

Takanini School – 181-191 Walters Road, Takanini

Proposed designation conditions

Purpose: Educational Purposes – primary school (years 0-8) and early childhood education (preschool)

Educational purposes shall:

- a) Enable the use of the facilities on the designated site by and for the educational benefit of school age students (ie: years 0 to 8) regardless of whether they are enrolled at an institution located on that designated site.
- b) Enable the use of the facilities on the designated site by and for early childhood education
- c) Enable the provision of supervised care and study opportunities for students outside school hours in school facilities.
- d) Enable the provision of community education (eg: night classes for adults) outside school hours in school facilities.
- e) Include but not be limited to the provision of academic, sporting, social and cultural education including through:
 - i. Formal and informal recreational, sporting and outdoor activities and competitions whether carried out during or outside school hours;
 - ii. Formal and informal cultural activities and competitions whether carried out during or outside school hours; and
 - iii. The provision of specialist hubs and units (including language immersion units and teen parenting units) for students with particular educational requirements or special needs.
 - v. 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.
 - vi. Enable the provision of associated administrative services; car-parking and vehicle manoeuvring; and health, social service and medical services (including dental clinics and sick bays).
 - vii. Enable housing on site for staff members whose responsibilities require them to live on site (e.g. school caretakers) and their families.

Proposed designation condition	Comment
<p><i>Height in Relation to Boundary</i></p> <p>1. 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.</p>	<p>Standard condition in PAUP. Will protect future adjacent residential development from shading/building dominance.</p>
<p><i>Noise</i></p> <p>2. The operation of the school shall comply with the following noise limits at the</p>	<p>Standard condition in PAUP.</p>

boundary of any site zoned primarily for a residential purpose, or in the case of a rural zone, at a point 20m from the facade of any dwelling, or the site boundary, whichever is closest to the dwelling:

Daytime	Noise Level (L _{eq}) dBA
Mon – Sun, 7.00am – 10.00pm (0700 -2200)	55
Mon – Sun, 10.00pm – 7.00am (2200 -0700)	45

These noise levels shall not apply to noise from standard school outdoor recreational activities occurring between 0800 and 1800 hours 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”.

Will provide a level of amenity for future adjacent residential development without unduly restricting use of the school.

On-Site Car Parking- Schools

3. Additional on-site car parking shall be provided at the rate of two carparks 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.

On-Site Car Parking- Early Childhood Education (Preschool)

4. 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.

Standard condition in PAUP. Provides a consistent standard to ensure sufficient carparking is provided, but enables flexibility depending on site specific circumstances. The traffic report prepared for the NoR provides initial recommendations on an appropriate level of carparking, but this will be determined at the school design/OPW stage.

Outline Plan

5. That an outline plan of works 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

Standard condition in PAUP. Provides certainty as to the level of flexibility/works the school can undertake without

<p>structures (e.g. goal posts);</p> <p>d. Amending any internal pedestrian circulation routes/pathways;</p> <p>e. Installing, maintaining or repairing any in ground infrastructure services such as stormwater, sewerage and water lines and connections, including any ancillary earthworks;</p> <p>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</p> <p>g. General site maintenance and repair work, or boundary fencing otherwise permitted by the District Plan.</p>	<p>requiring an Outline Plan of Works.</p>
<p><i>Access</i></p> <p>6. No access to the school is to be obtained from the section of the Walters Road frontage shown as “restricted access to road frontages” on the Takanini Precinct Plan.</p>	<p>A small section of the 191 Walters Road frontage onto Walters Road has a restriction against access as part of the Takanini Precinct Plan.</p>
<p><i>Geotechnical</i></p> <p>6. All site development shall meet the recommendations of the Geotechnical Desktop Study prepared by Riley Consultants, dated 7 July 2014.</p>	<p>The Geotechnical desktop study has a number of recommendations that should be complied with to minimise the risk of stability hazards.</p>
<p><i>First Outline Plan</i></p> <p>7. The Requiring Authority shall submit with the first Outline Plan of Works:</p> <ul style="list-style-type: none"> • A school Design Concept Plan including: <ul style="list-style-type: none"> ○ General location of access points, staff carparking and drop off/pick up areas; ○ General location of future buildings and open space (such as playgrounds and sportfields); ○ A summary of the manner in which it is anticipated that the school development will change over time as it accommodates intensifying use. • A traffic effects report prepared by a suitably qualified traffic engineer and/or transportation planner which addresses: <ul style="list-style-type: none"> ○ Access to the school (vehicle and pedestrian) ○ Traffic generation and means of mitigation ○ Upgrade works to Walters Road ○ Location of any new local roads in general accordance with the indicative roads shown on the Takanini Structure Plan; • A stormwater management plan prepared by a suitably qualified engineer which addresses: <ul style="list-style-type: none"> ○ Groundwater recharge to minimise the risk of adverse settlement effects; ○ Stormwater reuse; ○ The location and sizing of the proposed dry basin and/or 	<p>This condition is based on similar conditions for other recent schools.</p> <p>It will provide Council with some certainty at the initial development stage of the school that the overall concept for the site can be achieved without generating significant adverse effects.</p> <p>It also will require the issue of the indicative road</p>

<p>connection to Auckland Council’s stormwater channel;</p> <ul style="list-style-type: none"> ○ Management of any flooding hazards at the time of development, including setting minimum floor levels. ● A Detailed Site Investigation to clarify the extent of contamination on the site, and, if required, a Remediation Action Plan. 	<p>alignment to be addressed at the OPW stage.</p> <p>The stormwater management plan will address matters generally required to be addressed within the Takanini precinct and will complement any regional consents required at the time of development.</p> <p>A DSI and RAP will address any contamination on the site to ensure the soil is safe for establishment of a school.</p>
<p><i>Travel Plan</i></p> <p>8.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 Community Transport group, prior to submission of any Outline Plan of Works or consents for new classrooms for the school.</p> <p>i. The Travel Plan shall identify current travel patterns, and set standards and goals to mitigate real and potential adverse traffic effects. This is envisaged to be a live document that addresses traffic-related concerns from school activities on an on-going basis and monitored by bi-annual surveys undertaken by the school and results provided to Auckland Transport Community Transport group.</p> <p>ii. Surveyed results shall be to the Auckland Transport Community Transport School Travel Planning format and be submitted bi-annually to the Community Transport Manager.</p>	<p>This condition (or similar) appears on several Auckland school designations.</p> <p>It provides certainty that traffic effects will be appropriately managed.</p>

Notes:

- *The PAUP also proposes standard conditions for scheduled trees and scheduled heritage buildings. These are not relevant to 181-191 Walters Road.*
- *Stormwater management and discharge will likely generate requirements for regional resource consents, which will be separate from the designation/OPW requirements.*