



# New homes in Porirua & Kāpiti

DECEMBER 2023



Building **brighter**  
**futures** for Porirua & Kāpiti



**Kia ora neighbour,**

**With the strong and increasing demand for housing in Porirua and Kāpiti, 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 over the next few years.**

**Here is a snapshot of activity occurring in Porirua and Kāpiti.**

## **What are we proposing?**

To further increase housing across Aotearoa, we are currently undertaking the largest urban regeneration programme in the country's history. With the strong and increasing demand for housing in Porirua and Kāpiti, Kāinga Ora – Homes and Communities (Kāinga Ora) have a number of developments underway. We currently have plans to build new, warm and dry homes over the next few years including:

- upgrading over 2000 old public homes and enabling an additional 2,000 market/affordable homes in eastern Porirua.
- 32 new homes in Kāpiti.

Kāinga Ora is also currently assessing Porirua's Northern Growth Area as a potential Specified Development Project and is expected to make a recommendation to the joint Ministers in the first half of 2024.

## **Why are we proposing new homes?**

There is an urgent need for public housing in Porirua and Kāpiti and we believe everyone deserves a place to call home. In September 2023 there were 372 applicants on the housing register in Porirua and 177 applicants across the Kāpiti Coast. Through careful planning we look to maximise the use of the precious land we have, and in many cases (although not all) this means increasing the density of our houses. Ultimately, we look to create thriving and sustainable communities and intensification is a way we can achieve this. Intensification means more people can live in areas that have good transport options and are close to, or easily connect with jobs, schools, open spaces, shops and other services.



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

Here are some of the different ways we are looking at delivering new homes across your region

## 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 Aotearoa, 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 information about acquisitions on our website.

## Infill housing

Where appropriate, we will subdivide an existing property and place an additional new warm, dry home on the site.

## Universal design

Universal design delivers public housing that is accessible and are, or can be made to be fit for purpose for our customers with mobility challenges.



