

121 Murphys Road, Flat Bush Primary School

Revision History

Date	Revision	Description
1st October 2022	Draft	For Information
12th October 2022	Draft	For Information
3rd November 2022	Rev. A	Feasibility Study for NoR

Brief and Assumptions

Jasmax have been engaged by the Ministry of Education to provide indicative concept sketches for a Primary School (YO-6) at 121 Murphys Road, Flatbush to enable the Ministry of Education to prepare a Notification of Requirement for designation.

The desired opening date is Term 1, 2023 with an opening roll of 600 student places and a masterplan roll of 1,250 student places.

Jasmax was previously engaged in August 2021 to prepare a Bulk + Location Siting Study. This new study will refresh the bulk and location plan from last year with recent input from Tonkin+Taylor, Morphum, and Abley.

Setbacks used are based on the Mixed Housing Urban Zone height in relation to boundary as specified by Forme Planning. A 12m buffer for road widening setback has been shown on the Murphys Road boundary. We have also indicated the 20m riparian margin from the stream on the southern boundary.

The buildings are sited in a courtyard arrangement facing towards a northern outdoor play area, sheltered from the south westerly winds.

The footprint is indicative of a 1,250 roll and the width of the teaching and learning buildings are approximately 18m x 45m long. We have based the areas on the previous bulk and location site study carried out in August 2021 and also similar sized Primary Schools with 53 teaching spaces. This is based on a three storey teaching and learning building, maximising the passive outdoor recreation space for learners.

Carparking has been shown as per Ministry of Education's designation requirements of 2 carparks per classroom or classroom equivalent.

The site has vehicular access off Road 3 with a separate pick up and drop off (PUDO).

We have indicated a marked sportsfield of 60 x 40m with an overall runoff area of 80 x 50m. Two 30.5 x 15.25m hardcourts are shown with an overall run off area of 36 x 42m.

The information provided in this feasibility study is based off data downloaded from Auckland Council GIS maps and aerial photographs along with consultant input from Abley, Morphum and Tonkin + Taylor.

Area Summary

SPG

Parking	Build Roll	Masterplan Roll
Total School Roll (Years 0-6)	600	1250
Classroom Teaching Spaces	24	53
Classroom Area (m ²)		4,172
Library (m ²)		109
Administration Area (m ²)		347
Resource Area (m ²)		123
Hall/ Multi-Purpose Hall (m ²)		655
Total Net Build Area (m²)		5,406
Total Gross Build Area (m²) x 1.3		7,028
Total Gross Build Area (m²) x 1.45		7,838
# of Carparks (PSD)	48	106



