

Notice of Requirement

Waimakariri District Council

209-217 High Street, 174 King Street and 131-139 Percival Street

Waimakariri District Council, Service Centre, Rangiora

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Table of Contents

Introduction.....	4
Description of the site to which this notice applies.....	4
Nature of the proposed works	5
Assessment of effects on the environment.....	6
Statutory considerations	8
Consultation	10
Conclusion	10

Appendix A – Location Plan

Appendix B – Designation Table

NOTICE OF REQUIREMENT FOR DESIGNATION – PURSUANT TO SECTION 168 OF THE RESOURCE MANAGEMENT ACT 1991

Introduction

Pursuant to Section 168 of the Resource Management Act 1991 (RMA), Waimakariri District Council hereby gives notice of its requirement (Notice) for a new designation in the proposed Waimakariri District Plan for the Waimakariri District Council Rangiora Service Centre, as described below. Waimakariri District Council, as a local authority, is an approved requiring authority under Section 166 of the RMA. The designation is required in order to recognise the site as an integrated Civic Precinct.

Description of the site to which this notice applies

The proposed site to which this notice applies is 209-217 High Street, 174 King Street and 131-139 Percival Street. The site consists of several land parcels identified in Table 1 and shown in Figure 1 below. In the operative District Plan, all of the site (except 174 King Street) and the surrounding area to the north is currently zoned Business 1 while 174 King Street and the surrounding sites to the south is currently zoned Residential 2. The site contains a heritage building at 133 Percival Street which is a public library. This is a Category 2 heritage item.

The designation table in the format required by the National Planning Standards is attached as Appendix B.

Table 1: Legal Descriptions

Part RS 38242	Lot 4 DP 43088	Lot 4 DP 12852
Lot 1 DP 48377	Lot 1 DP 408784	Lot 2 DP 18144
Lot 2 DP 43088	Lot 2 DP 12852	
Lot 3 DP 43088	Lot 3 DP 12852	



Figure 1: Site location, identified on map

Source: Canterbury Maps

Nature of the proposed works

The proposed designation is intended to provide for the continued operation, extension and upgrade of the Rangiora Civic Precinct. The activities currently occurring within the site and which will continue to operate are civic administration and services, library and community spaces, commercial and retail, car parking and associated landscaping and public spaces. The spaces are also used for existing community functions including citizens advice and meeting spaces for use by the public. There are also existing commercial and retail activities within the “Ashley Building” at 209-211 High Street which include a hair salon and offices subject to leases from the Council. There are no changes proposed through this Notice to the activities currently occurring onsite.

The hours of operation of all activities across the site are between 7.00am to 9.00pm and the site provides employment for up to 400 FTE employees.

There are proposed plans for a staged re-development of the site which would primarily involve the refurbishment of the main Council building, a new second building and an expansion of the library. It is anticipated that a partial refurbishment of the main building will be undertaken to minimise disruption to staff, followed by the second stage which will see the construction of a new building.

Once completed, staff in the existing building will relocate to the new building to allow refurbishment of the main building. The final stage would involve the extension and refurbishment of the library.

However, at this stage there is no design information available for either the proposed second building or library extension. Detailed design of the proposed second building had been scheduled to commence by the end of 2021 at the earliest, with construction around 2025/26. Design and construction of a proposed library extension would follow at some point in the future. However, the economic repercussions of the Covid-19 event may affect these proposed works and timetable.

The new second building and library extension will be subject to future outline plans, at which stage design information will be available.¹ Under this process a plan is required to be submitted to the Council showing:

- The height, shape and bulk of the public work, project or work;
- The location on the site of the public work, project or work;
- The likely finished contour of the site;
- The vehicular access, circulation, and the provision for parking;
- The landscaping proposed; and
- Any other matters to avoid, remedy or mitigate any adverse effects on the environment.

Within 20 working days of receiving the plan, the Council can request the requiring authority (Waimakariri District Council) make changes to the plan.

The refurbishment works within the buildings are not expected to trigger the requirement for an outline plan process as the works will be entirely within the current building footprint and there will be no changes to the activities occurring on site.

