

NOTICE OF REQUIREMENT

FOR

THE MINISTRY OF
EDUCATION

NEW SCHOOLS AT RANUI,
WAITAKERE CITY

AI

Ref: 43329
January 2008

FORM 18

NOTICE OF REQUIREMENT BY MINISTER, LOCAL AUTHORITY, OR REQUIRING AUTHORITY FOR DESIGNATION OR ALTERATION OF DESIGNATION

To: **Waitakere City Council**

The Minister of Education ("the Minister") gives Notice of Requirement for a new designation for a public work.

The site to which the Requirement applies is as follows:

A plan showing the location of the site and properties directly affected by this Notice is included in Annexure A.

The site is located on the southern corner of Metcalfe and Simpson Roads, Ranui, Waitakere City, and comprises two legal allotments which are legally described as follows:

232-236 Metcalfe Road
Pt Lot 8 DP 7398

92 Simpson Road
Lot 9 DP 7398

The Certificates of Title are attached in Annexure B.

The nature of the proposed public work is:

Overview

The Minister proposes to establish two schools on the site. One school will be a new year 1 to 8 primary school providing facilities for up to 520 students. The other shall be a total immersion Maori school (Te Kotuku Kura) year 1 to 8 school providing facilities for a maximum of 250 students. Within these rolls an early childhood education centre may also be provided for.

To this end, the Minister proposes to designate the site for the following purpose:

"Ranui Campus comprising up to two schools (one of which may be a kura kaupapa Maori) for students in years 1 to 8 together with an early childhood education centre."

Proposed designation conditions are set out later in this notice.

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It is envisaged that the Kura will be the first of the schools established on the site. At this stage it is anticipated that the Kura will be operational by 2009. The primary school is targeted for opening in 2010-2011.

A **Designation Plan** is attached as **Annexure C**.

Background

The area of Ranui South is a rapidly developing area of Waitakere City, between two and three kilometres to the northwest of Henderson. Within Ranui South, the Ministry of Education has identified a specific area where a future primary school is required, due to the surrounding primary schools (Summerland School, Swanson School, and Ranui School) nearing capacity, and projected future development in the area. In relation to the latter issue, the school's proposed location is within the Metropolitan Urban Limits (MUL) of Auckland Region, and the area has been rezoned for residential purposes under the Babich Structure Plan. This will result in a significant increase in the population of the area, leading to increased demand on educational resources.

In addition to the identified need for a new primary school, the Ministry has identified the site as an appropriate permanent location for Te Kotuku Kura. The existing facility is a leased space at Rutherford High School on the Te Atatu Peninsula. This space is a temporary facility and is considered insufficient for the future needs of the Kura, and this has generated the requirement to find a new location.

The Ministry of Education on behalf of the Minister has investigated an extensive number of potentially suitable sites within the Ranui area for the schools. This is outlined in more detail later in this Notice. The Minister made a decision to acquire the subject site and proceed with the new designation of the site.

Site Description

The site comprises two legal titles that have been used historically for viticultural activity.

The total area of the combined titles is 4.5301 hectares. The site has frontage to both Metcalfe and Simpson Roads, which are both two-laned local roads.

One dwelling and associated outbuildings are located on each title. There is a limited amount of vegetation on Lot 9 DP 7398, comprising some trees along the Simpson Road frontage. A greater amount of vegetation is located on Pt Lot 8 DP 7398, surrounding the existing house and towards the middle of the site, where a shelterbelt of macrocarpa trees exists, running roughly in an east-west direction.

The topography of the site is gentle for much of the site. In particular, the land close to the Simpson and Metcalfe Road frontages is relatively flat. However the site steepens in the south-east corner of the site, down into a gully. There is no evidence of perennial or ephemeral water courses on the site.

The surrounding land use is a mixture of rural and urban residential activity. This reflects the fact that the site is located just within the Metropolitan Urban Limits prescribed by the Auckland Regional Council. Sites immediately adjoining the subject site, and directly opposite the site on Simpson Road, display rural characteristics. The land use on the sites immediately adjoining the subject site will change in the future, due to their residential zoning. The land opposite the site on Simpson Road is likely to remain in some form of rural land use for the foreseeable future, given that it is located outside the MUL limits. The land directly opposite the site on Metcalfe Road comprises suburban residential development.

General Proposal Description

No specific provisions have been made at this stage for the ultimate form of building on site. This will be addressed at Outline Plan of Works Stage.

However, general parameters for the site's built development form are guided by the conditions which are proposed to be implemented within this Notice of Requirement. Such conditions will limit the building height of the schools, and their proximity to boundaries. Furthermore, it is considered at this preliminary stage that the likely location for buildings will be on the flatter portions of the site, nearer the Simpson and Metcalfe Road frontages.

As stated previously, there is little vegetation of note on the property, and no native vegetation of significance. It is anticipated that macrocarpa trees on the site will be removed. Comprehensive landscaping of the site will occur upon further development of the site. Landscape Plans will be prepared to accompany any architectural plans prepared for Outline Plan of Works.

