



Welcome to the Kāinga Ora Community Newsletter

Nelson-Tasman, May 2025



Welcome to the Kāinga Ora community newsletter for the Nelson-Tasman region. This newsletter provides updates about the Kāinga Ora homes planned for this region.

You are receiving this newsletter as you have previously shown an interest in Kāinga Ora developments. If you **do not** want to receive future updates, please hit the 'unsubscribe' button at the bottom of this email.

Our newsletters include new updates to projects since the previous newsletter, which was in December 2024. Between newsletters or for an overview of each project, you can keep up to date by visiting our [Nelson-Tasman](#) website.

What's happening in your Neighbourhood?

Kāinga Ora is continuing to deliver social housing projects across the region.

In our last newsletter we shared that some of our social housing developments were under assessment, while we confirmed our Build programme for the next two years.

As decisions have been made, we have updated, and will continue to update, the information on our interactive maps ([Nelson](#) and [Tasman](#)) and the upcoming newsletters. If a site is still showing as under assessment, this means no decisions have been made about that particular site.

Where a project has changed from being under assessment to proceeding, it means we are now progressing with the design phase of the project, which will be followed by the resource consent stage. This may include a redesign of previous site designs communicated for a site.

Please note: Like all developers, our plans can change as we progress through planning and consenting processes, and in some cases, the project may not proceed.

Site specific updates:

Nelson:

25 Boundary Road and 6-8 York Terrace

- This site has been identified as a potential redevelopment site.

- We are in the early planning stages of this project.
- Site investigations are taking place in May 2025.
- As further decisions are made about this site, we will update our website.

40-40A Boundary Road

- Construction is progressing well on this site.
- This development includes two-standalone three-bedroom homes and two duplex two-bedroom homes, all two-storey.
- Demolition was completed in November 2024, and construction began in January 2025.
- Completion is expected mid-2025.

12-14 Campbell Street

- Redevelopment plans are progressing on this site.
- We are proposing to build three new homes on this site, consisting of one two-storey, five-bedroom home and two three-bedroom homes.
- To view the site plans, click [here](#).
- Resource consent and building consent were lodged in April 2025.
- If these plans go ahead, we would be looking to deliver them by June 2026.

4 Examiner Street and 57 Wellington Street

This project is under assessment.

2-14 Karaka Street

- This site has been identified as a potential redevelopment site.

- Site investigations are taking place in May 2025.
- As further decisions are made about this site, we will update our website.

45-51 Karaka Street

- This site has been identified as a potential redevelopment site.
- Site investigations are taking place in May 2025.
- As further decisions are made about this site, we will update our website.

5 and 7 Kauri Street

- Redevelopment plans are progressing on this site.
- Six two-bedroom, one-storey homes are proposed.
- To view the site plans, click [here](#).
- Resource consent was approved in March 2025 and building consent was lodged in December 2024.
- We are looking to deliver these homes by June 2026.

199-201 Kawai Street

- Redevelopment plans are progressing on this site.
- Four new homes are proposed for this site: one two-bedroom, one-story home; two two-bedroom, two-storey homes; and one three-bedroom, two-storey home.
- To view the site plans, click [here](#).
- An amendment to the resource consent was lodged in March 2025, building consent was also lodged in March 2025.
- If these plans go ahead, we would be looking to deliver them by June 2026.

17 Marsden Road

- Redevelopment plans are progressing on this site.
- Three new homes are proposed, all two-bedroom, one-storey.
- To view the site plans, click [here](#).
- An amendment to the resource consent was lodged in April 2025. Building consent has been lodged.
- If these plans go ahead, we would be looking to deliver them by June 2026.

355 Nayland Road and 7-15 Homer Place

- Redevelopment plans are progressing on this site.
- Fourteen new double-storey homes are proposed: eight three-bedroom, four five-bedroom, and two two-bedroom homes.
- To view the site plans, click [here](#).
- Site investigations took place in March 2025; resource consent and building consent were lodged in May 2025.
- If these plans go ahead, we would be looking to deliver them by June 2026.

81 Neale Avenue

- Redwood Property Group are building 26 new homes: eight one-bedroom, fourteen two-bedroom and four three-bedroom, all two-storey homes.
- Kāinga Ora has agreed to purchase the homes once they are complete, and agreement conditions are met.
- Construction is progressing well, and these homes are expected to be completed mid-2025.
- To view the site plans, click [here](#).

107 Nile Street

- Redevelopment plans are progressing on this site.
- Sixteen new homes are proposed, including six two-bedroom, two-storey homes and ten three-bedroom, two-storey homes.
- To view the site plans, [click here](#).
- An amendment to the resource consent was lodged in April 2025 and building consent was lodge in May 2025.
- If these plans go ahead, we would be looking to deliver them by June 2026.

8-14 Orchard Street

- Redevelopment plans are progressing on this site.
- We are proposing eight two-bedroom, one-storey homes, with two units built to full-universal design standards.
- To view the site plans, click [here](#).
- An amendment the the resource consent was lodged in January 2025. Building consent was also lodged.
- If these plans go ahead, we would be looking to deliver them by June 2026.

280 Seaview Road

- Redevelopment plans are progressing on this site.
- We are proposing two two-bedroom, one-storey homes on this site.
- To view the site plans, click [here](#).
- Resource consent was approved in March 2025 and building consent has been lodged.
- We are looking to deliver these homes by June 2026.

118-122 Tipahi Street

- Redevelopment plans are progressing on this site.
- This site is proposed for ten new homes: one three-bedroom, single-storey; six two-bedroom, single-storey; and one four-bedroom, two storey.
- To view the site plans, click [here](#).
- Resource consent was approved in April 2025 and building consent was lodged in January 2025.
- If these plans go ahead, we would be looking to deliver them by June 2026.

Waimea Road, York Terrace and Boundary Road

Redevelopment is not proceeding as planned on this site. We are now proposing two smaller projects in this area which are both in the early planning stages. These are:

- [25 Boundary Road and 6-8 York Terrace](#)
- [216 Waimea Road](#)

216 Waimea Road

- This site has been identified as a potential redevelopment site.
- We are in the early planning stages of this project.
- Site investigations are taking place in May 2025.
- As further decisions are made about this site, we will update our website.

230-234 Waimea Road

- Redevelopment plans are progressing on this site.

- Eight two-bedroom, double-storey homes are proposed here.
- To view the site plans, click [here](#).
- An amendment to the resource consent was lodged in February 2025, and building consent was lodged the same month.
- If these plans go ahead, we would be looking to deliver them by June 2026.

Tasman:

[302-306a High Street](#)

- This project is under assessment.

[Click here to view all projects in Nelson-Tasman](#)

Or browse our region-specific maps:

[Nelson](#)

[Tasman](#)

Questions?

If you have any questions or would like to discuss anything further, please contact our local Community Engagement and Partnerships Team:

Call: 0800 801 601 (ask to be transferred to Nelson Marlborough West Coast Engagement Team)

Email: nmwc.engagement@kaingaora.govt.nz

Alternatively, you can fill in our [enquiries and feedback form](#).

If you know of someone who would like to receive these newsletter updates, please feel free to share this newsletter and they can: [subscribe for updates](#).



Forward

Kainga Ora - Homes and Communities, Level 1, 105 Trafalgar Street,
Nelson

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