

New homes for Bishops Lane, Nawton

APRIL 2022



Proposed homes for 12-20A Bishops Lane

To help meet the high demand for housing in Hamilton, 18 new homes are proposed for Bishops Lane, Nawton, Hamilton.

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

What is being planned

We are looking to redevelop these 18 new warm, dry homes on two different locations in Bishops Lane where Kāinga Ora already has existing older homes.

At numbers 12, 16, 18, 20 and 20A Bishops Lane the five existing houses which are next to each other are planned to be replaced with 12 new houses. On the opposite side of the road at 13 and 15 Bishops Lane we are looking to replace the two existing neighbouring houses with around six new houses.

Making better use of the adjoining land which the existing houses are on, some of which have a large area of land around them, will allow the replacement of the seven existing older homes with 18 one and two-storey homes. These would be a mix of two to four bedroom homes.

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

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

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, whānau, education and other factors. The size of most of the homes means they'll be suitable for small and larger families.



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 **Kāinga Ora**
Homes and Communities

Questions?

If you have any questions or feedback, or wish to join in the online session, please contact:

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Relationship Manager

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(please ask to be transferred)

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Construction of the homes

The 12 homes at 12, 16, 18, 20 and 20A Bishop's Lane will be built using a traditional build with most of the construction taking place on site.

At 13-15 Bishops Lane, the around six homes planned will use an innovative and faster approach to building, through the use of off-site manufacturing (OSM) construction. This means these homes will be built offsite in a factory and then transported to the site, 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 would be delivered by truck overnight in stages.

What's happening

We will be moving our customers living in these 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

We are holding an online engagement session:

- Wednesday, 13 April, 5.30-6.30pm

This is an opportunity for you to meet the team, find out more, ask questions and provide feedback on what is proposed. Please contact us (details left) so we can share access details for this.

Following this session we are planning to lodge resource consent with Hamilton City Council later in April, and subject to consents, work could start on site in mid-late 2022, with completion of the new homes in 2023-2024. We will continue to keep you up to date as progress is made.



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