

Report

Assessment of Environmental Effects to Support a Notice of Requirement

To designate land for a New Primary School and Early Childhood Education Centre, Drury West

Prepared for the Ministry of Education (MOE)

Prepared by Beca Limited

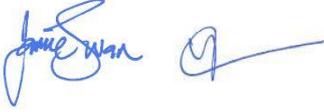
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Ministry's standard Methodology for Site Evaluations – Version 6B

Overview

| | |
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| Requiring authority: | The Minister of Education |
| Objective: | The establishment and operation of a primary school for students years 0 to 8 and an Early Childhood Education (ECE) centre |
| Site address: | <p>Site is a combination of the following addresses:</p> <ul style="list-style-type: none"> ■ 260 Bremner Road, Drury West (Area A); ■ 160 Bremner Road, Drury West (Area B); ■ 138 Bremner Road, Drury West (Area C); ■ 41 Burberry Road, Drury West (Area D) |
| Legal description: | <p>Land to be designated affects the following titles:</p> <ul style="list-style-type: none"> ■ Area A - Lot 8 DP 12364 ■ Area B - Part Lot 9 DP 12364 ■ Area C - Lot 1 DP 376355 ■ Area D - Lot 7 DP 166291 |
| Landowners: | <p>Land to be designated affects the following landowners:</p> <ul style="list-style-type: none"> ■ Area A – L Y Owen Redwood Development Limited ■ Area B – DL & WJ Limited ■ Area C – L & R Rising Limited ■ Area D – Minying Lu and Fenglan Wang |
| Site area: | 4.73 hectares |
| Relevant legislation: | Notice of Requirement for a designation under Section 168(2) of the Resource Management Act 1991 |
| Designation sought: | <i>“Educational Purposes – Primary School (years 0 to 8) and Early Childhood Education (ECE) centre (preschool)”</i> |
| Underlying District Plan zoning: | Future Urban, Mixed Housing Urban and ‘Drury 1’ Precinct |
| Additional consents: | Development related activities for the site may require resource consents for disturbance of contaminated land, stormwater discharge, earthworks and dewatering depending on the design solutions pursued. These consents will be sought prior to construction commencing. |

1 Introduction

This document and attachments provide the information and assessment required under Sections 168 and 171 of the Resource Management Act 1991 ('the RMA') in respect of a Notice of Requirement ('NoR') by the Minister of Education ('the Minister') to designate land for educational purposes in Drury West.

1.1 Purpose of the Designation

The purpose of the designation is to provide a site for the future development of a new state primary school and early childhood education facilities, to be constructed in response to anticipated population growth in the Drury West area of Auckland.

1.1.1 Urban Growth

The proposed school and ECE site is located within the Drury 1 Precinct (Auranga Stage 1) and Private Plan Change 6 Auranga B1 (Auranga B1) development areas, which are expected to experience significant urban growth in the short to medium term.

While the surrounding land uses are currently predominantly rural and rural-residential in nature as part of the Auranga stage 1 development, up to 1,700 new residential dwellings, across 71ha are forecast to be constructed to the north and east of the proposed school site by 2021. Further urban growth to the west and south of the site is expected as part of Auranga B1 development, introducing an additional 1,300 residential homes to be built out from 2022 and onwards¹.

The proposed school site outlined within this NoR is located between both Auranga stage 1 and Auranga B1 development. The designation of land for a school within this area will therefore provide an important focal point for the establishing community living in the surrounding residentially zoned areas.

1.1.2 Timing

If this NoR is accepted, the land will be identified as being designated for a public work (educational purposes).

When the Ministry is in a position to build the school to accommodate the growth in the area, the next step is to undertake concept design and lodge an Outline Plan. As required by section 176A of the RMA, an Outline Plan will generally show the following:

- the height, shape and bulk of the school (the work);
- their location on the site;
- the likely finished contour of the site;
- vehicle access, circulation and the provision for parking;
- proposed landscaping; and
- any other matters required to avoid, remedy or mitigate any adverse effects on the environment.

Around the same time, the Ministry will appoint an Establishment Board of Trustees (EBoT), which will oversee and assist in the process of setting up the new school. The Ministry appoints an EBoT to every new school that is established.

¹ Drury West Structure Plan (May, 2017)

The required bulk infrastructure to service and provide access to the site will be influenced by the Auranga private plan change process led by Karaka and Drury Consultant Limited (KDC). The opening of the school will depend particularly on the construction of Road 70, which is the proposed main vehicle access to the NoR site. Construction of the school will be more efficient once Road 70 is completed.

Currently, the Ministry's aim is that the new school will open for Term 1 in year 2021. However this is dependent on the development of the surrounding area which will influence the demand for both schools and therefore dictate the final timing.

The school will be built in stages with a roll progressively growing over time in response to demand.

The timing and delivery of an ECE facility will be subject to market demands and will follow a similar process to the one outlined above (excluding the requirement for an Establishment Board of Trustees).

1.1.3 Zoning in the Unitary Plan

The development set out above responds to the operative zoning in the AUP: OP as well as a private plan change request.

The Drury West area is currently greenfields land defined as the "Drury 1 precinct" in the Auckland Unitary Plan – Operative in Part (AUP: OP). The underlying zoning of parcels containing A, B and C are zoned Mixed Housing Urban Zone (MHU) and Area D is zoned Future Urban Zone (FUZ) under the AUP: OP.

Auranga B1 is Private Plan Change 6 request by KDC to Auckland Council to rezone approximately 83 hectares of land in Drury West from Future Urban to a mix of Residential – Mixed Housing Urban zone (70ha) and Residential – Mixed Housing Suburban (13ha) zone to facilitate its use for residential activity. If Auranga B1 is successful, it will result in an extension of the Drury Precinct 1 to encompass the land which is within Auranga B1. Auranga B1 was recently heard by Auckland Council, which concluded on 20 April 2018 and a decision is imminent.

1.2 The Minister's Objectives

The RMA enables the Minister of Education, as a Minister of the Crown and therefore a requiring authority, to designate land for any public work the Minister is financially responsible for.²

The Minister is responsible for administering and delivering the state schooling network on behalf of the Crown. The Ministry of Education advises the Government on education policy and ensures that the appropriate policies, funding, infrastructure and systems are in place to enable the effective operation of the education system.

Under the Education Act 1989, the Minister has the power to establish new schools, close existing schools, and determine if any school land held by the Crown can be disposed of if no longer required for educational purposes.³ These powers respond to a number of the Education Act's key directions for the education system in New Zealand, including:

² Resource Management Act 1991, sections 166 and 168.

³ Education Act 1989, sections 71B, 146 and 154.

- The right for every person who is not an international student to free enrolment and free education at any state school between the ages of five and nineteen;⁴
- The provision of a schooling network that assist parents in meeting their obligations to enrol their children at school between the ages of six and sixteen;⁵ and
- The efficient and effective use of the government's investment in schooling.⁶

Managing the schooling network is therefore a core part of the Ministry's activities.

The Ministry's network team generally plans for, and manages, the schooling network and undertakes its own monitoring of school-aged population growth using March and July roll surveys. It then projects future rolls by using historically weighted projection methods. If it appears there is justification to provide additional capacity in the area, the next step involves undertaking further analysis of information to consider the wider schooling network and understand what impacts future population growth in a particular area may have on it.

This information will then feed into whether an "area strategy" needs to be developed. An area strategy is a plan that considers how the network will look in the future and if there is a need to include new schools to accommodate population growth. If the strategy identifies a potential requirement for a school, a Network Assessment is commissioned. A Network Assessment is a technical document providing quantitative analysis on existing schooling provision in the study area, with a gap analysis that shows the projected requirement for schooling provision for a specified time in the future. The Network Assessment then becomes the basis for a Demand Analysis. A Demand Analysis is a more qualitative assessment that helps determine how an individual school can accommodate projected future demand for schooling. This information will assist the Ministry in making an informed decision about the next step of schooling requirements.

The Network assessment conducted for the Drury West area concluded that if no additional capacity is provided in the primary school network, by 2026, there will likely be a deficit of 152 student spaces and this will increase rapidly to a deficit of 1,094 by 2041.

The establishment of a new site for a school catering for students from years 0-8 and ECE is reasonably necessary in achieving the objective of the Minister to provide for education facilities in new growth areas such as Drury West.

The proposed designation of land under Part 8 of the RMA is the most appropriate mechanism to provide for the establishment and on-going operation of the school and an ECE. This is because the Minister requires on-going certainty that there is land within this growth area that can be developed and used for this public work. A designation provides the necessary long-term certainty and flexibility for the operation of educational facilities on the site, while also identifying the use of the site to the general public in the Designations Schedule of the Auckland Unitary Plan.

⁴ Ibid, section 3.

⁵ Ibid, sections 20 and 145AAA(a)

⁶ Ibid, section 145AAA(b).

1.3 Designation Purpose

As set out in the attached NoR the site is to be designated for *'Educational Purposes – being a Primary Schools (years 0 to 8) and an Early Childhood Education (ECE)' Centre (preschool)*.

The following is an explanatory note to be included in the Unitary Plan, which will assist the reader to understand the purpose and therefore types of activities likely to be undertaken on the site.

The inclusion of *"Educational Purposes"* in the designation purpose shall, in the absence of any specific conditions to the contrary:

- *Enable the use of the facilities on the site by and for the educational benefit of any pre-school and school age students regardless of whether they are enrolled at the institution located on the site;*
- *Enable the provision of supervised care and study opportunities for students outside school hours in school facilities;*
- *Enable the provision of community education and training (e.g. night classes for adults) outside school hours in school facilities;*
- *Include but not be limited to the provision of academic, sporting, social and cultural education and training including through:*
 - Formal and informal recreational, sporting and outdoor activities and competitions whether carried out during or outside school hours;
 - Formal and informal cultural activities and competitions whether carried out during or outside school hours;
 - The provision of specialist hubs and units (including language immersion units and teen parenting units) for children with particular educational requirements or special needs.
- *Enable the use of facilities for purposes associated with the education of students including school assemblies, functions, fairs and other gatherings whether carried out during or outside school hours; and*
- *Enable the provision of associated administrative services, car parking and vehicle manoeuvring and student health, social services and medical services (including dental clinics and sick bays).*

2 Description of the Designation

2.1 Proposed Designation

It is the Minister’s intention that the proposed designation will provide for a new primary school and provision for an ECE. This new school will serve the urban growth in and around Drury West.

The hours of tuition provided on site will be similar to many other schools on weekdays. In general, core teaching hours for primary schools in New Zealand can start between approximately 8:30am – 9:00am and end between 2:30pm and 3:30pm. However, given the nature of modern schooling and “after-school” activities, the site will typically be utilised between 8am and 7:00pm on weekdays. It is also envisaged that night classes and other extra-curricular activities may be made available outside these times, as commonly found in schools throughout the region.

It is anticipated the ECE will generally operate between the hours of 8.00am - 5:30pm.

The proposed extent of the designation is illustrated below in Figure 1 relative to existing parcels of land:

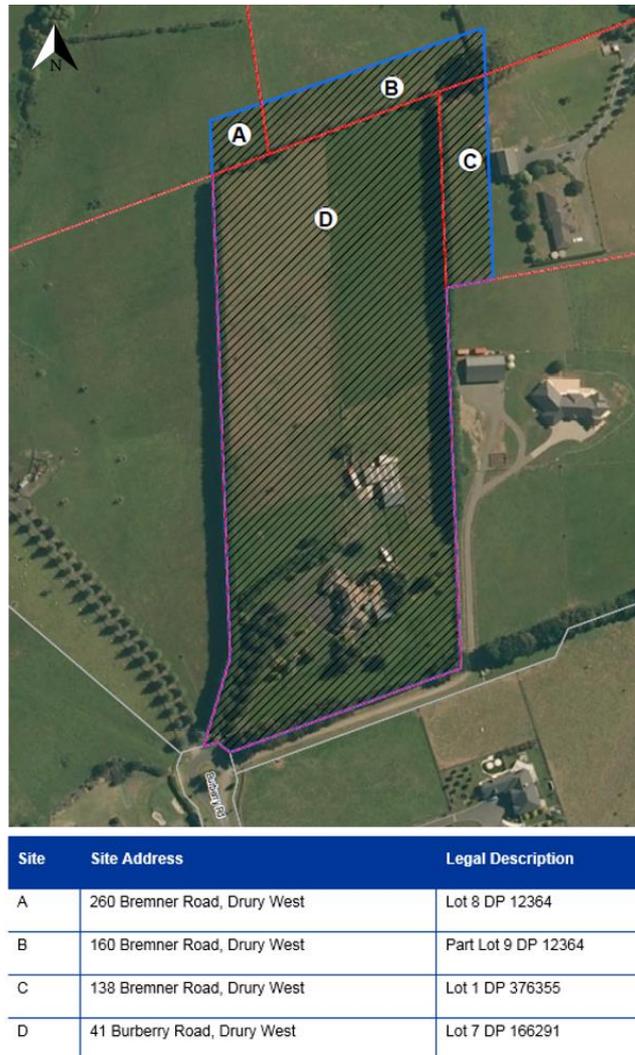


Figure 1 Designation Plan (AUP: OP)

2.1.1 Built form and layout

A comprehensive master plan process will be undertaken for the site following approval of the NoR and prior to development. However, as is typical for any school or ECE, some or all of the following are expected to be developed on the site:

- Typical school buildings, for example classrooms, hall, library, gymnasium, IT units, administration office space, staff workspace, caretaker's facilities, dental clinic, sick bay;
- Playing fields, hardcourts, playground structures;
- Vehicle accessways, parking space for staff and visitors, temporary drop-off/pick-up parking space, loading bays;
- Footpaths, landscaping, fencing; and
- Servicing including water, sewer, stormwater, electricity, heating, telecommunications, and outdoor lighting.