Residential

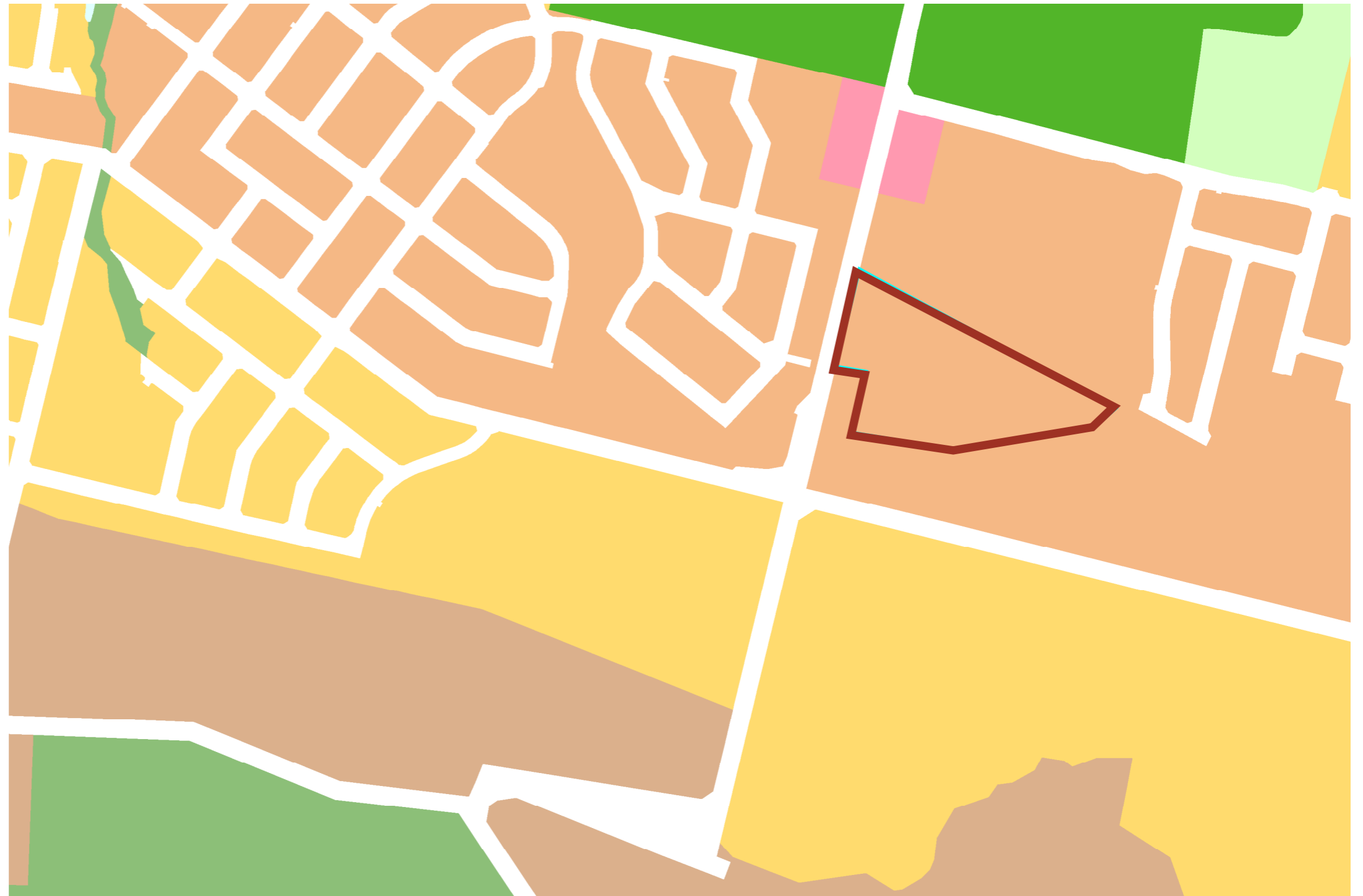
- Residential - Large Lot Zone
- Residential - Rural and Coastal Settlement Zone
- Residential - Single House Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Mixed Housing Urban Zone
- Residential - Terrace Housing and Apartment Buildings Zone

Business

- Business - City Centre Zone
- Business - Metropolitan Centre Zone
- Business - Town Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - General Business Zone
- Business - Business Park Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone

