



New Homes in Wellington

NOVEMBER 2023



Building **brighter**
futures for Wellington

 **Kāinga Ora**
Homes and Communities



Kia ora neighbour,

With the strong and increasing demand for housing in Wellington, Kāinga Ora – Homes and Communities is working on a large build programme.

We currently have developments underway, and plans to build new modern, warm and dry homes in the city over the next few years.

Here is a snapshot of activity occurring in Wellington.

What are we proposing?

Kāinga Ora – Homes and Communities is constructing new, modern homes on vacant land and continues to redevelop properties to better utilise our landholdings.

Our early plans suggest there could be a further 1,700 new homes built in Strathmore, Miramar, Kilbirnie, Lyall Bay, Newtown, Berhampore, Mt Cook, Te Aro, Karori, Khandallah and Johnsonville to meet the growing need for more homes in Wellington over the next few years.

In addition to the 120 recently completed homes across Wellington, some of the new homes are already in construction, some are in the planning phase with resource consent lodged with Wellington City Council, and some of the proposed redevelopments are at the very early stages with no dates yet for when building will start.

We work closely with local mana whenua to understand, support and enable the aspirations of Māori by actively seeking opportunities for Māori to participate in urban development, identify and protect Māori interests in land and undertake early and meaningful engagement.

Why are we proposing new homes?

There is an urgent need for public housing in Wellington and we believe everyone deserves a place to call home. The need for housing in Wellington has been steadily growing in the past few years. In June 2018, there were 357 families on the Ministry of Social Development Housing register, and this number increased to 816 in June 2023. Creating more homes means getting more whānau out of unstable living conditions and into a warm, dry and safe home.

What will the homes **look like** and how are they built?

Here are some of the different styles and ways we are looking at delivering new homes across Wellington.

Standard build

We build new homes in a variety of styles and sizes, to meet the need for public housing.

OSM – Off Site Manufactured

These homes can be manufactured offsite, then transported and installed on site. These homes meet the quality and sustainability standards expected of a traditional build in New Zealand, including Homestar ratings and Healthy Homes standards.

Purchased developments

Buying new homes from developers is one of the ways we can increase the supply of public housing, alongside redeveloping our own existing properties. When we buy new homes from a developer, the developer manages all aspects of the construction process and Kāinga Ora purchases the homes upon completion. Once a sale has been finalised you can find our purchased developments on our website.

Infill housing

Some of our new homes will be placed on an existing property, with the house located on the site remaining and we subdivide the back of the section.

Full Universal Design

Universal Design delivers public housing that is more liveable for the entire population, including young and growing families, people of all ages who experience temporary injury or illness, those with mobility, visual or cognitive impairments, and the growing aging population.



