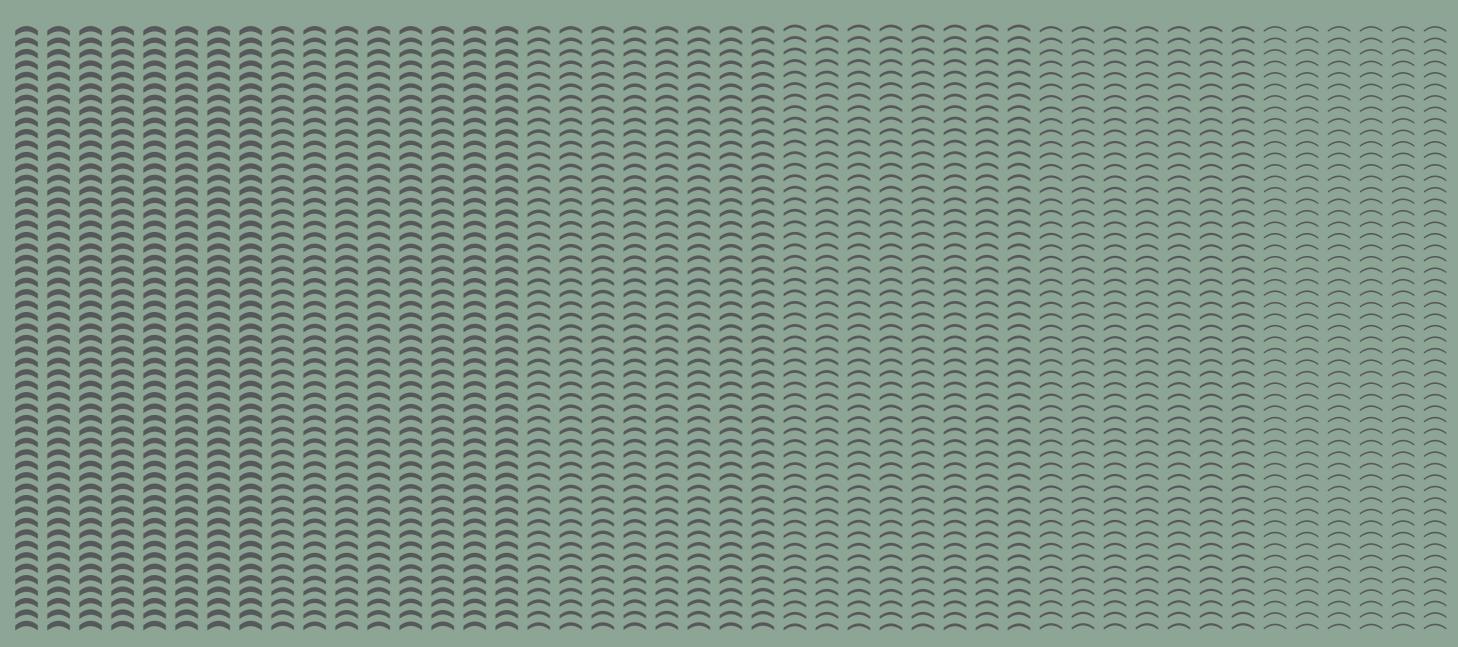
Document Prepared by Jasmax for

Contract number 220211

# Trig Road-Whenuapai

# **JASMAX**



#### Zoning:

Unitary Plan Zoning : Future Urban Zone

Properties to the North, East, West, South are zoned Future Urban. A small plot to the South is zoned Open Spaces - Informal Recreation, whilst further North-West is a Strategic Transport Corridor zone.













Overland Flow paths - 3ha and above
Overland Flow path - 4000m2 to 3ha
Overland Flow path - 2000m2 to 4000m2
Flood Plains
Flood Prone Areas
20m Offset from Overland flow path
20m Offset from Wetland (for waste water management)
10m Wetland Buffer
Field verified Wetland

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3

#### 1.3 Design Assumptions

#### **Terminology**

**Phase 1:** Overflow school to serve a shortfall in the

school network capacity in Whenuapai North, Redhills and Hobsonville.