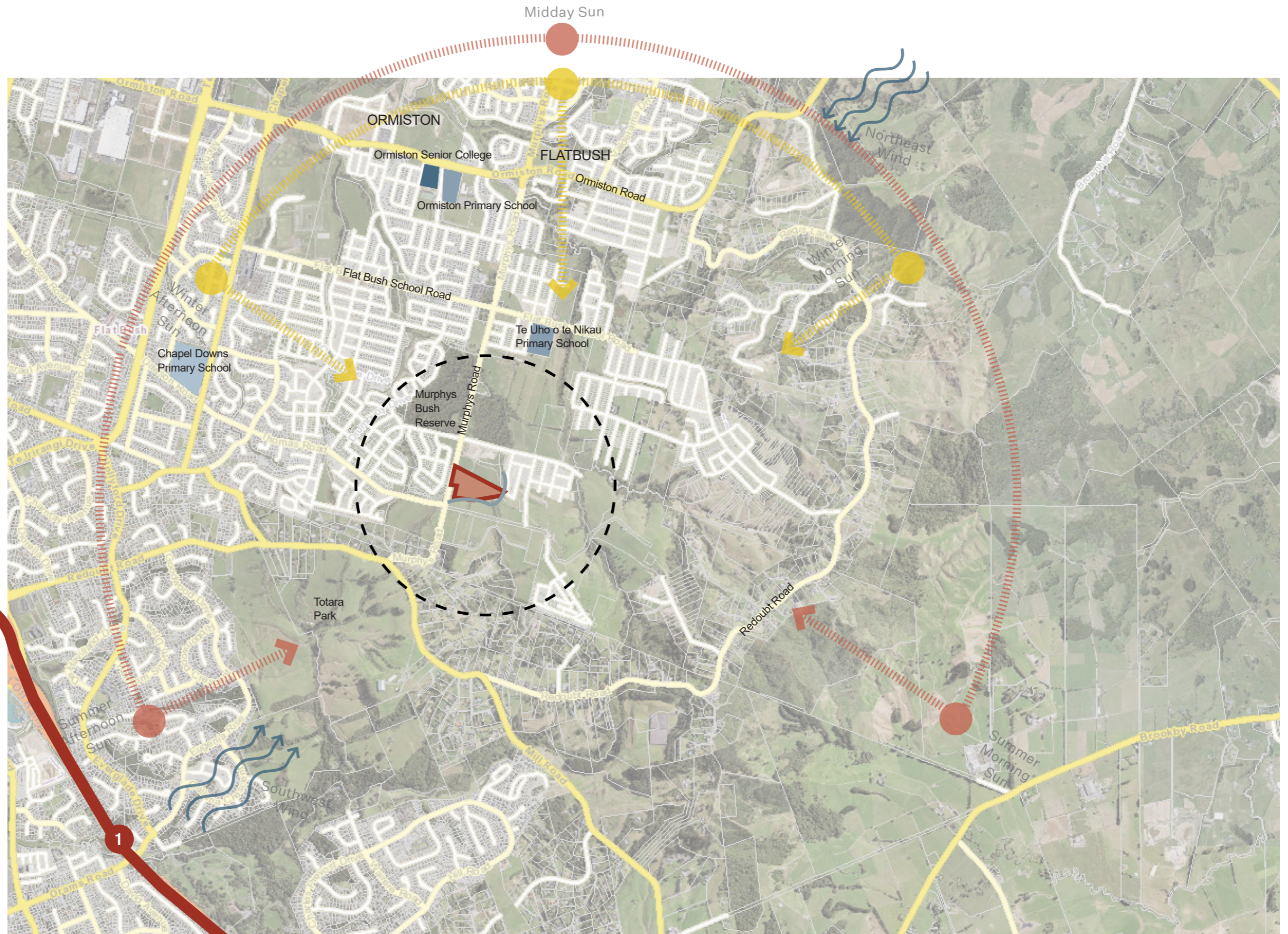
Open space

- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Civic Spaces Zone
- Open Space - Community Zone
- Water [i]



Wider Amenities

Surrounding Context



- Legend**
- 121 Murphys Road Site
 - 800m / 15-20 min. walking dist.
 - Auckland Southern Motorway
 - Surrounding High Schools
