

4 July 2023

Dear Neighbour,

NEW HOUSING FOR 16-20 TASMAN AVENUE, MOUNT ALBERT

Firstly I would like to apologise about the lack of communication in relation to the proposed redevelopment of 16-20 Tasman Avenue, Mount Albert.

Kāinga Ora (formerly Housing New Zealand) needs to increase its number of homes, particularly in Auckland, to provide housing for those New Zealanders who need it. We increase our housing stock by:

1. Redeveloping our existing land holdings
2. Leasing properties from others, or
3. Buying 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 across Auckland, Kāinga Ora is developing property in areas of high demand. This includes our land at 16-20 Tasman Avenue, Mount Albert. Our intention is to better utilise large sections of land, currently occupied by a small number of old houses.

The land at 16-20 Tasman Avenue, Mount Albert is zoned Residential - Mixed Housing Urban. This zone provides for urban living with good access to public transport and amenities, promoting walkable neighbourhoods. Buildings in this zone can be up to three storeys with a variety of residential typologies, including detached dwellings, terrace housing and low-rise apartments

A Resource Consent application was lodged with Auckland Council in December 2022. This application was granted on 31 May 2023. A copy of the site/landscape plans is enclosed.

The redevelopment at this location will see the three old homes replaced with five warm dry, modern homes. The new properties at this location will include:

- 2x three-bedroom homes (two-storey duplex)
- 2x four-bedroom homes (two-storey duplex)
- 1x x four-bedroom homes (two-storey standalone)

What happens next?

We are not ready to commence work at this site however, next steps will include demolition of the current dwellings, followed by civil works then construction of the new properties.

We will be in touch to provide more information about these stages, once the details are confirmed.

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, please get in touch using the contact details below.

Yours sincerely,

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