

Mangawhai old fire station demolition

Meeting: Kaipara District Council
Date of meeting: 26 August 2020
Reporting officer: Matthew Williams, Infrastructure Projects Engineer
Tim Manning, Mangawhai Programme Delivery Manager

Purpose/Ngā whāinga

To seek approval to demolish the former Mangawhai fire station building on 9 Wood Street, Mangawhai.

Executive summary/Whakarāpopototanga

9 Wood Street is a Kaipara District Council property and is currently occupied by the former fire station building. The building is non-compliant and no longer safe to occupy. Demolition is required and it is proposed to execute this ahead of the Wood Street Innovating Street Project in summer 2020/2021. Council is required to approve the demolition of any structure.

Recommendation/Ngā tūtohunga

That the Kaipara District Council:

- a) Approves the demolition of the Council property on 9 Wood Street, Mangawhai (the former fire station building).

Context/Horopaki

9 Wood Street is a Kaipara District Council property and is currently occupied by the former fire station building. The building is no longer used and Fire Emergency New Zealand (FENZ) lease concludes on 30 September 2020. Work will not commence on the building until after the lease has expired.

A chartered professional engineer's report has identified significant issues with the building, meaning it is not practical or cost-effective to remediate it. The building is a non-compliant building and is therefore no longer safe to occupy.

The future use of the land is still to be determined. In the interim, it is proposed to use this cleared space as part of the Wood Street Innovating Streets Project (see **Attachment A**), which will be in place from December 2020 until approximately February 2022. During this period, the land will be used to create a temporary public space and play area. This will also connect to the proposed shared space on Wood Street and provide a temporary aggregate access road out to the back carpark.

Discussion/Ngā kōrerorero

A chartered professional engineer's report from 2013 found the following main points of concern:

- There is an obvious damp musty odour noticeable on the entry to the first floor.
- The building is leaking through the cladding and joinery of the first floor.
- The timber walls and floor framing are decaying and has been for many years causing significant structural damage.
- There is settlement of up to 40mm in the ground floor slab indicating potential foundation issues.
- There is very little natural light or ventilation in the ground floor.
- The first-floor deck and egress stairs do not comply structurally with clause B2 of the building code and are closed.

- The lower block walls are only partially core filled and do not comply with earthquake standards. Making the building earthquake prone.

It would not be cost-effective to remediate the building. The estimated cost of the demolition is between \$50,000 and \$100,000.

Options

Option 1 is to demolish the old fire station building

Option 2 is to leave the building unoccupied and deteriorating.

Option 1 is the recommended option for the reasons below:

- It is not cost-effective to remediate the building and the building is unusable.
- It allows the land to be used for other purposes.
- It takes away a safety and increasing cost liability from the Council.
- The land can be used immediately for the temporary Wood Street Innovating Streets Project.

Financial implications

Estimated cost to remove the existing asbestos and demolish the building is \$50,000 to \$100,000. This will be funded through:

- Use of the balance of the rural fire service reserve \$24,000. This was money collected but now that Council is no longer involved in Rural Fire activity this can be reallocated.
- The outstanding balance will be covered by reserve contributions, which can be used for the creation of public open spaces.

Risks and mitigations

The existing building will only deteriorate further if it is left in place creating a safety risk and health hazard. The mitigation measure is to remove the building and eliminate the hazard.

The existing building has asbestos within it. An asbestos survey has been carried out and it is proposed that an approved asbestos removal company be procured to remove the asbestos.

Significance and engagement/Hirahira me ngā whakapāpā

The decisions or matters of this report do not trigger the significance criteria outlined in Council's Significance and Engagement Policy, and the public will be informed via agenda on the website.

Next steps/E whaiake nei

A Procurement Plan will be developed and executed. A Contractor will be procured to remove the asbestos and then demolish the building.

- The land will be temporarily used as part of the Wood Street Innovating Streets Revitalisation Project, which includes the following:
- A tactile urbanism trial from approximately December 2020 to February 2022.
- Creation of a temporary public space and play area that connects with the proposed Wood Street shared space.
- Provide a temporary aggregate access road out to the back carparks.
- Create a small temporary loading zone area to stop trucks unloading their goods on Wood Street, enabling a smaller one-way shared space road on Wood Street.

Attachments/Ngā tapiritanga

	Title
A	Wood Street Revitalisation Project poster

Wood Street 5-10 Year Vision

Mangawhai Heads Future Vision



Key Components

Traffic Improvements

- 1 One-way Wood Street
- 2 Left turn only on Fagan exit
- 3 'Shared Zone' in Wood Street shops
- 4 Traffic calming on Ellen, Findlay & Margaret Street
- 5 Four Square car park exit into Wood Street
- 6 Intersection tightening from Molesworth Drive into Wood Street
- 7 Wood & Ellen Street intersection improvements
- 8 Designated left turn lane on Findlay Street

Parking Improvements

- 1 Improved parking within Four Square
- 2 Mixed parking on Wood Street
- 3 Loading zone outside Top Catch & Liquor Store
- 4 Timed parking on Wood Street 'Shared Zone'
- 5 Improved parking flow within existing rear car park
- 6 New car park behind the community hall
- 7 Link lane behind playground to connect two carparks
- 8 Entry & exit lane through fire station site
- 9 Parking & loading zone in rear of fire station

Pedestrian & Amenity Improvements

- 1 Threshold treatment to Molesworth Drive & Wood Street intersection
- 2 Clear delineation of footpath on Wood Street
- 3 Wood Street: Shared street zone between Fagan Place & Ellen Street
- 4 Footpath improvements on Fagan Place
- 5 Pedestrian link through car parks & playground to Wood Street shops
- 6 Footpath on both sides of Ellen Street
- 7 Activation on old fire station site
- 8 Plaza spaces in Wood Street shops
- 9 Amenity and functional street planting
- 10 Street lighting for improved safety & amenity
- 11 Cycle parking & repair facilities

Look & Feel



Car parking with water sensitive design



Shared Street / Plaza



Pedestrian focused parking facilities



Speed calming on residential streets



Raised vehicle entries



Threshold / gateway entry spaces



Designated left-turn lane



Amenity on-street planting