2.1.1.1 Design Process

When demand requires, and following approval of a NoR, the Ministry of Education will undertake a master-planning process with a number of technical experts and moderation panels to determine the final layout and design of facilities on the site. The finalised/confirmed master plan will accompany the Establishment Outline Plan, which describes the design, extent and scale of the activities and construction to be undertaken in accordance with the approved designation, and any subsequent Outline Plans. Outline Plans will be submitted to Council for comment in accordance with the provisions of s176A of the RMA.

2.1.2 Access

The site is currently accessible from 41 Burberry Road. A new local-collector road (Road 70) is planned as part of the Auranga development along the eastern boundary of the site. It is intended that Road 70 will provide the main vehicle access (construction and operational) to the school and ECE. In addition to Road 70, an east-west collector road along the northern boundary of the site is planned as part of the Auranga development which could provide secondary vehicle and/or pedestrian access.

There are currently no existing walking and cycling routes at the site. Both the adjacent collector road and local – collector road will include a footpath on one side of the road and a shared path on the other.

The proposed school and ECE will be relatively centrally located within the Auranga stage 1 development and Auranga B1 (refer to figures 4 and 5) and well-located to the proposed future residential development catchment. The benefit of this is that it is expected the residential community surrounding the school and ECE will be able to make use of quality walking and cycling connections to access the school and ECE. Access to safe drop-off and pick-up areas on-site can also be achieved.

An Integrated Transport Assessment (ITA) has been undertaken by Beca Ltd as part of the NoR and this is attached as **Appendix A**. This report considers whether the site is capable of providing safe access and efficient circulation and recommends how this can be achieved within the designated site. In summary the ITA concludes that safe access to the schools and ECE can be obtained directly from the designated site to the proposed transportation network.

The ITA recommends:

- Main vehicular access (construction and operational) for the proposed development off Road 70.
- Vehicle accesses separated from the main pedestrian and cycle accesses.
- Two dedicated cycle and pedestrian entrances to the school are provided, the main entrances on Road 70 and a secondary entrance on the proposed East-West Collector Road.

- Provision of appropriate pedestrian crossings on Road 70 and the East-West Collector Road with the location and design to be agreed with Auckland Transport, but aligned with the main pedestrian access points to the school.
- Drop-off and pick-up arrangements to be a combination of on-street, including Road 70 and surrounding local roads, and on-site.
- Engagement with Auckland Transport to explore the implementation of a 40km/hr Variable Speed Limit on the East-West Collector Road during school start and finish times.
- Development of a Safe School Travel Plan to include such measures as Walking School Buses, promotional activities that encourage carpooling, walking and cycling, cyclist and road safety education.
- Preparation of a Construction Traffic Management Plan by the contractors.

Final details of access arrangements will be provided for Council review as part of the Outline Plan process. A condition has also been volunteered for the Ministry to provide a School Design Concept Plan at the Outline Plan stage, setting out in further detail the proposed access arrangements to the site.

2.1.3 Staging of the Road Network

The school is reliant on Road 70 to open to provide construction and operational vehicle access (**Figure 2**). Road 70 forms part of Stages 2B, 2C, 2D and 2E. Discussions with KDL confirm that Stage 2B and Stage 2C are close to being consented and Stage 2D is currently being discussed with Auckland Transport.

The timing of Stage 8 and Stage 2E, which enables the connection of the site to the proposed East-West Collector Road (Road 1) and the connection of Road 70 and the East-West Collector Road, is not known at this stage but discussions will continue with KDL to understand the timing of this.

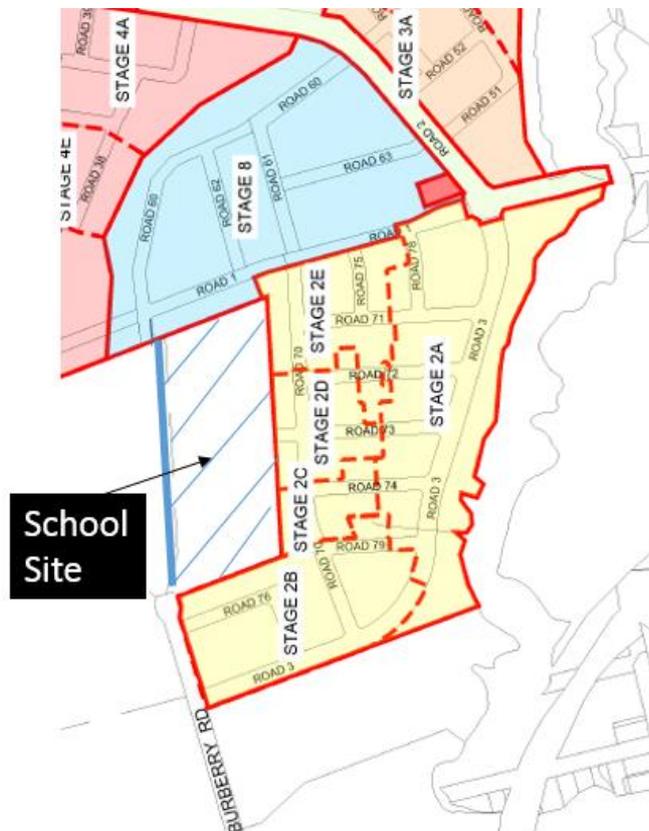


Figure 2: School Site in relation to Auranga Stages 2A-2D and Stage 8

2.1.4 Parking

The ITA in **Appendix A** recognises that the site (approximately 4.73ha) is large enough to cater for on-site drop-off and pick-up areas if required. The surrounding local roads are also able to provide for some short term parking and drop off arrangements. However, providing on-site parking for primary and ECE staff and visitors and drop-off and pick-up facilities will reduce the reliance on on-street parking and making these spaces available for non-school use.

Specific details of car and cycle parking layout and loading spaces will be provided at the Outline Plan stage and in the School Design Concept Plan, once the site has been master-planned and designed. On-going discussion will take place with Auckland Transport during the Outline Plan process to ensure that the best parking arrangements are established.

2.1.5 Infrastructure and other Utility Services

The site is currently a greenfield site, used as farmland for rural purposes and also contains a shed and residential property. There is no existing reticulated infrastructure servicing on site. The only nearby underground infrastructure is a Vector gas main located 13m or more from the western boundary of the site.

There are no constraints preventing the future provision of infrastructure to service this site or adjacent sites as part of the Auranga development. The Ministry will be purchasing a site with infrastructure connections in place. KDC, as developers of Auranga, have planned future infrastructure with the relevant network providers, who have confirmed that capacity is available to the site and surrounding area. All modelling shows that there is enough capacity in the proposed stormwater, water and wastewater network to accommodate a school in this location. Details are summarised below:

2.1.5.1 Stormwater

The site naturally drains north-westerly to the Bremner Esplanade Reserve and into Drury Creek. Auckland Council (AC) Geomaps identifies that a flood plain is located on the eastern boundary and an overland flow path running from north to south near the eastern boundary of the site.

A stormwater reticulation system(s) is recommended to be made available for the school site connecting to the roading infrastructure when it is constructed by Auranga. It is likely that the school site will be drained via a combination of a gravity pipe network and conveyance channels along the site boundaries which discharge to the connection/s put in place.

Overland flow paths on site will need to be maintained or modified to suit the development. Secondary flow paths between the school buildings and the playing field or carpark areas can be provided with discharge to the street systems. This will be reviewed and confirmed at the Outline Plan and design stage.

The site is not within any Stormwater Management Area as defined in the Auckland Unitary Plan: Operative in Part (AUP OP). However, onsite stormwater management is a requirement stipulated in rules set out for the Drury 1 precinct and principles of Water Sensitive Design will apply. The detailed design will be developed in accordance with these rules and any necessary resource consents will be sought under the AUP: OP prior to works taking place.

2.1.5.2 Wastewater

KDC has advised the Ministry that a wastewater connection to the site will be made available to suit the Ministry's programme for the school.

2.1.5.3 Potable and Fire Fighting Water

An adequate supply of potable and firefighting water will be supplied to the school site under the subdivision and roading network. Fire and Emergency New Zealand have been notified of this project and had no further questions. Refer to section 7.3 and **Appendix D** for further information.

2.1.5.4 Other Services

Power and telecommunication supplies will be provided to the area as part of the subdivision undertaken by KDC, prior to development being undertaken on the site.

3 The Existing Environment

3.1 Site Description

The site is located at the northern end of Burberry Road. The 4.73 hectare site is made up of four parcels of land which are identified as Areas A, B, C and D as illustrated in Figure 3 and the Land Requirement Plan included in **Attachment 1** of Form 18. They are legally described below and the Computer Freehold Registers are included in **Attachment 2 of Form 18**.

The site is located in Drury approximately 38km south of the Auckland CBD, 15km from Manukau City and 7km from Papakura (10 minutes' drive from Papakura Train Station). The site is approximately 2km west of the current Drury township, with State Highway 1 to the east of the site and State Highway 22 to the south of the site.

- Area A - Lot 8 DP 12364
- Area B - Part Lot 9 DP 12364
- Area C - Lot 1 DP 376355
- Area D - Lot 7 DP 166291



Figure 3 Site Configuration (AUP: OP)

The site is a greenfield site and contains an existing shed and residential property at the southern section of the property. A First Gas high pressure pipeline is located approximately 13m from the western boundary of the site.

It is generally flat with area A and D sloping gently to the northwest and west. The site is currently accessible via Burberry Road but will rely on the planned future transport network within the Auranga development for primary access to the site from the eastern, and also potentially the northern, boundaries.

The existing surrounding land uses are predominantly rural and rural-residential in nature. However, to the north and the east of the site land is currently under development for the construction of up to 1,350 residential dwellings (Auranga stage 1). This will introduce to the Drury West area a mixture of residential dwelling types, for example single dwellings, terraced housing and apartment buildings, and new local commercial centres. The location of the proposed school and ECE is within Auranga stage 1 and Auranga B1, is shown in Figure 4.

A private plan change has been notified to extend Auranga stage 1 by another 83ha to enable the development of an additional 1,300 residential homes (referred to as Auranga B1). As seen on Figure 4 (outlined in black), this extension includes most of the proposed school site and areas to the west and to the south of the site. The balance of the school site is within Auranga stage 1.