 - Surrounding Primary Schools
 - Parks
 - Streams

Auckland Council GIS Aerial Photograph

Current Context

Setbacks

1:2000@A3

0 50

100 200m



Address

121 Murphys Road Flatbush
Lot 3 DP 515396

Site Area

3.0608 ha (30,608m²)

Zoning

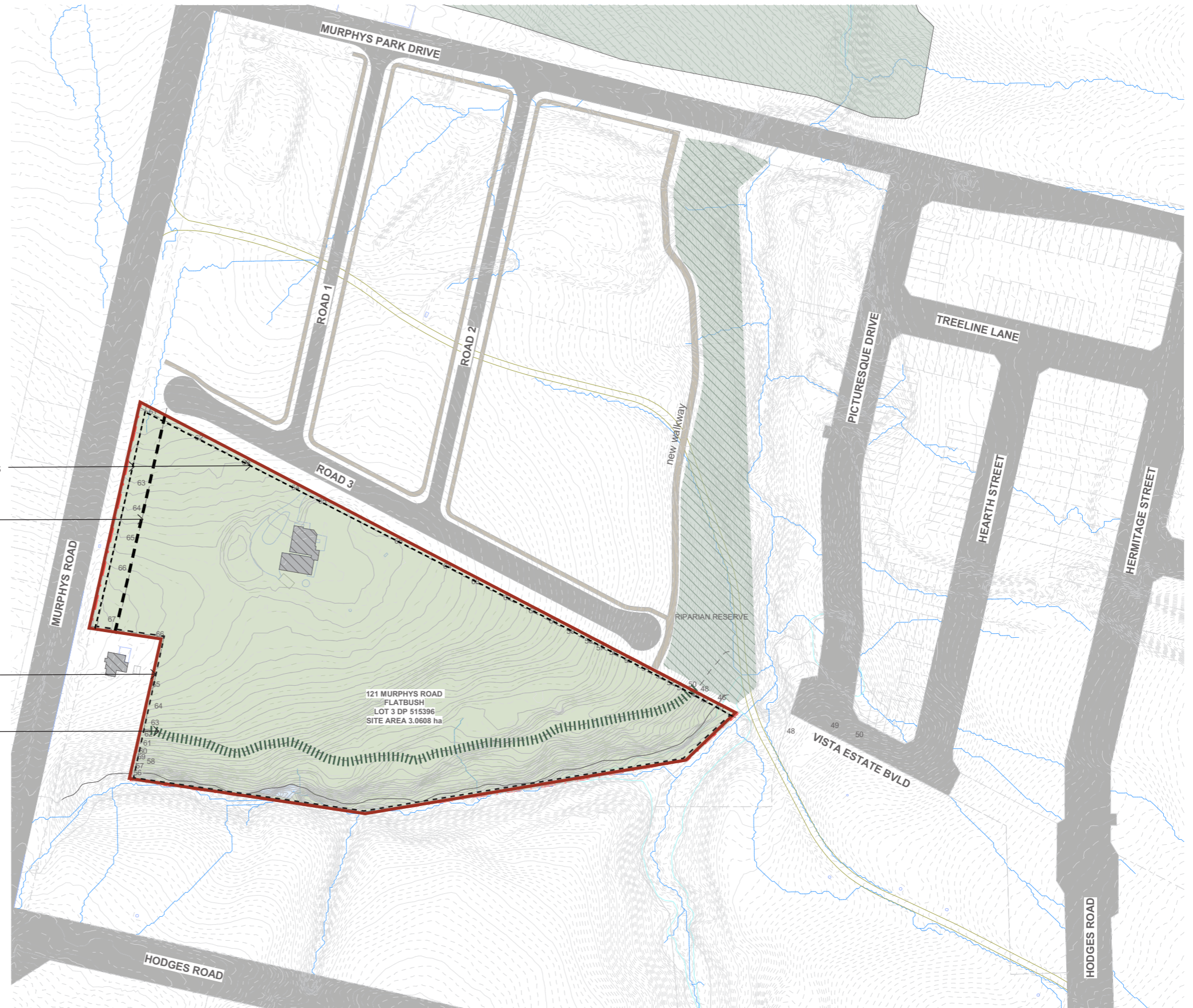
Residential - Mixed Housing Urban
Auckland Unitary Plan (AUP)

