Flat Bush School – 187 Flat Bush School Road

Draft conditions as at 12 January 2016

Purpose: Educational Purposes – primary school (years 0-8) and may include 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.
f) 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.
g) 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).
h) Enable housing on site for staff members whose responsibilities require them to live on site (e.g. school caretakers) and their families.

(Note: The above definition is consistent with the proposed Auckland Unitary Plan (PAUP).

STANDARD DESIGNATION CONDITIONS

<table>
<tr><th>Condition</th><th>Comment [does not form part of the NoR]</th></tr>
<tr><td>Height in Relation to Boundary
1. Any new building or building extension (excluding goal posts and similar structures) shall comply with the height in relation to boundary controls from any adjoining land zoned primarily for a residential purpose, or zoned for an open space/outdoor recreation purpose.</td><td>Standard condition in PAUP. Will protect future adjacent residential development from shading/building dominance. Not likely to apply given roads are proposed on all boundaries, but retained for consistency.</td></tr>
<tr><td>Noise
2. 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:
<table><tr><td>Monday to Saturday 7am–10pm</td><td>55dB $L_{Aeq(15\ min)}$</td></tr><tr><td>All other times</td><td>45dB $L_{Aeq(15\ min)}$</td></tr><tr><td>10pm–7am</td><td>75dB L_{AFmax}</td></tr></table>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.</td><td>Standard condition as previously accepted by the Ministry for recent NoRs (e.g. Takanini) and for the standard Unitary Plan designation conditions. Will provide a level of amenity for future adjacent residential development without unduly restricting use of the school.</td></tr>
<tr><td>On-Site Car Parking- Schools
3. 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.</td><td>Standard condition in PAUP. Provides a consistent standard to ensure sufficient carparking is provided, but enables flexibility depending on site specific circumstances. The actual number of carparks will be determined at the school design/OPW stage.</td></tr>
<tr><td>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;</td><td>Standard condition in PAUP. Provides certainty as to the level of flexibility/works the</td></tr>
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Condition	***Comment** [does not form part of the NoR]*
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 structures (e.g. goal posts); d. Amending any internal pedestrian circulation routes/pathways; e. Installing, maintaining or repairing any in ground infrastructure services such as stormwater, sewerage and water lines and connections, including any ancillary earthworks; 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 g. General site maintenance and repair work, or boundary fencing otherwise permitted by the District Plan.	*school can undertake without requiring an Outline Plan of Works.*

SPECIFIC DESIGNATION CONDITIONS

Condition	***Comment** [does not form part of the NoR]*
Lapse of Designation 6. 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.	*It is likely the school will be established within the next 10 years.*
Noise 7. Prior to commencing any construction activities and as part of the establishment OPW, a Noise Management Plan shall be prepared and a copy provided to Council. This NMP will demonstrate how the construction work will be undertaken to ensure compliance with the requirements of NZS 6803:1999 Acoustics—Construction Noise.	*Requirement relating to establishment of the school.*
Geotechnical 8. All site development shall meet the recommendations of the Geotechnical Investigation prepared by Tonkin & Taylor Ltd (Appendix 5 of the Notice of Requirement documentation).	*To ensure any stability hazards are minimised.*
Aircraft noise 9. Where buildings containing *Activities Sensitive to Aircraft Noise* are located wholly or partly within the Moderate Aircraft Noise Area (MANA), the following acoustic and related treatment measures shall be installed in any new or relocated classrooms, libraries or halls or in any classrooms, libraries or halls that are the subject of	*To minimise noise effects within learning areas. Note: This is consistent with condition 10(m) of "New Public Schools or Pre-School within the MANA) under Designation 1100 from the Operative Manukau District Plan.*

Condition	*Comment* *[does not form part of the NoR]*
additions or alterations: a) Acoustic insulation and related ventilation and/or air conditioning systems to achieve an internal acoustic environment in each classroom, library and hall (with all eternal doors and windows of the classrooms, libraries and halls closed) of 40 dBA L_{dn}; b) In the case of classrooms and libraries, air conditioning and/or mechanical ventilation systems for each classroom and library that are: ▪ Designed to achieve indoor air temperatures not less than 16 degrees Celsius in winter and not greater than 27 degrees Celsius in summer at 5% ambient design conditions as published by the National Institute of Water and Atmospheric Research (NIWA); and ▪ Capable of providing outdoor air ventilation at the rate of 8 litres of air per second per person for the maximum number of people able to be accommodated in any such room at one time; ▪ Capable of enabling, (in the case of classrooms or libraries in which mechanical ventilation systems are used to satisfy the above temperature and outdoor air requirements), the outdoor airflow to be controlled across the range, from the maximum airflow capacity down to the required airflow when all external doors and windows of the classroom or library are closed; ▪ Otherwise complying with the New Zealand Standard NZS 4303:1990 *Ventilation for Acceptable indoor air;* and ▪ Capable of creating no more than 35 dBA L_{eq} in each classroom, no more than 40 dBA L_{eq} in each library, and no more than 40 dBA L_{eq} in any hallway or corridor. Noise levels from the mechanical system(s) shall be measured at least 1 metre away from any diffuser. c) In the case of halls: Either: i. A mechanical ventilation system or mechanical ventilation systems for each hall capable of: ▪ Providing at least 12 litres of outdoor air per second per square metre with all external doors and windows of the hall closed; ▪ Enabling the outdoor airflow to be controlled across the range, from the maximum airflow down to the rate of 8 litres of outdoor air per second person for the maximum number of occupants able to be accommodated in the hall at one time; ▪ Otherwise complying with the New Zealand Standard NZS 4303:1990 Ventilation for Acceptable Indoor Air	*This condition has been reinstated into the PAUP through negotiation with Auckland International Airport Ltd. Highlighted amendments are in response to feedback from AIAL.*

