

3 Nature of the Proposed Public Work

3.1 Designation Provisions

The statutory framework which governs designations under the RMA sets out a two-step approval process. This NoR seeks a broad authorisation to establish community facility activities at the site (step one). In order to ensure that the actual and potential effects of any future development are within an acceptable limit, it is proposed that this designation adopt the majority of the development controls for the Commercial 1 zone (as provided in the decision version of the Proposed ACDP:HGI).

It is anticipated that the development of Community Facilities under the designation will be done through a master planning process. To enable the area to be comprehensively developed Auckland City Council are proposing to firstly establish a library and service centre³, but other Community Facilities are not precluded to be added to the designated area in the future. This master planning exercise is currently underway but is in its early stages. The designation provisions of the RMA provide that the detail of actual development be submitted prior to construction through the 'Outline Plan' process (step two). The outline plan will provide information of the detailed design of the site and will address matters such as:

- Height, shape and bulk;
- Location on the site;
- Proposed landscaping;
- Any other matter to avoid, remedy or mitigate adverse effects on the environment; and
- How the development meets any applicable conditions listed on the designation.

3.2 Adopted Development Controls for Designation

A number of conditions are proposed to be imposed on this designation. These conditions relate to setback requirements, height in relation to boundary requirements, building height, landscaping, maximum noise limits and parking provisions. These conditions are based on the developments controls provided in the Commercial 1 zone.

These conditions are included in section 9 of this report.

3.3 Proposed Built Form

3.3.1 Imminent Works

It is anticipated that a new library and service centre building of approximately 1300m² will be located primarily on the sites currently occupied by the existing Church and residential dwelling located at 131 and 133 Ocean View Road and the information centre currently located on the south-eastern corner of the existing Artworks site. This would require the demolition or removal of these buildings as well as the single storey annex to the Artworks building. There are no requirements for resource consent for demolition of buildings in this zone. If the church is to be relocated a separate consent will be sought by the purchasers of the building (s) to address effects associated with the transportation and re-establishment in a new location.

³ As discussed previously in section 2.3.3 Background.

3.3.2 Future Works

Future community facility development is anticipated, however only preliminary master planning has been undertaken (for the library and service centre). Any such future development will be undertaken in an integrated manner that will expand over time in accordance with future demand, however details of this cannot be confirmed at this time. Future development of community facilities at the site will be confirmed under the outline plan process described in section 3.1 above and will be in accordance with the applicable conditions imposed on this designation.

3.3.3 Transportation Features

The following transportation features are proposed at the site as part of both the development of the library and service centre building in the near future and further site development in the future.

a. Site Access

No change is proposed to the existing access arrangements on Korora Road. The existing two vehicle crossovers off Korora Road which access the parking area will be retained. It is intended that these would be the main accesses to visitor parking areas. In order to provide visitors with information regarding these accesses to the car parks, clear and legible signage will be provided on Ocean View Road to direct visitors to these accesses.

On Ocean View Road the number of access points will be rationalised (reduced from 2 to 1 access point). Access provided off Ocean View Road will be in the same location as the existing driveway for 133 Ocean View Road. This will provide access to a smaller area of car parking at the rear of the site. This parking is predominantly intended for mobility impaired visitors, staff and service/delivery vehicles, given its closer proximity to the likely entrance to the new library/service centre building. Signage on Ocean View Road will clearly indicate the intended users of this access.

b. Pedestrian Access

no detail of this

Pedestrian accessibility to the site will be improved through the provision of several pedestrian access routes from both east and west.

Visitor car parking at the north of the site will be provided close to the buildings and will be no more than 100m from the new library/service centre building. Disabled car parks will be located within the site, such that they provide convenient access to both the existing and new buildings.

c. Car Parking

It is proposed to provide up to 34 parking spaces on site of which a maximum of 12 spaces will be for staff use. The final configuration of the parking areas will be determined through the detailed design process once the master plan for the site is completed. Details of subsequent development of the site (such as for the library and service centre development) will be provided to Council as per the Outline Plan process.

Given the existing facilities on site it is likely that the likely configuration (when the library and service centre are constructed) will generally be as follows:

- The two existing separate car parks, with separate vehicle crossovers, will be retained off Korora Road on the north western part of the site. They will ultimately be sealed, marked and provided predominantly for visitor use. It is likely this area will provide up to 27 car parks, including one disabled car park.
- One new parking area is likely to be provided off Ocean View Road in the north eastern part of the site in closer proximity, an approximately 35m walk, to the new library/service centre building.

This car parking area is likely to provide seven car parks: two disabled car parks for visitors and five spaces shared by service/delivery (e.g. couriers) and staff fleet vehicles.

