

**STATEMENT OF PROPOSAL**  
**For**  
**Sale of a Portion**  
**Of Marks Road Reserve**

**This document is the Statement of Proposal prepared  
for the Special Consultative Procedure as per Section  
83 of Local Government Act 2002**

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## **STATEMENT OF PROPOSAL**

### **SALE OF A PORTION OF MARKS ROAD RESERVE**

In accordance with Section 83 of Local Government Act 2002 the Westland District Council gives notice of its intention to seek community views on the Sale of a Portion of Marks Road Reserve, Haast.

The Statement of Proposal outlines the reasons for the proposed Sale of a Portion of Marks Road Reserve and provides a summary of the relevant considerations taken by Council. A copy of the Statement of Proposal are available from:

- Council's website [www.westlanddc.govt.nz](http://www.westlanddc.govt.nz)
- Westland District Council Office, 36 Weld Street, Hokitika
- Westland District Library, 20 Sewell Street, Hokitika

Any person or organisation has a right to be heard in regard to this proposal. The Council is using the Special Consultative Procedure set out on Section 83 of the Local Government Act 2002.

Anyone may make a submission about the proposal for the Sale of a Portion of Marks Road Reserve, Haast. The period for making written submissions will be open Monday 3<sup>rd</sup> February and will close at Thursday 5<sup>th</sup> March 2020 at 4pm.

Submissions must be sent to the Westland District Council, Private Bag 704, Hokitika 7842 or emailed to [consult@westlanddc.govt.nz](mailto:consult@westlanddc.govt.nz)

*The officer for enquiries is Sarah Brown*

*Community Development Advisor*

## Statement of Proposal

### THE SALE OF A PORTION OF THE MARKS ROAD RESERVE

#### **Introduction**

Council received a proposal from Fire and Emergency New Zealand (FENZ) who wish to obtain a section of Marks Road Reserve to locate a new Haast Community Fire Station. This matter was considered at the 28 November 2019 meeting and a resolution was passed to support the proposal proceeding to a special consultative process and let the Haast Community guide the outcome based on their preference. Council is now undertaking a Special Consultative Procedure in accordance with the requirements set out in Section 83 and 83AA of the Local Government Act 2002.

#### **Council Vision**

*"We work with the people of Westland to grow and protect our communities, our economy and our unique natural environment."*

#### **Background**

Council received a proposal made by Fire and Emergency New Zealand (FENZ) who wish to obtain a section of Marks Road Reserve to locate a new Haast Community Fire Station.

FENZ's current facility is in front of the community hall on Pauareka Road, Haast. It has very limited space. The route through residential streets to the State Highway is believed to be an issue both from the point of traffic conflict and speed of response due to the residential nature of the streets.

FENZ have provided a design plan to demonstrate the area that they wish to obtain and demonstrating what the custom built building would look like.

A section of Marks Road Reserve was recently sold to John Cowan of Haast for the purpose of Commercial Development.

The area previously subdivided and sold for commercial development is separated from the land within this proposal by existing vegetation and a small creek.

