

New homes for Marewa, Napier

JULY 2023



47 Bedford/14 Lowry – view from Bedford Road

To help meet the strong demand for public housing in Napier, Kāinga Ora – Homes and Communities has a large build programme underway.

One way we are delivering more new homes is by making better use of our existing properties. Many have large sections, and may be next to each other, and we are replacing these older houses with more warm, dry and modern homes.

Kanohi ki te kanohi, pokohiwi ki te pokohiwi, ka ora ai te iwi.

Through working together, the people will flourish.



www.kaingaora.govt.nz/hawkesbay

What's planned for 3-5 Lowry Terrace and 47 Bedford Road/14 Lowry Terrace

Please join us at a drop-in session to find out more about the proposed developments:

Date: Wednesday 5 July 2023

Time: 4.30-6.30pm (call in any time)

Location: Napier Tech Rugby Sports Club
91 Barker Road, Marewa, Napier

Nau mai haere mai, all welcome.

We were previously invited to meet with some of the Lowry Terrace and Bedford Road community to discuss a number of matters. At that meeting we also let people know we were looking at redeveloping our existing properties at 3-5 Lowry Terrace and 47 Bedford Road/14 Lowry Terrace, to help meet the demand for public housing in Napier.

At that time we did not have detailed information to share, but with our planning for these homes now progressed, we can confirm seven new homes are planned at each location.

The new homes would be a mix of two and three bedroom double storey duplex or terrace style housing. These warm, dry and modern houses at each location would replace two existing old 1930s Kāinga Ora houses on large sections.

The homes would be in a range of mixed earth and native flax toned colours. They would be fully insulated, with double glazing, carpets and curtains and be warmer, drier and more energy efficient than ever. Each home would have a deck and an easy to maintain and fenced private section with garden area.

Contact us

We will continue to keep you up to date with progress. If you have any questions please contact:

Brenda Ferguson
Stakeholder Relationship
Manager

Phone: 021 243 0246

or **0800 801 601**
(please ask to be transferred)

Email:
ENIengagement@kaingaora.govt.nz

If you are not the owner of this property, please pass this information to the property owner or property manager.



Parking

All homes would have allocated off-street parking, with one park for each two-bedroom home and two parks for each three-bedroom home.

Who would live in the new homes

These homes would help provide Napier whānau in need of housing with a place to call home, and Kāinga Ora would match homes to people and whānau 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.

Next steps and timeframes

We will work with our customers living in the existing homes to move them, as suitable other homes are found. Following this, these four houses would be deconstructed, where possible, and demolished.

We are planning to lodge resource consent with Napier City Council shortly. Subject to consents, work could start on the new homes in early 2024, with completion in 2025.



3-5 Lowry – view from south east corner



3-5 Lowry Tce site plan



47 Bedford/14 Lowry site plan



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New Zealand Government

Kāinga Ora
Homes and Communities