

<b>E09-50 CONCEPT PLAN - ST CUTHBERTS COLLEGE</b>
---

**DOMINANT ACTIVITY: EDUCATION****PERMITTED ACTIVITIES**

- 1 Buildings used for recreational purposes
- 1 Carparking areas
- 1 Care centres
- 1 Educational facilities
- 1 Organised sports and recreation and associated grounds and playing fields
- 1 Places of assembly
- 1 Residential accommodation associated with the primary use of the site

**DISCRETIONARY ACTIVITIES**

- 1 Use of artificial lighting producing an illuminance in excess of 150 lux measured at any point in the subject site in a horizontal plane at ground level.

**DEVELOPMENT CONTROLS**

All development is subject to the development controls contained in Clause [10.8.1 ALL SITES SUBJECT TO CONCEPT PLANS IN THE SPECIAL PURPOSE 1 AND 2 ZONES](#) of the District Plan except where otherwise specified below.

1. **Building Platform**

Building development will be limited to the building platforms illustrated on the Concept Plan.

2. **Maximum Height**

Area A 15m

Area B 12m

Area C 10.5m to eaves, 14.5m to ridge line

Area D 10m

3. **Maximum Building Coverage**

35% of the site

4. **Yards:**

Between Area A and 5m adjacent boundaries:

All other yards: the distances between existing buildings and site boundaries or 6m, whichever is the lesser

5. **Landscaping**

Minimum landscaped permeable surface: not less than 35% of net site area.

This shall be landscaped and maintained to create a good standard of visual amenity.

6. **Tree Protection**

Trees and scheduled trees on the site are protected in accordance with the provisions of [PART 5C - HERITAGE](#).

7. **Parking**

Carparking spaces may be located in the areas shown on the Concept Plan and on any part of the building platform.

Parking shall be in accordance with the provisions of [PART 12 - TRANSPORTATION](#).