Stand alone example



Duplex two storey example



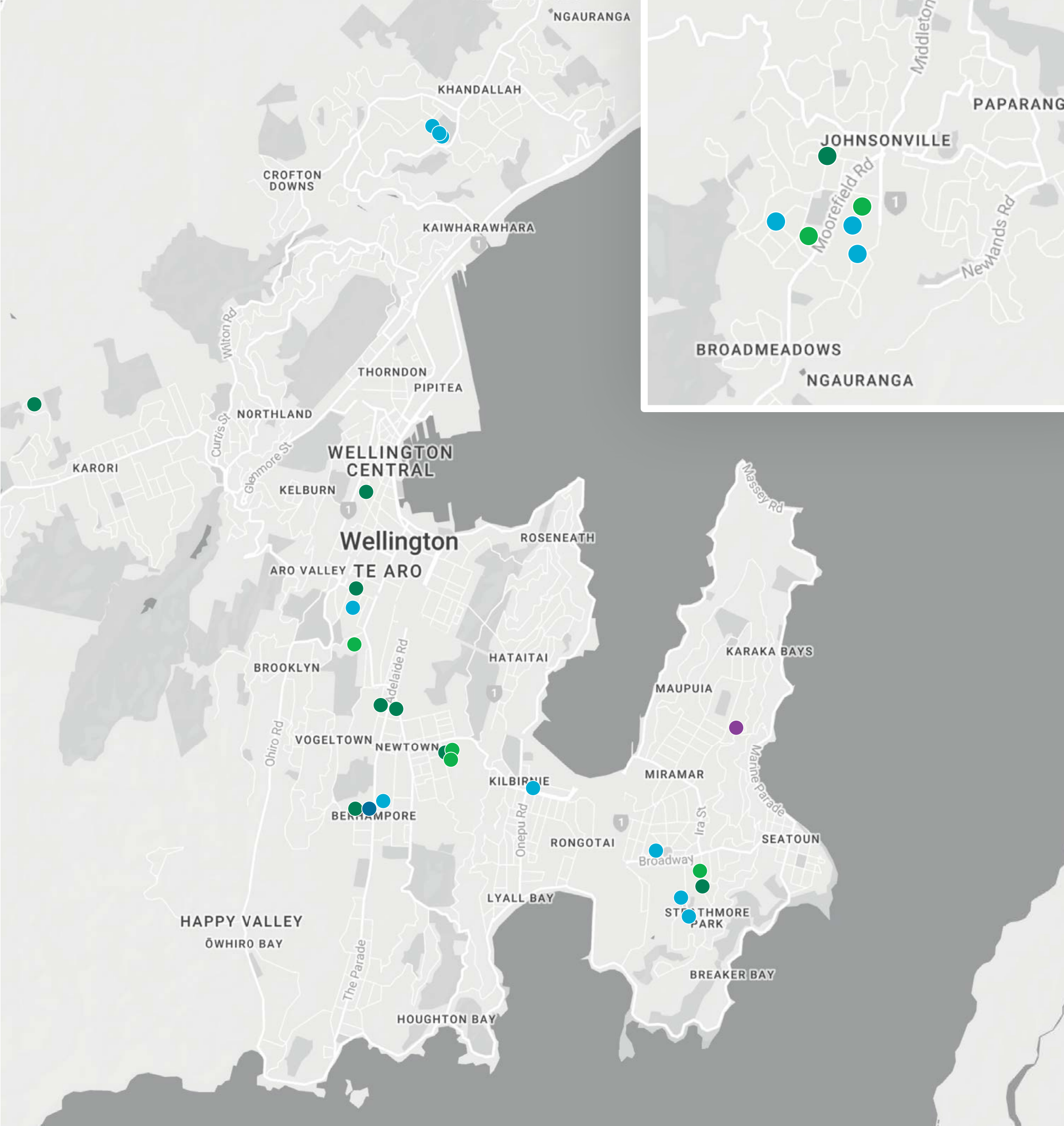
Three storey walk up example

Wellington

- Proposed redevelopments
- Planned developments
- In construction developments
- Completed homes
- Purchased developments

Keeping our communities informed is very important to us. In addition to new Kāinga Ora homes in Wellington, here are the proposed developments being considered and in construction within your neighbourhood. As the developments move forward, designs and estimated completion dates may be subject to change. Updated information will be on our website.

Scan the QR code below to see an interactive map of our developments.



Strathmore 20+ NEW HOMES

Completed

Strathmore Ave – 12 two-storey homes including 10 two-bedroom, 2 four-bedroom standalone typology. Completed 2019.

In construction

18–26 Strathmore Ave – 8 two-storey homes including 6 two-bedroom, 2 four-bedroom duplex typology. Estimated completion late-2024.

Planned

1–7 Ngatiapa Street, 16 Tukanae Street and 8–8A Rahui Street – new homes in two and three storey buildings including two and three-bedroom apartments along with some four and five-bedroom homes that will be standalone or duplex typology. Estimated completion 2026.

4, 6 and 8 Nuku Street – new homes in two and three storey buildings. One and two-bedroom apartments along with some three and four-bedroom homes standalone or duplex typology. Estimated completion 2026.

Kilbirnie / Lyall Bay 96 NEW HOMES

Planned

619A–631D Evans Bay Parade – 80 new homes in two and four storey buildings including 36 one-bedroom, 40 two-bedroom apartments in 4 storey buildings, 4 two-storey four-bedroom homes duplex typology. Estimated completion mid-2026.

103 Endeavour Street – 16 homes including eight with full universal design. There will be 12 three-bedroom homes in two 3-level walk up buildings and 2 four-bedroom and 2 five-bedroom homes standalone typology. Estimated completion mid-2025.

Miramar 12 NEW HOMES

In construction

31–33 Awa Road - 11 two-storey homes including 9 three-bedroom and 2 two-bedroom homes. These homes are being built by Gibbons & Co and will be purchased by Kāinga Ora. Estimated completion early-2024.

Planned

7 Wayside – 1 two-storey three-bedroom standalone home (infill). Estimated completion 2025.

Image of Evans Bay Parade



Berhampore 34+ NEW HOMES

Completed

Britomart Street – 34 one-bedroom homes in two-storey terrace buildings. Completed in 2018.

Planned

457 Adelaide Road and Cowan Place – multi-storey buildings with a mix of two and three-bedroom homes. Estimated completion 2026.

Newtown 86+ NEW HOMES

Completed

Hanson Street – 20 one-bedroom homes in a five-storey building. Completed in 2019.

Owen Street – 36 one-bedroom homes in two and three-level walk ups. Completed in 2023.

In construction

124 Coromandel Street – 9 two-storey homes including 5 two-bedroom, 2 four-bedroom and 2 five-bedroom homes. Estimated completion late-2024.

131 Coromandel – 21 three-storey homes including 20 two-bedroom and 1 one-bedroom home. Estimated completion late-2024.

Proposed developments (still investigating)

20, 132 and 482-492B Adelaide Road – we’re in the early stages of exploring how these sites could be developed.

Mount Cook 380 NEW HOMES

In construction

Rolleston Street – 80 homes in three three-level walk up and one four-level apartment building including 36 one-bedroom, 29 two-bedroom and 15 studios. Estimated completion early-2024.

