

Community Reference Group – Meeting #02

Date:	Thursday 06/8/21	Time:	6:00pm-7:30pm	Venue:	Massey University Executive suite
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Attendees	Organisation
Jane Black	Chairperson
Toby Burke	Community Member
Karen Smyth	Community Member
Cathie Penetito	Community Member
Peter Cooke	Community Member
Colin Taylor	Community Member
Mary Hutchinson	Community Member
Ben Zolno	Community Member
Jack Wood	Community Member
Steve Cromb	Community Member
Carol Comber	Community Member
Judy Hutt	Community Member
Victor Anderlini	Community Member
Dave Smyth	Community Member
Rua Eagle	Kahungunu Whanau Services
Rayleen Hirini	Kahungunu Whanau Services
Olivia Longe	Wellington City Mission
Maria Millin	Wellington City Mission
Valeria Gibb	Wellington City Mission
Taone O'Regan	DCM
Jody Farmer	Hawkins
Anthony Gaffney	Hawkins
Johnathan Scholes	Kāinga Ora
Colleen McCorkindale	Kāinga Ora
Murray Craig	Kāinga Ora
Marion MacDonald	Kāinga Ora
Josh Clark	Kāinga Ora
Alice Daniel-Kirk	Kāinga Ora
Nick Harrison	Kāinga Ora
Kathy Furfie	Kāinga Ora

Agenda

1.	Welcome and Introductions
2.	Previous minutes and actions
3.	Terms of Reference and Code of conduct
4.	Updates for Rolleston
5.	Updates for Arlington
6.	Discussion on Kāinga Ora new operating model
7.	Any other business
8.	Close

Agenda Items and Minutes

Item	Particulars	Action	By
1	Apologies and introductions		
1.1	Jane welcomed everyone back to the CRG, followed by a round table of introductions. Apologies received from community member Alina Huff.		
1.2	Noted that moving forward, names of community members would be used when recording minutes. Agreed that in order to facilitate this, participants should state their name prior to raising questions or comments.		
1.3	Jane asked for any additional items to be added to other business, Steve raised the topic of 'Partnership' within the wording of the terms of reference. It is agreed to wait to see if this is covered through the agenda items, and if not it will be discussed in other business.		
2	Previous minutes and actions		
2.01	Steve proposed that minutes are circulated to the group prior to being posted as a draft online in order for members to review and raise comments before becoming publicly available. Kāinga Ora agreed.		
2.02	Jane noted that a request had been received to ensure the minutes and agenda are recorded in plain English and to avoid technical jargon that may not be clearly understood. Kāinga Ora agreed.		
2.03	Re: item 6.07 – email distribution list. Josh Clark advised that the email list has been set and will be updated with details of this meetings attendees	AP1	JC
2.04	Re: item 6.10 – Parking at Rolleston. Jody advised that onsite contractors are being continuously reminded of parking requirements. In addition to this Hawkins is encouraging carpooling, with drop offs at the site and then parking further away. The Hargreaves street pedestrian site entrance has also been removed to discourage parking on Hargreaves Street.		
2.05	Jack raised that there was recently parking in front of a 43 Rolleston Street. Jody agreed to look into this.		
2.06	Judy raised that there are issues with debris at the top of Rolleston Street, with trucks from both the Reservoir project and Rolleston using it to turn around, resulting in the spreading of concrete that the Reservoir trucks are dropping. Jody raised that Rolleston trucks should not be using this area to turn around, and to please advise him of any trucks seen doing so.		
2.07	Previous minutes accepted.		
3	Terms of Reference and Code of Conduct		

3.1	Josh Clark reads through the changes that have been made to update the terms of reference.		
3.2	Colleen proposed that an addition be made to reflect (2.01) the agreed emailing out of minutes to community members.	AP2	CM
3.3	Peter noted with thanks the removal of the termination clause		
3.4	<p>Steve raised that the date of the terms of reference will need to be updated. Reiterates that the language of the current terms does not reflect the partnership model, focussing on construction updates and feedback rather than community partnership. Steve quoted the frequently asked questions from the Kāinga Ora website, highlighting the section on partnership.</p> <p>Colleen noted that the CRG and as such the terms of reference were originally designed with a focus on construction. Colleen proposed to leave the discussion on partnership to after the presentation from Kāinga Ora on the new operating model. This is agreed.</p>		
3.5	Noted that it was agreed to remove the code of conduct, including from the website.	AP3	JC
4	Updates for Rolleston		
4.01	Jody Farmer provided an update on the ongoing work for Rolleston. Pouring concrete slabs on site, on the 23 rd of August there will be a structural steel delivery, currently working with the supplier to see if they can unload the steel on site. Ideally looking to close the street for as short a time as possible, and will notify residents when information is confirmed.		
4.02	One slab has been poured, building on the eastern side of the site will be going up soon. Structures going up will mean that there are more personnel on site, likely over 100 staff. As such, the Hargreaves St site entrance has been closed to maintain better control of site access.		
4.03	A notice was previously issued to the community regarding a late concrete delivery, Peter thanked Jody for keeping the community informed. It was noted by the group that no noticeable noise was heard on the night.		
4.04	Hawkins is applying for a resource consent extension of operating hours to allow them to receive concrete deliveries earlier than the currently prescribed hours of 9am – 4pm for heavy vehicles. This is due to the difficulties in the nature of concrete supply, and the time required to pour the full slabs. There are 17 slab pours to come on site, so Hawkins are seeking a general exemption, with notice to be given to the community when the proposed earlier deliveries are to be scheduled.		

