

28 February 2023

Dear Neighbour,

An update on our plans for Sandringham

As you know, Kāinga Ora - Homes and Communities is redeveloping some of its land in Sandringham. Our initial plans proposed the redevelopment of five sites in this area. Our plans were then reviewed, as a result of concerns about aging underground infrastructure in this area. As a result of this review, two projects were withdrawn and we advised a third project would be reviewed again to test the viability of a smaller number of family homes on the site. This letter is to provide an update on these projects.

24 and 26 Parrish Road

At the time the flooding occurred, excavations for foundations had been completed, but no drainage work had been completed at this site. As the foundation excavation is below the ground level, it created a holding pond for the excess storm water which had dissipated by the next day. Although we are satisfied with how this site performed we have still decided to pause further construction work to allow us to fully assess and further review the performance of our civils design.

What next for this site

You will see contractors continue to make the site safe and secure. This will include completing any footings, some trench work and a general tidy up of the site. Once this work has been finished, the site will be secured. You will not see any contractors back onsite until our reassessment is complete, which may take between three and six months.

39 and 41 Parrish Road

Site clearance had also been completed at the time the flooding occurred. However as there had not yet been any excavation for soakage and storm water civil works, the site retained water. Acoustic blankets enclosing the site also contributed to the retention of water and as a result water at the site took longer to dissipate.

What next for this site

You will see contractors continue to work at this site progressing with excavation and civil works for fencing and drainage. We are excavating and putting down a sub base to have a compact drainage foundation, as well as digging for soakage holes. This will improve drainage at this site.

25, 27, 27A Parrish Road

We had been looking at possible options for the redevelopment of these properties however, they will now also be part of our further review.

Once we have completed these further assessments, we will contact you again with an update.

40 Parrish Road and 52 Gribblehirst Road 40-42 St Albans Avenue

As communicated in late 2022, remediation works will be completed on these properties so that they can be made available for re-tenanting. These works have now commenced and may include noisy activities, such rock scraping as soil is removed. Site contamination clearance will be undertaken in accordance with the Detailed Site Investigation Reports and Kāinga Ora Contaminated Soils Management Plan.

This work is expected to be completed by end March 2023.

If you have any questions or concerns about this or any other Kāinga Ora site, please get in touch using the contact details below.

Kind regards



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