The maximum school roll for the proposed Primary School is 520 students, with non-specified provision for teaching and administration staff. The kura will cater for up to a maximum of 250 students, and teaching and administrative staff. The Notice has also allowed for the provision of a childcare facility integrated into the site.

The nature of the proposed restrictions that would apply are:

Designation Purpose:

"Ranui Campus comprising up to two schools (one of which may be a kura kaupapa Maori) for students in years 1 to 8 together with an early childhood education centre"

Designation Conditions:

1. 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.
2. The student roll of the two schools shall not exceed 770 students.

3. All buildings and structures shall comply with the following development controls:

- Height in relation to boundary: no part of any building shall infringe a height in relation to boundary control from any adjacent land zoned residential of 2.5 metres plus:
On the southern boundary of the site: 35 degrees
On the northern and street boundaries of the site: 55 degrees
On the western and eastern boundaries of the site: 45 degrees
- The height of all buildings (excluding any goal posts associated with sporting activities) shall not exceed 8m for any classroom and administrative buildings, and 10m for any indoor sporting, recreational, cultural or performance facilities.
- Minimum building setbacks (road frontage): 5m
- Minimum building setbacks (side boundaries): 5m
- Maximum building coverage: 35%
- Minimum permeable area: 30%

4. The Minister of Education and the School's Board of Trustees shall (i) monitor school related traffic in the vicinity of the school, and (ii) resource, develop, review and action a Travel Plan for the school to mitigate real and potential adverse traffic effects as and when the school becomes operational.

Advice Note to condition 4

The travel plan would be expected to address the following issues:

- Start and finish times and whether there is a need to stagger these to alleviate demands on parking, particularly at pick-up times;
- The outcome of any discussions with the Auckland Regional Transportation Authority over the provision of bus services;
- Provision for bus loading either on-site or on-street clear of the traffic lanes consistent with growth in use of this transport mode;
- Identification of safe access across the roads to the school;
- Identification of safe pedestrian and cyclist routes required to and from the school relative to the school catchment;
- Provision of on-site facilities for bicycles;

5. That all activities taking place at the school shall comply with the following noise levels measured at the boundary of properties zoned for residential purposes:

Monday to Saturday	(0700hrs-2000hrs)	50dBA L10
Monday to Saturday	(200hrs-2300hrs)	45dBA L10
Sunday and Public Holidays	(0700hrs-2400hrs)	45dBA L10
Sunday and Public Holidays	(2400hrs-0700hrs)	40dBA L10

This provision shall not apply in respect of the noise generated from students' voices outside between 0800hrs and 1800hrs (excluding Sundays and public holidays)

Sound levels shall be measured in accordance with the requirements of NZS 6801: 1991 Measurement of Sound and assessed in accordance with the requirements of NZS 6802: 1991 Assessment of Environmental Sound

An assessment of the proposal against Part 2 of the Resource Management Act 1991, and any Relevant Policy Statements and Plans:

Section 5 – Purpose

The proposal is considered to be consistent with the Purpose of the Act in that it will enable people and communities to provide for their social and economic and cultural wellbeing (provision of education), while avoiding, remedying or mitigating any adverse effects on the environment. An assessment of the effects of the proposed activity on the environment is provided below.

Section 6 – Matters of National Importance

Section 6 sets out matters of national importance which all persons exercising functions and powers under the Act shall recognise and provide for.

There is no indigenous vegetation of any significance on the site. Nor are there any features of historic heritage.

Section 7 – Other Matters

Section 7 contains other matters to which all persons exercising functions and powers under the Act shall have particular regard.

Section 7(b) relates to the efficient use of natural and physical resources. Suitable land for school development is in short supply in the area due to the strong residential growth occurring in the Ranui area. The fact that the site will be used jointly for year 1-8 (ie. primary and intermediate schooling) and Kura purposes represents an efficient use of the scarce land resource.

Sections 7(c) and (f) relate to the maintenance and enhancement of amenity values and the maintenance and enhancement of the quality of the environment respectively. The proposed designation conditions have been designed to minimise the adverse effects on amenity values and the quality of the environment whilst recognising the site constraints and still achieving the Minister's objective of establishing educational facilities on the site. In particular, bulk and location controls are proposed to protect the surrounding area from overdominance and shading, whilst a traffic management plan has been prepared to seek to minimise use of the private motor vehicle for traffic movements to and from the site.

Section 7(d) requires regard to be had to the intrinsic value of ecosystems. It is considered that there are no sensitive ecosystems on the site. Potential effects on ecosystems in the wider ecological catchment could be incurred through sediment generation occurring at the time of earthworks associated with site development. Such effects can be managed via sediment and erosion control plans submitted at Outline Plan or Works stage.

Section 8 – Treaty of Waitangi

Establishment of the proposed schools will not be in conflict with the principles of the Treaty. Indeed, by facilitating the establishment of a new Kura, it is considered that the designation will help promote the principles of the Treaty.

Relevant Policy Statements and Plans

National Policy Statements

There are no relevant National Policy Statements.

