



Waitaki

DISTRICT COUNCIL

TE KAUNIHERA Ā ROHE O WAITAKI

**I hereby give notice that the Council Hearings
of Submissions on the Awamoa Park Lease Proposal**

will be held on:

Date: Tuesday, 13 April 2021

Time: 1.30pm

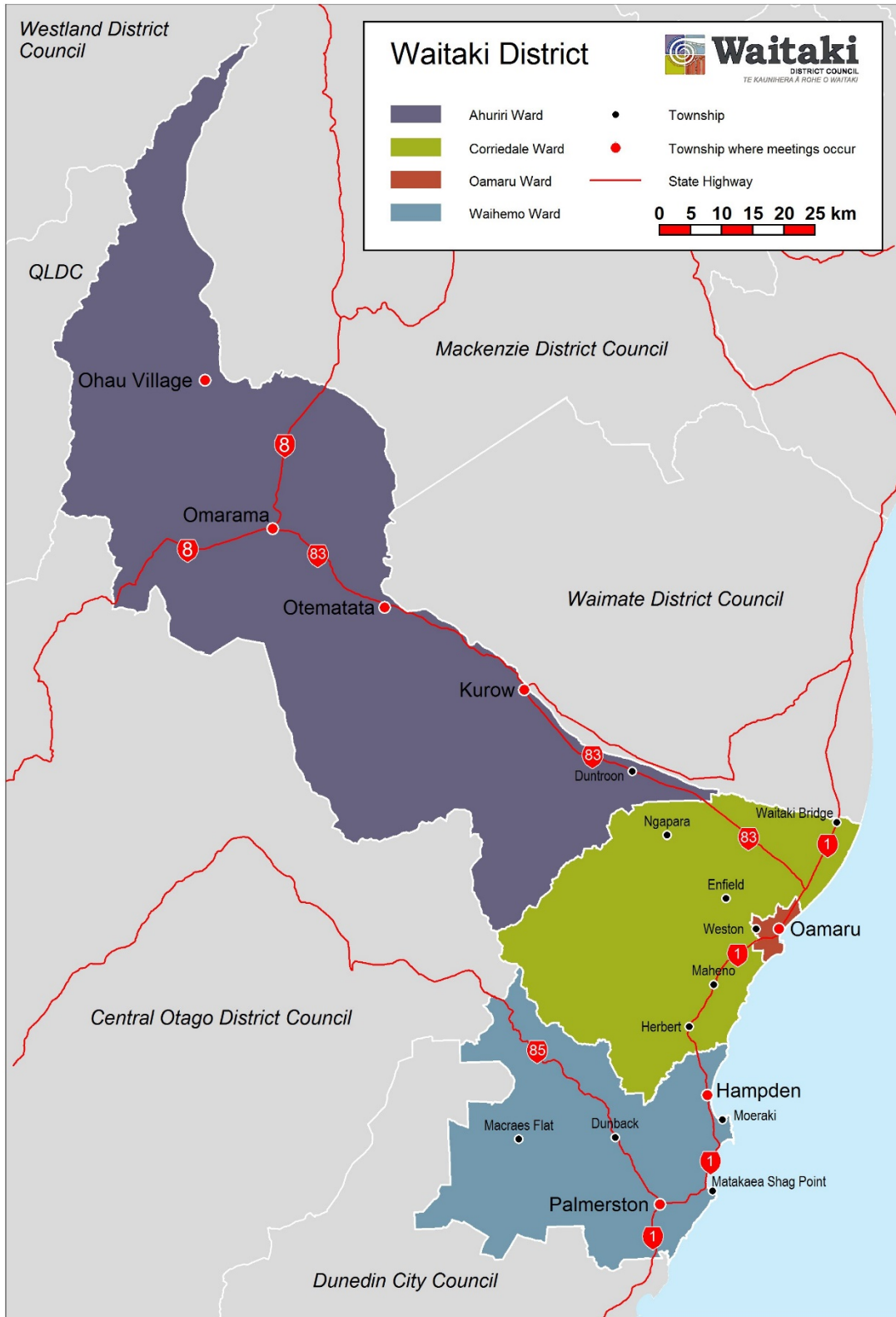
**Location: Council Chamber, Third Floor
Office of the Waitaki District Council
20 Thames Street, Oamaru**

Agenda

**Council Hearings of Submissions
on the Awamoa Park Lease Proposal**

13 April 2021

**Fergus Power
Chief Executive**



STRATEGIC FRAMEWORK

Waitaki

THE BEST PLACE TO BE!

Waitaki - Whenua taurikura

EMPOWERING OUR PEOPLE AND PLACE TO THRIVE

Whakapuāwai takata, Whakapuāwai whenua

COMMUNITY OUTCOMES

economic

PROSPEROUS DISTRICT

- Attractive to new opportunities
- Support local businesses
- Foster a diverse and resilient economy

social and cultural

STRONG COMMUNITIES

- Enable safe and healthy communities
- Connected, inclusive communities
- Promoting a greater voice for Waitaki
- Celebration of our community identity

environment

VALUED ENVIRONMENT

- Protecting our diverse landscapes and water bodies
- Meeting environmental and climate change challenges

STRATEGIC PRIORITIES

- Providing high-quality core infrastructure and services
- Determining the best way to deliver 3-waters for the community
- Working with the community to respond to COVID-19 challenges
- Creating a District Plan that is fit for Waitaki's future
- Striving towards better Council performance
- Driving best value for rates

Ensuring we get core business done while delivering on our strategic priorities and achieving our community outcomes



Agenda Items

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- 1 APOLOGIES**
- 2 DECLARATIONS OF INTEREST**

3 MEMORANDUM REPORTS

3.1 AWAMOA PARK LEASE REQUEST BY THE ORDER OF ST JOHN - CONSIDERATION OF CONSULTATION FEEDBACK

Author: Victoria van der Spek, Executive Officer

Authoriser: Paul Hope, Finance and Corporate Development Group Manager

Attachments:

1. Attachment 1 – Hearings Schedule
2. Attachment 2a – St John Submissions (Verbal) (separate PDF)
3. Attachment 2b – St John Submissions (Non-verbal) (separate PDF)

RECOMMENDATIONS

That Council:

1. Receives the information for consideration as required under section 138 of the Local Government Act 2002; and
2. After consideration of submissions, provides officers with direction on whether Council wishes to consider entering into a lease with The Order of St John to lease a portion of land at Awamoa Park to facilitate the develop of a new emergency ambulance facility.

