

## UNITARY PLAN UPDATE REQUEST MEMORANDUM

**TO** Celia Davison, Manager Planning, Central South Unit

**FROM** Lisa Roberts, Senior Policy Planner, Central South Unit





**DATE** 28 January 2021

**SUBJECT** **New Designation in accordance with s168 of the Resource Management Act in the Auckland Unitary Plan (AUP) Operative in part (15 November 2016)**



This memorandum requests an update to Auckland Unitary Plan Operative in part

<b>Reason for update – New confirmed designation</b>	
<b>Chapter</b>	Chapter K Designations AUP GIS Viewer
<b>Section</b>	Schedules and Designations – Minister of Education
<b>Designation only</b>	
<b>Designation 4665</b>	New Lynn Central School
<b>Locations</b>	3094-3096 Great North Road, New Lynn
<b>Lapse Date</b>	The designation shall lapse on the expiry of 10 years from the date on which it is included in the district plan if it has not been given effect to before the end of that period.
<b>Purpose</b>	Educational Purposes – Primary School (Years 0-6) and Early Childhood Education (preschool)
<b>Changes to text (shown in underline and strikethrough)</b>	Include new designation text in the AUPOIP. New text can be seen in Attachment B
<b>Changes to diagrams</b>	N/A
<b>Changes to spatial data</b>	Include a new designation at 3094-3096 Great North road, New Lynn as designation 4665
<b>Attachments</b>	Attachment A: Minister of Education acceptance letter  Attachment B: Updated Text  Attachment C: Updated GIS Viewer

<b>Prepared by:</b> Lisa Roberts Senior Policy Planner, Central South Unit	<b>Text Entered by:</b> Harry Barnes Planning Technician
<b>Signature:</b> 	<b>Signature:</b> 
<b>Maps prepared by:</b> Aching Konyak Geospatial Specialist	<b>Reviewed by:</b> Lisa Roberts Senior Policy Planner, Central South Unit
<b>Signature:</b> 	<b>Signature:</b> 

**Signed off by:**

Celia Davison

Manager Planning, Central South Unit

**Signature:**

*C. @. Janson*

Attachment A: Minister of Education  
acceptance letter



17 December 2020

Auckland Council  
Private Bag 92300  
**Auckland 1142**

Attention: John Duguid  
Manager, Plans and Places

Dear John

**Decision by the Minister of Education on a Requirement to Designate Land at 3094-3096 Great North Road, New Lynn, Auckland for the Purpose of “Educational Purposes – Primary School (Years 0-6) and Early Childhood Education (Pre-School)”.**

On 19 June 2020, the Minister of Education (the Minister) served a Notice of Requirement on Auckland Council to designate land at 3094-3096 Great North Road, New Lynn, Auckland for “*Educational Purposes – Primary School (Years 0-6) and Early Childhood Education (Pre-School)*”.

The recommendation of the Commissioner acting under delegated authority from Auckland Council (the Council) was received by the Minister’s agent on 10 December 2020. Auckland Council has recommended that the designation be confirmed, subject to conditions as set out in Attachment A to the Council’s Recommendation Report.

Pursuant to s172(1) of the Resource Management Act 1991 (the Act), **the Minister accepts in full** the Council’s recommendation for the following reasons:

1. The designation is reasonably necessary for achieving the objectives of the Minister and will provide for the community’s social, cultural and economic well-being by enabling new educational facilities to be established in the New Lynn area to serve the educational needs of the growing community in the surrounding catchment.
2. The works enabled by the designation are consistent with Part 2 of the Act in that they will promote the sustainable management of natural and physical resources.
3. The provision of the new primary school and early childhood education as provided for by the designation is consistent with the relevant national policy statement and the objectives and policies of the Auckland Unitary Plan (Operative in Part).
4. The designation and associated conditions will avoid, remedy or mitigate adverse environmental effects associated with any works.

The designation shall be included in the Auckland Unitary Plan (Operative in Part) as set out in Attachment A of the Recommendation Report as attached to this decision.

