

▪ report

# **Waiheke Island Police Station Designation - Assessment of Environmental Effects**

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Prepared for  
The Minister of Police

By  
Beca Carter Hollings & Ferner Ltd

December 2004

Auckland City Council  
Private Bay 92516  
Wellesley Street  
AUCKLAND

13 December 2004  
Our Ref: 4240014/C  
L2:32700-DLS48R02 Final.DOC

**Attention: Karen Bell – Manager Isthmus and Island  
Resource Management**

Dear Madam

**Waiheke Island Police Station Designation - Assessment of Environmental Effects**

Please find enclosed an application for a notice of requirement including an assessment of environmental effects and associated documents on behalf of the Minister of Police for the NZ Police owned property at 104 Ocean View Road, Waiheke Island. This is essentially the same information as provided to the council in September but incorporates comments provided by the council's consultant Duncan McKenzie.

As has been discussed with Sue Parsons we request that the NOR be publicly notified on 16 January 2005, this being the first notification date in 2005.

Given the level of detail provided with the NOR documentation we also request that the council waives the requirement for an Outline Plan as per the councils discretion under section 176A(2)© of the Resource Management Act 1991.

Can you please charge the application deposit fee of \$500 to the Beca account number 100014380. The job number is 4240014, phase 120.

If you have any questions regarding the proposal can you please contact the undersigned. Can you also please confirm at your earliest convenience that the proposal can be notified on 16 January 2005.

Yours faithfully  
Craig Hind  
Associate/Team Leader

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## Revision History

Revision N°	Prepared By	Description	Date
A	Deborah Lee Sang	Initial Draft	27/08/04
B	Craig Hind	Final Draft for issue to client	3/09/04
C	Craig Hind	Final version for submission	8/12/04

## Document Acceptance

Action	Name	Signed	Date
Prepared by	Craig Hind		
Reviewed by	Bryce Julyan		
Approved by	Graeme Roberts		
on behalf of	<b>Beca Carter Hollings &amp; Ferner Ltd</b>		

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# 1 Introduction

## 1.1 Outline

This report has been prepared as part of a Notice of Requirement in accordance with Section 168 of the Resource Management Act 1991 (RMA, or the Act) by the Minister of Police (the Requiring Authority) to designate a site at 104 Ocean View Road, Oneroa on Waiheke Island.

The Notice of Requirement seeks the inclusion of a designation for the site in the Auckland City District Plan – Haruaki Gulf Islands Section 1996 (the District Plan), for a: *Police Station including the construction, operation and maintenance of buildings and ancillary structures for Police purposes.*

This report has been prepared in accordance with the requirements of section 171 of the Act using those matters set out in the Fourth Schedule of the Act for guidance, and is intended to provide the information necessary for a full understanding of the proposal and any effects it may have on the environment.

To this end, the report contains the following information:

- A description of the site and surrounding locality;
- A description of the proposed activity;
- An analysis of the provisions of the Act, and the relevant statutory planning documents; and
- An assessment of the effects of the proposal on the environment.

## 1.2 Background

An existing Police Station on Waiheke Island is located at 21-23 Waikare Road, Oneroa. The existing Police Station was established in 1986 when only two Police Officers were stationed on the Island.

In 2002, due to the increase in resident population (to approximately 8,000 residents), visitor numbers (to over 30,000 for some events) and resulting workload on the Waiheke Police, the Area Commander commissioned an Environmental Scan of Waiheke. This was undertaken by Dr Cathie Collinson and Lysandra Marshall, Strategic Analysts. This report concluded that staffing numbers needed to be increased at Waiheke to keep abreast of the burgeoning population, tourism and subsequent crime trends which place greater demands upon Police workload and existing Police facilities. In accordance with carrying out the statutory responsibilities of the New Zealand Police (NZ Police) and ensuring these responsibilities are not constrained through underprovided facilities, the NZ Police sought to expand the size of their existing operation. In considering expansion the NZ Police were mindful of building safer communities by improving profile and visibility on the island.

Investigations into the redevelopment and upgrading of the existing site at 21-23 Waikare Road revealed that there were limitations as to the amount of expansion that could be achieved without the outlay of significant amounts of capital expenditure. Furthermore, the site lacked visibility and profile being located outside the town centre and off the main

road. Early in 2004 it became apparent that an alternative site would need to be found to provide for both the existing and future demand of the NZ Police on Waiheke Island.

As described in the following sections of this report, the NZ Police consider that the most effective method of enabling this expansion is to relocate their operations to an alternative site. In order to secure long-term certainty for use of the site for Police purposes, a designation in the Auckland City - Haruaki Gulf Islands Section District Plan 1996 (the District Plan) is sought by the Requiring Authority.



## 2 Waiheke Island Development and Policing Trends

### 2.1 Population and Development Trends

The 2002 Environmental Scan has recently been updated and shows a population growth on the island of 13.5% over the past two years, which is a larger rise than for the majority of New Zealand. In the next 15 years the resident population of Waiheke Island is expected to expand by up to 56%. Over the summer months the visitor population grows by 20,000 persons and when there are events, such as the annual Jazz Festival, in excess of 35,000 visit the Island.

