

9 August 2022

Kia Ora neighbour,

New housing for 18-22 Triton Avenue & 9 Tyburnia Avenue

Kāinga Ora (formerly Housing New Zealand) is intending to redevelop its land at 18-22 Triton Avenue & 9 Tyburnia Avenue. We are now writing to advise that Auckland Council has granted resource consent for the development.

Our intention is to better utilise land currently occupied by a small number of old 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 five old homes replaced with four-three storey warm, dry, walk-up apartment homes. These will be made up of:

- 6 x one-bedroom units
- 17 x two-bedroom units
- 1 x community room/space

A site plan and landscape plan are enclosed. We will be in touch with construction details once confirmed with our build partner.

If you have any questions or concerns about any of the Kāinga Ora sites, please get in touch via email or contact phone below and ask to speak to a Community Development & Engagement Co-ordinator or a Stakeholder Relationship Manager in the Central East Auckland Team.

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

Nāku iti noa,

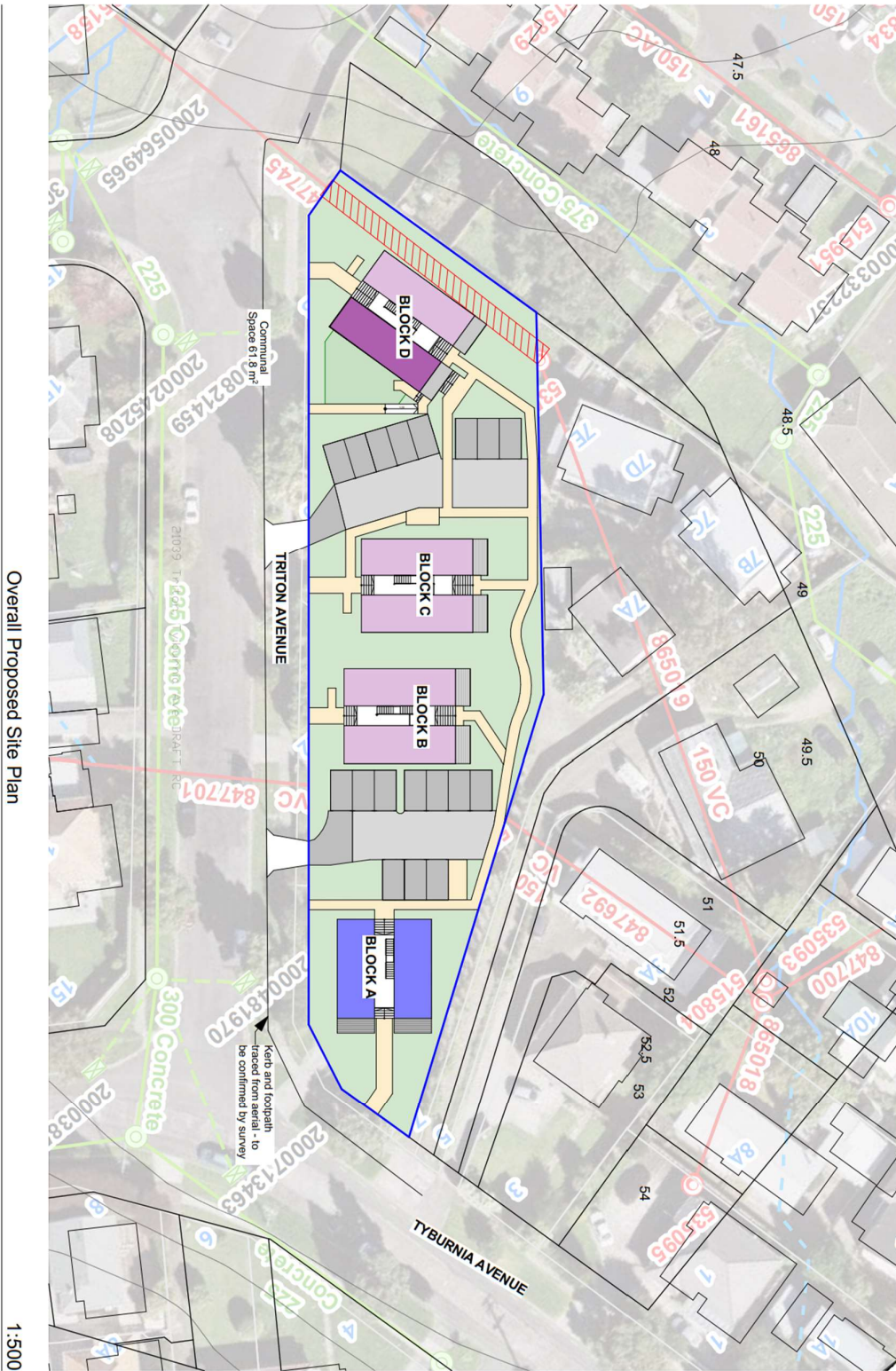
Community Engagement and Partnerships Team

Central East Auckland

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Figure 1- Site Plan





- Large grade specimen trees
 - Pohutukawa
- Tall narrow specimen trees
- Privacy/defensive hedging
- Mixed feature planting
 - Mix of native grasses, creepers and shrubs
- Regeneration edge planting
 - Mixed eco-sourced natives
- 1.8m high stained paling boundary fencing
- 1.0m high batten fencing
- High value street tree to be retained
 - Pohutukawa
- Trees on site to be retained if possible
 - English oak
- Street trees to be retained
 - Low value and potentially removable if required

Meandering path through site links site to meandering Oakley Creek shared path



Opportunity for communal activity or relaxation space to west and north of Block D



Low fence paired with planting separates bedroom windows from public realm



Split carparks allow for paths and planting interfection