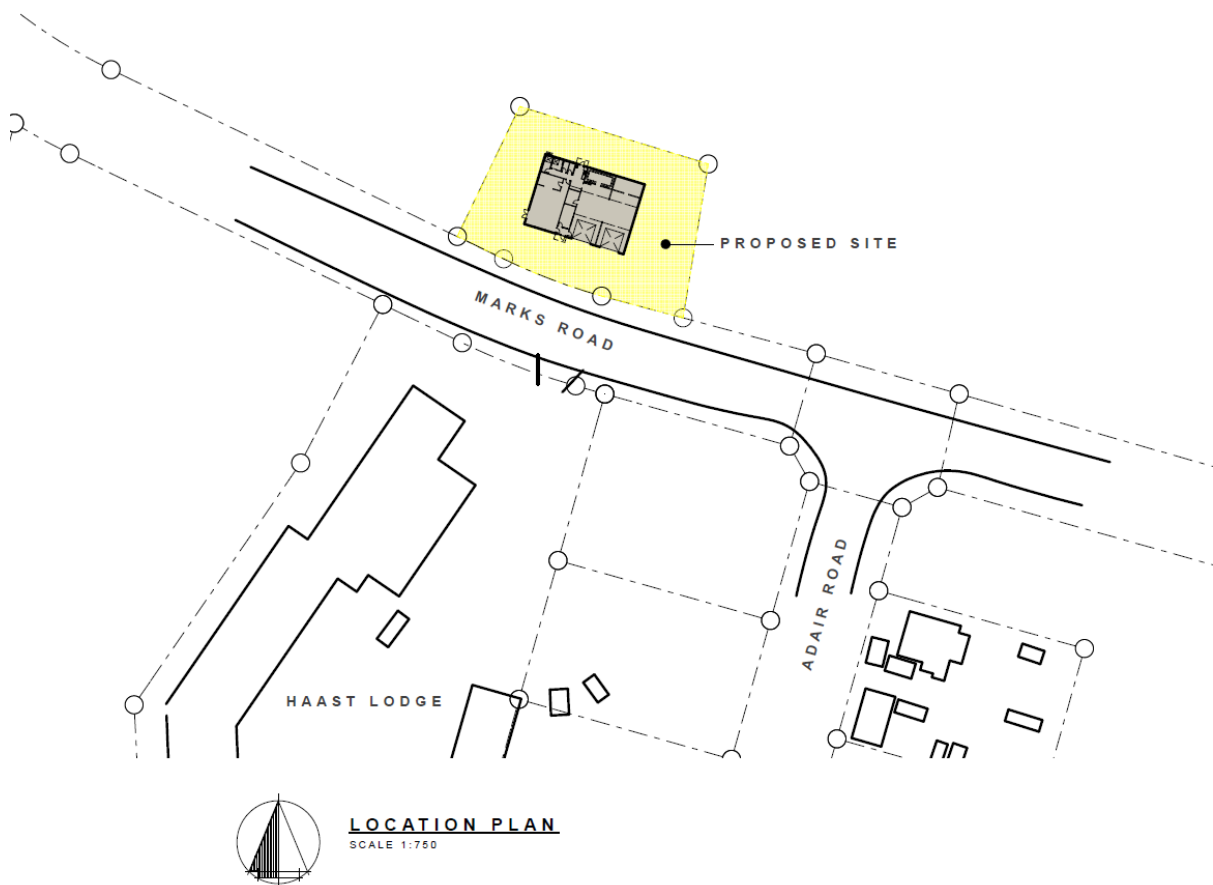
The site has direct access to Marks Road which is favoured by FENZ due to its proximity to the State Highway.

## The Proposal

Fire and Emergency New Zealand (FENZ) wish to obtain a section of Marks Road Reserve to locate a new Haast Community Fire Station. FENZ have provided a design plan to indicate the area they wish to obtain, being 1461m<sup>2</sup> and demonstrate what the completed building would look like.

The cost of sale to FENZ will be confirmed through a valuation report should Council agree in principle to the disposal.

The location is identified based on the following map:



## Reason for Proposal

This proposal comes from the adoption of a Report to Council at the 28 November 2019 Council Meeting which recommended that a Statement of Proposal and Special Consultation be prepared in accordance with the requirements set out in Section 83 and 83AA of the Local government Act 2002.

## **Alignment with Council's Vision**

Council's vision promotes working with our communities and supports this Special Consultative Procedure on the Sale of a Portion of Marks Road Reserve.

## **Advantages of the Proposed Option**

- Proceeding to a Special Consultative Procedure will allow the Community to express their views for Marks Road Reserve. Being a Community Asset any final decision will be informed by the Community preference.
- Should the disposal of Part Marks Road Reserve proceed the purchaser would be responsible for costs involved in surveying and legal proceedings. The proceeds from the sale could be marked for future projects within the district at the council's discretion.

## **Disadvantages of the Proposed Option**

The disadvantages of this proposal are:

- Loss of Reserve land



**STATEMENT OF PROPOSAL**  
**THE SALE OF A PORTION OF THE MARKS ROAD RESERVE**

**Key Dates**

Monday 3 February 2020	Public Notice of proposal and consultation, Council website and Facebook page and electronic newsletters
Monday 3 February 2020	Public Submissions on the proposal open
Thursday 5 March 2020	Public Submissions on the proposal close at 4pm
Thursday 26 March 2020	Hearings held by Council to hear those who wish to speak to their submissions
Thursday 26 March 2020	Council makes a decision whether to proceed with the proposal or not or to proceed in amended form