#### Future Issues

The projected population growth in resident numbers for the island indicates that the Waiheke Community will experience rapid growth over the next 15 years. This indicates that crime can be expected to increase in keeping with the growth in population. There will be substantially more people to be policed on the Island in the future. The main issues to note from the population increases include:

- An age group with high projected increase in population counts on Waiheke Island is males aged 20 –29 years. This raises issues for the Police, as it is often this group that are over represented in the crime statistics.
- Growth in tourism/visitor numbers including accommodation for visitors, and those travelling from Auckland on day trips.
- Access to the island has been improved with the increased services for both passengers and cars.
- Increased numbers of cars provides potential increased numbers of motor vehicle accidents, theft, car offences and unlawful takings.
- Growth in the number of events held on the island including festivals, music events, Wine and Food Events, Art Festivals and sporting events such as the Blues Rugby Team and the Warriors playing games at the Waiheke Sports Stadium. These events require additional Police planning and resources.
- Growth of industry and infrastructure on the island including vineyards, licensed premises, a 2<sup>nd</sup> state primary school, cafes and restaurants, accommodation and other retail outlets and tourist activities. The increase of these types of activities draws large numbers of visitors to the Island. The increase of licensed premises particularly creates issues for the Police.

### 2.2 Policing Requirements

#### Holiday Policing

Due to the large number of Holiday-makers and tourists over the summer period additional section staff are sent to Waiheke Island to assist in general policing. Currently a

minimum of two additional staff are annually seconded to the island for approximately 3 weeks.

It is proposed to increase not only the length of stay that these additional members provide but also to increase the number of staff members that are seconded to Waiheke during this period. Further to this in the event of a major operation such as the Jazz Festival, New Years Eve or a serious crime the amount of peak number persons using the Waiheke station can increase dramatically.

### **Serious Crime**

In the past, all serious crime requiring Criminal Investigation Branch (CIB) input has been carried out from the Auckland City Criminal Investigation Unit (City CIU). With the placement of a CIB member at Waiheke from late 2004/early 2005 such crime will, at least in the initial stages of serious crime scene preservation, be dealt with in-house. This member will also carry out day-to-day CIB related investigations.

However City CIU will still backup and supply support staff for the more serious investigations. It is relevant to note that in the past 12 months Waiheke has had a number of serious crime events including sexual violations, aggravated robberies, aggravated burglaries, serious assaults and other crimes that have warranted assistance from the City CIU on a regular basis.

At times there has been investigation teams from City CIU numbering 6 to 8 in strength working out of the current station for consecutive days.

### **Youth Services**

The Youth Aid Officer currently has no place to hold Police orientated whanau meetings and is required to either borrow or hire premises for Youth at Risk meetings. These meetings are a very important component of the Youth Aid Officer's role and are considered crucial to improving the profile of the Police with youth in the community.

### **Partnerships**

The Waiheke Police use voluntary groups to assist them in policing activities such as scene guarding/preservation, as there are no other facilities or companies that are readily available. One such group used by Waiheke Police is the Waiheke Night Owls.

To enable the Night Owls to be proficient in their assistance training of these people is carried out monthly. To do this at present the Police need to hire a local hall.

Night Owls and other such groups are important in a community such as Waiheke and it is critical to have somewhere to be able to up skill these people.

### **Traffic Policing**

Due to the fact that the island is far more accessible the City Strategic Traffic Group (STU) travels to Waiheke throughout the year and carries out road policing enforcement. During this time they work out of the Waiheke Station.

The Commercial Vehicle Inspections Unit (CVIU) is regularly based on Waiheke to carry out enforcement on Passenger Service Vehicles. Due to the number of relocatable homes going to the island policing of this is also carried out by the CVIU.

### **Existing Staff Numbers**

In April 2002 there were 5 full time equivalent (FTE) staff members on Waiheke, including:

- 1 Sergeant
- 4 Constables
- 1 Non Sworn Watchhouse Keeper

After the Environmental Scan, and as of December 2004, staff numbers will be 9.6 FTE, an increase of over 52% on staffing numbers represented in 2002. This will comprise:

- 1 Sergeant
- 5 Constables
- 1 Youth Aid Officer
- 1 Full Time Non Sworn Watchhouse Officer
- 1 Part time Watchhouse Assistant (3 days a week) and
- 1 Full time Detective

## **2.3 Future Proofing**

The current Police Station was built in 1986 for 2 Police Officers. As noted the population of Waiheke has grown rapidly in the eighteen years since. The population continues to grow and is anticipated to grow by a further 56.6% over the next fifteen years. There is a need to look to the future when planning for the new station.

The staff at Waiheke do not currently work a 24 hour shift, but finish duty at 0300 on Thursday Friday and Saturday mornings. After 0300 they go on call, they are also on call in the early part of the week after 2300 hours. Although on duty officers generally leave the station site by 11pm.