Assessment of effects on the environment

The effects of the continued use of the site by the Council and other organisations will be unchanged from those which currently occur. These effects are discussed below.

Traffic and parking

Due to the nature of activities occurring on site, there is a high level of traffic generated. A large carpark is provided on site, containing approximately 185 parking spaces. These spaces are time restricted to manage parking demand. Access to and from the site is from either Percival Street or King Street. The King Street access provides dual access and both access points have clear sight lines. Safe pedestrian access is also provided on site, with walkways through the carpark to the buildings.

¹ In accordance with Section 176A of the RMA

The effects associated with the traffic generation and parking provision are anticipated in a town centre and consistent with the underlying Business zoning. Any changes to the car parking provision or access will be subject to the outline plan process enabling Council as territorial authority to consider changes before they are undertaken.

Noise

The activities currently occurring on site are not typically associated with high noise generation, being administration and community facilities. The hours of operation are not anticipated to change and are currently 7.00am to 9.00pm. The activities are typical of those anticipated to occur within the Business Zone and are not expected to exceed the District Plan noise limits.

Visual impacts, bulk and location

The buildings on site are in keeping with the character of the surrounding Business zones. The main Council building fronting High Street has a landscaped grassed area, sympathetic to the street frontage, creating informal public areas and connections with neighbouring sites. Additionally, pedestrian walkways are provided to link High Street with the onsite carpark and library. These walkways also provide additional landscaping opportunities, softening the appearance of the main building. A further public space is provided between the Council building, library and Percival Street.

All buildings onsite are setback from road frontages and are less than two storeys in height. Combined with the onsite landscaping, the visual effects of the buildings are minor and no greater than those anticipated within a town centre.

Future works to construct a new building and expand the library will be subject to the outline plan process allowing Council as territorial authority to consider the impacts of any proposed development works and request changes to address any effects.

Commercial activities

As noted above, commercial activities are currently leasing buildings on the site. These activities are commercial in character and not dissimilar to other uses of neighbouring sites. The hours of operation are restricted, similarly to those of other activities in the Business zone. It is not expected that the ongoing commercial uses of these buildings will result in adverse effects greater than those anticipated in a town centre.

Residential zone

As noted above, 174 King Street is zoned Residential 2. This site currently forms part of the car parking associated with the service centre. The proposed designation will override the current Residential 2 zone rules but given the site is not currently used for residential purposes, there will be no additional effects on the Residential 2 zone.

Summary

Based on the current activities occurring on site and as future works will be subject to the outline plan process, the effects are considered to be no more than minor.

Statutory considerations

Section 171(1) of the RMA sets out that when considering a Notice, a Territorial Authority must, subject to Part 2, consider the effects on the environment of allowing the requirement, having particular regard to matters (a) – (d). For completeness, matters (a) – (d) of Section 171(1) are considered as follows:

Section 171(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.’

National Policy Statements

There are five National Policy Statements and none are considered particularly relevant to this Notice. The site is not located in, and does not have effects on, the Coastal Environment and therefore the New Zealand Coastal Policy Statement is also not relevant to this Notice.

Canterbury Regional Policy Statement

The Canterbury Regional Policy Statement gives an overview of the significant resource management issues facing the region and sets out the objectives, policies and methods to resolve those issues. Chapter 5 does provide some direction regarding the consolidation of urban areas, integrating infrastructure with growth and some limited discussion of community activities. However, due to the high level of this document, none of the provisions are particularly relevant to this Notice. It can be considered that the designation will allow consolidation of Council civic functions on the site, consistent with the direction of the RPS.

Regional Plans

The Canterbury Land and Water Regional Plan and the Waimakariri River Regional Plan both apply in the Waimakariri District. Given the Notice is related to the Civic Precinct, it is considered neither plan is particularly relevant to the proposal.

District Plan

The Waimakariri District Plan identifies issues considered important in relation to the sustainable management of the environment in the Waimakariri District and sets out the objective, policies, rules and other methods to address those issues. Chapter 15 Urban Environments and Chapter 16 Business Zones are relevant to this Notice.

