

New homes for Marshall Street, Fairfield

JULY 2022



Proposed houses for 51-55 Marshall Street

To help meet the high demand for housing in Hamilton, 11 new homes are proposed for Marshall Street, Fairfield, Hamilton.

These modern, warm and dry homes will help provide Hamilton whaanau in need of housing with a place to call home.

More homes for Hamilton

With the strong and increasing demand for state housing in Hamilton and the Waikato, Kāinga Ora - Homes and Communities has a large build programme underway to redevelop some existing state housing.

By making better use of existing properties which have large sections, some of which are next to each other, we'll replace these older homes with more modern, warm and dry homes.

We currently have plans to build over 850 new homes in Hamilton over the next few years.

What is planned

We are looking to redevelop these 11 new warm, dry homes on three neighbouring properties at numbers 51-55 Marshall Street.

By making better use of the neighbouring land which the existing houses are on, we will be able to replace the existing three homes with 11 two-storey homes. These will be a mix of two and three bedroom homes.



kaingaora.govt.nz/waikato

 **Kāinga Ora**
Homes and Communities

Contact us

If you have any further questions, please contact:

Brian Gilbert

Stakeholder
Relationship Manager

Phone: 0800 801 601
(please ask to be transferred)

or **021 684 229**

Email:
Waikato.Region@kaingaora.govt.nz



The homes will be fully insulated, with double glazing, carpets and curtains. Each home will have an easy to maintain landscaped and fenced private section with garden area.

All homes will have allocated off-street parking, with two spaces each for the larger homes and one space each for the smaller homes.

These new homes are being developed as part of a wider community-led partnership in Fairfield and Enderley, between Hamilton City Council, Kāinga Ora, iwi, mana whenua and the local community. This will see around 300 new warm, dry homes built in the area over the coming years, alongside improved community facilities and transport connections.

Who will live in the new homes

Kāinga Ora will match homes to 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, whaanau, education and other factors. The size of most of the homes means they'll be suitable for small and larger families. Those who have lived in the homes at these locations would have the opportunity to return to live in the new homes, if they wished.

Construction of the homes

The 11 homes to be constructed at 51-55 Marshall Street will use an innovative and faster approach to building. These houses 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 late 2022 – early 2023.

What's happening

We will be moving our customers living in the current homes to other homes as suitable ones are found. Following this demolition of the houses will get under way.

Find out more and next steps

To find out more about what is proposed, ask questions and give us feedback contact **Brian Gilbert** at Waikato.Region@kaingaora.govt.nz or on **021 684 229**. **Feedback closes on Friday, 29 July 2022.**

We are planning to lodge resource consent with Hamilton City Council in the coming month. Subject to consents, work could start on site late 2022, with completion of the new homes in mid-2023. We will continue to keep you up to date with progress.



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