

3 July 2020

Tēnā koe,

### **Wood Street development update**

We're getting in touch to provide an update on plans for the proposed housing development at 56 Wood Street, Wainuiomata.

Based on community feedback we have received, we are continuing to work through the option to purchase the land, and deliver a mixed model of permanent public housing and transitional housing. Purchasing the land will allow us to deliver permanent public housing, with some of the homes to be used to meet current urgent demand for transitional housing. As part of the purchasing process we have been working closely with local stakeholders and iwi to ensure the best outcome for the community and meeting urgent housing need in the area.

### **Use of the homes**

We will aim to deliver around 30-35 family homes at 56 Wood Street. These homes will be built as permanent public housing and we will look initially to use around half the homes for transitional housing. As public housing demand changes, more of these homes may be used in the future for permanent public housing.

The homes used for transitional housing will be managed by a contracted housing and support provider. They will provide support services to the people and whānau living here while they are helped to find a more permanent place to live.

These homes will be delivered to meet the urgent need for public housing in the area, and we aren't looking to deliver market or affordable homes in our plans for this development.

### **Revising the plans**

From November 2019 we undertook an initial, and widespread, round of community and stakeholder engagement. We have reviewed our original plan for the site which was to lease the land and deliver around 44 homes that could be relocated in the future to meet changing demand and need for public housing.

As a result of the feedback received we have made significant changes to our proposed plans, including:

- Changing the site from 100 percent transitional housing to a mix of permanent public housing and transitional housing.
- Reducing the number of homes and changing the typology of the homes to better suit families.
- Adding more green space.

We want to thank you for your patience as we work through these options. Purchasing the land so we can deliver permanent public housing, which can also be used for transitional housing, is taking time to work through as it involves a more complex process than the original proposed plan of leasing the site and delivering homes that could be relocated at a later date. It has, and will continue to take us time to work through this process to ensure we have the best outcome for the people and whānau in urgent need of somewhere to stay, and the community.

We will keep you updated as plans progress, and we will share the revised plans ahead of lodging Resource Consent.

If you have any questions, feedback, or would like to know more about the proposed development please contact me at [renee.regal@kaingaora.govt.nz](mailto:renee.regal@kaingaora.govt.nz).

Nāku noa,

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