**Phase 2:** School and Early Childhood Education

(ECE) to serve the long term needs of the local adjacent school catchment as the adjacent area is live zoned and developed

for urban purposes.

- Phase 1 school pudo provisions likely adequate for Phase 2, due to catchment being wider initially hence more vehicle movements. i.e increased roll at Phase 2 will be offset by closer catchment hence Phase 1 pudo not required to expand in same location.
- Site offers opportunity for vehicular access off future potential 'collector' road to south. Site has capacity for an additional pudo and Phase 2 staff parking located adjacent the collector road to account for a more 'distributed network' of journey choices in the future.
- Half playing field assumed adequate for Phase 1&2.
- MoE preference to utilise single storey new modular buildings (as for Scott Point).
- On site waste water management not required beyond Phase 1 (assumes provision of public services prior to Phase 2 being undertaken).

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# Phase 1 & 2 Siting Study 1.4 ROOF OVER w/ 60% OF BUILDING COVERED (NOM. 1.6m DEPTH) AREA: 30m² /shelter ROOF OVER W/ 60% OF BUILDING COVERED (NOM. 1.6m DEPTH) AREA: 30m² /shelter RAISED TIMBER WALKWAY NOM. 2.5 WIDTH AREA: 903m<sup>2</sup> RAISED TIMBER WALKWAY NOM. 2.5 WIDTH AREA: 762m<sup>2</sup> HARDSURFACE ZONE AREA: 435m<sup>2</sup> HALF FIELD 3000m<sup>2</sup> HALF FIELD 3000m<sup>2</sup> STORMWATER MANAGEMENT AREA 20m offset from overland flow and wetland 20m offset from overland flow and wetland AREA AVAILBALE FOR WW MANAGEMENT (DISPOSAL AND RESERVE FIELDS) 5m CONTINGENCY FOR FUTURE ROAD WIDENING 5m CONTINGENCY FOR FUTURE ROAD WIDENING Total Impervious Area = 12,412m<sup>2</sup> Total Impervious Area = 8135m<sup>2</sup> Site Area = 41,000m<sup>2</sup> Site Area = 41,000m<sup>2</sup> Total Impervious Ratio = 20% Total Impervious Ratio = 30% Phase 1 (interim roll 600). Phase 2 end state (final roll 1000). Modular Buildings Adjacent Road Proposed Pedestrian Pathways (Indicative Only)



