

FORM 18

NOTICE OF REQUIREMENT BY MINISTER, LOCAL AUTHORITY, OR REQUIRING
AUTHORITY FOR A NEW DESIGNATION OR ALTERATION OF DESIGNATION

Section 168 of the Resource Management Act 1991

To: Auckland Council

The Minister of Education ('the Minister') gives notice of a requirement for designation for a public work.

The site to which the requirement applies is as follows:

40, 54 and 60 Station Road and 43 Trigg Road, Huapai

Three titles to be acquired for the school legally described as Lot 2 DP 41664, Lot 1 DP 41664, and Lot 3 DP 41664, Pt Lot 51 DP 9960 comprised in certificates of title NA85A/28, NA1118/259 and NA5B/285.

Part of the adjacent land associated with Huapai District School, legally described as Pt Lot 12 DP 9960, Pt Lot 12 DP 13680 comprised in certificate of title 604351.

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

To enable the establishment of a new secondary school catering for school age children from Year 9 to Year 13 and to enable the opportunity for shared facilities including but not limited to parking, access, and drop off/pick up with the adjacent Year 0-8 Huapai District School. The new designation will part overlap the existing Huapai District School designation where existing access and parking is located.

The nature of the proposed restrictions that would apply are:

1. Add new designation No. 46XX to the Auckland Unitary Plan as shown on the designation plan included in Appendix A of the Notice of Requirement - Assessment of Environmental Effects Report prepared by Incite dated 19 December 2025 (a GIS shape file has been separately supplied):
2. Alter **Chapter K Designations** as follows:

2.1. Designation Schedule – Minister of Education (1/3)

North and West

<i>Number</i>	<i>Purpose</i>	<i>Location</i>
<i>.....</i>		
<i>46XX</i>	<i><u>Educational Purposes – School (Years 0-13)</u></i>	<i>[Address allocation TBC by Auckland Council]</i>

2.2. Insert the following new designation:

46XX Kumeū Secondary School

<i>Designation Number</i>	46XX
<i>Requiring Authority</i>	Minister of Education
<i>Location</i>	[address allocation TBC Auckland Council]
<i>Rollover Designation</i>	N/A
<i>Lapse Date</i>	The designation shall lapse on the expiry of 10 years from the date on which it is included in the district plan if it has not been given effect to before the end of that period.

Purpose

Educational Purposes – School (Years 0-13)

Conditions

The standard conditions for all Minister of Education designations do not apply to this designation, only the site-specific conditions apply to this designation.

1. Building height in relation to boundary

Any new building or building extension (excluding goal posts and similar structures) shall comply with the following:

- At the boundary of any adjoining land zoned primarily for a residential purpose, the building height in relation to boundary control that applies within that residential zone; and*
- At the boundary of any adjoining land within the Future Urban Zone, a building height in relation to boundary control of 45 degrees measured from a point 2.5m vertically above ground level.*

This shall not apply to any front/road boundary, or any boundary adjoining another educational facility.

2. Operational Noise

The noise (rating) levels arising from the operation of the school must comply with the following noise limits when measured at the boundary of any residential or future urban zoned site:

DAY/TIME	NOISE LEVEL
<i>Mon – Sat, 7.00am – 10.00pm (0700 -2200)</i>	55 dB L_{Aeq}
<i>Sunday 9am to 6pm</i>	
<i>All other times</i>	45 dB L_{Aeq} 75 dB L_{AFmax}

These noise limits do not apply to noise from normal school sports and school recreational activities occurring between 8.00am and 6.00pm Monday to Saturday.

Operational noise levels shall be measured and assessed in accordance with NZS 6801: 2008 “Acoustics - Measurement of Environmental Sound” and NZS 6802:2008 “Acoustics - Environmental Noise”.

3. Construction Noise

Construction noise must be measured and assessed in accordance with NZS 6803:1999 Acoustics – Construction Noise. Construction noise must comply with the guideline upper limits of NZS 6803:1999, except that the limits between 7.30 am and 6.00 pm on Monday to Saturday may be exceeded by up to 10 dB where compliance with the guideline upper limits is not practicable.

A Construction Noise and Vibration Management Plan (CNVMP) must be submitted to Auckland Council for verification before any construction works that cannot comply with the guideline upper limits of NZS 6803:1999 are undertaken. The objective of the CNVMP is to identify and require the adoption of the best practicable option to minimise construction noise and vibration effects and enable compliance with Condition 3.

