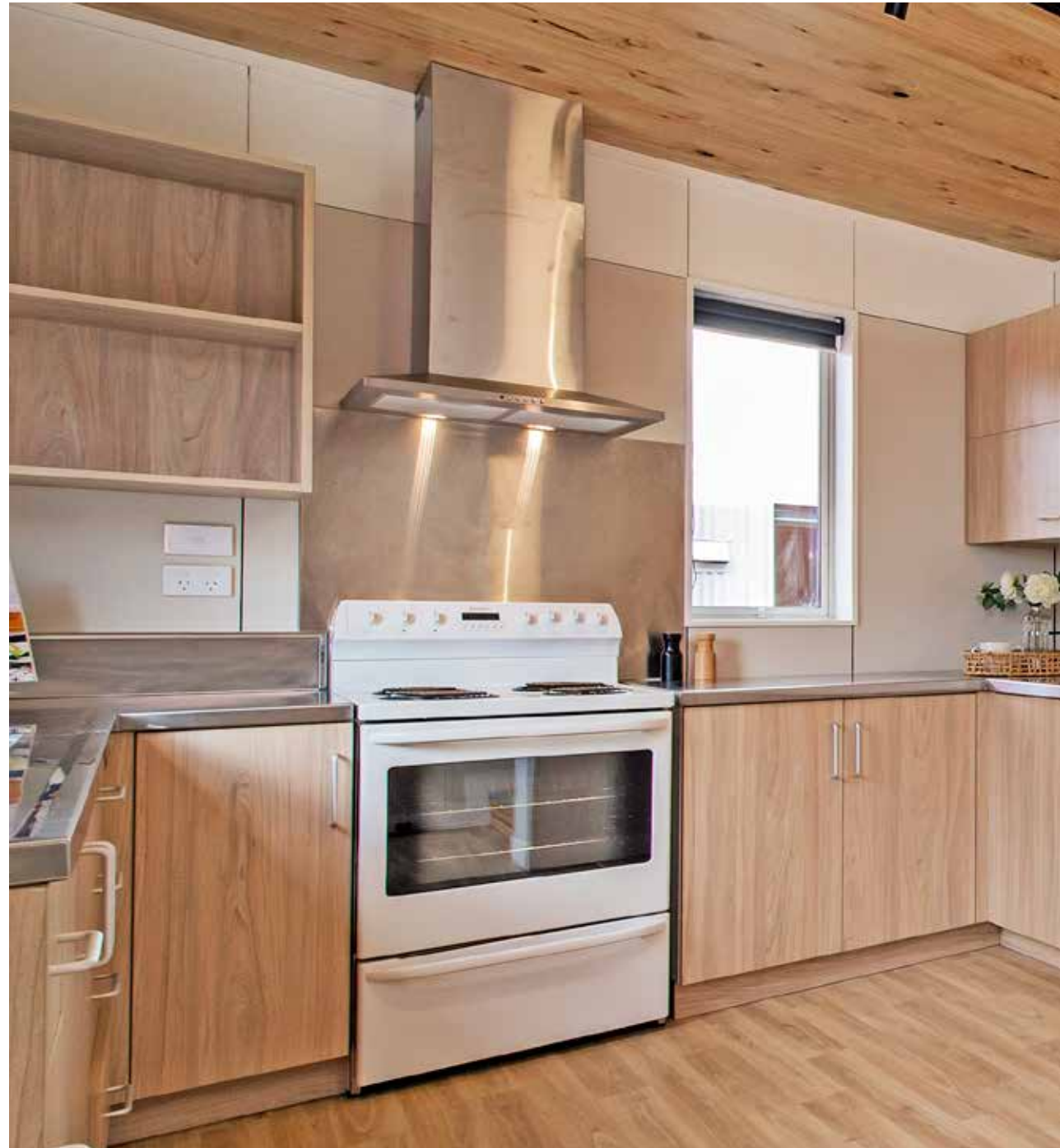
Designed for low maintenance and long life, Mahana homes incorporate robust, cost-effective, modern materials.

Gib can be replaced with resilient, high pressure laminate, pre-constructed wall panels. Pre-finished, high performance roof panels replace traditional roofing systems. Both products reduce the number of trades required on site and lead to fast, efficient construction. They'll also look great for years without the need for costly, disruptive repainting.

The m<sup>2</sup> rates for our Mahana designs compete well against standard residential rates. And you get much more in a Mahana home. We are happy to provide you with a site-specific estimate.

- Square metre rates are floor up and exclude GST.
- Homes come with inbuilt cabinetry and fixed appliances.
- Prices are indicative and may be subject to change.

The Mahana Duplex won the Innovation Award and a Gold Award in the Winstone Wallboards Residential category at the NZ Commercial Project Awards 2023.







