

3. Auckland Regional Public Health Service (ARPHS) has a statutory obligation under the Health Act 1956, to improve, promote and protect the health of people and communities in particular for the Auckland region.
4. This submission represents the views of the Auckland Regional Public Health Service (the Service). The Service provides public health services for the three district health boards in the Auckland region (Auckland, Counties Manukau and Waitemata District Health Boards), with the primary governance mechanism for the Service resting with Auckland District Health Board. This submission represents the views of the Service and does not necessarily represent the views of the three District Health Boards
5. The Resource Management Act defines people and communities as being part of the environment. Therefore when resource management decisions must be made, consideration of the potential effects of activities on the environment should also include, amongst other things, the likelihood of effects on peoples' health, safety and general wellbeing (RMA s2).
6. The purpose of the Resource Management Act 1991 is to promote the sustainable management of natural and physical resources (Part II), which includes providing for the "health and safety" of "people and communities". This means avoiding, remedying or mitigating the adverse effects of development on the environment and on the health and wellbeing of communities.
7. The specific parts of the notice of requirement that this submission relates to are:
 - Site remediation
 - Future development of the existing and infill gully
 - Future development of the surrounding area
8. **ARPHS seeks the following decision:** That should council approve designation of the site for the Ranui Campus, the following public health considerations are made:

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a. **Site remediation.** A site remediation plan needs to be developed and presented to the Environmental Health Office at Waitakere City Council for approval, detailing the proposed remediation process. This plan should be developed in accordance with the Ministry for the Environment publications on Contaminated Land Management Guidelines. This plan should also include references to the Department of Labour Health and Safety guidelines for contractors undertaking the remediation work.

ARPHS would also suggest that the plan include details on post-remediation soil sampling. The frequency of this should be determined by the EHO (in the absence of any national guidelines) and should be designed to capture signs of seepage and proliferation of substances of concern.

b. **Further development of the existing gully and infill gully.** As noted in the Geo-environmental assessment (7.1.1) the gulley in the south eastern part of the site, and the infilling of the gully in the north east of the site have not been included in the study. Therefore, if any development is to occur on either of these parts of the property, detailed assessment should be undertaken, to investigate the presence of soil contamination and ensure geotechnical stability.

c. **Future development of the surrounding area.** It is noted in the assessment that the adjacent properties are predominately rural with minor pockets of residential activity. Council should consider the direction this community is taking, and ensure that future developments of surrounding land areas will not impact of this application and proposed educational facility.

9. **ARPHS seeks the following decision:** In the event that the Council grants consent to the application, public health concerns are included or addressed appropriately

20. **Auckland Regional Public Health Service wishes to be heard in support of this submission.**



Angela Richards

Health Protection Officer

On behalf of the Medical Officer of Health

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Signature of person making submission or person authorised to sign on behalf of person making submission.

Date: 09 April 2008

Address for service of person making submission:

Address: Private Bag 92605,
Symonds Street,
Auckland, 1150

Telephone: 09 623-4600

Facsimile: 09 623-4645

Contact Person: Angela Richards

A28

2006/06

Waitakere City District Plan Submission

- ON a:
- Notice of Requirement for a Designation
 - Heritage Order
 - Alteration of a Designation
 - Alteration of a Heritage Order



Office use only:
 Submission Number: _____
 Date Received: _____
 File Number: _____

(Sections 168A, 169, 181, 189a, 190 and 192(f) Resource Management Act 1991)
 Resource Management (Forms Fees and Procedures) Amendment Regulations 2006

Send to: The Chief Executive
 Waitakere City Council
 Private Bag 93109
 Henderson
 WAITAKERE 0650
 ATTN: Group Manager
 Planning & Community Services

Deliver to: Waitakere Central
 6 Henderson Valley Road
 Henderson
 Telephone (09) 839 0400
 Fax (09) 836 8001

A separate form for each notice of support or opposition is required.

