

The Order of St John proposal to lease part of Awamoa Park, Ōamaru

Summary of proposal

The Order of St John, South Island Region Trust Board (Ōamaru) is seeking a lease from Waitaki District Council to establish and operate a purpose-built emergency ambulance base on part of Awamoa Park (see Figure 1) (see Attachment 1 for copy of the Certificate of Title).

For the proposal to become a reality, there are two main approvals required before St John can use the land at Awamoa Park:

1. A lease from the Council over freehold Council land; and
2. Resource consent under the Resource Management Act 1991 from Council focusing on the environmental impacts of the proposal **(to be determined in a later separate process if Council grants a lease for the subject land)**.

The maximum timeframe Council can grant a lease on fee simple Council land is for a period of less than 35 years. There is no right of renewal provision allowed in this situation. If a lease were to be granted, Council would need to re-address any proposal to continue the lease sometime in the future.

Council has resolved to consult with the community on this proposal prior to any decision being made to enter into a lease with St John.

Why consult?

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.

Following consultation (submissions and hearing), Council will make a final decision on whether to grant the lease to St John. Resource consent would then be sought from Council’s planning unit, should the lease decision have been made.

The proposal

St John is seeking a lease from Council to establish and operate a purpose-built IL4* Ambulance Station facility. The application site is in the western portion of Awamoa Park (see Figure 1). St John propose to relocate from their current location on Coquet Street Ōamaru.

**IL4 This is a standard of construction for buildings that must be operational immediately after an earthquake or other disastrous event, such as emergency shelters and hospital operating theatres, triage centres and other critical post-disaster infrastructure.*

St John's current facility in Coquet Street is not fit for purpose. Built in 1981, the existing station requires extensive renovation and additional facilities including the requirement for more overnight accommodation (bedrooms) to accommodate an increase in staffing numbers due to new national Double-Crewing standards. Space at the current site for further expansion is constrained. The current facility is also located within a tsunami zone, and there are access limitations to and from the site, including a multi-lane intersection with traffic lights – limiting St John's capability to respond in an emergency.



Figure 1: Site location, indicative building footprint and concept plan

The alternatives and the preferred option

Since around 2014, six alternative sites in Ōamaru have been investigated in detail by St John, with Awamoa Park being the preferred location. Other options considered by St John have included:

1. Orana Park – issues with adequate scale and flood prone, sports field access, access on to the highway and availability of parking.
2. A combined services facility with Council – sites identified were not suitable for St John operations.
3. A property near the Ōamaru Fire Station – uncertainty around land availability.
4. A property in the vicinity of Humber and Coquet Street – the land lacked suitable vehicle access.
5. Ōamaru Hospital – identified as a potential shared location, however, site analysis determined the available site was of insufficient scale for St John operations.
6. **Awamoa Park (the preferred option).**

Awamoa Park was identified as a potential location during engagement with Waitaki District Council in 2017/18. As a result of these initial discussions, St John undertook extensive due diligence including consultation with the New Zealand Transport Agency (NZTA). The preferred site at Awamoa Park meets operational requirements and response times, is centrally located with good arterial access, and is outside of the tsunami zone.

What would the benefits be to the Waitaki District and the Ōamaru community?

Health and wellbeing

A new fit for purpose facility for St John in Ōamaru will provide the community with ongoing assistance in medical, accident and Civil Defence emergencies. Health and safety concerns with the current access from the existing station onto State Highway 1 would also be eliminated.

How would having the St John facility at Awamoa Park impact on the park?

There is the potential for impacts in existing park users, mainly passive recreational users.

A limited number of trees would need to be removed for construction. In conjunction with Council, St John propose to replant a number of trees to provide partial screening of the facility and integrate into the park setting. There is the **potential for approximately 10-12 carparks** to be lost within the park as part of the proposal.

What would Council's role be if the proposal went ahead?

