

 9, 11-13 St Oswalds Road & 20 Irirangi Road

Sent: 13 March 2023 4:32 PM

From: 9(2)(a)

To: Centraleastakl Region;

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HI Connie, Cystal, Jodie & Rose,

I had just received your letter regarding the above proposed development.

I have a major issue with 15 one bedroom units being build in this area. It does not fit with the family orientated area in this neighbourhood.

It would have been better if it were family friendly townhouses with 3 bedroom units.

Please come back to me with some other plans which would fit the neighbourhood.

Thanks.

9(2)(a)



Concerns about your redevelopment on 28 Irirangi road and 9,11-13 oswalds road

Sent: 19 March 2023 11:43 AM

From: 9(2)(a)

To: Centraleastakl Region;

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Hi there,

This is 9(2)(a) I have recently received a letter from you about redevelopment on 28 Irirangi road and 9,11-13 oswalds road.

I was wondering what would the new 15 units for. Who are you planning to rent? Is it a public housing for the senior or the people with low income? Since there will be a lot new neighbors, I am concerning the safety in this community.

How many parking lot are you planning to build? I'm afraid there aren't enough so they would park their cars on the street letting us no where to go. For one unit, there will be one or two vehicles,thus, 15 to 30 in total. And this is just the case you are building 15 units. What if you are planning to build more? This condition must be considered.

These two main things I'm concerning about at the moment. Looking forward to your reply.

Kind regards,

9(2)(a)





Proposed development Irirangi Road and St Oswalds streets

Sent: 19 March 2023 3:11 PM

From: 9(2)(a)

To: Centraleastakl Region;

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To Whom It May Concern

We are resident at 9(2)(a) and we have many concerns about the proposed development as you have notified us.


It is of concern to us that where as I car currently travels down our no exit street to 28 Irirangi, many more cars will be travelling there, particularly if access is open to more than 1 dwelling. Public transport is not easily accessible and so residents are bound to have more than 1 car per dwelling. Our street already has overcrowding of street parking and there is no room for more. Even though you suggest you will be providing off street parking, many cars are bound to overflow into our streets.

Irirangi Road is a street full of families with children out and about, their safety with respect to more traffic going up and down the street should be of concern to you as it will be to us. This is a quiet and peaceful family oriented neighbourhood and we would like it to stay that way.

We are of course very suspicious of the development being single level 1 bedroom, as economically multi-level, multi-bedroom would make more sense. We are totally opposed to it being multi-level.

We therefore ask that you take our concerns into consideration and do not proceed with such an extensive development. If you are to proceed with any development we hope that you will take our concerns into consideration and continue consulting before making any resource consent applications.

9(2)(a)

 Development on Irirangi Road and St Oswalds Road

Sent: 21 March 2023 4:53 PM

From: 9(2)(a)

To: Centraleastakl Region;

 1 Attachments

 EA51A914A87140AB8FF04A5CBB1AF32D.gif (1 KB);

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Hi

Im 9(2)(a) and I live on Irirangi Road.

You are considering 15 x one-bedroom units in single storey buildings with Off street parking.

Things that are concerning me:

How many off street parks will you supply? Our street is congested now through the day and at night there is no parking usually available.

Will the entrance and exit to this new development be on Irirangi Road ? This is a well established family street and to have more traffic will create more noise and the children will have to navigate the cars.

We already get staff parking from the large Logan Campbell retirement village each day. Plus with all the infill housing over the past few years the increase of traffic has been quite a lot.

I love living in Irirangi road. I am so happy to hear the children play , love getting together with my neighbours love the beautiful trees, love the peace and quiet. Its a special road with lovely people. Yes maybe we can sustain 15 x new single storey one bedroom units, We certainly have no more street parking available for them.

But my biggest concern is


I kinda thinking these new homes will not be single storey one bedroom units with 15 off street carparks, I hope I am wrong.

I look forward to hearing from you.

Kind Regards

9(2)(a)




 New Proposed homes - St Oswalds Road and Irirangi Road, Greenlane

Sent: 29 March 2023 10:35 AM

From: 9(2)(a)

To: Centraleastakl Region;

 1 Attachments

 Kainga Ora letter - 22nd March 2023.docx (17 KB);

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Hi,
Please find attached a letter to be considered regarding the proposal you have for 15 one bedroom units in St Oswalds/Irirangi Roads, Greenlane.

