

**AGENDA FOR A HEARING BY COMMISSIONERS TO BE HELD AT WAITAKERE
CENTRAL, 6 HENDERSON VALLEY ROAD, HENDERSON, WAITAKERE,
ON TUESDAY, 2 JUNE 2009, COMMENCING AT 9.30 AM**

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**1 NOTIFIED APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE
RESOURCE MANAGEMENT ACT 1991 BY GREEN BAY HIGH SCHOOL TO
CONSTRUCT A SCHOOL AUDITORIUM WITH COMMUNITY FACILITIES AT 143 - 161
GODLEY ROAD GREEN BAY (GREEN BAY HIGH SCHOOL).**

LUC 2008-875

N.B. This report sets out the advice of Consent Services to the Hearing Commissioners on the environmental issues raised by the application for resource consent. It is not the decision of the Council. The decision will be made after consideration of the application by the Hearing Commissioners.

APPLICATION DETAILS

Planner:	Mandy Sherring
Site Address:	143-159 Godley Road, GREEN BAY 161 Godley Road, GREEN BAY
Applicant:	GREEN BAY HIGH SCHOOL
Date Received:	29 May 2008
Resource Consent No:	LUC-2008-875
Legal Description:	LOT 1 DP 52290, PT LOT 34 DP 58830, PT LOT 36 DP 58830, PT LOT 35 DP 58830, PT LOT 33 DP 58830, PT LOT 32 DP 58830, PT LOT 43 DP 58830, LOT 1 DP 52290 OF ALLOT 250 PT LOTS 32 33 34 35 36 43 DP 58830 - GREEN BAY HIGH SCHOOL
Address for Service:	C/- M Paetz - Babbage Consultants PO Box 2027 Shortland Street AUCKLAND1140
Ward:	New Lynn 4
Site Area:	
Building Consent No:	No building consent lodged
Operative District Plan:	
Human Environment:	Living 2
Natural Area:	General
Landscape:	None
Elements:	
Hazards:	No Known Hazards
Roading:	Regional Arterial Road
Hierarchy:	
Proposed Plan Changes:	No plan changes affecting this development
Further Information	No

Requested:

Site Visit: 01-Jul-2008

Section 37 Applied: Yes

Any Affected Persons: Yes

Approval Given: No

1.0 INTRODUCTION AND RECOMMENDATION

1.1 Nature of the Application

The applicant seeks consent to construct a school auditorium to be used for both school and community events / performances. The proposed development is located within the Living and General Natural Area Environments at Green Bay High School, 143 - 161 Godley Road, Green Bay. The development will require consent for a non residential activity and associated traffic generation.

1.2 Background

The application was lodged on 29 May 2008. The original application proposed that community use of the auditorium would be within the following limits:

- Monday to Friday - 4.00 pm to 9.00 pm;
- Saturdays 9.00 am to 1.00 pm; and
- Evening performances by community group would be restricted to 12 events per year.

The application was publicly notified on 19 November 2008. Following the close of submissions the applicant, after consultation with Council's Leisure Services, decided to amend the application to increase the number and duration of community events proposed. It was determined that the scope of the application had changed significantly and therefore the application required re-notification. The application was re-notified on 12 March 2009.

The application now proposes that:

- Up to but no more than 40 community (non-school) evening performance events per annum;
- Of these 40 events, no more than 25 community events shall run from 6.00 pm to a finish time no later than 11.00 pm;
- The remaining 15 events will run from 6.00 pm to 10.00 pm; and
- For the purpose of this application "evening performance events" are defined as a community (non-school) event that attracts an audience of between 250-400 persons and occurs after 6pm.

1.3 Resource Management Issues Raised

The Resource Management Act 1991 requires that, when considering an application for a resource consent, a consent authority shall have regard to the environmental effects of the proposed activity, together with any relevant objectives, policies and rules of the District Plan.

The environmental effects of this proposed development are primarily related to amenity values, neighbourhood character and the use of the facility outside its designated purpose. Consideration must therefore be given to associated traffic generation, visual and acoustic amenity, and landscape treatment.

Consideration must also be given to the scale, intensity and character of the proposed development in regard to the surrounding environment and the objectives and policies of the District Plan.

1.4 Planner's Recommendation

The planner who has prepared this report recommends that, subject to any contrary or additional evidence submitted at the Hearing, **consent be granted** to the application to construct a school auditorium for school and community use. It is considered that the environmental effects that may be generated by the activity are not significantly greater than effects that could reasonably be expected under the normal operations of the school designation. Additionally it is considered that effects would be adequately avoided, remedied or mitigated by the imposition of conditions, and that the relevant objectives and policies of the District Plan will be satisfied.

2.0 LOCATION PLAN



Figure one - general location plan

Figure Two - natural environments

Legal Description: LOT 1 DP 52290, PT LOT 34 DP 58830, PT LOT 36 DP 58830, PT LOT 35 DP 58830, PT LOT 33 DP 58830, PT LOT 32 DP 58830, PT LOT 43 DP 58830, LOT 1 DP 52290 OF ALLOT 250 PT LOTS 32 33 34 35 36 43 DP 58830.

Human Environments: Living 2.

Natural Areas: General Natural Area.

3.0 PROPOSAL

It is proposed to convert the existing school auditorium into a dance/drama studio and construct a new auditorium on the northern side of the existing building. The new auditorium will be set back 8.4 metres from the western boundary. This is consistent with the setback of the existing building.

The new auditorium will include change rooms, storage area, a stage and seating for 400 people. Alterations to the existing auditorium will include a dance / drama resource area, storage, office and change rooms. There will be a door in the southern wall (of the new auditorium) linking the two buildings.

It is proposed that the new auditorium will be available to community organisations for meetings and/or performance events. It will not be available to individual members of the public for private functions.

