



New Homes in Lower Hutt

NOVEMBER 2023



Building **brighter**
futures for Lower Hutt



Kia ora neighbour,

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

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

Here is a snapshot of activity occurring in Lower Hutt.

What are we proposing?

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

Our early plans suggest there could be a further 400 new homes built in Avalon, Boulcott, Epuni, Fairfield, Moera, Naenae, Petone, Stokes Valley, Taitā, Wainuiomata, Waiwhetu, and Waterloo to meet the growing need for more homes in Lower Hutt in the next few years.

In addition to the 140 already completed homes in Lower Hutt, some of these new homes are already in construction, some are close to completion, some are in the planning phase with Resource Consent granted or lodged with Hutt City Council, and some of the proposed redevelopments are at the very early stages with no dates yet for when building will commence.

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 Lower Hutt and we believe everyone deserves a place to call home. The need for housing in Lower Hutt has been steadily growing in the past few years. In June 2018, there were 360 families on the Ministry of Social Development Housing register, waiting for a home, and this number increased to 576 in June 2023. Creating more homes means getting more whānau out of unstable living conditions and into a warm, dry and safe home.

What would 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 Lower Hutt.

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. In this instance, 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.

Full Universal Design (FUD)

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



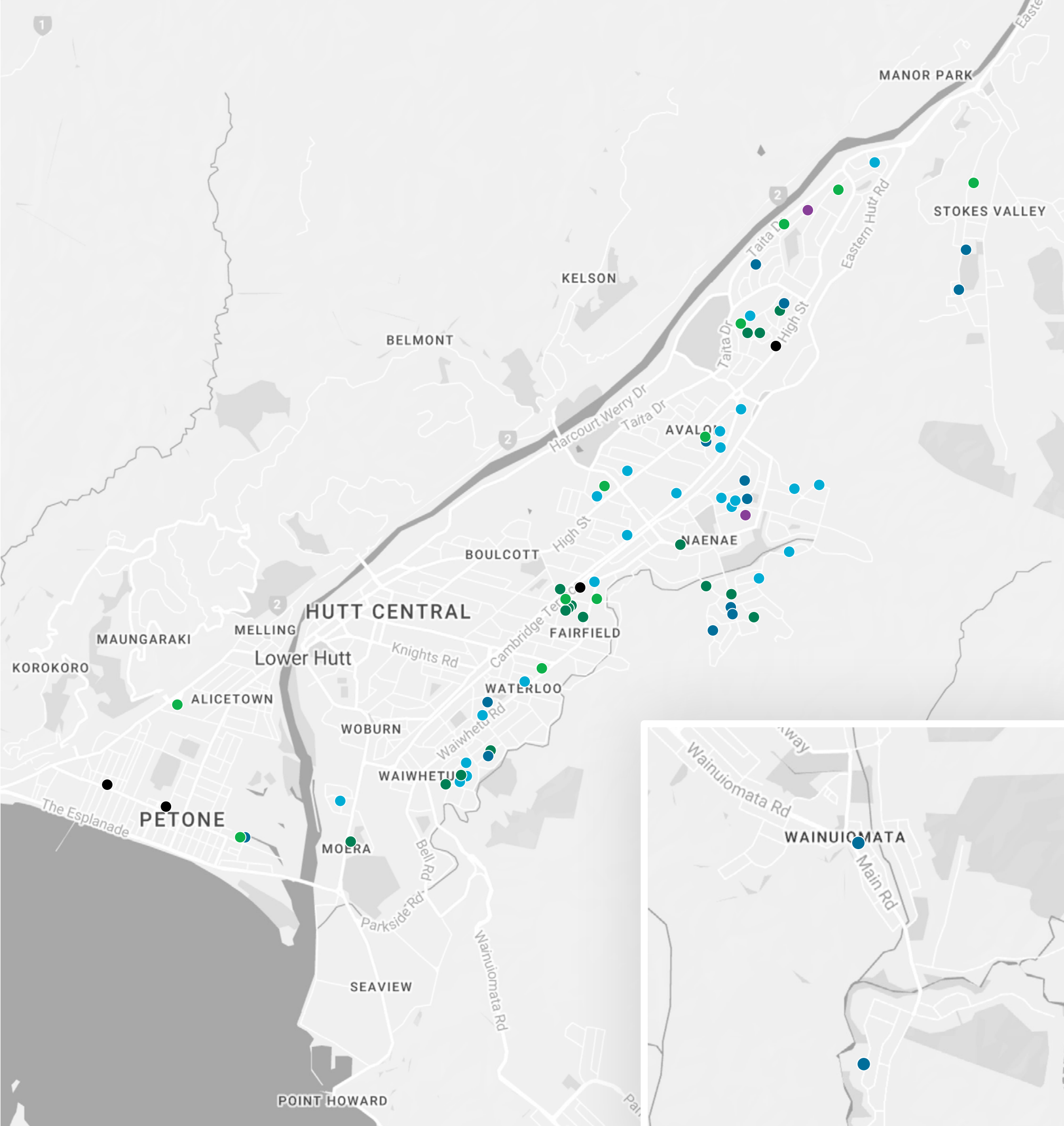
Three storey walk up example

Lower Hutt

- Proposed redevelopments (still investigating)
- In construction developments
- Completed homes
- Planned developments
- Purchased developments