Kind regards

9(2)(a)

29th March 2023

Kainga Ora
Head Office
P.O. Box 74598
Greenlane
Auckland 1546

Dear Connie, Crystal, Jodie and Rose,

Further to your letter dated 9th March we would like to make the following comments regarding the development plan you have for sites **9, 11-13 St Oswalds Road and 28 Irirangi Road in Greenlane.**

It appears you are taking three properties which fit into the area very well and are going to replace them with 15 one bedroom units including one parking space for each unit.

1. Flooding in area

During the recent heavy rain in Auckland at the end of January, one of the properties at 24 Irirangi Road flooded due to run off from Irirangi Road down the driveway and into their front door. (Other homes in this area may also have flooded.) As the properties you are about to build would be at a higher level in the St Oswalds Road area going down to the Irirangi Road property, this would cause more run off into Irirangi Road. This would be particularly as you are replacing a lot of permeable ground with impermeable areas. Can you assure these residents that your development will not be to the detriment of their properties with more chance of flooding in heavy rain.

2. Traffic flow to Campbell Road

Driving out of St Oswald's Road and Horotutu Road on to Campbell Road is difficult at the best of times, adding in another 15 homes to these small no exit streets is detrimental to traffic safety. This is particularly so as there is a Retirement village between St Oswalds Road and Horotutu Road, the two roads the tenants of these homes would be using to access Campbell Road and beyond.

3. Parking in St Oswalds Rd and Irirangi Road

Even though you are proposing to build 1 bedroom units with a single parking space per unit this means that couples may reside in many of them. This highlights the problem of parking in this area if there are two cars for any of the units.

4. One bedroom units in family orientated area

You are building one bedroom units in an area of family homes. There are a lot of people in one bedroom motel units currently and we presume these tenants are some of the people you intend to re-home into these one bedroom units. Many of these tenants in the one bedroom motel units do not behave in a manner that is acceptable to society. The motel

units have been graffitied, filled with rubbish, TV's have been stolen and sold and then had to be replaced only for this to happen again. Police vehicles are seen at the motels on a daily basis. Some tenants in these units have been seen wearing ankle bracelets, so have obviously been on the wrong side of the law. We would hope that you are not intending to home people who behave in this manner in this neighbourhood. This is a family neighbourhood and is not suitable for 15 one bedroom units in one place.

5. Value of other properties in the area

There are properties close to and almost adjoining your development that have very high valuations on them. One in St Oswalds Road sold in recent times for \$4.1 million. These people are paying rates on properties with those values. Do you think it is fair to put 15 one bedroom Kainga Ora properties next to them. This would devalue the adjoining and neighbouring properties through no fault of their own. Surely a better solution would be to sell the properties you own in this neighbourhood and build properties in a newer area where they would visually fit in and not devalue properties surrounding them.

6. Demand for central and east Auckland homes within Kainga Ora

You mention there is an increasing demand for central and east Auckland homes. I would have thought if you were desperate for housing, you would not be demanding where you want to live but would be grateful for what you are offered. So, we do not think you should be using demand in a certain area to decide where to house Kainga Ora tenants. I would like to live in Parnell, but I cannot afford to do so, so I accept what I can afford.

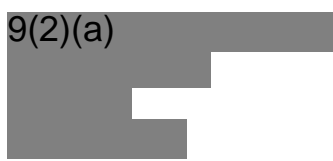
7. Over-crowding of area:

There is already a retirement village backing on to St Oswalds Road, so it is particularly distressing to this neighbourhood to be having another 15 one bedroom units put in an area of two small no exit roads.

Can you guarantee that if you place 15 homes in this area you will not develop any further Kainga Ora homes in the area. You have already done massive developments within the area in the Oranga area – there must be a limit to how many you put into established family neighbourhoods.

Yours sincerely,

9(2)(a)





Proposed development St Oswalds/Irirangi Rd

Sent: 29 March 2023 6:56 PM

From: 9(2)(a)

To: Centraleastakl Region;

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Thank you for your recent letter.

As long term residents of Irirangi Rd we wish to convey our concerns at the proposed development coming to our area.

We feel the traffic is going to be drastically increased, which will have a huge impact on our quiet neighbourhood. The lower car volume, as it is at present, is something our family has enjoyed over the last 11 years. Previous to this, we were on a very busy road and feel we have had to pay a premium to live here to enjoy this environment. We are also concerned that the increased volume of cars will impact the many young families and children that currently live here. Off street parking has always been an issue and further cars coming and parking in the area will be problematic.

Another major concern is the current sewerage/drainage system. Over the last 11 years we have had 4 episodes of raw sewerage flowing on to our property. Last year we were unable to flush our toilet for 4 days before repairs by the Council /Watercare were undertaken. Another 15 homes in our vicinity will be a huge load for an already antiquated system.