Submitter Details

Name: J Niela
 Address: 14 Gorda Place Swanson
 Name of agent: (if any) _____
 Address for service: (if different) _____
 Phone: Business: 021 712490 Home: _____ Fax: _____

Submission Details

- Name of the Proposed Requirement for a Designation: Korui School Development
- My submission relates to these specific provisions of the Notice of Requirement:
(continue on a separate sheet if necessary)
Check the effects if this development will ~~be~~ be more than minor ~~off~~
- My submission is that: (Give a summary of the nature of your submission. Indicate clearly whether you support or oppose the Notice of Requirement, or if you want to have the Notice of Requirement amended. Give your reasons)
I oppose the development

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Waitakere City District Plan - Submission on a Notice of Requirement for a Designation continued

4. I/We seek the following decision from Council: (Give precise details of the changes to the Notice of Requirement that would satisfy your submission including the general nature of any conditions sought)

*That Development be stopped until further
consultation taken place*

5. Please indicate whether you wish to be heard in support of your submission. Yes No
6. If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing. Yes No

Signature of person making submission or person authorised to sign on behalf of them

Signed: 

Date: 10/4/08

(A signature is not required if you make your submission by electronic means)

Address for service of person making submission (state your full postal address)

Telephone number: _____

Fax number: _____

A30

Waitakere City District Plan Submission

- ON a:
- Notice of Requirement for a Designation
 - Heritage Order
 - Alteration of a Designation
 - Alteration of a Heritage Order

WAITAKERE CITY COUNCIL

10 APR 2008



Office use only:
Submission Number: _____
Date Received: _____
File Number: _____

(Sections 168A, 168, 181, 189a, 190 and 192(f) Resource Management Act 1991)
Resource Management (Forms Fees and Procedures) Amendment Regulations 2006

Send to: The Chief Executive
Waitakere City Council
Private Bag 93109
Henderson
WAITAKERE 0650
ATTN: Group Manager
Planning & Community Services

Deliver to: Waitakere Central
6 Henderson Valley Road
Henderson
Telephone (09) 839 0400
Fax (09) 836 8001

011427

A separate form for each notice of support or opposition is required.

Submitter Details

Name:	BRUCE McLEACHLAN FOR THE SWANSON SCHOOL BOARD OF TRUSTEES		
Address:	703 SWANSON RD, SWANSON, AUCKLAND		
Name of agent: (if any)	_____		
Address for service: (if different)	_____		
Phone:	Business: 09-833-3500	Home:	Fax: 09-833-3509

Submission Details

- Name of the Proposed Requirement for a Designation:
NEW SCHOOLS AT RANUI, WAITAKERE CITY - REF: 43329 (JAN 2008)
- My submission relates to these specific provisions of the Notice of Requirement:
(continue on a separate sheet if necessary)
WE DO NOT BELIEVE THAT A NEW PRIMARY SCHOOL WILL BE NEEDED IN 2000-11. SWANSON SCHOOL IS NOT NEARING CAPACITY AS IS STATED IN THE NOTICE OF REQUIREMENT BACKGROUND INFORMATION
- My submission is that: (Give a summary of the nature of your submission. Indicate clearly whether you support or oppose the Notice of Requirement, or if you want to have the Notice of Requirement amended. Give your reasons)
WE OPPOSE THE NOTICE OF REQUIREMENT, AS WE BELIEVE THAT CHILDREN FROM THE AREA WILL BE ABLE TO ATTEND SWANSON SCHOOL, WHICH HAS A CAPACITY FOR 250 STUDENTS AS OF THIS TIME AND IN THE NEXT SEVERAL YEARS

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4. I/We seek the following decision from Council: (Give precise details of the changes to the Notice of Requirement that would satisfy your submission including the general nature of any conditions sought)

THE OPENING OF THE PROPOSED PRIMARY SCHOOL BE DELAYED UNTIL SCHOOLS IN THE AREA ARE AT CAPACITY WHICH WE BELIEVE WILL NOT BE THE CASE FOR SEVERAL YEARS TO COME.

5. Please indicate whether you wish to be heard in support of your submission. Yes No

6. If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing. Yes No

Signature of person making submission or person authorised to sign on behalf of them

Signed: [Signature] Date: 8 April 2008
(A signature is not required if you make your submission by electronic means)

Address for service of person making submission (state your full postal address)
Same as front.