2.5m setback to road boundaries

12m road widening

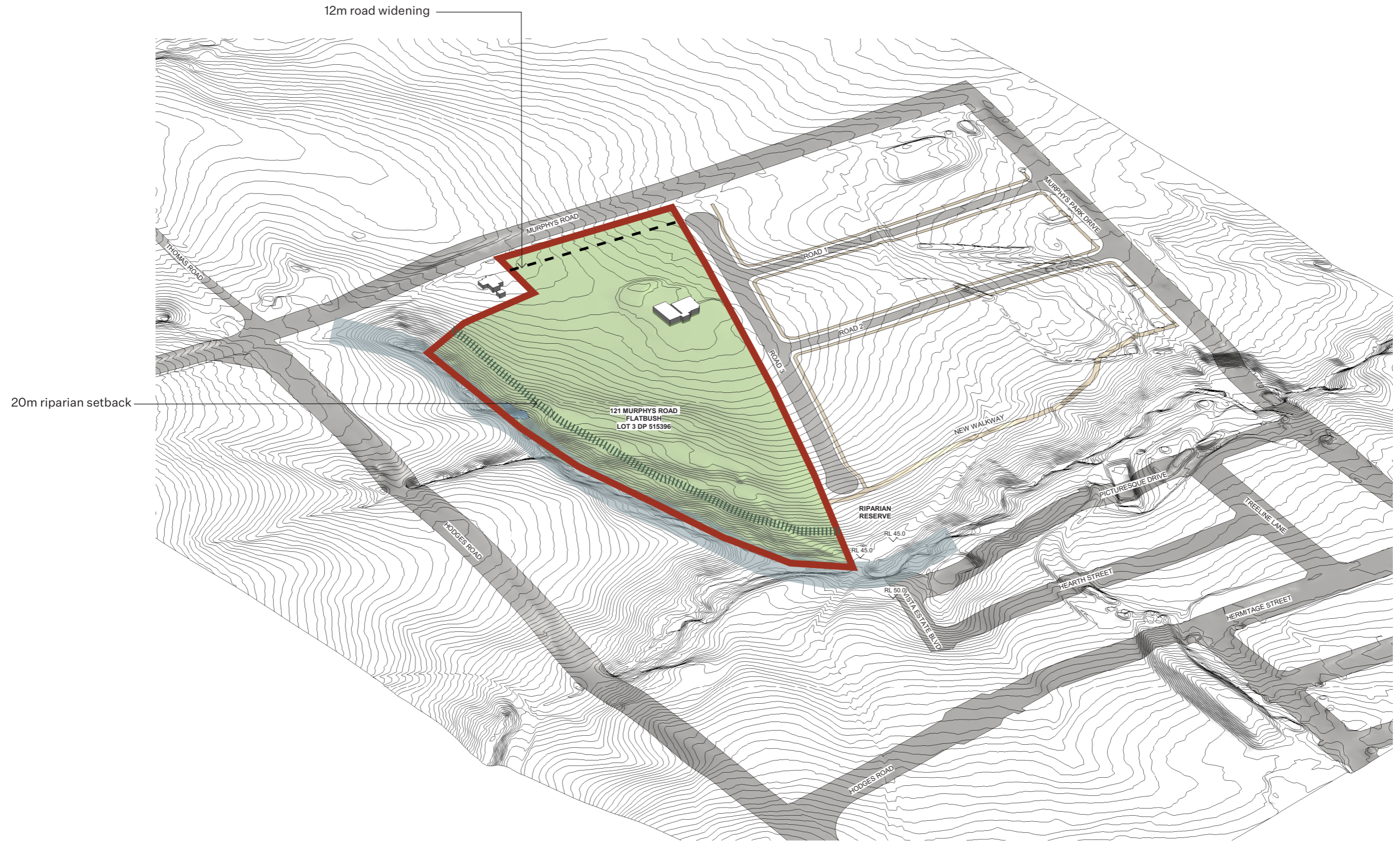
1m setback to side and rear yards

20m riparian setback



Existing Site

Aerial



Existing Site

Photos



View looking South from Murphys Road

Image capture: Jul 2022 © 2022 Google



View looking North towards Treeline Lane

Image capture: Nov 2019 © 2022 Google



View looking North East from Murphys Road

Image capture: Jul 2022 © 2022 Google



View looking East from Picturesque Drive

Image capture: Nov 2019 © 2022 Google



View looking West towards site from Picturesque Drive

Indicative Proposal

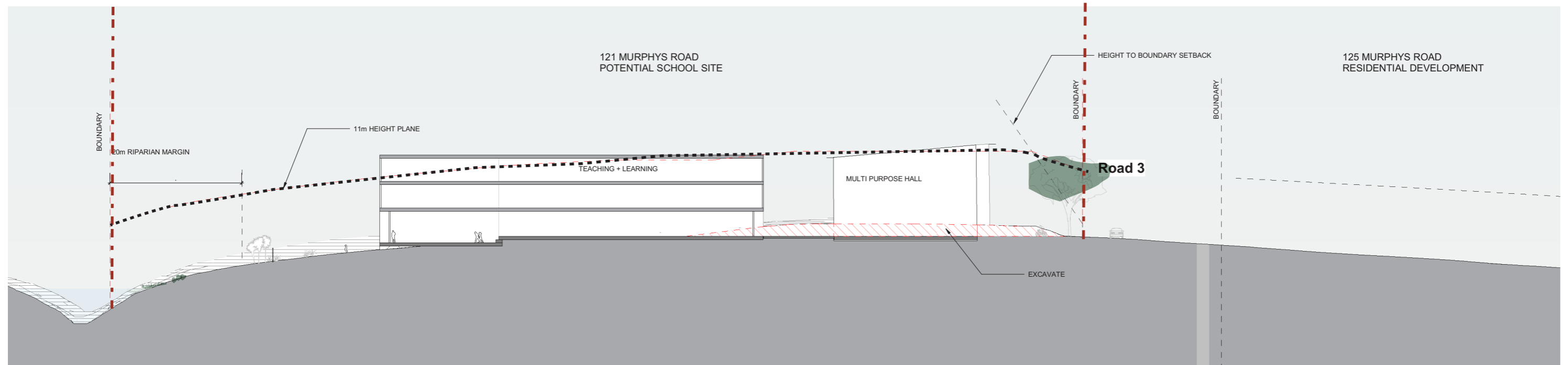
Aerial



KEY	
	HEART OF THE SCHOOL
	POTENTIAL REMOTE PUDO
	PEDESTRIAN ACCESS
	INDICATIVE STREAM
	20m RIPARIAN MARGIN
	12m ROAD WIDENING
	SETBACKS