As set out above, the number of staff car parks on site will be capped at 12 of the maximum 34 spaces on site. As such, there will be flexibility to allocate parking within this range between visitors and staff/fleet requirements as required.

In addition to the above, there are opportunities to increase the level of parking on-street for visitors on Ocean View Road (as set out below). Initial discussions have been undertaken with Stagecoach regarding the rationalising of the existing bus layby on the northern side of Ocean View Road, immediately adjacent to the site. Stagecoach have indicated that, provided sufficient manoeuvring space is provided for one bus/coach to use this layby, then they do not object to the remainder of the layby being utilised for additional car parks. Given the location of these potential car parks in close proximity to the new library/service centre building, the car parks would be suitable as short duration car parks for visitors. It would be intended that a time restriction of a maximum of 15 minutes would be provided for these car parks.

There is also the opportunity to address existing and potential problems from the unrestricted on-street parking adjacent to the existing site (Korora Road in particular) being occupied by commuters and staff (and therefore reducing the amount of parking available for visitors). The potential introduction of parking restrictions on Korora Road would be a separate process to the designation of the site.

d. Pedestrian and Cycle Facilities

It is proposed to provide on-site cycle parks for visitors in the vicinity of the new library/service centre. The number of cycle parks to be provided will be confirmed through the Outline Plan stage.

3.3.4 Infrastructure

The site has existing connections to infrastructure including, water supply, telecommunications, sewerage and power.

4 Site and Surrounding Environment

4.1 Site Description

The site subject of this proposed designation is located on the corner of Korora Road and Ocean View Road in the suburb of Oneroa, Waiheke Island (refer Figure 1).

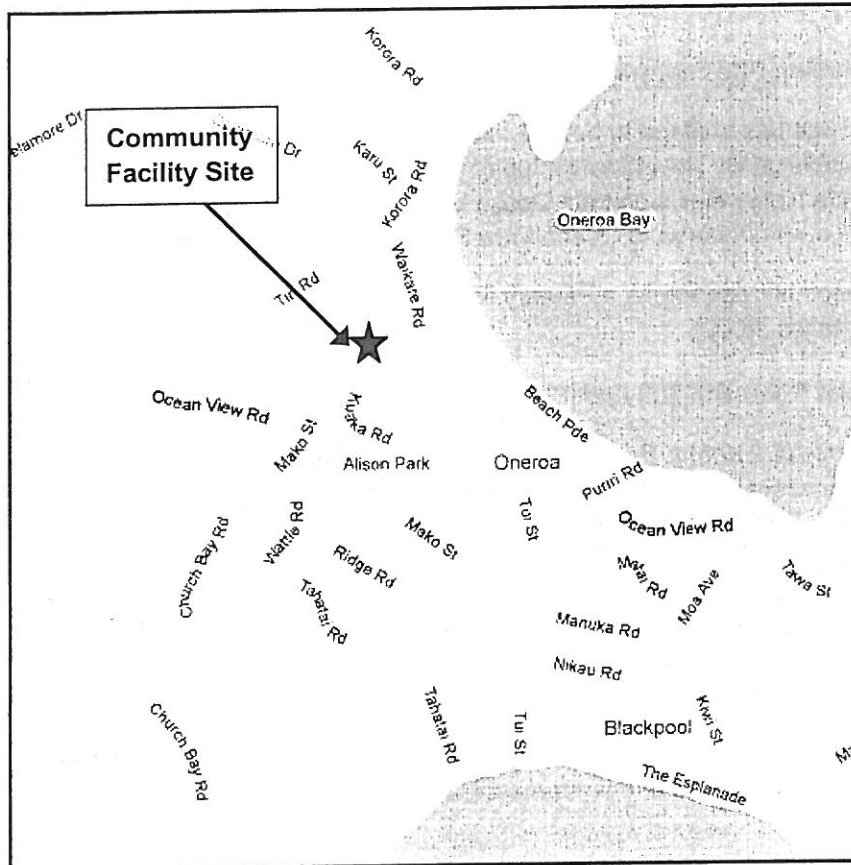


Figure 1: Locality of the Community Facilities site

The site to be designated comprises several properties which are located at the following addresses:

- 2 and 4 Korora Road
- 127, 129, 131 and 133 Ocean View Road

These subject sites are legally described as follows:

- Lot 181 DP24643
- Lot 182 DP24643
- Lot 191 DP22848
- Lot 192 DP22848
- Lot 193 DP22848
- Lot 194 DP22848

Each of the Certificates of Title (CT) for these sites are included in Appendix B. Auckland City Council owns all of the above subject sites, however it is noted that the CT for Lot 181 DP 24643 has not been updated to correctly show sole ownership by Auckland City Council.