Keeping our communities informed is very important to us. In addition to the 3500 public housing homes in Lower Hutt 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.



Alicetown 11 UPGRADED HOMES

In construction

402 Hutt Road – One apartment block of 11 homes being upgraded, including 9 one-bedroom and 2 two-bedroom. Estimated completion early 2024.

Avalon 31 NEW HOMES

In construction

39 Colson Street – 2 two-storey two-bedroom homes. Estimated completion late-2024.

Planned developments

205 and 206 Oxford Terrace – 15 homes including 12 one-bedroom homes and 3 two-bedroom walk-up apartments, over two and three levels. Resource consent granted March 2023. Estimated completion 2025.

316 Oxford Terrace – 3 two-storey homes including 2 two-bedroom homes and 1 six-bedroom home. Resource consent granted January 2023. Estimated completion 2024.

Proposed redevelopments (still investigating)

40 Colson Street – 3 two-storey homes proposed including 2 two-bedroom and 1 four-bedroom home. Estimated completion 2025.

336 Oxford Terrace – 3 homes including 2 two-bedrooms and 1 five-bedroom homes. Estimated completion 2024.

9 Guinness Street – 3 two-storey homes including 2 two-bedroom and 1 four-bedroom. Resource consent lodged July 2023. Estimated completion 2024.

37 Athlone Crescent North – 2 two-bedroom OSM homes. Resource consent granted March 2023. Estimated completion mid-2024.

Boulcott 19 NEW HOMES

In construction

22-24 Athlone Crescent – 3 OSM homes including 2 two-bedrooms and 1 three-bedroom home. Estimated completion 2024.

Planned developments

2-4 Athlone Crescent and 2 Stellin Street – 16 two-bedroom walk-up homes, over two and three-storeys. Resource consent granted March 2023. Estimated completion 2025.



2-4 Athlone Crescent and 2 Stellin Street

Epuni & Fairfield 193 NEW HOMES

Completed homes

Durham Crescent – 7 two-storey homes including 2 two-bedroom, 3 four-bedroom and 2 five-bedroom homes. Completed December 2020.

Cambridge Terrace – 14 two-storey homes including 4 two-bedroom and 10 four-bedroom homes. Completed February 2021.

Durham Crescent – 7 homes including 2 two-bedroom, 3 four-bedroom and 2 five-bedroom, two-storey homes. Completed February 2021.

Durham Crescent – 13 two storey homes including 5 four-bedrooms and 8 two-bedroom homes. Completed 2023.

Epuni School Ballcourt – court resurface. Completed February 2023.

Oxford Terrace – 32 one-bedroom apartment homes in two three-storey blocks. Completed September 2023.



115 Oxford Terrace

In construction

Cambridge Terrace, Hampton Court and Durham Crescent – 93 homes including a mix of one-bedroom and two-bedroom apartments with a shared community space and outdoor play space. Estimated completion mid 2024.

1 Tilbury Street – 4 two-storey homes including 1 three-bedroom and 1 four-bedroom stand-alone and 1 two-bedroom duplex. Resource consent granted January 2023. Estimated completion 2024.

Planned developments

361–365 Waiwhetu Road – 8 two-storey three and four-bedroom homes. Resource consent granted August 2023. Estimated completion mid-2024.

168–169 Oxford Terrace and 62 Lincoln Avenue – 15 two-bedroom homes in a three-level walk-up. Resource consent granted April 2023. Estimated completion late 2024.



Cambridge Terrace, Hampton Court and Durham Crescent

Moera 11 NEW HOMES

Completed homes

Elizabeth Street – 2 two-storey two-bedroom homes. Completed July 2023.

Planned Developments

13, 15 and 17 Baldwin Street – 9 two-storey stand-alone duplex homes including 2 two-bedrooms, 2 three-bedrooms and 1 four-bedroom home. Estimated completion 2024.



13, 15 and 17 Baldwin Street

Petone 36 UPGRADED HOMES

Completed homes

445 and 449 Jackson Street – 24 existing homes upgraded in two apartment blocks. Completed 2022.