**SHEET INDEX**

No.	TITLE
3.1	LOCATION PLAN
3.2	SITE PLAN
3.3	FLOOR PLAN
3.4	ELEVATIONS
3.5	ELEVATIONS

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**CN 18-1824**  
**HAAST FIRE STATION**  
MARKS ROAD - HAAST

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**msd**  
ARCHITECTURE

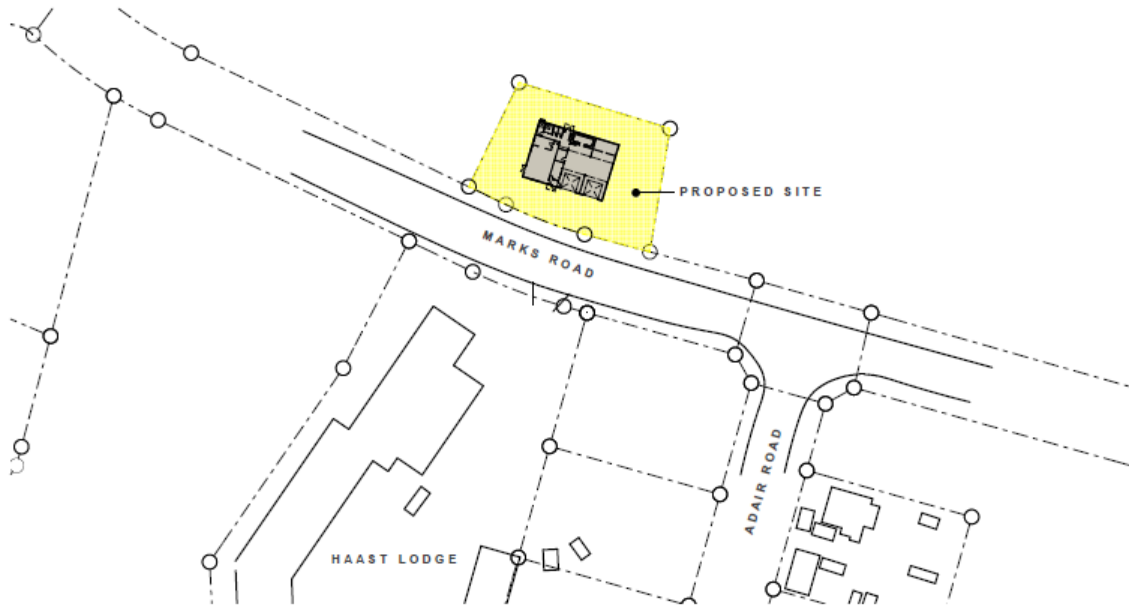
**MARK SCHWAB DESIGN LTD**  
2. PO Box 1288, Dunedin  
P. 03 475 1330  
E. info@msdesign.co.nz  
W. www.msdesign.co.nz

**AD NZ**  
ARCHITECTS

**SKETCH SCHEME 3**  
PART CITY - 188824







**LOCATION PLAN**  
SCALE 1:750

**msd**  
ARCHITECTURE

**AD NZ**  
ARCHITECTURE

**MINNICHOWAN DESIGN LTD**  
 • PO Box 228, Dunedin  
 • 03 478 1080  
 • 104@minnichowan.co.nz  
 • www.minnichowan.co.nz



**PROPOSED NEW STATION**  
**HAAST FIRE STATION**  
MARKS ROAD - HAAST

SCALE 1:750 @ A3  
DATE AUGUST 2019  
JOB NUMBER CN19-1924  
PRINT DATE 19/08/2019

**3.1**

SKETCH SCHEME #3  
IN THIS SCHEME, DIMENSIONS TO THE PROPOSED FIRE STATION ARE TO BE CONFIRMED.



