

# New homes for Bader, Hamilton

JULY 2022



Proposed homes for 33-37 Rawlings Street

**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.

## Current plans for Bader

To help meet the high demand for housing in Hamilton, we are looking to build 75 new warm, dry homes at 10 locations in the Bader area where Kāinga Ora already has existing older houses.

The new homes which are proposed would be a mix of two to four bedroom houses, either single or double storey homes. Our plans are to build these new homes at the following addresses:

- 34-36 Montgomery Crescent – two existing neighbouring houses to be replaced with five new homes;
- 64 Montgomery Crescent and 46-48 Slim Street – three houses to be replaced with eight new homes;
- 42 Bader Street and 5-7 Perry Place – three houses to be replaced with eight new homes;
- 46-48 Bader Street – two existing to be replaced with six new homes;
- 89-91 Bader Street – two existing houses to be replaced with seven new homes;
- 52-54 Rawlings Street and 24 Willis Street – three houses to be replaced with eight new homes;
- 40 Rawlings Street – the existing house to be replaced with four new homes;
- 33-37 Rawlings Street – three houses to be replaced with 10 new homes;
- 4-10 Rawlings Street and 44-46 Pine Avenue – six houses to be replaced with 15 new homes;
- 64 Normandy Avenue – the existing house to be replaced with four new homes.



[www.kaingora.govt.nz/waikato](http://www.kaingora.govt.nz/waikato)

## Contact us

If you have any questions or feedback 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. All homes will have allocated off-street parking, with two spaces each for the larger homes and one space for the smaller homes.

Most of the homes will be built onsite, apart from 15 which will be constructed using an innovative and faster approach. These homes – at 33-37 Rawlings Street and 34-36 Montgomery Crescent - 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.

## 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.

## What's happening

We will be moving our customers living in the current homes to other homes as suitable ones are found. We are also looking at reusing and recycling suitable materials from the houses that would otherwise go to landfill. Following this, demolition of the houses will get under way.

## Find out more and next steps

Come along to our community drop-in session and find out more, ask questions and give feedback on our proposed housing in your area. All welcome.

- Thursday 21 July, 6-7.30pm (drop in any time)
- Te Whare Kokonga – Melville Community Centre, 58 Bader Street, Bader, Hamilton

Following this session we are planning to lodge resource consent with Hamilton City Council. Subject to consents, work could start on site in late 2022, with completion of the new homes from 2023.

To find out more about our other planned developments across the Waikato, including further projects in Bader, please visit [www.kaingaora.govt.nz/waikato](http://www.kaingaora.govt.nz/waikato). As other opportunities for new homes in your community are progressed we will continue to keep you informed and offer opportunities for you to find out more and provide us with feedback.

Thank you for your interest and understanding as we work to provide more warm and dry homes for whaanau and tamariki in Hamilton.



[www.kaingaora.govt.nz/waikato](http://www.kaingaora.govt.nz/waikato)

New Zealand Government

 **Kāinga Ora**  
Homes and Communities