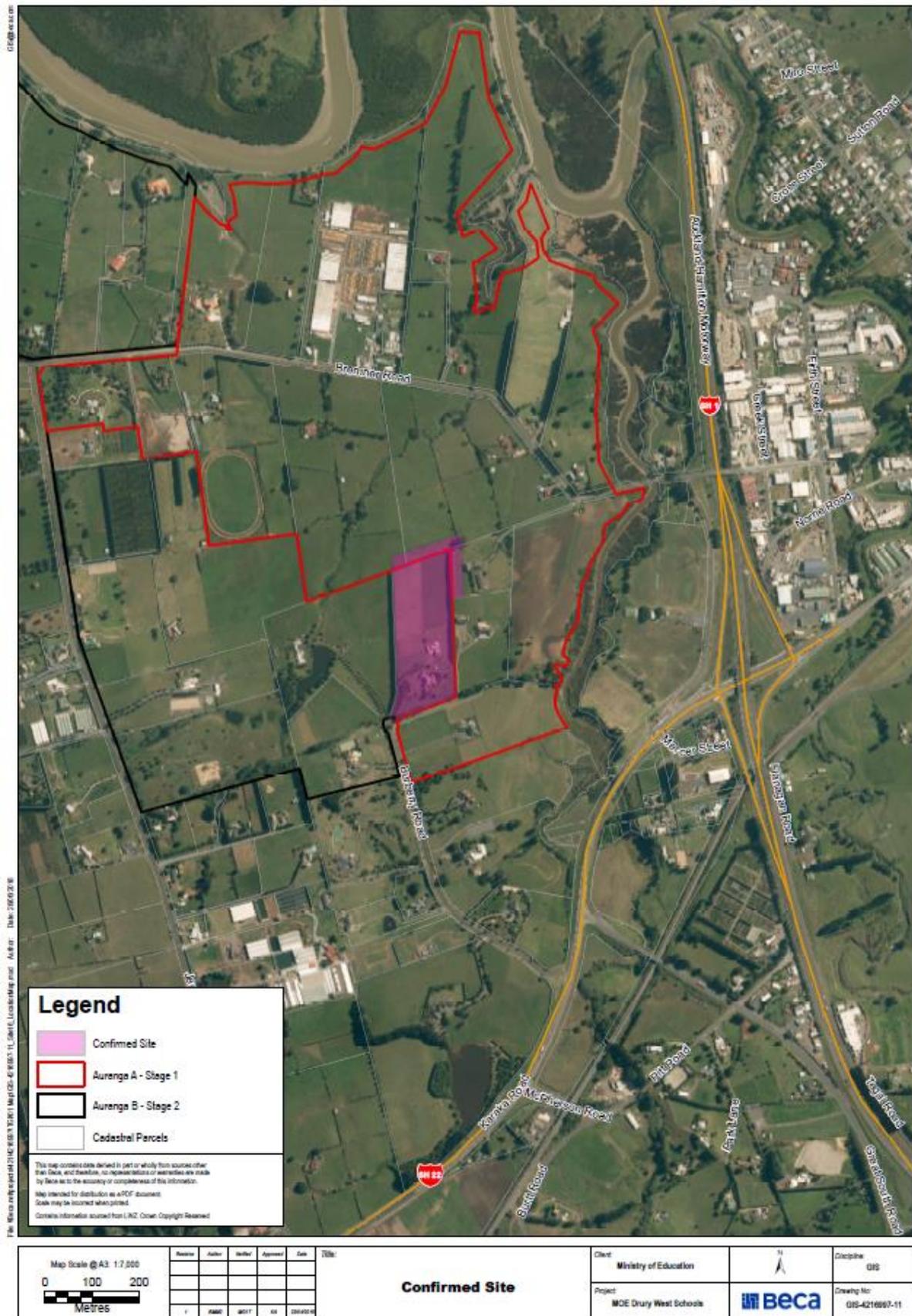


Figure 4 Location of Primary School and ECE Site

AURANCA



DATE: 29th July 2016
SCALE: 1 : 2,000 @ A1



Figure 5 Proposed Primary School ECE Site Location and Drury Precinct 1 Development

The site of the proposed school and ECE will be connected to the roading network and have access from two new roads that will be constructed by KDC as part of the stage one Auranga Development along the northern and eastern boundaries of the site. The Auranga development is forecast to be home to a large urban population by 2021 and to support the population KDC are upgrading existing infrastructure and roading, and supplying new roads and infrastructure. KDC are currently delivering stage 1 works at the north of their site and will progress to the south in stages.

3.2 Zoning

Under the AUP: OP the site is zoned both “Residential - Mixed Housing Urban Zone” and “Future Urban Zone”, as part of the Drury Precinct 1 and Auranga B1 (as indicated in Figure 6).

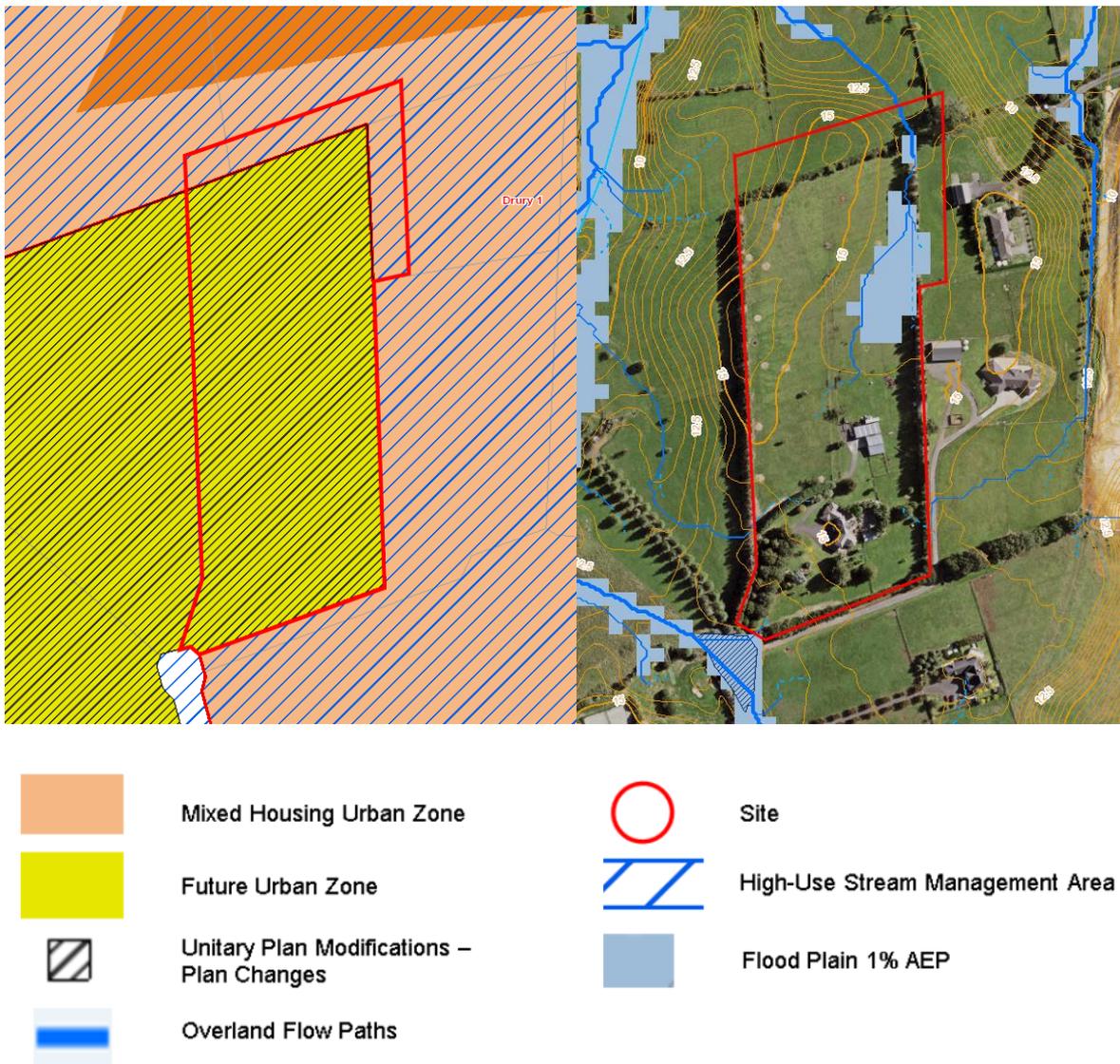


Figure 6 Zoning Map (AUP: OP)

3.3 Surrounding Road Network Environment

The existing and proposed transport environment is described in detail in the ITA (**Appendix A**). The report describes the surrounding land use and proposed network including walking and cycling facilities, public transport and future traffic volumes. As part of the proposed development it also details the anticipated student and staff numbers, parking, loading and end of trip facilities, access strategy, predicted mode share, trip generation and trip distribution.

3.3.1 Future Planned Network

The site is currently accessible from Burberry Road, and will front two new roads being constructed as part of the Auranga development. Once completed, primary access to the site will be via one or both of these new roads. Road 70 on the eastern boundary of the site will be a local – collector road. This road is forecast to have low traffic volumes and low target operating speeds, which will contribute to the safe operation for vehicles accessing the school. The proposed road on the northern boundary of the site will be a collector road. This road is forecast to have high volumes of traffic.

High quality walking and cycling opportunities for students will be enabled within the future Auranga development.

Mode share assumptions in the ITA (**Appendix A**) recognise that on opening the school will predominantly serve the Auranga stage 1 residential area to the north, south and east and that at the time of opening the school 50 to 75% of the houses would be occupied. The mode share for the school will change as more of the residential area around the school and the transport network is developed. Overall, the desired future mode share outcomes for the school seek to have high pedestrian and cycle mode share as the roll progressively grows.

3.4 Contamination

3.4.1 Summary of Potential Contamination Risks

A desktop study was undertaken by Focus Environmental Services Limited for KDC for the Auranga development to identify the potential contamination risks of the sites. A desktop assessment was undertaken due to the lack of access available and has been conducted in sections based on the entire four packages of land identified as Area A, B, C and D (refer to Figure 1). The following reports were reviewed and are attached in **Appendix B**:

- Preliminary Site Investigation, Auranga Development, Auckland. Focus Environmental Services Limited, dated June 2016
- Preliminary Site Investigation, Auranga Development, Stage B1 Sites, Auckland. Focus Environmental Services Limited, dated March 2017
- Detailed Site Investigation, Remediation Action Plan, & Assessment of Environmental Effects, 160 Bremner Road, Drury, Auckland. Focus Environmental Services Limited, dated August 2016

In terms of land use, the reports detail that the land subject to the designation for a primary school has primarily been used for agricultural and rural residential purposes.

For Area A, no contamination risks have been identified in the area the Ministry is designating. On the overall site, the earliest structure was a shed observed in historical imagery from 1980. Following that was the construction of a garage and barn in 1981, and a dwelling in 1984. From 1995 to 2015, historical photographs illustrate that the area remained the same as it appeared in the Focus Environment site walkover on 16 July 2015. It was predominantly utilised as grazing pasture, with residential buildings located

in the far north-western areas of the property. The Preliminary Site Investigation dated in 2016, observed evidence of two areas of burning (east of the shed and east of the barn). However, according to the site feature plan in Figure 2-12 and site inspection photos in Appendix F of the report, the areas containing evidence of burning are not included in the extent of Area A of the NoR.

Based on the site walkover and inspection information provided in the Focus Environment reports, there is evidence of a printing workshop, evidence of burning and evidence of potential spray operations on 160 Bremner Road. An incinerator potentially utilised for burning of refuse was identified to the west of the residential area, however, Figure 2-4 of Appendix F of the report illustrates that the evidence is not located on land area forming Area B of the NoR. Potential contamination from the printing workshop and spray operations are also situated outside of the school site.

For Area C, one potential contamination risk was identified with an area of burning observed potentially within the proposed designation for Drury West Primary School. Historical imagery from 1980 and 1988 observed that the area was underdeveloped with no site structures until a dwelling and small pond was constructed in 1996. A barn/workshop and sleep out was further built in 1997. Further on-site investigation by Focus Environment revealed that this area of burning was observed within the vicinity of the eastern boundary of Area C, to the north-west of the residential area, but fell outside of the Area C subject to this NoR.

For Area D, the reports have identified that no potentially contaminating activities have taken place on the site historically or at present. The reports identify that the site was used for agricultural purposes since at least 1960, until a part of the site was developed for rural residential land use as observed in the 2001 historical aerial photographs.

Overall, it is unlikely that further assessments under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCS) will be required for Areas A, B, C and D as no land use or activity on the HAIL was identified in the reports. During the detailed design stage additional testing will be conducted and if any contamination issues are discovered a resource consent will be applied for under the NESCS which will include details of any remediation required.

3.5 Archaeological and Cultural Values

Ngati Te Ata undertook a Cultural Values Assessment for Auranga development (**Appendix D**). The assessment highlighted that key Mana Whenua concerns relate to protecting the natural environment and using sustainable practices where possible. The report did not identify any recorded cultural heritage sites on the proposed school site.