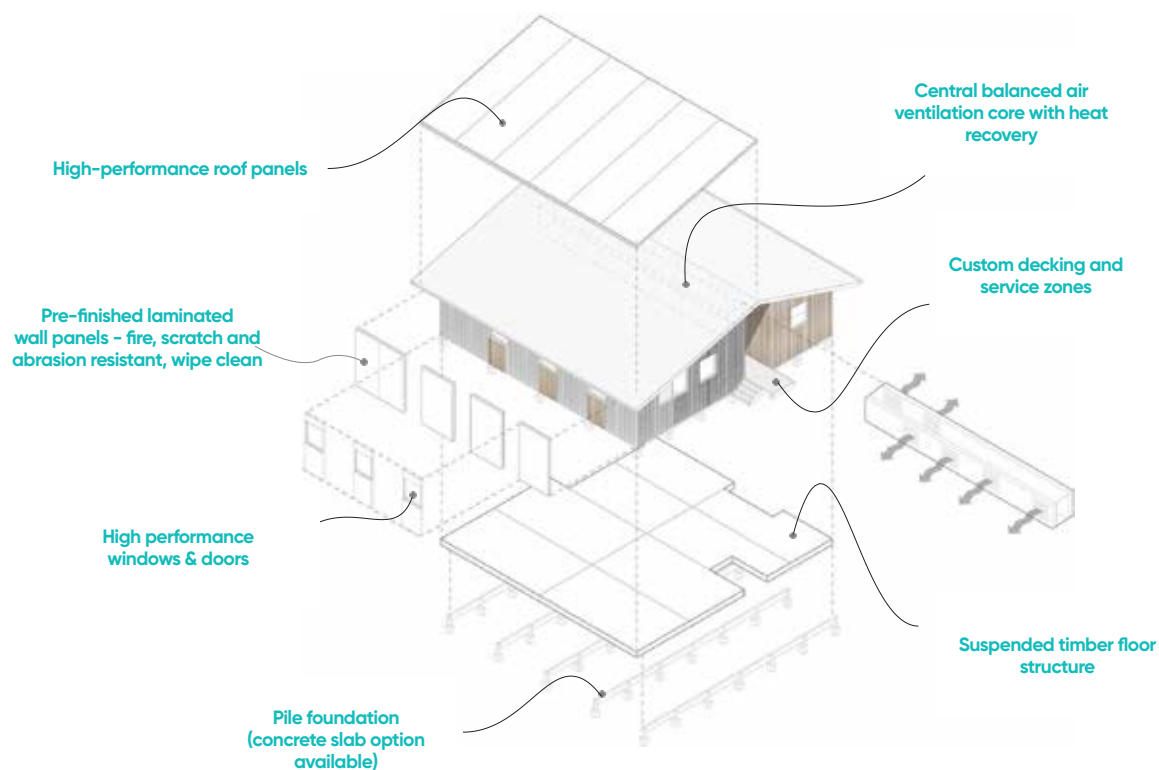








## Building components.



# Mahana features.

- Low carbon Footprint
- Robust construction
- Low-cost heating + hot water
- Balanced air ventilation
- Built-in cabinetry
- Laminated wall linings (or Gib)
- Generous living spaces
- Architect designed
- Economical build cost
- Homestar 7-8 rating
- Low allergen design
- Timber or concrete floor

## Mahana your way.

We've got Mahana homes to suit every whānau, with single-level three, four, five and six-bedroom designs and a two-storey, two-bedroom duplex.

We can adjust the materials, fixtures, fittings and finishes to suit your requirements, and even offer design & build solutions.

# Spaces for the whole family.

The simple geometry and practicality of a Mahana home is balanced with cathedral ceilings, exposed timber beams and extensive built-in furniture and storage, adding to a sense of space.

## Modular bedrooms

Large bedrooms of equal size, each with full height built in wardrobes.

## Efficient service core

Bathrooms and laundry are located in the centre of the home - easily accessed and planned to for efficient plumbing, ventilation and acoustic separation.

## Bathrooms for busy families

Each bathroom area is available for use by all household members. A separate WC and full bathroom with shub bath ensure all ages and abilities are accommodated.

## Back door service zone

Close to the kitchen for rubbish removal, and wide enough to store shoes and other outdoor equipment.

## Ample storage

Plenty of cupboards, accessible roof storage space, and even built-in furniture.



Mahana three-bed floor plan

## Deck options for sun

Decks can be located at the rear entry or beside dining depending on sun location.

## Social entry and living

Sliding double glazed doors provide high insulation values and flexible living under generous eaves.

## Gently divided living spaces

Built-in furniture gives definition to each living area and allows acoustic and visual connection through the house - perfect for a busy household.

## Connection to the outdoors

Fixed double glazed units are warm and efficient, giving great visual connection to the outdoors throughout the house.

## Efficient family spaces

Full-height pantry in U-shape kitchen provides lots of working area so everyone can get involved at meal times.

## Fresh air guaranteed

All rooms are mechanically ventilated, allowing temperature and humidity control even if the windows stay closed..