Condition	***Comment** [does not form part of the NoR]*
Quality; and ▪ Creating no more than 35 dBA L_{eq} in each hall, and no more than 40 dBA L_{eq} in any hallway or corridor. Noise levels from the mechanical system(s) shall be measured at least 1 metre away from any diffuser. Or: ii. Air conditioning plus mechanical outdoor air ventilation design to provide 8 litres per second per person of outdoor air, and internal air temperatures in each hall not greater than 27 degrees Celsius at 5% ambient design conditions as published by NIWA. The mechanical system shall create no more than 35 dBA L_{eq} in each hall and no more than 40 dBA L_{eq} in any hallway or corridor. Noise levels from the mechanical system(s) shall be measured at least 1 metre away from any diffuser. These systems shall otherwise comply with NZS 4303:1990. 10**.** Where Condition 9 requires the Minister to install acoustic treatment and related ventilation measure the Minister shall obtain a certificate from a suitably qualified independent person certifying that the proposed acoustic treatment and related ventilation measures are sufficient to achieve the internal acoustic environment and ventilation requirements specified in this condition, and where the Minister installs any acoustic treatment and/or ventilation or air conditioning measures, the Minister shall: a) Provide the Council with a certificate from an approved person that the installation has been properly undertaken in accordance with sound practice; and b) Not be in breach of Condition 7A where the internal noise standard and related ventilation requirement are not met in each instance provided the relevant certificate required in sub-clause (a) of this Condition 7A has been provided to Council.	

Establishment Outline Plan of Works
11. The Requiring Authority shall submit with an Outline Plan of Works for the construction and development of the School and/or ECE facility:
• A School Design Concept Plan including:
  ○ 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.
• An urban design statement by a suitably qualified
	This condition is based on similar conditions for other recent schools.
	
	It will provide Council with some certainty at the initial development stage of the school that the overall concept design for development of the site can be achieved without generating significant adverse effects on the environment.
	
	Highlighted changes are in response to feedback from Auckland Council.

Condition	*Comment* *[does not form part of the NoR]*

urban designer that addresses how the school design concept plan responds to the public realm, and incorporates CPTED principles (such as passive surveillance over the streetscape)
• An Integrated Transport Assessment Report prepared by a suitably qualified traffic engineer and/or transportation planner which addresses:
  ○ access to the school (pedestrian, cycle and vehicles, including buses if it is likely buses will regularly access the school)
  ○ staff car parking, cycle parking, and ~~on-site~~ pick-up and drop-off areas, and sufficient loading spaces to facilitate deliveries and rubbish removal. The pick-up and drop off should be designed to accommodate predicted demand, and to ensure that buses can informally use this space for pick up and drop off activities.
  ○ traffic generation and means of mitigation
  ○ upgrade works to Flatbush School Road including the provision of bus stops, pedestrian footpaths and measures to promote slow speeds around the school.
  ○ location of any new local roads immediately adjacent to the school boundary in general accordance with the indicative roads shown on the Flat Bush Structure Plan
• A Stormwater Management Plan prepared by a suitably qualified engineer which addresses stormwater flow and quality issues such as;
  ○ Stormwater reuse or other methods to achieve water sensitive design outcomes;
  ○ The location and sizing of the onsite stormwater detention/retention and/or connection to Auckland Council's public stormwater network;
  ○ Management of the overland flow path;
  ○ Management of any flooding hazards at the time of development.
• Detail of proposed water network and wastewater network connections.	

Construction 12. A construction management plan shall be prepared and submitted with any outline plan of works for major site works.	*Standard requirement for site establishment.*
Accidental Discovery Protocol 13. In the event of any archaeological evidence being uncovered (e.g. shell, middens, hangi or ovens, pit	*Standard requirement for site establishment.*

Condition	***Comment** [does not form part of the NoR]*
depressions, artifactual material or human bones) work is to cease in the vicinity of the discovery, and an Archaeologist, Historic Places Trust, Auckland Council and mana whenua are to be contacted so that appropriate action can be taken before any work can recommence here.	
Transportation - School Travel Plan 14. That the Requiring Authority, either directly or through the School Board of Trustees, prepare and maintain a School Travel Management Plan, to the satisfaction of the Council. The Plan shall be implemented within the first term of the operation of the school activity on the site, monitored over time, and reviewed as necessary to remain effective. The Plan shall have as an objective the safe transportation of pupils between homes and the school by means other than the private motor vehicle. The plan shall ensure the availability of walking school buses and covered storage for cycles, and encourage the use of alternatives to travel of pupils to the site by use of a private motor vehicle.	*This condition (or similar) appears on several Auckland school designations, including for Ormiston.* *It could provide some certainty to AT that traffic effects will be appropriately managed, to minimise the extent of information requested during the NoR phase.*

Notes:

- *The PAUP also proposes standard conditions for scheduled trees and scheduled heritage buildings. These are not relevant to 187 Flat Bush School Road*
- *Maximum height, building coverage and other land development controls will be assessed at the time the Concept Plan is provided with the establishment OPW.*
- *Earthworks, stormwater management and discharge may generate requirements for regional resource consents. These additional consents will be sought separately from this NOR.*