Stand alone example



Duplex two storey example



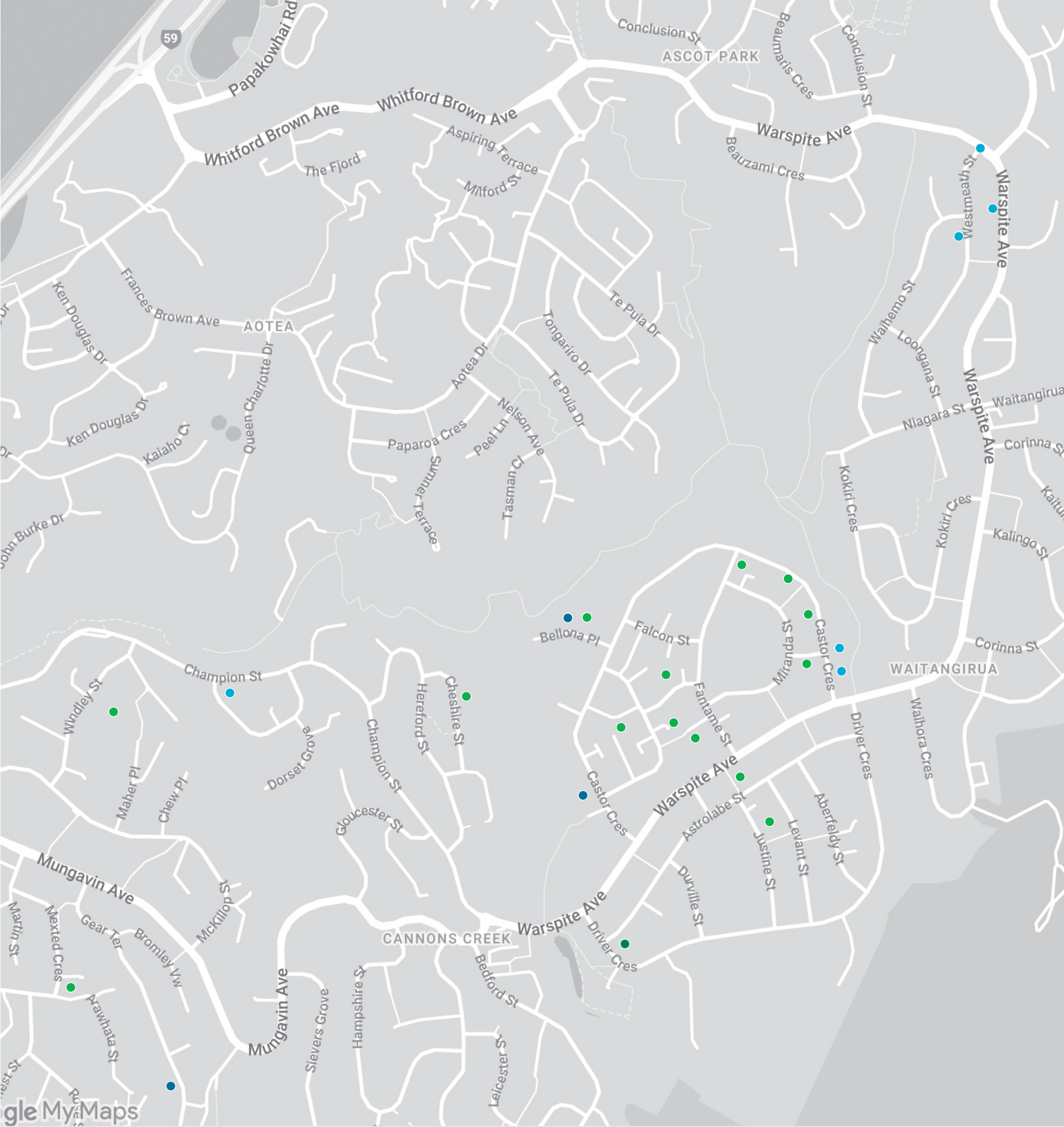
Three storey walk up example



# Porirua

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

Keeping our communities informed is very important to us. In addition to the 2,000 Kāinga Ora homes in Porirua here are the proposed developments being considered and progressing within your area. As the developments move forward, designs and estimated completion dates may be subject to change. Updated information will be on our website.





Eastern Porirua is undergoing significant change. Over the next two decades, Te Rā Nui will help provide more warmer, drier homes alongside improving transport, services and facilities, and enhancing the local environment for existing and future generations.

Lead agency, Kāinga Ora – Homes and Communities (Kāinga Ora) will work closely with development partners Ngāti Toa Rangatira and Porirua City Council, as well as central agencies, the local community, private developers and other interested stakeholders to enhance the wider wellbeing of Rānui, Cannons Creek, Waitangirua and Ascot Park.





New, warm, dry homes

We are upgrading over 2,000 public homes and creating an additional 2,000 high-quality market or affordable homes, over the next 20 years.

Improved infrastructure

To enable more housing to be built in eastern Porirua, whilst ensuring the area is resilient in the future, we’re making a significant investment to key water infrastructure in the area. Alongside upgrading the three water pipes around our housing development sites, we will be:

Task	Why?
Upgrading around 3km of wastewater pipes through Bothamley Park	Preventing raw sewage leaking into our waterways, and providing increased capacity for more homes
Building a new reservoir (water storage tank)	This will help provide clean water to Whitby and eastern Porirua residents in an emergency.
Building a stormwater wetland	Improve water quality flowing downstream, whilst providing a new recreational space for community.