The school will have priority over the use of the auditorium during school hours for educational purposes but the auditorium will be available for bookings to community organisations. Under the scope of this consent it is proposed that community uses will include:

- Up to but no more than 40 community (non-school) evening performance events per annum;
- Of these 40 events, no more than 25 community events shall run from 6:00pm to a finish time no later than 11:00pm; and
- The remaining 15 events will run from 6.00 pm to 10.00 pm.

For the purpose of this application “evening performance events” are defined as a community (non-school) event that attracts an audience of between 250-400 persons and occurs after 6.00 pm.

An Acoustic report prepared by Marshall Day Acoustics has been submitted as part of the resource consent application. The noise report recommends that a ceiling of a minimum of two 13mm standard Gib plasterboard be installed to improved noise insulation. In addition it is recommended that a noise limiter for amplified performances be installed. The report concludes that if these mitigation measures are imposed the use of the auditorium should comply with the District Plan noise rules up to 10:00pm. The application proposes that up to (but no more than) 25 community evening performances may run until 11.00 pm.

The application is supported by traffic reports prepared by Traffic and Transportation Engineers Limited, reports dated 20 May 2008 and 11 January 2009. The later report was submitted after the amendments to the proposal which increased the number of community events per year and changes to potential finish times. The traffic report concludes that the auditorium at full capacity (including production staff) may generate approximately 360 vehicle movements (in and out). The report concluded that the potential numbers of traffic movements will have a less than minor effect on the capacity and operation of the surrounding road network.

The application has identified a provision of 187 parking spaces within the school grounds which is anticipated to accommodate the parking demand for maximum capacity evening performance events. The provision of 187 parking spaces is beyond the requirement specified under the Waitakere City Council Parking and Driveway guidelines. The parking spaces and manoeuvrability comply with the requirements of the District Plan.

The proposed development complies with all building bulk and location requirements of the District Plan.

4.0 REASONS FOR THE APPLICATION

The subject site is designated by the Ministry of Education (designation reference ME 13). The purpose of the designation is "Green Bay High School". Section 176(2) of the Resource Management Act States; *The provisions of a district plan or proposed district plan shall apply in relation to any land that is subject to a designation only to the extent that the land is used for a purpose other than the designated purpose.* It is considered that the use of the proposed auditorium for non-school (community) purposes is outside the designation purposes and therefore requires consent under the provisions of the Waitakere City Council District Plan.

Consent is required under the following provisions of the District Plan for the following reasons:

Human Environments

- It is proposed that the auditorium will be used for school purposes / functions but will also be available for use by community groups. As the proposed auditorium is to be located within a residential use zoning, any non residential activity is considered to be a **Discretionary Activity** not meeting the standards of Rule 10.2 where the proposed non-residential activity increases the gross floor area to more than 250m², Rule 10.3 - Living Environment; and
- The traffic generation arising as a result of the proposed building could be expected to exceed 50 vehicle movements per day, with the potential maximum vehicle movements estimated to be approximately 360 movements (in and out movement) associated with a single performance. Therefore, the activity is considered to be **Discretionary Activity** for traffic generation for a non-residential activities exceeding, Rule 11.3 - Living Environment.

Overall, the application is considered to be a **Discretionary Activity**. The proposal complies with all other development controls under the District Plan.

5.0 THE SITE AND NEIGHBOURHOOD DESCRIPTION

The site is currently a designated educational establishment known as Green Bay High School. There are a number of existing school buildings and an auditorium on site. Most of the development is concentrated in the south-western corner of the site, with playing fields and courts along the northern and eastern boundaries. The school grounds slope downwards to the south eastern boundary of the site. The school is fully fenced and there are 87 car parking spaces located immediately beyond the main entrance from Godley Road, and adjoining the main school administration entrance.

The existing auditorium is located along the western boundary of the site adjacent to the car parking area near the schools southern boundary. It is noted that the existing auditorium building has a setback 8.4 metres from the adjacent residential boundary to the west and has a finished ground level approximately 5.5 metres below the natural ground level of the adjoining residential properties.

Other than the vehicle access along the Godley Road frontage, there are two pedestrian / vehicle access ways from Stottholm Road. The access way located towards the southern end of Stottham Road and between No's. 88 & 82 is generally closed with a low gate making it only accessible for pedestrians. It is not proposed to utilise this accessway for the purposes of providing parking for the auditorium. Access to this parking area is from Godley Road. Another accessway is located further north along Stottham Road approximately 400 metres north of the intersection with Godley Road. This accessway has a gate that is closed after school hours.

The School is bounded along its western boundary by residential development along Stottham Road. Development along Stottholm Road is exclusively low density residential dwellings. There is a mix of residential, commercial and educational land uses along Godley Road, although the development across the road from the school is low density residential dwellings. The High School is bounded along its eastern boundary by the Green Bay Primary School.

Godley Road is classified as a Regional Arterial road under Councils Roading Hierarchy, and forms part of the primary road network that serves the local community including a connection to Titirangi Road. Stottholm Road is classified as a local road.

6.0 ISSUES IDENTIFIED THROUGH THE SUBMISSION PROCESS

Notice of this application was served on all identified affected persons on Wednesday, 11 March 2009. The period for submissions closed on Thursday, 9 April 2009.

A33-A60

Eleven (11) submissions were received for the application. Seven (7) submissions opposed the application and four (4) submissions support the application. In addition when the application was first notified in November 2009 a submission in opposition was received from the owner of 148 Godley Road. The submitter did not make a submission when the consent was amended and re-notified. Their submission in opposition has been considered in this report. In total it is considered that there are twelve (12) submissions relating to this application. Please refer to Appendix Two attached at pages A33 to A57 for copies of the submissions that were received. A map showing the location of all properties notified is shown in Appendix Three attached at pages A58 to A59 and a map showing the location of the objectors is shown in Appendix Four attached at page A60.

