

# Memo

Date 18/7/ 2025

To: Celia Davison – Manager – Central - South Planning

From: Vanessa Leddra, Policy Planner, Planning – Central-South





Subject: **Plan Modification: Clause 20A modification to Auckland Unitary Plan (Operative in Part 2016)**

I seek your approval of this plan modification pursuant to clause 20A, schedule 1, Resource Management Act 1991. You have delegated authority, as a tier four manager, to make a decision to correct an error under clause 20A. Schedule 2A of the Auckland Council Combined Chief Executives Delegation Register authorises all powers, functions, and duties under RMA's first schedule (except clause 17 which cannot be delegated) to tier four positions).

<b>Relevant AUP section/provisions</b>	Chapter K Designations Minister of Education - Designation # 5056
<b>Subject site and legal description</b>	Kauri Flats School 181 – 191 Walters Road, Takanini Section 2 Survey Office Plan 541494
<b>Nature of error</b>	<p>A Clause 20A modification is required to correct a Minister of Education designation in the AUP.</p> <p><b>Discussion</b></p> <p>In accordance with Section 184A of the Resource Management Act (the Act), designations [usually] lapse in five years after being included in the plan – unless:</p> <ul style="list-style-type: none"> <li>-the designation has been given effect to</li> <li>or</li> <li>-the designation specifies a different period when incorporated into the plan.</li> </ul> <p>The Minister of Education [MoE] is the Requiring Authority for a number of designations under the AUP.</p> <p>The subject designation lapses on 17 November 2025, unless given effect to.</p> <p>This designation was “rolled over” from Designation 49, Auckland Council District Plan - Papakura section 1999 and the lapse date identified was 10 years from the date on which it is (was) included in the district plan, if it had not been given effect to before the end of that period.</p> <p>Earlier this year, Auckland Council advised the MoE about this designation’s approaching lapse and requested:</p> <ol style="list-style-type: none"> <li>1. Confirmation as to whether this designation due to expire on 17 November 2025 had either been given effect to and if not whether a longer lapse period is required</li> <li>2. Alternatively, if the designations should be allowed to lapse and be removed from the AUP</li> </ol>

	<p>3. A review and confirmation of whether the information of each designation was correct.</p> <p>According to the MoE, work commenced to give effect to designation #5056 in July 2016, when an Outline Plan of Works [OPW] (OPW/2016/1837) was submitted and approved. This enabled the construction and establishment of the Kauri Flats Primary School including classrooms administration blocks, a library and a health centre. Construction started in 2016. A further OPW (OPW60366395) was submitted for works for the construction of a playing field and associated works in March 2021.</p> <p>Accordingly, the MoE have advised that this designation has been given effect to, as the school is built and operational. I agree with MoE that the designation has been given effect to, prior to the lapse date.</p> <p>This designation will remain in the AUP until the MoE requests its removal – but its lapse date reference can be altered to read ‘given effect to i.e. no lapse date’.</p>								
Effect of change	<p>Designation #5056 has been, ‘given effect to’ as confirmed by emailed advice from the MoE earlier this year (see Attachment 1 and supporting information)</p> <p>Effectively this means that the lapse date for the designations set out in Chapter K Designations, Auckland Council’s schedule of designations can be amended from ‘ten years from the date on which it is included in the District Plan’ to ‘given effect to i.e. no lapse date’.</p> <p>This change is minor in nature. The amendment does not change the application or intent of the provisions and is administrative, to reflect that the designations has been given effect to.</p> <p>Therefore, it is considered that this can be done via a First Schedule, clause 20a update to the AUP.</p>								
Changes required to be made (text and/or in-text diagrams)	<p><u>Designations to be Given effect to (i.e no lapse date)</u></p> <p>Amend Chapter K Designations – Minister of Education for the following designation:</p> <table><tr><th>Designation Number</th><th>Designation Name</th><th>Purpose</th><th>Location</th></tr><tr><td>5056</td><td>Kauri Flats School</td><td>Educational purposes - primary school (years 0 - 8) and early childhood education (preschool).</td><td>181-191 Walters Road, Takanini</td></tr></table>	Designation Number	Designation Name	Purpose	Location	5056	Kauri Flats School	Educational purposes - primary school (years 0 - 8) and early childhood education (preschool).	181-191 Walters Road, Takanini
Designation Number	Designation Name	Purpose	Location						
5056	Kauri Flats School	Educational purposes - primary school (years 0 - 8) and early childhood education (preschool).	181-191 Walters Road, Takanini						