Within the next 2 to 5 years there will be a need for the staff to work 24 hours a day seven days a week. This will require two extra staff to be able to achieve this.

There will also be a need to station a permanent Traffic member on the island and it is envisaged that by 2007 the Station would increase to a total of 12.5 FTE staff.

## 3 Existing Environment

### 3.1 Site and Surrounding Area

The site for the proposed Waiheke Island Police Station is located at 104 Ocean View Road, Oneroa. The site is legally described as Lot 199, DP 22848 and comprises a site area of 870m<sup>2</sup>. A Certificate of Title is attached as Appendix B to this report.

The site is located on the west of the island, and overlooks the Oneroa Shopping precinct. The site has a northerly aspect, and the land itself falls gently below the road towards the rear of the boundary. A 1970's dwelling and garage currently occupy the site with a current site coverage of approximately 286m<sup>2</sup> (32%). The site has good accessibility to both the ferry terminal (approximately 2km) and to Ocean View Road, which is the main thoroughfare through Oneroa.

There are a variety of commercial and residential land uses in the surrounding area. Those directly adjacent to 104 Ocean View Road include:

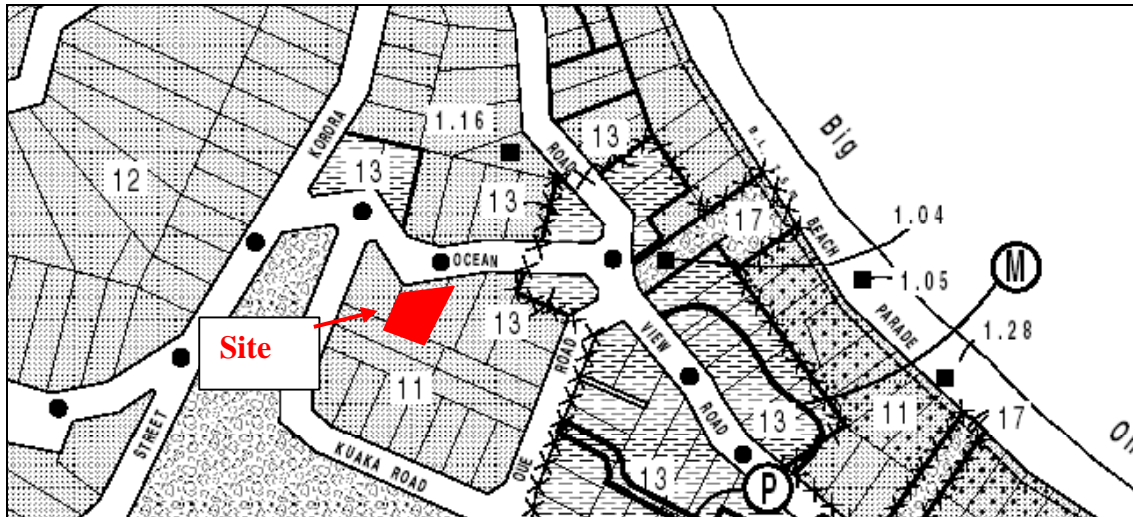
- A residential dwelling directly to the east (106 Ocean View Road)
- The Village Butchery (102 Ocean View Road)
- A residential dwelling at 102A Ocean View road
- A residential dwelling to the rear at 2 Kuaka Road.

Properties in the vicinity of the site include:

- An optometrist at 108 Ocean View Road
- A community centre, art gallery and church (127-131 Ocean View Road)
- An accountant (133 Ocean View Road)
- Kiwi Comfort Accommodation (4 Kuaka Road)

A bus stop is located near the entrance to the site.

Figure 1: Site Location



### 3.1.1 Road Classification

Ocean View Road is classified as a Principal Road within the District Plan. This is discussed in more detail in the Traffic Impact Assessment at Appendix C.

## 4 The Proposal

The proposal seeks to designate a site at 104 Ocean Beach Road, Oneroa for a Police Station including the construction, operation and maintenance of buildings and ancillary structures for Police purposes. The construction of a Police Station on this site will enable the establishment of Police facilities more suited to current and future anticipated workloads required on Waiheke, and enable the Police to carry out their statutory responsibilities more effectively and efficiently.

Investigations leading to this proposal commenced in 2002 due to increasing numbers in the resident population and visitor numbers to Waiheke Island. In order to alleviate increasing workloads, and provide improved facilities for Police staff to conduct these activities, a requirement for extended facilities was identified. The proposal includes the following.

### **Police Station – Operational Activities**

The operation of a Police Station on the site will generally mirror that of the operation of the existing Police Station at 21-23 Waikare Road, which can be summarised as follows:

- Work hours are 8:30am to 4:30pm Monday – Friday only. The office is open during these hours and staffed by up to 6 people during holiday periods.
- Staff are on call 24 hours although generally 3 squad cars are available until 11pm and 1 car for the late shift (after 11pm). However, if the need arises all cars would be available 24 hours. Officers generally take the squad cars home over night.
- Callouts – the station averages approximately 20 callouts per day with the majority occurring during working hours.
- When leaving the station cars do not use sirens or police lights after hours.