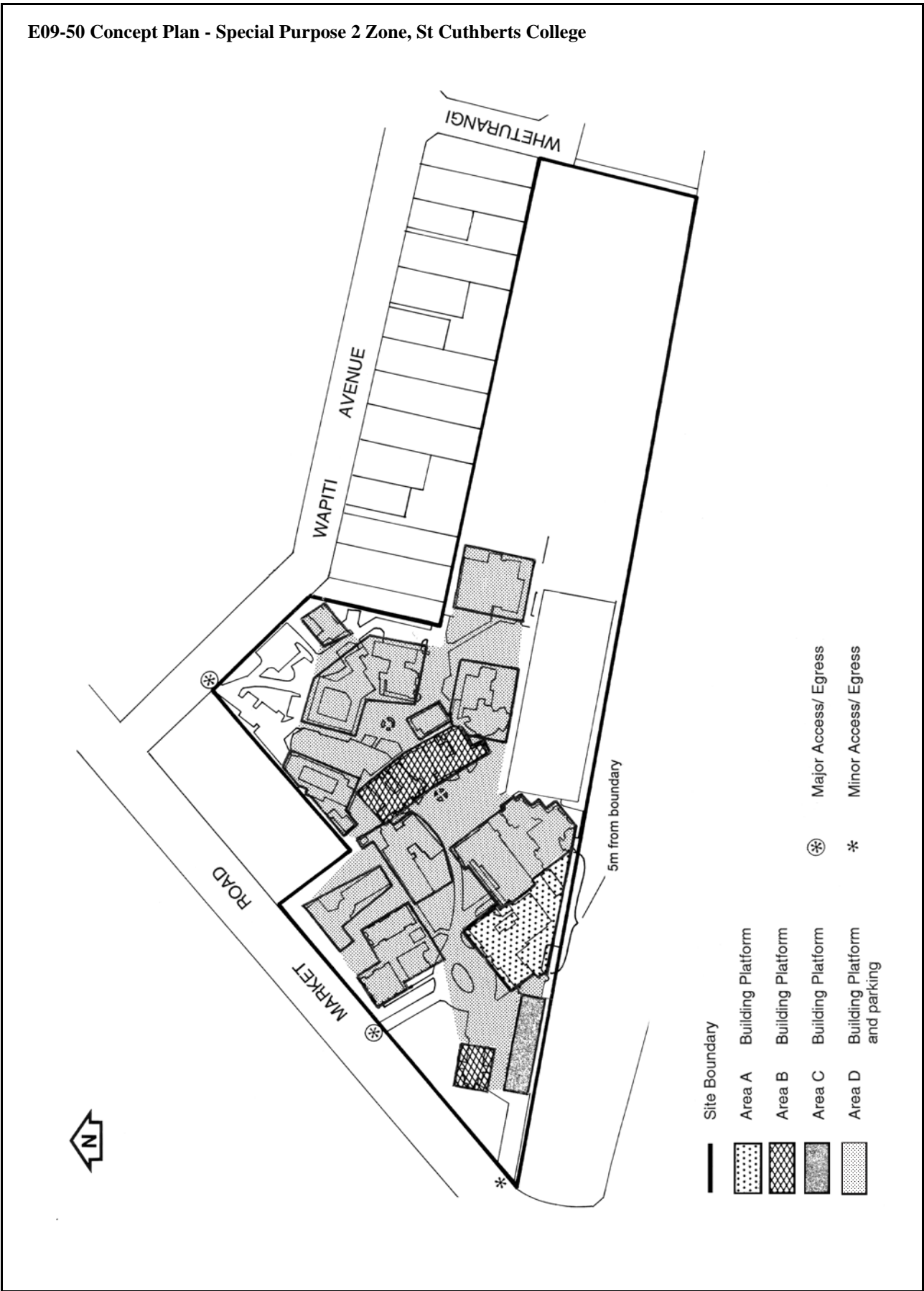
**Explanation**

*The dominant activity provided for within the site is education. The hall, chapel and recreational buildings are used for outside activities. The quadrangle is used for overflow parking. During the week there is agreement to use the rugby club parking on the site abutting the southern boundary.*

**Criteria for Assessing Applications for Resource Consent**

The use of artificial lighting in terms of the defined activity will be assessed against relevant criteria in Clause [7.7.4.3 FURTHER CRITERIA TO BE CONSIDERED](#). Of particular concern will be the effect of activities needing lights on the surrounding residential environment. This would include traffic associated with any night use of facilities. Conditions may be set on screening and operating hours to ensure that any proposal has minimal impact on the neighbourhood amenity.





**E09-51 KOHIA PRIMARY SCHOOL**

Development shall be in accordance with the following:

1. New buildings and building alterations shall be limited to those areas shown on Plan A. New buildings and building alterations may not be higher than existing buildings.
2. All existing trees other than those allowed to be removed in accordance with Condition 1 below shall be retained, including trees scheduled in the Isthmus Plan or protected under that Plan's general tree protection controls.
3. All existing open space areas including the playing fields shall be retained as shown on the attached 'E09-51 Plan A, Kohia Primary School'. Any future building development on the site shall be limited to alterations on or within existing buildings on site as they exist following construction of the school hall. No additional building coverage or floor area is permitted.

**The altered designation shall be subject to the following conditions:**

1. Except as modified by the conditions below, the development shall be in general accordance with the Notice of Requirement dated 3rd September 2001 and supporting documents, and:

1. Plan A Kohia Primary School

The proposed new hall shall comply with the Auckland Isthmus District Plan Rule 10.8.2.1 Height.

2. A detailed landscape plan, including an implementation and maintenance programme, shall be provided at the time an Outline Plan is lodged. The plan is to correctly identify the parking and open space areas and is also subject to the following requirements:
  - a) Prior to providing the landscaping plan to the Council, the requiring authority will consult with the owners of 104 and 106 Ranfurly Road West (at no cost to those persons) and the results of such consultation shall be taken into account in finalising the plan. A report on the consultation shall be provided to the Council at the time the Outline Plan is lodged. The Requiring Authority shall provide the owners of 104 and 106 Ranfurly Road West with an advance copy of the Outline Plan in its final form at least 5 working days prior to its being lodged with the Council.
  - b) The landscape plan shall include details of the proposed implementation (including site preparation and planting procedures) irrigation

and maintenance of the plantings to be established, the plant sizes (at the time of planting), the number of plants and the planting distances; the full botanical and common names of the species and shall include groundcover for bare areas under the school hall. Methods to exclude children from these bare areas to assist in the successful plant establishment, maintenance and ongoing vigour of the species to be planted in this area shall be provided with the plan;