In construction

441 Jackson Street – 12 existing homes upgraded in one apartment block. Estimated completion early/mid 2024.

Proposed redevelopments (still investigating)

443, 447 and 451 Jackson Street – investigating options for the rest of the site.



445 and 449 Jackson Street

Naenae 143 NEW HOMES

Completed homes

Naenae Road – 54 two-storey homes including 37 one-bedroom homes, 8 two-bedroom and 9 four-bedroom homes. Completed October 2020.

Seddon Street – 22 two-storey homes including 20 one-bedroom terrace homes, 1 five bedroom and 1 six-bedroom home. Completed August 2020.

Planned Developments

5 Hewer Crescent – 4 two-storey homes including 2 two-bedroom, 1 four-bedroom, and 1 six-bedroom home. Resource consent granted March 2023. Estimated completion 2024.

19 Hewer Crescent – 1 two-bedroom one-storey home, in addition to the existing home. Resource consent granted March 2023. Estimated completion 2024.

Kowhai and Harris Street – 26 two-storey homes including 10 two-bedroom, 8 three-bedroom, 5 four-bedroom, 2 five-bedroom homes, a mix of walk-ups, duplexes, and standalone homes. Resource consent lodged. Estimated completion 2025.

Buller Grove – 6 two-storey homes including 4 two-bedroom, 2 four-bedroom homes. Completed October 2019.

Waddington Drive – 2 two-bedroom single-storey OSM homes constructed by Whitireia Weltec Te Pūkenga – New Zealand Institute of Skills and Technology. Completed March 2023.

2 Prouse Crescent – 2 three-bedroom two-storey homes, and 1 five-bedroom home. Resource consent lodged July 2023. Estimated completion 2024.

32 Chapman Crescent – 2 two-storey four-bedroom homes. Resource consent lodged July 2023. Estimated completion 2024.

2 Collett Street – 3 two-storey homes including 1 four-bedroom and 2 three-bedroom homes. Resources consent lodged July 2023. Estimated completion mid-2024.

55 Fleet Street – 3 two-storey homes, 1 four-bedroom standalone and 2 two-bedroom duplexes, all two-storey homes. Resource consent lodged August 2023. Estimated completion 2024.

Proposed redevelopments (still investigating)

88 Seddon Street – 3 two-storey homes including 1 four-bedroom and 2 two-bedroom homes. Estimated completion 2024.

1 Feist Street, 92-94 Seddon Street, 2 Newcombe Street – 11 two-storey homes including 8 two-bedroom homes, 2 three-bedroom homes and 1 four-bedroom full universal design home. RC and BC lodged. Estimated completion 2024.

36 Hewer Crescent – 3 two-storey homes including 1 four-bedroom and 2 two-bedroom duplex. Estimated completion 2025.

78 Judd Crescent and 1 Saxby Grove – 3 two-storey homes including 1 six-bedroom and 2 two-bedroom homes. Estimated completion 2025.

27 Barton Grove – 3 two-storey homes including 2 three-bedrooms and 1 four-bedroom home. Estimated completion 2025.

Purchased development

33-35 Bush Street – 13 two-storey homes including 4 three-bedroom and 9 two-bedroom terraced and duplex homes. Estimated completion 2024.



Kowhai and Harris Street

Stokes Valley 17 NEW HOMES

In Construction

141, 143, 145 George Street – 9 two-storey homes including 1 four-bedroom home with 1 bedroom downstairs incorporating accessibility design elements, 4 two-bedroom homes in two-storey duplexes, and 4 three-bedroom homes in two duplexes. Estimated completion late 2024.

Proposed redevelopments (still investigating)

2 Young Grove and 229–233 George Street – 6 two-storey homes. 1 x 3 bedroom home, 2 x 2 bedroom duplex and 3 x 2 bedroom terrace units. RC and BC lodged. Estimated completion 2024.

322 George Street – 2 new homes, Estimated completion 2025



141, 143 and 145 George Street

Wainuiomata 43 NEW HOMES

Planned Developments

40 Hyde Street – 3 two-storey homes. Resource consent granted February 2023. Estimated completion 2024.

56 Wood Street – 40 public housing homes including a mix of one and two-storey, two/three/four-bedroom homes, with the single storey homes at the front and along the left boundary. 14 homes are standalone in nature, while 26 are duplex typologies. Estimated completion 2025.



56 Wood Street

Taitā 93 NEW HOMES

Completed homes

Hunter Street – 2 homes including 1 two bedroom and 1 three bedroom home. Completed November 2019.

Gillespie Street – 1 two-storey five-bedroom home. Completed January 2023.

In construction

10 Churton Crescent and 17 Gillespie Street – 5 two-storey homes including 4 two-bedroom and 1 three-bedroom home. Estimated completion late-2024.