Right turn bay/flush median for entry and exit

Conceptual PUDO including footpaths

Stormwater management Area

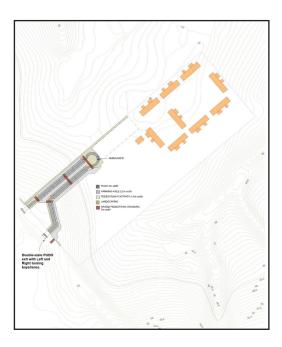
Traffic Flow: Vehicle-in

Traffic Flow: Vehicle-out

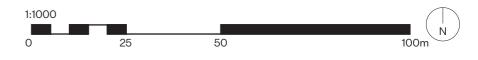
Existing Pedestrian Pathways

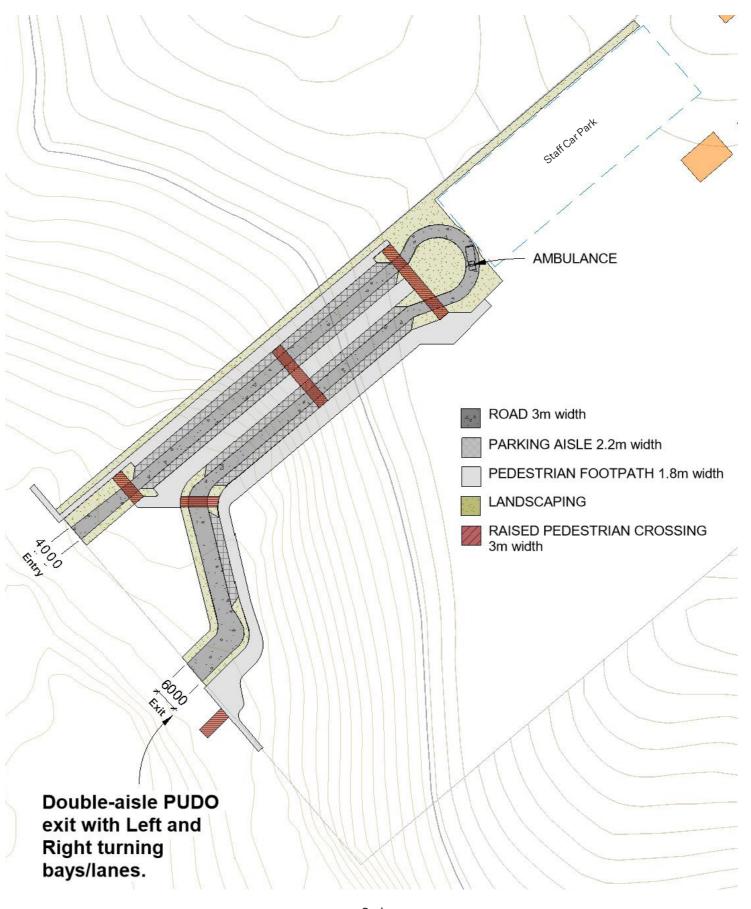
Proposed Pedestrian Crossing (Raised)

### 1.5 Conceptual PUDO Design



Potential layout for PUDO - Double Parking Aisles to optimise use of site.





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Albany Senior High Temporary School, Auckland / Jasmax



Albany Senior High Temporary School, Auckland / Jasmax



Scott Point Primary School, Auckland / AQUA



Scott Point Primary School, Auckland / AQUA



Scott Point Primary School, Auckland / AQUA



Sidwell Friend's School, Washington D.C / Perkins Eastman



Stonefields School, Auckland / Jasmax



Orlyplein, Amsterdam / City of Amsterdam Department of Environmental Planning and Sustainability

### Siting Study

1.8

Proposed Siting Strategy - Open Space Calculations at 'Final' State - Option 1.

#### **JASMAX**

Trig Rd, Whenuapai - Primary (w/ECE) Areas and Open space calc. for Opt 1

			10 1			_				
	0		Secondary		Special		Primary		F0F	
	Combined Total		School (Y9-		and/or Satellite		School (Y1-		ECE Centre	
	lotal		15)		Satellite		8)		Centre	
Site Area (approx.					included in	l				
Site Allocation*					Primary &					
minimums)	41,000	m2		m2	Secondary		39,500	m2	1500	m2
defn.	4.1			1112	Secondary	ı	39,300		1300	est
Site A (South)		m2								001
Site B (North)		m2								
Site C (South-West)		m2								
Site C (South-West)	U	mz								
Levels (Storeys of										
construction)							1 to 2			
Floor plates							16-18m wide			
1 loor plates							10-10111 WIGC			
Roll (Masterplan)		l				ı	1000		твс	
Interim/Opening										
Roll							600		твс	
Teaching Spaces			0		0		44			
Interim/Opening TS			0		0		27			
Interim net area			0		0		2200			
Interim Gross area	2860		O ueiii.		0		2860			
			multiplier		defn:		defn:			
			as provided		multiplier as		multiplier as			
defn: multiplier as			bv		provided by		provided by			
provided by MoE			MoE=1.45		MoE=1.30		MoE=1.30			
Phase 2 net area			0		WIGE 1.00		6163			
Phase 2 Gross area	8012		0				8012			
Interim-to-Phase 2										
proportion of area	0.26		#DIV/0!				0.26			
GFA (m2)	0.20			m2	0	m2			1500	m2
OT / (IIIZ)				1112		11112	10,072	1112	1000	1112
defn: (includes Gym										
for Secondary, Hall										
for Primary)										
dims (m)										
hall/perform/music							456			
dims (m)							24x19			
add Special School										
coverage (outside of	1									
form)			n/a				n/a			
add link										
					included in					
					primary &					
Total GFA (m2)	10,872		0		secondary		10,872			
(excludes ECE)					to almate 2.1	l				
Building Coverage					included in					
(m2)	5522				primary & secondary		5522			
(1112)	5522				secondary		5522			