We do have very real concerns regarding the intended demographic of the new residents. We are worried that there could be little respect for the neighbourly community that we have created.

Some of these issues have already been quite widely publicised in the media.

We feel that we have every right to be consulted as a neighbourhood and kindly ask you to do so. We would like to review the housing plans and traffic routes before the Resource Consent is lodged.

Regards

9(2)(a)

Greenlane

Sent from my iPhone



For your consideration and response: Feedback new homes proposed St Oswalds Road and Irirangi Road Greenlane

Sent: 30 March 2023 2:19 PM

From: 9(2)(a)

To: Centraleastakl Region;

CC: 9(2)(a)

You don't often get email from 9(2)(a) . [Learn why this is important](#)

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Kia ora Team,

We hope this message finds you well and we are writing to you in response to your letter dated 9th March 2023 entitled 'New homes proposed for your neighbourhood in St Oswalds Road and Irirangi Road Greenlane'.

First of all let us start by saying that we appreciate Kainga Ora making contact with the neighbourhood and informing us of the intent to develop the property in our street, 28 Irirangi Road. We also acknowledge the fact that people need places to live, that good quality homes are essential for people's health and wellbeing and that we are living in a city and that change and development are a natural part of life.

However, we would like to bring the following points and concerns to your attention regarding the development:

- 1. Road safety** – At present there are a lot of families living on Irirangi Road with our children playing, cycling and scooting on the streets. We would like this opportunity for them to remain available and we are concerned about the additional traffic movements that we will see with the proposed density of the Kainga Ora development. What measures is Kainga Ora going to put in place to ensure our children's safety?
- 2. Character of the street to be kept in tact** – At present Irirangi Road is a 'no exit' street and we would like to get assurance from Kainga Ora that that will remain the same. Irirangi road is a very special street, with great mature pohutukawa trees which attract a lot of birdlife. We are part of Cornwall parks halo and the street is quiet with mostly single houses on relatively large plots. It is a desirable area. We would like to see Kainga Ora acknowledging this special character and consider developments that are more in line with the overall look and feel of the street. Instead of 15 single bedroom units why not put two family homes on the 28 Irirangi Road plot? We would also like to see a commitment from Kainga Ora to the [Auckland Design Manual](#) and ensure that any development is in line with the best practices as described in this manual.
- 3. Stormwater/network issues** – The recent storms have clearly shown the weaknesses in the overall stormwater network in Irirangi road, with the system overflowing, leading to properties being flooded. With the insurance claims and mitigation measures still underway (months later), we are concerned about the additional pressure that 15 units will put on our stormwater network and the wider waste water network for that matter. 28 Irirangi Road at present has a lot of green space, which will naturally absorb the water, however if that area will be completely built and concreted up what impact will that have on the lower laying properties at 24 Irirangi Road?
- 4. Stability of the bank with the sites being more intensely developed** - The bank to the North West of 24 Irirangi Road has eroded over the years. Any construction must be kept well clear of this unstable bank. A slope stability check should be undertaken prior to developing the plans any further and we would like to be kept informed about the outcome of this.
- 5. The need for an ongoing conversation with the residents affected** – In your [Urban Development Strategy](#) dated October 2022 and your engagement strategy [He Toa Takitini](#), Kainga Ora states the importance of local communities to 'be informed about, participate and have their say on matters that are important to them'. As local residents we herewith would like to express that this development is important to us. That we would like to be actively involved in the further design stages of the proposed development. That just being kept informed is not enough for us. We would like to work alongside Kainga Ora and make this development work for all parties involved. The current tenants of the Kainga Ora properties have been part of the fabric of the neighbourhood for years, in some cases even decades. We all know each other and are looking out for each other. It is a real shame that this is being undone. As a Crown agency, funded by the public, Kainga Ora has both a statutory as well as a moral obligation to work with its funders, the ratepayers. We are therefore looking forward to a constructive dialogue, some meetings on site and are happy to assist with the coordination of the neighbourhood input.

Kind regards,



Feedback for redevelopment of Kainga Ora properties on Irirangi Rd and St Oswalds Rd,
Greenlane

Sent: 30 March 2023 9:24 PM

From: 9(2)(a)

To: Centraleastakl Region;

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Kia ora team,

Thank

you for your letter on 9th

March 2023 entitled 'New homes proposed for your neighbourhood in St Oswalds Road and Irirangi Road Greenlane', inviting feedback on the development of 28 Irirangi Rd and properties on St Oswalds Rd.

