

## Questions?

If you have any questions or would like to know more, please contact:

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### 6. This development will devalue our properties.

Mangapapa already has many Kāinga Ora homes. The new homes are being built to high-quality specifications to meet Kāinga Ora standards.

### 7. A complete suburb of Kāinga Ora makes more sense than ruining individual properties.

Kāinga Ora is proposing to redevelop land it already owns by building quality new homes to meet the housing need. Kāinga Ora owns the land at 15 Winter Street, 21 Valley Road and 22-24 Valley Road, and the houses are 50-68 years old. Early due diligence indicates that the land is suitable for redevelopment. We aim to deliver housing developments that are considerate of the needs of adjoining properties and the surrounding neighbourhood.

### 8. Will your plans change with a change of Government?

A change in government may take the development of new homes in a different direction in the medium to long-term. Kāinga Ora's current programme of building new homes is directed by the updated Public Housing Plan 2024-2025. It focuses on increasing the building of new public homes in regions of high need like Tairāwhiti. Therefore, it is likely that homes where planning is underway will be built.

### 9. Homes should have carports.

Carports are not usually part of the design plan for new homes developed by Kāinga Ora.

### 10. Don't forget about existing tenants.

Understanding a neighbourhood and consideration of neighbouring residents is important to Kāinga Ora. This is why we asked for early input from the community in respect to our newly proposed developments. This doesn't mean we can always make all the changes proposed by a community, however, all feedback is considered. It also doesn't mean that we will stop redeveloping our properties in Gisborne to house people in desperate need of somewhere suitable to live.

Another suitable home will be found for the current Kāinga Ora tenants who live in these homes, considering location preference where possible.

### 11. Big section, more homes – great.

We think so too.

# New social housing for Mangapapa

NOVEMBER 2023



Kāinga Ora is redeveloping our properties at 21 Valley Road, 22-24 Valley Road and 15 Winter Street, Mangapapa.

Thank you to members of the Mangapapa community who attended a drop-in session held on 15 August 2023, or who provided feedback on the factsheets about these redevelopments that were delivered to your letterbox.

## We listened to your feedback

The proposals in the factsheets were preliminary. After listening to feedback from community members some changes have been made. Concept plans are included below, which address some of the community concerns around privacy; two storey homes; shading. The concept plans have not yet been lodged with Gisborne District Council, and are subject to further refinement.



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## 21 Valley Road

- 2 x two-bedroom and 1 x three-bedroom, single-storey homes are proposed.
- These homes are proposed to be built to full universal design standards. This means the homes can be easily modified for people with mobility needs.
- The concept plan shows the proposed building positions where they can meet Tairāwhiti Resource Management Plan development standards such as yard distances and height in relation to boundary (subject to further refinement).



## 22-24 Valley Road

- 2 x four-bedroom two storey homes and 1 x four-bedroom single-storey home were proposed.
- The 2 x four-bedroom homes will be single-storey and the other home will be a two-bedroom, single-storey home. These homes are also proposed to be built to full universal design standards so the homes can be easily modified.
- The concept plan shows the proposed building positions where they can meet Tairāwhiti Resource Management Plan development standards such as yard distances and height in relation to boundary



## 15 Winter Street

no changes are proposed.

- 2 x two-bedroom homes (two-storey duplex)
- 1 x three-bedroom home (single-storey)

## Responses to feedback received.

### 1. We should have been notified earlier so we had time to respond.

The proposals that we shared were at a very early stage. Neighbours received factsheets with preliminary plans or proposed typology mixes and were asked for feedback before any decisions were made. We received a lot of feedback, and it has all been considered as our plans have progressed. We have not yet lodged plans with Gisborne District Council for resource consent.

- Plans for 15 Winter Street will be lodged with Gisborne District Council (GDC) in the next couple of months.
- Plans for the Valley Road properties are still being developed.

Please note any development that is progressed is subject to Council's infrastructure capacity.

### 2. Will the infrastructure (sewerage/storm water) cope with the additional homes proposed for Mangapapa? The infrastructure is already under pressure so don't add more demand.

All proposals for new housing go through a thorough engineering approval process and will have input from the GDC engineering team. GDC will confirm if there are infrastructure capacity issues for the developments. All housing proposals are discussed with the GDC engineering team to ensure there are no adverse effects on the existing infrastructure in the area.

In general, resource consent conditions require stormwater attenuation. This this means the stormwater is captured into tanks and trickle fed to the drain. By doing this, stormwater will be fed slowly into the open drain including during heavy rain.

### 3. The road will be busier due to more traffic, so safety is a concern.

As part of the resource consent process, the impact of any extra traffic will be considered. Off street parking will be provided for each new unit.

### 4. The existing community will be more compromised due to noise, decreased safety, decreased security, less privacy, anti-social behaviour, parties, dogs, gangs and crime.

Every tenant in new public homes have a Kāinga Ora Housing Support Manager. The whānau that occupy the new homes will sign a tenancy agreement and be advised about what is required to be a good neighbour by their Housing Support Manager. Management of the tenancy will follow the tenancy agreement and landlord/tenant relationship.

The vast majority of people who live in Kāinga Ora homes are good neighbours and members of their communities. When problems arise, we respond promptly and seek positive outcomes for both the people we house and the communities they live in. Inevitably, this can involve a balancing act. No one wants to see homelessness, particularly where it affects children, but neither can people be expected to put up with intolerable situations from neighbours.

### 5. Two-storey, crowded homes are not what Mangapapa needs. It leads to increase in density, bad behaviour and crime.

With more than 560 Gisborne families waiting for a home on the Ministry of Social Development housing wait list, Kāinga Ora is mandated by the government, and has a responsibility, to make the best use of land it already owns.

We cannot keep spreading out; we need to think about building upwards. While this is different than what many of us living in regional New Zealand are used to, we all have to be open to what increased housing in our streets and neighbourhoods might look like. We find many people now prefer not having grounds and gardens to look after and enjoy shared communal and green spaces.

Land in well-connected suburbs like Mangapapa is limited. Generally, where there is one older state home on a large Kāinga Ora section, it is replaced with three new, modern, warm, dry homes. To achieve this, often the homes we are building are two stories, however, privacy and shade are always considered. Feedback about these aspects will be considered by the design consultants before applying for Resource Consent.

Kāinga Ora match new homes to individuals and families on the Ministry of Social Development's Housing Register. These are long term homes. Priority is given to those in greatest need of a home in that location considering how close it is to their work, whānau, education and other factors.

Kāinga Ora works hard to ensure people are placed in homes that best meet their needs, to live well in their home and to thrive in their community. Before placing a customer in a Kāinga Ora home, our specialist placements team talk to them about both their housing needs and connections to the community, and other groups, to help us make a suitable housing match. Consideration is given to whānau who have an existing connection to Mangapapa.