These sites are shown on the Land Requirement Plan included in **Appendix A**. The features of the above sites are discussed in the following sections.

For the purposes of this report the term 'site' covers all of the properties to be located within the designation as described above.

4.1.1 Designation Site Features

The 'L' shaped site has frontage to both Korora Road and Ocean View Road and a total area of 6474m². The site is gently sloping to the top of the ridge with the northernmost part of the site at Korora Road at a higher elevation than Ocean View portion of the site. A disused Church is located on a higher ridge with frontage to Ocean View Road and views across Oneroa.

Ocean View Road is classified as a Primary Road under the Proposed Auckland City District Plan: Hauraki Gulf Islands (2009).

4.1.2 2 Korora Road and 127 and 129 Ocean View Road (Artworks Site)

At present the site at 2 Korora Road and 127 and 129 Ocean View Road (located at the corner of Korora Road and Ocean View Road) comprises a number of community facilities and is known as the Artworks site. This site includes the following activities:

- Musical Museum;
- Art Gallery (see photo 2);
- Artworks Community Theatre;
- Cinema;
- Waiheke Library;
- Story Centre;
- Studio;
- Waste Resource Trust;
- Waiheke Radio;
- Waiheke Visitor Information Centre; and
- Ajadz Indian Restaurant.

These facilities are located in two main buildings on-site. The building containing the music museum, cinema, gallery, library and restaurant is located along the western boundary of the site, close to the Korora Road site frontage. This building is well setback from Ocean View Road. The gallery and music museum are accessed from the Korora Road side of the building. The other facilities are accessed via the central part of the site (see photo 3).

The second building is located adjacent to the eastern site boundary and contains the theatre, story centre, studio, waste resource trust and Waiheke radio. There is a separate small stand alone building which houses the information centre located at the Ocean View Road frontage of the site.

In the centre of the site there is an area of decking and open space.

A parking area exists to the north of the site (see photo 1). This parking area currently caters for 17 parking spaces and is accessed via a formed access way from Korora Road. This car park is currently unsealed and unmarked.

The south-western corner of the site (located at the corner of Korora Road and Ocean View Road) contains dense plantings of large trees and shrubs which reach approximately 15m in height.

4.1.3 4 Korora Road

The property located at 4 Korora Road, to the north of the existing community facility site contains a single storey residential dwelling on the eastern portion of the property, well setback from Korora Road. There is a large area of vacant land adjacent to the west of the dwelling which is currently used for informal parking.

4.1.4 131 and 133 Ocean View Road

The sites at 131 and 133 Ocean View Road are occupied by a Church and a two storey residential dwelling respectively. The Church is closely located to the western site boundary and sits on a small ridge which adjoins Ocean View Road (see photo 5). The Church is no longer in use and will be relocated when the site is redeveloped. The rear of this site is currently vacant and is grassed with several shrub plantings. The site is accessed via a driveway which extends down the eastern boundary of the site.

The residential dwelling is located at the eastern boundary of the site and is separated from the Church with a low wire fence (see photo 6). The rear of this property is also vacant. There is an existing access that also extends along the eastern boundary of the property.

4.1.5 Ecological, Landscape, Cultural and Heritage Features

There are no items of cultural, heritage or archaeological significance included within the relevant Operative and Proposed ACDP:HGI Planning Maps for the subject site.

4.1.6 Infrastructure Services

Telecommunications, reticulated water and power services are currently available to the site and have sufficient capacity to cope with the proposed use of the site for Community facilities.