Auckland Regional Growth Strategy

Although not a statutory document under the Resource Management Act 1991, the Auckland Regional Growth Strategy (ARGS) could be considered an "other matter" for consideration under Section 104 of the Act. The ARGS sets out the overall vision for growth in the Auckland region to 2050. Fundamental to the ARGS is achieving a compact urban form, where most growth will be achieved within the current Metropolitan Urban Limits (MUL).

The proposed school site is located within the MUL. The Ranui area is identified as an area where significant population growth will occur. Schools are essential elements of community infrastructure that are required to support growth.

Accordingly provision of schools within an identified growth area to service population growth within the MUL, promotes the vision of the ARGS.

Auckland Regional Policy Statement

Relevant provisions in the Regional Policy Statement (RPS) include provisions addressing the interaction between land use and the transport system.

Land use and transport integration is addressed in the traffic effects section of the Assessment of Environmental Effects, and the **Integrated Transport Assessment** attached as **Annexure D**. The Minister considers that there is sufficient information available to demonstrate that a school can be successfully established on this site with acceptable effects on the transportation network, and safe and suitable site access arrangements. The Auckland Regional Transportation Authority (ARTA) has indicated general support for the Transport Demand Management Measures being proposed including provision of limited on-site parking, promotion of other transport modes, including walking, cycling and bus services. ARTA has indicated that it will work with the Ministry as the schools are developed to promote a variety of transport modes.

Operative Auckland Regional Plan: Sediment Control

An earthworks consent will be obtained from the Regional Council once detailed design for the schools has been completed.

Proposed Auckland Regional Plan: Air, Land and Water

A discharge permit will be obtained from the Regional Council for stormwater discharges from the site once detailed design has been complete.

Waitakere City District Plan

The site is zoned "Living Environments" in the District Plan under the Human Environments planning layer, and "General Natural" under the Natural Environments layer.

Accordingly, in the absence of school use of the site, some form of residential development is a realistic alternative development scenario for the site. Given the zoning of the site and its location within the MUL, residential development of the site would be wholly consistent with the ARGS in the absence of school development. Such development would likely take the form of low to medium density residential development.

The Living Environment policies require consideration of a wide variety of matters, including the natural environment, amenity values, transport and so forth. The objectives and policies of the General Natural Zone reflect the fact that the zone has a diversity of environmental characteristics, and is generally characterised as not having special or unique environmental characteristics that warrant a more restrictive zoning regime. Other relevant objectives and policies relate to the natural environment and the transportation network.

Given the above, it is considered that the zoning provisions of the District Plan for this site are entirely appropriate to support the development of schools here.

Rule 1.1 of the Waitakere City District Plan provides that the following information must be provided with a Notice of Requirement:

"(a) Where the applicant is not a Minister of the Crown or a local authority, details of the Minister's[sic] 'Gazette' notice approval which empowers the applicant as a requiring authority including any specified terms and conditions.

(b) The proposed sequence and timing of implementation of the work or project. If any of the work is not commenced within a five year period, that particular part of the work and its timing, and the reasons why the requirement needs to be included now, shall be specified.

(c) Proposals for the use and maintenance of those parts of the land which will not be developed for five or more years where the land is in the ownership of the requiring authority."

Point (a) does not apply as the applicant is a Minister of the Crown. In relation to points (b) and (c) it is considered that the majority of the development work associated with the two proposed schools will have been completed within 5 years. This does not mean however that there will not be future development beyond a five year period. Schools by their very nature must evolve and respond to the demographic, socio-economic and political factors that influence roll growth.

The effects that the public work will have on the environment, and the ways in which any adverse effects will be mitigated are:

Amenity

Schools have the potential to generate adverse effects on residential amenity values. Such potential effects include:

- Additional noise associated with vehicle movements
- Additional noise associated with activities occurring within school buildings and on playing fields and playgrounds
- Visual effects relating to building location, bulk, scale and design

In relation to visual impact, it is stressed that were schools not to be developed on this site, the likely development alternative would be low to medium density suburban housing. Houses would be located across most of the site, with little of the visual relief which is offered by large playing fields in schools.

It is also noted that for the most part buildings that are constructed on the site will be within the 8m height limit that applies to the Residential zoning of the site. Some allowance has been made in the proposed conditions to provide for indoor sporting and cultural facilities to be developed up to 10m in height, in recognition of the greater ceiling height often required for those facilities as opposed to classroom and administrative buildings.

The topography and geotechnical characteristics of the site dictate that it is highly likely that building development on the site will tend to be located on the higher sections of the site closer to the Metcalfe and Simpson Road frontages. This will help to ensure that buildings are unlikely to be located in close proximity to the adjoining residentially-zoned land to the east and south of the site. The existing roading network provides, in addition to the nominated building yard setbacks, further buffering separation distance from any buildings to the sites on the opposite side of Metcalfe and Simpson roads.

It is also noted that the existing residential properties opposite the site on Metcalfe Road are generally orientated away from Metcalfe Road, to allow for privacy from the road, and northerly aspect. This will further mitigate any potential visual impact arising from building development.

