

30 October 2023

Dear Neighbour,

A new update on our plans for 1a School Road, Morningside

As you know, Kāinga Ora - Homes and Communities had intended to redevelop its land at 1a School Road, Morningside. This letter is to provide a new update on the status of this site.

In December 2022 we advised that a Resource Consent application had been lodged with Auckland Council. These redevelopment plans were subsequently altered following the Auckland flooding events in January and February 2023, as a number of our properties across Auckland were impacted meaning existing Kāinga Ora customers needed to be rehoused.

A review of our housing portfolio was completed to determine where housing could be provided. Given redevelopment of this site had not commenced and the homes had not been demolished, a decision was made at that time to investigate reinstating the homes in the short-term, while we considered our options for redevelopment. Our letter sent in March 2023 advised of this decision.

The first step was to work with our maintenance partners on the scope of works required to reinstate these properties to current healthy homes standards. This also included a full assessment of the buildings and grounds and investigating reconnecting the power supply to the site.

We were then advised by the power provider that new requirements to support increased usage and overall network growth had generated the need to increase the power supply in the area. We continued to work with them for several months to finalise the details to get the power connection restored. Unfortunately, the capital investment required by the provider made the cost of reinstating these properties for a short-term period cost prohibitive. This has resulted in another change to the plans for this property, and the decision has now been made to remove all the buildings and clear the site.

We have yet to confirm a timeframe, or if the buildings will be demolished or deconstructed. Once these details have been confirmed, we will send another update.

What happens next?

Safety first

The first step will be to safely remove any asbestos from the existing properties. Like many other properties of the era and other types of buildings built prior to the mid-1980s, these properties may contain some low-risk asbestos that needs to be removed before demolition/deconstruction can begin. Independent tests will be undertaken to confirm if there is any risk and neighbours will continue to be kept informed as this work progresses.

Kāinga Ora contracts accredited asbestos-removal companies to do this work. They operate in accordance with the Health and Safety at Work (Asbestos) Regulations 2016 to ensure the safe and efficient removal, transportation and disposal of any material containing asbestos.

Moving forward

Redevelopment of this site will remain an option for the future. At this stage if redevelopment of this site does go ahead this will not be until at least 2025.

If you have any questions about this or any other Kāinga Ora site, please get in touch using the contact details below.

Kind regards



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