4.05	Jack raised that there is an atrium effect on the site that sees noise projected on to the street, specifically noticeable with the use of foul language on site. Jody agreed to raise this on site.		
4.06	Jack asked about the number of first aiders on site, Jody confirmed that there are three. Discussion about an incident involving a neighbour requiring medical attention. Hawkins to follow up.		
4.07	<p>Mary asked how water runoff is being managed with the new earth work and retaining walls on site. Jody stated that the runoff is being directed to and held in the retaining wall itself, which is as designed, where it filters through into the storm water system. The site handled the recent heavy rain fall well, as the ground is quite absorbent and the designed runoff systems were effective.</p> <p>Mary asked a follow up question regarding the drainage and filter socks on the footpaths and surrounding the site. Jody noted that these are regularly inspected and replaced as needed, agreed that after particularly heavy rainfall is a good time to run an inspection to ensure effective draining.</p>		
4.08	<p>Mary asked about waste management practices on site. Jody noted that there are recycling stations set up on site and staff are encouraged to use these. The site is operating to Home Star 6 standards, which have a maximum waste to landfill/square meter component that limits the amount of waste going to landfill significantly.</p> <p>Mary noted that composting option would be a good addition to the site. Josh Clark raised that he will be meeting with Kai-Cycle, and will update Hawkins following that meeting.</p>	AP4	JC
4.09	Peter asked about the security on site given the increase in construction site thefts in the area. Jody noted that Hawkins is aware of this and satisfied with current security, noted that security will increase as the vertical build component begins.		
4.10	Steve asked if there are security cameras facing the street from the site. Jody confirmed there are not, the cameras that are present focus only within the bounds of the site.		
4.11	Colin raised a question on how long the hoardings will be in place. Jody answered that they will be removed to finalise landscaping works, however would have to come back to the group with an actual date. Discussion on the hoardings and decals, feedback noted that community artwork was preferred to marketing decals.		
4.12	Colin asked about the security gate on Hargreaves street, Jody confirmed this has now been permanently locked.		
4.13	Steve requested that photos are made available, and that a monthly photo update be sent out as part of the minutes. Josh Clark agreed to send out some of the time	AP5	JC

	lapse images from the Rolleston site and would work with Hawkins and Kāinga Ora's communication team.		
4.14	Carol raised a question on the cigarette butts on the street. Jody noted that the cigarette bin had been taken, and has now been replaced.		
5	Updates for Arlington		
5.1	<p>Murray Craig gave an update on the Arlington development. Hoardings are now up; the site is now secure. Geotechnical testing is underway so drilling rigs will be seen on site, this is to help inform foundation design. Connection works will commence shortly on Arlington and Hopper street; this will work its way up towards Hankey Street.</p> <p>The next stage of construction will be foundation removal, creation of the haul roads and sediment control ponds, anticipated to take place from late-August. The civils works will take until June 2022.</p> <p>Speaking to the questions raised in the CRG meeting (1/07/21) item 7.7: Murray explained the dust control and debris management plans that are incorporated into the environment management plans submitted and approved as part of Resource consent. Regarding underground streams, the further geotechnical testing will help to locate any further streams to help inform piling decisions, however most streams discovered have been dried up.</p>		
5.2	Cathie thanked McKee Fehl for the notifications and communication so far specifically around the bore holes. Murray noted that these tests are still underway, and is an ongoing process. Cathie requested an invite to the Construction Liaison Group, and for further notifications to be emailed through to the Mt Cook Mobilise email, so they may then be forwarded on to members.	AP6	NH
5.3	<p>Discussion about contamination testing on the Arlington site. Peter asked about the contamination testing and reasoning for further testing. Murray answered that Kāinga Ora had undertaken an Archaeological survey and extensive testing already, however Arlington is a big site so further testing was underway to ensure the site was fully mapped and understood.</p> <p>Jonathan noted that the Arlington site had a history of commercial and industrial usage, so there was an element of unknowns in the ground that needed to be tested.</p> <p>Mary asked if there was any contamination underneath the slabs. Murray answered that this is part of the testing that is now on going.</p>		
5.4	Mary asked if the in street connections work would be commencing at Hopper street. Murray confirmed this, noting that Wellington Water would be working in the area at the same time.		

5.5	Mary queried the sediment control on the site. Murray noted that the plans for sediment control had been submitted to Greater Wellington Regional Council (GWRC) and approved. GWRC would monitor and work with Kāinga Ora to ensure these were maintained.		
5.6	Mary asked if water would be incorporated into the landscaping. Murray answered that the majority of the underground streams discovered through testing had dried out, with most water issues arising from storm water, which would be managed through on site design.		
5.7	Discussion on dust management on the Arlington site. Judy noted that dust from the Water Reservoir build had been an issue, and asked about mitigations for neighbours on the Arlington site. Murray answered that there are a number of dust mitigation requirements outlined in the Environmental Management plan. Mary noted communication with Te Mara residents will be important with respect to drying their laundry. Judy reiterated communication with neighbours will help.		
5.8	Discussion held on how Kāinga Ora are notifying neighbouring apartment blocks with restricted access to mailboxes.		
5.9	<p>Steve asked for additional photos and videos to be posted on the website, and for copies to circulate on his Facebook page.</p> <p>Demolition video has been uploaded here: https://kaingaora.govt.nz/developments-and-programmes/what-were-building/mount-cook-wellington/plans-drawings-and-resources/</p> <p>Steve requested windows in the hoardings, particularly along Hankey street, to allow people to better view the site. Kāinga Ora to discuss with McKee Fehl.</p> <p>Steve noted that skateboarders had been seen on site, using the step up in the hoardings on Hankey street to access the concrete foundations. McKee Fehl are aware of this issue and putting systems in place to manage this effectively.</p>	AP7	MC
6	Discussion on Kāinga Ora new operating model		
6.01	Colleen introduced Kathy Furfie, Operations Manager, and Alice Daniel Kirk Manager Housing Wellbeing Support highlighting the new nature of Alice's role and the new model of engagement.		
6.02	<p>Kathy explained the new operating model for Kāinga Ora with a focus on being Whanau centric. This has seen an increase in Kāinga Ora resource resulting in smaller portfolios for staff, additional team leaders, and the creation of Alice's role. This allows staff to spend more time with customers and better learn from them what services are required.</p> <p>Kathy noted that there will be an office on Arlington Street that will allow staff to be on site and available in Mt Cook. Kāinga Ora will be looking to provide the facilities,</p>		

	but engage the expertise of services like DCM, Wellington City Mission, Kahungunu Whanau Services, all present at the meeting, to provision the support to customers.		
6.03	Jack queried the usage of the phrase customer. Kathy noted that this is part of the change in approach from calling people tenants. Without customers, Kāinga Ora would not exist. This is part of a move away from evicting people, viewing antisocial behaviour as a sign to bring in support services, acknowledging that there may be something going on underneath the surface, and that the service providers are the experts there to help.		
6.04	Jack noted the issues facing the previous Rolleston site in regards to drug distribution, particularly with disturbances occurring outside of staff hours. Kathy highlighted that Kāinga Ora is engaging with Police as a key stakeholder. Addressing discussion around customer and service provider safety, Kathy noted that there has been a change in strategy, with additional consideration given to the placement of each customer. Judy endorsed Jacks comments and added that she thought it was crucial to have a presence at night for the well-being and safety of the customer and the surrounding community.		
6.05	Toby noted that Te Mara has security patrols at night time. Alice acknowledged that each site is unique and has different requirements, and that Kāinga Ora is listening and responding to these.		
6.06	Colin noted that the community will be a great asset in supporting the site, raising that there were examples of the community being the first point of contact on the ground for past incidents with Housing NZ.		
6.07	Discussion on security guards. Taone noted that security guards do ring the police if required, however also record and report daily back to Kāinga Ora on incidents that can be assessed and followed up by service providers. Jack noted that the previous security patrols were predictable so avoidable. Noted that there had previously been a live in manager on site, which he believed worked really well and should be a model considered for these sites.		
6.08	Peter noted that it is good to hear Kāinga Ora is viewing developments through a new lens compared with Housing NZ. Kathy agreed, and noted that she is happy to engage, and it is good to be having these conversations with the community.		
6.09	Steve noted that these are the conversations he would like captured by the addition of partnership to the terms of reference. Colleen agreed to write a clause for review at the next CRG.	AP8	CM
6.10	Introduction to Raelene and Rua from Kahungunu Whanau Services (KWS). Raelene noted that KWS has a strong relationship with Alice, and the actual engagement of the services will be worked out as they get in to the developments. KWS provides a		

	<p>wraparound service, aimed at creating homes, with the understanding that people will treat homes with more respect.</p> <p>Kahungunu Whanau Services website: https://www.nkkp.org.nz/</p>		
6.11	<p>Steve requested a brief rundown be compiled on all the agencies and service providers to better understand who would be working on site. Kathy agreed, adding a request for presentations from service providers. Colleen proposed a presentation per CRG meeting. Judy noted that the CRG is the perfect forum to actually speak with service providers.</p>		
6.12	<p>Jane proposed that Kāinga Ora submit a topic for presentation for the next CRG. Colleen agreed, noting that Kāinga Ora can take the CRG on a journey explaining a number of components whilst the final operating model is in development.</p>	AP9	CM
6.13	<p>Discussion on service providers and coordination. Taone noted that all of the service providers work tightly and coordinate together to dovetail their efforts.</p>		
7	Other Business		
7.1	No other business.		
8	Close		
8.1	<p>Meeting closed at 7.50pm</p> <p>Next meeting set for Thursday 2nd September 2021</p>		