Furthermore, recent Ministry of Education new school developments in Auckland have displayed a strong commitment to quality architectural and urban design, with a number of schools receiving awards from the Institute of Architects. The Ministry are similarly committed to quality design at this site. Rather than detracting from the visual amenity of areas, increasingly with higher design standards new schools are adding positively to the visual qualities of urban areas. Contained within **Annexure E** are some images of recent new school developments in the Auckland Region.

In addition, comprehensive landscaping of the site will be undertaken as the site is developed, to ground and soften the impact of built form.

It is recognised that schools can generate noise effects, relating to school bell operations, vocal noise, amplified music, non-amplified music, alarms and traffic. Such noise effects should be recognised as an inevitable consequence of urban schools.

However, the majority of noise-generating activity will be undertaken on week days during and just outside normal school hours. Significant noise generating activity will not occur at night time (save for the very occasional night time event) when noise nuisance and sleep disturbance is most likely to occur. It is noted that alternative residential use of the site would generate its own noise effects, relating to the keeping of pets, night time parties and so forth, which could be considered equally if not more invasive than a school development.

Noise conditions have been nominated in this Notice of Requirement in relation to operational school noise.

Traffic

Schools have the ability to generate significant traffic volumes, which are generally concentrated at two distinct periods of the day – prior to school commencement in the morning, and just prior to and following school completion in the afternoon.

Again, such traffic generation should be placed in the context of the traffic that would be generated by the likely alternative of residential development on the site. In this instance the site is approximately four and a half hectares in area, or 45,000m². For residential development purposes, twenty percent of a site's area is typically devoted to road reserve. This leaves a net potential developable area of 36,000m². The District Plan density controls allow section sizes of 450m². This would therefore result somewhere in the order of 80 households. A common traffic engineering assumption is that standard suburban households generate, on average, in the order of 10 vehicle movements per day. This would therefore equate to approximately 800 vehicle movements per day. Whilst such movements would be spread more evenly throughout the day than a school operation, there would still be distinct morning, mid afternoon and late afternoon peak concentrations associated with commuting and school trips.

Unlike a large residential subdivision made up of disparate individual households, a school has the opportunity to actively manage and influence transport. To this effect, an Integrated Transport Assessment ("ITA") has been prepared by Flow Transportation Specialists ("Flow"). This report is included in **Annexure D**. The ITA considers the accessibility of the school for all modes of transport (car, bus, cycle and walking) under both the current and potential future road network. It also sets out Transport Demand Management ("TDM") measures that can be implemented to reduce reliance on private motor vehicles.

The ITA also concludes that there is sufficient spare capacity in the surrounding road network, and at the Simpson Road / Metcalfe Road intersection in particular, to accommodate increased traffic movements associated with the school development.

Infrastructure

An **infrastructure assessment** for the site has been undertaken which is attached as **Annexure F**. The assessment is broad in nature, given that specific development designs have not been advanced, however confirms that it is feasible to provide all necessary utility services to the site.

Soil Contamination

A geo-environmental assessment of the site has been undertaken, and is attached as **Annexure G**.

The assessment was undertaken as the site has been used historically for horticulture and viticulture which have the potential to lead to soil contamination.

Samples were taken from soil on the site, and the samples were subject to chemical analysis. The full methodology utilised is outlined in detail in the attached report.

In summary, the assessment concludes that the concentrations of contamination detected on the site do not pose a significant risk to human health nor to the environment.

Natural Hazards and Development Suitability

As part of the geo-environmental assessment attached in **Annexure G**, the stability of the site was examined. Intrusive site investigation across the site was undertaken, consisting of 20 hand augured boreholes and recovered soil samples for geotechnical testing. Based on the fieldwork undertaken and subsequent analysis of samples, it is considered that the site is generally suitable for the proposed development from an geotechnical engineering perspective, although it is recommended that the proposed school structures are located on the western part of the site outside of the existing gully in the south east and the infilled gully in the north east.

Once the layout of the proposed development is available following designation of the site, the geotechnical engineers recommend that additional investigations are carried out to provide data for detailed design.

Natural Ecosystems

There is little vegetation on the site, and none of any ecological significance. No watercourses traverse the site.

Nevertheless, in terms of the wider catchment any significant earthworks to occur on the site could generate sediment discharge. Once specific building designs are advanced for the site, earthworks consents will be required from ARC. At that stage specific sediment control measures will be devised in accordance with the ARC's standards.

Construction effects

New schools are of a scale that typically necessitates a significant amount of earthworks and building works. These works can generate significant, albeit temporary, effects on the environment relating to noise and dust generation, and effects on the structure and condition of roading.

At the Outline Plan of Works stage measures will be outlined to mitigate such effects.

Alternative sites, routes, and methods have been considered to the following extent:

The Minister initiated a search for a suitable site for the schools in mid 2006. A site selection study of the Ranui South locality was then undertaken.

Four sites were shortlisted for assessment. This was a minor reduction from the original five sites that were initially identified as potentially suitable. The four sites are identified on the plan attached in Annexure H. In summary the four sites were located as follows:

Site 2

Located to the north of Metcalfe Road and to the east of Simpson Road. Located within the MUL and zoned Living Environment.

Site 3

(the final site chosen and subject to this Notice of Requirement)

Site 4

Located to the west of Simpson Road, across from Site 3. Located outside the MUL and zoned Foothills Environment.