- c) The plan shall provide for the planting of a minimum of eight trees along the northern slope of the school hall at a planting size of not less than Pb95 and at a minimum height of 2.5m. Appropriate medium to large shrubs which will grow quickly to provide screening of the building, particularly on the northern side, and including semi-mature species of not less than 2m in height in appropriate locations and in adequate numbers, shall be included to create some immediate integration of the building with the site;
- d) The landscaping shall be implemented in accordance with the landscaping plan within the first planting season following completion of the construction works and shall be maintained thereafter;
- e) All works are to be undertaken in accordance with 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.9, and 6.10 of the Specimen Tree Company Limited arboricultural report, dated November 2001;
- f) The requiring authority shall employ a suitably experienced arborist ("applicant's arborist") to monitor, supervise and direct all works within the dripline of protected trees growing in the near vicinity to the site works. The arborist shall also supervise of any use of cranes or rock extraction machinery, which may occur in the vicinity of the trees;
- g) Apart from the pruning as outlined in Section 3.3 of the arborist report for the titoki (T4) and, any additional pruning agreed to and finalised on site before works begin between the applicant's arborist and the Council's arborist, no additional pruning of the canopies of any protected tree shall occur.
- h) Where excavation is required within the dripline of protected trees, initial excavation is to be undertaken by hand using hand tools (i.e. spade) down to a point where either solid rock is uncovered or to a depth of 500mm below ground level, whatever is the least. The remaining excavation is to be undertaken by machine under the supervision and direction of the applicant's arborist. All roots that require removal are to be



## APPENDIX B (PLANNING MAPS)

undertaken in accordance with documented arboricultural standards.

3. Details of the structural and heritage impact of the school hall and associated carpark upon the scheduled stone walls and surrounds are to be provided at the time an Outline Plan is lodged.
4. At the time the Outline Plan is lodged, the requiring authority shall provide information prepared by independent experts to address lighting, acoustic mitigation, geotechnical issues, flooding and watercourse management matters (including detail of any mitigation measures required and consultations undertaken).
5. At the time the Outline Plan is lodged the requiring authority shall provide a parking layout plan for the on-site hard standing area showing adequate manoeuvring space for all 34 carparks in accordance with the dimensions specified in Part 12 of the Plan. There shall be no parking on the hardstand area (netball courts) to the east of the hall location. The plan shall also include appropriate measures for acoustic mitigation and screening from nearby residences.
6. At the time the Outline Plan is lodged, the requiring authority shall provide a traffic management plan detailing how the school intends to manage parking for any activities in the school hall which are likely to attract additional vehicles to the site. The traffic management plan may provide for the following:
  - 1 use of parking wardens;
  - 1 written instructions to parents etc as to where parking is available (being in a location other than immediately adjacent to the residences in Ranfurly Road West);
  - 1 use of conveniently located off site parking areas.
7. At the time the Outline Plan is lodged, the requiring authority shall demonstrate that floodlighting and vehicle lights will not shine directly on adjacent sites, in particular 104 and 106 Ranfurly Road, and that Part 13 of the Auckland City Consolidated Bylaw will be complied with.
8. Development shall comply with the 'Building in Relation to Boundary Control' as set out in Clause 7.8.1.3(b) and the 'Landscaping' provisions as set out in Clause 10.8.1.5A(iii) of the Plan.
9. That the number of school related activities using the school hall after 9.30pm during the week or at any time during the weekends shall be limited to a maximum of 1 per year and the capacity of the hall is to be limited to 365 people. The hours of use on this one occasion shall be no earlier than 8am and no later than 12.00 midnight and the residents of Ranfurly

Road West are to be advised of the intended occasion at least one week prior to its occurrence.

