

5 February 2021

Privacy



Thank you for your email of 14 January 2021 to Kāinga Ora – Homes and Communities requesting the following information under the Official Information Act 1982:

My client is interested in finding out as much information as possible on Housing NZ developments planned for Gisborne, particularly for Dennis St.

In Gisborne, Kāinga Ora has delivered 19 new homes since October 2019. There are currently 22 homes under construction that we expect to be completed between June and December 2021. An additional 45 homes are in the design phase.

The site at 9 Dennis Street will include two four-bedroom units in a duplex. Each unit will have two car parks and a private, fully fenced outdoor space. We expect this to be completed by mid-2021.

Regarding this site, these homes were approved through the resource consent process by Gisborne District Council without any changes, and Kāinga Ora has recently engaged with neighbours about some aspects of these new family homes. These aspects have included:

- Privacy – where we have explained our ways of ensuring privacy through specifically placed trees, bushes, and window treatments. Further considerations to section boundaries and plantings are being looked into by a landscape designer.
- Design factors – we have taken into account the sun and shade modelling as we do with all builds, and as required as part of the Resource Consent process.
- Road safety – this was raised around the safety of our tenants and the private owners in the area due to an increase of cars, and the potential of kids playing on/around the roads. As part of our design for our properties, we provide a fenced play area for children that is separated from the driveway and locate play areas so they are visible and directly accessible from the main living areas.

Due to the timing, and small size of this development, and the fact our Stakeholder Engagement team had not been formed for the region, engagement had not been undertaken by Kāinga Ora prior to resource consent. We are working with the neighbours now on how we can make sure these much needed homes work well for the people who will live in them, and the community.

Yours sincerely



Rachel Kelly
Manager Government Relations