

9 February 2023
Our Job no. 717785

The Property Group Limited
Level 11, Cornerstone House
36 Customhouse Quay
Wellington 6011
PO Box 2874
Wellington 6011

Resource Consents
Selwyn District Council
PO Box 90
Rolleston 7643

Dear Sir/Madam,

Partial Uplift of Designation – #MP3: 69 Station Street, Leeston

The Property Group Limited (TPG) is acting on behalf of New Zealand Police to apply for the partial Uplift of the Designation **#MP3** for the site at 69 Station Street, Leeston pursuant to Section 182 of the Resource Management Act 1991.

Please find enclosed a notice of removal of a designation. New Zealand Police has determined this designation is no longer required across this site and requests the Selwyn District Plan be amended to reflect this. For your information, New Zealand Police has determined that no other parties are affected by this uplift.

Please feel free to contact me if you have any questions or require further information.

Yours sincerely



Susannah Goble

Senior Planner

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Form 23

Notice of Removal of Designation - Section 182, Resource Management Act 1991

To the relevant local authority:	Selwyn District Council
And to the current owner of the site:	New Zealand Police on behalf of Her Majesty the Queen.
And to any likely affected parties:	No parties are considered likely to be affected by the removal of the Designation #MP3 for the site at 69 Station Street, Leeston from Selwyn District Plan
Requiring Authority:	Minister of Police
Agent:	Susannah Goble Senior Planner The Property Group Limited (TPG) 021 197 3469 sgoble@propertygroup.co.nz
Address for service:	The Property Group Limited PO Box 2874 Wellington 6140 Attention: Susannah Goble
Site Description:	69 Station Street, Leeston
Legal description:	Section 2 SO 566288
Enclosed:	Notice of Removal supporting information Appendix 1 – Record of Title Appendix 2 – Letter from New Zealand Police

The New Zealand Police, on behalf of the Minister of Police, gives notice that it no longer requires the Designation #MP3 on the site at 69 Station Street, Leeston, as identified in the Selwyn District Plan. The designation will remain for the adjoining site at 2 Cunningham Street, Leeston. The designation is for "Police Station and Residence."

The New Zealand Police on behalf of the Minister of Police requests the territorial authority to amend the District Plan accordingly, as required by section 182 of the Resource Management Act 1991.

Partial Removal of Designation

Applicant: New Zealand Police

Address: 69 Station Street, Leeston

Date: 9 February 2023

Document control

Title:	Partial Notice of Removal of the Designation at 69 Station Street, Leeston
Client:	New Zealand Police
Job number:	717785
Prepared by:	Susannah Goble – Senior Planner
Signature:	
Reviewed by:	Rachel Ritchie – Senior Planner
Signature:	

1. Introduction

New Zealand Police hereby gives notice under Section 182 of the Resource Management Act 1991 that the parcel of land designated as #MP3 located at 69 Station Street, Leeston and identified in Appendix E02 *Designations* section is no longer required for the designation purpose.

The parcel of land designated as #MP3 located at 2 Cunningham Street, Leeston and identified in the *Designations* section is still required and should be retained for the designation purpose.

2. Site Description

The 987m² site located at 169 Station Street, Leeston is held in one Record of Title legally described as Section 2 SO 566288.

The site contains one residential building and a garage. Vehicle access is via a driveway off Station Street close to the south-western boundary of the site.

The neighbouring site to the north-east at 2 Cunningham Street, held in a separate Record of Title legally described as Section 1 SO 566288, is also included within Designation #MP3 and should remain within this designation. This site at 2 Cunningham Street accommodates the existing police station.

Figure 1 (below) shows an aerial view of the subject site and its relationship to neighbouring properties.



Figure 1: Location of the site at 69 Station Street, Leeston (outlined in yellow).

3. District Plan Information

The site is identified as designation #MP3 on the District Plan Maps. The schedule of designations section of the District Plan notes the purpose of Designation #MP3 is for “Police Station and Residence”. There are no conditions in relation to Designation #MP3.

The site is zoned Living 1 in the Operative Selwyn District Plan and zoned Low Density Residential in the Proposed Selwyn District Plan. With the removal of the designation, the site will be subject to the activity specific standards that apply in the underlying Living 1 or Low Density Residential zone. The neighbouring site at 2 Cunningham Street would remain designated under #MP3.