6.1 Submissions

Submitter No.	Submitter Name	Address	Support / Oppose
1	Margaret Fernandes	148 Godley Road	Oppose
2	Gunter Kubler	169 Godley Road	Oppose
3	Mary Kubler	169 Godley Road	Oppose
4	Anna Eschere	1/39 Stottholm Road	Oppose
5	Graeme Vincent Tracey Judith Colquhoun	72 Stottholm Road	Oppose
6	Hai Peng Yu	89 Stottholm Road	Oppose
7	Mervyn Coelho	56 Stottholm Road	Oppose
8	R F King and A King	165 Godley Road	Oppose
9	Munawar Khan	150 Godley Road	Support
10	Aamir Manawar Khan	150 Godley Road	Support
11	Waitakere City Council - Leisure Services and Social Infrastructure Planner	6 Henderson Valley Road	Support
12	Green Bay Primary School Board of Trustees	131 Godley Road	Support

Summary of Submissions

Opposition

No. of Objections	Reason	Explanation
4	Traffic	There is concern that the auditorium will generate significant traffic particularly in the evenings when residents might expect less traffic than during daylight hours. Submitters have expressed a concern that they already experience adverse affects from traffic associated with the school.

No. of Objections	Reason	Explanation
		This issue was highlighted by submitters 2, 3, 4 & 7
4	Parking	<p>There is concern that people attending events at the proposed auditorium will park on the road instead of parking on school grounds particularly Stottholm Road. One submitter commented that they have had problems entering their driveway from Godley Road due to car associated with the school activities parking on the road and blocking a private vehicle driveway. The submitter requested that Council review yellow no parking markings on Godley Road. Another submitter commented that parking should be as far as possible from residential dwellings.</p> <p>This issue was highlighted by submitters 1, 6, 7 & 8</p>
3	Safety	<p>Concern that the increased traffic flows and car parking within the road reserve could impact on the safety of road uses particularly at the intersection of Godley Road and Stottholm Road as well as persons trying to enter / exit from residential properties.</p> <p>This issue was highlighted by submitters 1, 2 & 3.</p>
1	Pollution	<p>Concern about increased car fumes from traffic and parking generated as a result of the proposed auditorium.</p> <p>This issue was highlighted by submitter 7.</p>
7	Noise	<p>There is a general concern that there will be significant noise created from music events, people congregating before and after events and from cars and traffic. It is felt that the proposed location of the auditorium is too close to residential dwellings along Stottholm Road. Concern about noise was also closely associated with traffic as it is felt that cars exiting the site after an event will generate noise that is not acceptable in the area.</p> <p>Submitter 5 also expressed concern in the ability of the applicant to manage events within noise restrictions, commenting that; <i>any soundproofing by design is lost once windows are opened for ventilation.</i></p> <p>This issue was raised by submitters 2, 3, 4, 5, 6, 7 & 8</p>
1	Amenity	<p>It is considered that the proposed auditorium is not in line with the character of the neighbourhood which is currently quiet and family oriented. Concern was also expressed that there is the potential to <i>attract unwanted persons from outside the area who do not respect the values of the neighbourhood in the same way the residents do.</i></p> <p>This issue was highlighted by submitter 5.</p>
3	Finish times too late	This issue was raised by submitters 5, 6 & 8
5	Too many evening performances / too many person (maximum capacity)	<p>Submitter 5 commented <i>that the frequency of events is too high, taking into account the potential for events that attract less than 250 persons residents could be disturbed until 10:00pm or later on a frequency more than once a week.</i></p> <p>This issue was raised by submitters 2, 3, 4, 5 & 6</p>

7.0 STATUTORY REQUIREMENTS

7.1 Discretionary Activities

A128-A137 The relevant policies and criteria which apply under the District Plan and the Resource Management Act 1991 are set out in more detail within the appendices supplement attached to this report at Appendix 10 attached at pages A128 to A137. This should be referred to as the legal framework within which the application should be addressed.

As noted, the proposal requires consideration as a Discretionary Activity under the provisions of the Resource Management Act 1991. In considering the application, the consent authority shall have regard to the matters specified in Section 104. The relevant matters include a consideration of actual and potential effects on the environment, together with an assessment of the extent to which the proposal is consistent with the objectives, policies and rules of the District Plan.

8.0 Evaluation In Accordance With Section 104 of the RESOURCE MANAGEMENT ACT 1991

In order to make a decision in terms of Section 104B of the Act it is necessary to undertake an analysis and assessment to determine whether the purpose and principles of the Act are being met (Part II of the Act) having regard to the matters set out in Sections 104, 104A - 104B as relevant, the Fourth Schedule and any other statutory considerations.

Section 104(1) of the Act requires that Council have regard to any actual or potential effects on the environment, any relevant objectives, policies, rules or other provisions of a plan or proposed plan and any relevant regional policy statement and regional plan or proposed plan, and any other matters the consent authority considers relevant and reasonably necessary to determine the application.

When considering an application Council must not have regard to any effect on a person who has given their written approval to the application (section 104 (3)(b)) and may disregard an adverse effect of an activity on the environment if the Operative Plan permits the activity with that effect (section 104(2)).

8.1 Assessment of Environmental Effects (104(1)(a)): Actual and Potential Effects on the Environment.

8.1.1 Water Quality and Quantity

The proposed development will not increase the impermeable surface area of the site. The area where the auditorium will be constructed is already a concrete paved area.

There are existing stormwater systems on the site, and the applicant proposes that roof water is collected and connected into Council's reticulated stormwater system. All detailed stormwater and wastewater design will be provided for assessment at building consent stage.

In respect of the temporary construction phase, there are minimal earthworks required for the development and given the location of the development it is considered that potential adverse effects caused from silt laden overflow from exposed earth worked areas, and tracking of earth onto the roading network will be minimal. To avoid silt contamination of these areas, conditions of consent, should this consent be granted, will be imposed requiring appropriate sediment control measures are implemented prior to start of the earth working activity.