Having

lived on Irirangi Rd for more than 20 years, we have enjoyed the area immensely during this time. Irirangi Rd is a quiet, cul-de-sac road with mature pohutukawa trees lining the street. It is a street with kiwi character and has a beautiful, peaceful feel

which is good for one's wellbeing. The street has mainly owner-occupiers, many with young children and has a friendly neighbourhood feel.

We

understand that there is a need to provide warm and dry housing and Kainga Ora has a part to play in this. We understand that the four properties at 28 Irirangi and 11-15 St Oswalds Rd belong to Kainga Ora and the properties are being redeveloped. We understand

that this needs to happen and would like Kainga Ora to consider the valid concerns of the people living in the affected streets, who know the area so well.

Our

concerns are as follows:

1.

Retention of the character of
the street

Irirangi Rd is a quiet cul-de-sac

street, lined with mature pohutukawa trees which flower just before Christmas every year. We would like assurance that the road will remain a cul-de-sac, retaining its family-friendly feel and is safe for children to play. Changing the four properties into

15 will mean almost four times the amount of family groups in the same area. Kainga Ora can instead consider building a property on the back lawn of each of the properties - doubling the

number of homes instead of quadrupling it, thus helping to retain the street's character. We would also like to see a commitment from Kainga Ora to the [Auckland Design Manual](#) and ensure that any development follows the best practices of the manual.

2.

Safety of our children

Irirangi Rd enjoys the benefit of being a family-friendly cul-de-sac road which is safe for children to run up and down the footpath and ride their bikes and scooters on the road. With an increase of traffic, our children will no longer be able to safely ride their bikes, especially with increased traffic coming in and out of the sharp left turn near the end of Irirangi Rd. The safety of our children is paramount. What measures will Kainga Ora put in place that will ensure the safety of the street's children?

3.

Lack of footpath

The portion of the road after the sharp left hand turn of Irirangi Rd has no footpath. This is from 22 Irirangi Rd to 28 Irirangi Rd. It is currently manageable as it services only four properties. With the proposed redevelopment, this part of Irirangi Rd will serve a much larger number of residents, rendering it unsafe for people to walk, cycle, scoot and play. Has Kainga Ora looked closely at this part of the road and understood what an impact an increase of residents will create? Will a footpath be built and if so, how will vehicles then also access this narrow part of the road?

4.

Infrastructure and traffic concerns

With 15 homes on the space where there are currently four, this will strain the infrastructure of the area. What steps has Kainga Ora taken to address the 4-fold strain on sewerage, stormwater, rubbish collection and flood risks?

28 Irirangi Rd is at the end of

a very sharp left hand turn which is already impossible for rubbish trucks to navigate. The properties from 22-28 Irirangi Rd have to line their bins outside 17 Irirangi Rd, creating massive congestion on rubbish days. How has Kainga Ora resolved the issue

of refuse collection (general waste, recycling and green waste) with the increased number of bins each week in this already tight space?

All over Auckland, we have

witnessed the now-frequent overflowing of sewage and storm water when it rains heavily. This was a rare occurrence only 10-15 years ago. An increase of the number of homes with no storm water or sewage pipe upgrades is the cause. What infrastructure has Kainga

Ora put in place to deal with the four-fold increase of wastewater and sewage from these properties?

Despite Council improving bus

services and cycle lanes, Aucklanders are a car-centric population. Cars already line Irirangi Rd a lot of the time, how has Kainga Ora addressed the quadrupling of car traffic coming from its properties? What traffic management has been planned so that all

residents of Irirangi Rd can travel safely, whether by foot, bike/scooter or vehicle?

5.

Lack of green space and porous area

With the recent catastrophic

flooding in Auckland, we must all be aware of flood risks and ways to avoid surface flooding where possible. The properties at 28 Irirangi Rd and 11-15 St Oswalds Rd currently have large areas of grass and therefore porous ground. In normal rain, these properties

are able to absorb the rainfall without flooding of their or neighbouring properties. Having seen many new Kainga Ora developments, there appears to be a vast proportion of unporous ground compared with what was there prior to redevelopment. Having a decent

amount of porous ground on properties means that most rainfall is soaked into the ground and therefore does not tax or overload the stormwater system. This is a major environmental issue. What are Kainga Ora's plans to retain a decent proportion of porous ground so rain does not flood their properties, those of neighbours, nor tax the storm water system?

In addition, the presence of green

areas - grass, plants, trees - helps to lower the ambient temperature of the area, reducing the risk of heat stroke and reliance on artificial cooling in homes.

