

# Notice of Requirement for A Designation Under Section 168 of the Resource Management Act 1991

To: Auckland City Council  
Private Bag 92516  
Wellesley Street  
Auckland  
Attention: Karen Bell  
Manager Isthmus and Island Resource Management

From: New Zealand Police  
C/o Beca Planning  
P O Box 6345  
Auckland  
Attn: Craig Hind, Associate

## **The Minister of Police gives Notice of a Requirement For:**

Designation of a site located at 104 Ocean View Road, Oneroa, Waiheke Island for a Police Station including the construction, operation and maintenance of buildings and ancillary structures for Police purposes.

Buildings, ancillary structures and activities associated with these works are described in the Assessment of Environmental Effects attached to this Notice.

### **1(a) The Reasons why the Designation is needed:**

The particular reasons why the designation is needed are set out below:

#### **i. Background**

The existing Police Station on Waiheke Island is located at 21-23 Waikare Road, Oneroa. This Police Station was established in 1986 and is designated in the Auckland City District Plan – Hauraki Gulf Islands Section 1996 (the District Plan). Due to increases in the resident population and visitor numbers to Waiheke Island, the Police commissioned an independent Environmental Scan of the island in 2002. This report concluded that staffing numbers needed to be increased on Waiheke Island to keep abreast of the burgeoning population, tourism and subsequent crime trends which placed 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. The proposed designation will enable the development of a new Police Station that can better provide for this additional workload, and increases in staff numbers. 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

A designation has been selected as the most appropriate means of securing the long-term use, development, and maintenance of the site in accordance with NZ Police requirements. The acceptance of the Notice of Requirement and inclusion of the subsequent designation into the District Plan will provide certainty for both the NZ Police and Waiheke Island landowners in terms of land use, and anticipated effects on the environment from use and development of the site.

## ii. **Proposal Objectives**

The objectives of the proposal are:

- To establish a new Police Station to enable better policing of the Waiheke Island area in accordance with the NZ Police vision to build “safer communities together”.
- To ensure that Police Station facilities on Waiheke Island meet existing demands for staff numbers, and is able to accommodate future anticipated growth.
- To site the Police Station in a highly visible location to improve profile in the community.
- To site the Police Station on a main road to improve access and responsiveness as well as assisting in raising the profile of the Police on the island.
- To establish the Police Station in close proximity to the Oneroa retail area.
- To Site the Police Station in reasonable proximity to the Waiheke Island Ferry terminal

## iii. **The Proposal**

The key features of the project to achieve the objectives are:

- a) Establishment of a designation in the District Plan to enable the construction, operation, and maintenance of a Police Station at 104 Ocean View Road, Oneroa.

- b) Construction of a Police Station and necessary buildings and ancillary structures.

The designation will achieve the project objectives by:

- Enabling long term certainty of the site situated at 104 Ocean View Road for Police purposes.
- Provides for secured certainty of operation, development and maintenance ability to carry out policing activities.
- Clearly and accurately identifying and describing the use of the land in the District Plan.
- Allowing the NZ Police to undertake the project in accordance with the designation, notwithstanding anything to the contrary in the District Plan;
- Enabling the proposal to be undertaken in a comprehensive and integrated manner.
- Protecting the site of the Police Station from incompatible future development, which may preclude the development, and maintenance of the Police Station and any ancillary structures.

Once the designation of the site at 104 Ocean View Road is confirmed in the District Plan the existing designation for Police purposes at 21-13 Waikare Road will be removed pursuant to section 182 of the RMA.

**1(b) The Physical and Legal Descriptions of the Site to which this Requirement Applies:**

The requirement relates to a site currently zoned and used for residential purposes. The site is legally described as Lot 199, DP 22848 held in Certificate of Title NA653/19. The site occupies an area of 870m<sup>2</sup>. Plans of the site are shown in Appendix A of the attached Assessment of Environmental Effects (AEE) to this Notice. The site has a northerly aspect, and is generally flat, sloping gently towards the rear of the property. The site is currently occupied with a 1970's dwelling and garage and has a site coverage of approximately of 286m<sup>2</sup>.

Adjacent land uses comprise residential dwellings and the Village Butchery. A Church is situated opposite the site. Further information on the land to which this requirement relates is contained in Section 3 of the attached AEE.

**1(c) The Nature of the Work and any Proposed Restrictions are:**

The work (proposal) comprises the construction, operation and maintenance of a Police Station and ancillary buildings and structures for policing activities on Waiheke Island.

