

New homes for 124-130 Coromandel Street, Newtown

JUNE 2020



View looking up Coromandel St

To help meet the high demand for housing in Wellington, Kāinga Ora – Homes and Communities is looking at building nine new homes on the vacant land at 124-130 Coromandel St, Newtown.

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

The vacant land, which was formerly used for a kura kaupapa Māori, was acquired by the former Housing New Zealand and is designated for housing.

What is planned

We are looking at building nine two-storey new homes – five 2 bedroom homes, two 4 bedroom homes, and two five bedroom homes.

These new low maintenance homes have been designed to be sympathetic to the character of other homes in the street. They would be fully insulated, with double glazing, carpets and curtains.

Each home would have a garden area and an easy to maintain and fenced private section. The site would be landscaped with planting suitable for the area. For safety, security and privacy reasons the rough track leading to the private land below the site would be fenced off. There are no current plans to develop the land on this site below these proposed homes.

Parking and vehicle access

All homes would have allocated off-street parking, with two spaces each for the four and five bedroom homes and one space each for the two bedroom homes. One visitor park would also be provided.

An independent transportation assessment has found the Wellington City Council's parking space and vehicle access requirements for the proposed development are being met.

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.

The size of the homes means they'll be suitable for small and larger families. One of the 5 bedroom houses has a ground floor bedroom and bathroom, which would enable someone who has a physical disability to live in the house.



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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
Manager

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(please ask to be transferred)
or **021 54 1624**

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



Supporting tenants and communities

We always help our new tenants settle in to their new home and community. A key focus of ours is to ensure tenants understand their responsibilities and that includes being a good neighbour and connecting with their community.

Other nearby sites

131 Coromandel St: We are exploring redeveloping this site to replace the current vacant units which are not suitable to live in, with 20 2 bedroom homes and one 1 bedroom home in three-storey apartment buildings. Please refer to the separate factsheet for details of early concept plans for 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 and if you would like to know more or give feedback about the proposed development please get in touch with our Stakeholder Relationship Manager Josh Clark, 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 apartments development at 131 Coromandel St. Please email andrea.weir@kaingaora.govt.nz if you would like to join this session.

Following the consenting process, building of the new homes could start in late 2020, with completion in early 2022.



View from the site towards Coromandel St



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