**PROPOSED SITE PLAN**  
SCALE 1:250 AREA = 1461M<sup>2</sup>

SKETCH SCHEME # 3  
DATE: 19/08/2019

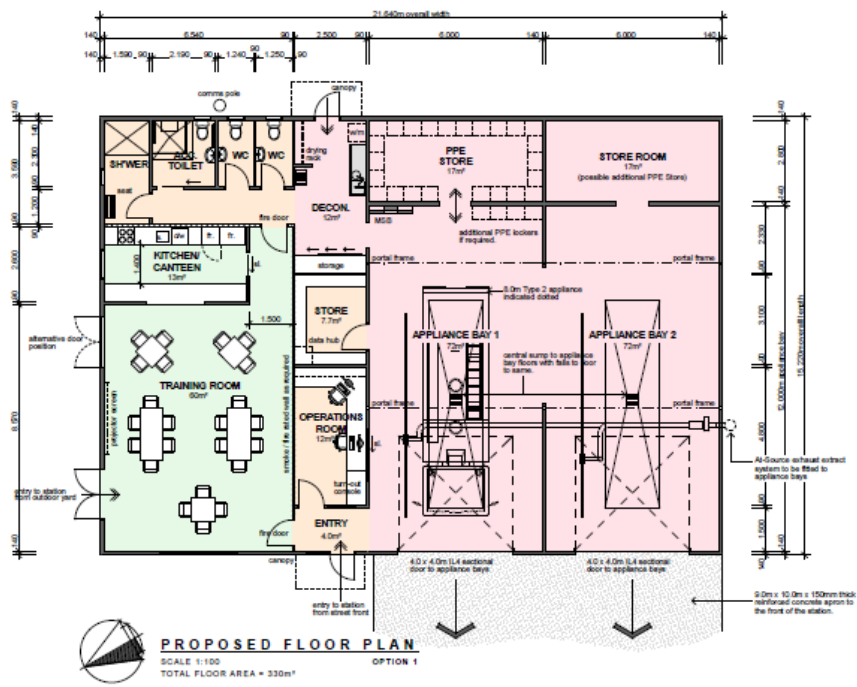
**msd** ARCHITECT URBAN  
**ARNZ** ARCHITECT URBAN  
 MICK SCHWAB DESIGN LTD  
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 • 03 475 1080  
 • info@msdesign.co.nz  
 • www.msdesign.co.nz



**PROPOSED NEW STATION  
HAAST FIRE STATION**  
MARKS ROAD - HAAST

SCALE 1:250 @ A3  
 DATE AUGUST 2019  
 JOB NUMBER CN19-1024  
 PRINT DATE 19/08/2019

**3.2**



- LEGEND**
- dirty zone
  - transition zone
  - clean zone

**msd** ARCHITECTURE  
 MARK SCHWAB DESIGN LTD  
 A PO Box 238, Dunedin  
 P 03 475 1550  
 E info@msdesign.co.nz  
 W www.msdesign.co.nz

**APNZ**  
 ARCHITECTS  
 REGISTERED ARCHITECTS

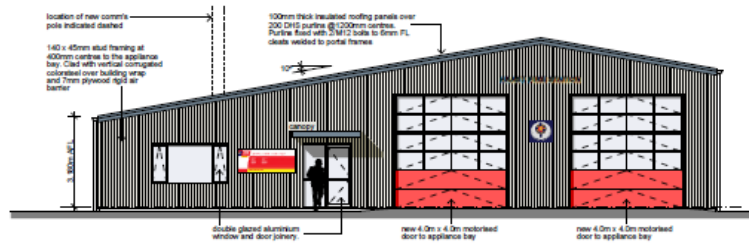


**PROPOSED NEW STATION**  
**HAAST FIRE STATION**  
 MARKS ROAD - HAAST

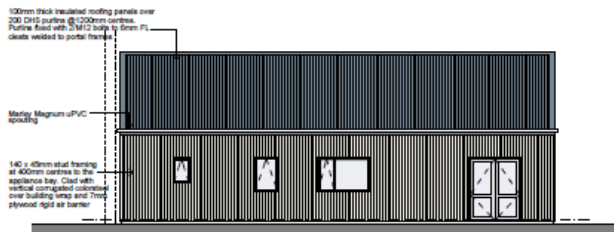
SCALE 1:100 @ A3  
 DATE AUGUST 2019  
 JOB NUMBER CN19-124  
 PRINT DATE 19/08/2019

**SKETCH SCHEME #3**  
DATE OF ISSUE: 19/08/2019

3.3



**PROPOSED WEST ELEVATION**  
SCALE 1:100



**PROPOSED NORTH ELEVATION**  
SCALE 1:100



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 • info@msdsgn.co.nz  
 • www.msdsign.co.nz