The station is not a jail but does have 2 holding cells. Suspects are not held overnight unless the Police Ferry from Central Auckland cannot reach the island (due to poor weather etc). In the past 9 years no one has been held in the cells overnight.

Operational activities from the establishment of the Police Station at 104 Ocean View Road would include those already undertaken at the existing site plus some additional activities including:

- The potential for increased use and activity on the site (noise, visual & pedestrian effects), primarily during 'working hours' (8:30am-4:30pm Monday – Friday). This will relate predominantly to administration, and community service related activities. It is acknowledged that the nature of policing means there will be activities that may occur 'after hours'.
- community group/whanau meetings, and parole activities.

The effects of the operation of the station on the environment are further discussed in Section 7 of this Report.

## **Maintenance of the Police Station**

The design of the proposed Police Station is based on existing staff and future anticipated staff numbers. Activities currently conducted at the Police Station also form the core basis of building requirements in terms of layout and internal space requirements.

The Requiring Authority seeks a designation for the site in order to attain long-term security to use the site. In this case, there is a strong preference to operate Police activities from this site into the future. The NZ Police acknowledge that should the potential for future modifications to their facilities and the site be required this development would be the subject of an Outline Plan of Works pursuant to section 176A of the RMA.

### **4.1 The Proposed Police Station**

The new Police Station at this site includes the following:

- A muster room;
- A lunch/operations room;
- A watch house;
- An interview room;
- Sufficient vehicle parking, loading and manoeuvring space; and
- Secure parking.

Further details are shown on the site plans and elevations attached as Appendix A to this report.

Key attributes of the design include:

- Low impact design whilst allowing for the functionality for Police purposes;
- High specification holding cells to insure that noise/vibration does not permeate outside of the site.
- Includes the use of sustainable building materials including site-recycling services.

## 5 Statutory Assessment

### 5.1 Resource Management Act 1991

Any recommendation of the Territorial Authority on a requirement must be made pursuant to Sections 171 of the RMA, and be in accordance with the purpose and principles of the Act.

#### 5.1.1 Purpose and Principles

The purpose of the Act is the sustainable management of natural and physical resources. Sustainable management is defined in section 5 as:

*“managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while –*

- a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment”.*

The proposal represents the sustainable management of natural and physical resources in that it will enable an existing developed site to be used for Police purposes that can provide for the social, cultural, and economic well being of the Waiheke Island community, while avoiding or mitigating any potential adverse effects on the environment. The potential effects arising from the proposal are discussed further in Section 7 of this Report.

#### 5.1.2 Broader Principles – Sections 6-8

The broader principles of the Act are set out in sections 6 to 8. Section 6 identifies a number of ‘Matters of National Importance’, of these only (e) has relevance to the current application as follows:

- e) The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga”.*

Consultation with Maori has been established and is currently on going. No specific cultural sites have been identified on, or in the vicinity of the proposed site. Should any be uncovered during construction, work will cease in the affected area and New Zealand Historic Places Trust, Tangata Whenua and the Auckland City Council will be contacted and work will not recommence at the affected location until all necessary approvals have been obtained.

Section 7 sets out a number of ‘Other Matters’ to which the Council must ‘have regard to’ when making its’ decision. Those matters considered relevant to this application include:

- a) Kaitiakitanga:*
- aa) The ethnic stewardship:*



The initial feedback from the tangata whenua notes that the proposal will not adversely affect the ability of tangata whenua to exercise their rights in this regard.

*b) The efficient use and development of natural and physical resource:*

In regard to s7 (b) & (g) the proposed designation is considered to promote a more efficient use of the natural and physical resources available to the NZ Police on Waiheke Island. In particular this will occur through the relocation of Police activities from 21-23 Waikare Road to a site better suited for Police purposes. Notably the existing site (at 21-23 Waikare Road) as a physical resource can continue to be enjoyed and used by others most likely returning to residential use consistent with its current zoning.

*c) The maintenance and enhancement of amenity values:*

*d) Intrinsic values of ecosystem:*

*f) Maintenance and enhancement of the quality of the environment:*

*g) Any finite characteristics of natural and physical resource:*

In regard to s7 (c) - (g), while there will be localised disturbance during both construction and operation this can be achieved while maintaining amenity values and the quality of the existing environment. These matters are addressed further in Section 7 of this report.

Section 8 of the RMA requires that the principles of the Treaty of Waitangi be taken into account when considering this proposal. As previously noted, tangata whenua are currently being consulted and no specific objections have currently been made. Details of the consultation undertaken are contained in Section 8 of this report.

### **5.1.3 Section 171 – Recommendation by Territorial Authority**

Section 171 sets out those matters a Territorial Authority must have regard to when considering any Notice of Requirement. These matters are to be considered subject to Part 2 of the Act, and include the effects on the environment of allowing the requirement, having particular regard to the following:

*(1).... (a) any relevant provisions of –*

- i. a national policy statement;*
- ii. a New Zealand coastal policy statement;*
- iii. a regional policy statement or proposed regional policy statement;*
- iv. a plan or proposed plan.*

These are discussed below.

