

10 March 2022

Dear Neighbour,

AN UPDATE ON OUR PLANS FOR 73-75 LAMBETH ROAD, SANDRINGHAM

Kāinga Ora needs to increase the number of our homes, particularly in Auckland to provide housing for those New Zealanders who need it. We increase our housing stock in a number of ways:

1. Redevelop on our existing land holdings
2. Lease properties from others, or
3. Buy homes on the open market in areas of high demand

With the introduction of the Auckland Unitary Plan and ability to increase housing density in a number of suburbs, Kāinga Ora is developing property in areas of high demand. This includes our land at 73-75 Lambeth Road, Sandringham.

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 and healthy homes, designed to complement the local environment and meet the needs of today's tenants.

Over the next few months we will be carrying out feasibility studies at this location to determine how we could better utilise our land under the current zoning.

The land is zoned:

- Mixed Housing Urban: This zone has a higher density of building, and allows for homes of up to three storeys.

We have spoken with the tenants who may be directly affected by our plans, and will support them through any redevelopment that may occur.

Once our plans are confirmed, the next step would be to lodge a resource consent application if we are proceeding with redevelopment. I will be back in touch when we have lodged the application and will provide some details about the proposed development then for your information.

If you have any questions or concerns about any of the Kāinga Ora sites, please get in touch via the contact details below and ask to speak to a Stakeholder Relationship Manager in the Central East Auckland Team.

Yours sincerely,

Kāinga Ora - Homes and Communities
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