[Many](#)

[studies have been done about the temperature difference between paved and grassed areas.](#)

This is an environmental, climate change and sustainability issue that needs to be addressed. How

is Kainga Ora mitigating the contribution to the increase in ambient temperatures in and around its properties?

6.

Retain the integrity of the steep bank at 24 Irirangi Rd

On the border of 11-15

St Oswalds Rd, there is a very steep rocky bank going down onto 3/24 and 4/24 Irirangi Rd. Most of the major structures on 11-15 St Oswalds Rd are not close to the bank. With the proposed intensification, is it likely that there will be major buildings near

this bank? What surveys has Kainga Ora done to test the stability of the bank and what has been proposed to ensure that the bank remains stable and not damage the properties at 24 Irirangi Rd? Reducing the number of homes added to the 4 properties will ensure major buildings will not compromise the integrity of the bank.

7.

Working with neighbours

In your

[Urban](#)

[Development Strategy](#)

dated October 2022 and your engagement strategy

[He](#)

[Toa Takitini](#), Kainga

Ora states the importance of local communities to 'be informed about, participate and have their say on matters that are important to them'. How is Kainga Ora ensuring neighbourhood participation in the development of the properties - properties that have been tenanted by good people for decades - so that the future of these are in line with the neighbourhood's character, best interests and infrastructure.

A lot of these concerns can be


addressed by reducing the number of homes being developed on the 4 properties. Kainga Ora can consider building

a property on the back lawn of each of the properties - doubling the number of homes instead of quadrupling it, thus lessening the overall impact of the infrastructure, environment and neighbourhood.

Kainga Ora as a Crown agency that is publicly funded, has both a statutory as well as a moral obligation to work with its funders, the ratepayers. As a neighbourhood, we look forward to constructive dialogue, leading to mutually beneficial outcomes in this redevelopment process.

Regards,

9(2)(a)





9(2)(a)

Proposal

Comments on St Oswalds Road/Irirangi Road Development

Sent: 31 March 2023 10:25 AM

From: 9(2)(a)

To: Centraleastakl Region;

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To Whom it may Concern

On 9 March 2023 a general letter was put in our post box regarding a proposed redevelopment of Kainga Ora properties in St Oswalds and Irirangi Road in Greenlane/One Tree Hill. This letter does not have a reference number that I can refer to or an individual that I can address this email to.

This letter states that 'initial planning sees us considering fifteen one-bedroom units in single story buildings with off-street parking.'

We acknowledge that there is a necessity to re-development many of the older public homes and sites as the need for this form of housing is increasing. We support this happening in our neighbourhood as this is necessary to prevent urban sprawl.

My husband and I have for the last 22 years lived in this quiet neighbourly street and the receipt of your letter was the first time we were informed of the proposed redevelopment and while it appears that plans are well under way for the redevelopment (surveyors been on site marking the road, plans we understand already with architect and Auckland Transport already engaged re road/access changes) we do appreciate and trust that as your letter invites and welcomes feedback that our questions will be answered.

Concerns:**Consultation with local residents:**

The letter states that you will not get back to us prior to you lodging a resource consent application with finalised plans. It is difficult to make valid concerns when plans have been finalised (& resource consent has been obtained).

Demographics of Kainga Ora Tenants:

Irirangi Rd is a quiet cul—de-sac largely occupied by families, a number of whom have young children, and elderly. We are justifiably concerned that future residents of your development may have little respect for these existing conditions. There are precedents for these concerns as they relate to other Kainga Ora developments in similar contexts elsewhere. We would like assurances that the Kainga Ora tenants will be in keeping with the current character of the neighbourhood.

Development:

The proposed plan for 15 one bedroom single level homes is very acceptable. If this is not your current proposal then we would expect to be able to view the changed plans and make further comments on acceptability.

Parking:

As the current parking on both streets is fully utilised we need assurance that parking for all Kainga Ora tenants' vehicles will be contained within the site.

Vehicle Access:

We were informed by surveyors that the plan is to open access between Irirangi Road and St Oswalds. Due to present 24/7 on-road parking the road is essentially one way, so any plans for open access between Irirangi Road and St Oswalds would add to the congestion. This would not be acceptable for the safety of the residents.

We ask:

- that this email is acknowledged on its reception
- that this includes comments on the above issues
- that there is a commitment to inform us at each step of the development
- that an assurance is given that a summary of our and other residents' concerns and your response to each, is provided in a timely manner to such that continuing areas of concern may be discussed further.
- that a specific person is named, with contact details, whom we can contact if issues arise that need addressing

Thank you.

9(2)(a)

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