

# Wood Street Development Update

JANUARY 2020



We're committed to keeping the community informed about the Wood Street housing development, and here's the latest update on the planning for the site.

We've been receiving feedback on the plans and we'd like to thank everyone who has taken the time to share their thoughts, particularly following our community information session last month.

Based on that feedback, we have been working on altering the development plans at Wood Street, and we want to share the progress on this.

This update provides an overview of:

1. some key information about the development, based on some common questions we have received
2. main changes we have made to the development, based on your feedback.

We'll keep the community updated as plans progress, and we will also look to hold another community session in February 2020.

## Key points about Wood Street Development

- There will be 24/7 on-site support at Wood Street. The housing will be managed by a contracted provider who will be responsible for making sure families living there are looked after and receive the support they need, when they need it. In addition we will also work with the provider to look at other contact options, such as an 0800 number available 24/7. This means residents and the community will have someone to talk to any time if needed. To ensure the appropriate support is available to families, we'll work closely with the provider to regularly review those services and the level of help needed.
- The people living in the homes will mainly be families from the area who are in urgent need of somewhere warm, dry and safe to stay. They'll be referred by the Ministry of Social Development and selected by the service provider who manages the site, and helps them find a permanent home. This could include public (state) housing or private rental.
- The service provider has not yet been selected, but there is a process the Ministry of Housing and Urban Development use for selecting a provider. This selection includes evaluating the provider's capability, connection with



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## Questions?

If you have any further questions or, feedback about the proposed development please contact:

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the community, as well as their ability to provide the tenancy management and support services specific to the Wood Street development.

- We are continuing to engage with local health services, Wainuiomata Primary School and other social services so they can start to plan for what may be required by the residents of Wood Street. We'll continue to talk with these groups.

## Main feedback and changes to Wood Street plans

Below is some of the key feedback we have received from the community which has helped us change some of the plans for Wood Street.

Feedback from the community	Changes made to plans for Wood Street Development
<b>Number of units on the land</b>	We are going to reduce the number of homes on the development from 44 to 35.
<b>Larger family homes to better fit the needs of potential tenants</b>	We have decreased the number of two-bedroom homes and increased the three-bedroom homes. We have also introduced 4 four-bedroom homes into the overall plan for larger families.
<b>More greenspace</b>	Given the reduction of the number of homes there will be more greenspace within the site.
<b>Community room design</b>	To futureproof the community space and enable additional capacity to cater for the wider community, we have agreed to amend the internal layout.
<b>Increase fruit trees</b>	We will include more fruit trees into the landscaping design.
<b>Community gardens</b>	We will include a space for community gardens and seek your ideas on how this should look.
<b>Dust and noise for the playcentre during construction</b>	We will ensure an initial meeting with our build partner and the playcentre takes place prior to the start of construction, to reduce dust and noise as much as possible.
<b>Colour palettes on homes</b>	Neutral colours will be used as we agree with feedback they will be a better fit with the current look of the neighbourhood and area.
<b>Inviting atmosphere into site for wider community to utilise new facilities</b>	This has been a priority throughout the planning but we will re-emphasise this principle for the design changes.

Again, thank you for taking the time to share your thoughts. Community feedback has been very helpful for shaping the development. We will keep you updated as plans progress, and work with you on how we can make sure the development works well for the residents living in the proposed new homes at Wood Street, and the wider community.

We are aiming to lodge Resource Consent in February. This will include the changes that we're making based on your feedback.



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