

An update about 45 Opal Drive

Factsheet: Key themes from the community

AUGUST 2017



This factsheet provides information in response to questions about the 19 transitional houses coming to 45 Opal Drive, Papamoa.

We have categorised these questions into four themes as follows:

- Quality, density and maintenance of the homes
- Traffic and pedestrian safety
- Management of the homes and tenancies
- Local schools

Our priority as we go about constructing these new homes is to provide as much information as possible. The homes, and the tenancies of the people living in them, will be well managed.

Quality, density and maintenance of homes

Quality of homes

The homes will be warm, dry, and built to New Zealand building and design standards. They will be the same quality as you would expect of other affordable housing developments, with insulation and double-glazing. The site will be landscaped and include outdoor spaces and gardens.

Density of homes and privacy

The number of homes is in line with Tauranga City Council planning rules, and the homes have been positioned to maximise privacy between each home and with neighbours. We will be working with neighbours surrounding the site to discuss boundary treatment options, including fencing and landscaping.

Maintenance of homes

As the owner of the homes, Housing New Zealand will manage maintenance and repairs in the same way as any property owner. The provider managing the site will also receive funding for the day to day upkeep of the homes and grounds.

Traffic and pedestrian safety

Traffic safety for the community

There will no longer be driveways connected with Doncaster Drive (see image overleaf). These driveways have been removed from the original plans and access will now be via the driveways planned for Opal Drive, with turning bays now incorporated within the complex.





Traffic safety for tenants

We have worked closely with a professional traffic consultant. As a result, we have allowed for separate footpaths and fenced-off green areas within the complex so that people won't need to walk on driveways.

Management of the homes and tenancies

Who will live in the homes

The people living in the homes will be local families, who will be assessed and interviewed by both Ministry of Social Development and the provider for suitability and fit with the neighbourhood before being accepted. We understand how important it is to ensure we are careful and considered in the placement of people into these houses.

How their tenancies will be managed

The development will be well managed. Tenants will need to sign a tenancy agreement with rules around noise, visitors and ensuring they are respectful of neighbours. The community has also expressed concern about security. As a result of that feedback, we can confirm there will be on-site management of the site 24 hours a day, seven days a week. This will give neighbours a central contact person for any questions.

Local schools and early childhood centres

We have made contact with local schools, early childhood centres and the Ministry of Education to discuss the proposal.

Because most families living at the complex will already be living in the area, it's likely their children will be able to continue attending the school or childcare centre they already attend. The provider will work closely with families to ensure that there is no or minimal disruption to children's schooling, or to local schools and early childhood centres.

Summary

These new homes are very much needed for local people in urgent need of somewhere to stay. This development will go a long way toward helping people in their time of need.

Our experience with similar developments in other parts of New Zealand is that the families living in these homes are happy to have somewhere warm, dry and secure to live. These are families who want to live quietly and safely while they're helped to find more permanent accommodation.

We will stay in touch with the community throughout the construction process, and as tenants move in.

