

Form 20 – Notice of Requirement by Auckland City Council for a new Designation

Sections 168A and clause 4 of First Schedule, Resource Management Act 1991

To: **Auckland City Council**
Private Bag 92516
Wellesley Street
AUCKLAND

Attention: Megan Tyler (City Planning)

Auckland City Council hereby gives Notice of a Requirement For:

A designation in the Auckland City District Plan: Hauraki Gulf Islands (Proposed Plan 2006) for a public working being *community facilities* at the corner site of Korora Road and Ocean View Road, Oneroa Township, Waiheke Island.

For this designation *Community Facilities* means:

land or buildings used for community or public use, including places used for the gathering of people for recreation, worship, cultural and spiritual instruction and deliberation, public halls and libraries.

For the avoidance of doubt, buildings for public use under this designation include service centres providing Council functions, and ancillary office space. In addition, buildings used for public use would include those for the core arts and cultural facilities at Artworks, as listed in the Artworks Strategic Plan, specifically the:

- Waiheke Community Art Gallery
- The Artworks Community Theatre
- Waiheke Island Community Cinema
- Waiheke Musical Museum

The term Community Facilities does not include any of the following (with the exception of those activities lawfully established at the time that this NoR was served): entertainment facilities, healthcare facilities, restaurants, cafes and other eating places.

The site to which the requirement applies is as follows:

This Notice of Requirement (NoR) applies to land located at 2 and 4 Korora Road and 127, 129, 131 and 133 Ocean View Road, Oneroa, Waiheke Island. These sites are legally described as per below and as described in the 'Schedule of Affected Properties' attached to this NoR:

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

These sites are owned by the Council.

The nature of the public work is:

The designation will provide for the establishment, operation and maintenance of community facilities, including buildings, ancillary structures, parking and landscaping on the site. It is anticipated that the site will include a library, service centre, art gallery and a theatre and other Council community facilities provided in the future. These facilities will be used for community or public use such as places used for the gathering of people for recreation, worship, cultural and spiritual instruction and deliberation, public halls and libraries.

The nature of the proposed work is described in further detail in the AEE, in particular section 3, which forms part of this Notice.

The nature of the proposed restrictions that would apply:

The land required will be used for the construction, operation and maintenance of the community facilities. The presence of the designation will limit other land use activities that could hinder the construction, operation or maintenance of the project.

Conditions, as set out in section 9 of the accompanying AEE document, will limit building height, provide for maximum car parking levels and require the provision of yard setbacks where the site adjoins residentially zoned land.

The designation to which this NoR shall apply will lapse within 10 years of the date of its confirmation if it is not given effect to, in terms of section 184(1)(c) of the Resource Management Act 1991 (RMA). The timeframe for lapsing of the designation is sought because this period provides for sufficient time for Auckland City Council to give effect to the works including detailed design and construction of the community facilities (particularly the library and service centre which are likely to be established in the near future). Additionally it allows for an appropriate margin to address consenting, tendering, funding and construction process issues.

The effects that the public work (or project or work) will have on the environment, and the ways in which any adverse effects will be mitigated, are addressed in the AEE which supports this NOR:

The effects that the proposed work will have on the environment and the ways in which any adverse effects will be mitigated are detailed in the AEE and specialist reports attached to this Notice.

Alternatives sites, routes, and methods have been considered to the following extent:

Consideration of alternative sites, routes, and methods is not required. Auckland City Council has sufficient interest in the land for undertaking the development work. Further, it is unlikely that the work will have any significant adverse effect on the environment. However, for the sake of completeness an assessment of alternative sites is summarised below and further set out in section 5 of the AEE.

Three development and location options for the library and service centre have been assessed against key criteria through a consultation process. It was determined that the Oneroa site is appropriate to provide for the additional community facilities due to the following reasons:

- Co-location with existing community facilities;
- The site meets the land area requirements for the establishment of both a library and service centre;

- Opportunity to 'master plan' both the existing Artwork site with the new church/residential site in order to create an integrated development;
- Opportunity to provide appropriate urban design measures given the site dimensions and its location in relation to the Oneroa township;
- The site is easily accessible by the public given its location in relation to Oneroa township;
- The site has ample car parking both on-site and in the surrounding streets; and
- The site can provide for pedestrian connections and cycle storage.

