

19 October 2020

Dear Neighbour

### **New housing for 1-57/7 Rowlands Ave and 22-28 Waipuna Road, Mt Wellington**

Kāinga Ora (formerly Housing New Zealand) needs to increase the number of our homes, particularly in Auckland to provide housing for those New Zealanders who need it. We increase our housing stock in a number of ways:

1. Redevelop on our existing land holdings
2. Lease properties from others, or
3. Buy homes on the open market in areas of high demand

With the introduction of the Auckland Unitary Plan and ability to increase housing density in a number of suburbs, Kāinga Ora is developing property in areas of high demand. This includes our land at the above addresses. Our intention is to better utilise land currently occupied by a small number of old houses on large sections. We will do this by building a greater variety of new, warm and healthy homes, designed to complement the local environment and meet the needs of today's tenants.

Over the next few months we will be carrying out feasibility studies at this location to determine how we could better utilise our land under the current zoning.

The land is zoned Terraced Housing and Apartments: This zone provides for urban residential living in the form of terraced housing and apartments of between five and seven storeys.

We have spoken with the tenants who may be directly affected by our plans, and will support them through any redevelopment that may occur.

Once our plans are confirmed, the next step would be to lodge a resource consent application if we are proceeding with redevelopment. I will be back in touch when we have lodged the application and will provide some details about the proposed development then for your information. In the meantime, please contact me if you have any concerns or queries.

For more information on the Auckland Housing Programme, please visit our website at <https://kaingaora.govt.nz/developments-and-programmes/auckland-developments/>

Kind regards