Feedback from consultation undertaken by the Ministry with Mana Whenua was that there was support for the development of the site for the establishment of the school. Recommendations have been provided for consideration in the next stages of the design and development of the school. These include:

- Adopt sustainable practices into the design of the school to educate children about sustainability in their everyday schooling; and
- An appropriate name for the school that reflects the historic heritage and cultural value of the area will be provided at a later date.

Overall, there are no archaeological or cultural concerns identified with regard to the site that would require an Authority to Modify an archaeological or cultural site prior to any works starting within the area subject to the NoR.

3.6 Geotechnical Investigations

A preliminary geotechnical review has been undertaken for the school site by Focus Environmental Services Limited. This includes an assessment of desktop data and previous nearby site investigation data, to assess the main geotechnical considerations for the construction of a primary school and ECE on the site. The assessment was conducted for KDC for the Auranga development due to the limitation of access to the site. The assessment attached in **Appendix C** includes a preliminary assessment of the ground model, liquefaction potential and foundation conditions, along with other site specific hazards at this site, and provides information for the assessment required during detailed design of the school to better understand foundation design and support of civil infrastructure design.

Twenty-eight hand augers were drilled up to 3 metres in depth, on neighbouring properties (refer **Appendix C** Figure 01 for location of the Boreholes) as part of a 2017 investigation (Lander, 2017) to assess ground conditions for development of a future subdivision in the area. The nearest hand augers are some 340 metres southwest of the site. Two nearby bores were also drilled east of the site for domestic supply in the area.

The assessment identifies that the site is at an elevation of RL 15 metres and is relatively flat with a gentle slope down to the northwest and west. The topography of each of the packages of land is as follows:

- Area A – gently slopes to northwest, flatter than 1V:10H.
- Area B – gently undulating, flatter than 1V:10H.
- Area C – virtually flat, the western boundary is susceptible to flooding.
- Area D - >90% flatter than 1V:10H, there is a steep slope just west of the western boundary.

According to Auckland Council Geomaps viewer the packages of land are flat to gentle sloping with no obvious signs of instability on site. However, the western boundary of area D slopes down to a farm dam, and therefore it is recommend that buildings be setback from the western boundary.

The published geological map (Edbrooke, 2011) indicates that the site is underlain by Puketoka Formation sediments, including mud, silts, pumiceous silty sands, interbedded with organic layers, and overlain by weathered volcanic soils. The Puketoka Formation is less than 2 million years old and based on well logs in the area and is potentially up to 45 metres thick. These sediments overlay 5 million year old Kaawa Formation shelly sandstones and mudstones, and the 20 million year old Waitemata Group rock at depth.

The Papakura peat map (Papakura District Council, CBR01 Rev 0) indicates that the clay rich soils of the site have a California Bearing Ratio (CBR) of between 3 and 7% which indicates moderate to potentially high strength soils and the potential for good engineering characteristics for foundations and earthworks handling. This is validated by the results of nearby hand auger investigations indicating that the near surface soils are typically stiff to very stiff clayey silts. The clay rich soils of the Puketoka Formation are considered to have a low risk of liquefaction susceptibility.

Further geotechnical testing and investigation will take place as part of the detailed design stage to address any specific design and foundation requirements.

4 Assessment of Environmental Effects

The following assessment identifies and assesses the types of effects that may arise from the proposed works on the land to be designated for educational purposes. It also outlines the proposed measures to avoid, remedy or mitigate any potential adverse effects of the public works on the environment.

As occupation of planned residential development within Drury West will be staged, the school roll will gradually increase over a number of years. For the purposes of assessing the environmental effects of developing a school in this location an ultimate roll of 700 students and an ECE for up to 50 children has been used. This is the typical size of a primary school and ECE of this type. It is likely to take many years before this ultimate roll is reached as the number of students enrolled in the school will gradually increase as development progresses in the Drury West area.

The actual and/or potential effects on the environment resulting from the works have been identified as the following:

- Positive effects;
- Amenity and character effects;
- Traffic effects;
- Noise effects; and
- Contamination.

Temporary construction-related effects (which may occur in stages) include:

- Traffic effects;
- Noise effects; and
- Earthworks effects including dust.

It is acknowledged that the assessment of environmental effects has been undertaken in the absence of a specific design for the primary school and ECE, which will be provided at a later time through the submission of an Establishment Outline Plan. In this regard, the identified positive effects and the potential adverse amenity, character and construction effects are framed in the context of standard Ministry of Education primary schools and ECE and their expected effects on the existing and future site environment. As outlined subsequently in Section 8.1 of this report, a designation condition is proposed to require the submission of a School Design Concept Plan as part of the Outline Plan, which serves as a means for Council to comment on the future design of the proposed primary school and ECE.

4.1 Positive Effects

Designating this land as a primary school and ECE will have positive social and economic effects for this newly establishing community through the:

- Provision of learning environments and opportunities for the social well-being of children and students;
- Providing of an important piece of community social infrastructure through physical resources (being educational facilities) for the new residential community – a focal point in the new local area;
- Provision of wider benefits for the community through additional publicly accessible places in the area;
- Strategic location, which will provide education opportunities and options for a large catchment of residents including pupils to travel to school by public transport, walking or cycling; and
- Co-location of the ECE with the school, which will have positive effects in terms of sharing facilities efficiently and the convenience for families with interest in both facilities, while also achieving the positive education outcomes of transparent learning pathways in the community of residence for each student.

4.2 Effects on Visual Amenity and Character

The development of a primary school and ECE may have effects on the local visual environment as it results in a change in the existing visual amenity expectations of the community resulting from building location, bulk and design from the existing rural lifestyle environment. However, primary schools buildings are either 1 or 2 storey (or a combination of both) and as such are likely to be of a similar height (9m) to other types of buildings permitted by the underlying zoning. This is evident in both urban and rural settings.

Schools and ECE's are also generally set within grassed playing fields and other play areas and, by interrupting more intensive residential development, have the potential to contribute positively to the character and amenity of surrounding areas.

The development of a primary school and ECE is not out of character for a rural-residential environment as the design and landscaping elements will be designed to be sympathetic and congruous with the immediate and extended site surrounds and landscape. If the Auranga B1 plan change is confirmed, then the site would be zoned for a much higher density urban development and result in a denser development than the proposed school and ECE.

The level of landscaping and visual amenity will be subject to further consideration at the Establishment Outline Plan stage once the proposed design for the school and ECE has been developed. The proposed design will take into account the need to minimise or avoid any adverse visual effects on the character and amenity of the existing environs. This will be reflected by including in the design details of proposed landscaping across the entire school site and in particular at the entrances, around buildings and around car parking areas.

Recent Ministry school developments throughout the country have displayed a strong commitment to adopting quality architectural and urban design. Rather than detracting from the visual amenity of the communities in which they are located, these high design standards mean new schools are adding positively to the visual qualities of the urban areas in which they are located.

Overall, Primary schools and ECE's are an accepted (and expected) part of suburban, rural and future urban areas such as Drury West. Future development of the site for the purposes of an educational facility is likely to have positive effects on the surrounding newly urbanised area and be of a scale compatible with the surrounding residential zoning and development expected in Drury West.

4.3 Traffic Effects

The attached ITA (**Appendix A**) considers the effects of traffic generation associated with the new facilities on the surrounding network as well as the accessibility of the school for all modes of transport (car, bus, cycle and walking) under the current and future road, pedestrian and cycle networks.

4.3.1 Traffic generation

Schools and ECEs generate traffic volumes which are generally concentrated around drop-off and pick-up times. The attached ITA (**Appendix A**) considers the effects of traffic generation associated with the new facilities on the future new road network as well as the accessibility of the school for all modes of transport (car, bus, cycle and walking).

It is anticipated that the main vehicle access to the school will be from Road 70, which is on the eastern boundary of the school. The classification of the road is likely to be between a local street and a neighbourhood collector road and will be designed to carry traffic volumes of more than 3,000 vehicles per day. It is anticipated that at opening, the majority of vehicles will come from the north and east of the site, as the first stages of residential development in Auranga stage 1.

The ITA recognises that the mode share for the school will change as the residential area around the school and the transport is developed. At opening, the school is expected to have higher car mode share, which will decrease over time as the surrounding area develops and the high quality walking and cycling connections and infrastructure are provided. The future daily vehicle trips the proposed activities are expected to be staged as the development around the proposed school grows, it is anticipated that at opening it will generate around 420 vehicles (with a roll of 300 pupils) and approximately 640 vehicles with the full role.

The number of daily trips can be reduced by providing high amenity walking and cycling facilities. Facilities such as pedestrian crossings, Safe School Travel Plans and cycle racks will be provided to encourage active modes.

4.3.2 On-site parking and access

The designation of the land for educational purposes will result in demand for on and off street car and cycle parking for staff and visitors. Peak demand for car parking is generally around short periods during drop-off and pick-up times. At approximately 4.73 hectares, the site is large enough to cater for on-site drop-off and pick up areas, if required. These will be used in combination with caregivers using on-street parking spaces.

It is anticipated that the majority of the drop-off and pick-ups for the primary school will be undertaken on site, with access gained from Road 70. The ITA recommends that in order to encourage a quick turnaround of the recessed residential parking bays on Road 70, the bays could be managed through restricting parking on school days to short stay during busy drop-off and pick up times. This would enable the parking spaces to be available during busy drop-off pick-up times only. A pedestrian crossings will be required to ensure safe crossing of Road 70. A School Design Concept Plan will be provided which includes information on the general location and design of on-site drop-off and pick-up areas for the primary school and the ECE. The site is also considered large enough to provide car and cycle parking in accordance with the AUP-OP standards.

With regards to access, to mitigate potential adverse effects on safety it is recommended that the future design of the school/ECE includes:

- Parking numbers in accordance with standard designation conditions, unless demand indicates lesser is appropriate;
- Pedestrian/cycle access separated from vehicle access;
- Cycle facilities;
- Provision of pedestrian crossing points; and
- Provision of pick-up/drop-off points.

Overall, traffic generated by site proposed for a new school and the ECE will not compromise the safe operation of the future transport network. The site is of sufficient size to accommodate the necessary on-site parking and safe, efficient access arrangements can be provided to the surrounding road network.

4.4 Noise

The nature of educational activities is such that the noise generating activities (particularly outdoor education, outdoor play times and vehicle-based drop-off and pick-up) are at defined and reasonable hours of the day. Noise generation in evenings, night-time and weekends is typically very low or non-existent.

The site will also be surrounded by roads on the north and east boundary, which creates a buffer for noise generated from the school. There is also potential for roads to be introduced on the south and west of the site, which would act as a further noise buffer.

Schools/ECEs are an accepted part of urban environments and their noise effects are well known.

Existing (historical) school designations in Auckland adjoin residential land uses with neither noise conditions nor apparent history of particular noise-related problems occurring from schools in the city.

As such, it is not envisaged that the designation of land on this site will result in noise levels which are objectionable beyond the school boundary, or which create significant adverse effects in the living environments adjacent to the site.

Notwithstanding this assessment, the Minister has existing conditions to address potential adverse noise effects during construction and operation which are proposed to also apply to this new school. These conditions are as follows:

The noise (rating) level arising from the operation of the school must comply with the following noise levels when measured within the boundary of any residentially zoned site, or within the notional boundary of any site in any rural zone:

| Time | Noise level |
|--------------------------------|--------------------------------------|
| Monday to Saturday 7am to 10pm | 55 dB L_{Aeq} |
| Sunday 9am to 6pm | |
| All other times | 45 dB L_{Aeq} 75 dB L_{AFmax} |

These noise limits do not apply to noise from school sports and school recreational activities occurring between 8am and 6pm Monday to Saturday.

Noise levels shall be measured and assessed in accordance with NZS 6801:2008 "Measurement of Environmental Sound" and NZS 6802:2008 "Environmental Noise".

Noise from construction shall not exceed the limits recommended in, and shall be measured in accordance with, New Zealand Standards NZS 6803:1999 "Acoustics – Construction Noise".

Overall, having regard to the above assessment and proposed designation condition it is considered that that noise levels from the construction and operation of the facilities are unlikely to cause adverse effects on the surrounding environment and will be appropriately managed through the existing standard conditions imposed by the Minister on all schools in the Auckland region.