Site 5

Located to the south of Metcalfe Road, east of Site 3. Located within the MUL.

Site 4 was primarily discounted as it was located outside of the MUL, and is also of steep terrain.

Site 2, whilst having good servicing potential, minimal roading issues and location within the MUL, was considered less desirable from the perspective of its steep slope and poor road frontage.

Site 5 was ranked as the second most desirable site. It was ranked behind Site 3 largely because of its steeper terrain.

The conclusion of the study was that, overall, Site 3 was the most suitable site.

As a result of the above analysis, it is considered that The Minister has given adequate consideration to alternative sites or methods of undertaking the works, thereby fulfilling the requirements of Section 171 (1)(b) of the Act.

The public work and designation are reasonably necessary for achieving the objectives of the requiring authority because:

The Minister is a requiring authority under section 166 of the Act. The Minister has financial responsibility for state-owned and funded schools, so may give the Council a Notice of requirement for a designation of such works.

The Education Act 1989 empowers the Minister of Education to designate schools. Those elected to the Board of Trustees are legally responsible for the management of their school, in the same manner as applies to all other State schools.

The project is reasonably necessary in achieving the Minister's objective, which is to develop two new schools, comprising one Year 1 to 8 primary school, and one total immersion Maori school (Te Kotuku Kura) year 1 to 8, to open by late 2009 and 2011 respectively.

Designation is considered to be the most appropriate mechanism to provide for the establishment and on-going operation of the school for its proposed purpose. The Minister requires on-going certainty that the site can be developed and used for this purpose. Designation provides the necessary long-term certainty and flexibility for operation of a school on the site, while also identifying the use of the site for the general public.

In addition, designation of the site for education purposes is consistent with the planning mechanism utilised for all other existing state schools in Waitakere City.

The following resource consents are needed for the proposed activity and have been applied for:

No consents are required from Waitakere City Council once the site is designated. Outline Plan of Works will be submitted for subsequent building development.

Necessary resource consents from the ARC for stormwater discharge and earthworks will be applied for once detailed design has been undertaken.

The following consultation has been undertaken with parties that are likely to be affected:

Representatives of the Ministry met with Waitakere City Council on 26 September 2007 to discuss the proposed designation. Council representatives in the areas of policy planning, urban design, social infrastructure and physical infrastructure attended the meeting.

The Council representatives were generally supportive of the proposed designation. Main points raised in the meeting were:

- The site is identified by Council as having a history of horticultural use. A contamination assessment would be required. This has been undertaken.
- The site is located outside of the current Waitakere Ranges Heritage Area, as contained within the bill currently before Parliament, and therefore will not be subject to that piece of legislation.
- Engineering consultants will work with Council staff during the preparation of the Notice of Requirement and future Outlined Plan of Works.
- Consultation with Council's Social Infrastructure Planners shall occur as part of preparation of subsequent Outline Plans.

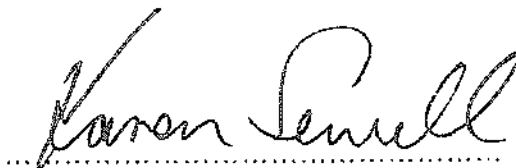
A meeting was held with representatives from the Auckland Regional Transport Authority. The school proposal and the basis of the Integrated Traffic Assessment were set out. General support was provided to the proposal by ARTA. ART indicated their interest in being strongly involved with the Ministry as plans for the school development evolve. The Ministry is committed to such ongoing liaison.

Ministry representatives have also met with Auckland Regional Council, who indicated no fundamental concerns with the location of the school and its intended development profile.

The Minister of Education attaches the following information required to be included in this Notice by the District Plan, Regional Plan or any regulations made under the Resource Management Act 1991:

- Annexure A: Location of Site
- Annexure B: Certificate of Titles
- Annexure C: Designation Plan
- Annexure D: Integrated Transport Assessment
- Annexure E: Images of recent Ministry new school developments
- Annexure F: Infrastructure assessment
- Annexure G: Geo-environmental assessment
- Annexure H: Shortlisted sites

Signed by:



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Karen Sewell
Secretary for Education
(pursuant to an Instrument of Delegated Authority dated 12 July 1996)

7.02.08
.....
Date

Address for Service:

Ministry of Education
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PO Box 2027
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Attention: Matthew Paetz

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QuickMap
Custom Software Ltd

