

New homes for Ross Crescent Fairfield, Hamilton Kirikiriroa

MAY 2021



Artist impression showing what the new homes could look like

To help meet the strong demand for state homes, Kāinga Ora – Homes and Communities is looking to redevelop our land at 14-30 Ross Crescent, Fairfield, Hamilton.

More homes for Hamilton

Across the country Kāinga Ora is delivering more homes for people and families/whānau most in need. Hamilton and the Waikato are fast growing, and there is pressing need for more high-quality and modern state homes in the city.

We are looking to make better use of our land by building a greater number and variety of new, warm and healthy homes on existing properties which may have older buildings on large sections, and those which may be next to each other.

We're now sharing our early plans for 14-30 Ross Crescent with stakeholders, neighbours and the wider community, ahead of applying for resource consent.

What is proposed

We are looking at replacing the three existing 1950s homes on large adjoining sections, with 16 new warm, dry and modern homes.

There would be six 2-bedroom apartments in a three-storey building, and 10 two-storey homes ranging in size from 2-4 bedrooms. They would be for a range of people, including small and larger families. Three of the homes would be accessible.

The new low maintenance homes would be fully insulated, with double glazing, carpets and curtains. They would be built to a 6 Homestar rating, making them warmer, drier and healthier than a typical new home.



[kaingaora.govt.nz/
rosscrescent](https://kaingaora.govt.nz/rosscrescent)

 **Kāinga Ora**
Homes and Communities

Contact us

For any questions, to provide feedback, or to sign up to our database to be kept up to date with this development, please contact:

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Stakeholder Relationship
Manager

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Gardens for the homes, shared landscaped green spaces and a play area would be provided. Planting would include specimen trees and native plants in keeping with the local environment. A new internal road would allow access to the homes, with 26 off-street parks for the 16 homes.

Combining the three sites provides an opportunity to build a greater number of much needed homes and apartments, which would be similar in height to some others in the area.

Who will live in the homes

These homes would be matched to individuals and families on the Ministry of Social Development's Housing Register. This will be their long-term home, with priority given to those in greatest need of a home, and considering location due to work, family, education and other factors.

Find out more and next steps

Come along to our community drop-in session and find out more, ask questions and give feedback on the proposed development:

Thursday 13 May, 4-7pm (drop in any time)

Fairfield Baptist Church Hall, 1101 Heaphy Terrace, Fairfield, Hamilton

More information is available at kaingaora.govt.nz/rosscrescent.

All feedback will be considered ahead of applying to Hamilton City Council for resource consent in mid-2021. Subject to receiving that, work could start on site by the end of 2021, with completion in mid-late 2023.



[kaingaora.govt.nz/
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