High Street – 1 two-storey six-bedroom home. Completed December 2021.

Poole Street – 4 two-storey duplex homes including 2 three-bedroom and 2 four-bedroom two-storey duplex homes. Completed June 2023.

105 - 117 Reynolds Street and 1204 Taitā Drive – 21 two storey homes including a mix of 2, 3, 4 and 5 bedroom homes. Estimated completion late-2024.

132-134 Molesworth Street – 6 two storey homes including 4 two-bedroom and 2 three-bedroom homes. Estimated completion mid-2024.

Planned Developments

19 Churton Crescent – 2 two-storey four-bedroom stand-alone homes. Estimated completion mid-2024.

37-43 and 69A-D Farmer Crescent – 19 homes including 9 two-bedroom and 10 three-bedroom two-storey OSM homes. Estimated completion 2025.

Proposed new homes (still investigating)

19 Poole Street – 3 two-storey homes proposed including 1 three-bedroom and 2 two-bedroom homes. Estimated completion mid-2025.

40-42 Compton Crescent and 4 Pike Street – 8 homes including 5 three-bedroom two-storey duplexes, 1 two-bedroom standalone single-storey home, 1 one-bedroom standalone single storey home. Estimated completion mid-2025.

Purchased Developments

147 Reynolds Street – 13 two-storey two-bedroom terrace homes. Estimated completion 2024.



Reynolds Street and Taita Drive

Waiwhetu 37 NEW HOMES

Completed homes

Whites Line East – 20 one-bedroom two-storey terrace homes. Completed January 2021.

Hamua Grove – 1 two-bedroom home. Completed April 2021.

Planned Developments

41–43 Godley Street – 5 two-storey homes including 4 two-bedroom home, 1 three-bedroom home. Estimated completion 2024.

bedroom two-storey home. Estimated completion 2024.

2, 3, 4 Hamua Grove – 6 homes including 1 two-bedroom standalone home, 4 two-bedroom two-storey homes, and 1 four-

116 Whites Line East – 4 homes including 2 two-bedroom and 2 three-bedroom homes. Resource consent approved June 2023. Estimated completion 2024.

Proposed new homes (still investigating)

31 Godley Street – 3 homes, 2 two-bedroom homes and 1 x four bedroom home. Estimated completion 2025



116 Whites Line East

Waterloo 22 NEW HOMES

Completed homes

Galway Street – 1 two-storey 4-bedroom home. Completed June 2022.

In construction

37 Nile Street – 3 two-bedroom OSM transitional homes. Estimated completion 2024.

Planned developments

95–97 Waiwhetu Road – 3 three-bedroom and 3 two-bedroom OSM transitional homes. Resource consent granted May 2023. Estimated completion 2024.

149 Waiwhetu Road and 53 Hardy Street – 6 two-bedroom homes in 3 two-storey duplexes. Resource consent granted January 2023. Estimated completion late 2024.

Proposed new homes (still investigating)

8 Te Whiti Grove – 2 three-bedroom, two-storey duplex homes and 1 four-bedroom standalone two-storey home proposed. Estimated completion 2025.

12 Collingwood St – 3 new homes proposed including 1 four-bedroom and 2 two-bedrooms, all two-storey. Estimated completion 2025.



Example of OSM home

Supported housing

Supported housing brings together publicly funded housing with support services that are essential to the wellbeing of people and whānau living in the home. Across Lower Hutt, Kāinga Ora have 16 transitional homes for those in urgent need of short-term housing and wrap-around support while they find a more permanent place to live. There are also 34 community group homes for people with longer term needs, such as health and disability support. We anticipate an increase in supported housing within Lower Hutt to meet future demand.

Retrofitted healthy homes

Kāinga 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 may 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 upgraded over 700 Lower Hutt homes.

Supporting affected customers

Customer wellbeing is a key focus. The Kāinga Customer liaison team works closely with tenants to find housing that meets their needs for the duration of construction, and supports them at every step of the process. We support our customers to live well and find the right home and community for them. 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 Lower Hutt 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 Lower Hutt. 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.Kāingaora.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 online website, as well as engaging with community as advertised on the website.

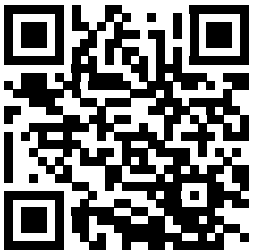
If you have any further questions, please get in touch
wellingtondevelopments@kaingaora.govt.nz

Scan the QR code on your mobile phone to link to the Lower Hutt 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.

Come and meet us: You can meet the team at the next community drop-in even hosted in your area. Visit our website kaingaora.govt.nz/wellington for more details.





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