

8 March 2024

Kia ora koutou

Thank you for your interest and input in the redevelopment of Kāinga Ora sites at 8 and 22 Coldstream Road, Gisborne. To increase housing available to the large number of Tairāwhiti people with nowhere suitable to live, our focus is on including more homes on our existing sites. This makes the best use of limited land in suburbs like Tamarau that are close to schools, shops and services.

Last year we let you and your neighbours know about our plans to build at:

- 22 Coldstream Road
 - 1 x three-bedroom two-storey home
 - 2 x two-bedroom two-storey homes
- 8 Coldstream Road (Appendix 3)
 - 1 x three-bedroom single-storey home
 - 2 x two-bedroom single-storey homes

We received feedback from the community, which included:

- Setting whānau up to live well and thrive in the neighbourhood.
- Safety concerns around more traffic and the availability of adequate parking.
- A preference for single storey homes due to privacy and shading concerns.
- Ensuring the right whānau are placed in the new homes with the right support where needed.
- Decreasing the number of homes to be built.
- Impact on property values

All feedback was reviewed and considered. Subsequently, alternative options for 22 Coldstream Road are proposed. The preferred option reduces the number of two-storey homes on the site. It would see 2 x two-bedroom single storey homes built at the rear of the section and a three or four-bedroom two-storey home at the front of the section (Appendix 1).

The final design will be subject to further assessments and detailed site design (engineering design and urban design) and also Gisborne District Council's regulatory approvals and compliance with any conditions associated with that approval.

If the site plan in Appendix 1 does not align with the results of these assessments, we will build to the site plan shown in Appendix 2. This will be 2 x two-bedroom two-storey, duplex homes at the rear of the section. There would be a greater setback from the boundary than in the previous designs to enhance privacy and reduce shading. A three or four-bedroom two-storey home would be built at the front of the section.

No changes are proposed to the site plan for 8 Coldstream Road (Appendix 3).

Please note that Kāinga Ora's dedicated placement team will give careful consideration to matching the right whānau to these new homes, people who will live well together and as part of Tamarau. Staff will also help customers settle into their new home and community. A key focus is ensuring that a customer understands their responsibilities. That includes being a good neighbour and member of the community.

Ngā mihi,

Theo Akroyd

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Appendix 1.

Preferred Option – 22 Coldstream Road:



Appendix 2.

Other Option - 22 Coldstream Road:



Appendix 3.

8 Coldstream Road

