

3 November 2023

s9(2)(a)



Thank you for your email of 5 October 2023 to Kāinga Ora – Homes and Communities, outlining your concerns relating to the redevelopment in Jollie Street in Hokitika. Your questions have been considered under the Official Information Act 1982.

I understand that you sent the same request for information to the Westland District Council, and that the Council will respond to your email as it relates to Council matters, including notifiable issues and consents, and your request for a review.

I have answered your individual questions below.

How are these units suitable for family with long term health conditions or disabilities?

Two of the four homes are single-storey and will be built to Full Universal Design Standards. This means that they can be adapted to be accessible to meet the changing needs of our customers, including those with disabilities. Universal design covers the following broad areas.

- Access: wide paths from car-parking area and street, step-free where possible, or the ability to install a ramp in future.
- Usability: easy to use door and cabinetry handles, bathroom and bedroom on the same entry level as the main living area (or able to be adapted to include these two features at a later stage).
- Safety: slip-resistant flooring in bathrooms and kitchens.
- Adaptability: bathroom size suitable for conversion to be fully accessible if needed in the future.

These and other new homes in the area will help contribute to the Kāinga Ora target of 15 percent of new homes meeting Full Universal Design Standards. In Hokitika, through our redevelopment programme, we are delivering a higher percentage of homes - around 47 percent – to Full Universal Design Standards, which will enable our customers to live safely and with greater independence.

In these Hokitika accommodation plans is there a 3 – 4 bedroom accessible for family, as families with accessibility needs would be a priority for your service?

All the homes at Jollie Street will have two bedrooms. However, there are other homes being built in the area that are larger and appropriate for families.

What consultation if any did Kāinga Ora engage with Hokitika and Te Tai o Poutini region? Did Kāinga Ora engage with West Coast Disability Steering group, Accessible Te Tai Poutini West Coast Strategic Plan or West Coast Housing Forum Te Tai o Poutini?

Consultation is a local government process, and Kāinga Ora consults where the resource consent process requires us to. This is determined by the relevant Council. However, Kāinga Ora undertakes ongoing engagement as part of being connected with and informed about communities in the region. While this regular engagement does not focus on individual redevelopment sites, it informs our planning for the delivery of new state housing. Some of the engagement we undertake is listed below.

- Manager - Community Engagement and Partnerships (MCEP) is a member of the steering group for the West Coast Housing forum. Both the MCEP and Regional Director (RD) attend the West Coast Housing Forum in person.
- MCEP and RD are members of the West Coast Cross Sector Forum
- Manager - Housing Support and Wellbeing and Team Leader Housing Support and Wellbeing, are members of the West Coast Meth Impact Group.
- MCEP is connected with a number of other networks and forums.
- MCEP was involved in establishing The Vine and Kainga Ora is a regular attendee.
- Various Kainga Ora staff have participated in the Takiwā Poutini engagement hui and workshops.
- MCEP is a member of the West Coast Welfare Co-ordination Group.

What risk mitigation actions have been put in place to maintain the quiet enjoyment of the affected parties and communities?

How is a concrete mixer, large trucks and suppliers to access the property safely off a steep 90 degree driveway while on a slope to a hill, blind spots and in 2 way traffic street?

What safe road access can you provide to the affected parties, neighbours, and community at all times?

In compliance with the District Plan requirements and our internal Kāinga Ora Health and Safety requirements, the appointed contractor will be required to provide a traffic management plan prior to any work beginning on site. This will address aspects of the site, including how vehicle access to/from the site is safely managed. Depending on what is required, it might include, for example, a spotter on the street, or temporary traffic management measures. Details will be resolved by the main contractor nearer the time of construction work commencing. The Traffic Management Plan will ensure safe road access for the local community.

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If you have any specific questions, I invite you to submit these to oiarequests@kaingaora.govt.nz.

Please note that Kāinga Ora proactively releases our responses to official information requests where possible. Our response to your request may be published at <https://kaingaora.govt.nz/publications/official-information-requests/> with your personal information removed.

Yours sincerely

A handwritten signature in blue ink that reads "Rachel Kelly". The signature is written in a cursive, flowing style.

Rachel Kelly
Manager Government Relations