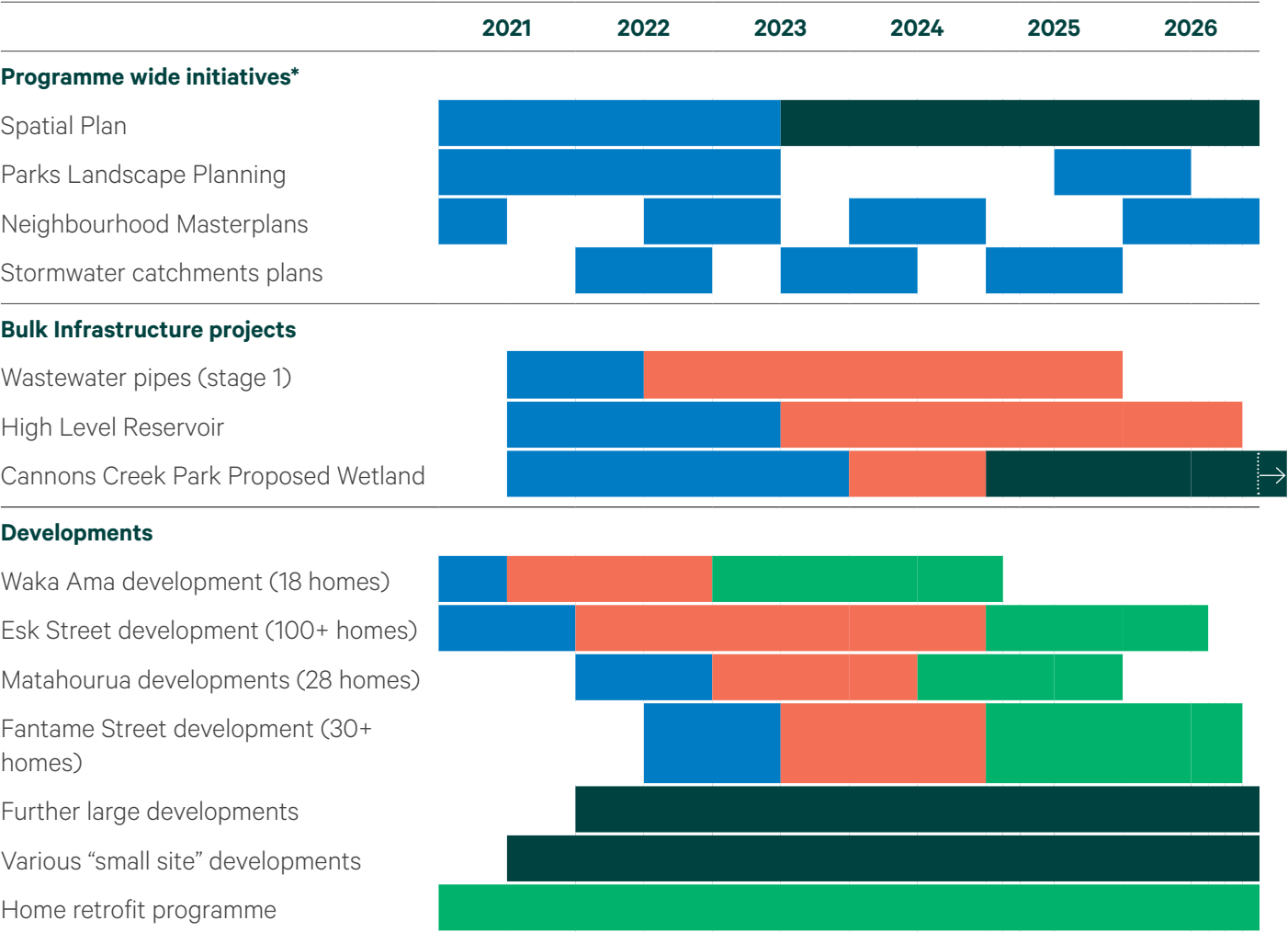
Better places to live

Te Rā Nui is so much more than just about building warm, dry and healthy homes. It’s about creating a resilient and happy community where families thrive – from this generation to the next. It looks to positively contribute to the total wellbeing of the area, from its people through to its roads, green spaces and waterways, making eastern Porirua an even better place to live.

Project update

Below is the current key work programme for Te Rā Nui.

Te Rā Nui – Projects timeline



\* More community engagement required

KEY Design/Consentation Civil Works House Construction Other



# Cannons Creek 200 NEW HOMES

## In construction

**6 Bellona Place** – 2 new two-bedroom homes. Estimated completion 2024.

**11 Justine Street** – 2 new two-bedroom homes. Estimated completion 2024.

**47 Astrolabe Street** – 2 new two-bedroom homes. Estimated completion 2024.

**Waka Ama Street** (previously referred to as the Niger Street development) – 18 new homes including 4 one-bedroom, 3 two-bedroom, 6 three-bedroom, 4 four-bedroom and 1 five-bedroom. Estimated completion mid-2024.

**5 Dido Place** – 2 new four-bedroom homes. Estimated completion mid-2024.



Waka Ama Street (previously referred to as the Niger Street development),



5 Dido Place, Cannons Creek – 2 new four-bedroom homes. Estimated completion mid-2024.

## Planned developments

**51-53 Westmeath Street** – 4 new homes all three-bedroom. Estimated completion late-2024.

**86 Westmeath/ 359 Warspite** – 4 new homes all three-bedroom. Estimated completion late-2024.

**339-343 Warspite Ave** – 9 new homes including 7 two-bedroom and 2 three-bedroom. Estimated completion late-2024.

**14 Cornwall Crescent** – 2 new three-bedroom homes. Estimated completion late-2024.

**Matahourua North** – 7 new homes including 2, two-bedrooms, 3, three-bedrooms and 2, four-bedrooms. Estimated completion late 2024 .

**Matahourua South** – 7 new homes including 5, four-bedrooms and 2, three-bedrooms. Estimated completion late 2024.

**Fantame Street Development** – 35 new homes, including 1 one-bedroom, 21 two-bedrooms, 10 three-bedrooms and 3 four-bedroom. Estimated delivery mid-2026.

**Esk Street Development** – 68 homes including 8, one-bedroom, 20, two-bedroom, 25, three-bedroom, 10, four-bedroom, 2, five-bedroom and two, 6-bedroom.