Overall, subject to the imposition and monitoring of conditions, it is considered that the development would have a no more than minor effect on water quality or quantity.

8.1.2 Native Vegetation, Vegetation and Fauna Habitat

There would be no adverse effects in relation to vegetation and fauna habitat as a result of the proposed activity as the site is within an urban area that is already modified and it is not proposed to remove any vegetation or work within the dripline of any protected vegetation. It is proposed to construct the auditorium between two existing buildings and in area that is currently paved with impermeable surfaces

8.1.3 Land / Soil

There would be no adverse effects on soil/ existing landform as a result of the proposed activity as the site is within the urban area is not known to Council to be affected by hazards is already modified. It is not proposed to undertake any earthworks outside the building platform for the auditorium and the consent if granted would include conditions of consent to control sediment runoff that may result from the construction of the auditorium.

Overall, subject to the imposition and monitoring of conditions, it is considered that the adverse effects associated with the proposed earth Working activity would be sufficiently avoided, remedied or mitigated to ensure that they are no more than minor.

8.1.4 Amenity Values - Health and Safety, Landscapes, Local Areas and Neighbourhood

Overshadowing, building bulk, physical dominance, and privacy

The subject auditorium building will have a finished height of 7.0 metres above the existing ground level. The finished height of the auditorium will be 1.5 metres above the level of the retaining on the western boundary with the adjoining residential dwellings. The proposed auditorium will have a height 400mm lower than the height of the existing auditorium that will be used as a drama/dance facility.

Given the height difference between the school and the adjoining residential dwellings on Stottholm Road the subject building will not overshadow the adjoining dwellings or outdoor living areas. There will be no windows on the western side of the proposed building therefore the development will not result in a loss of privacy to adjoining dwellings. The roof of the auditorium will be visible from some of the adjoining houses along Stottholm Road and given the close proximity of the auditorium to existing school building the overall bulk of the school development close to the western boundary will be increased. Although given the height difference a standard 1.8 metre fence or landscaping would shield a view of the roof of the auditorium from adjoining houses along Stottholm Road.

Overall, it is considered that visually the proposed development would not physically dominate or compromise the privacy of the neighbouring sites as the proposed hall would comply with all bulk and location requirements under the District Plan.

Visual amenity, streetscape, and neighbourhood character.

The subject site, being designated for school purposes, has an appearance and nature significantly different to adjoining sites which are residential in nature. Green Bay High School is typical in scale and appearance to many other Auckland secondary schools.

The subject site is occupied by a cluster of class rooms and other associated administration and facility buildings. These buildings are located toward the western boundary with courts and grassed playing fields along the southern and eastern boundaries.

The proposed auditorium will be partially screened from Godley Road by existing school buildings and covered walkways. The roof of the auditorium will be visible from some of the adjoining houses along Stottholm Road but not easily visible from the public street. Generally the development will not detract significantly from the streetscape or neighbourhood character in which the School forms an integral part.

The auditorium will be constructed over an existing paved area between two school buildings, the development will not result in the loss of an area of open space with high amenity value and there are ample areas within the school grounds for passive and active recreation both from hard surfaces and grassed playing fields.

Overall, subject to the imposition and monitoring of conditions, it is considered that there would be a no more than minor adverse effect on visual amenity and neighbourhood character, as the proposed development is similar in character to the existing development on the school site. Further, it is considered that the proposed auditorium would strengthen the community focus in this area that already exists as a result of the high school and primary school.

Noise, lighting, and glare

The rear of the auditorium where it adjoins residential dwellings has no door or windows and therefore there is no reason to provide lighting at this end of the building. Given the location of the entrance and the ground level in relation to adjoining residential development it is considered that light spill from lights at the entrance of the auditorium will not exceed the permitted standards of the District Plan.

The proposed development has the potential to create noise associated with both the construction of the building and also its operation, including vehicular noise. The noise associated with the construction of the new building will be controlled through the New Zealand Standard NZS6803 "The measurement and Assessment of Noise from Construction, Maintenance, and Demolition Work", and associated conditions of consent.

The acoustics report submitted with the application concludes that most events including dance, choir, aerobics etc would comply with the permitted standards of the District Plan for noise within a Living Environment. The exception to this would be events that include amplified music. To mitigate noise from amplified music conditions of consent, should this consent be granted, will be imposed requiring:

- The installation of a noise insulating ceiling;
- The installation of a noise limiter to be used for amplified performances. The noise limiter installed shall have the ability to be adjusted to different limits according to different styles of music;
- A noise audit and report to be provided to Council after the completion of the auditorium but before it is used for functions. The report will recommend a noise limiter to be installed as well as a noise management plan. It will be the responsibility of the Green Bay High School to ensure that the noise limiter is adjusted correctly for each event. Information relating to managing noise must be advised to the subject users of the auditorium for all non-school evening performance events;
- In addition it is recommended that evening performance functions requiring amplified music finish no later than 10:00pm; and
- The operation of the auditorium to comply with the relevant noise standards of the District Plan.

The increased number of vehicles entering and parking on the site will generate additional noise to that already existing. The noise report submitted only addressed potential noise generated from the auditorium, it did not address noise generated from additional vehicle movements to and from the site, and disturbance to ambient night time sounds.

The application has nominated 5 parking areas that will be utilized for evening performance events. 4 out of the 5 parking areas will be accessed from Godley Road. One parking area (nominated as area 5) will be accessed from the northern vehicle access from Stottholm Road. It is advised that for non-school events this area will only be used by performers and/or support staff participating in performances. 127 parking bays (within areas 1 and 4) out of a total of 187 parking bays are located well away from the boundaries with residential properties.