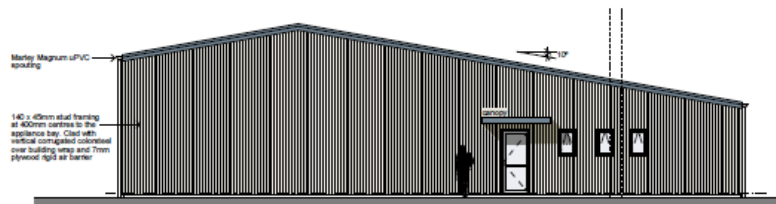


PROPOSED NEW STATION  
**HAAST FIRE STATION**  
 MARKS ROAD - HAAST

SCALE 1:100 @ A3  
 DATE AUGUST 2019  
 JOB NUMBER CN15-1524  
 PRINT DATE 19/08/2019

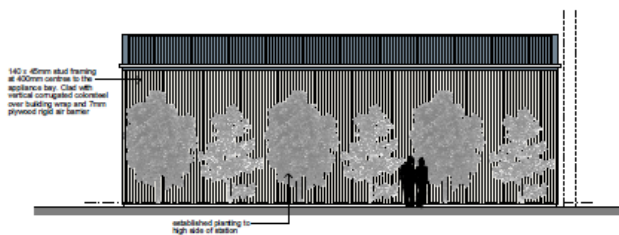
**3.4**

SKETCH SCHEMESIS  
 100% HAAST FIRE STATION - MARKS ROAD - HAAST



**PROPOSED EAST ELEVATION**

SCALE 1:100



**PROPOSED SOUTH ELEVATION**

SCALE 1:100

SKETCH SCHEME #3



**PROPOSED NEW STATION  
HAAST FIRE STATION**  
MARKS ROAD - HAAST

SCALE 1:100 @ A3  
DATE AUGUST 2019  
JOB NUMBER CN15-1024  
PRINT DATE 19/08/2019

**3.5**



## **SUBMISSION ON THE PROPOSAL FOR THE SALE OF A PORTION OF THE MARKS ROAD RESERVE**

**This submission is a public document and the details provided will be available for viewing by members of the public.**

### **Description of Proposal**

Council provided public notice that a Statement of Proposal for THE SALE OF A PORTION OF MARKS ROAD RESERVE is available. The public notice provides information about how the public can acquire information about the proposal and make a submission. More information about the proposal can be found on Council's website [www.westlanddc.govt.nz](http://www.westlanddc.govt.nz).

**The closing date for submissions is 5 March 2020 at 4.00pm**

<b>Send or Deliver to:</b>	<b>Email to:</b>
Westland District Council	<a href="mailto:consult@westlanddc.govt.nz">consult@westlanddc.govt.nz</a>
Private Bag 704	<b>OR:</b>
36 Weld Street	<b>Complete a submission online at:</b>
Hokitika	<a href="http://www.westlanddc.govt.nz">www.westlanddc.govt.nz</a>

<b>Name:</b>	
<b>Organisation (if applicable):</b>	
<b>Preferred contact details (i.e. your postal address, or your email:</b>	
<b>Phone No.</b>	
<b>Signature</b>	
<b><i>N.B. Your signature is not required if submitting by electronic means.</i></b>	

- 1. Please use one form for each submission.**  
Extra forms are available from the Council Office and online [www.westlanddc.govt.nz](http://www.westlanddc.govt.nz).
- 2. Indicate your attitude to the proposal.**  
i.e. I support/oppose/ are neutral to the application.
- 3. Make your submission.**  
State clearly and in summary the nature of your submission. Give reasons.
- 4. State any amendments you wish to have made.**  
Give details.
- 5. State whether or not you wish to be heard by the Council at a hearing.**

**6. State if you would be willing to present a joint case, or you require a language interpreter, or if you would like the Council to consider audio or audio-visual presentation options.**

I support /oppose / am neutral to the proposal *(circle one)*

My submission is:

Amendments I wish to have made:

(use separate paper if necessary)

1. Do you wish to be heard in support of your submission?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
2. <i>If yes, do you want to make a joint case with another party?</i>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
3. Do you require a language interpreter in order to present at the hearing? <i>If yes, please specify your requirements.</i>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
4. Would you prefer to present via an audio or audio-visual link? <i>If yes, you will be contacted to discuss arrangements.</i>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>