

10th February 2022

Jo Hart
Senior Policy Planner
Plans and Places
Auckland Council
Level 24
135 Albert Street
Auckland

Dear Jo

RE: Notice of Requirement – Ministry of Education – Hobsonville Point Primary #2 – Section 92 Request

Thank you for your letter dated 28th January 2021 in which you requested further information in relation to the notice of requirement for Hobsonville Point Primary #2. We can respond to the matters raised as follows:

Watercare Services Limited

- 1. Please confirm there is sufficient water and wastewater capacity to enable the development***
- 2. Sections 5.2 and 5.3 of Appendix G included commentary on water and wastewater assets that are visible on Geomaps. Please confirm whether there are any Watercare assets on the site, that may not be visible in Geomaps.***

- The Ministry of Education has an agreement with Panuku regarding wastewater capacity. Panuku has confirmed that the Crown has a share of the capacity in the wastewater infrastructure and that this is sufficient for a primary school. The Ministry acquired 1.5ha of land, which has been calculated as being anticipated as the equivalent of 75 lots of the former superlot the land was within. Peak wastewater flows calculations indicate that a school of 1,000 students will require the ability to discharge 1.51 l/s.
- As part of the memorandum of agreement between the Crown and Panuku to purchase the site, Panuku are required to ensure ongoing provision of wastewater capacity for school usage of up to 2.32 l/s. This ongoing provision is greater than the school's predicted usage and is further protected by an encumbrance (10786863.13) that is on the certificate of title for the site.
- The Ministry is aware via discussions with Panuku that Panuku has received a proposal from H & G Consultants for the design of an upgraded wastewater system, namely a new wastewater pump station. Panuku have advised that they will be sharing more details of this proposal shortly.
- It should be reiterated that the underlying zoning of the site is Residential – Mixed Housing Urban, and the site is located within the wider Hobsonville Point Precinct. This zoning caters for high-intensity development, which in theory should have the required infrastructure to be capable of servicing the envisioned high density housing development within the area. Healthy Waters have also confirmed that they do not anticipate any capacity issues given the young age of the network and aforementioned underlying zoning/precinct that the site is located in.

- The land has been recently subdivided, with a new title issued, and there are no easements on the title suggesting that there would be any Watercare assets on the site. If this is not the case, can Watercare please advise if there are any assets on the site that are not registered on Geomaps.
- It should also be noted that the school has a *planned opening roll* of approximately 350 students, with the potential to grow to a full mater plan roll of 1000 *in the longer term*.

Traffic Matters – Traffic Planning Consultants Limited

- 1. *Dwelling densities and consequent traffic generation rates***
- 2. *Scope of intersection modelling assessments – wider network***
- 3. *Scope and staging of transport mitigation measures***

- Responses to the above questions have been provided by Jacobs and are attached as Appendix A.

In conclusion, I trust that the above information provided is sufficient for the purposes of notification of the notice of requirement.

Should you have any queries relating to this response please do not hesitate to contact me.

Yours sincerely

Incite



Steph Taylor
Resource Management Consultant

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Appendix A – Traffic Matters