To mitigate noise from vehicles entering and existing the site, parking and noise from persons going between the auditorium and vehicles conditions of consent, should this consent be granted, are recommended requiring:

- That parking area 5 (as identified in the Traffic Impact Assessment) will only be used for non-school (community) functions where the total expected audience exceeds 250;
- For non-school (community) function the school will implement a traffic management plan and/or traffic/parking wardens directing persons to parking areas. As part of the traffic management plan the school will provide information to community organisation on available parking locations that encourages visitors not to park in the street; and
- The southern entrance from Stottholm Road will not be used by vehicles for non-school (community) events.

It is further reinforced that the use of the auditorium for school purposes is permitted under the designation of the site. It is anticipated that the auditorium will be used primarily for school purposes and the use by community groups is secondary to the use as a school auditorium. In addition the auditorium will not be used for private functions where the number of persons visiting the site is uncontrolled. It is considered that the recommended conditions of consent will mitigate adverse effects from noise to no more than minor.

8.1.5 Access and Parking

As discussed, the proposed development will comprise a new auditorium for both school and community use with a full capacity of 400 seats. The subject site has access points from Godley Road and Stottholm Road. The existing Godley and Stottholm Roads carriageways are about 12 & 8 metres wide respectively between kerbs with a traffic lane in each direction, parallel parking available on both sides clear of the intersection, a newly installed flush painted median strip and some no-stopping controls on the Godley Road frontage. This provides a safety advantage for right turning traffic. The area is a 50Km/h speed zone.

Godley Road is designated as a Regional Arterial Road. Council's roading hierarchy in the District Plan also defines Godley Road as a "major road" which requires onsite turning and a high volume / speed vehicle crossing.

Council's RAMM (Road Assessment and Maintenance Management) database provides a March 2004 traffic volume estimate for Godley Road of about 9,300 ADT (Average Daily Traffic) - relatively low for Regional Arterial Road status. Council's traffic count recorded a traffic volume (5-day average) of 9,944 vehicles per day in 2006.

Stottholm Road is designated as a Local Road in Council's roading hierarchy. Stottholm Road has a July 2005 traffic volume estimate only of 3,380 ADT - reasonable traffic flows for the Local Road status.

Car Parking Areas

The existing vehicle access points / vehicle crossings are proposed to remain unchanged and it is generally considered that these access points are sufficient to cater for peak traffic to and from the school during capacity use of the auditorium. The traffic and parking report submitted with the application has identified five onsite car parking areas. These include areas of existing formal marked parking bays and areas of informal layouts such as paved courts. In total 187 onsite car park spaces have been identified.

The Waitakere City Council Parking and Driveway Guideline does not include a specific parking ratio for a community auditorium. For the purpose of assessing the parking requirement for the community use of the auditorium the car parking ratios for the specific activities of Churches is considered the closest comparative landuse. Churches require 1 parking bay for every 5 seats in the main assembly area.

Thus for 400 seats @ 1 parking bay for every 5 seats the development requires 80 car parks. Using the Parking and Driveway Guidelines results in a parking **surplus of 107 parking bays**. A parking provision of 187 onsite parking bays equates to a parking bay for every 2.1 seats. Generally it is considered that a parking ratio of 1 parking bay for every 3 seats is a conservative provision of parking spaces. It is considered that a provision of 187 parking bays is above the requirement of parking bays required for the auditorium at full capacity. Therefore it is considered that no on street parking is required to accommodate audience parking at full capacity.

Traffic Generation:

Traffic generation ratios for “cultural activities” are not provided for within the Waitakere City Council District Plan. The traffic report submitted with the consent application considered a vehicle occupancy of 2.5 a suitable indication of the travel behaviour of guests to the auditorium. The proposed auditorium has the potential to cater for 450 people (including guests, performers and production staff) and with an average vehicle occupancy of 2.5 persons a total trip generation of around 360 movements (in and out of the school) is considered a reasonable reflection of the trip generation potential of the auditorium under full house condition.

It has been determined that the roading network has the capacity to cater for this level of traffic movement without compromising the safety and efficiency of the network.

8.1.6 Summary

The proposal would allow Green Bay High School to construct a new auditorium that can also be used by community organisations, which would provide an essential facility for students from both the high school and the primary school, and also the wider community. The main concerns raised by submitters relate to traffic (including noise associated with parking and traffic), street parking and noise from evening performance events.

Council's Transport Engineers, John Carroll and Sam Shumane, have assessed the proposed car parking situation and traffic generation and are satisfied that there is ample parking on the site to cater for guests to the auditorium at full capacity. In addition Godley Road is classified as a major road and can therefore safely cater for traffic to and from the site.

The design and location of the auditorium, which includes no windows along the western boundary, is such that noise spill to adjoining properties is minimised and recommended conditions of consent will further reduce the potential of nuisance from noise.

It is considered that the actual and potential adverse effects of the proposed activity are no more than minor, and can be adequately mitigated through appropriate conditions of consent. The conditions of consent, if granted, would relate to avoiding, remedying or mitigating adverse effects arising from the construction period, traffic generation, parking and noise.

8.2 Any Relevant Provisions of the District Plan 104(1)(b)(iv):

8.2.1 District Plan Policies and Objectives

The applicant seeks to construct a school hall and community room at Green Bay High School at 143 -161 Godley Road, Green Bay.

The District Plan provides a range of objectives and policies to be considered in relation to development in the General Natural Area and Living Human Environments. These have been used as a guide in considering the proposal and are discussed below under the headings of **Non Residential Activity**, **Traffic Generation**, and **Car parking**. The relevant objectives and policies in relation to this proposal are:

Non Residential Activity

Policies

Policy 4.7: *That a wide range of opportunities for Non-Residential Activities be provided within the urban area to help reduce the need for travel, and as a consequence reduce the discharge of contaminants from motor vehicles into the air.*

Policy 11.10: *Non-residential activities should be designed and managed in a way that:*

- maintains the visual amenity values of the Environment they are in;
- maintains the amenity of the site and surrounding area when viewed from the street; and
- adequately screens any associated car parking, vehicle access and storage areas from view, from residential sites.