<b>Changes required to be made (AUP or HGI maps)</b>	N/A
<b>Attachments</b>	Attachment 1: Minister of Education request – letter/email dated 24 January 2025 and attachment relating to designation #5056 Attachment 2: Corrections to text (strikethrough/underlining) Attachment 3: Corrected text

<b>Maps prepared by:</b> Geospatial Specialist	<b>Text Entered by:</b> Bronnie Styles Planning Technician
<b>Signature:</b> N/A	<b>Signature:</b> 
<b>Prepared by:</b> Vanessa Leddra Policy Planner	<b>Reviewed by:</b> Craig Cairncross Team Leader
<b>Signature:</b> 	<b>Signature:</b> 
<b>Decision:</b> I agree to authorise the clause 20A modification using my delegated authority  Celia Davison Manager Planning - Central/South Date: 22 July 2025	
<b>Signature:</b> 	

**Attachment 1**  
**Minister of Education**  
**Request**

Email from Gemma Hayes, Ministry of Education dated 24 January 2025

Hi,

I would like to confirm that the designation at Kauri Flats school has been given effect to and therefore will not lapse.

You can view their website here <https://www.kauriflats.school.nz/20/pages/11-contact-details>

Also attached is an OPW for the fields which also includes a description of the works that had already occurred in 2016. I think this one must have had a 10 year lapse date, as we started construction on the site in 2016.

Please let me know if you need anything else.

Thanks,

**Gemma Hayes** | Principal Planning Advisor – Resource Management and Planning  
Te Pou Hanganga, Matihiko | Infrastructure & Digital

# Recommendation on an outline plan of works under s176A of the Resource Management Act 1991



Application number:	OPW60396033
Requiring authority's name:	Ministry of Education
Designation:	Designation 49, Auckland Council District Plan (Papakura Section) 1999
Site address:	181 – 191 Walters Road, Papakura 2580
Legal description:	Section 2 Survey Office Plan 541494
Site area:	1.6291 ha
Operative Plan	Auckland Unitary Plan (Operative in part)
Underlying zoning and precinct:	Residential - Mixed Housing Suburban Zone Takanini sub-precinct C, Sub-precinct
Overlays, controls, special features, designations, etc:	Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Clevedon West Waitemata Aquifer Controls: Macroinvertebrate Community Index – Rural Designations: Designations - 5056, Kauri Flats School, Designations, Minister of Education Designations: Airspace Restriction Designations - ID 200, Ardmore Airport - Height Restrictions, Ardmore Airport Ltd Designations: Airspace Restriction Designations - ID 1102, Protection of aeronautical functions - obstacle limitation surfaces, Auckland International Airport Ltd

## Proposed work / project:

Raymond Huang of The Property Group has provided a description of the proposal on pages 5-7 of the report titled: Outline Plan of Works for Kauri Flats School, Papakura stage 2 – building platforms for building blocks G, H and J, January 2022.

Stage two of the proposal involves the construction of the building platforms for building blocks G, H and J within a 1% AEP flood plain and overland flow path on the site. To facilitate the construction of the building platforms earthworks over a total area of 4,030m<sup>2</sup> and total volume of 8,580m<sup>3</sup> consisting of 6,420m<sup>3</sup> of temporary pre-load.

Prior works of the proposal have involved a previous Outline Plan of Works (OPW/2016/1837) which was undertaken on 7/07/2016. This enabled the construction and establishment of the Kauri Flats primary school, including six buildings, 16 classrooms, a library, administration buildings, hall and a health school. In March 2021, a second Outline

Plan of Works (OPW60366395) was undertaken for the construction of a playing field with associated drainages.

## Recommendation

I have read the outline plan of works (OPW), supporting documents, and the report and recommendations on the OPW. I am satisfied that I have sufficient information to consider the matters required by the Resource Management Act 1991 (RMA) and make a recommendation under delegated authority.

