

10 July 2023

Halswell Junction Road / Liquidambar Street Development

Engagement Summary

- Following information sessions about the development at 376 Halswell Junction Road in May 2023

Overview

Kāinga Ora delivered two information sessions in Halswell with the purpose of providing information and listening to community feedback about the development of 17 family homes, under construction at 376 Halswell Junction Road/Liquidambar Street. These homes are being built in partnership with a private developer. Kāinga Ora purchased the land in April 2023 when construction was underway, and informed neighbours about this shortly afterwards.

The first session was held between 12pm and 2pm at the Halswell Community Hall on Friday, 26 May and the second session on Monday 29 May 6:30pm – 8:30pm at the Knights Stream School Hall.

The invitations were delivered to around 120 properties nearby. Some 11 people on Friday and 18 people on Monday registered their attendance: some attendees elected not to register. A total of approximately 40 people attended both sessions. In addition to neighbours, local political representatives, school employees and members of the Halswell Residents Association attended.

The drop-in sessions were set up around three themes: development, customer and community. A number of staff attended each session providing information and listening to attendees' ideas.

Following is a summary of feedback and comments from attendees.

Feedback Themes

Development	<p>Parking</p> <ul style="list-style-type: none"> - road width/traffic congestion - cars of future customers and their visitors - access from Halswell Junction Road and Liquidamber Street <p>Two storey homes</p> <ul style="list-style-type: none"> - not in keeping with neighbourhood - neighbours unable to build two storey <p>Disruption</p> <ul style="list-style-type: none"> - contractor disruptions during build - working outside of advertised construction hours - development will get a lot of motorway noise
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	<p>Rubbish collection</p> <ul style="list-style-type: none"> - too many bins will be lining the main street - streets too narrow for trucks <p>Engagement approach</p> <ul style="list-style-type: none"> - too late and website over-promises - people don't like surprises - why can't there be consultation on buy-ins? - "Kāinga Ora should be with and not to the community" <p>Design & quality of houses</p> <ul style="list-style-type: none"> - houses appear warm and dry, great for people to live in <p>Site layout</p> <ul style="list-style-type: none"> - site has two access points, why not all off main road? - fence off the development from Liquidambar Street - concerns about wastewater in the area <p>Features</p> <ul style="list-style-type: none"> - need good lighting and landscaping, such as light bollards and native plants - concerns the flaxes will block the footpath - how many of the homes will be accessible? <p>Maintenance</p> <ul style="list-style-type: none"> - request for Kāinga Ora to keep homes maintained
<p>Customer</p>	<p>Support for customers moving in</p> <ul style="list-style-type: none"> - willingness to support Kāinga Ora customers become part of the community - endorse customer support Kāinga Ora can offer - very multi-cultural community and community welcomes that - "kids so excited about houses, want to play with new children in the area" - when will people move in? - good to see warm, dry homes - good to hear about how customer team works - offers to deliver welcome packs to new Kāinga Ora customers when they move in <p>Concerns and suggestions</p> <ul style="list-style-type: none"> - possible anti-social behaviour - greater number of houses and people - consider existing neighbourhood - see and be realistic about problems

Community	<p>Safety</p> <ul style="list-style-type: none"> - community value safety and security - concerns future Kāinga Ora customers could impact this aspect <p>Values</p> <ul style="list-style-type: none"> - inclusive - community - connected - family - manaakitanga <p>Diversity</p> <ul style="list-style-type: none"> - multicultural community - celebrate this currently <p>Connectedness</p> <ul style="list-style-type: none"> - we know one another - we look out for others, and the children - run community events, BBQs etc - connect customers to local clubs and groups - neighbours help neighbours - form neighbourhood support group <p>Public spaces</p> <ul style="list-style-type: none"> - encourage these to be available for customers' use - make use of local park - bikes are popular - consider shared vegetable garden
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Next steps

Kāinga Ora will:

1. Consider feedback in relation to community development opportunities, including working with neighbours who have offered to support our future customers settle in the area
2. Meet with Christchurch City Council, share the feedback from this engagement and consider potential opportunities, and
3. Arrange an 'open home' once the houses are complete, for neighbours to view the space.