

13 October 2023

Kia ora Neighbour

New housing for Vincent St, CBD Auckland

Kāinga Ora wrote to you in April 2022, to advise that we were carrying out feasibility studies at 103 & 105 Vincent St to determine how we could better utilise the land under the current zoning. We are continuing to consider how we will build a greater variety of new, warm and healthy homes, designed to complement the local environment and meet the needs of today's tenants.

Both sites are vacant, and we will soon begin deconstructing the existing buildings starting with 103 Vincent Street. The work is expected to begin in mid-October and be completed around February 2024. Our hours of work are as follows:

When	Work on Site	Demolition activities
Monday – Friday	6.30am – 10.30pm	7.30am – 6pm
Saturday	7am – 11pm	8am – 1pm
Sunday	9am – 7pm	No work on Sunday or public holiday

The project will commence with manual internal strip-outs down to the bare concrete, with daily removal by bin trucks. In later stages, expected to start in late 2023, heavy demolition will be carried out using excavators equipped with specialized concrete-crushing attachments. To ensure safety, scaffold structures with protective scrims will be erected to shield pedestrian walkways and adjacent buildings.

Noise and Vibrations

Vibration and noise will occur from truck movements and the use of heavy machinery. Our contractor, Green Way Ltd, will implement practical measures to minimize undue disruption. To mitigate disruptions, all particularly noisy work, especially during structural demolition, will be strictly limited to daytime hours (as detailed in the above demolition activities section). Additionally, continuous monitoring will be conducted to ensure that, when operating at the higher end of permissible levels, any disturbances are intermittent and that established limits are not exceeded.

Green Way Ltd Project Manager: Charl Shoeman, 021 950 455
Green Way Ltd Site Senior Supervisor: Bill Taurere, 021 058 2800

Tree Work

We will be undertaking tree pruning which will be undertaken by the arborist. A council-approved arborist will be on site (as required) to carry out tree work or when operating in their location.

Safety first

The first step in this process will be to safely remove the asbestos from these homes. Like many other types of buildings built pre-mid-1980s, these properties do have some low-risk asbestos that needs to be removed before demolition can begin. Independent tests have confirmed there is no risk to surrounding areas or neighbours from this.

Kāinga Ora has contracted an accredited asbestos-removal company to do this work. They will operate by Health and Safety at Work (Asbestos) Regulations 2016 to ensure the safe and efficient removal, transportation and disposal of the material containing asbestos. The removal of the asbestos is likely to take several weeks once work commences.

What happens after deconstruction of 103?

We are planning to deconstruct 105 Vincent St and will provide an update when this is to commence. Further works to construct new homes have not been scheduled at this time, as we are still considering our plans. If you would like to sign up for our email updates or if you have any other inquiries, please contact me via the email below.

Hei konā mai



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