Further discussion regarding the alternatives for the designation site are included in section 5 of the accompanying AEE.

The public work and designation are reasonably necessary for achieving the objectives of the requiring authority because:

The Council's objectives for which the designation is sought are as follows:

- To provide a new co-located community library and service centre in Oneroa adjacent to Artworks which will provide the space and facilities necessary to deliver high quality service for Library and Service Centre customers.
- To provide for the future development of community facilities on the wider Artworks site in an integrated manner.

At present the Waiheke library is located at the 'Artworks' site at 2 Korora Road, on the corner of Korora Road and Ocean View Road in Oneroa, Waiheke Island. An assessment has determined that the existing Waiheke library facility fails to meet the needs of current library users.

The Waiheke Island Auckland City Council service centre is currently located on Belgium Street in the suburb of Ostend. It has also been determined that this service centre is now inadequate for the needs of Waiheke Island residents and staff.

In response to the above Council proceeded to investigate site and development options for the future establishment of new library and service centre facilities on Waiheke Island.

Initially in September 2007 the Council decided that the new Waiheke Library building should be located at Oneroa and a new Waiheke Service Centre located at Ostend. However, due to budget constraints which arose in late 2008 the council subsequently decided to develop the Artworks site and the adjoining properties at 131 and 133 Ocean View Road for a combined library and service centre. The primary drivers for making this decision were to have an integrated development that would act as a gateway to Oneroa whilst achieving cost efficiencies in terms of development and operation.

Designation is considered to be the more appropriate tool for providing for such development for the following reasons:

- To enable Auckland City to have the flexibility to construct, operate and maintain community facilities on the site in accordance with the designation, notwithstanding anything contrary within the relevant District Plan(s), particularly given the provisions of the Operative Plan and the status of the Proposed Plan;
- To identify in the District Plan the location and clearly intended use of land for Community Facilities; and
- To enable the site to be developed over time in a comprehensive and integrated manner.

Further discussion regarding the background to the project is outlined in section 2.1 of the attached report.

The following resource consents will be required in Relation to the Activities to which this Notice of Requirement Relates:

No additional resource consents are required.

The following consultation has been undertaken with parties that are likely to be affected:

Consultation has been undertaken with the following parties (refer to Section 8 of the attached AEE for details):

- The Community;
- Tangata Whenua Groups; and
- Waiheke Island Community Board.

Further discussion on the issues and comments that were raised in the consultation process are described further in section 7 of the AEE accompanying this Notice.

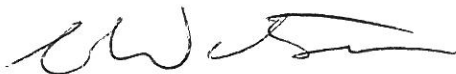
Auckland City Council attaches the following information required to be included in this notice by the district plan, regional plan, or any regulations made under the Resource Management Act 1991:

- Land Requirement Plan and Schedule of Affected Properties
- Assessment of Environmental Effects and supporting technical appendices