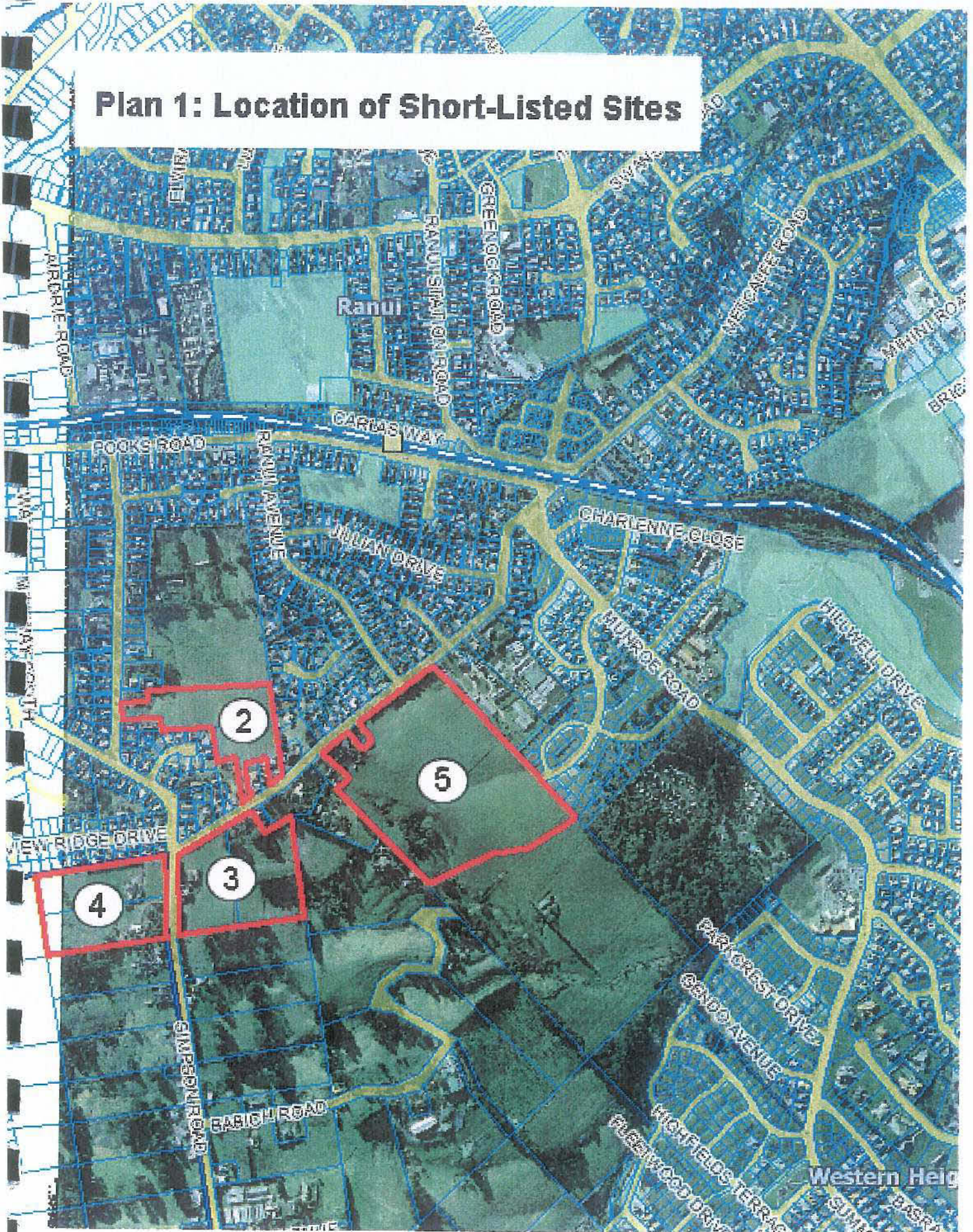
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Any person wishing to rely on the information shown on this map must independently verify the information

Scale 1:8000 Topographical and Cadastral map derived from LINZ data. Printed 30/01/2008 10:47

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Plan 1: Location of Short-Listed Sites



Philip Wilkinson
 17 Gum Road
 Henderson Valley
 Phone 8371458
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**Submission regarding Notice of Requirement
 Ranui Campus (232-236 Metcalf and 92 Simpson roads)**

Submission OPPOSING the above notice

Submission;

Consent should NOT be given to locate and build the Ranui campus.

Further require the commission to further review the current educational resource in the area to ensure the best possible outcome for all schools with particular respect to section 7(b) "efficient use of physical resources".

Commission should further recognise that better return on investment could be gained through the refurbishment of other local schools.

1. Numbers at several neighbouring schools are declining or at best stable.
 - a. Swanson not at capacity
 - b. Henderson Valley has a declining in zone role – only out of zone students maintaining current numbers. Currently approx 20% short of maximum. There is no potential for role growth at this school due to the current council zone restrictions and national park.
 - c. Bruce McLaren had small intake of students for the 2007 year. . There appears to be significant "flight" to other local intermediates, leaving this as an opportunity to turn into a full primary or combination Primary/Intermediate. This might also be a better location for the Kura.
 - d. Henderson high school still appears to be operating at numbers well below its capacity.
 - e. Western heights nearing capacity but unwilling to shift current zones to allow neighbouring schools to pick up the slack.
 - f. Summerlands also nearing capacity willing to amend their zone but borders Henderson heights so no gain unless both move.
 - g. Ranui ????
 - h. Sunderland school currently providing some drain from the higher socio economic areas i.e. Henderson Valley and Swanson school zones.

I believe that a better use of resource would be to reassess the resource at the above schools and provide them with some spend on facilities to manage any overflow from the "growth area". In particular we should recognise the restrictions that semi-rural schools such as Henderson Valley and Swanson have with regard possible future growth due to council zone restrictions.

