

1 November 2022

Kia ora Neighbour

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

Kāinga Ora (formerly Housing New Zealand) has previously written to let you know that we intend to redevelop the land Triton Ave 18-22 & Tyburnia Ave 9. This redevelopment 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 and 1 x community room/space. Activity will soon begin on site, starting with the removal of the old, existing houses.

Safety first

The first step in this process will be to safely remove the asbestos from these homes. Like many other homes of the era (and other types of building built pre mid-1980s), these properties do 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.

How long will the work take?

- The removal of the asbestos is likely to take around three weeks commencing from the 7th November 2022
- The remainder of the house demolition work is then likely to follow and will take two to three weeks.
- Earthworks and construction of the new homes will follow once the removal of asbestos work has been completed and we will be in touch to inform you of this closer to the time.

For more information on the Auckland Housing Programme, please visit our website at:
<https://kaingaora.govt.nz/developments-and-programmes/what-were-building/public-housing-developments/auckland-region/triton-avenue-and-tyburnia-avenue/>

Should you have any other enquiries, please get in touch with me via the contact details below. Our Customer Services Centre also operates from 8am to 8pm Monday to Friday and 24/7 for urgent calls – simply Freephone 0800 801 601 from your landline or mobile.

Nga mihi

Community Engagement and Partnerships Team

Central East Auckland

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Information about asbestos

The use of asbestos in houses has been banned in New Zealand for many years, but many older (pre-1980's) homes, including some Kāinga Ora houses, contain asbestos.

Where we believe asbestos is present in a property we are demolishing, we will undertake independent tests to ensure there is no risk to surrounding areas or neighbours.

Kāinga Ora contracts independent specialists to carry out asbestos removal where necessary. This work is done in accordance with New Zealand Asbestos Removal Guidelines to ensure the safe and efficient removal, transportation and disposal of asbestos-contaminated material.

It is important to note that asbestos can be classed as either **friable** or **non-friable**. Building products used in residential construction generally have the asbestos contained in rigid sheet cement products, and this is referred to as **non-friable** asbestos. These products are considered safe unless they are tampered with by tools or water blasting.

Kāinga Ora takes the safety of its staff, contractors, tenants and members of the public very seriously and we take all necessary steps to protect it.

More information - asbestos

What is asbestos?

Asbestos is a natural material made up of tiny fibres.

Asbestos was used in a range of building products including cement roofing, wall cladding, soffits, fencing, garage/shed cladding, some textured ceiling finishes and as backing on older vinyl floor coverings.

It could be present in houses built before 2000.

What are the risks?

There is only a health risk when asbestos fibres become airborne and are inhaled.

This can happen when materials containing asbestos are sanded, cut, water-blasted, drilled or broken. This can occur due to accidental damage (e.g. during a storm or fire) or during maintenance or removal work. This is why we only use specialist contractors, who carry out maintenance and repairs safely.

If you are concerned about asbestos, please contact

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