10. The Council may serve notice on the requiring authority of its intention to review condition 9 within 12 months following the commencement of the activity for the purpose of reviewing the appropriateness of the number and hours of operation of functions held at the hall.
11. During construction the New Zealand Standard NZS 6803: 199 Acoustics – Construction Noise, shall be complied with at all times.
12. Subject to Condition 11 above, noise levels shall comply with Clause 10.8.1.4 – Noise Control for Special Purpose 2 zoned sites subject to Concept Plans.
13. Earthworks involving mechanical digging equipment and/or commercial earthmoving equipment should be restricted to the hours of between 7.30am to 6.00 pm Monday to Friday, and 8.00am to 1.00 pm Saturday, excluding Sundays and public holidays. This is to ensure that the residential amenity is maintained for surrounding neighbours. When not in operation, the earthwork machinery and construction equipment shall be kept as far away as practicable from the northern boundary of the site, provided that the location of such machinery/equipment must also meet the operational and safety needs of the school.
14. There shall be no blasting on the site.
15. The requiring authority shall pay the Council a compliance monitoring charge of \$300 (inclusive of GST), plus any further monitoring charge or charges to recover the actual or reasonable costs that may have been incurred to ensure compliance. (This charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files and all work required to ensure compliance with the conditions on the designation). This monitoring charge shall be paid at the time an Outline Plan is lodged.
16. Prior to commencement of construction, the requiring authority shall submit a Construction Management Plan. The Construction Management Plan shall include specific details relating to the demolition, construction and management of all works associated with this development, including:
  - a) Details of the site or project manager, including their contact details (phone, facsimile, postal address);
  - b) The location of large noticeboard that clearly identify the name, telephone number and address for service of the site or project manager;



- c) Any means of protection of services such as pipes and watermains within the road reserve;
  - d) Measures to be adopted to maintain the land in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities;
  - e) Location of workers conveniences (eg portaloos);
  - f) Ingress and egress to and from the works for vehicles during the construction period;
  - g) Proposed maximum numbers and timing of truck movements throughout each day and the proposed routes;
  - h) Procedures for controlling sediment runoff, dust and the removal of soil, debris and demolition and construction materials from public roads or places. Dust mitigation measures should include use of water sprays to control dust nuisance on dry or windy days;
  - i) Location of vehicle and construction machinery access during the construction period;
  - j) Hours of operation and days of the week for construction activities;
  - k) Means of ensuring the safety of the general public;
  - l) Procedures for ensuring that residents in the immediate vicinity of construction areas are given prior notice of the commencement of construction activities informed about the expected duration of the works;
  - m) The Construction Management Plan shall be implemented and maintained throughout the entire demolition and construction period.
17. In addition to the consultation requirements set out in the above conditions, the requiring authority is to consult with the owners of 104 and 106 Ranfurly Road West in relation to the following issues:
- The external appearance of the north-facing facade of the school hall and in particular the cladding, colour, number and size of windows on this side;
  - The north-facing landscaping and subsequent planting management proposed;
  - Any proposed acoustic insulation that is to be installed in the school hall to achieve compliance with condition 12;
  - Any proposed external lighting on the north-facing facade of the school hall.

The above consultation is to take place prior to the lodgement of the Outline Plan to the Council and the results of such consultation shall be taken into

account in finalising the plan. A report on the consultation shall be provided to the Council at the time the Outline Plan is lodged. The requiring authority shall provide the owners of 104 and 106 Ranfurly Road West with an advance copy of the report in its final form at least 5 working days prior to its being lodged with the Council.