In addition to the public housing we are developed at Esk Street, we are partnering with Ngāti Toa Rangatira and the Central Pacific Collective to enable affordable housing for the Pacific community. Investigation and design works are currently underway, with more information to be available in 2024.



Example of homes being built on Bellona Place, Justine Street and Astrolabe Street.



Planned developments

**118-120 Castor Crescent** – 6 new homes, all three bedroom. Plus completed is now late-2024.

**136 Castor Crescent and 17-19 Miranda Street** – 9 new homes including 5 two-bedroom and 4 three-bedroom. Estimated delivery late-2024.

**23A-B and-25A-B Cheshire Street** – 4 new homes, all three-bedroom. Estimated completion late-2024.

**2-4 Corinna Street** – 5, two bedroom and 2, three bedroom

**16-22 Bellona Place** – 9 new homes including 7 two-bedroom and 2 three-bedroom. Estimated completion early 2026.



20 Matahourua Crescent and 1 Fawn Street

Completed homes

**9 Driver Crescent** – 3 new homes including 1 three-bedroom, and 2 two-bedroom homes. Completed November 2023.

**Castor Crescent development** – 53 new homes including 24 one-bedroom, 20 two-bedroom, 4 four-bedroom and 5 five-bedroom homes. Completed March 2021.

**178-180 Champion Street** – 14 new one-bedroom homes. Completed October 2020.



Castor Crescent, Cannons Creek



9 Driver Crescent, Cannons Creek



# Rānui 8 NEW HOMES

In construction

**29-31 Maher Place** – 4 new homes, all three bedroom. Estimated completion late-2024.

**41 Mexted Crescent** – 4 new homes including 1 two-bedroom and 3 three-bedroom. Estimated completion mid-2024.



29-31 Maher Place, Rānui



41 Mexted Crescent, Rānui

# Plimmerton 10 NEW HOMES

Purchased Development

**23 James Street** – 10 new homes



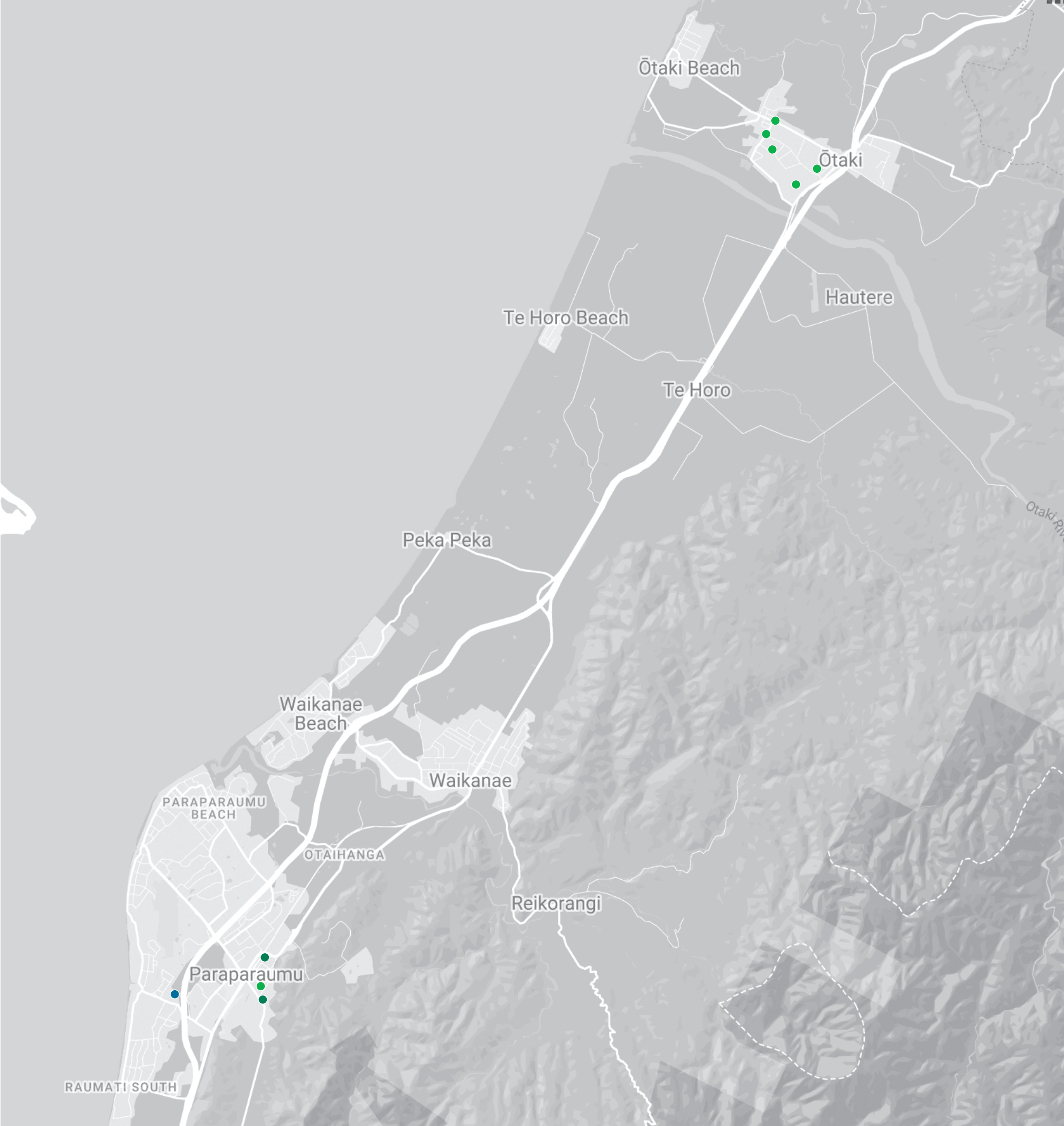


# Kāpiti

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

Keeping our communities informed is very important to us. Here are the proposed developments being considered and progressing 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.





# Ōtaki 21 NEW HOMES

## In construction

**275 Mill Road** – 3 new homes including 2 two bedrooms and 1 bedroom. Stand-alone homes. Estimated completion end of 2023.

**5-9 Matene Street** – 6 new stand-alone homes including 3 two-bedrooms and 3 three-bedrooms. Estimated completion mid-2024.

**43-45 Matene Street** – 4 new stand-alone homes including 2 two-bedrooms and 2 three-bedrooms. Estimated completion end of 2023.

**22-26 Kirk Street** – 5 three-bedroom and 1, four-bedroom homes.

**12 Totara Street** – 1 two-bedroom and 1, three-bedroom homes.

## Proposed developments

**45-47 Aotaki Street** – we are in the early stages of exploring how this site could be developed.



Example of an Offsite Manufactured Home being delivered in Ōtaki.

