

New Homes coming to Te Hapara

MARCH 2022



To help meet the extremely high demand for social housing in Gisborne, Kāinga Ora – Homes and Communities will build 21 new homes on crown-owned land on Gladstone and Mill Roads. This development will provide modern, high-quality and healthy homes to those in need. Resource consent has been granted and the sites are being prepared for building to begin.

What will be built?

A mix of one and two storey homes and one three storey building will be built to provide homes for 21 families in need. This consists of:

- 11 two-bedroom homes
- 6 three-bedroom homes
- 3 four-bedroom homes
- 1 six-bedroom home

The quality homes will be built to 6 Homestar and Healthy Homes standards.

All external fences will have solid timber acoustic fencing to help reduce noise. Planting and privacy screens will be installed to provide an extra level of privacy for residents and neighbours. The development includes 30 parking spaces and broad shared paths to connect to the existing pedestrian and cycling network.

Why 21 homes in Te Hapara?

With 549 whānau on the Social Housing Register in Tairāwhiti (as at September 2021), there are just not enough houses available for people that need a home. Kāinga Ora is working at pace to build more social housing. Our goal is to provide 170 new homes for Tairāwhiti whānau by 2024.

To achieve this we must make the best use of land we already own. The Gladstone Road/Mill Road site is a large piece of land, close to schools, shops and transport routes. It is an ideal position for many whānau. While the development will see more people living closer together than what we are used to in Gisborne, this is a model that has worked well around the world to build supportive communities. It also means less time maintaining large sections of land and large homes. A more compact lifestyle means less to do and therefore more time to enjoy other things in life.



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 **Kāinga Ora**
Homes and Communities

Questions?

If you have any questions, please contact:

Kāinga Ora

East North Island Community Engagement Team

Phone: 0800 801 601

(please ask to be transferred to Napier office)

ENIengagement@kaingaora.govt.nz



Who will live in these homes?

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. Consideration will also be given to whānau who have an existing connection to the Te Hapara community.

Supporting tenants

We always help our new tenants settle in to their new home and community. A key focus of ours is to ensure that tenants understand their responsibilities and that includes being good neighbours and connecting with their communities. Kāinga Ora is also looking at new ways of how we support tenants and help them connect to support services when and if they need it.

What is the timeline?

Resource consent granted	February 2022
Relocation of 3 homes and site preparation	March - August 2022
Development construction starts	late 2022
Delivery of new homes	mid 2024

Keeping disruption to a minimum

We will ensure that site and traffic management plans are in place for this development. The plans 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 7:30am and 6pm Monday to Saturday, but not on Sundays and public holidays.

Changes after feedback

In 2020 and 2021 we asked for feedback from the Te Hapara community on proposed concept designs for the site. The feedback helped us refine our designs both to ensure we meet the pressing need for more housing in Gisborne, while building homes which fit in with the neighbourhood.

Changes made include:

- Height and density. 21, not 22, homes. A mix of one and two story homes, and one three-storey building.
- Noise reduction. All of the external fences will have solid timber acoustic fencing to help reduce noise.
- Privacy. Privacy screens installed on the eastern balconies of the 3-storey building. Planting used to screen neighbours and residents.
- Shade. Shade modelling shows the development will not have a significant impact on reducing sun for surrounding buildings.
- Tenant support. Support provided to Kāinga Ora tenants by a dedicated Housing Support Manager.



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