Section 171(1)(b) also requires the Territorial Authority to have regard to whether the Requiring Authority has undertaken adequate consideration to alternative sites, routes, or methods if the Requiring Authority does not have an interest in the land or it is likely that the work will have a significant adverse effect on the environment.

The NZ Police have purchased the site at 104 Ocean View Road. This represents a significant interest in the site and hence alternatives need only be considered should the adverse effects of the designation be significant. The adverse effects are discussed in

Section 7 and are not considered to be significant. Nonetheless alternative sites have been considered and are reviewed at Section 6.

There are considered to be no practicable alternative methods of delivering policing functions to the Waiheke Island community other than by providing a Police Station.

There is a requirement under Section 171(1)(c) for the Territorial Authority to have regard to whether the work and designation are reasonably necessary for achieving the objectives of the Requiring Authority. The objectives of the Police are discussed at section 1(a)(ii) of the NOR document. The proposed designation is considered necessary to achieve the objectives of the requiring authority. Section 171(1)(d) provides for any other matters the Territorial Authority considers reasonably necessary in order to make a recommendation on the Requirement. A draft version of the NOR and AEE were provided to the council for comment and to date no 'other matters' have been raised by the council.

## 5.2 National Policy Statements

The only existing National Policy Statement is the New Zealand Coastal Policy Statement 1994. This document is not relevant to this Notice.

## 5.3 Hauraki Gulf Marine Park Act 2000

Waiheke Island is located within the area regulated by the Hauraki Gulf Marine Park Act 2000. The purpose of the Act is to establish the Hauraki Gulf Marine Park and to integrate the natural, historic and physical resources of the Hauraki Gulf, its islands and catchments. The district plan has been changed to be consistent with this Act and the Act is not considered to have any impact on the proposal.

## 5.4 Auckland Regional Policy Statement

The purpose of a Regional Policy Statement as required under Section 59 of the RMA as:

*"...to achieve the purpose of the Act by providing an overview of the resource management issues in the Region, and policies and methods to achieve integrated management of the natural and physical resources of the whole Region".*

The Auckland Regional Policy Statement (ARPS) became operative on 31 August 1999. Aspects discussed in the ARPS are further developed in the assessments of the Auckland Regional Plans, however there are a number of objectives and policies with specific relevance to the project including:

Strategic Objectives:

*Objective 2.5.1.8 – To manage the Region's natural and physical resources in an integrated manner.*

*Objective 2.5.1.9 – To involve the Tangata Whenua as kaitiaki of the Region's natural resources,*

*Strategic Policies*

*Policy 2.5.2.7 – The use, development and protection of the Region's natural and physical resources is to be managed in an integrated manner, so that adverse effects, including significant cumulative adverse effects that range across jurisdictional boundaries are avoided or mitigated.*

*Policy 2.5.2.8 – Resource management processes in the region are to be carried out in ways which ensure that affected parties are consulted at an early stage, and in particular Tangata Whenua involvement as kaitiaki of the Region’s natural resources is to be facilitated.*

The Police have a network of stations across the region including a number within the Auckland city jurisdiction. The station on Waiheke Island to service the Waiheke Island community will replace an existing station and hence will not add to the number of stations on the island. Therefore, there are no significant cumulative adverse effects arising from the proposal.

The proposal aims to ensure that the region’s natural and physical resources are managed in an integrated manner through enabling the establishment of a Police Station on a site that is better suited for its purpose. In doing so, the proposal also ensures that development of the site will have a ‘community purpose’ that can provide for the community’s social, cultural, and economic well being while avoiding or mitigating any significant adverse effects on the environment. Consultation has been initiated with affected parties, including tangata whenua and will continue through the NOR process.

## **5.5 Regional Plans**

Neither the Regional Plan – Erosion and Sediment Control, the Regional Coastal Plan, nor the Proposed Regional Plan Air Land and Water Plan are relevant to this proposal. Discussions have been undertaken with the ARC regarding the requirements for onsite wastewater disposal and these are discussed below.

## **5.6 District Plan**

This section of the report considers relevant objectives and policies of the District Plan. It is important to reiterate that section 176 of the RMA provides that a requiring authority may do anything in accordance with the designated purpose.

### **5.6.1 Underlying Zoning**

The site is zoned Land Unit 11 – Traditional Residential in the District Plan. Land Unit 11 comprises the area of most intensive residential development in the western Waiheke area (Strategic Management Area) where there has been the greatest modification of the natural environment.

The properties adjoining the site are also zoned Land Unit 11. The site is also located in close proximity to Land Unit 13 – Retailing, which is applied to the retail and commercial development at the Oneroa Township.

### **5.6.2 Objectives and Policies**

#### **a. Land Unit 11- Traditional Residential**

For Land Unit 11 in the District Plan, the following objectives and policies are considered relevant to the consideration of the proposal.