Signed by

NAME OF AUTHORISED SIGNATORY

Auckland City Council



Date 26/4/2010

Address for Service

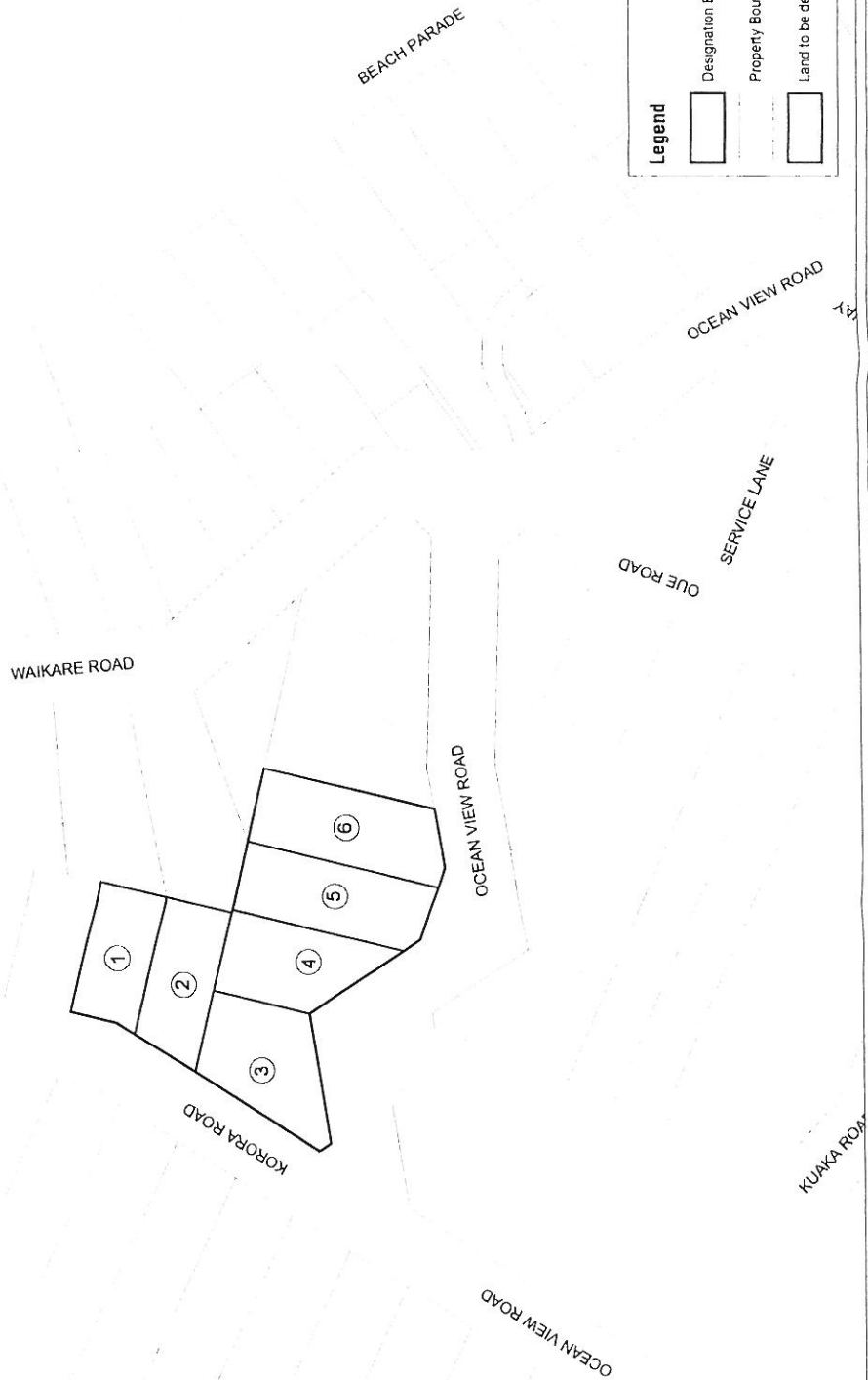
Auckland City Council
c/- Beca Planning
PO Box 6345
AUCKLAND

Attention: Jamie Swan (Senior Planner)

Ph 09 300 9213
Email: jamie.swan@beca.com

NOTICE OF REQUIREMENT FOR A DESIGNATION UNDER SECTION 168 (A) OF THE RESOURCE MANAGEMENT ACT 1991:
AUCKLAND CITY DISTRICT PLAN: HAURAKI AND GULF ISLANDS.

No	Legal Description	Title References	Location	Owner
1	Lot 181 DP 24643	NA817/102 and NA732/222	KORORA ROAD	Auckland City Council
2	Lot 182 DP 24643	NA56A/1233	KORORA ROAD	Auckland City Council
3	Lot 191 DP 22848	NA56A/1233	OCEAN VIEW ROAD	Auckland City Council
4	Lot 192 DP 22848	NA56A/1233	OCEAN VIEW ROAD	Auckland City Council
5	Pt Lot 193 DP 22848	NA721/260	OCEAN VIEW ROAD	Auckland City Council
6	Pt Lot 194 DP 22848	NA659/112	OCEAN VIEW ROAD	Auckland City Council



Legend

- Designation Boundary
- Property Boundary
- Land to be designated

Notice of Requirement - Land to be designated "Community Facilities"

Oneroa, Waiheke Island, Auckland City



AUCKLAND CITY



Scale: 1:1500 at A3

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