4. On-Site Car Parking and Pick Up and Drop Off

There are no staff, visitor or pick up and drop off car parking conditions for this designation.

5. Outline Plans

That an outline plan of works or outline plan waiver shall not be required for:

- a) Any internal building works other than those that result in a net increase in the number of classrooms or classroom equivalents;*
- b) General building maintenance and repair work including but not limited to re-painting, re-cladding and re-roofing;*
- c) Installing, modifying and removing playground furniture and sports structures (e.g. goal posts);*
- d) Amending any internal pedestrian circulation routes/pathways;*
- e) Installing, maintaining or repairing any in ground infrastructure services such as stormwater, sewerage and water lines and connections, including any ancillary earthworks;*
- f) Provision of landscaping and gardens, provided that it does not conflict with any designation condition or alter landscaping required as mitigation as part of an outline plan for other works; or*
- g) General site maintenance and repair work, or boundary fencing otherwise permitted by the Unitary Plan.*
- h) Any temporary or mobile facilities or structures (e.g. oral health clinic, life education class, emergency generator).*

- i) *Installation of solar panels.*

6. Establishment Outline Plan of Works

The Requiring Authority shall submit an Outline Plan of Works for the construction and development of the school which shall include the following further information:

- a) *A Design Concept Plan for the site including:*
 - i. *The general location of access points for vehicles, cyclists, scooters and pedestrians;*
 - ii. *The general location of on-site parking areas (including cars, cycle and scooter parks), and any on-site pick up and drop off areas if proposed.*
 - iii. *Measures and treatments at all access points to manage conflict between pedestrians, cyclists, scooter users and vehicles;*
 - iv. *General location of building platforms, areas for proposed buildings and open space (such as playgrounds and sports fields); and*
 - v. *“Indicative” areas accommodating future education purpose growth on this site, including building platforms, car parking areas, vehicular access, maneuvering and circulation areas.*
- b) *A Transport Assessment prepared by a suitably qualified traffic engineer/transportation planner which addresses transport safety, efficiency and the following specific matters:*
 - i. *Safe access for pedestrians, cyclists and vehicles (including buses, rubbish trucks and for ground and building maintenance) and appropriate measures and treatments to minimise conflicts between all transport modes;*
 - ii. *On-site staff and visitor car parking, cycle and scooter parking, and loading spaces to facilitate deliveries and rubbish removal;*
 - iii. *On-site pick-up and drop-off (PUDO) area(s), if proposed, including ensuring their design manages demand (to the extent enabled by the School Travel Plan), including vehicular access, circulation, manoeuvring for cars and buses (if required).*
 - iv. *The following matters shall specifically be addressed as they relate to the school, including any measures to mitigate or address these matters:*
 - a) *Potential effects on the safe and efficient operation of proposed access points, school frontage and the internal school circulation;*
 - b) *Providing for the continuity of cycle and pedestrian facilities; and*
 - c) *Providing safe separated access points to the school for those who walk or cycle;*

- v. *Any impediments on the safe and efficient movement of pedestrians and cyclists as they relate to the school within the immediate transport network and any measures required to mitigate these.*
- c) *A summary of the consultation and engagement with Auckland Transport. A copy of the draft Design Concept Plan and draft Transport Assessment prepared to support the Establishment Outline Plan shall be provided to Auckland Transport for the purposes of this consultation and engagement.*

7. Subsequent Outline Plan of Works

Where any subsequent proposal arises that increases the number of teaching spaces by six or more, or modifies any vehicle access, the Requiring Authority shall submit an Outline Plan which includes the following information:

- a) *A Design Concept Plan for the site showing the matters set out in Condition 6(a).*
- b) *An updated Transport Assessment prepared by a suitably qualified traffic engineer / transportation planner, which addresses all matters listed in Condition 6(b);*
- c) *A summary of engagement and consultation with Auckland Transport in accordance with Condition 6(c).*

For development of classrooms or buildings that increase the number of teaching spaces by fewer than six, an outline plan (if required and a waiver is not granted), shall not need to include the matters in (a)-(c) above.

