

New homes proposed for Mangapapa



Kia ora neighbour,

To meet the urgent need for more housing, Kāinga Ora – Homes and Communities is planning to build much needed new homes in Mangapapa.

These housing developments will get more whānau out of unsuitable accommodation and into a healthy place to call home. The new, low maintenance homes would be fully insulated, with carpets, curtains and double glazing. They will be a mix of two to four bedroom homes.

Each home will have an easy to maintain, landscaped and fenced private section with garden. All homes will have allocated off-street parking, with generally two spaces each for the larger homes and one space each for the smaller homes.

Kāinga Ora is interested in feedback on early proposals to build at the following addresses:

- **15 Winter Street**
- **21 Valley Road**
- **22 & 24 Valley Road**

What is being proposed?

15 Winter Street (3 homes)

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

21 Valley Road (3 homes)

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

22–24 Valley Road (3 homes)

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

Questions, suggestions?

If you have any questions or suggestions, please contact:

Theo Akroyd

Kāinga Ora
Gisborne Community
Engagement Team

Phone: **021 465 495**

theo.akroyd@kaingaora.govt.nz

Or come along to:

Drop-in session

Tuesday 15 August 2023

Anytime between 4pm and 6pm

Kāinga Ora – Homes
and Communities Office
74 Grey Street, Gisborne

Please share your feedback by
noon, Friday 18 August 2023



www.kaingaora.govt.nz



An early yield plan for 15 Winter Street is shared above. Yield plans and proposed typologies are subject to refinement or redesign. Plans have not been lodged with Council for resource consent.

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. 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. Consideration will also be given to whānau who have an existing connection to Mangapapa.

Supporting customers

Kāinga Ora always helps our customers settle into their new home and community. A key focus is to ensure that a customer understands their responsibilities. That includes being a good neighbour and member of the community. New ways of supporting customers and helping them connect to support services when they need it, have recently been put in place.

Keeping disruption to a minimum

Site, noise and traffic management plans are to be put in place for each of these developments. These will provide rules and guidelines about 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 construction begins, we expect building activity to take place between 7am and 6pm Monday to Friday and 8am to 5pm on Saturdays, but not on Sundays and public holidays.