Overall Site Section 1-1

North South










Indicative Proposal

Site Plan

1:1000@A3



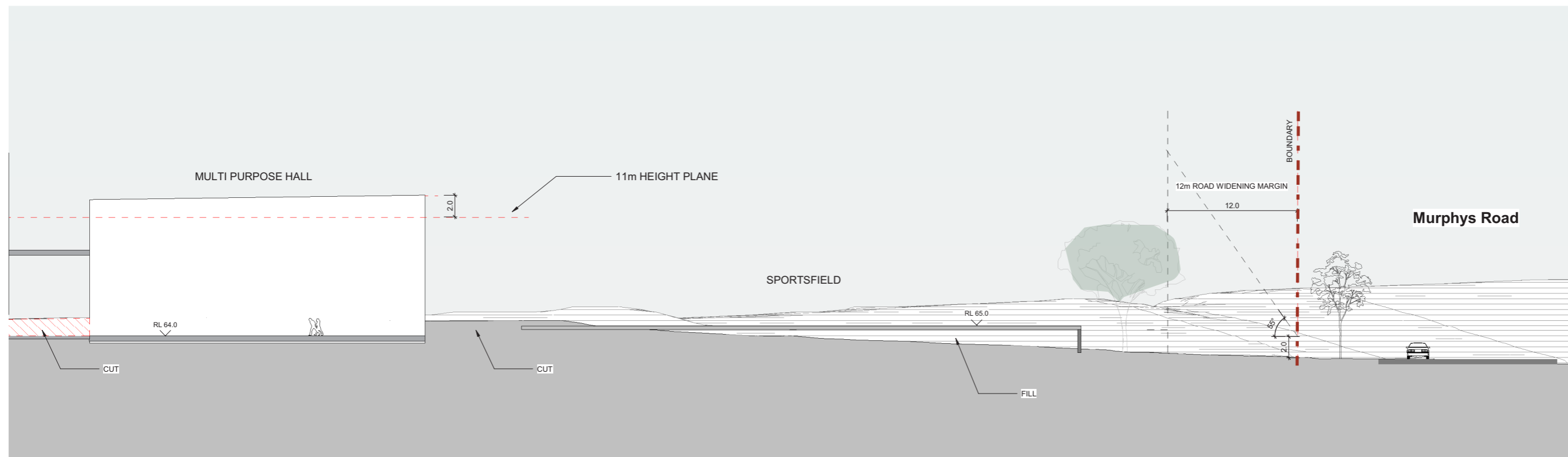
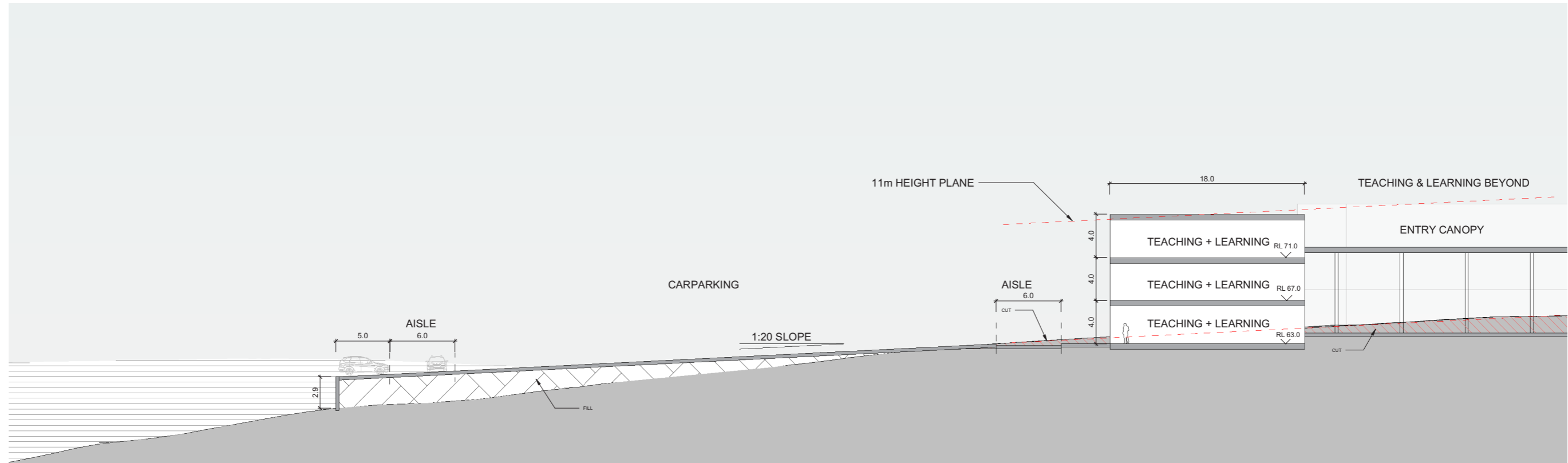
KEY

-  HEART OF THE SCHOOL
-  POTENTIAL REMOTE PUDO
-  PEDESTRIAN ACCESS
-  INDICATIVE STREAM
-  20m RIPARIAN MARGIN
-  12m ROAD WIDENING
-  SETBACKS

