

## Proposed development at Gladstone Road

### Engagement Summary

To help meet the high demand for housing in Gisborne, Kāinga Ora – Homes and Communities is looking at building 22 new homes on the vacant Crown-owned land in Gladstone Road.

This development will provide modern, high-quality and healthy homes to those in need. “The proposed development plans look to provide two, three, four and six-bedroom family homes, which will be a mix of one and two-storey homes and one three-level building”

Typologies:

- 12 two-bedroom
- 6 three-bedroom
- 3 four-bedroom and
- 1 six-bedroom home

In late 2020, we shared our concept designs with you to get feedback on what was proposed. We have continued our community engagement through January and early February.

We genuinely sought your feedback and received a range of views about the proposed development. Over our 10-week engagement period we connected with you through factsheets and updates, online webpages, emails, pop-ups, community drop-in sessions and 1:1 meetings with neighbours and stakeholders.

Following this engagement, have updated the design with this feedback and into the proposed plans for the development that will be submitted to Gisborne District Council for resource consent.

#### What we did

- Briefed Gisborne District Council
- Held two community drop-in sessions
- Held “pop-up stalls” in different locations including the Library and Farmer’s Market
- Held meetings with neighbours and stakeholders, including the local school, and businesses
- Sent fact sheets to neighbours, business, stakeholders and local officials.
- Shared information with local media
- Updated our website and social media
- Established an email database for updates

#### What we heard and what’s changing

A key theme we heard from you was questions and concerns around **the height and density**. To help meet the need for housing in the area we are maintaining the proposed mix of heights of homes in the development of one and two story homes, and one three-storey

building in our resource consent application. We have a range of mitigations and considerations in place to help ensure privacy and lessen the impact on neighbours, including:

- **Noise reduction:** All of the external fences will have solid timber acoustic fencing to help reduce noise. This is above the recommendations from our acoustic specialist.
- **Increased privacy:** Ensuring privacy and safety for our tenants and neighbours is a key focus of our design process, with planting and privacy screens providing an extra level of privacy.  
Site specific planting will be provided on our sections to increase privacy and screening for neighbours and our tenants, and we would be happy to discuss additional planting on the neighbours' side of the fence also. Planting will include specimen trees and native plants in keeping with the local environment.  
Additional privacy screens have been added to the eastern balconies of the three-storey walk ups to reduce visibility from and to the balconies in the three story building.
- **Reducing impact of shade:** We have completed shade modelling, which is a requirement for Resource Consent, and this shows the development meets requirements and is within the allowable shade limits and will not be a significant impact of reducing sun for surrounding buildings.

Other key themes and mitigations include:

- **Tenant support:** all our tenants have a tenancy manager who supports them and regularly visits, and we are looking at new ways of supporting our customers. To help with this support, we are investigating having a tenant shared space on the ground floor of the three-storey building, which would be managed by Kāinga Ora.
- **Upkeep and maintenance:** These modern, warm and low-maintenance homes would be fully insulated, with double glazing, carpets and curtains, and be built to a higher spec than required under NZ building standards. We ensure our properties are well maintained, with public areas of the complex looked after by our contractors.
- **Traffic management:** As part of the resource consent application, we commissioned a Traffic Impact Assessment report. This found that the road network around the proposed development has capacity to accommodate additional vehicles, including over 30 parking spaces. Broad shared paths will connect to the existing pedestrian and cycling network.

## Next steps

We are lodging the proposed plans for Resource Consent, and subject to plans being approved, we are aiming for work to start on the new homes around the middle of this year.

We're committed to keeping you updated with progress, and we encourage you to sign up for updates by emailing me, or get in touch any time if you have questions about the proposed development

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