4.5 Construction Effects

The temporary effects arising from this work relate to the construction phase of the proposal. The effects of construction are considered to be noise, dust, traffic and the potential for unearthing of archaeological remains or artefacts.

Given the relatively flat nature of the site it is not envisaged significant earthworks will be necessary to create building platforms. As set out above, construction works will be undertaken in accordance with the New Zealand noise standards *NZS 6803:1999 Acoustics – Construction Noise*. Construction traffic will be able to access the site from the northern and eastern boundaries.

The Minister has a standard condition of the designation that a Construction Management Plan be prepared and submitted with any Outline Plan for major site works. Such a plan would set out the practices and procedures to be adopted to ensure compliance with conditions on the designation and otherwise to minimise the effects of construction activities on the surrounding properties.

Overall, construction effects will be temporary in duration with potential effects addressed as part of the Outline Plan.

5 Alternative Sites and Methods

Under section 171(1)(b) of the RMA, when considering a NoR a territorial authority must have particular regard to whether adequate consideration has been given to alternative sites, routes, or methods of undertaking the work if:

- The requiring authority does not have an interest in the land sufficient for undertaking the work; or;
- It is likely that the work will have a significant adverse effect on the environment.

At the time of lodging the NoR, the site remains in the ownership of four separate landowners, three of which are under the power-of-attorney of KDC. While the Minister is currently in discussions with KDC regarding the sale and purchase of the land parcels identified as Areas A – C of the Land Requirement Plan, as well as the private owners of the land parcel in Area D, the Minister does not presently have sufficient interest in the land to undertake the work in terms of section 171(1)(b)(i) of the RMA. Accordingly a consideration of alternative sites, routes, or methods is required.

This section of the AEE provides an overview of the site evaluation process that the Ministry undertook in selecting a new site for a primary school and ECE in Drury West, Auckland.

5.1 Requirement for a New Primary School

The Minister needs to anticipate and respond to population growth and development. A key part of the Ministry's role is to provide for the number of children and young people that require access to compulsory state education. The Ministry does not have a preference for any particular model of accommodating growth, but needs to provide education facilities to accommodate student growth.

The Ministry's network team undertakes its own monitoring of school-aged population growth using a range of data inputs, then it projects future rolls by using historically weighted projection methods. If it appears from these projections that there is justification for additional capacity in an area, the next step involves undertaking a further analysis of the relevant information to consider the wider schooling network and to understand what impact future population growth in a particular area may have on it. The analysis includes:

- Gathering general school information for the network;
- Analysing network data;
- Gathering property information; and
- Engaging with developers, councils and key infrastructure agencies such as New Zealand Transport Agency/Auckland Transport.

This information then feeds into whether an 'area strategy' needs to be developed. An area strategy is a plan that considers how the school network in a particular area will look in the future, and whether there is a need to include new schools to accommodate increases in growth in that area.

For the Drury West area, a Network Assessment⁷ was commissioned in June 2016 to assist the Ministry in making an informed decision about the next step of schooling requirements within the Drury area of Auckland. A Network Assessment is a technical document which includes quantitative analysis of existing

⁷ Drury Network Assessment, June 2016: Ministry of Education

schooling provision in the study area, with a gap analysis showing the projected requirement for schooling provision in that area at a specified time in the future.

The Network Assessment conducted for the Drury West area concluded that if no additional capacity is provided in the primary school network by the year 2026, there will likely be a deficit of 152 student spaces. This will increase rapidly to a deficit of 1,094 by year 2041. Adding capacity/classrooms to the existing nearby primary schools is not suitable as they are not located within the Drury West catchment. Therefore, a new primary school is required to cater for planned development in Drury West.

To address the expected population growth brought about by the anticipated increase in housing in Drury West it is important for the Ministry to secure a new primary school site to cater for new students. At this stage, the Ministry indicate that the desired opening date for the primary school is in year 2021.

Due to the Network Assessment confirming the need for a new primary school, a Site Acquisition Brief⁸ was then prepared requesting the acquisition of a site for a proposed primary school and ECE facility in Drury West.

5.1.1 Growth and Special Housing Areas

The NoR area has been defined by the Ministry through the Drury Network Assessment and Site Acquisition Brief, and is located south of Papakura.

The NoR area is in close proximity to the Drury Special Housing Area (SHA). SHAs were identified and established across Auckland to increase the supply of housing via a fast tracked consenting process under what was previously the Proposed Auckland Unitary Plan (PAUP). Part of the Drury SHA has since been “live zoned” for residential use under what is now the Auckland Unitary Plan (Operative in Part) (AUP: OP).

Within the proposed NoR area there is one major landowner: KDC. KDC is implementing a new residential development within the Drury 1 Precinct of the AUP: OP. This is known as 'Auranga Stage 1' and comprises 71ha of land. Auranga Stage 1 is scheduled for completion by year 2025 and will deliver approximately 1,700 dwellings.

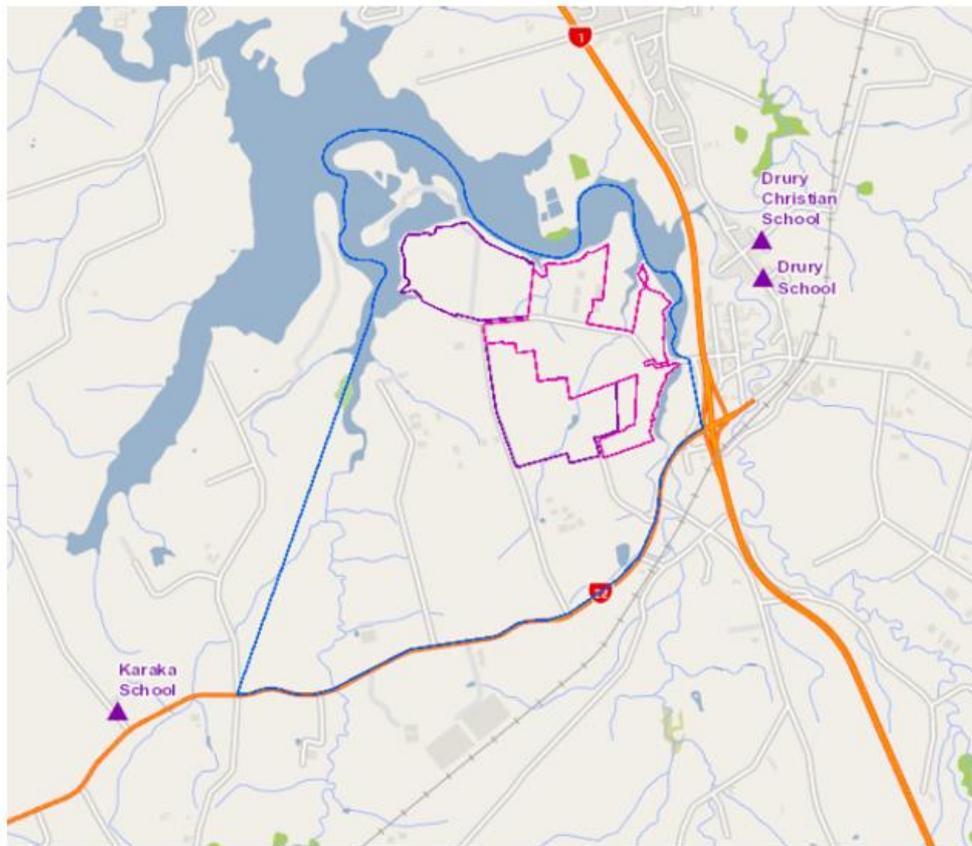
A private plan change (Private Plan Change 6) for 'Auranga B1' was submitted in May 2017. If implemented, Auranga stage 1 and Auranga B1 could yield up to 3,000 dwellings in total.

The Ministry have estimated that the uptake of development at both Auranga Stage 1 and Auranga B1, along with other nearby development, could generate up to 690 primary school aged students when completely developed.

5.2 Site Selection Methodology

In 2017, on behalf of the Ministry, Beca carried out a site selection assessment of 70 potential sites for a new primary school and ECE within a defined area of Drury West (Figure 7).

⁸ Site Acquisition Brief: Bremner Road, Drury, June 2016: Ministry of Education



Legend:

- | | | | |
|---|--|--|-----------------------------|
|  | Drury West Primary School Area of Interest |  | Stage 2 Auranga development |
| | |  | Stage 1 Auranga development |

Figure 7: The Ministry's Drury West Primary School Area of Interest

The Ministry's standard Methodology for Site Evaluations (version 6b)⁹ was applied to the defined area generating 70 potential sites of 3ha, 6ha and 9ha in the catchment that were suitable for development as either a primary school and ECE, secondary school or a combined primary and secondary school.

This methodology involves a two-stage assessment, with the first stage being a broad assessment of locality, site size / shape, current land use and access. Sites that pass this first stage analysis then proceed to the second stage of assessment which focuses on more detailed criteria.

A summary of this methodology is shown in Figure 8 and discussed further below.

⁹ Ministry's standard Methodology for Site Evaluations (version 6b), May 2016: Ministry of Education

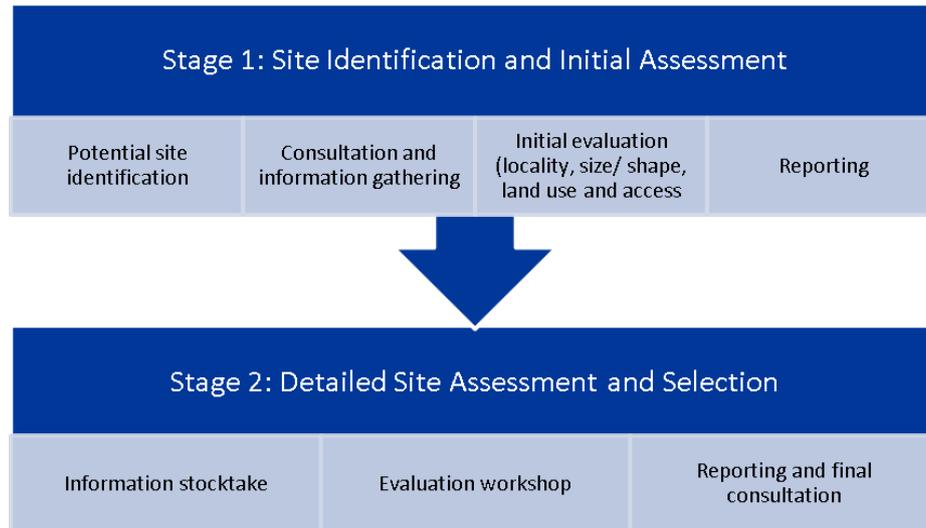


Figure 8: The Ministry Site Selection Methodology

5.2.1 Stage One: Site Identification and Initial Assessment

The first stage of the site evaluation methodology required the identification of all potential sites within the defined area in Figure 6 for assessment. Each potential site was allocated a unique reference number and basic details were obtained (e.g. address, legal description and land area).

The potential sites were filtered through a 'coarse sieve' using four broad criteria:

- Locality;
- Site size / shape;
- Current land use / form; and
- Access.

These four criteria reflect the fundamental requirements for a suitable school site.

5.2.2 Stage Two: Detailed Site Assessment and Selection

Stage two then involved a more detailed desktop analysis of each of the shortlisted sites that passed the first stage site identification and initial assessment.

The shortlisted sites were scored against the Ministry's 19 standard criteria listed below and further outlined in the Ministry's standard Methodology for Site Evaluations - version 6b¹⁰ (Appendix E):

- | | |
|---------------------------|---------------------------|
| ■ Site acquisition cost | ■ Transport network |
| ■ Ease of acquisition | ■ Infrastructure services |
| ■ Site size | ■ Geotech and flooding |
| ■ Topography | ■ Contamination |
| ■ School design potential | ■ Noise effects |

¹⁰ Ministry's standard Methodology for Site Evaluations (version 6b), May 2016: Ministry of Education

- Growth strategy
- District Plan zoning
- Catchment
- Site constraints
- Road frontage
- Ecological Impact
- Cultural significance
- Opportunities for co-location
- Social Impacts

Potential sites were then ranked in terms of the most suitable for accommodating either a primary school, secondary school or combined primary and secondary school in the future, providing options for the Ministry to consider in future property negotiations and planning. The assessment of these sites was undertaken with inputs from property, planning, geotechnical, contamination, architecture and transportation specialists.