If Council agrees that this proposal is in the community's best interests, Council will have the following responsibilities:

- ▶ **Landlord, regulator, supervisor**
Council will be responsible for ensuring conditions of the lease and any subsequent land use consent are adhered to.
- ▶ **Steward of public resources**
As well as landowner and regulator, Council will also continue to be responsible to the Waitaki District and Ōamaru community for its overall management of the park, and what the role of the park will be in delivering community needs.

The risks

Any venture of this type carries a level of risk. Some possible key risks may include:

- ▶ **Council declines to lease**
Council has sole discretion whether to lease or not.
- ▶ **Consents not secured, or not viable**
Decline of the resource consent from Council, or appeals, could result in the project being cancelled or significantly revised. This is in the hands of the applicant. The Council is, through this process, ensuring that unnecessary timing barriers are not created that will adversely affect the proposal.
- ▶ **Sufficient investment is not secured to make the project viable**
The applicant will need to raise capital to establish the new facility. This is a matter for St John. If insufficient capital is raised, the project will not proceed.

What would a lease cover?

Any lease document would cover all legal aspects of the use of Council land, including any easements for St John to access and use the site effectively. Easements are yet to be fully defined and will not be until a detailed design is complete and location of services identified following the establishment of a lease. Any lease would also be conditional on statutory processes being completed (such as the provision of a resource consent).

Does any decision to lease or not to lease land on Awamoa Park set a precedent?

No, a decision will be made on the merit of each application.

Want to lodge a submission?

Fill in our [online submission form](#) available on the Consultation page of Council's website.

Printed copies of the submission form are available from Council offices.

Key dates

- | | |
|--------------------------------|---|
| ▶ Friday 26 February 2021: | Consultation opens |
| ▶ Friday 26 March 2021: | Consultation closes |
| ▶ Tuesday 13 April 2021: | Submitters present to Council hearing (if required) and Council deliberations |
| ▶ Tuesday 11 May 2021: | Council decision on lease |

26290 / 385 / 00

[Land and Deeds—1.
] Form B.

NEW ZEALAND.



Reference: Vol. 46, Folio 70
Transfer No.
Application No.
Order for N/C No. X1556
Subject to Section 58 of "The Reserves and other Lands
Disposal and Public Bodies Empowering Act 1925"

OFFICE
Register-book,
Vol. 242, folio 300

242/300

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the Twenty-eighth day of October, one thousand nine hundred and Thirty
under the hand and seal of the District Land Registrar of the Land Registration District of Otago Witnesseth that
THE CORPORATION OF THE BOROUGH OF OAMARU is seized of an estate in fee simple in trust for the purposes of
health and public recreation

is seized of an estate in fee simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written
or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly
of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements
a little more or less, that is to say: All that parcel of land containing thirteen acres and three perches more or less situated in
the Borough of Oamaru being Reserve "C" on the Public Land of the TOWN OF OAMARU



[Signature]

Assistant
District Land Registrar.

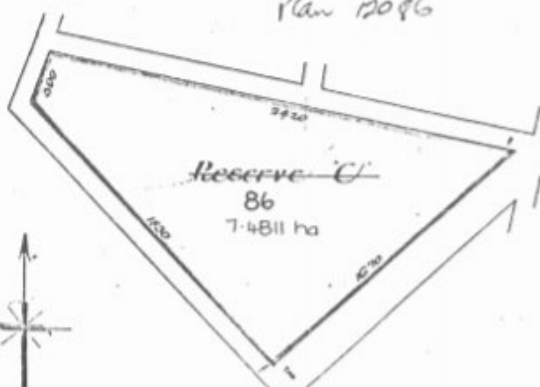
EQUIVALENT METRIC
AREA IS 7.4811 ha
662 799/1 7.4811 ha

THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1952.
[Signature] A.L.R.

Town of Oamaru

19a Or 03p

Plan 12096



The within land is now known as Section
86, Block IV Oamaru Survey District (7.4811
ha) — 10.9.1986 at 9.09am
See Re-Appellation 662799/1

[Signature]
A.L.R.