Discussion

Green Bay High School has been established and has been operating at the subject site for a number of years. The School is integrated into the community, and forms part of the fabric of the neighbourhood. The site is designated for Ministry of Education purposes, however, the underlying zoning is intended for residential use, being zoned Living Environment, and therefore consent is required for the use of the proposed auditorium for community purposes outside the operation of the school.

It is considered that the proposed building and facilities will have the same effects in terms of bulk and location, as a facility constructed solely for school use and in keeping with the designated purpose of this site.

The use of the facility for community purposes does mean that the use of the development falls outside the designated purpose of the site, and therefore requires assessment as a non-complying activity. It is considered that the main potential for adverse effects arising from the community use aspect of the proposal relates to car parking and traffic generation, which has been assessed by Council's Transport Engineers, Sam Shumane and John Carroll, and is discussed in more detail below.

The proposed development is generally considered to be in keeping with the character of existing development on the site, as the building is to be constructed within the existing arrangement of school buildings. The development will not be clearly visible from a public road but is situated 8.4 metres from the boundary with residential properties along Stottham Road. The level of the auditorium will be in excess of 5.0 metres below the ground level of the adjoining properties therefore the auditorium will not be visually obtrusive.

The area is zoned residential and located within an area of Waitakere City that is considered urban in nature. Community facilities such as schools, churches, and community halls are common within residential urban areas throughout the City. Locating an auditorium that can be used by community organisations as well as the school, within school grounds makes economical use of existing land and infrastructure. The site has ample parking to cater for such a facility and the school would also offer secure and cost effective administration of the facility in such a way that conditions of consent, intended to manage adverse affects, such as noise can be administered and monitored through one organisation in conjunction with Council.

For the aforementioned reasons it is considered the proposal is consistent with **Policies 11.3 and 11.8.**

Traffic Generation

Policies

Policy 10.14: *Activities should be of a scale and located and managed in a way that:*

- *any traffic generated by the activity, including heavy traffic, does not detract from the capacity of the road to cater safely for motor vehicles, pedestrians and cyclists, and the wellbeing of residents occupying surrounding sites; and*
- *the safe and efficient functioning of the road network is not adversely affected.*

Policy 11.12: *Activities should be of a scale, and located and managed in a way, that does not increase the number of vehicle trips, including heavy vehicle trips, to a level that adversely affects the amenity values of the surrounding Environment or neighbourhood, taking into account the location of the site in relation to the roading hierarchy and the characteristic levels of quiet found in these areas.*

Discussion

As previously discussed, Council's Transportation Engineers, John Carroll and Sam Shumane, have assessed the proposed traffic generation with respect to the proposed development. It is considered that the likely maximum traffic generation for this facility at maximum capacity is in the order of 360 vehicles movements (in and out). After the construction period the auditorium is not anticipated to attract heavy vehicle movements. The site is located on Godley Road which is designated as a Regional Arterial Road. Council's roading hierarchy in the District Plan also defines Godley Road as a "major road. Council's Transports Engineers are satisfied that Godley Road has appropriate capacity for this level of traffic generation.

For the aforementioned reasons it is considered the proposal is consistent with **Policies 10.14 and 11.12.**

Car parking

Policy 10.11: *Activities should provide for:*

- *the on-site parking and loading of motor vehicles; and*

- *the location and design of access to car parking and loading areas, including areas for reverse manoeuvring to ensure that the safe and efficient functioning of adjacent roads, according to the positioning of that road in the Roading Hierarchy, is not adversely affected.*

Policy 10.16: *Driveways, carriageways and car parking areas should:*

- *be laid out in a way that provides for the safe circulation of vehicles and pedestrians;*
- *be of sufficient design quality to ensure the safe passage of motor vehicles, cyclists and pedestrians and discharge of stormwater;*
- *be designed to avoid edge fretting; and*
- *allow safe, ready access to adjoining sites.*

Discussion

Councils Transportation Engineer, John Carroll, has assessed the proposed development in respect to the proposed car parking. It has been determined that a parking provision of 187 parking bays is greater than the parking requirements under the Council's Parking and Driveway Guidelines. It is recommended, if consent is granted, that on-site Traffic Management Plans are prepared to the satisfaction of Councils Transport Assets Section, prior to the opening of the new auditorium. On site Management Plans would be required for non-school events with an expected capacity greater than 250 persons. The management plans would detail the provision of parking wardens and/or signage to direct persons to appropriate parking; they would also encourage patrons to leave the site promptly after events.

Overall, Mr Carroll is generally satisfied that the Traffic Planning Assessment, prepared by Traffic & Transport Engineers Limited, adequately assesses the proposal and makes reasonable estimates of the parking demand likely to result from the community use of the facility. Subject to the imposition and monitoring of the condition relating to the preparation of a Traffic Management Plan, it is considered that any potential adverse effects can be adequately avoided or mitigated, where the adverse effects on the transport environment will be no more than minor.

For the aforementioned reasons it is considered the proposal is consistent with **Policies 10.11 and 10.16.**

8.3 Monitoring

The performance of the activities under this consent, if granted, will be subject to Council's standard monitoring procedures. These procedures include pre-start meetings prior to the commencement of works on site, scheduled inspections to ascertain compliance with conditions of consent, together with periodic inspections as and when required to establish whether conditions are being complied with on an ongoing basis. In particular, attention is likely to be directed toward the implementation of conditions relating to noise and parking.

8.4 Lapsing of Consent

Under Section 125 of the Resource Management Act 1991, unless it is given effect to, a consent lapses either on the date that is specified on the consent or if no date is specified, 5 years after the date of commencement of the consent.