5.3 Outcome of the Alternatives Assessment

Of the 70 sites identified in the Stage One 'long list', 12 were found to pass all of the criteria and progressed to the Stage Two assessment (Figure 9).

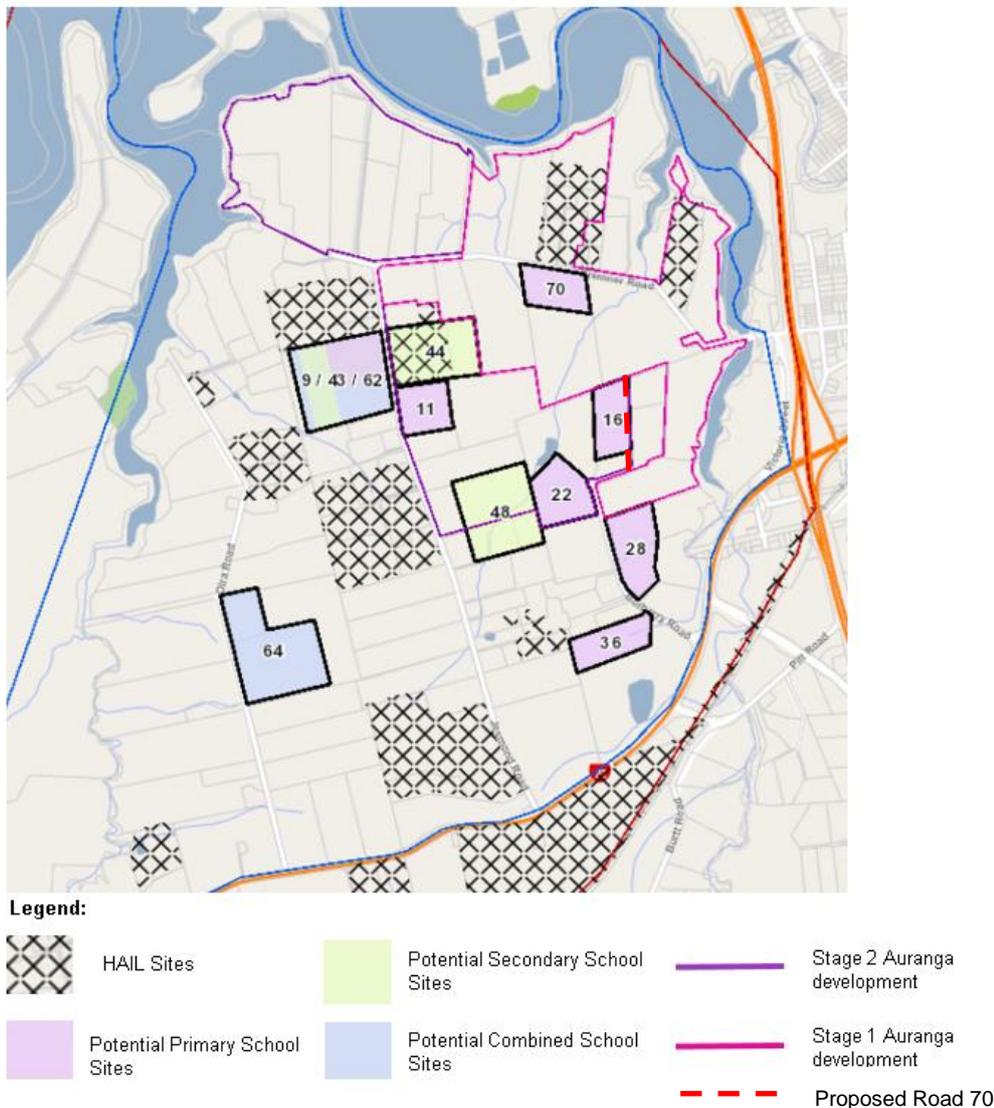


Figure 9: Site Selection Process – Shortlist sites

Of the shortlisted sites assessed, sites 16 (the site forming subject of this NoR) and 70 had the highest scores overall for a primary school. The report noted there was uncertainty regarding the timing of access (via Road 70) for site 16.

Following the draft of the site selection assessment, the report recommended that the Ministry progress discussions with key stakeholders to confirm the preferred site/s, and to then proceed through a due diligence, risk analysis, site acquisition, notice of requirement and formal designation process for the preferred site.

The Ministry then commenced engagement with key land owners, including KDC and the owners of 41 Burberry Road regarding the higher scoring sites (sites 70 and 16).

KDC confirmed that two road frontages, as well as all infrastructure connections could be provided to site 16 prior to the opening of the proposed school location, and that the site could be integrated into the master plan for the new Auranga development. KDC also advised that site 16 would be adjacent to earlier stages of Auranga's development whereas site 70 was closer to areas that would be developed later.

The Ministry then reviewed the initial assessment and scores relating to road frontage, access and infrastructure availability based on the additional information received from KDC. The 'site' shape was also reconfigured to better align with the more advanced road configuration (proposed Road 70 and the East West Collector Road) KDC were progressing.

In considering the findings from the alternatives assessment, the Ministry determined that site 16 performed well against the criteria relating to size, topography and potential to integrate with the early stages of the Auranga development. The site is also favourable due to its central location to the overall future student catchment which will encourage more sustainable modes of transport to school given there is a large future residential catchment within a 10 to 15 minute walking distance (including the higher density town centre). Due to the flat nature of the site and having road frontages on at least two future road boundaries, the site also offered flexibility in terms of school design potential for access and development. On this basis, the Ministry confirmed that site 16 was the preferred future site for a new primary school and ECE facility for Drury West.

An initial requirement for approximately 3ha of land was identified which avoided the existing buildings on 41 Burberry Road. However, the Ministry has subsequently recommended the purchase of the whole site to allow greater flexibility in terms of design and ability to expand to meet predicted population growth. The Drury West area has continued to experience development pressure, and anticipated growth is now at a level where the Ministry is considering whether a second primary school may be required in the area in the medium term if existing schools, including this proposed new primary school, will not have the capacity to expand to accommodate that growth.

The area subject to the Minister's Notice of Requirement shall be 4.73 hectares when including the additional land purchased from owners to the North and East identified as land parcels A to C in the Land Development Plan.

To date, the Ministry has been unable to engage directly with the landowners of 41 Burberry Road (Parcel D). Further engagement correspondence with the landowners is outlined in section 7.2.

Overall, having considered all alternative sites and reviewing the information available in terms of future development in Drury West, the Ministry considers that the reconfigured site 16 is the preferred site for a primary school and ECE facility due to its central position to the wider overall student catchment, its suitability for walking and cycling and its proximity to a future town centre and the existing Drury Sports Complex. The site also has relatively flat contours and is north facing, which provides flexibility for school design and potential for future growth expansion.

5.4 Alternative Planning Tools

Having regard to the alternative regulatory planning tools available (being a resource consent or plan change) the Minister considers a designation to be the most suitable for the following reasons:

- Part 8 of the RMA empowers the Minister of Education to designate land for a key public work of 'educational purposes';
- The Minister has financial responsibility for state-owned and funded schools and, as a requiring authority under section 166 of the RMA, may serve a NoR for a designation for such works;
- The designation will allow the Ministry and/or its authorised agents to undertake the project or work in accordance with the designation with certainty and clarity of process and without the need for district plan resource consents;
- The designation will allow land required for the project to be identified in the AUP:OP which gives the community and other infrastructure providers a clear indication of the intended use of the land and the location of the proposed education facilities;
- The designation enables the project or work to be undertaken in a comprehensive and integrated manner;
- The designation protects the site from future development which could preclude the construction of the project or works;
- The designation provides land use certainty for a large capital works project, and an essential future public and community infrastructure;
- It provides flexibility in the overall development of the site in terms of the design of the primary school and ECE facility;
- It provides flexibility for the operational performance of the site on the basis of growth and development of the student catchment; and
- The designation of the site for education purposes is consistent with the planning mechanism utilised for other existing state schools in Auckland.

As such, the Minister considers that a designation is the most appropriate method of securing the future establishment and on-going operation of the school for its proposed public work purpose.

6 Statutory Assessment

This chapter sets out the relevant statutory planning considerations for a NoR.

6.1 The Resource Management Act

The RMA is an 'effects' based statute which is enabling in nature. The RMA governs the use and development of New Zealand's natural and physical resources through:

- Part 2 (Purpose and Principles), which establishes the purpose and principles applying to resource consents and designations; and
- Section 171, which prescribes matters to be taken into account when confirming designations.

Given the differing case law on the extent and point at which Part 2 of the RMA is considered when a consent authority is assessing a plan change or a resource consent application, we iterate for the purpose of assessing this NoR that the RMA recognises that:

- some level of effect is permissible;
- that not all adverse effects arising from a proposed NoR need to be mitigated; and
- that any mitigation required should be proportionate to the scale and severity of anticipated effects.

With that said the following sections of the RMA are considered most relevant to the NoR.

6.1.1 Part 2 Purpose and Principles

Part 2 of the RMA (sections 5-8) sets out the purpose and principles of the RMA. All decisions made under the RMA are subject to considering Part 2. The purpose of the RMA (Section 5) is to promote "the sustainable management of natural and physical resources". Sections 6 and 7 respectively list "matters of national importance" and "other matters" that have a substantial role in shaping and directing how the RMA's purpose is given effect through planning and decision making. Section 8 sets out the RMA's requirement to take into account the principles of the Treaty of Waitangi.

The table below provides an analysis of the NoR against Part 2 of the RMA.

| Section | Assessment |
|---------|---|
| 5 | <p>This educational purposes designation will help to provide for the community's social, cultural and economic wellbeing through the subsequent development of a new primary school and ECE facility to serve the future residential growth in Drury West. The investment in new education and community infrastructure in this location will also contribute positively to the existing and emerging community.</p> <p>Measures to avoid, remedy or mitigate potential adverse effects on the environment have been proposed in section 4 of this report.</p> |
| 6 | <p>Sections 6(a), (b), (c), (d) and (f) of the RMA are not applicable to the NoR as there are no issues regarding the preservation of natural character of the coastal environment, outstanding natural features, significant indigenous vegetation, or public access to and along the coastal marine area, lakes and rivers, or historic heritage.</p> <p>With regard to section 6(e) of the RMA, relevant mana whenua groups have been consulted on the proposed primary school and ECE facility and feedback has been received outlining their comments and concerns. These mana whenua groups will be consulted throughout the detailed design stage to investigate the incorporation of the matters of significance that these groups raise.</p> |

| | |
|---|---|
| | Sections 6(g) and (h) are unrelated to the NoR as there are no issues with the protection of protected customary rights and the management of significant risks from natural hazards. |
| 7 | <p>Section 7(a) and (aa) regarding kaitiakitanga and the ethic of stewardship are not applicable to this proposal.</p> <p>With regard to section 7(b) of the RMA, protecting land for the purpose of a school centrally located within an emerging urban area is an efficient use of land. The location of the site means the future school will be well connected in terms of pedestrian and cycle links to adjoining residential areas. There are no matters regarding the efficiency of the end use of energy in relation to section 7(ba).</p> <p>With regard to sections 7(c) and 7 (f) of the RMA, the proposed primary school and ECE facilities will have a lower building density than would be expected under a typical residential zoning with large areas of open space coupled with landscaping of the site.</p> <p>Sections 7(d) and (g) – (h) are irrelevant as the intrinsic values of the ecosystems are not affected by either the primary school's or ECE facility's proposed development, and there are no issues regarding the finite characteristics of resources, protection of the habitat of trout and salmon, the effects of climate change or the use and development of renewable energy.</p> |
| 8 | The project is being conducted in accordance with the principles of the Treaty of Waitangi including partnership, participation and protection. The proposed NoR was done in consultation with mana whenua who participated by providing a Cultural Values Assessment (Appendix D) confirming that there will be no adverse effects on cultural heritage sites. Therefore, protecting the cultural environment in accordance with the principles of the Treaty. Following the designation of the school site, further engagement with iwi will take place during the design phase to allow for further adherence with the principles of the Treaty. |

Overall, it is considered that the NoR is consistent with the purpose and principles of the RMA.

6.1.2 Part 8 Designations

a. Notice of Requirement to a Territorial Authority (Sections 168)

The Minister of Education is approved as a requiring authority under section 166 of the RMA. This NoR has been lodged with Auckland Council under section 168(1) of the RMA. The scope of the NoR in relation to the proposed works is set out in Section 2 of this report.

b. Recommendation by the Territorial Authority (Section 171)

Under section 171(2) of the RMA, Auckland Council as the territorial authority may recommend to the requiring authority (the Minister) that he:

- Confirm the NoR;
- Modify it;
- Impose conditions; or
- Withdraws the NoR.