Telephone number: _____ Fax number: _____

14 April 2008

Ministry of Education
c/- Babbage Consultants Limited
PO Box 2027
Auckland 1

Attention: Matthew Paetz

Dear Matthew

Proposed Ranui School, 232-236 Metcalfe Road and 92 Simpson Road, Ranui

The Auckland Regional Council (ARC) Contaminated Land Management team have reviewed the Geo-Environmental Assessment Report for the Proposed Ranui School, 232-236 Metcalfe Road and 92 Simpson Road, Ranui. The report was submitted to the ARC as part of a notice of requirements for two new schools at Ranui in Waikare.

In general the site appears to be suitable for its intended use, however the site does have contamination present which will need to be managed during redevelopment and possibly into the future. The following comments list the findings of the report and the ARC requirements.

- 1) 1) Infilling of a gully (eastern side of site) has occurred in the past, the report states that a view of the aerial photographs have shown the infilling to likely have occurred between 1972 and 1980. The limited soil sampling in the fill area has shown the fill area to slightly exceed the permitted activity soil criteria. It appears from the sampling undertaken that the soil used to infill the gully contains some contamination.
- 2) The past horticultural and viticultural activities have caused minor soil contamination of the nature soils on the site (western side of site). The contamination on site exceeds the permitted activity criteria.
- 3) The ARC will require further detailed soil sampling to be carried out on the site once the detailed design has been completed.
- 4) The ARC may require a remediation/land disturbance consent to be applied for (Rule 5.5.44 of the Proposed Auckland Regional Plan: Air, Land, Water (PARP:ALW) chapter 5 Contaminated Land. A consent order was issued by Judge C J Thompson in the Environment Court with regard to the Contaminated Land rules of the PARP:ALW on 14 December 2007. The need for the above consent will depend on:
 - a) further investigations particularly in the fill area to delineate the extent of contamination present.
 - b) If any soil is going to be removed from site.
- 5) A long term discharge consent (rule 5.5.43 PARP:ALW) may need to be applied for if contaminated soil remains on the site once development works have been completed. The need for this consent will depend on the findings of the further investigation required.
- 6) The investigations to date have shown potentially shallow perched groundwater, the ARC will require further information about the groundwater if either consents are required.

If you have any queries regarding the above please contact, the undersigned on 021 269 9018.

Yours sincerely

A33

15 APR 2008



Auckland
Regional Council
TE RAUHĪTANGA TAIAO

011718

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Private Bag 92 012
Auckland 1010, New Zealand
DX CP 28 008 Pitt St
Telephone +64 9 366 2000
Facsimile +64 9 366 2155
www.arc.govt.nz

Sarah Pinkerton
**Consultant to Contaminated Land Management
Consents and Consents Compliance - Land**

Cc Phillip Brown, Group Manager, Planning & Community Services,
Private Bag 93 109, Henderson, Waitakere 0650



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

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Memorandum

To	Michelle Cooper
From	Melanie McKelvie, Matt Heale, Andrew Wood, Sandy Mills
Date	11 April 2008
Subject	Notice of Requirement – Ranui Primary School – LUC 2008-240

Dear Michelle

Please find comments below from the Strategy Unit in relation to the Notice of Requirement by the Ministry of Education application for a primary school (520 students) and Maori immersion school (250), and including an early childhood education centre.

Site and Context

The subject site is located in the north-western corner of the Babich Urban Concept Plan area, and is approximately 4.5ha in area. The site is located approximately 1.1 kilometres from the Ranui Train Station. The Babich Concept plan identified this area as Living Environment with a key road connection from Metcalfe Road passing through the site to another connection at Simpson Road to the south of the subject site. In addition an indicative reserve area is shown overlapping the southern boundary of the school site. A number of technical assessments were also undertaken to support the Concept plan including a landscape, ecological, stormwater, and soils assessment.

The site is located on the eastern side of a ridgeline (although not identified on the District Plan maps) that generally follows Simpson Road, and has extensive views to the Auckland CBD and Rangitoto. Properties on the western side of Simpson road are generally orientated away from the subject site; as are properties on the northern side of Metcalfe Road.