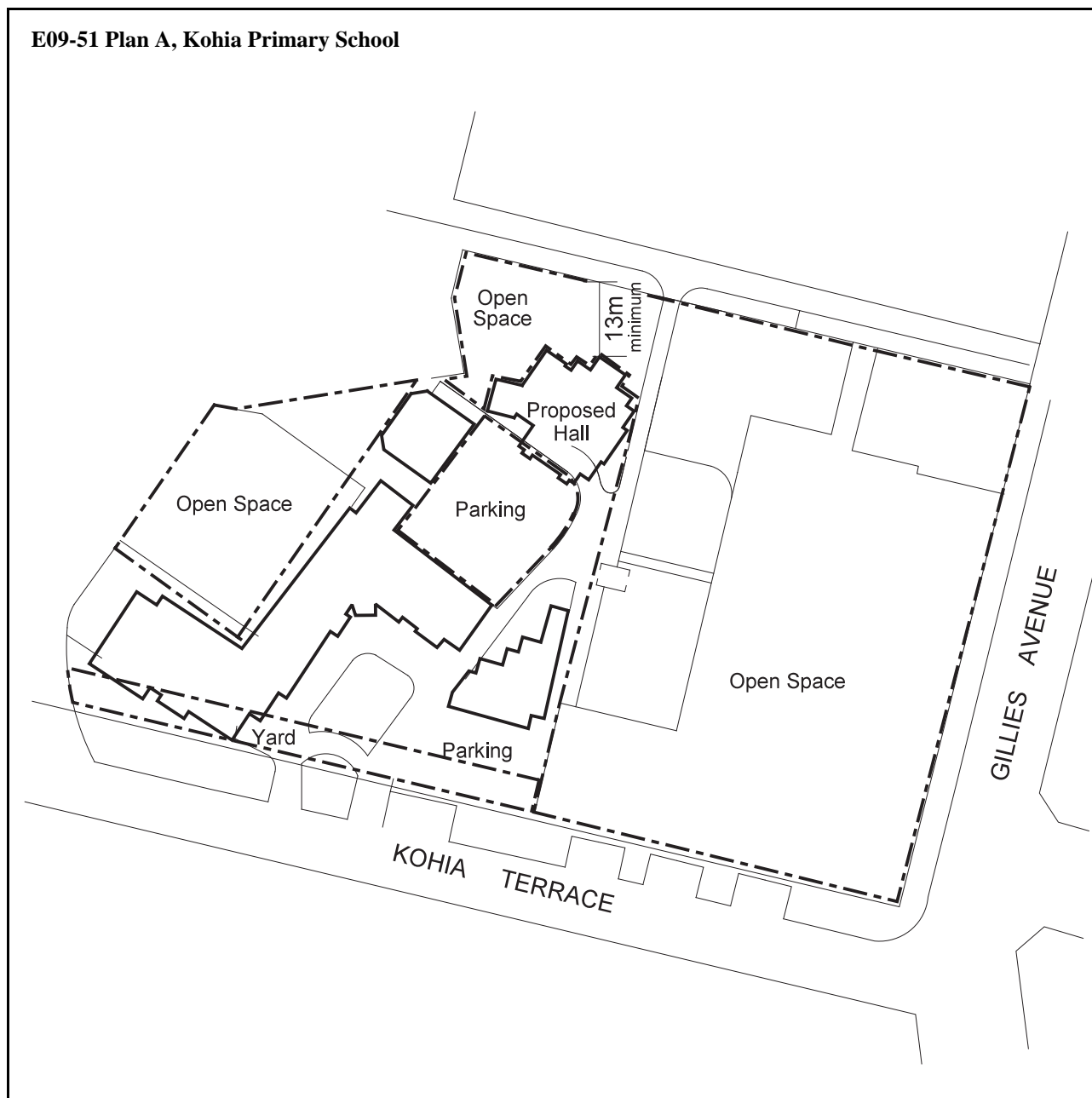
18. The requiring authority is to direct the Board of Trustees of Kohia Terrace School to discourage the school community from parking in Ranfurly Road West, Epsom (and in particular from parking outside/ adjacent to the properties located at 104 and 106 Ranfurly Road West) when the hall is being used for school activities, and to advise the school community of alternative parking areas for such event(s), and to encourage the school community to leave quietly after evening functions.
19. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

**Advice notes:**

- a) An arrangement with the Auckland College of Education is recommended to use 30-40 parking spaces on the College's grounds for any evening/ weekend event when more than 275 people are expected to attend an event at the school hall, or an alternative parking contingency plan.
- b) The designation does not permit the use of the school hall for other than core school activities.
- c) Areas under the school hall should be fenced off for pupil safety where the 3m wide strip of landscaping abutting the length of the required yard boundary has been met.



**E09-51 Plan A, Kohia Primary School**



[SECTION CONTINUED](#)