The following Objectives and Policies are most applicable to this Notice:

- Objective 15.1.2 seeks to recognise the role of the Key Activity Centre at Rangiora as providing significant concentrations of business with key transport, cultural and community infrastructure that strengthens the Business 1 zone as the primary employment and civic destination.
- Objective 16.1.1 seeks to maintain the different business zone qualities which provide for a range of business developments.
 - Policy 16.1.1.1 seeks to provide for business zones while providing for the needs of the community, ensuring the town centre remains the dominant location for business and administration activities.
 - Policy 16.1.1.3 seeks to provide for development in the Business Zone 1 in Rangiora which includes functions for government services, areas to gather, socialise and do business.
- Objective 16.1.2 seeks to intensify activities and regeneration of buildings within the Key Activity Centre at Rangiora, specifically to integrate buildings, structures and public open space with surrounding buildings and sites.

The Notice is consistent with these provisions as it will allow Waimakariri District Council to continue to provide the civic services from this central location in Rangiora that is anticipated by the District Plan, which will contribute to the social, economic and cultural wellbeing of the community. Whilst any development or upgrading of the site will be undertaken in accordance with the outline plan process, these upgrades will see the regeneration of buildings and likely provision of public open spaces as sought by Objective 16.1.2.

Section 171(1)(b): ‘Whether adequate consideration has been given to alternative sites, routes, or methods of undertaking the work if (i) the requiring authority does not have an interest in the land sufficient for undertaking the work; or (ii) it is likely that the work will have a significant adverse effect on the environment.’

As the Notice applies to a site that where the activities are already being undertaken in a lawful manner, no alternative sites or methods have been considered.

The Council recently notified a Rangiora Town Centre (RTC) strategy for consultation. The RTC included a Civic Precinct on the existing Rangiora Service Centre site to be designated. Decisions on submissions to the RTC confirmed a Civic Precinct in this location.

Section 171(1)(c): ‘whether the work and designation are reasonably necessary for achieving the objectives of the requiring authority for which the designation is sought.’

In this case the work has already been authorised by a resource consent. It is considered that the designation, as a planning tool, is necessary to allow Waimakariri District Council as Requiring Authority to continue to provide civic services from a central location. The alternative to designating these sites is to rely on the District Plan rules and/or the resource consent process. These options do not provide a certain or long-term solution to effectively and efficiently address the ongoing use of the site.

Section 171(1)(d): 'any other matter the territorial authority considers reasonably necessary in order to make a recommendation on the requirement.'

There are no other matters considered reasonably necessary to make a decision on this Notice.

