

1 December 2022

Dear Neighbour,

New housing for 1a School Road, Morningside

As you know, Kāinga intends to redevelop its land at 1a School Road, Morningside.

Kāinga Ora has a large number of sites where we have old homes sitting on under-utilised large 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.

The land is zoned Residential - Terrace Housing and Apartment: Buildings in this zone provides for urban residential living in the form of terrace housing and apartments. The zone is predominantly located around metropolitan, town and local centres and the public transport network to support the highest levels of intensification.

A resource consent application for this redevelopment has been lodged. We will confirm construction details at a later date.

The proposal involves the development of 41 units in a 4-5 storey apartment building. The site layout is shown in Figure 1 below. Landscaping is proposed throughout the site and will include planting, surface treatments and fencing.

If you have any questions or concerns about any of the Kāinga Ora sites, please get in touch using the details below, and ask to speak to a Stakeholder Relationship Manager in the Central and East Auckland Team.

Kind regards,



Central and East Auckland
Community Engagement and Partnerships
Kāinga Ora - Homes and Communities
Email: centraleastakl.region@kaingaora.govt.nz
Telephone: 0800 801 601

Figure 1:

