

New housing coming to Avalon

OCTOBER 2022



Picture of what one of the new homes may look like.

Kia ora neighbour,

Work will soon be under way to build new public housing in your neighbourhood to help meet the need for housing in Lower Hutt.

Kāinga Ora – Homes and Communities will be constructing new, modern homes on vacant land and larger properties at **316 and 336 Oxford Terrace** to better utilise our landholdings.



www.kaingaora.govt.nz

What we are looking at building

Over the next few months, Kāinga Ora will be building six modern, warm and dry homes on Oxford Terrace. This consists of 4 two-bedroom, 1 five-bedroom and 1 six-bedroom homes split across the two sites at **316 and 336 Oxford Terrace, Avalon**. All of the homes are double-storey.

The new, low maintenance homes will be fully insulated, with carpets, curtains and double glazing.

What is the timeline?

Start construction	From December 2022
Finish construction	From June 2023

Questions?

If you have any further questions, please contact:

Jo Burleigh

Senior Stakeholder
Relationship Manager

Phone: 0800 801 601
(please ask to be transferred)

Email:
wellingtondevelopments@kaingaora.govt.nz

If you are the resident but not the owner of your property, please pass this information on to the owner for their information.

For more information on developments visit:

www.kaingaora.govt.nz -
enter Street name



Keeping disruption to a minimum

We are mindful of the impact building has on your community and will ensure that any disruptions from construction work such as noise or dust will be kept to a minimum.

We will ensure that site and traffic management plans are in place for these developments. These provide rules and guidelines for what happens during construction.

The plans will cover items like the hours during which work can be carried out, where contractors can park their vehicles and the control of dust and noise. When the construction phase begins, we expect building activity to take place between 7:00am and 6:00pm Monday to Friday and 8:00am to 5:00pm on Saturdays, but not on Sundays and public holidays.

Who will live in the new homes?

Kāinga Ora will match 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. The size of these homes means they'll be suitable for small, medium, and large families.

Supporting our customers

We work hard to ensure people are placed in homes that best meet their needs, to live well in their home and thrive in their community.

This includes being good neighbours and connecting with their communities. Kāinga Ora is also looking at new ways of how we support customers and help them connect to support services when and if they need it.



Please note - these plans may change during the planning process



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New Zealand Government

 **Kāinga Ora**
Homes and Communities