This recommendation is based on matters that the territorial authority is required to have particular regard to when considering a NoR under section 168.

The matters to be considered are set out in sections 171(1)(a) (d) of the RMA. These matters are commented on as follows:

i. Section 171(1)(a)

The proposed NoR has, subject to Part 2 of the RMA, been considered against the relevant provisions of the Regional Policy Statement outlined within the AUP: OP. The designation is consistent with the policy direction of these documents referred to below.

ii. Section 171(1)(b)

The Crown is in the process of purchasing the parcels which comprise the site from the various landowners. As that process has not yet been completed, Chapter 5 outlines the alternative sites assessment and methods that were undertaken. Chapter 4 provides an assessment of the effects of the NoR which concludes that designating the land for education purposes will not have significant adverse effects on the environment.

iii. Section 171(1)(c)

The objective of the Ministry designating this site for education purposes is to provide a site for a new primary school and ECE.

The designation of the site is considered necessary as it provides certainty to the Ministry and the community for the future use of the site.

iv. Section 171(1)(d)

The Minister's statutory objective is set out in this report. There are no other matters that are considered to be relevant.

6.1.3 Conclusion

Overall, with regard to section 171(1) of the RMA the following conclusions can be drawn:

- Consideration has been given to the relevant provisions of the planning documents;
- Adequate consideration has been given to alternative sites, routes, or methods of undertaking the work; and
- The proposed works and the designation tool are considered reasonably necessary to achieve the Minister's objective.

6.2 Regional Policy Statement: Auckland Unitary Plan: Operative in Part (AUP:OP)

The following regional strategic objectives and policies in the AUP: OP are the most relevant to the proposed NoR:

Objective: B2.2 Urban Growth and Form

Objective B2.2.1(3): *Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth.*

The proposed school site is providing a social facility that is required to support the future development and growth of Drury West.

Objective B2.4.1(5): *Non-residential activities are provided in residential areas to support the needs of people and communities.*

The proposed school site will provide educational facilities within a future residential catchment area. These facilities will be essential to meet the educational and social needs of the people within this new community.

Policy B2.4.2(6): *Ensure development is adequately serviced by existing infrastructure or is provided with infrastructure prior to or at the same time as residential intensification.*

The infrastructure required to support the proposed primary school and ECE facility site will be developed in tandem with the Auranga development of its residential properties. The opening of the school will be dependent on the infrastructure that will be provided for the residential intensification of Drury West and the uptake of houses within the development.

Objective: B2.8 Social Facilities

Objective B2.8.1(1): *Social facilities that meet the needs of people and communities, including enabling them to provide for their social, economic and cultural well-being and their health and safety*

The proposed school site is a social facility that will positively contribute to meeting the needs of the people and communities of the emerging Drury West area by providing for their social, economic and cultural well-being as well as their health and safety.

Objective B2.8.1(2): *Social facilities are located where they are accessible by an appropriate range of transport modes.*

The proposed primary school and ECE site will be located centrally within the Auranga Stage 1 and Auranga B1 development areas and proposed future residential catchment. Auranga proposes to develop quality walking and cycling facilities within these areas, which will enable easy and convenient access to the school via a range of alternative modes including walking and cycling. The site is within walking distance of the higher density town centre development.

Objective B2.8.1(3): *Reverse sensitivity effects between social facilities and neighbouring land uses are avoided, remedied or mitigated*

The proposed primary school and ECE site will be integrated with the anticipated future residential development at Auranga, and will provide an essential educational and social resource for that community. No reverse sensitivity effects are therefore anticipated as schools are considered compatible with residential land use.

Policy B2.8.2(1): *Enable social facilities that are accessible to people of all ages and abilities to establish in appropriate locations where the transport network (including public transport and walking and cycling routes) has sufficient existing or proposed capacity.*

The primary school and ECE will be located within a proposed residential catchment area. New infrastructure including walking and cycling routes will be constructed as part of the wider development area which will support the transport network to and from the school. Walking and cycling are inclusive modes of transport that will allow people of all ages and abilities to access the school site.

Policy B2.8.1(2): *Enable the provision of social facilities to meet the diverse demographic and cultural needs of people and communities.*

The diverse demographic and cultural needs of the people and future surrounding community will be met through the construction of the new primary school and ECE facility by providing for educational opportunities and employment for the future population in the area. Also, as a social facility the schools will play an important role as a focal point for the community and will contribute positively to developing a community culture.

Policy B2.8.2(3): *Enable intensive use and development of existing and new social facility sites*

The proposed NoR site is of a size that a range of building size and scale can be accommodated to respond to future population growth of the residential catchment.

Policy B2.8.2(4): *In growth and intensification areas identify as part of the structure plan process where social facilities will be required and enable their establishment in appropriate locations*

The primary school and ECE site has been identified and will be constructed as part of the Drury 1 Precinct (Auranga Stage 1) and Private Plan Change 6 (Auranga B1) development areas. An appropriate location has been established to support the growth and intensification expected in the area.

Overall, these objectives and policies support social facilities in areas where they are accessible and located in an area where they will not cause reverse sensitivity on adjacent properties.

The proposed primary school and ECE facility on the subject site will provide the social facilities that are required to support the residential development and growth taking place as part of the Auranga development by KDC and other private developers. This includes accommodating the needs of the people and communities within the newly established residential areas.

The ITA outlines that the site will be made accessible by a range of different modes, including active modes from the proposed eastern and northern roads. When Auranga Stage 1 and Auranga B1 are complete the school will be centrally located within the overall residential catchment, particularly enhancing the opportunities for walking and cycling. In addition, the ITA identifies that the design and development of the school and adjacent roads will incorporate measures that will create a pleasant environment for active modes, which will further contribute in minimising any potential adverse effects on the character and amenity of the surrounding environment. Overall, it is considered that the proposal supports the relevant strategic regional objectives of the AUP: OP.

6.3 Planning Assessment: Auckland Unitary Plan: Operative in Part (AUP: OP)

Objective B3.2 Infrastructure

Objective B3.2.1(1): *Infrastructure is resilient, efficient and effective.*

The proposed primary school and ECE facility will provide valuable social infrastructure for the Drury West area, which will be longstanding and appropriately accommodates the future growth of the surrounding residential area.

6.3.1 Zoning (Underlying)

The NoR site is zoned Mixed Housing Urban and Future Urban zone. Private Plan Change 6 (Auranga B1) which is currently before Auckland Council, will see the land presently zoned Future Urban being re-zoned for residential land use and be subject to the Drury 1 Precinct provisions in the AUP: OP. Precincts enable local differences to be recognised by providing detailed place-based provisions which can vary the outcomes

sought by the zone or Auckland-wide provisions of the AUP: OP, and can be either more restrictive or more enabling.

Objective: I6.35 Drury 1 Precinct

I6.35 (1): An integrated, more intensive residential environment which has high levels of amenity, allows for a range of housing densities and typologies and incorporates opportunities for a local centre.

The proposed NoR for a primary school and ECE in the site's location aligns with this objective as the schools will contribute positively to the core of the new community. A more intensive zoning means that the schools will also be within the walking and cycling catchment.

Objective: H5.2 Mixed Housing Urban

H5.2 (4): Non-residential activities provide for the community's social, economic and cultural well-being, while being compatible with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.

The proposed NoR site will provide the community with educational activities which are required to meet their social and economic needs and cultural well-being. The scale and intensity of the primary school and ECE facility site will be compatible with the proposed residential growth in the area and will positively contribute to the amenity of the neighbourhood by providing quality walking and cycling opportunities.

Policies: H5.3 Mixed Housing Urban

H5.2 (8): Provide for non-residential activities that:

- (a) support the social and economic well-being of the community;*
- (b) are in keeping with the with the scale and intensity of development anticipated within the zone;*
- (c) avoid, remedy or mitigate adverse effects on residential amenity; and*
- (d) will not detract from the vitality of the Business – City Centre Zone, Business – Metro Centre Zone and Business – Town Centre Zone.*

These objectives and policies aim to ensure that Auckland's urban environment is developed in such a way that non-residential activities are compatible with the scale and intensity anticipated by the zone. The proposed NoR will give effect to the objectives and policies as the primary school and ECE facility will meet the social and economic needs of the wider community not only in its function as a school but as a key focal point for community events and gathering.

Objectives: H18.2 Future Urban Zone

H18.2 (3): Future urban development is not compromised by premature subdivision, use or development.

Development of the proposed primary school and ECE will not compromise future development in the area as it as a key social facility needed to support a growing community. The timing of the construction and subsequent operation of the primary school and ECE will coincide with the establishment of the Auranga residential development.

H18.2 (4): Urbanisation on sites zoned Future Urban Zone is avoided until the sites have been rezoned for urban purposes.

The proposed primary school and ECE is one component of the wider ongoing urbanisation of the surrounding environment by residential developments such as Auranga as well as other SHAs. The proposed NoR site chosen for the primary school and ECE is on land that is either currently zoned for urban residential purposes, or is subject to a plan change to rezone Future Urban Zone land for urban purposes. As such, this proposed urbanisation is consistent with the intent of this objective.

Policies: H18.3 Future Urban Zone

H18.3 (4): *Avoid subdivision that will result in the fragmentation of land and compromise future urban development.*

Primary schools and ECE facilities are required within both urban and rural catchments. The development of a primary school will not compromise future development as it is a key piece of infrastructure required for a growing community. In particular, with a third of the students proposed to attend the new primary school and ECE being projected to come from Auranga Stage 1 development (and the remainder catchment potentially being rezoned residential), and the design of the site being aligned with the Auranga Stage 1 masterplan, the proposed NoR is not premature.

In addition, the proposed primary school has been indicated by the Ministry as a top priority due to the speed at which the Auranga development is progressing. The two nearby schools (Ramarama School and Drury School) are both located greater than three kilometres away from the Drury West catchment on the other side (eastern side) of State Highway 1, and will not have sufficient capacity, even when developed up to full capacity, to accommodate the growth in the Drury West area.

At present the proposed primary school and ECE facility site is made up of four different land parcels (Parcels A to D in the Land Development Plan). This fragmentation of the land parcels is necessary to achieve a site which is congruous to the overall Auranga master plan which is determining where residential and commercial areas for the Auranga development will be located in the community which the primary school and ECE facility will serve. Once the four land parcels are combined, it will create a large 4.73 hectare site which is the size required to accommodate a standard primary school and ECE, and provides enough space for any future expansion if required.

Considering the zoning of the NoR area, the proposed primary school will contribute to facilitating growth as development occurs in the area. Initially the school will accommodate the existing population and will continue to grow to respond to the scale and intensity of the growth occurring in the surrounding environment. Therefore the primary school and ECE facility site will not compromise future development but instead contribute to supporting future residential development. The NoR will also support the nearby commercial development by providing a close connection to the future Auranga town centre. By locating close to the commercial centre, people coming to the school will be able to incorporate into their travel a trip to the local centre, which will be convenient for those on foot/cycle and will potentially reduce vehicle trips.

Overall, it is considered that the proposed NoR is consistent with the relevant objectives and policies of the AUP:OP, and the proposed public work will not have significant adverse effects on the environment.

7 Consultation

7.1 Landowners

7.1.1 Karaka and Drury Consultant Limited (KDC)

KDC led by Charles Ma, represents a group of private investors who are active in the Drury West area. KDC is undertaking the development of Auranga, which is a large new community located in Drury West and the first of its kind in this area. Consultation has been ongoing with KDC since a requirement for a new school in the Drury West area was identified by the Ministry.

To assist with the site selection process Beca met with KDC in mid-2017 to better understand KDC's plans for the area, in terms of both programme, staging and master planning.

Following the site selection investigations, Beca and Ministry representatives met with KDC to outline the outcome of the site selection and to seek additional information on the top ranking sites. The information provided by KDC at that meeting was that the development staging for Auranga could integrate with site 16 which was ultimately selected, and which forms the subject of this NoR. In summary, the collector and local – collector roads needed to access the site along its northern and eastern boundaries could be provided by KDC within the timeframe required by the Ministry, being 2021.