A Non Riparian Stream is identified on the Natural Area maps in the south-eastern corner of the subject site.

Growth

The loss of the Living Environment to a school site will result in a shortfall of approximately 100 households in the area (25 dwellings per ha Gross) which will impact on the growth targets outlined in the GMS and the Northern and Western Sectors Agreement. Some of this shortfall may be provided for in the revised Ranui Concept Plan as this is looking at an expanded node around the train station and local centre. There may also be additional capacity in the large lot area in the concept plan following further site specific geotechnical assessment.

Soil Contamination

The Babich Concept Plan area was subject to a soil contamination assessment. It is recommended that you review this report so that remediation works are identified as a condition on the designation if the school site is identified as a risk site.

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Recommended Condition of Designation:

Remediation works are undertaken as recommended in the soil contamination assessment which formed part of the Babich Urban Concept Plan technical reports.

Low Impact Design

The Babich Concept plan was developed utilising Low Impact Design principles. To this end the consent order references a Low Impact Design stormwater management system that minimises impervious surfaces and earthworks, utilises soils and vegetation to trap pollutants and reduce stormwater runoff. This approach should also be referenced as a condition on the designation. This would be similar to other designations in the District Plan that refer to the relevant natural area rules. It is understood that stormwater modelling envisaged an impermeable surface limit for the residential areas of 60%, whilst the application proposes a condition of designation that would allow impermeable surfaces of 70% (refer condition 3 of Notice of Requirement Application in relation to development control of 30% permeability).

This is particularly important due to flooding constraints on the Paremuka pond. Further advice should be sought from Ecowater as a variation to the discharge consent may be required if the impervious limit utilised in the original discharge consent is anticipated to be exceeded.

Recommended Condition of Designation:

Development of the site shall adhere to a Low Impact Design stormwater management system that minimises impervious surfaces and earthworks, utilise soils and vegetation to trap pollutants and reduce stormwater runoff and shall be consistent with ARC Stormwater Discharge Consent Permit 26829; unless a variation is obtained from the Auckland Regional Council.

Open Space

As noted the Babich Concept Plan showed an indicative park on the subject site. The lost potential for this open space area may be offset if the scope of the designation is broadened to provide for "community activities" as opposed to educational facilities alone. This may then allow for a wider community use of the school site.

Alternatively, it is recommended that the Parks Planning team assess the loss of this space and where else it could be accommodated within the concept plan area.

Pedestrian & Vehicular Connectivity

The Integrated Transport Assessment provided with the application does not provided a detailed comment on the roading network proposed through the subject site as outlined on the Babich Urban Concept Plan. As noted a road connection was envisaged through the school site. This was to increase connectivity and was located to avoid safety issues at intersections.

It is not clear whether the school development will incorporate any of the indicative roading networks and in particular, the key intersection from Metcalfe Road. If these connections are not intended to be provided for in the school proposal, no regard has been given to the effects of this on the vehicular and pedestrian connectivity through the site and the Babich Concept Plan area.

In order to achieve these objectives it would be desirable to establish a road network on or near the school boundary subject to review by Council's Roding Assets area and avoidance of steep slopes in the headwaters of the adjoining stream. Such a connection may be possible between the two cul-de-sacs to the south and east of the school site. This should form a condition of the designation should the desirable location of the road be located on the school site (Policy 0.7 - Plan Change 16).

There are currently no footpaths provided on either of the Metcalfe or Simpson Road frontages, which currently have a rural character. This is noted in Section 7 of the ITA supporting the application, and states that the footpath network through the Babich Concept Plan area should be

of a high standard to encourage walking, and should be of a suitable width to also encourage off road cycling with a shared path width of 2m recommended.

Any path being proposed/designed to accommodate both cyclists and pedestrians will need to be 3 metres wide (not 2m). Even a small group of children walking on a path would make it difficult for a cyclist to pass (and vice versa) if a path was only 2 metres wide. If a footpath is being proposed to be used by pedestrians and cyclists it should be referred to as a shared path. A shared path is usually only appropriate where there is minimal interface with driveway access. Therefore, a shared path is not likely to be appropriate further once the school boundary stops and residential housing begins (unless homes are constructed with a minimum 3 metre allowance for a vehicle to pull clear of the driveway before crossing the shared path and with excellent visibility, i.e. no tall fences/trees etc).