Please notify this decision to all submitters in accordance with s173 of the Act.

Yours sincerely



**David Bos**

Regional Infrastructure Manager – Northern

*Under delegated authority from the Minister of Education*

T: 09 6329575

E: [David.bos@education.govt.nz](mailto:David.bos@education.govt.nz)

*CC: Lisa Roberts, Senior Policy Planner, Auckland Council*

*Enc.*

*Attachment A – Amendments to Auckland Unitary Plan maps and text*

**Attachment A:**

**1. Amend Designation Schedule – Minister of Education - by including the following new designation:**

<b>Number</b>	<b>Purpose</b>	<b>Location</b>
<u>46XX</u> <u>(reference</u> <u>number</u> <u>TBC)</u>	<i>Educational purposes - Primary school (years 0 to 6) and an Early Childhood Education Centre (preschool)</i>	<i>3094 - 3096 Great North Road, New Lynn</i>

**2. Include the following new designation:**

**46# TBA Primary School (year 0 to 6) and an Early Childhood Education Centre (ECE), New Lynn**

Designation Number	46XX
Requiring Authority	Minister of Education
Location	3094-3096 Great North Road, New Lynn
Rollover Designation	NA
Lapse Date	The designation shall lapse on the expiry of 10 years from the date on which it is included in the district plan if it has not been given effect to before the end of that period.

**Purpose**

Educational purposes – Primary school (years 0 to 6) and an Early Childhood Education Centre (preschool).

**Conditions**

The standard conditions for all Minister of Education designations apply to this designation. Where any standard condition conflicts with a site-specific condition, the site-specific condition shall take precedence.

**1. Building height in relation to boundary**

Any new building or building extension shall comply with the height in relation to boundary controls of 8m high at the boundary and 60 degrees from any land zoned Residential – Terrace Housing and Apartment Zone. For the avoidance of doubt should any change to the name of the Terrace Housing and Apartment

Zone occur in the future, this control shall apply from the south side of the Rail Corridor adjoining the school site.

## 2. Noise

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

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

These noise limits do not apply to noise from normal 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 Standard NZS 6803:1999 “Acoustics – Construction Noise”.

## 3. On-Site Car Parking - Schools

There shall be no minimum car parking requirement. The maximum number of car parks, excluding any short term pick up and drop off bays, accessible spaces and car parking for the Early Childhood Education (Pre-school), shall not exceed 62 spaces.

## 4. On-Site Car Parking – Early Childhood Education (Pre-school)

There shall be no minimum or maximum car parking requirement. An appropriate level of car parking recommended by a suitably qualified traffic engineer/transportation planner shall be specifically addressed in the outline plan to establish this activity.

## 5. Establishment Outline Plan of Works

The Requiring Authority shall, in accordance with the requirements of s176A of the Resource Management Act 1991, submit an Outline Plan of Works for the construction and development of the school and Early Childhood

Education Centre (ECE) facility which shall include the following further information:

- a) A School Design Concept Plan including:
  - i. The general location of access points for vehicles, cyclists, scooters and pedestrians, on-site parking areas (including cars, cycle and scooter parks), and on-site pick up and drop off areas;
  - ii. Measures and treatments at all access points to manage conflict between pedestrians, cyclists, scooter users and vehicles;
  - iii. General location of building platforms, areas for proposed buildings and open space (such as playgrounds and sports fields); and
  - iv. "Indicative" areas accommodating future education purpose growth on this site, including building platforms, car parking areas, vehicular access, manoeuvring and circulation areas.
- b) An urban design statement by a suitably qualified urban designer that addresses how the school design concept responds to the public realm and incorporates CPTED principles (such as passive surveillance over the streetscape).
- c) A Landscaping Plan developed by a suitably qualified landscape architect/planner/designer.
- d) A Transport Assessment (TA) Report prepared by a suitably qualified traffic engineer/transportation planner which, taking into account the Integrated Transport Assessment (ITA) prepared by Jacobs dated 26 May 2020, and the "review of transport matters – Section 92 information requests" memo prepared by Jacobs dated 10 August 2020, addresses safety, efficiency and the following specific matters as they relate to the school and ECE:
  - i. Safe access for pedestrians, cyclists and vehicles (including buses, rubbish trucks and for ground and building maintenance) and appropriate measures and treatments to minimise conflicts between all transport modes;
  - ii. On-site staff and visitor car parking, cycle and scooter parking, and loading spaces to facilitate deliveries and rubbish removal;
  - iii. On-site pick-up and drop-off area(s) specifically designed to accommodate predicted demand including vehicular access, circulation, manoeuvring for cars and buses (if required). The following matters shall specifically be addressed:
    - Potential effects on the safe and efficient operation of the surrounding transport network and the internal school circulation;
    - Providing for the continuity of cycle and pedestrian facilities;
    - Providing safe separated access points to the school for those who walk or cycle on either side of the pick-up and drop off access.