*Objective 6.11.3.2 – To facilitate the establishment of non-residential activities which are compatible with a predominantly residential area.*

*Policy A – By allowing for activities which have functions which are complementary to residential activities.*

*Policy B – By ensuring that character, intensity, use of buildings and hours of operation of all non-residential activities are compatible with the amenities and character of the surrounding residential area.*

The above provisions seek to maintain the residential character prevalent in the zone, while recognising the allowance for some non-residential activities to be located. These activities are required to be compatible with residential uses, and not compromise the amenity and character of the individual residential areas themselves.

Police stations provide for the safety and ongoing protection and safety of the community and hence the proposal is considered to be complementary to residential activities.

The Police station has been designed to be compatible with the existing residential area and it is important to recognise that a Police Station is an integral part of any community. The nature of policing requires the activity to be in close proximity to commercial and retail areas, which this site is. Furthermore it is important to note that the character of the surrounding area is not entirely residential in nature. There are a number of non-residential uses located in the zone including a butchery, an optometrist, an accountant and the Kiwi Comfort Accommodation all in close proximity to the site. In addition the strip of land either side of Ocean View Road is zoned retailing and is in close proximity to the site. It is not unreasonable to conclude that the existing amenity and character of this particular residential area has already been compromised to such an extent that the proposed Police Station is an appropriate and compatible non –residential use.

**b. Community Facilities/Police Station**

There are no identified objectives and policies for Community Facilities or Police Stations in the District Plan.

**5.6.3 Permitted Baseline assessment**

Although the purpose of a designation is to allow the requiring authority to undertake activities in compliance with the designation, rather than the District Plan rules, it is useful to review the rules that apply to permitted activities in the zone for comparison.

Part 6B of the District Plan sets out the standards for permitted activities for the underlying zoning. The site is not located with the Mean High Water Springs; on or near a significant ridgeline; on a site of ecological significance or in a hazard area. In addition, the development of the site will not require the removal of indigenous vegetation. The rules relevant to the proposal are listed below and the subsequent compliance of the proposal is noted.

Part 6B: Standards for Permitted Activities	Compliance
6B1.1.1 Effluent disposal	Provision for disposal will be made (discussed further below)
6B.1.1.2 Parking	Complies (see Traffic Effects Assessment)
6B.1.1.3 Vehicle access: 1:6	Complies (see Traffic Effects Assessment)
6B.1.1.4 Traffic Generation	Complies (see Traffic Effects Assessment)
6B .1.2.1 Height: 8.0m	Complies
6B.1.2.2 Daylight control	Complies
6B.1.2.3 Lot Yards Front yards: 4.0m Side/Rear yards: 1.5m	Complies
6B.1.2.4 Lot coverage: 15%	Does not comply: Proposed lot coverage is 32% (discussed below)
6B.1.3.5 Noise	Complies
6B.1.3.6 Earthworks	Complies Slope < 1 in 6 (400m <sup>2</sup> is permitted)
6B.1.3.10 Artificial lighting	Complies (to be directed downwards)
6B.1.4.1 Hazardous facilities	Complies

### Effluent Disposal

A system to insure that the disposal of effluent on the site complies with the Council's and Regional Council requirements is being addressed. The Police intend to connect to the reticulated system when this is available for the site. Discussions with Metrowater indicate that this connection may be available by mid 2005. Depending on construction timing a temporary solution may be required and this has been discussed with the ARC. This solution involves the use of existing boreholes on the site. If this solution cannot be agreed with the ARC consent from the regional council will be sort.

### Building Coverage

The 32% lot coverage of the Proposed Police station would not meet the permitted lot coverage requirement of 15%. However, it would comply with the discretionary standard for the zone, which is 35% of lot area. Hence the plan envisages building coverage in the zone in excess of that proposed for the Police Station.

It is important to note that the existing lot coverage on the property is also 32% (which is the same as the proposed Police Station). The existing building coverage is an existing use which is protected by existing use rights and can expect to operate under this protection in the future. Although the activity will be changing the lot coverage will not be increasing from what is presently occurring on the site.

### Assessment Criteria

Part 6D of the District Plan includes notification and information requirements relevant for both resource consents and notices of requirement. This information is incorporated within this Assessment of Environmental Effects.

## **5.7 Other Resource Consents Required**

The current proposal will not require any additional resource consents from the Auckland Regional Council. However, if the proposed temporary wastewater solution cannot be agreed with the regional council the appropriate consent will be sort.

## **5.8 Summary**

From the information above it can be concluded that the proposed designation of the site for police purposes is consistent with the purpose and principles of the Act and will not give rise to any significant adverse environmental effects when considered in relation to those matters identified in s171.