Acting under delegated authority, under section 176A, Auckland Council requests no changes to the outline plan of works, as detailed in the documentation in schedule 1, as:

- The proposed works / project are within the scope of the designation (and associated conditions);
  - In particular, standard Ministry of Education designation conditions one and four apply to this designation. Standard conditions two, three, five and six do not apply. With regard to conditions one and four, condition one relates to height in relation to boundary. As this proposal is for the building platforms of blocks G, H and J with no buildings proposed, there are no height in relation to boundary infringements. Condition four relates to the provision of onsite car parking for early childhood education. As the proposal is for building platforms, there is no direct increase in classrooms and therefore, no additional carparking is required. Future demand for carparking will be addressed in subsequent OPW applications.
  - In terms of Kauri Flats School Designation conditions 1 – 3, 5 and 7 comply. Conditions 4, 6, 8 – 10 do not apply to this application. Condition one relates to the lapse of designation. This designation is effective with the lapse date of 17/11/25. Condition two is regarding access, and as the proposal will not involve the creation of any new permanent vehicle crossings to the school, this condition will comply. Condition three relates to noise, any noise arising from the school will comply with the noise limits, including all construction noise. Condition five ensures that all development will meet the recommendations of the Geotechnical Investigation: Proposed Education Facility 181-191 Walters Road, Takanini prepared by Riley Consultants, dated 21 October 2014, this will comply with Riley Consultants also preparing a surcharge set out and monitoring plan to help minimise the risk of future settlements. Condition seven requires a construction management plan to be prepared and submitted, this will comply.
- The outline plan of works has sufficient detail to describe the proposed works and any proposed measures to manage adverse effects under s176A(3);
  - With regards to the height, shape, bulk and location on the site of the public work, the proposed building platforms will comprise of single-level portal frame type structures, with a 600mm geogrid reinforced hardfill raft. The proposed building platforms will be sufficiently set back from the site boundaries and as building platforms will not be overly visible or dominant from the wider environment. Therefore, no adverse effects on height, shape, bulk and location will occur.

- With regards to the likely finished contour of the site, the earthworks undertaken in the previous application have ensured that the site is flat and will not be adversely affected by the addition of building platforms to the site.
- With regards to the vehicular access, circulation, and the provision for parking there will be no change to the vehicle access or parking. The current arrangement was accepted in 2016 under OPW/2016/1834.
- With regards to the landscaping proposed, no landscaping is proposed under this application.
- The following other matters are relevant to avoid, remedy, or mitigate any adverse effects on the environment.
  - The proposal and provided Flood Report undertaken by Chester's Consultants has been reviewed by Auckland Council Development Engineer Zihao Lin. Mr Lin supports the proposal and agrees with the provided flooding report. Therefore, Mr Lin's expertise have been relied on and the recommendations of the provided flood report has been adopted below:
  - The entirety of the site is located within a 1% AEP flood plain with overland flow path also located within the site. The finished floor levels of the proposed building will be constructed at 0.5m above the peak flood elevations to ensure the building platforms will not be affected and provide refuge during a severe storm event. In terms of the overland flow paths, it is proposed to divert the flow, resulting in altered entry and exit points. However, the overland flow path diverted to the detention basin to pump runoff into the table drain within Walters Road.

## Advice notes

1. *This recommendation on the outline plan of works recognises the scope of works enabled under the designation. This covers only any activity that would otherwise infringe a rule in a district plan under the RMA. The requiring authority is responsible for identifying and obtaining all other necessary consents and permits. These may include:*
  - *Any relevant resource consents both under any relevant national environmental standard (e.g. NES for assessing and managing contaminants in soil to protect human health), and any relevant operative or proposed regional rules under the Auckland Unitary Plan (Operative in Part);*
  - *the Building Act 2004;*
  - *the Health and Safety at Work Act 2015;*
  - *the Property Law Act 2007;*
  - *any relevant Auckland Council bylaws; and*
  - *Heritage New Zealand Pouhere Taonga Act 2014*
2. *The Ministry of Education is advised of the recommendations of the Flood Report undertaken by Chester's Consultants for the mitigation of the flood plain and overland flow path.*



Recommendation prepared by:

Name: Caitlin White

Title: Planner, Streamline Resource Consents

Signed:



Date: 1/03/2022

Delegated decision maker:

Name: Lee Ah Ken

Title: Team Leader, Streamline Resource Consents

Signed:



Date: 4<sup>th</sup> March 2022

## Schedule 1

- The proposed works / project has been confirmed as falling within the scope of the designation and satisfying s176A on the basis of being undertaken in accordance with the plans and all information submitted with the outline plan of works, detailed below, and all referenced by the council as application number OPW60396033.