- iv. Any on-road interventions required such as:
  - *widening of footpaths and installation of safety railings necessary to support access for non-motorised modes;*
  - *re-phasing of traffic lights and extension of turning bays required to support vehicular access; and*
  - *details of the time and means by which these are to be implemented.*
  
- v. any physical on-site measures to minimise travel demand by private motor vehicles, and in particular to minimise demand for use of the stacking space for right turning vehicle movements from Clark Street into Cambridge Lane.
  
- e) A summary of engagement and consultation with Auckland Transport recording:
  - i. Auckland Transport's feedback and how any concerns identified by Auckland Transport have been addressed; and
  
  - ii. Any agreement reached with Auckland Transport on mitigation measures recommended in the Integrated Transport Assessment (ITA) prepared by Jacobs (dated 26 May 2020) and the Section 92 response memorandum prepared by Jacobs (dated 10 August 2020), their funding, the authority responsible for their implementation, and the timing for the implementation of measures recommended in the ITA.
  
- f) A Stormwater Management Plan prepared by a suitably qualified specialist which implements water sensitive design and addresses stormwater flow, quality, flooding effects and hydrology mitigation including:
  - i. The location and sizing of any on-site stormwater detention and retention (including re-use) and/or connection to Auckland Council's public stormwater network;
  - ii. Management of any overland flow path; and
  - iii. Management of any flooding hazards at the time of development.
  
- g) Details of the proposed water and wastewater connections to the site.

## **6. School Travel Plan**

- a) Prior to the opening of the school, the requiring authority shall either directly or through the School Board of Trustees, develop a School Travel Plan in conjunction with Auckland Transport.
  
- b) The School Travel Plan shall provide specifically for measures to reduce vehicle dependence, including walking school buses, carpooling, the encouragement of the use of public transport, the use of remote pick up/drop off locations if appropriate, and the encouragement of walking and cycling. This Travel Plan

shall also specifically address the following matters:

- i. Safe access to the entry points to the school. Features such as Kea Crossings or Zebra Crossings should be specifically considered;
  - ii. Consistency with or use of Auckland Transport's TravelWise programme, or any equivalent programme adopted;
  - iii. Measures to separate vehicle entry and pedestrian/cyclist entries;
  - iv. Location and provision on-site of any scooter and cycle parking required; and
  - v. Any travel demand management initiatives to minimise demand for right turning vehicle movements from Clark Road to Cambridge Lane.
- c) The School Travel Plan shall be developed in consultation with Auckland Transport and shall include details of the required monitoring. The School Travel Plan shall be reviewed at the time of submitting each subsequent Outline Plan of Works relating to increased student capacity.

#### **7. On-site pick up and drop off**

- a) An on-site pick up and drop off area for the school shall be provided. The number of pick up and drop off bays shall be determined by an assessment of the peak demand for vehicles entering and exiting the site, to be demonstrated by a transport assessment to be submitted as part of any outline plan to increase classroom numbers. Bays may be provided on a staged basis consistent with each stage of school development.
- b) An assessment of the need for a bus pick-up and drop-off facility for the schools shall be submitted as part of any outline plan to increase classroom numbers. Bus facilities may be provided on a staged basis consistent with each stage of school development.