## 6 Alternative Sites Assessment

Alternative sites to the preferred site, including the existing Police Station site at 21-23 Waikare Road, Oneroa were investigated in the preliminary assessments of this proposal. These sites were assessed against the objectives of the designation as follows:

**Alternative Sites Assessment**

Site	Address	Description	Assessment against objectives					
			Highly Visible Location	Located on Main Road	Proximity to Oneroa Retail Area	Proximity to Waiheke Island Ferry Terminal	Average score	
1	15 Waikare Road, Oneroa	<ul style="list-style-type: none"> <li>■ Vacant 812m<sup>2</sup> site;</li> <li>■ Residential Zone;</li> <li>■ Easterly aspect;</li> <li>■ Overlooks Oneroa Beach;</li> <li>■ Good accessibility to main road &amp; ferry terminal.</li> </ul>	*	*	**	***	1.75	
2	2 Parkdale Road, Surfdale	<ul style="list-style-type: none"> <li>■ 812m<sup>2</sup> site, currently occupied with a 1940's dwelling of 70m<sup>2</sup>;</li> <li>■ Residential Zone;</li> <li>■ Dual frontage;</li> <li>■ 5 minutes from Oneroa precinct.</li> </ul>	**	*	*	**	1.5	

Site	Address	Description	Assessment against objectives					
			Highly Visible Location	Located on Main Road	Proximity to Oneroa Retail Area	Proximity to Waiheke Island Ferry Terminal	Average score	
3	19 Tui Street, Blackpool	<ul style="list-style-type: none"> <li>■ 1017m<sup>2</sup> site area, currently occupied with a 1950's dwelling;</li> <li>■ Residential Zoned;</li> <li>■ Easterly orientation;</li> <li>■ Good accessibility from main road;</li> <li>■ Very close to Oneroa commercial precinct.</li> </ul>	**	*	**	**	1.75	
4	80 Mako Road, Blackpool	<ul style="list-style-type: none"> <li>■ 1158m<sup>2</sup> site, currently occupied with a 1940's workshop;</li> <li>■ Residential Zoned;</li> <li>■ Corner lot;</li> <li>■ Good access to main road;</li> <li>■ Possible water table or flooding issues to be resolved.</li> </ul>	**	*	**	**	1.75	
5	11 Nikau Road, Blackpool	<ul style="list-style-type: none"> <li>■ 969m<sup>2</sup> site, currently occupied with at 1970's dwelling of 70m<sup>2</sup>.</li> <li>■ Residential Zoned;</li> <li>■ Corner site;</li> <li>■ Located 1 minute from Oneroa precinct;</li> <li>■ Good accessibility to main road;</li> <li>■ Possible water table or flooding issues to be resolved.</li> </ul>	**	*	**	**	1.75	



Site	Address	Description	Assessment against objectives					
			Highly Visible Location	Located on Main Road	Proximity to Oneroa Retail Area	Proximity to Waiheke Island Ferry Terminal	Average score	
6	24 Matai Road, Blackpool	<ul style="list-style-type: none"> <li>903m<sup>2</sup> site, currently occupied with a 1940's dwelling/shop of 164m<sup>2</sup>;</li> <li>Residential Zoned;</li> <li>Corner site;</li> <li>Located 2 minutes from Oneroa precinct.</li> </ul>	*	*	**	**	1.5	
7	21-23 Waikare Road, Oneroa	<ul style="list-style-type: none"> <li>1703m<sup>2</sup> site containing the existing police station and a dwelling;</li> <li>Residential Zone;</li> <li>Easterly aspect;</li> <li>Overlooks Oneroa Beach;</li> <li>Good accessibility to main road &amp; ferry terminal</li> </ul>	*	*	***	**	1.75	
8	104 Ocean View Road, Oneroa	<ul style="list-style-type: none"> <li>870m<sup>2</sup> site, currently occupied with a dwelling with a lot coverage of 286m<sup>2</sup>;</li> <li>Residential Zone</li> <li>Northerly aspect, overlooks Oneroa shopping precinct;</li> <li>On main road, good accessibility to ferry terminal.</li> </ul>	***	***	***	**	2.75	

Score 1-3; \* doesn't meet objective ... \*\*\* meets objective.

The assessment of alternatives reveals that the proposed site at 104 Ocean View Road meets the objectives the Police have set for a new station on the island and is a preferred location to a number of the other alternatives in particular the existing police station site.

## **7 Assessment of Environmental Effects**

### **7.1 Sustainable Management of Resources**

Waiheke Island is located within close proximity to metropolitan Auckland (35 minutes away by ferry), and in recent years has seen an increasing number of both permanent residents and visitors. As demand has increased for both development and recreational space within the Auckland region, the increased popularity for Waiheke Island as a place of work, residence and recreation has resulted.

In accordance with the sustainable management of resources to enable people and communities to provide for their social, economic, and cultural well being, as well as their health and safety, the establishment, operation, and maintenance of a Police Station at 104 Ocean View Road, Oneroa will facilitate the better operation of Police activities on Waiheke Island to ensure that these aspects of well-being and safety are not unduly compromised.

### **7.2 Visual Character & Amenity**

The location of a Police Station at 104 Ocean View Road maintains a Police 'presence' within close proximity to Waiheke's main commercial area, and makes efficient use of the existing principal road route on the island in terms of accessibility, and ease of identity for the public.