Site Section A-A

East West through the site

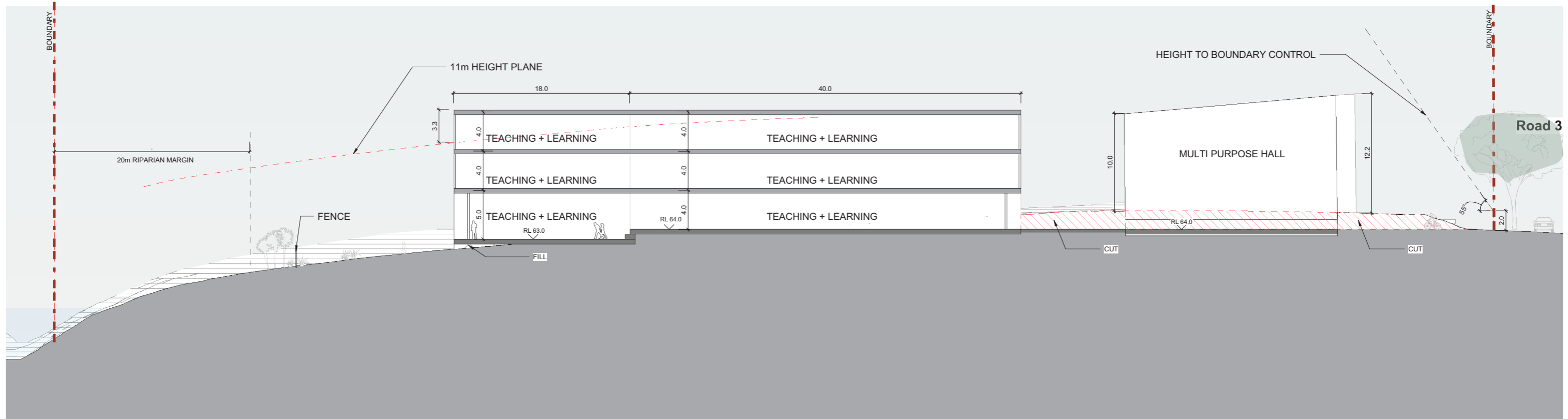
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Site Section B-B

North South through the site

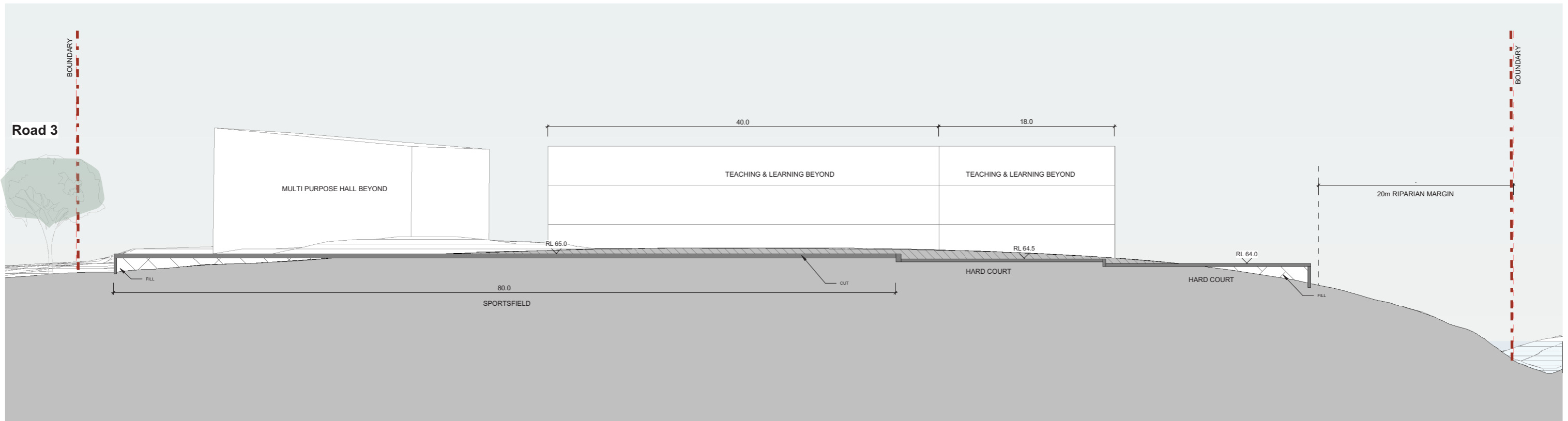
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Site Section C-C