- Outline Plan of Works and assessment prepared by Raymond Haung, dated 27<sup>th</sup> January 2022.

Report title and reference	Author	Rev	Dated
Outline Plan of Works for Kauri Flats School, Papakura. Stage 2 – Building Platforms for Building Blocks G, H and J at 181 and 191 Walters Road, Papakura 2580.	Raymond Haung	-	27 <sup>th</sup> January 2022
Tender Issue – Surcharge Set up and Monitoring Plan. Proposed Blocks G, H and J. Kauri Flats School, Walters Road, Takanini.	Riley Consultants	-	26/11/2021
Floor Risk Assessment. Proposed Development 181 & 191 Walters Road, Papakura	Chester Consultants	1	23/02/2016
Construction Management Plan Kauri Flat School, 181 Walters Road, Takanini, Auckland	Chester Consultants	2	17/03/2021

Plan title and reference	Author	Rev	Dated
Existing Site Plan (Stage 1). Sheet Number A.102	MOAA Architects	-	-
Site Plan – Demolition. Sheet Number A.103	MOAA Architects	-	-
Site Plan - Earthworks – Preloading. Sheet Number A.104	MOAA Architects	-	-
Proposed Site Plan (Stage 2). Sheet Number A.105	MOAA Architects	-	-
Drawing Schedule – 181 Walters Road Papakura 2580. Drawing No. 001	Chester Consultants	0	19/01/2022
Notes and Abbreviations. Drawing No. 002	Chester Consultants	0	19/01/2022
Existing Site Plan. Drawing No. 100	Chester Consultants	0	19/01/2022
Earthworks, Erosion, and Sediment Control Plan. Drawing No. 200	Chester Consultants	0	19/01/2022
Earthworks and Long Section. Drawing No. 210	Chester Consultants	0	19/01/2022

Other additional information	Author	Rev	Dated
Application Form	Raymond Huang	-	27/01/22
Kauri Flats School, 181 Walters Road, Takanini, Auckland, 2582	Stacey McAllister from Ministry of Education	-	26/01/2022
Consenting for Kauri Flats School – Roll growth – Project #226302			
Recommendation on an outline plan of works under s176A of the Resource Management Act 1991	Auckland Council	-	26/03/2021
Decision on an Application for a Resource Consent under the Housing Accords and Special Housing Area Act 2013	Auckland Council	-	30/06/2017
Request for changes to an outline plan of works under s176A of the Resource Management Act 1991	Auckland Council	-	07/07/2016

## **Attachment 2**

**Designation 5056 Kauri Flats School**  
**(~~strikethrough~~/underline)**

## 5056 Kauri Flats School

Designation Number	5056
Requiring Authority	Minister of Education
Location	181-191 Walters Road, Takanini
Rollover Designation	Yes
Legacy Reference	Designation 49, Auckland Council District Plan (Papakura Section) 1999
Lapse Date	<del>17 November 2025</del> <u>Given effect to (i.e. no lapse date)</u>

## Purpose

Educational purposes - primary school (years 0 - 8) and early childhood education (preschool).

## Conditions

Conditions 1, 4 and 7 of the standard conditions for all Minister of Education designations apply to this designation. Conditions 2, 3, 5 and 6 of the standard conditions for all Minister of Education designations do not apply to this designation.

### General

#### 1. Lapse of designation

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.

### Restrictions

#### 2. Access

No motor vehicle access to the school or early childhood education facility is to be obtained from Walters Road, except that:

- Interim access to the school or early childhood education facility may be gained from Walters Road via a formed driveway at least 6m wide along either the eastern or western boundary of the designation. This driveway should be located and formed such that it can be upgraded to local road standards (as a minimum) to service future urban development in general accordance with the Cosgrave Structure Plan;
- vehicle access to support efficient maintenance of school grounds and buildings may be obtained from Walters Road.

