

Re-housing Activity

The proposed plan presents an opportunity to consider some specific purposed built homes for pensioner or disabled tenants. We are constantly faced with a challenge to find suitable homes to decant tenants with special needs, mobility issues or elderly. The location of this site will attract this group of people due to its location, flat contour, closer to shops and amenities. A mixed typology with some family homes enhance better community vibrant and cohesion.

Portfolio / Market Insight

Site Typology Requirements

Bedrooms	Typology	Units	Car parks	Mix (%)	Special Provisions
2	Walkup	37*	1	100%	Full universal design for ground floor apartments if possible
Total		37	37		

*One 2 bedroom apartment to be converted to a multifunction room resulting in a remainder of 37 units.

Location and Demand

Kāinga Ora currently does not have a large presence within the Silverdale and Millwater areas. Our current holdings are 18 properties in central Silverdale providing three and four bedroom accommodation.

Current MSD demand data shows 104 applicants on the waitlist for 2 bedroom homes in this postcode. This development will help to assist with the MSD waitlist and may also help with internal transfers due to redevelopment activity on the North Shore.

The site is well located with easy access to all amenities including schools, shops, reserves and childcare facilities. It is well connected to public transport with the Hibiscus Coast Station Park and Ride approximately 4kms away. There are also growing employment options within the Silverdale area.

Targeted Cohort

P & H identify this site being most suitable for small families.

Relevant Tenancy or Neighbourhood Issues

Proactive Tenancy Management will be implemented and site specific rules as required will be attached to the Tenancy Agreement to set behavioural and site expectations. However, if issues were to arise, the anti-social behaviour policy (ASB) is designed to mitigate this behaviour along with any illegal activity.

Design Requirements

Additional design requirement <u>not</u> included in Kāinga Ora Housing Standard (link)	Description
Design	P & H have concerns with the approved Resource Consent as there are a number of areas where the design doesn't align to Kāinga Ora's Housing Standard: Design M - 255. An area of particular concern is the parking area and inadequate vehicle manoeuvring. P & H would look to house small families in these homes and have real concerns regarding the risk of cars reversing over pedestrian pathways. Pedestrian safety is paramount especially as children would be housed here. In addition, bedroom sizes would need to meet the minimum design standards and our customers would need sufficient internal storage, adequate laundry spaces and clotheslines. As it stands, the 3 bedroom apartments do not meet the minimum bedroom dimensions therefore will need to be utilised as a 2 bedroom + study. Therefore all of the homes on this site will provide 2 bedroom accommodation.

	<p>Given our commitment to providing homes that are more liveable for the entire population, providing accessible homes which meet full universal design standards would be beneficial in meeting current and future demand. P & H strongly advocate for providing accessible homes on this site if possible.</p> <p>P & H support the delivery of 2 bedroom homes in this location however we strongly advocate for a full review of the Building Consent and if required, a revised Resource Consent to ensure the proposal delivers homes that align to Kāinga Ora's standards. This would also provide an opportunity to better design/incorporate community spaces within the development. We would also like to review the revised plans to ensure these meet our customer's needs.</p>
Other	Full universal design to be utilised where possible for ground floor apartments.

Community Development

Communal Space Requirements

Community Space	Recommendation <Y/N>	Specifications
Multi-Functional Room	Y	One of the 2 bedroom ground floor units to be used as a community room
Social Lobby Space	N	
Communal Drying Room	Y	
Outdoor Child Active Space	N	
Outdoor Recreational Space	N	
Meeting/ Consultation Room	N	
Satellite Office	N	
Security/ Concierge Room	N	
Agreement of above with:	Name	Agree with above
Regional Portfolio Manager	Sandra Bond	<input checked="" type="checkbox"/>
Regional Manager	Taina Jones	<input checked="" type="checkbox"/>
National Community Development Manager	John Coffey	<input checked="" type="checkbox"/>
Engagement Manager	Iain Butler	<input checked="" type="checkbox"/>
Development Strategist Manager	Adrian Low	<input checked="" type="checkbox"/>
Requirements undefined	Comment	
Reassessment needed	Exact typology is not yet defined	<input type="checkbox"/>

Community Development Approach

	Comment
Role Community Development will play in the operating the space.	<p>We are happy with the conclusions reached in the Spaces Tool and welcome additional homes and the communal room in this area which are needed. The park nearby will be a great asset for the children in these homes.</p> <p>We have no objections to the conclusions reached.</p> <p>There is a community space planned for the site that will serve these new properties. The Community Development team will need to be including in the early discussions around this communal space regarding the design, location and operation. We will work closely with residents and People and Homes to implement this. The communal spaces will be a key part of the community development approach to ensure our tenants feel a sense of ownership, have a voice and influence in the community.</p>
Wider community development approach with tenants.	<p>We have a community development programme so that our developments have a positive impact on the community and our tenants. \$1,000 per unit is normally allocated for Community Development within the Development Managers feasibility. We will work with our tenants and communities to identify which areas will be important for this scheme. The community development approach is a long term strategy that will continue after the redevelopment project is finished to yield continuing positive social change within each community.</p> <p>We will undertake a tenant survey once tenants have settled in to their new homes. The purpose of the survey is to collect feedback from each household to understand how the design meets their needs and opportunities for shaping the community going forward. The survey will also be a baseline for measuring change at a later date.</p>

Stakeholder Context

Date Comms notified of project	30/06/2020
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Previous Stakeholder Engagement

This is the first development for Kāinga Ora – Homes and Communities in the Millwater area. The Engagement Team (Stakeholder Relationship Manager) will engage with key stakeholders in the Millwater community including Mana Whenua, Auckland City Council Councillors; Local Board, Local MP's Office, neighbourhood community groups, neighbours and will have an ongoing relationship with them. This area is unknown so we are not sure how this development will be received.

Engagement Risks and Mitigation

Early engagement with our strategic stakeholders is imperative to harness support for this development and any future developments. To support the success of this development the engagement approach with stakeholders and community will be proactive, meaningful, open and transparent. Engaging early will help address any issues and ensure a positive and inclusive experience as we progress with our plans.

Generally, our stakeholder's main concerns have been and are not limited to: our tenants; shadowing/shading; blocked views; car parking; increased traffic, build aesthetics; increase to the school roll as well as not enough collaboration or meaningful engagement with the Community and Mana Whenua. Some members of the community may have had a bad experience in the past with Kāinga Ora tenants and are concerned that these same types of issues may arise once tenants move in.

Ongoing concerns are generally managed by the Stakeholder Relationship Manager during the construction process in conjunction with the development team and other parties to resolve issues. The Engagement Team are proactive in informing the community throughout the construction process – this approach can mitigate issues from arising. The community want to feel involved and have their voices heard.

The Engagement Team advocate for the community within the project team and for the project within the community.

Out of Scope