

Kainga Ora Meeting with Beach Haven/Birkdale Community on 2nd March 2020 – Venue - Beach Haven Community House

Kainga Ora represented by Marion Humphries – Key Stakeholder relationship manager and Gary Locker (title not confirmed)

Minute Taker – Carla van Walen

Community Question	Answer	Action
Power point presentation		Kainga Ora to send to Carla to have available for community members via facebook
Shanan Halbert stepped in as Chair of the Birkdale Beach Haven Community Project Board to facilitate this meeting to ensure that the group was working together and each member of the community could have an equal opportunity to have their say.		
Community members commenting on the effect that Hayman has had – 4 private houses on the market. Looking at a loss of around \$100k if they sell now.	Kainga Ora said that it is a fact the developments do not devalue property's.	
Question asked if Fairclough was on the radar for development.	NO	
What is the policy around tenancy?	Kainga Ora said that this is the process of being written.	
Where is the inclusion of the community involvement in the process?	Kainga Ora informed that there was a meeting last April	

<p>Owners of 171 Beach Haven Road said that the information that they were given about the Beach Haven Road development is nothing like what there is now. Also that this house has lost a large amount of light. For first homebuyers they put everything into this house and now they have reduced natural light and a 3-story block 1 meter from their house.</p>	<p>Kainga Ora to talk directly to the effected family after the public meeting.</p>	<p>Lauren Davis to send this information to Carla .</p>
<p>All information received by community members have received is telling them what is happening.</p>	<p>Kainga Ora – It's too late to make changes</p>	
<p>Beach Haven Road development – Is there a green space? Area for gardens? How much sun do the houses get?</p>	<p>Kainga Ora said that they are looking at a space to create a green space. It has been developed by designers who understand building around the sun.</p>	<p>Kainga Ora to provide update on this. Marion to send planting plan to Carla and mariaassumpta@xtra.co.nz</p>
<p>Parking for Beach Haven Road 2 bedroom – 1 car park 2+ bedroom – 2 carparks How do you manage the amount of cars?</p>	<p>Kainga Ora said that they were comfortable with the process they have been through to research how many cars on average each family has.</p>	
<p>3 levels with steps only – members concerned about accessibility</p>	<p>All ground level houses will be given to those who require accessibility.</p>	
<p>Questioners asked why the developments could not have been lower levels on the outside and increasing on the inside.</p>	<p>Designers have been involved from the beginning and have taken all elements into consideration.</p>	
<p>What is the timeline for the BH Road development?</p>	<p>12 months</p>	
<p>What happens if the government's policies change?</p>	<p>It will help to make the model more sustainable.</p>	
<p>What studies have been done on Health and school services?</p>	<p>Schools – Marion has been working through Jill Nerheny and the school clusters – 1 x meeting April 2019 with schools' leaders.</p>	

Where does the ministry of education sit within these developments? 3 principals of local schools were at the meeting and have had 1 meeting with no further communication about the impact of the developments.	Kainga Ora has been communicating with the Mistryry of Education.	
Schools are already bulging with no communication about growth	Kainga Ora communicates with the ministry of education and are surprised that there has been no action	
Transparency, inclusion, disjointed the process is broken.		
BH Kindergarten is 2 meters away from the development with no communication. It is going to cost them at least \$30k to build a structure to give the Tamariki there the privacy they deserve. Can you tell us what space will be looking directly into the kindergarten?	NO. They do not know the floor plans.	Kainga Ora to send floor plan of BH Road development
How do you enforce the number of people living in these houses Currently there are 8-9 people living in a 2 bedroom and another home has 6 people in a 2 bedroom. How will Kainga Ora enforce the number of people in the houses?	Kainga Ora – There are 2 inspection visits a year.	
Crime rate - Questions emailed directly to Kainga Ora - Community member called the call centre, as she had not received an answer via email.	Kainga Ora – They will ensure that there is sufficient lighting.	
What sort of analysis have you done on crime-	Kainga Ora – Currently looking at the tenancy management agreement No tenants are police vetted	
What Social Services will be available for tenants?	Intensive tenancy management team will support any family that has been identified as at need.	
5 level apartments – How will people cope?	Ground level houses available	
Will there be common rooms?	Kainga Ora – To see if this is an option.	

Have you considered having onsite managers?	Kainga Ora is looking at having tenancy managers based at the one bedroom complex on Kaipatiki Road	
Are any of the homes going to be private public mix?	All of the developments in Birkdale and Beach Haven will be state housing.	
Community members voiced their concerns about the unitary plan -Wellbeing -Environment -Livability How does this development get this far down the track with staff not knowing the floorplan?	Kainga Ora said that this is not their role it sits with the design team. This is a public document and they are happy to share	Email Carla floor plans
John Gillion – Chair of the Kaipatiki Local board Resolution passed in December to consider a site on Lancaster to be made into a green space.	Kainga Ora not familiar with the site but will look into and respond.	Kainga Ora not familiar with the site but will look into and respond.
Community member has heard from a builder that there are concrete safe rooms being built for property managers?	Kainga Ora has not heard of this but said that the property manager houses are normally on a corner site and are fully visible to protect their safety.	
Has any consultation been done with power, phone and water providers to ensure they can keep up with the increased need.	Kainga Ora work with Water Care when they do the development. If required the resources consent process would tell them.	

<p>Can the contractors keep the areas tidy? Please out street name back up</p> <p>Community says 6pm is too late</p> <p>Can you clear up the dirt all over the roads</p>	<p>Time of work is 7.30am -6.00pm Monday – Saturday</p> <p>Kainga Ora stated that if there are concerns like this to call and let them know.</p>	
<p>What do the tenancy agreements look like?</p>	<p>Currently under framework.</p>	<p>Report back</p>
<p>Concerns around Mixed races and gangs in close proximity.</p>	<p>Kainga Ora have a tenancy vetting policy.</p>	
<p>Would Kainga Ora consider a good behavior bond? Do you have a practical way to deal with this?</p>	<p>Tenancy manger</p>	
<p>As Kainga Ora said that the artist impression is not final then could Kainga Ora work with the community to feed into the final color scheme partially with the beach Haven Road development?</p>	<p>No answer</p>	<p>As Kainga Ora said that the artist impression is not final then could Kainga Ora work with the community to feed into the final color scheme partially with the beach Haven road development?</p>
<p>A member of the community said that if we welcome the new tenants to the community with open arms then they would be more respectful of the area.</p>		
<p>Rubbish</p>	<p>Contract with waste Management</p>	
<p>Supporting people with disabilities</p>	<p>Kainga Ora ensures that 15% of new builds are fully accessible – ground floor living. Kainga Ora has recently launched a new accessibility policy.</p>	

Community members asked Kainga Ora for more consults and to come back in one month for further discussions – To answer the above questions in a larger venue more appropriate for the audience size.		Kainga Ora to confirm a date ASAP for a follow up meeting.
Kainga Ora thanked those who attended.		