

27 March 2023

Tēnā koe

Potential Housing Redevelopment: 26 – 30 Balmoral Road and 25 – 27B Townsend Place

Kāinga Ora – Homes and Communities is delivering more public housing across New Zealand to meet rising demand.

We look to increase the number of public homes for families in need in various ways:

- We redevelop our existing properties or
- Lease properties from others through our Home Lease Programme or
- Purchase homes on the open market in areas of high demand

This letter is to let you know we have submitted our plans for **26 – 30 Balmoral Road and 25 – 27B Townsend Place** to the Whangārei District Council for resource consent approval.

The proposed build is what we consider to be a redevelopment. This means the public houses currently located at the site will be removed in order for new homes to be built.

What is planned

A total of 25 residential units;

- Three, three-storey walk-up apartment blocks containing 11 two-bedroom apartments, 6 one bedroom apartments and a multipurpose community room.
- Eight, two storey townhouses. Four homes are detached, and all contain three bedrooms. The other four homes are duplexes, two contain five bedrooms and two contain four bedrooms.
- A communal green space, children's play area, and bike shed
- Dual access with car parking

We will work with the existing customers to ensure they continue to have warm and dry housing. As a person and/or whānau of interest, we wanted to keep you updated on this development.

Should you have any questions, or if you would like to discuss the plans, please feel free to contact me on 021 759 436 or email zephyr.marshall@kaingaora.govt.nz

Ngā mihi



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