Planned

Arlington Street – 300 new homes in several multi storey apartment buildings with a mix of one, two, three, four and five-bedroom homes. Estimated completion 2027.



Image of homes on Rolleston Street

Te Aro 167 NEW HOMES

Completed

Webb Street – 17 apartments in a five-storey building: 11 one-bedroom and 6 two-bedroom homes. Bought in April 2023.

Boulcott Street – 50 apartments in a multi-storey building: 11 one-bedroom and 29 two-bedroom homes. Bought in April 2023.

Church Street – 100 apartments in a multi-storey building: 87 one-bedroom and 13 two-bedroom homes. Leased in November 2022.

Karori 11 NEW HOMES

Completed

Cathie Place – 11 two and three-storey homes. These homes were built by Vasist Property to be purchased by Kāinga Ora;



Image of homes on Hindmarsh Street

Khandallah 10 NEW HOMES

Planned

7 Mysore Street – 3 two-storey homes including 2 two-bedroom duplex and 1 three-bedroom standalone typology. Estimated completion mid-2024.

21 Mysore Street – 3 two-storey homes including 2 two-bedroom duplex and 1 three-bedroom standalone typology. Estimated completion mid-2024.

25–27 Mysore Street – 4 two-storey homes including 2 two-bedroom and 2 three-bedroom duplex typology. Estimated completion mid-2024.

Johnsonville 68 NEW HOMES

Completed

Philip Street and Frankmoore Ave – 21 one-bedroom homes. Completed in 2019.

In construction

12–26 Hindmarsh Street – 29 homes in two and three-level walk up buildings including 3 five-bedroom, 6 four-bedroom, 2 three-bedroom and 18 two-bedroom homes. Estimated completion early-2024.

3–7 Fisher Street – 7 two-storey homes: 2 two-bedroom and 5 four-bedroom homes duplex typology. Estimated completion late-2024.

Planned

35 Bould Street – 3 homes including 1 two-bedroom standalone home and 2 two-bedroom homes duplex typology. Estimated completion late-2024.

40–42 Fraser Ave – 4 two-storey homes including 2 two-bedroom and 2 three-bedroom duplex typology. Estimated completion mid-2024.

48 Kipling Street – 4 two-storey three-bedroom homes duplex typology. Estimated completion 2025.

Retrofitted healthy homes

Kainga Ora is making a number of our existing homes warmer, drier and healthier to help improve the wellbeing of our customers. The improvements include full insulation of the homes (walls, ceiling and floor), double glazing, improved airtightness, ventilation, and new heating. Work varies for each home, we also upgrade bathrooms and kitchens, convert homes to a more open plan living layout, and make the home more accessible. As of June 2023, the retrofit programme completed upgrading over 700 homes in the Wellington region.

Supporting affected customers

Customer wellbeing is a key focus. Kāinga Ora customer liaison team work closely with customers to find housing that meets their needs for the duration of construction and support them at every step of the process. We support our customers to live well and find the right home and community for them. The proximity to town centres, schools, employment, public transport, bike storage and vehicle parking facilities are considerations for customers when accepting their new home.

Who will live in the new homes and supporting new customers?

These new developments will get more whānau into suitable, healthy accommodation. Kāinga Ora will match these new homes to individuals and families on the Ministry of Social Development's Housing Register, with the highest priority for a home of that size and in that location.

When whānau move in we help them to settle into their new home and community. We also help our customers make essential connections within their communities, as well as connecting them to support services when and if needed.

Community engagements

Community engagement is ongoing and Kāinga Ora staff remain available to talk with people about any feedback they have. Over the past six years, we have engaged with the Wellington community through individual conversations and emails, letters and factsheet updates, and community drop-in sessions. Through these conversations, we have been able to talk through plans and hear concerns, feeding these back to the appropriate Kāinga Ora staff to incorporate in our planning.

We will soon be available at local Community Hubs to continue these conversations, taking a city-wide approach for developments across Wellington. Dates and locations will be advertised on the website.

Where can I find more information?

Kāinga Ora has taken an online portfolio-based community engagement approach to updating the community on the new build, purchased or redeveloped sites to support the housing needs in your area. New developments are added to the webpage regularly. The details about each development can be accessed on our website as projects go through the consenting process and the designs are finalised.

To find out more, go to www.kaingaora.govt.nz

Questions?

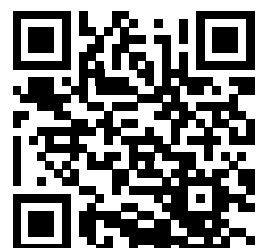
Thanks for your patience while these new homes are built, and for welcoming the new residents into the neighbourhood when the new whare are completed. As we progress, we will keep updating the website, as well as engaging with community as advertised on the website.

If you have any further questions, please get in touch
wellingtondevelopments@kaingaora.govt.nz

Scan the QR code on your mobile phone to link to the Wellington developments.

To receive regular updates on developments as they progress in your suburb, complete the online form on the website.

If you are the tenant and not the owner of your property, please pass this community update on to the property owner for their information.





Building **brighter**
futures for Wellington

