

14 December 2023

Dear Neighbour,

Update on works at 1A School Road, Morningside

In previous communications with community and stakeholders, Kāinga Ora - Homes and Communities has shared our intent to redevelop our land at 1A School Road, Morningside. In October 2023 we advised that due to unexpected infrastructure requirements, a decision had been made to remove the buildings and leave the property vacant.

What happens next?

These properties, like many other homes of the era (and other types of buildings, constructed prior to the mid-1980s) have been identified as containing low-risk, or non-friable asbestos. The first step will be to safely remove this from the existing homes. Independent tests have confirmed there is no risk to surrounding areas or neighbours. Please refer to the attached asbestos fact sheet for more information.

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.

Our contractor for this work is Green Way Limited.

How long will the work take?

Asbestos removal work is now underway and expected to be completed by 15 December 2023.

The next stages will begin onsite once Asbestos clearance is received. This will start with site clearance, removal of the existing properties and soil remediation. Work is expected to commence prior to the holiday break and will be completed in the New Year. We estimate this work will be completed by end of January 2024. Once the site has been cleared it will be left empty.

We will not be completing any drainage or other civil works at this time.

Hours of work

Working hours may take place between 7.30am and 6.00pm, Monday to Saturday. This does not apply to quiet activities, such as site set up or staff meetings, which can occur outside of these hours.

There will be no work on Sundays or public holidays.

If you have any questions or concerns, please get in touch using the contact details below.

Yours sincerely



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