

29 May 2023

Dear Neighbour,

UPDATE ON THE REDEVELOPMENT OF 14-26 DAVENTRY STREET, WATERVIEW

Kāinga Ora has previously written to you to let you know that we intend to redevelop the land at 14-26 Daventry Street, Waterview. Our intention is to better utilise large sections of land, currently occupied by a small number of old houses.

The Resource Consent application for the initial proposal of a 17 unit redevelopment, was granted by Auckland Council on 15 May 2023.

Kāinga Ora submitted a request to alter the approved plans, as we now have the opportunity to utilise off-site manufactured (OSM) technology at this site. This means that the new properties will be made up of a combination of traditional building and OSM modules. This variation is currently being considered. Once we have received approval for this amendment, we will share the finalised designs on our website.

You can find out more about our OSM plan on our website: <https://kaingaora.govt.nz/developments-and-programmes/our-approach-to-building/offsite-manufacturing-osm-transforming-construction-through-innovation>

The redevelopment at this location will now see the six old homes replaced with 16 warm dry, modern homes. The properties will be a mix of terrace and duplex, two-storey homes, which will include:

- 11x two-bedroom homes
- 2x three-bedroom homes
- 3x four-bedroom homes

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 **June 2023**.

What will be happening?

Once asbestos clearance has been received, the next stages will begin onsite. This will include site clearance and removal of the existing properties. This work is expected to start in **mid-June 2023** and will take approximately **two months** to complete.

Once the site has been cleared, we will commence with ground works; soil remediation and associated civils works, i.e. drainage. This work is expected to start in **August 2023** and will take approximately **three months** to complete.

Once the civils works have been completed, we will be ready to commence with construction work. We will send another update closer to that time.

Hours of work

Working hours will take place between 7.30am and 6.00pm from Monday to Saturday. This does not apply to quiet activities, such as site set up or staff meetings, which can occur outside of these hours. There will be no work on Sundays or public holidays.

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>

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

Yours sincerely,



Jodie Humphrey
Stakeholder Relationship Manager
Kāinga Ora - Homes and Communities
Email: centraleastakl.region@kaingaora.govt.nz