Photo 1: Existing car park on northern portion of site off Kororoa Road

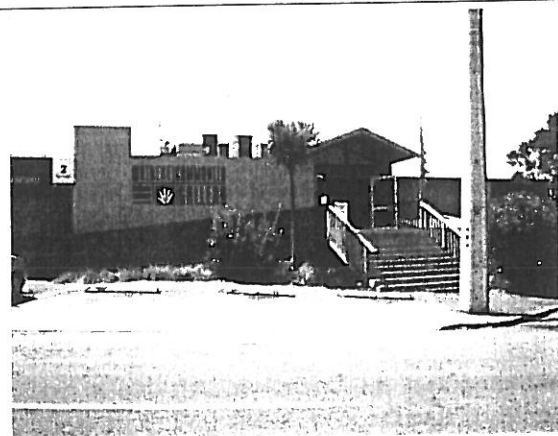


Photo 2: Existing Art Gallery on the Artworks Site

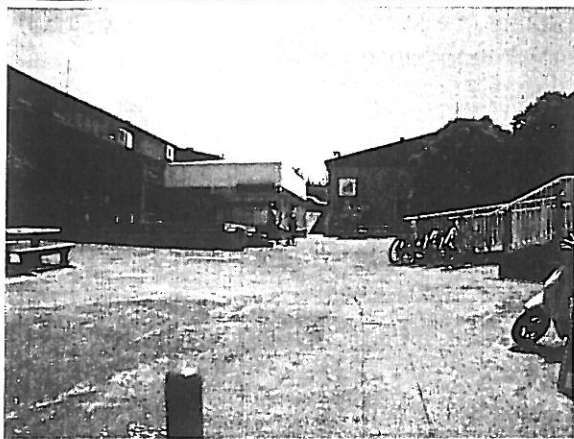


Photo 3: Existing 'Artworks' site

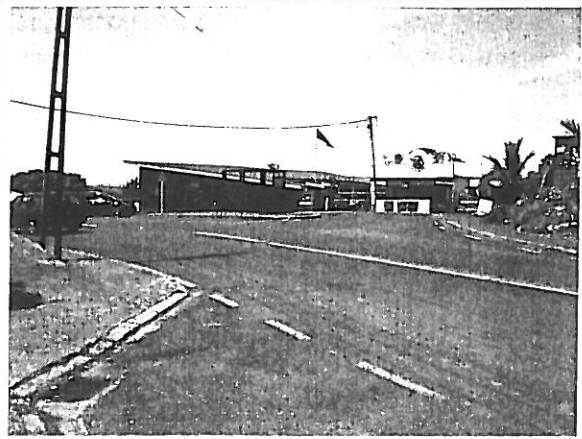


Photo 4: Police Station and Butcher across Ocean View Road



Photo 5: Church located at 131 Ocean View Road



Photo 6: Existing Dwelling located at 133 Ocean View Road

4.2 Wider Environment

The subject site is located to the west of Oneroa Township and opposite a number of commercial activities including the Waiheke Island Police Station and Butchery (see photo 4).

The site adjoins residential properties to the north and the east. The residential dwelling to the north is well setback from Korora Road and is separated with the existing residential dwelling on-site at 2 Korora Road by a 2m high fence and mature vegetation. The residential property to the east of the site is well set back from Ocean View Road and is also separated from 133 Ocean View Road by a fence and mature vegetation. Located opposite the subject site on Korora Road are residential dwellings.

To the north of the Church and residential dwelling the land falls away steeply and dwellings are located below the ridge fronting Waikare Road.

5 Consideration of Alternatives

Under section 171(b) of the Resource Management Act 1991 an assessment of alternative sites, routes or methods is required if the requiring authority:

- Does not have an interest in the land sufficient for undertaking the work; OR
- It is likely the work will have a significant adverse effect on the environment.

Auckland City Council owns all sites subject to this designation. In addition the effects on the environment are assessed as no more than minor (as discussed in section 6 of this report). Accordingly, an alternatives assessment is not required for this NoR. However, details of alternatives considered have been included in this report to provide both the relevant background to the project and for the sake of completeness.

5.1 Alternative Sites

As discussed in section 3 of this report Council undertook a two-stage community consultation process in late 2006 to assist with the selection of an appropriate site and development option for the proposed library and service centre on Waiheke Island.

The aim of the stage 1 consultation was to broadly canvass the community's views and needs on a range of issues relating to the library, service centre and Artworks site. The second stage of the consultation process involved consultation on three detailed development and location options which were determined as a result of the stage 1 consultation. These options included:

- Option 1: Library in Oneroa on Church land and the service centre in Ostend;
- Option 2: Combined Library and service centre in Oneroa on the Church site; and
- Option 3: Combined Library and service centre facility in Ostend.

These options were assessed by Council and an initial decision was made in September 2007 to locate the library at Oneroa and the service centre facility was to remain in Ostend.

Due to budget constraints which arose in late 2008, the Council undertook a review of all project budgets in its Long Term Council Community Plan. As a result of that review the original budget set aside for this project was reduced. Upon review the size requirements for both the new library and service centre in relation to the new budgets it was determined that the reduced budget would provide inadequate standalone buildings in terms of their size and efficient operation. Rather, a combined building facility would enable the sharing of staff facilities and plant rooms to assist in reducing the overall size of the building and provide a cost efficient option which meets the operational requirements of both facilities.

Although a move to construct a combined facility was noted as contrary to the findings of community consultation. Given the period of economic constraint the Council felt that the community may prefer new combined facilities to no or limited development.

As a result of the above context, it was resolved by the Auckland City Council Community Services Committee in October 2009 that the preferred approach is to develop a combined Waiheke library and service centre facility on Auckland City Council land adjacent to the Artworks site at Oneroa.

5.2 Alternative Methods

Designating the site is considered to be the most appropriate means to provide for new multi purpose community facilities for the following reasons: