

Friday, 14 May 2021

Dear Neighbour,

### **New housing for the corner of Cranbrook Place and Crossfield Road, Glendowie**

As you know Kāinga Ora has a large number of sites across Auckland like 3-11 Cranbrook Place and 36-40 Crossfield Road where we have old homes sitting on large under-utilised sections. Our intention is to better utilise these sections by building a greater variety of new, warm, dry homes, designed to complement the local environment and meet the needs of today's tenants.

In October 2020 we wrote to you, to let you know we intend to redevelop the land at 3-11 Cranbrook Place and 36-40 Crossfield Road. We also recently hosted a community information session to provide an opportunity for local residents to hear more about our plans. We also committed to keeping you informed on progress and now have another update for you.

Shortly Kāinga Ora will be applying for resource consent for this site which will see eight old and outdated homes, replaced with 40 new homes over two stages. The land is zone Mixed Housing Urban allowing for a higher density of building, and for homes of up to three storeys.

The resource consent application sets out the limits for shading and privacy that our building must adhere to. It is also possible that the application will not be notified and we will continue to keep you informed as the application progresses. The building is designed to enhance the security of the area with units facing the street and common areas kept as open as possible to allow for good visibility.

### **Safety first**

Once resource consent has been granted, the first step in this process will be to safely remove any asbestos from these homes. Like many other homes of the era (and other types of building built pre mid-1980s), these properties do have some low risk asbestos that requires removal before demolition can begin.

Independent tests have confirmed there is no risk to surrounding areas or neighbours. Kāinga Ora has contracted an accredited asbestos-removal company to do this work. They will operate in accordance with the Health and Safety at Work (Asbestos) Regulations 2016, to ensure the safe and efficient removal, transportation and disposal of any material containing asbestos.

### **How long will the work take?**

The removal of any asbestos is likely to take around two weeks. The remainder of the house removal process is then likely to take just over another week. Earthworks and construction of the new homes will follow. We will be in contact again when Recourse Consent has been granted to update you again on when these works are likely to start.

### **Our tenants**

Our tenants come from all walks of life and sign a tenancy agreement which requires that they abide by the Residential Tenancies Act just like any other tenant in a private sector rental. This includes being responsible for the actions and behaviour of all those living at the property and visitors.

Our tenancy managers will visit a property at least twice a year to ensure all is well and will work very closely with tenants to help them sustain their tenancies. Being a good neighbour is an important part of living in any community. We encourage all of our tenants to be good neighbours and look after their homes.

Should you have any other enquiries, please contact me via the contact details below. Our Customer Support Centre also operates from 8am to 6pm Monday to Friday and 24/7 for any urgent calls – simply Freephone 0800 801 601 from your landline or mobile.

Kind regards,

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