It is considered appropriate to provide a footpath with a minimum 2 metre width within the 'school zone' (i.e. the zone for proposed 40 kmph around all Waitakere schools). That zone is usually about 300-500 metres from the school's boundary. We would hope to encourage students to walk (or if over 10-years, to cycle) to and from school from up to 1.5 kms away, this is usually dependant on the caregivers perceived level of safety for students to do so.

Wider footpaths certainly do increase the level of amenity for pedestrians, in this case, particularly for caregivers walking children to school. Wider footpaths within the school zone could at least encourage some caregivers to drop students further away from school than the front gate.

We would also be strongly advocating for a minimum 2 m footpaths along the length of Metcalfe Road towards the train tracks. We can safely anticipate higher numbers of people walking to and from the Ranui train station before and after school.

We would also recommend input (if time allows) from Jill Stoker-TravelWise to School Coordinator and Bernie Molloy-Road Safety Coordinator.

A residential development of the subject site would require upgrading of the road frontages and/or payment of a development contribution. It is therefore recommended that a condition be imposed on the designation requiring provision of footpaths of 2m in width to cater for pedestrians and cyclists; at the time of development of the school, or a development contribution is taken in lieu of this work.

Recommended Conditions of Designation:

The applicant shall design, construct and vest an alternative public road across the south-eastern corner of the site, to mitigate the loss of the main south-east road as shown on the Babich Urban Concept Plan. The road shall be constructed in accordance with the Code of Practice, and vested in Council with the exact location to be determined in consultation with Council prior to lodgement of an Outline Plan of Works. Consideration shall also be given to the provision of the indicative road entrance from Metcalfe Road as shown on the Babich Urban Concept Plan as an alternative entrance to the school.

Prior to the opening of the school, the applicant shall construct a 2.0m wide footpath to COP standards within the 'school zone' of Simpson and Metcalfe Roads (being the 40 km per hour zone around the school). The exact location of the footpaths shall be agreed upon submission of the Outline Plan of Works which details the school layout and main pedestrian and vehicle access points.

Sustainable Urban Design

Policy 0.4, 0.7, and 0.8 of Plan Change 16 provide guidance about the urban design outcomes to be achieved for social and physical infrastructure.

These policies emphasise a need for provision of community facilities, connected street networks, access to streams, good urban design, low impact design and open space. In addition Auckland Regional Policy Statement ('ARPS') policies 2.6.6 (8) and 2.6.6 (9) emphasise the need for central

government agencies to design sustainable public buildings and community facilities and policy 2.6.8 supports the urban design outcomes identified in PC16.

The design and layout of future school buildings is an important consideration clearly mandated in both PC16 and ARPS PC6. These principles have been exemplified in the nearby Summerland Primary School and should accordingly be applied to the proposed school. Schools should also be designed to accommodate future expansion and multiple uses for wider community need in order to maximise resources.

The following principles should be considered as part of the design approach:

- A sustainable approach to design, construction and environmental servicing.
- From an operational perspective measures that seek to reduce, re-use and recycle resources should be promoted.
- A balanced approach to the use of the site and its relationship to the public realm (including the roading network), considering the needs of pedestrians, cyclists and cars and enhancing the schools presence in the community.
- Activities and development should relate positively to the street, creating an attractive public/private interface. This includes careful location of parking areas to avoid domination of the streetscape, through 'sleeving' of parking behind buildings.
- Flexible design to allow for short term changes of layout and use, and for long-term expansion or contraction.
- Good environmental conditions throughout including optimum levels of natural light and ventilation for different activities.
- Well-designed external spaces offering a variety of different settings for leisure, learning and sport.
- A simple palette of attractive materials, appropriate to the natural and physical landscape, detailed carefully to be durable and easily maintained.