8. School Travel Plan

- a) *Prior to the first Outline Plan required under Condition 6, the Requiring Authority shall either directly or through the School Board of Trustees, develop a School Travel Plan. The purpose of the School Travel Plan is to set sustainable travel mode goals to reduce vehicle dependence and reduce the impact of vehicle movements on the local road network, including through active school promotion and support for carpooling, the encouragement of the use of public transport, the use of remote pick up/drop off locations, and the encouragement of walking and cycling.*
- b) *This School Travel Plan shall also specifically address the following matters:*
 - i. *Safe access to the entry points to the school;*
 - ii. *Consistency with or use of Auckland Transport's TravelWise programme, or any equivalent programme adopted;*
 - iii. *Measures to separate vehicle entry and pedestrian/cyclist entries;*
 - iv. *Location and provision on site of any scooter and cycle parking;*
 - v. *The adequacy of any on-site pick-up / drop-off arrangements and management including an assessment of the existing and planned peak demand; and*
 - vi. *The necessity for additional remote pick-up / drop-off in suitable locations.*

- c) *The School Travel Plan and any subsequent reviews required by condition 8(d)) below shall be developed and revised in consultation with Auckland Transport and shall include a monitoring and review programme.*
- d) *The School Travel Plan must be reviewed and updated when an Outline Plan is submitted for additional teaching spaces. The purpose of reviewing and revising the School Travel Plan will be to:*
 - i. *Identify the degree to which the school is meeting its sustainable travel mode goals; and*
 - ii. *Where necessary, adopt and incorporate transport mitigation measures into the School Travel Plan to achieve those goals, and specifically to ensure safe access to and from the school.*

Advice Notes

1. *This designation does not remove any obligations under the Wildlife Act 1953 in regard to removal of trees.*

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:

The proposal will result in no significant adverse effects. An assessment of effects, including mitigation, is contained in the attached Assessment of Environmental Effects Report.

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

Having considered whether demand for education could be accommodated within the existing network, the Minister has determined that a new secondary school is required.

A number of potential sites for the new secondary school were considered for this project using the Ministry of Education's Methodology for New School Site Evaluation. Details of other sites considered, and an overview of the site evaluation methodology are included in the attached Assessment of Environmental Effects Report.

Use of designation as a tool for providing for the proposed educational facilities for which the Minister has financial responsibility is the mechanism used widely by the Minister as part of a national strategy for establishing, maintaining and operating school sites.

Part 8 of the Resource Management Act provides for a Requiring Authority to seek provision for a designation in a District Plan. The primary reasons for adopting this technique are:

- a. The Minister has a national strategy to designate all state schools.
- b. Designations provide greater certainty in terms of future management options for a site, because it allows the Minister to carry out ongoing development of the site in accordance with the designated purpose indefinitely.
- c. Designation recognises the long-term commitment to the particular site, as well as identifying the site on the District Plan maps.

The public work (or project or work) and designation are reasonably necessary for achieving the objectives of the requiring authority because:

The Education and Training Act 2020 empowers the Minister of Education to designate schools. Those elected to the Board of Trustees are legally responsible for the management of their school, in the same manner as applies to all other State schools.

The project is required to provide opportunities for students to undertake their studies as provided for under the Education and Training Act 2020. Accordingly, establishment of a secondary school to meet a forecast need, is reasonably necessary in achieving the objective of the Minister of Education in providing state schooling.

The following resource consents are needed for the proposed activity and have (or have not) been applied for:

No resource consents are required at this stage.

Resource consent is potentially required in regard to Auckland Council's district plan functions under the *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011* (NESCS) for earthworks. If required, this is to be sought concurrently with an outline plan of works once the school has been designed.

Any resource consents for regional plan matters such as enabling earthworks, site dewatering (if required), reclaiming or reconstructing the existing artificial pond or site stormwater discharges will be sought concurrently with an outline plan of works once the school has been designed.

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

Land acquisition negotiations have commenced with directly affected property owners.

The Ministry of Education has briefed the Principal of Huapai District School including in regard to the designation overlap.

Consultation has been initiated between the Ministry of Education and Ngāti Whātua o Kaipara and Te Kawerau ā Maki and will be ongoing as the project progresses.

There have also been discussions with Auckland Council, Auckland Transport, Watercare and New Zealand Transport Agency.

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 - Assessment of Environmental Effects Report prepared by Incite dated 19 December 2025 and all appended technical reports and supporting documents.



Signed by
Clive Huggins Director Land Investment and Planning
School Property
Te Tāhuhu o te Mātauranga | Ministry of Education
(*pursuant to a delegated authority*)

22 December 2025