

25 January 2023

Dear Neighbour

### **Update on our plans for redevelopment of 18-22 Triton Avenue & 9 Tyburnia Avenue, Mount Albert**

Kāinga Ora (formerly Housing New Zealand) is redeveloping its land at 18-22 Triton Avenue and 9 Tyburnia Avenue, Mount Albert. Resource Consent for this development has been granted by Auckland Council.

Kāinga Ora has a large number of properties 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, 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 23 warm dry, modern homes. These will be made up of:

- 6x one-bedroom homes
- 17x two-bedroom homes
- A community room

The deconstruction stages began onsite in the week commencing 16 January 2023. This included site clearance, removal of the existing properties, soil remediation and associated civil works. I apologise for not notifying you before this work started.

#### **Next steps:**

Construction are expected to commence in early February 2023. Our contractor for this development is BCG Civil.

Works will be restricted to between 7.30am and 6.00pm from Monday to Saturday and there will be no works on Sundays or public holidays. The restriction on hours of works shall not apply to low noise generating activities, such as site set up or staff meetings, which may occur outside of these hours.

The next stages of work at this site will include:

- **Site excavation and associated works.**

This will include large machinery such as excavators and trucks which will generate noise, vibration and dust. There may also be a requirement for rock breaking activity during this time. This will be determined by the results of geotechnical evaluations. We will take all possible measures to ensure that noise levels are kept within the conditions of the Resource Consent.

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 any of the Kāinga Ora sites, please get in touch using contact details below and ask to speak to a Stakeholder Relationship Manager in the Central East Auckland Team.

Yours sincerely,

Jodie Humphrey  
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