A reconfiguration of the preferred primary school site was undertaken to better align with the more advanced road configuration. The reconfigured site now comprises four parcels of land, owned by four separate landowners and KDC have power-of-attorney over three of these sites, which are identified in the Land Development Plan as Parcels A to C.

KDC is supportive of the proposed NoR location for a primary school, and is currently negotiating for the Ministry to acquire these three KDC-controlled parcels.

7.2 41 Burberry Road

Parcel D is owned by Minying Lu and Fenglan Wang. The Ministry and Beca have not been able to contact either Ms Lu and Ms Wang directly, and understand that they live overseas. Rather, the Ministry and Beca have been engaging with Sharon Huang, daughter and niece of Ms Lu and Ms Wang respectively, and then more recently, their appointed lawyers.

The Ministry first engaged with Ms Huang in early October 2017 regarding its proposed requirement for land at 41 Burberry Road. The Ministry had explained by letter that this land had been identified as a suitable location for a new primary school and ECE facility.

The Ministry has requested a postal address for the landowners to be able to write to them and formally invite them to speak with the Ministry about the Crown acquiring the Burberry Road property as the bulk of the site for the new school. The Ministry also advised that the letter will include information about the process which applies when the Crown seeks to acquire land for a public work under the Public Works Act. A response was never received from Ms Huang or the landowners.

Beca then commenced formal negotiations in early November 2017 on behalf of the Ministry. An email was sent to the landowners via Ms Huang setting out the Ministry's requirement to purchase all of the property (41 Burberry Road / Parcel D) and providing the LINZ Landowners Rights Booklet and other supporting information. A follow up letter was sent in mid- November 2017 with the LINZ Landowners Rights Booklet

translated into simple Chinese. Ms Huang responded outlining that the landowners lived overseas and did not wish to sell. Ms Huang also noted that she had no ability to agree to anything on behalf of the landowners. Since then, the Ministry has encouraged the landowners through Ms Huang to engage a legal advisor and this has now occurred.

Bertha Wright from Simpson Western confirmed in February 2018 that they had previously represented Ms Lu and Ms Wang. A follow up letter to the landowners was sent via Bertha Wright reiterating the Ministry's requirement for land for a school site and advising of a reduction in the land area required due to moving the proposed school site northward and to the east.

Ms Huang then advised in mid-February 2018 that Adina Thorn from Adina Thorn Lawyers had been engaged to act for the landowners, and that the Ministry and Beca should contact Ms Thorn directly. Beca then forwarded all the information that had been previously sent to the landowners of 41 Burberry Road to Ms Thorn.

In June 2018, Beca contacted Adina Thorn Lawyers on behalf the Ministry with an update on the Ministry's requirements to acquire the whole of 41 Burberry Road as originally proposed. A response from the landowners themselves has not been received.

The Ministry has now obtained two independent compensation assessments of the site. The Ministry has advised the landowners through their lawyer Ms Thorn, of the assessments and encouraged them to enter into formal negotiations to sell all or part of the site to the Crown for the new school.

7.3 Auckland Council

Ministry representatives have engaged with the Auckland Council regulatory officers and Auckland Transport and Watercare.

7.3.1 Auckland Council Regulatory

A pre-application meeting was held between Beca, the Ministry and the Auckland Council Regulatory team in April 2018. In general the proposal to provide for a school within this area of urban growth was supported in principle. The meeting minutes are attached in **Appendix D**.

7.3.1.1 Auckland Transport

The proposal for a school in Drury West was outlined to Auckland Transport in a meeting on 17 April 2018 to discuss the Ministry's preferred school site in detail. Auckland Transport indicated support for the location of the preferred site and the benefits of having potential access along two boundaries. The meeting minutes are attached in **Appendix D**.

7.3.1.2 Watercare

Watercare manages the reticulated public water supply within the Drury West area. A meeting was held between Beca, the Ministry and Watercare in May 2018. Watercare confirmed capacity within stage 1 and 2 of the KDC development and advised that provision of a reticulated water supply to KDC developments are underway. The Ministry is purchasing a fully serviced site from KDC. The meeting minutes are attached in **Appendix D**.

7.4 Fire and Emergency New Zealand

Geoff Purcell (Area Commander – Acting) was contacted by email on April 2018, to provide notice to Fire and Emergency New Zealand (FENZ) of the proposed school site and invite any comment. A description of the proposed site was provided, along with confirmation that a fully reticulated water supply capable of providing firefighting water in accordance with SNZ PAS 4509:2008 will be made available to the site prior to any development taking place (as discussed in section 2.1.3 of this report). Geoff Purcell appreciated the update from the team and had no further questions. The email correspondence is attached in **Appendix D**.

7.5 Franklin and Papakura Local Board

7.5.1 Franklin Local Board

The Ministry advised the Franklin Local Board of the proposed location and timing of the designation of land via a letter in April 2018 (attached in **Appendix D**), with an invitation for feedback. The Beca and Ministry team then presented at a Franklin Local Board meeting and the board were generally supportive of the school location. The meeting minutes with Franklin Local Board are attached in **Appendix D**.

7.5.2 Papakura Local Board

Following a meeting with Auckland Council Regulatory, we were advised that the Papakura Local Board may also be interested in the project due to its involvement with the Auranga Development. A letter was sent to the Papakura Local Board explaining the proposed location and timing of the designation of land (attached in **Appendix D**), with an invitation for feedback. Madelon de Jongh, Senior Local Board Advisor – Papakura responded confirming Papakura Local Boards support of the proposed school.

7.6 Mana Whenua

Engagement with Mana Whenua regarding the proposed school site was initiated by the Ministry on 13 March 2018, and is on-going. Ten iwi were contacted and to date six have responded. A second email was sent to engage with mana whenua who had not responded to the initial request for engagement on 28 March 2018. A third email was sent to engage with mana whenua who had not responded to the first two initial requests in which a response was requested by 5th April 2018. Four Mana Whenua groups (as outlined below) have not responded to date and therefore the Ministry have assumed they are not interested in the NoR.

The table below summarises the engagement undertaken or attempted with mana whenua to date.

Table 7.1. Summary of engagement with mana whenua.

| Iwi | Contact | Date | Communication |
|----------------------|-------------------------------|---------------|---|
| Ngāi Tai ki Tāmaki | Amanda Scobie | 16 March 2018 | Confirmed no engagement is required. |
| Ngāti Maru | Geoff Cook | - | No response to date. |
| Ngāti Paoa | Mahuika Rawiri | 13 March 2018 | Confirmed no engagement is required. |
| Ngāti Te Ata Waiohua | Karl Flavell and Josy Peita | 23 April 2018 | Confirmed interest and requested a site visit and meeting. Invited to Hui |
| Ngāti Tamaoho | Lucille Rutherford | 13 March 2018 | Confirmed interest and requested a meeting. Invited to Hui |
| Ngāti Whanaunga | Mike Baker and Martin Te Moni | 15 March 2018 | Confirmed interest and requested a meeting. Invited to Hui |
| Te Akitai Waiohua | Nigel Kennedy | 24 April 2018 | Confirmed interest and invited to hui. |

| Iwi | Contact | Date | Communication |
|--|--------------|------|----------------------|
| Te Ahiwaru Waiohua Makaurau Marae Trustees | Kowhai Olsen | - | No response to date. |
| Ngāti Tamatera | Frank Waitai | - | No response to date. |
| Waikato Tainui | Lee Tane | - | No response to date. |

A hui was held with all mana whenua who indicated their interest in the proposal in May 2018, to explain and discuss the rationale for the primary school site. All four mana whenua groups are supportive of the proposal to date and indicated they wish to be involved with the project through the detailed design phase. The minutes of this hui are attached in **Appendix D**. Records of communication with mana whenua are attached as **Appendix D**. Proposed Designation Conditions.

8 Standard Conditions Applying to All Schools

The Minister of Education has standard conditions that apply to all existing schools in Auckland (as set out in the AUP: OP). Of these, conditions 2, 3, 4 and 6 will be relevant to this site and will assist in mitigating potential adverse effects as discussed in section 4 of this document. Conditions relating to scheduled trees have not been included as they are not relevant to this site.

The relevant standard conditions are set out below.

1. Height in Relation to Boundary

Any new building or building extension (excluding goal posts and similar structures) shall comply with the height in relation to boundary controls [attached to this Schedule] from any adjoining land zoned primarily for a residential purpose, or zoned for an open space/outdoor recreation purpose.

2. Noise

The noise (rating) level arising from the operation of the school must comply with the following noise levels when measured within the boundary of any residentially zoned site, or within the notional boundary of any site in any rural zone:

| Time | Noise level |
|--------------------------------|--------------------------------------|
| Monday to Saturday 7am to 10pm | 55 dB L_{Aeq} |
| Sunday 9am to 6pm | |
| All other times | 45 dB L_{Aeq} 75 dB L_{AFmax} |

These noise limits do not apply to noise from school sports and school recreational activities occurring between 8am and 6pm Monday to Saturday.

Noise levels shall be measured and assessed in accordance with NZS 6801:2008 "Measurement of Environmental Sound" and NZS 6802:2008 "Environmental Noise".

Noise from construction shall not exceed the limits recommended in, and shall be measured in accordance with, New Zealand Standards NZS 6803:1999 "Acoustics – Construction Noise".

3. On-site Car Parking - Schools

Additional on-site car parking shall be provided at the rate of two carpark spaces per new classroom or classroom equivalent, except where the council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer and/or transportation planner, that a lesser level is appropriate. For the avoidance of doubt, this condition shall only apply where there is a net increase in the number of classrooms or classroom equivalents.

4. On-site Car Parking – Early Childhood Education (Preschool)

In addition to any car parking required for the school, on-site car parking for early childhood education (preschool) shall be provided at the rate of one car park per every 10 children the facility is licensed or designed to accommodate, plus one per each full time equivalent staff member required for the license or design capacity of the centre, except where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer and/or transportation planner, that a lesser level is appropriate.

6. Outline Plans

That an outline plan 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.*

8.1 Additional Site Specific Conditions

In addition to the standard conditions above the following site specific conditions are proposed by the Minister to apply to the Drury West site. In particular, the proposed condition regarding the ten-year lapse period, which deviates from the default five-year lapse period under s 184(1), is required because there remains uncertainty around the pace at which the Auranga residential development will occur, so a ten-year lapse period provides the Minister with flexibility to ensure the school and ECE can be constructed and operated alongside the Auranga development.

- 1. A construction management plan shall be prepared and submitted with any Outline Plan for major site works.*
- 2. Stormwater management*

Development of the site shall be undertaken in a way that recognises the principles of Water Sensitive Design stormwater management systems, and shall also ensure that development is consistent with the Network Discharge Consent for the stormwater catchment the land is located within.

- 3. A School Design Concept Plan shall be prepared and submitted with the Outline Plan for the initial development of the site, and will include the following information:*
 - An access strategy including the general location of vehicular access points for the school and the ECE;*

- *Appropriate measures and treatments at access points on the proposed local – collector road to manage conflict between pedestrians, cyclists and vehicles.*
- *Details regarding the ability for vehicles (including buses, rubbish trucks) to access the school safely and efficiently.*
- *4. In accordance with s 184(1)(c) of the RMA, this designation lapses ten (10) years from the date the designation is provided for in the district plan under s 175 of the RMA.*

9 Conclusion

Pursuant to section 168(2) of the RMA, it is proposed to designate 4.73 hectares of land at the northern end of 41 Burberry Road, Drury West for educational purposes. The designation will enable the future development of a primary school (year 0-8) and provision of ECE to meet the social needs of the emerging community in Drury West.

The AEE contained within section 4 of this report outlines that the proposed school and ECE will have positive social and community effects on the surrounding community. Potential adverse effects with respect to amenity, character and traffic generation can be adequately avoided, remedied or mitigated through the conditions proposed or at the time of the Establishment Outline Plan for the School and ECE.

The proposed designation is consistent with the Purpose and Principles of the RMA, while also enabling the Minister of Education to meet the objectives, obligations and responsibilities of the Crown under the Education Act 1989, with respect to educational outcomes for school-aged students.

The designation of the land at the northern end of 41 Burberry Road, Drury West for a primary school and the ECE will facilitate the establishment of an important piece of social infrastructure within this emerging community.

The Minister requests that Council proceed to process this notice of requirement pursuant to section 169 of the RMA, and anticipates Council's recommendation in due course as per section 171(2) and (3).