# Paraparaumu 6 NEW HOMES

## In construction

**52 Ruapehu Street** – 2 new stand-alone homes including 1 two-bedroom and 1 four-bedroom. . Estimated completion late 2024.

## Completed homes

**40 Hinemoa Street** – 2 new stand-alone homes including 1 three-bedroom and 1 five-bedroom. . Completed December 2022.

**35 Kaitawa Crescent** – 2 new standalone homes including 1 two-bedroom and 1 four-bedroom. . Completed October 2022.



Blessing of homes at 35 Kaitawa Crescent, Paraparaumu.



# Paraparaumu

## Proposed developments

**59-69 Raumati Rd** – site investigations are underway to better understand the development opportunities on this site. Over the next six months we will be completing the following reports:

- Civil infrastructure
- Architecture
- Geotechnical
- Sustainability and design for climate change
- Planning
- Traffic
- Land contamination
- Environmental/landscaping and acoustics
- Digital inputs

We are working closely with Kāpiti Coast District Council on these reports and ensuring we are sharing key information regarding the development of this site. These investigations are expected to continue until June 2024.

### Community engagement:

As this project develops, we will continue to engage with key community stakeholders such as Kāpiti Coast District Council and the Raumati Community Board. We are also supporting the development of an independent community-based group that will have direct link to Kāinga Ora to support the development journey.





## 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 also upgrade bathrooms and kitchens, convert homes to a more open plan living layout, and make the home more accessible. As at December 2023, the retrofit programme has upgraded 50 of our older homes in Porirua.

## Supporting affected customers

Customer wellbeing is a key focus. The Kāinga Ora customer liaison team works closely with customers 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. 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 they need.

## 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 Porirua and Kāpiti communities through individual conversations and emails, letters, and factsheet updates. Through these conversations, we have been able to talk through plans and hear any concerns, feeding these back to the appropriate Kāinga Ora teams to incorporate in our planning.

## Where can I find more information?

Kāinga Ora has taken an online portfolio-based 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 website 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](http://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 website, as well as engaging with the community.

If you have any further questions, please get in touch  
**[wellingtondevelopments@kāingaora.govt.nz](mailto:wellingtondevelopments@kāingaora.govt.nz)**

Scan the QR code on your mobile phone to link to the Porirua and Kāpiti 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.





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