9 x 308m2 TS (Ph.1, total - 2 TS @ Ph.2), 9 x 30m2		
total - 2 TS @ Ph.2), 9 x		
@ Ph.2), 9 x		
30m2		
Walkway		
Coverings		
(Ph.1, total -		
2 Covers @		
Ph.2), 1 x		
88m2 Admin		
(Ph.1,		
removed @		
Ph.2), 1 x		
400m2		
Pavilion		
(Ph.1,		
removed @		
Ph.2), 1 x		
2700m2		
Block (Ph.2 -		
2 storey) 1 x		
456m2 Hall		
(Ph.2)		
defn.		
Parking Spaces		
(req'd) 88 0 88		
rate (2 per TS), 4 per		
teaching space for		
satellite		
Provided vs Demand 218/236 88/88	10	
Parking Area (m2) 2566 0 m2 0 2566	360m2	ı
defn. (5.5 stall, 7.0		
aisle, 1.0 m central		
band, 2m planted 1580m2 +		
perimeter margin) m 986m2 m		
ratio     29.16   included in		
primary &		
Open Space 22604 0 secondary 22604		
TOPEN OPAGE   22004   U SECUNDARY 22004		
site		
site allocation*		
site allocation* less		
site allocation*		
site allocation* less coverage		
site allocation* less coverage less parking		
site allocation* less coverage less parking less		
site allocation* less coverage less parking less marginal defn. open space		
site allocation* less coverage less parking less marginal defn. open space  Open Space m2/per  site allocation* less coverage less parking less marginal open space		
site allocation* less coverage less parking less marginal open space  Open Space m2/per Student (at final		
site allocation* less coverage less parking less marginal open space  Open Space m2/per Student (at final roll)  site allocation* less marginal included in primary & secondary  22.60		
site allocation* less coverage less parking less marginal open space  Open Space m2/per Student (at final roll)  Open  Site allocation* less marginal included in primary & secondary 22.60		
site allocation* less coverage less parking less marginal open space  Open Space m2/per Student (at final roll)  Open Space total		
site allocation* less coverage less parking less marginal open space  Open Space m2/per Student (at final roll)  Open Space total / student		
site allocation* less coverage less parking less marginal open space  Open Space m2/per Student (at final roll)  Open Space total / student defn.  Open Space total / student roll  defn.  Site allocation* less marginal included in primary & secondary  22.60  22604/1000		
site allocation* less coverage less parking less marginal open space  Open Space m2/per Student (at final roll)  Open Space total / student defn.  Open space at		
site allocation* less coverage less parking less marginal open space  Open Space m2/per Student (at final roll)  Open Space total / student roll  Open space at Interim roll m2/per		
site allocation* less coverage less parking less marginal open space  Open Space m2/per Student (at final roll)  Open Space total / student defn. roll  Open space at		
site allocation* less coverage less parking less marginal open space  Open Space m2/per Student (at final roll)  Open Space total / student roll  Open space at Interim roll m2/per		
site allocation* less coverage less parking less marginal open space  Open Space m2/per Student (at final roll)  Open Space total / student defn.  Open space at Interim roll m2/per student  Open Space total / open space at Interim roll m2/per student  Open Space total / open space at Interim roll m2/per student  Open Space		
site allocation* less coverage less parking less marginal open space  Open Space m2/per Student (at final roll)  Open Space total / student roll  Open space at Interim roll m2/per student  -1.80  Site allocation* less marginal included in primary & secondary  22.60  22604/1000  54.05		
site allocation* less coverage less parking less marginal open space  Open Space m2/per Student (at final roll)  Open Space total / student defn.  Open space at Interim roll m2/per student  Open Space total / open space at Interim roll m2/per student  Open Space		
site allocation* less coverage less parking less marginal open space  Open Space m2/per Student (at final roll)  Open Space total / student roll  Open space at Interim roll m2/per student  Open Space Breakdown		
site allocation* less coverage less parking less marginal open space  Open Space m2/per Student (at final roll)  Open Space total / student roll  Open space at Interim roll m2/per student  Open Space Breakdown  Marginal Open		
site allocation* less coverage less parking less marginal open space m2/per Student (at final roll)  Open Space m2/per Space total / student roll  Open space at Interim roll m2/per student  Open Space Breakdown  Marginal Open Space Breakdown  Marginal Open Spaces (not readily accessed for use by students)  0 8808		
site allocation* less coverage less parking less marginal open space  Open Space m2/per Student (at final roll)  Open Space total / student roll  Open Space total / student roll  Open space at Interim roll m2/per student  Open Space Breakdown  Marginal Open Space Breakdown  Marginal Open Space (not readily accessed for use by students)  O moderate allocation*  Included in primary & secondary 22.60  22604/1000  22604/1000  54.05		
site allocation* less coverage less parking less marginal open space  Open Space m2/per Student (at final roll)  Open Space total / student roll  Open space at Interim roll m2/per student  Open Space Breakdown  Marginal Open Space Breakdown  Marginal Open Spaces (not readily accessed for use by students)  PUDO  Open Space Breakdown  Marginal Open Space Spaces (not readily accessed for use by students)  Open Space Breakdown  Open Space		
site allocation* less coverage less parking less marginal open space  Open Space m2/per Student (at final roll)  Open Space total / student roll  Open space at Interim roll m2/per student  Open Space Breakdown  Marginal Open Space Breakdown  Marginal Open Space so (not readily accessed for use by students)  Open Space Sincluded in primary & secondary  -1.80		
site allocation* less coverage less parking less marginal open space  Open Space m2/per Student (at final roll)  Open Space total / student roll  Open space at Interim roll m2/per student  Open Space Breakdown  Marginal Open Space Breakdown  Marginal Open Space by students)  Open Space Breakdown  Marginal Open Space Breakdown  PUDO  Open Space Breakdown  Associated and several se		
site allocation* less coverage less parking less marginal open space  Open Space m2/per Student (at final roll)  Open Space total / student roll  Open space at Interim roll m2/per student  Open Space Breakdown  Marginal Open Space Breakdown  Marginal Open Space so (not readily accessed for use by students)  Open Space Sincluded in primary & secondary  -1.80		