#### **8. Vehicle Access to Cambridge Lane**

All vehicle access to the site shall be via Cambridge Lane (excluding vehicles used for construction where temporary alternative access is reasonably necessary).

#### **9. Construction**

A construction management plan shall be prepared and submitted with any outline plan or works for major site works.

3. Amend the planning maps to the identify the designation (Area “A”) on the Designation Management layer.



**Attachment B: Updated Text**

## 4665 New Lynn Central School

Designation Number	4665
Requiring Authority	Minister of Education
Location	3094-3096 Great North Road, New Lynn
Lapse Date	The designation shall lapse on the expiry of 10 years from the date on which it is included in the district plan if it has not been given effect to before the end of that period.

## Purpose

Educational purposes – Primary school (years 0 to 6) and an Early Childhood Education Centre (preschool).

## Conditions

The standard conditions for all Minister of Education designations apply to this designation. Where any standard condition conflicts with a site-specific condition, the site-specific condition shall take precedence.

### 1. Building height in relation to boundary

Any new building or building extension shall comply with the height in relation to boundary controls of 8m high at the boundary and 60 degrees from any land zoned Residential – Terrace Housing and Apartment Zone. For the avoidance of doubt should any change to the name of the Terrace Housing and Apartment Zone occur in the future, this control shall apply from the south side of the Rail Corridor adjoining the school site.

### 2. Noise

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

DAY/TIME	NOISE LEVEL
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These noise limits do not apply to noise from normal 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 Standard NZS 6803:1999 “Acoustics – Construction Noise”.

### **3. On-Site Car Parking - Schools**

There shall be no minimum car parking requirement. The maximum number of car parks, excluding any short term pick up and drop off bays, accessible spaces and car parking for the Early Childhood Education (Pre-school), shall not exceed 62 spaces.

### **4. On-Site Car Parking – Early Childhood Education (Pre-school)**

There shall be no minimum or maximum car parking requirement. An appropriate level of car parking recommended by a suitably qualified traffic engineer/transportation planner shall be specifically addressed in the outline plan to establish this activity.

### **5. Establishment Outline Plan of Works**

The Requiring Authority shall, in accordance with the requirements of s176A of the Resource Management Act 1991, submit an Outline Plan of Works for the construction and development of the school and Early Childhood Education Centre (ECE) facility which shall include the following further information:

- a) A School Design Concept Plan including:
  - i. The general location of access points for vehicles, cyclists, scooters and pedestrians, on-site parking areas (including cars, cycle and scooter parks), and on-site pick up and drop off areas;
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  - iii. General location of building platforms, areas for proposed buildings and open space (such as playgrounds and sports fields); and
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predicted demand including vehicular access, circulation, manoeuvring for cars and buses (if required). The following matters shall specifically be addressed:

- Potential effects on the safe and efficient operation of the surrounding transport network and the internal school circulation;
- Providing for the continuity of cycle and pedestrian facilities;
- Providing safe separated access points to the school for those who walk or cycle on either side of the pick-up and drop off access.

iv. Any on-road interventions required such as:

- widening of footpaths and installation of safety railings necessary to support access for non-motorised modes;
- re-phasing of traffic lights and extension of turning bays required to support vehicular access; and
- details of the time and means by which these are to be implemented.

v. any physical on-site measures to minimise travel demand by private motor vehicles, and in particular to minimise demand for use of the stacking space for right turning vehicle movements from Clark Street into Cambridge Lane.

e) A summary of engagement and consultation with Auckland Transport recording:

- i. Auckland Transport's feedback and how any concerns identified by Auckland Transport have been addressed; and
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g) Details of the proposed water and wastewater connections to the site.

