

## 161 Robertson Road, Mangere

MEMO

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### Te take mō te pūrongo / Purpose of the memo

1. To provide the Māngere-Ōtāhuhu Local Board with an update and some options on the way forward in regard to 161 Robertson Road subsequent to the fire that occurred late in November compromising existing plans for the property's refurbishment.

### Whakarāpopototanga matua / Executive summary

2. 161 Robertson Road is a property that has long been on the local board's radar as a potential community facility.
3. In late November a fire seriously damaged the property. Panuku acted immediately and with urgency to ensure the site was made safe and to get assessments underway. Panuku have been working with the insurers and heritage advisors, assessing damage and considering possible options for the property.
4. Panuku are still awaiting advice from the insurer about whether the property is salvageable or not and if there will be an insurance payment or not.
5. The building had, and possibly still has, heritage status. Panuku are awaiting an assessment from the heritage team to be considered alongside any of the possible options. We have been advised that an archaeologist will need to be appointed to undertake an archaeological assessment. In the event the building is not salvageable and a demolition is required an archaeological authority will also be required.

### Ngā tūtohunga / Recommendation/s

6. It is recommended that once we have a clear position from the insurer, the funding position, the heritage advice and know whether the building is salvageable the following options be considered by the local board and council:
  - a) The house is salvageable and rebuilt using proceeds of insurance (if paid out) and previously allocated project funds
  - b) The house is not salvageable, the building is demolished and site cleared. A new structure is built to replace it using (if paid out) insurance monies and possibly previously allocated project funds (this will depend on use of new structure) assuming council, local board and Panuku agree
  - c) The house is not salvageable, building is demolished and site cleared and integrated with the park. Insurance proceeds (if paid out), are applied to wider park plans assuming the insurer, council and local board agree
  - d) The house is salvageable, nevertheless a decision is made to demolish, clear site and integrate the site with the park. Insurance proceeds, if any, are applied to a wider park project assuming the insurer, council and local board agree.
  - e) The house is salvageable, nevertheless a decision is made to demolish and clear the site to build a new structure (as per option b above).

Panuku will set up a time early in the new year to work through the options with the local board and relevant staff from council.

## Horopaki / Context

### Timeline for the refurbishment work and subsequent fire at 161 Robertson Road

7. A resource consent application was lodged on 28 August 2017 and a building consent application was lodged on 25 September 2017 by Matthews & Matthews Architects Ltd on behalf of Panuku.
8. Additional information for the resource consent was requested on 30 October 2017, as the house has lost its existing use rights and therefore is a non-complying activity. Additional information for the building consent was requested on 9 November 2017. The additional information was provided by the 20 November 2017 and Council regulatory confirmed the information is sufficient.
9. The house caught fire on 22 November 2017.
10. Ventia reinstated the fire damaged fence around the property on 23 November 2017 to secure the site from any Health and Safety hazards.
11. The building consent BCO10256164 was approved on 23 November 2017.
12. We now await the investigation report from Fire and Emergency department, the report from the insurer indicating whether it is salvageable or not and advice around heritage and archaeological matters.

## Ngā koringa ā-muri / Next steps

13. Immediately following advice from insurers and the heritage team, Panuku will look to formally propose future site options to the Local Board for discussion and agreement on the best way forward.

## Ngā kaihaina / Signatories

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