### Outline plan of works

#### 3. Noise

a. The noise arising from the school or early childhood education facility when measured at or within the boundary of any adjacent property in the residential zone must not exceed the following levels:

Time	Noise Level
Mon – Sat, 7.00am – 10.00pm (0700 - 2200)	55dB LAeq (15 min)
All other times	45dB LAeq (15 min)
10.00pm - 7.00am (2200 - 0700)	75dB LAF max

b. These levels do not apply to the noise from normal school recreational activities occurring at the educational facility site in a residential zone between 8am–6pm on Monday to Saturday.

c. Prior to commencing any construction activities a Noise Management Plan shall be prepared demonstrating how the construction work will be undertaken to ensure compliance with the requirements of NZS 6803:1999 Acoustics—Construction Noise.

d. A copy of the Noise Management Plan shall be provided to the Team Leader, Southern Monitoring, Auckland Council, prior to commencing any construction work.

#### 4. On-site car parking – schools

On-site car parking shall be provided at the rate of two car parks per new classroom or classroom equivalent, except where the Council accepts, on the basis of a specifically commissioned parking Auckland Unitary Plan Operative in part

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.

#### 5. Geotechnical

All site development shall meet the recommendations of the Geotechnical Investigation: Proposed Education Facility 181-191 Walters Road, Takanini prepared by Riley Consultants, dated 21 October 2014, and including settlement and groundwater monitoring.

#### 6. First outline plan of works

The Requiring Authority shall submit with the first outline plan of works:

- a. A school design concept plan including:
  - i. General location of access points, staff carparking and drop off/pick up areas
  - ii. General location of future buildings and open space (such as playgrounds and sportfields);
  - iii. A summary of the manner in which it is anticipated that the school development will change over time as it accommodates intensifying use.
- b. An urban design assessment by a suitably qualified urban designer that addresses how the school design concept plan in clause (a) above responds to the public realm, and incorporates CPTED principles (such as passive surveillance over the streetscape).
- c. A traffic effects report prepared by a suitably qualified traffic engineer and/or transportation planner which addresses:
  - i. Access to the school (pedestrian, cycle and vehicles, including buses if it is likely buses will regularly access the school, as well as any ground and building maintenance access points)
  - ii. Staff car parking, cycle parking, on-site pick-up and drop-off areas, and sufficient loading spaces to facilitate deliveries and rubbish removal
  - iii. Traffic generation and means of mitigation
  - iv. Upgrade works to Walters Road
  - v. Location of any new local roads immediately adjacent to the school boundary in general accordance with the indicative roads shown on the Cosgrave Structure Plan
- d. A stormwater management plan prepared by a suitably qualified engineer which addresses:
  - i. Groundwater recharge to minimise the risk of adverse settlement effects. This may require the first 15mm of stormwater runoff to be discharged to the ground.
  - ii. Stormwater reuse
  - iii. Primary and secondary stormwater network (including allowance for an overland flowpath from Walters Road to the Takanini Stormwater Conveyance Channel). This may be achieved through requiring a minimum width of 10metres along the western boundary of the site to be kept clear of buildings.
  - iv. The location and sizing of the proposed temporary dry basin (if required). Where a temporary dry basin is proposed it shall be sized to attenuate the 1% AEP event.
  - v. The location and sizing of the connection to Auckland Council's stormwater conveyance channel

Note: The sizing of the stormwater reticulation from Walters Road to the stormwater conveyance corridor should provide for flows from upstream development.

vi. Management of any flooding hazards at the time of development, including setting minimum floor levels, and avoiding any increase to flooding hazards upstream or downstream of the site.

e. A Detailed Site Investigation to clarify the extent of contamination on the site, and, if required, a Remediation Action Plan.

f. Detail of proposed water network and wastewater network connections.

#### 7. Construction

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

#### 8. Traffic management works

Any outline plan of works for any development or redevelopment of the designated site and not covered in the above conditions shall be assessed having regard to the potential transportation related effects of the development.