2. Location of the site will encourage private motor vehicle use as opposed to reducing the minimising it as required in section 7(c) & (f). The site is located at the top of a hill and no public transport operates through the "growth" area. As all of this "growth" area is downhill parents will use motor vehicles for morning and afternoon drop offs and collections.
3. Simpson & Metcalf roads pose significant traffic hazards.
 - a. no footpaths
 - b. high speeds reached in both direction on Metcalf while cars climb the steep hill
 - c. Significant accidents occur already on Simpson road within 200m of the proposed site.
4. Requirement for Kura in the area.
Recent Whanau survey @ Henderson Valley school (20% Maori students) found no requirement from the school community for type.

2003/0812



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File Ref D352-02-18

**NOTICE OF SUBMISSION TO A NOTICE OF REQUIREMENT
 UNDER CLAUSE 6 OF THE FIRST SCHEDULE (PART I) TO THE
 RESOURCE MANAGEMENT ACT 1991**

TO: Chief Executive Officer
 Waitakere City Council
 Private Bag 93 109
 Henderson
 Waitakere

FROM: Auckland Regional Council
 Private Bag 92 012
 Auckland

The Auckland Regional Council makes this submission in relation to:

The Notice of Requirement for a school campus at 232-236 Metcalfe Road and 92 Simpson Road, Ranui.

1. The reasons for the Auckland Regional Council's submission:

The Ministry of Education's (the Ministry) proposal to designate land at 232-236 Metcalf Road and 92 Simpson Road for a Ranui Campus comprising up to two schools (one which may be a kura kaupapa Maori) for students in years 1 to 8 together with an early childhood centre raises issues that are of interest to the Auckland Regional Council (ARC).

Matters of growth

Residential development has occurred in Ranui, with further growth anticipated.

The proposed school campus is located within the Babich Urban Concept Plan Area, being an area rezoned for residential development. Further growth is expected to continue within the wider catchment of Ranui, with the town centre identified for intensification within Change 6 to the Auckland Regional Policy Statement (ARPS).

It is clear that educational facilities are required in this general location in order to service the expected levels of residential growth. Therefore, the designation of this site is supported.

Matters of landscape

The proposed school campus, within the Babich Urban Concept Plan Area, is within the boundary of the Metropolitan Urban Limits (MUL). This location is supported.

A20

The ARC decision in 2005 to extend the MUL to include Babich stated:

“... that the “Babich (Urban) Concept Plan” shall contain an appropriate extent of landscaping, planting/vegetation and visual buffer along Simpson Road MUL boundary and that direct frontage by any properties to Simpson Road shall be avoided.”

The purpose of the required landscaping or ‘visual buffer’ is to provide a clear definition to the MUL along the Simpson Road boundary, reinforcing the differentiation between the urban area of the Babich Urban Concept Plan and the Waitakere Ranges and foothills. The location of a school inside and adjoining the MUL boundary offers significant opportunities to manage the desired transition from a rural to an urban landscape.

Matters of transportation management

As stated within the Notice of Requirement, schools have the ability to generate significant traffic volumes, but also offer opportunities to actively manage and influence transport usage.

A high level Integrated Transportation Assessment (ITA) has been undertaken by consultants Flow; however, it is acknowledged “a detailed transport assessment will need to be undertaken once the school progresses to the next stage of development”. Through the detailed ITA, opportunities to reduce adverse impacts of the proposed school campus on the transportation network should be identified. This should occur as the school campus is designed and also as the campus continues to operate over time.

Furthermore, the Flow ITA makes a number of recommendations for the design of the school campus, including “limiting on site parking to a minimum”. These recommendations should be reflected within the designation conditions.

Matters of level of development

The notice of requirement offers no information on the ‘early childhood centre’ proposed as part of the school campus. Some level of information, such as child numbers, may be appropriate.

Matters of contaminated land

As stated within the Notice of Requirement, there is some contamination present on the proposed school campus site. However, the Geo-Environmental Assessment Report undertaken by consultants Babbage notes the site is suitable for its intended use.

Further investigations will be required on the issue of site contamination prior to the development of the school campus and it is likely consents will be required from the ARC.

2. Specific relief sought

The addition of designation conditions (of the following or similar wording) in relation to issues of landscape:

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“The campus shall be designed so as to provide a clear definition to the Metropolitan Urban Limits along the Simpson Road boundary

and to reduce visibility of the development from rural land to the west. The purpose of this condition is to reinforce the differentiation between the urban area of the Babich Urban Concept Plan Area and the Waitakere Ranges and foothills. This should be achieved through such methods as limiting vehicle access to the site from Metcalfe Road only and/or building set backs from Simpson Road and the provision of landscaping.

