

24 May 2023

Dear Neighbour,

### UPDATE ON REDEVELOPMENT PLANS FOR 616-616A MOUNT ALBERT ROAD, ROYAL OAK

Kāinga Ora has previously written to you to let you know that we intend to redevelop the land at 616-616A Mount Albert Road, Royal Oak. Resource Consent for this development was granted by Auckland Council in May 2023. A copy of the landscape plans are enclosed.

As someone who has an interest in this site, we wanted to let you know that work will soon begin.

Our intention is to better utilise large sections of land, currently occupied by a small number of old houses. We will do this by building a greater variety of new, warm and healthy homes, designed to meet the needs of today's tenants.

The redevelopment at this location will see the previous homes replaced with five warm dry, modern homes. The properties will be a mix of duplex and stand-alone homes, which will include:

- 5x three-bedroom homes

#### Safety first

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 may have some low risk asbestos that needs to be removed before demolition can begin. Independent tests have confirmed there is no risk to surrounding areas or neighbours from this.

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 the material containing asbestos.

#### What will be happening?

Once asbestos clearance has been received, the next stages will begin onsite. This will include site clearance, removal of the existing properties, soil remediation and associated civils work i.e. drainage. This work is expected to start in **June 2023** and will take approximately **four months** to complete.

Once civil works are complete, construction work will start. We will send out another update closer to that time.

#### Hours of work

Working hours will take place between 7.30am and 6.00pm from Monday to Saturday. This does not apply to quiet activities, such as site set up or staff meetings, which can occur outside of these hours.

There will be no work on Sundays or public holidays.

For more information on this project and the Auckland Housing Programme, please visit our website at:

<https://kaingaora.govt.nz/developments-and-programmes/what-were-building/public-housing-developments>

If you have any questions or concerns, please get in touch using the contact details below.

Yours sincerely,



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