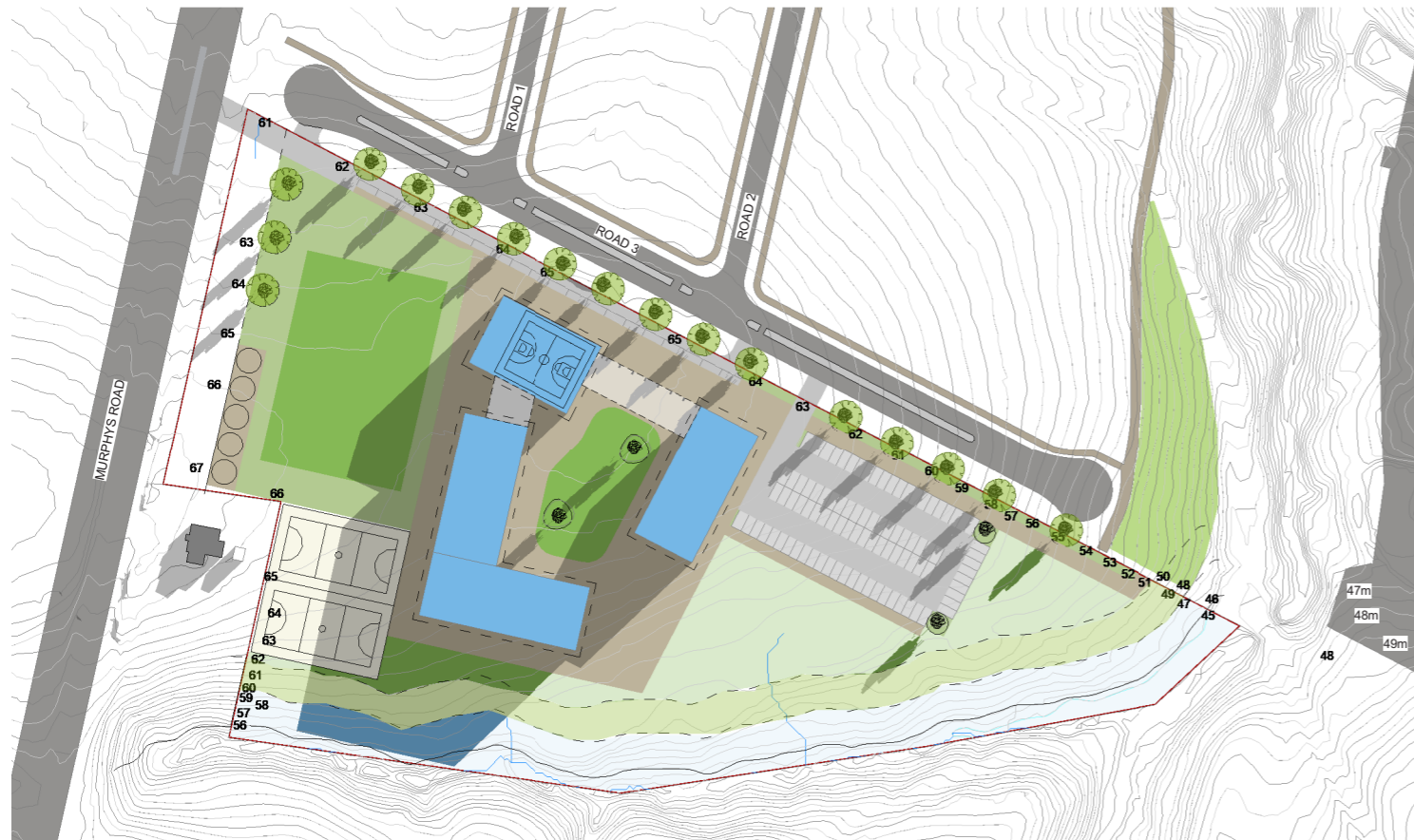
North South through the site

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Sunshading Diagrams

Winter Solstice



9am



12 noon

3pm

Precedent Images

Entry Atriums



Covered Open Entry - Western Sydney School, Hayball



Enclosed Double Height Atrium Entry - Sacred Heart College, Jasmx

Precedent Images

Landscape



Edible Gardens

Playgrounds on Sloping Sites

Playground + Hard Courts - Mangapikopiko Primary School Drury, Jasmx



Outdoor Play Courtyard



Landscaped Terrace Seating - Christchurch Girls High School, Jasmx



Sandpits + Outdoor Play Areas

Thank you.

Ngā mihi.

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