

Form 18  
Notice of requirement by Minister, local authority, or requiring authority for  
designation or alteration of designation

*Sections 168(1), (2) and 181 and clause 4 of First Schedule, Resource Management Act 1991*

**To Auckland Council**

The Minister of Education gives notice of a requirement for a designation for 'education purposes' to be included in the Auckland Council District Plan: Manukau Section and the proposed Auckland Unitary Plan.

**The site to which the requirement applies is as follows:**

187 Flat Bush School Road – PT Lot 2 458950. The school site will comprise an area of 3.2511 ha once the subdivision has been completed (the entire site has an area of 48.3436 ha).

**The nature of the proposed public work (or project or work) is:**

The proposal seeks to designate the site for 'education purposes'. 'Education purposes' shall be as defined in the proposed Auckland Unitary Plan - Standard Conditions for all Education Designations (see accompanying documentation for further detail). This includes provision for buildings and spaces used for teaching, assembly, and ancillary administrative, cultural, health, recreational and communal facilities associated with a local full primary school (Years 0 to 8) and early childhood education facility, including areas of open space and playing fields.

Pursuant to section 184(1)(c) the Minister requests a 10 year period to give effect to this designation.

**The nature of the proposed restrictions that would apply are:**

Details of the proposed designation conditions are provided in the accompanying documentation. In summary, conditions are proposed in respect of:

- Building height in relation to boundary;
- Noise limits;
- On-site carparking;
- Development to be in accordance with the Geotechnical Desktop Study;
- Aircraft noise – ensuring any education facilities located within the MANA are designed and treated to achieve compliance with Rule 5.21.4(c) of the District Plan;
- Requirement for the first Outline Plan of Works to include a:
  - Design Concept Plan showing the general layout of the future school including buildings, open space, access, and carparking;
  - Traffic Effects report addressing access, traffic generation and means of mitigation, proposed upgrade works to Flat Bush School Road, and the location of any new local roads.
  - A stormwater management plan;
  - A detailed site investigation and remedial action plan to address contamination;
- A School Travel Plan to set standards and goals to mitigate real and potential adverse traffic effects;
- Exemptions for Outline Plan requirements for minor works.

**The effects that the public work (or project or work) will have on the environment, and the ways in which any adverse effects will be mitigated, are:**

Potential adverse effects on the environment are assessed in the accompanying documentation, and include:

- Character and amenity;
- Traffic safety and efficiency;
- Infrastructure provision and capacity;
- Hazards (including stability).

The proposed designation conditions will avoid or mitigate potential adverse effects on the environment. The proposed designation will also provide positive social and cultural effects through provision of a public school to meet the anticipated increase in local demand.

**Alternative sites, routes, and methods have been considered to the following extent:**

The Ministry of Education commissioned site evaluation reports for the Flat Bush Structure Plan area in July 2010. The reports were prepared in accordance with the Ministry's standard Methodology for Site Evaluation – Northern Region. A total of 25 sites were identified. These sites were selected as they were likely to meet all the basic requirements of the Ministry, including criteria relating to locality; size/shape; current land use; and access. Selection of locations for consideration also considered the Flat Bush Structure Plan, which sets out areas identified for residential growth as well as indicative locations of future roads, neighbourhood centres and open space to serve the growing community. A more detailed analysis of individual sites was then undertaken, taking into account specialist consultant inputs. The proposed site (187 Flat Bush School Road) scored the highest of the 14 locations.

An amendment to the site selection report was prepared in September 2010 to assess the acoustic measurements taken at the two best performing sites in the Flatbush site selection study and the existing Mission Heights Primary School to provide an improved understanding of the relative impacts of aircraft noise. The report concluded that the noise levels when aircraft pass overhead were not substantially different between the sites and the proposed site remained the highest ranking site over all.

A Stage 2 Site Evaluation, providing further analysis of the four highest rank sites, was prepared in May 2013. This report was reviewed in September 2014 to identify any changes in scoring as a result of changes to land acquisition potential and planning context since May 2013. In both of these reports, the proposed site continued to be the highest ranking site over all.

As a result of the above studies, the proposed sites were selected as an appropriate location for a new school to meet anticipated demand in the area. Further information is provided in the accompanying documentation.

**The public work and designation are reasonably necessary for achieving the objectives of the requiring authority because:**

Analysis undertaken by the Ministry concluded that the area of Flat Bush requires additional primary school provision to meet anticipated demand given the significant rezoning of land from rural to residential.

**The following resource consents are needed for the proposed activity:**

No resource consents are required to designate the land for education purposes. Future development of the land for a new school and/or early childhood centre may require resource consents. These will be sought at the time of development.

**The following consultation has been undertaken with parties that are likely to be affected:**

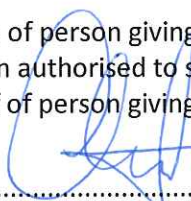
Consultation has been undertaken with adjacent property owners (Auckland Council); mana whenua; Auckland Council in its role as a territorial authority, and Auckland Transport.

Refer to the accompanying documentation for the details of consultation carried out in respect of the proposed work.

**The Minister of Education attaches the following information required to be included in this notice by the district plan, regional plan, or any regulations made under the Resource Management Act 1991.**

Notice of Requirement – Planning Report	Barker & Associates Ltd
Integrated Transportation Assessment	Traffic Design Group
Acoustic assessment	NDY
Site Infrastructure Study	Woods
Preliminary Site Investigation	Tonkin and Taylor
Geotechnical Desktop Study	Tonkin and Taylor

Signature of person giving notice  
(or person authorised to sign  
on behalf of person giving notice)



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Date

**Address for Service:**

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Telephone: 09 375 0905

**Note to person giving notice**

You must pay any charge payable to the territorial authority for the requirement or alteration to the requirement under the Resource Management Act 1991.