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#### **9. Construction**

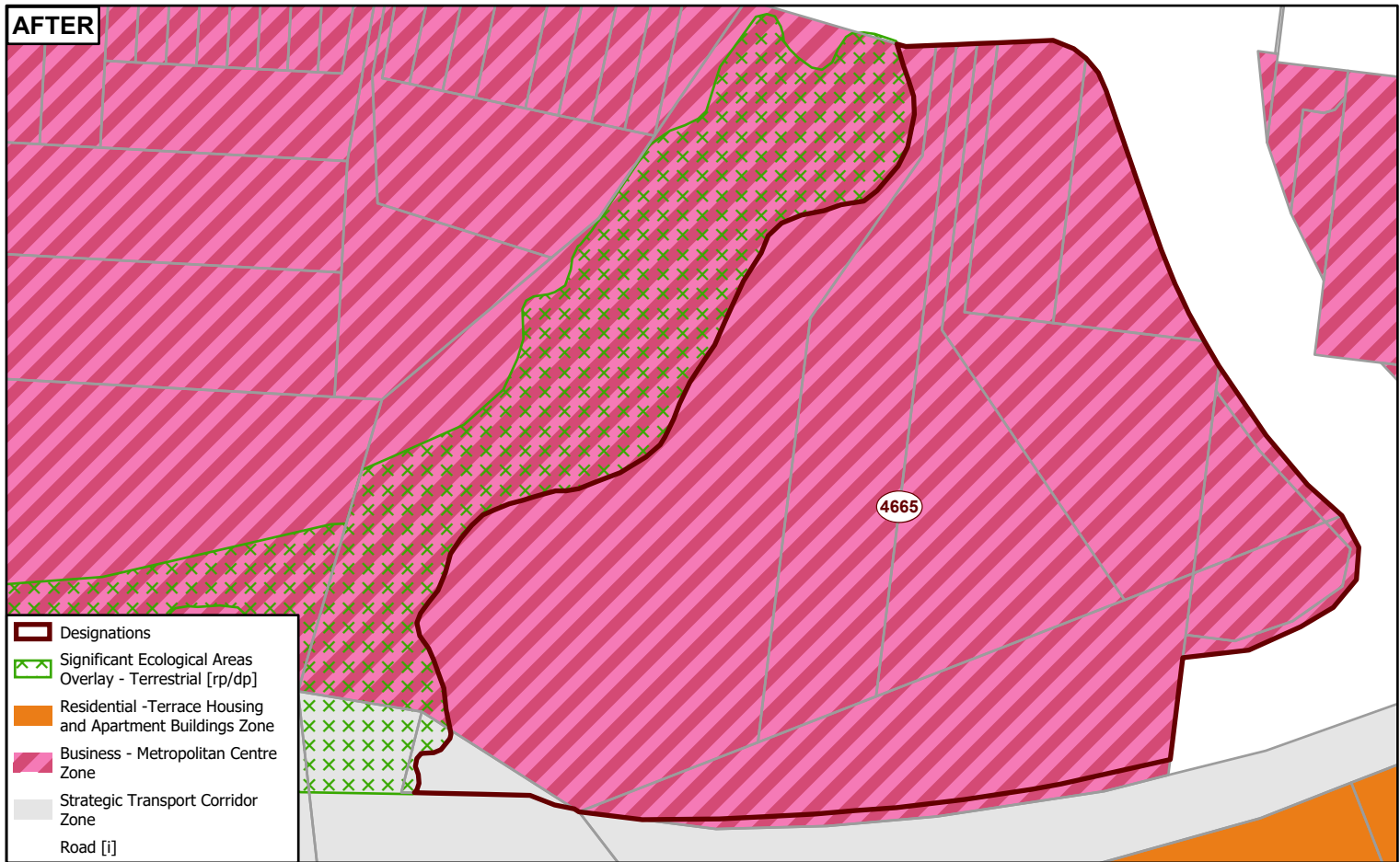
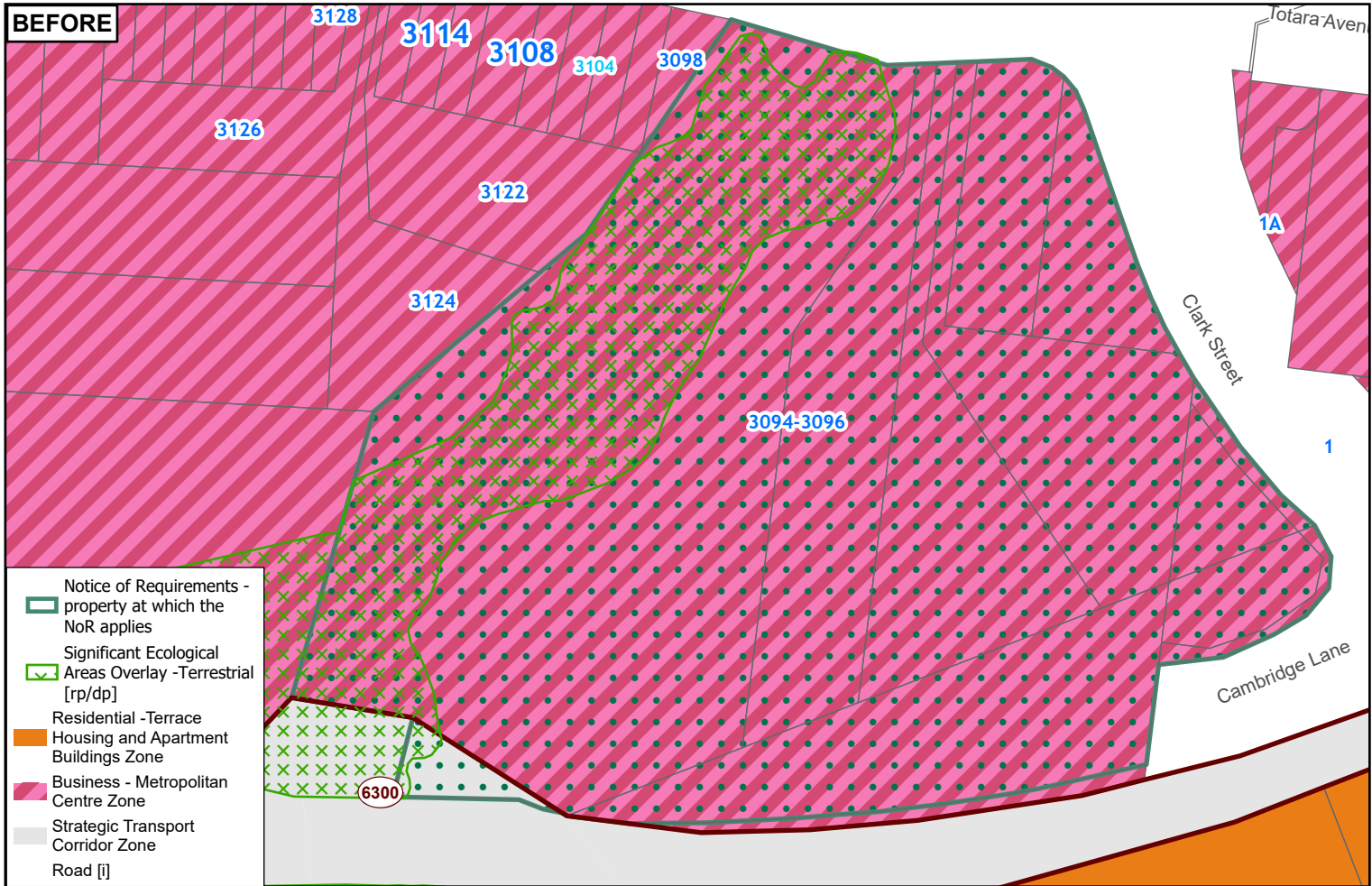
A construction management plan shall be prepared and submitted with any outline plan or works for major site works.

## **Attachments**

No attachments.



## Attachment C: Updated GIS Viewer



**New Designation 4665**

0 5 10 20 Meters

Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information.

Date: 11/02/2021

**Auckland Council**  
Te Kaunhera o Tāmaki Makaurau

Plans and Places