Ocean View Road is the main road on Waiheke Island, and is the primary route from the ferry terminal at Matiatia, where most of the arrivals and departures to the island take place. The proposal complies with all of the building setbacks, height and boundary controls of the underlying zoning. In addition the proposed lot coverage is essentially the same as that currently existing on the site.

As discussed at section 5.6.2 above the existing residential character has already been compromised to a considerable degree by non-residential uses and the close proximity to the existing retail zoned land. The development of the police station on the site would have some impact on the existing visual character of the site due to the new buildings being proposed but it is not considered that this would represent a significant adverse effect on the visual character and amenity of the area.

### **7.3 Cultural & Heritage Items**

An investigation of identified cultural and heritage items identified in the District Plan has revealed no cultural and heritage items relating to 104 Ocean View Road. The site is already developed with a residential dwelling, however should any construction works uncover unidentified items of significance, notification of such discovery will be made to Council, and other relevant parties such as Iwi and the New Zealand Historic Places Trust.

### **7.4 Traffic and Parking**

A Traffic Impact Assessment has been undertaken for the proposal and is included as Appendix C to this Report. The report concludes that there are no significant adverse impacts for traffic and parking from the proposed Police station.

## **7.5 Noise**

The NZ Police have indicated that sirens on vehicles will not generally be utilised as part of the operation on the site. The opening hours of the Police Station will be Monday to Friday from 8.30am to 4.30pm.

It is acknowledged that noise effects in relation to Police operations above that currently experienced from the site can arise through increased vehicle movements, visitors to the station and station hours.

However, such noise effects will primarily be limited to the 'working hours' of the Police Station, and are considered to correspond to those effects currently experienced in the nearby Oneroa commercial area. The majority of the activity at the existing station takes place during normal working hours when the station is open to visitors. In addition callouts are also more common during working hours with some 16 callouts per day during these hours and another 4 per day after hours. (Those callouts made after hours can often occur when the officer is already home but still 'on duty' and therefore are not always originating from the station site itself). The pattern of callouts is not anticipated to change to a significant degree at the new station. In addition to this, adjacent land uses to the site consist of a butchery, an optometrist and the nearby church. These activities already generate traffic and visitor effects above that usually associated with residential areas. With this in mind, it is considered that the potential noise effects as a result of the proposal are not significant.

## **7.6 Temporary Construction Impacts**

Construction of the Police Station is anticipated to take place over an approximate 6-9 month period commencing mid 2005. Construction noise will be controlled in accordance with District Plan provisions and any conditions attached to the designation, and construction planning can be prepared in liaison with relevant Council representatives.

Construction effects will be limited only to the duration of the works required to establish the Police Station. These impacts would be similar to the development of a residential dwelling on the site and any potential for adverse effects on the environment will be considered prior to undertaking any such work, and construction management processes put in place to mitigate any such effect.

## 8 Consultation

### 8.1 Adjacent Landowners

Adjacent landowners include:

H Hofstetter	106 Ocean View road
Mrs Doreen Burns	102A Ocean View Road
The Village Butchery	102 Ocean View Road
RM and JD Griffiths	2 Kuaka Road

Discussions have been undertaken with all adjacent landowners. A letter has been received from Mrs Burns noting no objections but raising concerns about off-street car parking. This issue is addressed in the Traffic Effects Assessment where it is concluded that there would be no more than minor, intermittent impacts on parking for surrounding properties.

### 8.2 Waiheke Island Community Board

Netty Johnson the Chairperson of the Waiheke Island Community Board has been contacted regarding the proposal. Mrs Johnson advised as to other community representatives that may be interested in the development and requested plans and elevations when these were available.

### 8.3 Iwi Consultation

Kato Kauwhata the kaumatua of the Ngāti Pawa has been contacted regarding the proposal. Mr Kauwhata wanted to be kept advised of the timing and to be provided plans of the proposal when available.

### 8.4 Representatives of Auckland City Council

Wendy Bavistock, Senior Planner, Hauraki Gulf Islands has been contacted and a meeting was held in July to discuss various aspects of the proposal. Karen Bell, Manager Isthmus and Island Resource Management has also been contacted and provided comments as to those in the community who should be consulted regarding the proposal. A draft version of the NOR and AEE documentation was provided to the council for comment prior to formal lodgement.

It is acknowledged that the notice of requirement will be a notified process to the entire Waiheke community and all adjacent landowners and interest groups can provide comments and submissions via the statutory process.

## 9 Conclusion

The purpose of the designation is to enable the development of a new Police station that can better meet the needs of both the existing and future workload, and subsequent staff numbers on the island in order to meet the Police's objective of providing safer communities. The original station was built in 1986 and since then there have been a significant increase in the population on the island, both in terms of residents and visitors. This in turn has required additional Police resources requiring a larger and more modern Police station.

The site at 104 Ocean View Road meets the strategic objectives of the NZ Police for the designation and this can be achieved without significant adverse effects on the surrounding environment.

- Appendix A

## **Site Plans and Elevations**

- Appendix B

## **Certificate of Title**



- Appendix C

## **Traffic Impact Assessment**