	<u> </u>								_
	Parking Swa	lies	C	1			_		_
									J
	dofo					TBC			ļ
	defn. Site A & B			-		IDC	-		
	wetland								
	and buffer								
	(riparian								
	margin)								
	exclusion								
	area					3686			
						wetland			
						offset zone =			
	defn.					3686m2			
	Sloped Site								
	Area					2444			
						sloped part of			
						site 2444m2			
						to Southern			
	defn.					site boundary			
								included	
Active Green								in ECE	
Playing fields)				1	1	3000		site area	
						1 No. x			
defn (at final state)						60x50m			
,									
	·				'			included	
Active Hard (Hard								in ECE	
Courts)						900		site area	
						1 No. x			
defn.						32x28m			
Passive Hard				1					
landscaped court,									
hardstand									
circulation etc)						3394			
on calation cto,				ı	1	3394		1	
						timber			
						walkway			
						762m2,			
						playscape			
						1420m2,			
						hardstand			
defn.						1212m2			
Passive Green									
remaining area)									
	open space								
	total less								
	Active								ļ
	Green less								
	Active Hard								ļ
	less								
1.6.	Passive		_						ļ
defn.	Hard		C	1		15310	-		_
Total Dotontial				1	I	1 1			
Total Potential Rolls (if					included in				
20m2/student)			0		Primary	1130			
Loniz/Studelitj	onen eness				Filliary	1130		1	
	open space available								ļ
	(per school								
	divided by								
defn.	20m2)								
MoE Desired Roll				1	1	1000		1	
	•								



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