

New homes for 131 Coromandel Street, Newtown

JUNE 2020



View from Colville St

To help meet the high demand for housing in Wellington, Kāinga Ora – Homes and Communities is looking at building 21 new homes at 131 Coromandel St to replace the 13 vacant and below standard units built in the 1990s.

These modern, high-quality houses will help provide Wellington families in need with a place to call home.

What is planned

We are looking at building 21 apartments in three-storey buildings – 20 two-bedroom homes and 1 one-bedroom home on the corner of Coromandel and Colville streets.

Each apartment would be fully insulated with double glazing, carpets and curtains, and have a private balcony or patio. The site would be landscaped with low maintenance planting, seating, a small garden with play area, drying room and washing lines.

The existing 13 units, built in the 1990s, are not up to warm and healthy homes standards for state housing and it would be uneconomical to bring them up to this standard. We are proposing to increase the density of housing to make the best use of this land as we build much needed homes for people.

Parking and vehicle access

Vehicle access will remain, from Colville Street, and will be widened slightly and vegetation cut back to improve sight lines. Seven off-street parking spaces are proposed for residents and a storage room for bikes and scooters.

An independent transportation assessment into parking and vehicle access has found a combination of on-site and off-street parking can meet the parking requirements for the site.

This is because public transport, services and shops are close and travel requirements and car ownership of those who could live in these homes would be considered in placing people to live here. If there was a need at times for on-street parking, eg for visitors, a local parking survey has shown there is capacity on streets in the area.



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 **Kāinga Ora**
Homes and Communities

Questions?

If you have any further questions or would like to provide feedback please contact:

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Stakeholder Relationship
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[www.kaingaora.govt.nz/
coromandel](http://www.kaingaora.govt.nz/coromandel)



Who will live in the new homes

Kāinga Ora will match homes to families on the Ministry of Social Development's Housing Register giving priority to those in greatest need of a home and considering location due to factors such as work, family and education. Due to parking limits on site, transport and travel requirements would also be considered.

The size of these homes means they'll be suitable for people on their own, couples and small families. Due to the steepness of the site and step access to the apartment buildings, it is not possible to have any of these homes accessible for people with a physical disability. As an organisation Kainga Ora has a commitment to having at least 15% of new homes it builds across the country meet universal design standards.

Other nearby sites

124-130 Coromandel St: We are looking at building 9 two-storey new homes on this vacant land. Please refer to the separate factsheet for details of this proposal.

9 Balmoral Tce: There are no current plans to develop this site for housing.

Next steps

We are now sharing our plans with neighbours, stakeholders and the wider community. If you would like to know more or give feedback about the proposed developments please get in touch with our Stakeholder Relationship Manager Josh Clark, contact details in the box to the left. This feedback will be considered ahead of submitting our resource consent application to Wellington City Council.

We are also holding an online Zoom session from **5-6pm on Thursday 11 June** to answer queries and hear your feedback on this and the proposed housing development at 124-130 Coromandel St. Please email andrea.weir@kaingaora.govt.nz if you would like to join this session.

Following the consenting process building the new homes could start in early 2021 with completion in 2023.



North elevation to Colville St



View from Coromandel St



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