A standard five year period in which to give effect to this consent is considered appropriate because although any development (such as earthworks, construction and fit-out) should be completed within a short time period, there is a possibility that funding and building consent approval could delay the project.

For these reasons it is considered appropriate that this consent period lapses five (5) years from the date of issue of the consent.

9.0 Part ii of the Resource Management Act 1991

It is considered that the proposal would be consistent with Sections 5, 6, 7 and 8 of the Resource Management Act 1991.

The purpose and principles of the Resource Management Act 1991 have primacy over all other considerations that are set out in section 104 of the legislation. In summary, sections 5, 6 and 7 require that resources must be sustainably managed in such a way that any adverse effects on the environment can be avoided, remedied or mitigated. Furthermore, the Resource Management Act 1991 requires that amenity values and the quality of the environment are to be maintained and enhanced.

It is considered that the granting of this application would not be contrary to the purpose of the Act. The proposal will enable people and communities to provide for their economic, social and cultural well-being and their health and safety without significantly compromising the needs of future generations or the life supporting capacity of natural resources such as air, water and soils. Through the imposition of appropriate conditions of consent, it is considered that the proposed activity can sufficiently avoid, remedy or mitigate any adverse effects on the environment.

10.0 CONCLUSION

The applicant seeks consent to construct a school auditorium that would also cater for other community users/organisations at Green Bay High School, 143 -161 Godley Road, Green Bay. The site is located within the General Natural Environment and the Living Human Environment. The development will result in infringements relating to non-residential activity and traffic generation.

It is considered that the proposal meets the criteria for granting consent as the potential adverse environmental effects are no more than minor, are not significantly greater than those that could be expected under the school designation of the site and can adequately be mitigated through the imposition of appropriate conditions of consent. It is considered that the establishment and operation of the auditorium will not lead to a decline in the amenity values of the area beyond what is permitted as a designated school site. Rather the additional community use elements would consolidate the role of the school as an asset within the community and enhance the community solidarity by providing for non-school use in close proximity to the anticipated users of the facility being local community organisations.

The proposal is not considered to be contrary to the objectives and policies of the District Plan which seek to maintain amenity values and neighbourhood character, while promoting the health and safety of residents.

It is considered that the issues raised by the submitters can be adequately avoided or mitigated through the imposition of appropriate conditions. Subject to any additional and/or contrary evidence being presented at the hearing, it is concluded that the application merits consent in accordance with Section 104 of the Resource Management Act 1991.

11.0 RECOMMENDATION

That pursuant to Sections 104,104B, 108 and 113 of the Resource Management Act 1991, and subject to additional or contrary information being presented at the hearing, consent be **granted** to the application by Green Bay High School to construct a new auditorium 143 -161 Godley Road, Green Bay (Green Bay High School) being Lots 1-3 DP 19099 and PT ALLOT 34 DP 1947 for the following reasons:

- (i) The proposed auditorium is in keeping with the character of the school site, and it is considered that the development will not significantly detract from the amenity of the neighbourhood, as the proposed building would have a comparable bulk as a complying development and permitted with the school designation;
- (ii) Conditions of consent will be imposed ensuring that noise levels generated by the development are reduced to an acceptable level, and will comply with general noise standards under the District Plan;
- (iii) Parking for the auditorium at maximum capacity can be accommodated within the school grounds;
- (iv) The proposal is generally consistent with the objectives and policies of the District Plan and would create no more than minor adverse effects on the environment; and
- (v) The development is not contrary to Part II of the Act and is consistent with the relevant policies and the Auckland Regional Policy Statement (ARPS).

Consent shall be subject to the following conditions:

General

1. The development shall proceed in accordance with the plans titled:
 - i. Site Plan - Drawing A100;
 - ii. Location Plan - Drawing A101;
 - iii. Existing Ground Floor Plan - Drawing A102;
 - iv. Auditorium Floor Plan - Drawing A103;
 - v. Area Plan - Drawing A104;
 - vi. Elevations 1 - Drawing A201;
 - vii. Elevations 2 - Drawing A202;
 - viii. Sections - Drawing A301;
 - ix. Isometric SW - Drawing AX-01;
 - x. Isometric SE - Drawing AX-02;
 - xi. Isometric NE - Drawing AX-03; and
 - xii. Perspective - Drawing AX-04.

All drawings prepared by Babbage Consultants and all referenced by Council as RMA 2008-875 and the information, including further information, submitted with the application.

2. Pursuant to section 125 of the Resource Management Act 1991, this consent shall lapse after a period of five years after the date of issue of the consent.
3. All infrastructure relating to stormwater treatment and disposal, wastewater disposal, and water supply shall be designed and completed to the satisfaction of Council's Drainage Assets Engineer. (Compliance with the Waitakere City Council Code of Practice for City Infrastructure and Land Development is deemed to be in accordance with the above condition).
4. Pursuant to Section 128 of the Resource Management Act 1991, the Council may, 12 months after the commencement of the activity, serve notice upon the consent holder of its intention to review conditions 6, 7, 8, 17, 22 and/or 26 of this consent should it consider this to be necessary in order to deal with any adverse effects on the environment which may arise from the exercise of this consent. The review shall be undertaken at the expense of the consent holder.

5. A copy of the consent conditions and Construction Management Plan (required by condition 10 below) shall be kept on site at all times and all contractors and sub contractors shall be aware of and work in accordance with them. It is the responsibility of the consent holder to ensure that this happens.
6. The audience occupancy for Community (non-school) use of the Auditorium should not exceed 400 persons at any one time.
7. Community (non school) evening performances events within the auditorium exceeding 250 persons shall be limited to 40 events a year.
8. Of the 40 Community (non-school) evening performance events 15 events per annum will have a finish time no later than 10:00pm. The remaining events will have a finish time no later than 11:00pm.
9. The consent holder shall produce a protocol and set of requirements for community use of the facility. The protocol shall be provided to the Manager: Resource Consents for approval prior to the Building Code of Compliance being issued. The protocol shall include all relevant conditions of the resource consent relating to parking and noise control. The protocol shall be provided to any community hirer of the facility, who shall agree to abide by those conditions prior to being authorised to use the facility.