The amendment of the proposed designation condition (of the following or similar wording) in relation to issues of transportation management:

"The Minister of Education and the School's Board of Trustees both as part of the outline plan and as the development of the school campus progresses and, shall develop and undertake a detailed integrated transport assessment as set out in Appendix J to Change 6 to the Auckland Regional Policy Statement, and shall include :

- (i) shall monitoring school related traffic in the vicinity of the school; and
- (ii) resourceing, development, review and action of a Travel Plan for the school to set the standards and goals of the school with respect to sustainable travel modes and to mitigate any real and potential adverse traffic effects as an when the school become operative;
- (iii) working in partnership with Waitakere City Council and Auckland Regional Transport Authority to ensure the integration of the school with the surrounding transport network, including issues of pedestrian and cyclist permeability to the site; and
- (iv) limiting the provision of on-site car parking to a minimum.

Advice note: to Condition 4

The travel plan would be expected to address the following issues:

- Start and finish times and whether there is a need to stagger these to alleviate demands on parking, particularly at pick-up times;
- The outcome of any discussions with the Auckland Regional Transport Authority of the provision of bus services;
- Provisions for bus loading either on-site or on-street clear of the traffic lanes consistent with growth in the use of this transport mode;
- Identification of safe access across the road to school;
- Identification of safe pedestrian and cyclist routes required to and from the school relative to the school catchment;
- Provision of on-site facilities for bicycles; and
- Other methods aimed at reducing reliance on the use of the private motorcar, such as the provision of walking school buses."

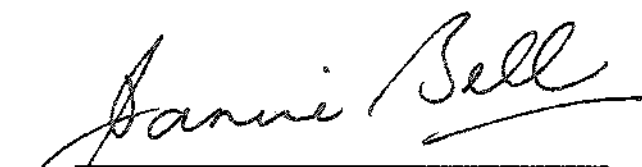
A22

The Auckland Regional Council's submission would be met by:

- a) Provision of further information and assessment on the proposed early childhood centre and requiring appropriate additional conditions to the proposed designation (or alternatively amendments to existing conditions).
- b) Requiring additional conditions to the proposed designation relating to matters of landscape and transportation management as set out in section 2 above.

The Regional Council wishes to be heard in support of this submission.

Signed for and on behalf of the
AUCKLAND REGIONAL COUNCIL



Janine Bell
General Manager - Regulatory Services

Dated this 9th day of April 2008

Address for Contact:

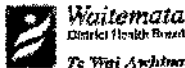
H D Jarvis
Group Manager - Policy Implementation
Auckland Regional Council
Private Bag 92 012
Auckland

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Chief Executive	
Corporate Services	
City Services Moselle	✓
Consultancy Services	
ECO - WATER	
Strategic Group	
Consent Services	
Field Services	

Auckland Regional Public Health Service

Rāstonga Hauora ā Iwi o Tamaki Makaurau



Works with the people of Auckland, Counties Manukau and Waitemata

Healthy Environments
 Auckland Regional Public Health Service
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 Greenlane Clinical Centre
 Greenlane
 Private Bag 92 605
 Symonds Street
 Auckland 1150
 New Zealand
 Telephone: 09 623 4600 Extn ...
 Facsimile: 09 623 4645
 Website: www.arphs.govt.nz

AUCKLAND REGIONAL PUBLIC HEALTH SERVICE

**SUBMISSION ON PUBLICLY NOTIFIED REQUIREMENT FOR DESIGNATION
 OR HERITAGE ORDER OR ALTERATION OF DESIGNATION OR HERITAGE ORDER**

Sections 168A, 169, 181, 189A, 190, and 192(f), Resource Management Act 1991

To: Waitakere City Council
 Private Bag 93 109
 Henderson
 Waitakere City
 Attn: Phillip Brown, Group Manager: Planning and Community Services

From: Auckland Regional Public Health Service
 Private Bag 92 605
 Symonds Street
 Auckland

1. **Auckland Regional Public Health Service (ARPHS) expresses an interest in the requirement to designate the site at 232-236 Metcalfe Rd and 92 Simpson Road (Pt Lot DP 7398 and Lot DP 7398) for a Ranui campus comprising of up to 2 schools for students in years 1-8 together with an early childhood education centre.**
2. **The reason for making the submission:** The land use application is afforded discretionary activity status under the Operative Auckland City District Plan 1999 (Isthmus Section).

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Auckland Regional Public Health Service

Rātonga Hauora ā Iwi o Tamaki Makaurau



Working with the people of Auckland, Counties Manukau and Waitemata

Auckland Regional Public Health Service

**Cornwall Complex, Floor 2, Building 15
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**Auckland
Private Bag 92 605
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New Zealand**

**Telephone: 09 623 4600
Facsimile: 09 623 4645
Website: www.arphs.govt.nz**

To: Phillip Brown

To Fax: 8368001

Company: Waitakere City Council

Date: Wednesday, 9 April 2008

This document sent by: Angela Richards

No of pages including this cover sheet: 5

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Re: Notice of Requirement- Ranni Campus

Please receive the following submission on the above mentioned application. A hardcopy of this submission will be posted on the next business day. Please replace this fax version with the posted copy.

If you have any queries on this matter, please contact me in the first instance.

Kind Regards

**Angela Richards
Health Protection Officer
On behalf of the Medical Officer of Health
Auckland Regional Public Health Service**

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Working with the people of Auckland, Counties Manukau and Waitemata