

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><u>46XX</u></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>	<i>55 dB LAeq</i>
<i>Sunday 9am to 6pm</i>	
<i>All other times</i>	<i>45 dB LAeq 75 dB LAFmax</i>

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 onsite car parking or pick up and drop off facility conditions for this designation. Car parking and pick up and drop off will be determined for each development phase increasing teaching space numbers and will be addressed in the outline plan for that phase.

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;*
 - c) Providing safe separated access points to the school for those who walk or cycle; and*
 - d) Providing measures within the site and/or on the adjacent road frontages to address how vehicles dropping off or picking up***

students on Station Road and Trigg Road can safely and efficiently turn around.

- 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.*
 - vi. If Station Road has not been constructed to Auckland Transport's urban road standard with separated walking and cycling facilities along the full school frontage at the time the first outline plan is submitted, the transport assessment shall detail how Station Road will be constructed to an urban road standard from the school boundary to the road centreline, unless any alternative standard is approved by the road controlling authority, prior to the school opening.*
- c) A summary of the consultation and engagement with Auckland Transport recording agreements reached on the matters described below, and effects associated with the school on the adjacent existing and future transport network. 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. The specific transport matters to be considered and discussed include:*
- i. Measures and treatments to ensure safe access is provided to the school for all transport modes*
 - ii. Measures and treatments to the adjoining road network, such as those included in Auckland Transport design standards which apply at the time of the preparation of the Establishment Outline Plan. These may include road widening, pedestrian and cycle facilities (crossings and paths), right turn bays, signs, road markings (e.g. No Stopping At All Times (NSAAT)), traffic management and calming measures to support forecast increases of traffic and travel modes that are attributed directly to school traffic and transport;*
 - iii. Bus access and the location of bus stops and shelters adjacent to the school.*
 - iv. The provision of footpaths on pedestrian routes.*
 - v. Measures within the site and/or on adjacent roads to address how vehicles dropping off or picking up students on Station Road and Trigg Road can safely and efficiently turn around,*

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.*

9. Stormwater

The stormwater system for the Site must be designed and constructed such that post-development peak flows from all new impervious surfaces do not exceed 80% of pre-development peak flows for the 1% AEP rainfall event, or as otherwise certified by Auckland Council.

Advice Notes

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

The Wildlife Act 1953

2. *All native lizards are absolutely protected under the Wildlife Act 1953 under which it is an offence to disturb, harm, or remove them without a permit from the Minister of Conservation.*
3. *Almost all native bird species are absolutely protected under the Wildlife Act 1953. It is an offence to deliberately disturb or destroy them, their eggs or nests. By restricting vegetation clearance to outside of the main native bird breeding season the risk of disturbing nesting forest birds is significantly reduced (but not entirely eliminated), therefore vegetation should still be checked for obvious signs of nesting activity prior to clearance works being undertaken.*
4. *All bats are absolutely protected under the Wildlife Act 1953 under which it is an offence to disturb, harm, or remove them without a permit from the Minister of Conservation.*

Signed by

Clive Huggins Director Land Investment and Planning

School Property

Te Tāhuhu o te Mātauranga | Ministry of Education

(pursuant to a delegated authority)



14 May 2026