

11/7/2023

Owner/Resident
Royal Oak
Auckland 1023

Dear Neighbour,

Update on our plans for redevelopment of 14-18 Raurenga Avenue, Royal Oak

Kāinga Ora wrote in December 2022 to you to let you know that we intend to redevelop the land at 14-18 Raurenga Ave, Royal Oak and to inform that we had lodged application for resource consent. We are now moving to start our demolition of the existing structures on the site.

Our intention is to better utilise land that has been occupied by a small number of older houses on large sections. We will do this by building a greater variety of new, warm, healthy homes, designed to complement the local environment and meet the needs of today's tenants.

The redevelopment at this location will see the previous homes replaced with number warm dry, modern homes.

Our proposal for 14-18 Raurenga Avenue is intended for senior living and involves the development of:

- 24 x one-bedroom units within 2 x three-storey buildings.
- 1 x community room
- Outdoor areas

The site layout is shown in Figure 1 below. Landscaping is proposed throughout the site as seen in Figure 2. The landscaping plans include planting, surface treatments and fencing.

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.

This work will take place in the week commencing 17th July 2023.

How long will the work take?

The next stages will begin onsite from 17th July, starting with site clearance, removal of the existing properties, soil remediation and associated civils work such as the installation of services. This work will take approximately one month. Once complete we will start construction work and setting up ready for the new properties to be delivered. We will send out another update closer to that time.

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>

We are looking forward to seeing the brand new housing that will start taking shape over the coming months.

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

Yours sincerely,

Celia Brandon
Stakeholder Relationship Manager
Kāinga Ora - Homes and Communities
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Figure 1: Site Plan



Figure 2: Landscape Plan