PURPOSE

To present for consideration the verbal and non-verbal submissions received in response to the Order of John application to Waitaki District Council to lease a portion of land at Awamoa Park (Section 86, Block IV Ōamaru Survey District) to facilitate the development of a new emergency ambulance facility.

BACKGROUND

Waitaki District Council received an application from St John to lease part of Awamoa Park, Ōamaru to establish and operate a purpose-built emergency ambulance base facility. The maximum length of time Council can issue a lease for this purpose on Council fee-simple land must be less than 35 years. A decision to renew the lease can be made by Council in the future, but again for less than 35 years.

Section 138 of the Local Government Act 2002 requires Council to consult with the community over any decision to dispose of land held as a “park” by the Council. The Local Government Act treats a long-term lease of a park as a “disposal”. Council is required to consider the views and preferences of people likely to be affected by or have an interest in the matter. The submission period was open from 26 February to 26 March 2021.

SUBMISSION RESPONSE AND REVIEW OF SUBMISSIONS

151 individual submissions were received on the St John proposal to lease land at Awamoa Park. Copies of all submissions received have been included as two separate attachments to this memorandum (verbal submissions and non-verbal submissions). Some duplicate submissions were received but have been removed from the verbal and non-verbal submitter books.

A breakdown of responses to the main survey question follows:

“Do you support Council entering into a lease with St John Ōamaru for land at Awamoa Park?”

Yes	No	Maybe	%	
58	37	5		100

One submission (#123) also contained 32 signatures objecting to the reclassification of land at Awamoa Park. Seven of the signatories submitted individual submissions on the proposal. The remaining 25 signatures have not been included in the official statistics above as they were not individual submissions received by Council. Elected members are asked to note this material.

Most submitters supported the development of a new emergency ambulance facility in Ōamaru.

A high-level summary of key themes raised through the submissions process includes the following:

1. Setting a precedent for further development in reserves – should public reserve land be used for this purpose?
2. The land status may not be conducive to "commercial" development, with some submitters indicating a preferred location for a new facility being in a commercial or business zoned area.
3. The use of green space for a non-recreational purpose (loss of amenity to community).
4. Concerns around access onto State Highway 1.
5. Concern around possible slower emergency response rates at the north end of Ōamaru.
6. Details around other location options for a new emergency ambulance facility were not well articulated in the proposal.
7. Positive effects of the proposal include provision of extra layer of security at Awamoa Park, community good.
8. Current use of Awamoa Park at the proposed location for the St John facility is intermittent / not used for recreational purposes.
9. Other alternative locations for a new emergency ambulance facility in Ōamaru suggested through submissions included next to Fire and Emergency New Zealand, the former Mitre 10 building, the corner of Awamoa Park and Perth Street next to the croquet club, Takaro Park, and Hospital Hill Reserve.
10. A number of mitigation measures were noted through submissions if the development was to proceed at the preferred location. These include noise reduction for sirens in the immediate residential area, additional plantings to screen development, landscaping and replacement of trees (note – these issues would likely be addressed through the resource consent process).

VERBAL SUBMISSIONS

Nine (9) submitters have confirmed that they wish to be heard in support of their submission. All submitters have a maximum of five minutes to present their verbal submission to Council. Included in this time allocation are any questions from elected members in response to submission points. The Hearing Schedule is included as Attachment 1.

PROCESS FROM HERE

The following steps to be completed are:

- 13 April 2021: Hearing of verbal and consideration of non-verbal submissions, to be followed by deliberations
- 11 May 2021: Council Meeting – Council to decide on the Awamoa Park lease proposal.

It is to be noted that resource consent would only be sought by the applicant from Council's Planning unit if the lease is granted by Council.

Attachment 1: Hearing Schedule

St John Awamoa Park lease proposal - hearing and consideration of submissions

Timetable: Tuesday 13 April 2021 – 1.30pm to 3.15pm

Unique Submission Number	First Name	Last Name	Confirmed Presentation Time
129	Thomas	Nyika	1.30pm
			<i>1.35pm – 1.40pm Non verbals</i>
135	Mary	Saxton	1.40pm
138	Zim	Sherman	1.45pm
139	Murray	Linwood	1.50pm
			<i>1.55pm – 2.05pm Non verbals</i>
140	Jan	Wheeler	2.05pm
			<i>2.10pm – 2.40pm Non verbals</i>
23	Greg	Nikoloff	2.40pm
89	Dennis	Norman	2.45pm
			<i>2.50pm – 2.55pm Non verbals</i>
116	Kevin	Malcolm	2.55pm
118	Fleur	Sullivan	3.00pm
			<i>3.05pm – 3.15pm Deliberations</i>

Other Attachments:

Attachment 2a: Verbal submissions (circulated separately)

Attachment 2b: Non-verbal submissions (circulated separately)

4 MEETING CLOSE