Monitoring and Pre-Start Meeting

10. Prior to the commencement of any site works the applicant shall provide to Council a Construction Management Plan to be approved by the Manager: Resource Consent. The Construction Management Plan will address issues relating to the management of construction noise, dust, parking of construction vehicles and the movement of heavy vehicle to and from the site to ensure that any adverse effects of construction traffic will be mitigated.
11. Council's Environmental Monitoring Officer (EMO) must be advised in writing five working days prior to any site works, to arrange a pre-start meeting to discuss earthworks and construction traffic management.
12. A consent compliance monitoring fee of \$1415.00 (inclusive of G.S.T.) shall be paid to the Council. This fee is to recover the actual and reasonable costs incurred ensuring compliance with the conditions of this consent. If, on inspection all conditions have not been satisfactorily met, a reinspection shall be required at the relevant hourly rate applicable at the time the reinspection is carried out.

Earthworks

13. Before commencement of any works and until completion of exposed site works, adequate sediment and erosion control measures shall be constructed and maintained by the consent holder. The consent holder shall notify Council's Monitoring Officer when controls are in place. Work shall not commence until approval has been gained in writing from the Manager: Resource Consents. The control measures must be maintained until the site has been adequately stabilised against erosion and sediment-laden run off. The construction and maintenance shall be in accordance with the Erosion/Sediment Control Measures Appendix to the Natural Area rules of the Waitakere City Council District Plan.

14. Stabilised entranceways to the site shall be provided prior to the commencement of works and maintained for the duration of works. Additional measures such as wheel wash facilities shall be implemented (as) if deemed necessary by Council's Environmental Monitoring Officer to prevent the deposition of earth or other debris on the surrounding street network by vehicles entering and exiting the site. Roads, footpaths, berms and kerbs including entry and exit points to the site shall be kept free from damage and clear of mud and debris at all times. Any material deposited on the street shall be immediately removed by sweeping and any damage caused shall be immediately repaired at the expense of the consent holder. The consent holder shall notify Council's Monitoring Officer when entranceway controls are in place. Work shall not commence until approval has been gained in writing from the Manager: Resource Consents.
15. Prior to work commencing signage shall be placed in appropriate locations to warn traffic about truck movements, to the satisfaction of the Manager: Transport Assets and the Manager: Resource Consents.

Transport and Parking

16. Ensure, where practicable, that the car park spaces are to be pavement marked, with signs erected where necessary, to clearly define staff / visitor parking, circulation and site access etc. All to comply with "The Manual of Traffic Signs and Markings" (MOTSAM) jointly published by Land Transport Safety NZ and Transit NZ. Also refer to NZS 4121 (2001), "Design for Access and Mobility - Buildings and Associated Facilities".
17. Prior to opening of the auditorium, Traffic Management Plans for community evening performance events where public attendance exceeds 250 people shall be developed and approved in consultation with Councils Transport Assets Section and approved by the Manager: Resource Consent. The Traffic Management Plan shall include the use of temporary signs and/or parking wardens to guide public to the parking spaces and measures to limit street parking. Information relating to the Traffic Management Plan will be provided to community organisations at the time of booking.
18. For the community evening performance events, only event performers & support staff to park in car parking area 5 (accessed from northern Stottholm Road vehicle crossing) because they will be familiar with the access arrangements (rather than expecting the general public to park in this area).
19. For events with an audience less than 250 persons car park area 5 will not be made available for parking. The gates from Stottholm Road will be closed.
20. The approved Traffic Management Plan (refer to condition 14 above) shall be exercised on all occasions where public attendance exceeds 250 people for a community performance event within the auditorium building.

Noise

21. Noise from the Green Bay High School Auditorium shall not exceed the following levels as measured at or near any residential boundary:

Monday to Saturday:	7.00 am - 7.00 pm 50dBA L10
Monday to Saturday:	7.00 pm - 10.00 pm 45dBA L10
Sundays and public holidays:	7.00 am - 10.00 pm 45dBA L10
Monday to Sunday (inclusive):	10.00 pm - 7.00 am 40dBA L10 & 70dBA Lmax

Noise shall be measured and assessed in accordance with NZS6801:1991 and NZS6802:1991.

22. The auditorium may not be used for any events or performances between the hours of 11.00 pm - 7.00 am. All persons involved in any such event shall have left the premises by 11.30 pm.
23. Noise from construction, maintenance, demolition and earthworks on the site shall not exceed the relevant noise levels as specified in NZS6803P:1984 "The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work".

All construction, maintenance, demolition and earthworks on the site shall be undertaken between the following hours only:

Monday to Friday:	6.30 am to 8.00 pm
Saturday:	7.30 am to 6.00 pm
Sunday and Public Holidays:	No work

24. After completion of the auditorium and prior to its use of a public building the applicant shall provide a noise audit report and management plan prepared by a suitably qualified individual that will recommend a noise limiter to be installed to ensure that noise from amplified music does not exceed the permitted standards of the District Plan. The noise limiter must be able to be celebrated to different styles of music as recommended in the Marshall Day Acoustic report dated 27 May 2008.
25. A noise limiter as recommended by the noise audit report and the Marshall Day Acoustic report dated 27 May 2008 shall be installed and made fully operational prior to the use of the building for functions that include amplified music.
26. Amplified music emanating from the auditorium shall cease no later than 10:00 pm.

Advice Notes:

Where indicated in the conditions it is the consent holder's responsibility to inform the Environmental Monitoring Officer when inspection is required. Inspections can be requested through the Call Centre on 839 0400.

Report prepared by: Mandy Sherring (Resource Planner).