It is noted that in accordance with section 10(1)(b) of the RMA that existing use rights apply to any non-compliance that exist once the designation is removed.

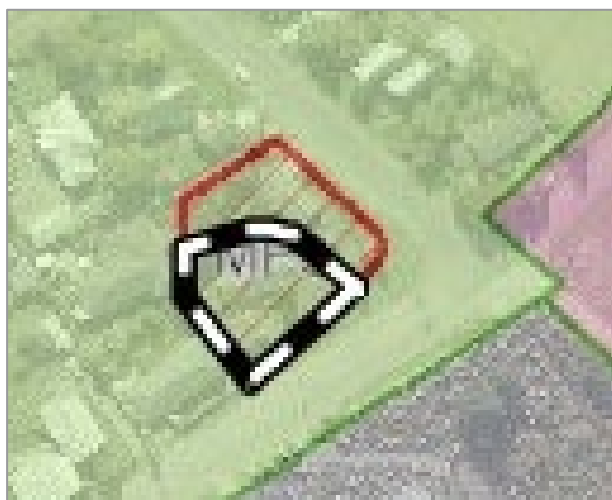


Figure 2: Operative District Plan map showing the designated sites at 69 Station Street and 2 Cunningham Street and underlying zoning



Figure 3: Proposed District Plan map showing the designated sites at 69 Station Street and 2 Cunningham Street and underlying zoning and overlays

The site is not subject to any overlays in the Operative District Plan. Under the Proposed District Plan the site is subject to the following overlays:

- Plain Flood Management Overlay
- Liquefaction Damage Unlikely Overlay

4. Notice of Removal Assessment

The property at 69 Station Street, Leeston is no longer required or used for New Zealand Police purposes and is being disposed of.

The property at 2 Cunningham Street is still required and used by New Zealand Police purposes and the designation will remain on this property.

4.1. Names and addresses of owners and occupiers

Section 182(1)(b) of the RMA requires that the requiring authority must give notice in the prescribed form to every person who is known to be the owner or occupier of the land to which the designation relates.

The site at 69 Station Street is currently owned by Her Majesty the Queen and tenanted by the New Zealand Police. New Zealand Police are requesting this designation is removed on behalf of the requiring authority, the Minister of Police, and as such notice being served on the owner of the site can be assumed.

4.2. Names and addresses of who are likely to be affected by the removal of the designation

Section 182(1)(c) of the RMA requires that the requiring authority gives notice in the prescribed form to every other person who, in the opinion of the requiring authority, is likely to be affected by the designation. No parties will be affected by the removal of the designation for the reasons outlined below:

- The subject site will retain its existing underlying zoning under the Operative District Plan of Living 1 (see Figure 2 above).
- Adjoining sites to the north, west, and north-east are in the Living 1 Zone. Sites further to the south-east are in the Outer Plains Zone and sites to the south, on the opposite side of Station Street, are in the Business 2 Zone. The removal of the designation will not impact the ability of surrounding neighbours to use their site as provided for by the District Plan.
- The site is no longer required for its designated purpose. The site is currently occupied by the New Zealand Police, following removal of the designation and upon proceeding with disposal of the site the New Zealand Police will vacate the site.

With the removal of the designation, owners of neighbouring properties will have more certainty over what activities can or will occur on the subject site as the designation provisions will no longer be able to override the District Plan provisions.

5. Conclusion

This notice has been completed in the prescribed form (Form 23) and given to Selwyn District Council (as the territorial authority concerned). New Zealand Police are acting on behalf of the Her Majesty the Queen as the owner of the site and no parties are affected by the partial removal of the designation.

Removing the designation from the site at 69 Station Street, while retaining the designation on the neighbouring site at 2 Cunningham Street, is considered best practice and essentially contributes to keeping the District Plan provisions up to date. It also ensures the site can be sold without any unnecessary uncertainty for future owners and occupiers.

The New Zealand Police on behalf of the Minister of Police request that Selwyn District Council amend the District Plan without using a Schedule 1 process as required by section 182 of the RMA.

Appendix One – Record of Title

Appendix Two – Letter from the New Zealand Police