The designation of the site at 104 Ocean View Road will provide long-term assurance for the policing of the island and provide for the security and well being of the community. The work proposed is to be carried out in general accordance with this Notice and accompanying information including the AEE and the plans (included at Appendix A of the AEE).

**1(d) The Effects that the Proposed Work will have on the Environment and the Proposed Mitigation Measures are:**

**i. Effects**

The effects of construction and operation of these facilities are summarised as follows:

- a. The potential for impacts on the visual character and amenity of the surrounding area.
- b. The potential for impacts on traffic flows and parking in the area.
- c. The potential for noise impacts from the operation of the police station.
- d. The possibility for impacts on cultural and heritage items (although no such items have been identified as yet).
- e. The potential for impacts from the operation of the on-site storm water and waste water system (if required).
- f. Some temporary disturbance during the construction period – traffic, pedestrian, noise, vibration, earthworks.
- g. Introducing a level of concentrated community related activities above that previously/usually associated with the site.

The effects of the designation are set out in further detail in Section 7 of the Assessment of Environmental Effects attached to this Notice.

**ii. Mitigation Measures**

Proposed measures to avoid, remedy or mitigate adverse effects on the environment are as follows:

- a. Appropriate scale and design of the station and landscaping of the site to address visual and amenity effects.
- b. Careful planning and management of all construction works with a particular emphasis on the implementation of mitigation techniques.
- c. Consultation with adjacent landowners to ascertain any uncertainties in relation to the construction period.
- d. Collaboration with adjacent landowners, residents and community on the benefits versus costs of locating Police activities at the subject site, and necessity of a Police presence in this location on Waiheke Island.
- e. Appropriate consultation and observance of Iwi protocol in respect of Tangata Whenua issues.
- f. A protocol for dealing with the discovery of any heritage or cultural site.

**1(e) The Following Alternative Sites, Routes and Methods Have Been Considered**

The site at 104 Ocean View Road, Oneroa has been selected as it meets the objectives noted in Section 1(a)(ii) above. In addition, the following alternative sites were considered:

- 15 Waikare Road, Oneroa;
- 2 Parkdale Road, Surfdale;
- 19 Tui Street, Blackpool;
- 80 Mako Road, Blackpool;
- 11 Nikau Road, Blackpool;
- 24 Matai Road, Blackpool; and
- 21-23 Waikere road, Oneroa (existing station site)

Discussion on the alternatives considered in preparing this Notice is provided in Section 6 of the Assessment of Environmental Effects attached to this Notice.

**1(f) The Following Resource Consents will be Required in Relation to the Activities to which this Notice of Requirement Relates:**

There are no identified additional resource consents required for the construction, operation, and maintenance of a Police Station at 104 Ocean View Road, Oneroa under both the operative District Plan and applicable Auckland Regional Plans.

**2 The Consultation Undertaken with All Parties likely to be affected by the Designation**

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

- Adjacent land owners;
- Representatives of Auckland City Council;
- Tangata Whenua Groups;
- Waiheke Island Community Board;

Phone calls and letters were used to inform the above parties about the proposal and the parties offered opportunities to discuss any issues. Information imparted included details on likely timing and development aspects of the proposal. Further information and clarification was also provided as appropriate.

The consultation process raised some issues and comments that are described further in Section 8 of the Assessment of Environmental Effects attached to this Notice.

**3 Additional Information as Required by the Auckland City District Plan – Hauraki Gulf Islands Section 1996 are Set Out as Follows:**

Part 6D of the District Plan outlines the relevant notification and information requirements for both resource consents and notices of requirement. This information is included in the Assessment of Environmental Effects attached to this Notice.

#### **4 General Information**

##### **a) Requiring Authority Status**

The Minister of Police is a Requiring Authority by virtue of being a Minister of the Crown with financial responsibility for the proposed works, pursuant to Section 166 of the RMA.

##### **b) Time Period for the Designation**

The Minister seeks a lapsing period of 5 years in accordance with Section 184 of the RMA. This lapsing period provides sufficient time for the completion of construction works that are the subject of this designation.

##### **c) Supporting Documentation**

Other documentation that forms part of this Notice of Requirement includes:

- Assessment of Environmental Effects and Appendices.
- Site plans and elevations.
- Certificate of Title.
- Traffic Impact Assessment.
- Written Approvals (if available).

Signed by.....

Name/Position

Pursuant to an instrument of delegation dated

Date:.....

Address for Service of Requiring Authority:

New Zealand Police

C/o Beca Planning

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Auckland

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