

# New public housing for Tamarau

AUGUST 2022



## Much needed new public homes are being built in your neighbourhood.

Kāinga Ora – Homes and Communities is partnering with developers who are building new, modern homes in Tamarau. These developments will help meet the urgent need for public housing in Tairāwhiti. The new homes will get more whānau out of unsuitable accommodation and into a healthy place to call home.

Kāinga Ora are working with the developers to ensure the homes meet the needs of the people who will live here and our community. All the new homes are low maintenance and will be fully insulated, with carpets, curtains, and double glazing.



[www.kaingaora.govt.nz](http://www.kaingaora.govt.nz)

## Worsley Street

Kāinga Ora has confirmed an agreement with Gisborne Construction to purchase 31 homes they are building in Worsley Street. When the homes are completed, Kāinga Ora will take ownership and use the homes for public housing. The project will result in warm, dry homes for thirty-one whānau in need.

### What will be built?



Over the next 12 months, Gisborne Construction will build 31, single level homes on a large site (1.7844 hectares) in Worsley Street including:

- 4 x 1-bedroom homes
- 17 x 2-bedroom homes (4 of those being duplexes)
- 10 x 3-bedroom homes
- A new road between Worsley Street and Mathews Road to provide access to the new homes.

Above is a picture of what the new homes will look like.

## Building has started

Gisborne Construction have completed preparation for building. This included installing culverts to manage stormwater and earthworks to level the site.

Building of the homes is now starting. Gisborne Construction are mindful of the impact building has on neighbours and will ensure that any disruption from construction work - such as noise or dust - are kept to a minimum.

Site preparation	completed
Start construction	From August 2022
Finish construction	Mid 2024

## Who will live in the new homes?

Kāinga Ora will match these 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. Kāinga Ora work 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.

## Supporting tenants

Kāinga Ora always helps new tenants settle into their new home and community. A key focus is to ensure that tenants understand their responsibilities and that includes being good neighbours and connecting with their communities. Kāinga Ora is looking at new ways of supporting tenants and helping them connect to support services when and if they need it.

## Steele Road

Kāinga Ora has confirmed an agreement with Kin Developments to purchase four homes they are building in Steele Road. When the homes are completed, Kāinga Ora will take ownership and the Ministry of Housing and Urban Development will use the homes for transitional housing. The project will result in warm, dry homes for four whānau in need of supported housing.

## What will be built?

Over the next 12 months, KIN Developments and Te Pae Hakari will build four two-level duplex homes in Steele Road.



Above is a picture of what the new homes will look like.

## Preparation for building is underway

Site preparation	in progress
Start construction	From April 2023
Finish construction	Late 2023

Note this development is waiting for resource consent.

## Who will live in the new homes?

The homes will be used to get whānau out of emergency accommodation and into a warm, dry, safe home. Transitional housing provides whānau in urgent need of housing with a place to live while they receive wraparound support services and are helped to find a more permanent place to live.

The homes will be leased by an agency who will provide support services to ensure families living there are looked after. The support agency will be a point of contact for neighbours and the community.

## Other public homes in Steele Road

- Kāinga Ora has purchased an existing four-bedroom home in Steele Road which will be used for transitional housing.
- A proposed development of approximately 14 homes is being considered. If progressed it would likely be a mix of 3-bedroom homes and 2-bedroom homes.

## Coldstream Road and Newton Street

Kāinga Ora has confirmed an agreement with Iconiq Group to purchase two homes they are building in Coldstream Road. When the homes are completed, Kāinga Ora will take ownership and the Ministry of Housing and Urban Development will use the homes for transitional housing. The project will result in warm, dry homes for two whānau most in need of supported housing.

These two 3-bedroom homes are nearly complete, and whanau will move in over the next couple of months.

## Other public homes in Coldstream Road and Newton Street

- Kāinga Ora is looking to redevelop existing public housing sites in Coldstream Road. Plans for these developments are at an early stage. It is proposed that two sites would be redeveloped. Two existing homes that are in poor condition and sited on large sections would be removed or deconstructed. They would be replaced with six new, warm dry homes for whānau.
- In Newton Street two duplex homes may be built behind an existing home (infill).

## Keeping disruption to a minimum

Site and traffic management plans will be in place for these developments. These provide rules and guidelines for what happens during construction.

The plans 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, building activity is expected to take place between 7am and 6pm Monday to Friday and 8am to 5pm on Saturdays, but not on Sundays and public holidays.



## Questions?

Come and find out more about what is planned:

**When: Wednesday 31 August**

**Time: 4pm**

**Where: Tamarau Community Church, corner  
Steele and Matthews Road.**

Nau mai, haere mai, all welcome

If you have any further questions, please contact:

### Theo Akroyd

Kāinga Ora

Senior Stakeholder Relationships Manager

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For questions about construction in  
Worsley Street contact:

### Kelly Allan

Gisborne Construction

**Email:**

**kelly@hbconstruction.co.nz**

For questions about construction in  
Steele Road contact:

### Alex Hawea

Kin Developments

**Email:**

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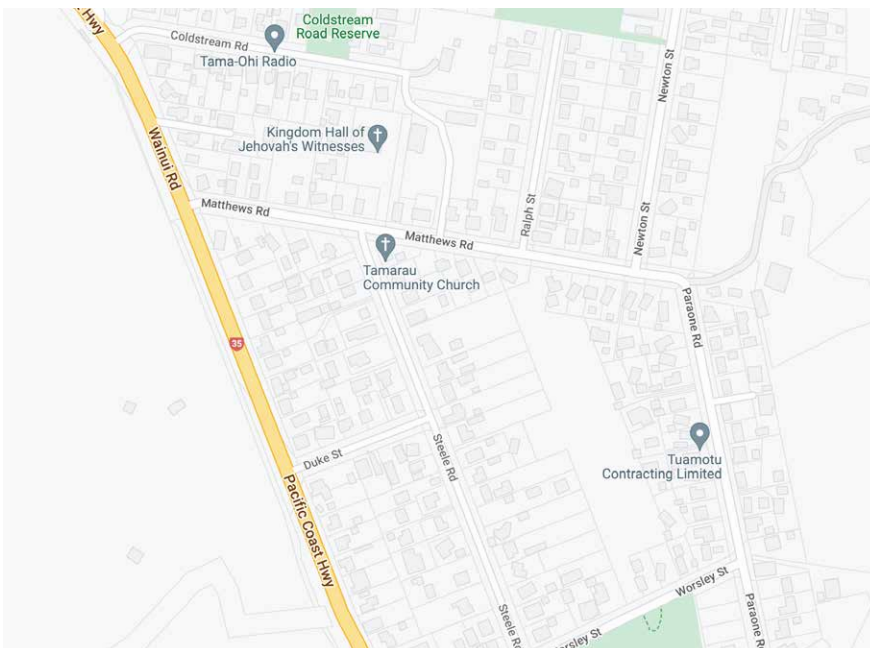
For questions about construction in  
Coldstream Road contact:

### Nathan Te Miha

Iconiq Construction

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*Kanohi ki te kanohi, pokohiwi ki te pokohiwi, ka ora ai te iwi.  
Through working together, the people will flourish.*