Advice note: The Requiring Authority may be required to meet the reasonable costs of all new access and traffic management works (including any additional land required to accommodate these works)

Auckland Unitary Plan Operative in part

associated with a new activity on the designated site to the extent that such works are required to meet safety, access or egress or amenity considerations related to the new activity or where the works are required to mitigate the likely adverse effects from the new activity on the safety or operation of the transport network.

#### 9. Evidence of consultation

The Requiring Authority shall provide a statement of consultation undertaken with relevant iwi on stormwater retaining the mauri of freshwater in the area, and how the cultural history and relationship of Te Akitai Waiohua, Ngati Tamaoho, and Ngati Te Ata Waiohua with the wider cultural landscape is to be represented at the school.

#### Ongoing conditions

##### 10. Travel Plan

- a. Prior to the school opening, a School Travel Plan shall be undertaken by the Requiring Authority, either directly or through the School Board of Trustees, and any future actions / improvements to the roads identified would need to be discussed in consultation with Auckland Transport, prior to submission of any Outline Plan of Works or consents for new classrooms for the school.
- b. The Travel Plan shall identify current travel patterns, and set standards and goals to mitigate real and potential adverse traffic effects, and road safety risks. This is envisaged to be a live document that addresses traffic-related concerns from school activities on an ongoing basis and monitored by bi-annual surveys undertaken by the school and results provided to Auckland Transport. The plan shall be consistent with the TravelWise programme.
- c. Surveyed results shall be to the Auckland Transport Community Transport School Travel Planning format and be submitted bi-annually to Auckland Transport.
- d. The frequency of the surveys may be revised in consultation with Auckland Transport to reflect the level of traffic-related concerns from the operation of the school.

## Attachments

No attachments.

## **Attachment 3**

**Designation 5056 Kauri Flats School  
(clean)**



## 5056 Kauri Flats School

Designation Number	5056
Requiring Authority	Minister of Education
Location	181-191 Walters Road, Takanini
Rollover Designation	Yes
Legacy Reference	Designation 49, Auckland Council District Plan (Papakura Section) 1999
Lapse Date	Given effect to (i.e. no lapse date)

## Purpose

Educational purposes - primary school (years 0 - 8) and early childhood education (preschool).

## Conditions

Conditions 1, 4 and 7 of the standard conditions for all Minister of Education designations apply to this designation. Conditions 2, 3, 5 and 6 of the standard conditions for all Minister of Education designations do not apply to this designation.

### General

#### 1. Lapse of designation

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.

### Restrictions

#### 2. Access

No motor vehicle access to the school or early childhood education facility is to be obtained from Walters Road, except that:

- Interim access to the school or early childhood education facility may be gained from Walters Road via a formed driveway at least 6m wide along either the eastern or western boundary of the designation. This driveway should be located and formed such that it can be upgraded to local road standards (as a minimum) to service future urban development in general accordance with the Cosgrave Structure Plan;
- vehicle access to support efficient maintenance of school grounds and buildings may be obtained from Walters Road.

### Outline plan of works

#### 3. Noise

a. The noise arising from the school or early childhood education facility when measured at or within the boundary of any adjacent property in the residential zone must not exceed the following levels:

Time	Noise Level
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All other times	45dB LAeq (15 min)
10.00pm - 7.00am (2200 - 0700)	75dB LAF max

b. These levels do not apply to the noise from normal school recreational activities occurring at the educational facility site in a residential zone between 8am–6pm on Monday to Saturday.

c. Prior to commencing any construction activities a Noise Management Plan shall be prepared demonstrating how the construction work will be undertaken to ensure compliance with the requirements of NZS 6803:1999 Acoustics—Construction Noise.

d. A copy of the Noise Management Plan shall be provided to the Team Leader, Southern Monitoring, Auckland Council, prior to commencing any construction work.

#### 4. On-site car parking – schools

On-site car parking shall be provided at the rate of two car parks 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.

#### 5. Geotechnical

All site development shall meet the recommendations of the Geotechnical Investigation: Proposed Education Facility 181-191 Walters Road, Takanini prepared by Riley Consultants, dated 21 October 2014, and including settlement and groundwater monitoring.

