

19th June 2023

The Owner/Resident
Auckland 2010

Dear Neighbour,

UPDATE ON THE REDEVELOPMENT OF ADDRESS- 22- 26 CARDIFF ROAD AND 6 OPAL AVE

Kāinga Ora has previously written to you to let you know that we intend to redevelop the land at 22-26 Cardiff Road and 6 Opal Ave. Our intention is to better utilise large sections of land, currently occupied by a small number of old houses.

The redevelopment at this location will now see the 4 old homes replaced with 13 warm, dry, modern homes.

The properties will be a mix of terrace and duplex, and stand-alone homes, which will include:

- 7 x 2-bedroom properties
- 1 x 3-bedroom property
- 2 x 4 +1 bedroom properties
- 3 x 5 + 1 bedroom properties

What will be happening?

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.

Next steps

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

Once civils works are complete, construction work will start. 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,

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