

# Update on proposed development at Gladstone Road

MARCH 2021



Artist's impression of how the new modern, high quality homes and green spaces will look

**To help meet the high demand for housing in Gisborne, Kāinga Ora – Homes and Communities is looking at building 22 new homes on Crown-owned land at Gladstone Rd. 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, across a mix of one and two-storey homes and one three-level building.**

## What's been happening

Late last year 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.

Since then we have been considering this feedback and questions raised by stakeholders and the community. This has helped us refine our designs both to ensure we meet the pressing need for more housing in Gisborne, while building homes which fit in with the neighbourhood.

## We've made some changes

Following this engagement, we wanted to share some information on the changes we have made based on your feedback. We have updated our proposed design for the development, and are submitting this for resource consent.

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:



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Homes and Communities

## Next steps and more information

We are lodging these new plans for resource consent with Gisborne District Council. Subject to plans being approved, we are aiming for work to start on the new homes around the middle of this year. We are committed to continuing to keep the community updated with progress, and if you haven't already, encourage you to sign up for email updates by emailing [Dale.Grant@Kaingaora.govt.nz](mailto:Dale.Grant@Kaingaora.govt.nz).

For more information about the new plans along with an engagement summary, please visit

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

## Questions?

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

**Dale Grant**

Stakeholder Relationship  
Manager

**Phone: 0800 801 601**  
(please ask to be transferred)

**Email:**  
[Dale.Grant@kaingaora.govt.nz](mailto:Dale.Grant@kaingaora.govt.nz)



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- **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-storey 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 have a significant impact on 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.



Artist's impression of the privacy screens on the three-storey building to reduce visibility from and to balconies

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