#### 6. First outline plan of works

The Requiring Authority shall submit with the first outline plan of works:

a. A school design concept plan including:

- i. General location of access points, staff carparking and drop off/pick up areas
- ii. General location of future buildings and open space (such as playgrounds and sportfields);
- iii. A summary of the manner in which it is anticipated that the school development will change over time as it accommodates intensifying use.

b. An urban design assessment by a suitably qualified urban designer that addresses how the school design concept plan in clause (a) above responds to the public realm, and incorporates CPTED principles (such as passive surveillance over the streetscape).

c. A traffic effects report prepared by a suitably qualified traffic engineer and/or transportation planner which addresses:

- i. Access to the school (pedestrian, cycle and vehicles, including buses if it is likely buses will regularly access the school, as well as any ground and building maintenance access points)
- ii. Staff car parking, cycle parking, on-site pick-up and drop-off areas, and sufficient loading spaces to facilitate deliveries and rubbish removal
- iii. Traffic generation and means of mitigation
- iv. Upgrade works to Walters Road

v. Location of any new local roads immediately adjacent to the school boundary in general accordance with the indicative roads shown on the Cosgrave Structure Plan

d. A stormwater management plan prepared by a suitably qualified engineer which addresses:

- i. Groundwater recharge to minimise the risk of adverse settlement effects. This may require the first 15mm of stormwater runoff to be discharged to the ground.
- ii. Stormwater reuse
- iii. Primary and secondary stormwater network (including allowance for an overland flowpath from Walters Road to the Takanini Stormwater Conveyance Channel). This may be achieved through requiring a minimum width of 10metres along the western boundary of the site to be kept clear of buildings.
- iv. The location and sizing of the proposed temporary dry basin (if required). Where a temporary dry basin is proposed it shall be sized to attenuate the 1% AEP event.
- v. The location and sizing of the connection to Auckland Council's stormwater conveyance channel

Note: The sizing of the stormwater reticulation from Walters Road to the stormwater conveyance corridor should provide for flows from upstream development.

vi. Management of any flooding hazards at the time of development, including setting minimum floor levels, and avoiding any increase to flooding hazards upstream or downstream of the site.

e. A Detailed Site Investigation to clarify the extent of contamination on the site, and, if required, a Remediation Action Plan.

f. Detail of proposed water network and wastewater network connections.

#### 7. Construction

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

#### 8. Traffic management works

Any outline plan of works for any development or redevelopment of the designated site and not covered in the above conditions shall be assessed having regard to the potential transportation related effects of the development.

Advice note: The Requiring Authority may be required to meet the reasonable costs of all new access and traffic management works (including any additional land required to accommodate these works)

associated with a new activity on the designated site to the extent that such works are required to meet safety, access or egress or amenity considerations related to the new activity or where the works are required to mitigate the likely adverse effects from the new activity on the safety or operation of the transport network.

#### 9. Evidence of consultation

The Requiring Authority shall provide a statement of consultation undertaken with relevant iwi on stormwater retaining the mauri of freshwater in the area, and how the cultural history and relationship of Te Akitai Waiohū, Ngāti Tamaoho, and Ngāti Te Ata Waiohū with the wider cultural landscape is to be represented at the school.

#### Ongoing conditions

##### 10. Travel Plan

- a. Prior to the school opening, a School Travel Plan shall be undertaken by the Requiring Authority, either directly or through the School Board of Trustees, and any future actions / improvements to the roads identified would need to be discussed in consultation with Auckland Transport, prior to submission of any Outline Plan of Works or consents for new classrooms for the school.
- b. The Travel Plan shall identify current travel patterns, and set standards and goals to mitigate real and potential adverse traffic effects, and road safety risks. This is envisaged to be a live document that addresses traffic-related concerns from school activities on an ongoing basis and monitored by bi-annual surveys undertaken by the school and results provided to Auckland Transport. The plan shall be consistent with the TravelWise programme.
- c. Surveyed results shall be to the Auckland Transport Community Transport School Travel Planning format and be submitted bi-annually to Auckland Transport.
- d. The frequency of the surveys may be revised in consultation with Auckland Transport to reflect the level of traffic-related concerns from the operation of the school.

## Attachments

No attachments.