Exposed timber beams  
and cathedral ceilings

Pre-finished insulated  
roof panel

Recessed, thermally  
broken, LowE glass

High pressure laminate  
wall linings

High quality  
appliances

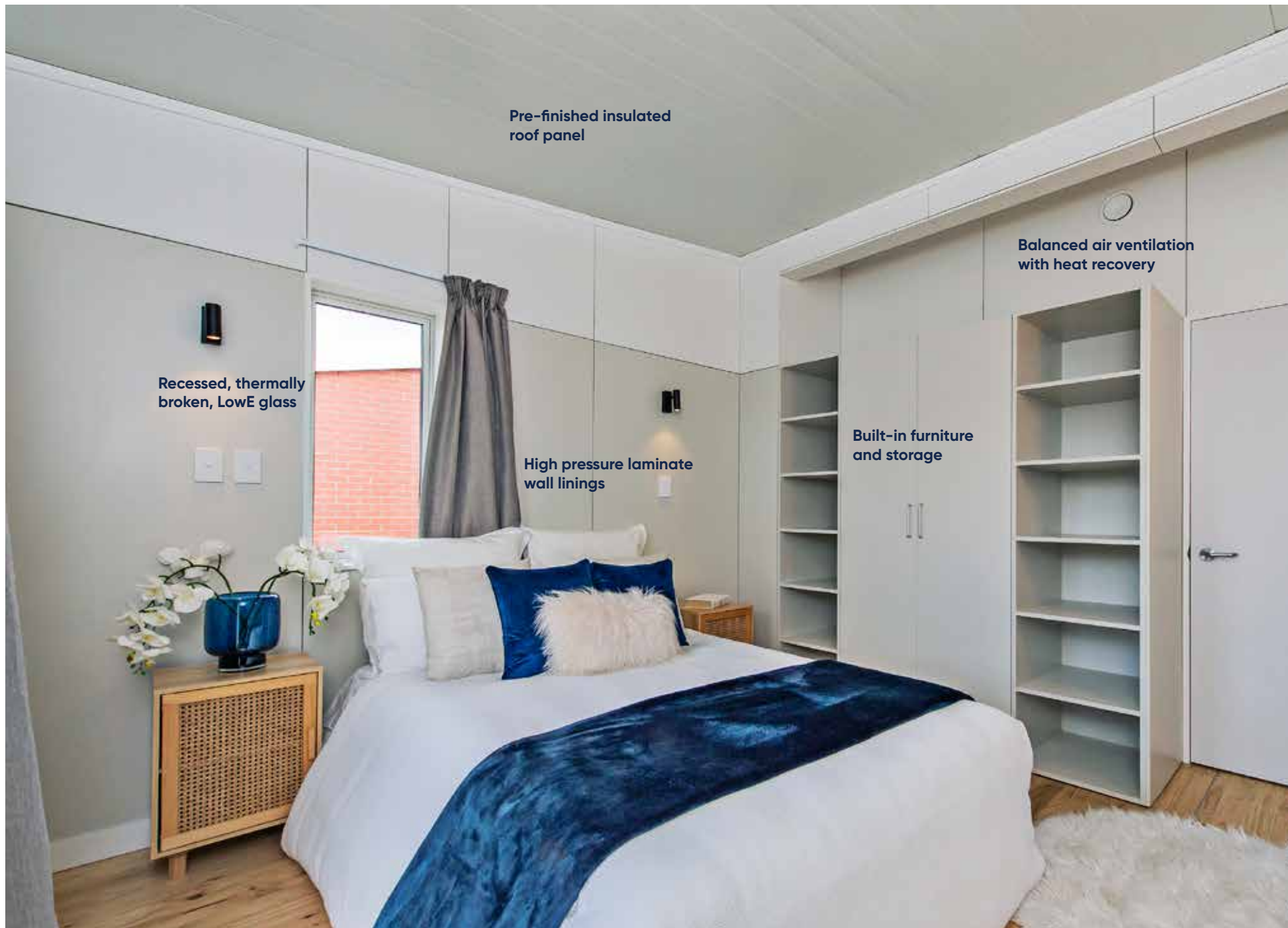
Engineered stone bench top  
(or stainless steel option)

Vinyl, timber or burnished  
concrete flooring options













Official opening, Ōtautahi Community Housing Trust in Christchurch.

# Mahana for communities.

*"They're packed with innovations but most importantly for us, they're attractive, modern houses that'll be warm, dry and efficient to run for the families who'll call them home."*

*Naylor Love has helped us deliver new homes that set a new standard and further ŌCHT's aim to progressively and significantly improve community housing in our city."*

**Ed Leeson**, General Manager  
Property and Development  
Ōtautahi Community Housing Trust

*"They're beautiful family homes whose innovations promote great living and tenant health and wellbeing. They really are homes that'll help build great futures."*

*They're what should be being built around New Zealand; they're homes that make sense."*

**Cate Kearney**, Chief Executive  
Ōtautahi Community Housing Trust

*"Having a warm, decent and healthy home to live in is life changing for the families we work with."*

**Stephen Roach**, General Manager  
Habitat for Humanity Christchurch

*"I think the new house is amazing. It's so nice, I didn't expect it to be this nice."*

**Cassidy**, Resident  
Ōtautahi Community Housing Trust

*"It's like a dream come true to move into our own home. We are over the moon and can't believe we will be in our own home for Christmas this year."*

**Lucy**, Resident  
Habitat for Humanity Christchurch



# Contact

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