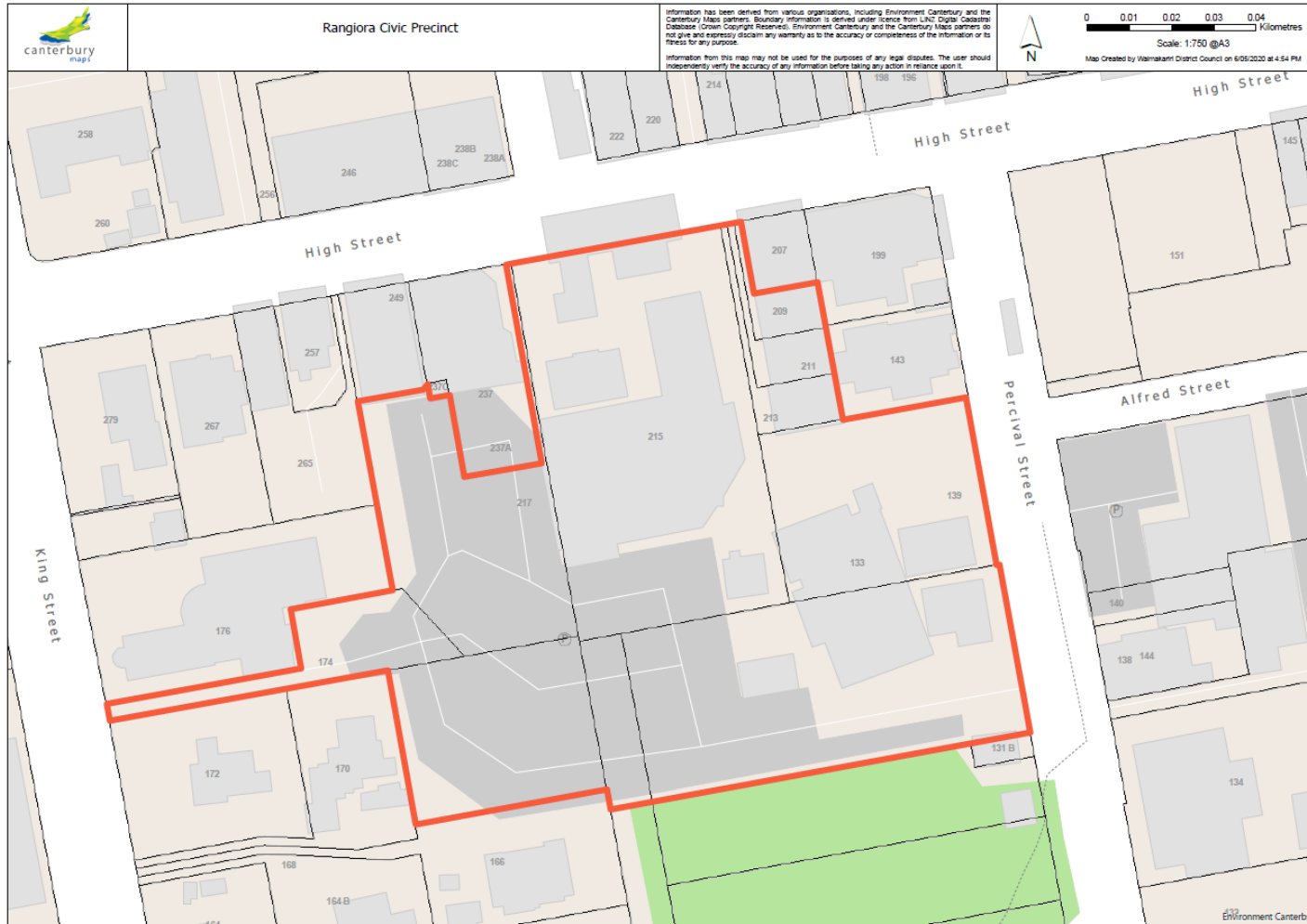
Consultation

No specific consultation has been undertaken for this application. However, as noted above, the Council recently notified a Rangiora Town Centre (RTC) strategy for consultation. The RTC included a Civic Precinct on the existing Rangiora Service Centre site to be designated. Decisions on submissions to the RTC confirmed a Civic Precinct in this location.

Conclusion

Waimakariri District Council as requiring authority gives notice of its requirement to designate land related to the Waimakariri District Council Service Centre, library and associated buildings. The preceding assessment of effects concludes that the effects associated with ongoing use of the site for civic administration purposes, library and commercial activities will be minimal and are anticipated within the Business zone. Additionally, future buildings and expansion of the library will be subject to the outline plan process under the RMA enabling Council as territorial authority to consider potential impacts of the development and request changes prior to works being completed. Overall it is considered the designation is consistent with the relevant statutory provisions and the principles and purpose the RMA.

Appendix A - Location Plan



Appendix B – Designation Table

Waimakariri District Council Service Centre, Rangiora	
Designation unique identifier	
Designation Purpose	Civic Precinct
Site identifier	Part RS 38242, Lot 4 DP 43088, Lot 4 DP 12852, Lot 1 DP 48377, Lot 1 DP 408784, Lot 2 DP 18144, Lot 2 DP 43088, Lot 2 DP 12852, Lot 3 DP 43088, Lot 3 DP 12852 209-217 High Street, 174 King Street, and 131-139 Percival Street, Rangiora.
Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	n/a