Policy 0.4 of PC16 also states that "*existing features such as significant streams, vegetation, heritage buildings/sites, landscapes and views are adequately recognised and where possible protected and enhanced. In circumstances where protection and enhancement are not possible, some form of mitigation will be required to improve the sustainable values of the natural and built environment*".

The subject site benefits from extensive views to the Auckland CBD. Whilst the site would have otherwise been developed for residential housing it is considered that an opportunity now exists to sensitively locate the proposed school buildings to maintain where possible, view shafts through the site, and to position buildings of a greater height (i.e. the proposed 10m height limit for indoor sporting, recreational, cultural or performance activities) on the lower slopes of the site so as to avoid obscuring of views, or the domination of the street or surrounding properties.

Recommended Conditions of Designation:

The design of the school including the scale and location of buildings, carparking areas, landscaping and infrastructure servicing shall reflect best practice urban design and sustainability principles, cognisant of the site context and contribution to the wider neighbourhood. Additional consideration should also be given to the maintenance of significant view shaft(s) through the site where possible and the siting of buildings exceeding 8m in height on the lower slopes of the property so as to avoid domination of the street, adjoining sites or obscuring of views.

Social Infrastructure

Schools form part of the heart of a community and it is therefore important to consider the needs of a wide range of future users of the school and buildings. Schools are often the most significant public building within a neighbourhood and the majority are under-utilised outside of school hours. To be able to maximise the schools potential users, it is important to find ways of involving representatives of the local community from an early stage. Possible other service providers include libraries, social and health services, childcare, youth services, sports providers and other public services.

The Main social infrastructure outcomes sought in relation to schools (other than education and design)

- Primary Schools are located in the geographic centre of the population catchment, with frontage to a local collector road and accessed safely by means other than private cars.

Schools have a strong community focus which can be achieved through:

- Multiple use of school facilities which can range from longer term commercial usage, to community usage of sporting/recreational facilities and spaces to a more casual use of school hall or rooms. Exactly what from that range will be required is likely to be different with each school and reflect the needs of the school and community at the time. As need also changes over time some flexibility is required.
- Co- location of facilities such as those at Summerland School. Again exactly what is co-located will depend on the community and its compatibility with school site and layout etc. However the inclusion of an early childhood centre should be a given and is now Ministry of Education ('MoE') policy.

The MoE are currently developing a schools strategy for their South West Area to determine what further school provision is required over the next period of time. The South West Area covers the area of this site which has been chosen for a school before the schools strategy has been written. In terms of the sites considered, the selected subject site is not ideal in terms of its proximity to the railway station and the majority of the pedestrian catchment being outside of the Metropolitan Urban Limits.

A social infrastructure assessment for the Ranui area has been undertaken by Council, and although not fully completed, an assessment has also been completed for the majority of the Swanson/Birdwood area. This provides a basis for determining community needs although this would also need to be combined with other community consultation such as that currently in progress for Ranui.

Given also that there will be a new housing development in this area and no existing social infrastructure, Council will need to investigate whether co-location of Council provided social infrastructure is desirable. Should Council determine that this is desirable and feasible, Council will want to work closely with the school on their site layout and design to maximise the benefits of co-location.

A Memorandum of Understanding ('MOU') is being developed between Council, MoE and the Hobsonville Land Company in relation to the schools at Hobsonville Airbase. Whilst the focus of the MoU is for these specific schools, it will cover matters relating to urban design, community use and co-location issues. Clive Huggins from the MoE is likely to be involved in that process as he is with the Notice of Requirement. It is intended at some point a regional MoU with the MoE and Council will be developed.

New School Establishment Boards seem to have a considerable influence in how a new school eventually evolves and includes setting the vision for the school, appointing the Principal and teachers, school design etc. We have raised with the MoE in relation to the Hobsonville schools a desire to be one of the five appointments to those Boards. It seems that this is probably one of the most significant forums to have some influence in. Whilst this cannot be imposed a condition of the notice of requirement, it is important that Council signals their desire to be involved in the planning of the school development.

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Recommended Condition of Designation:

That the Ministry of Education enter into a Memorandum of Understanding with Waitakere City Council to cover matters such as urban design, community use and co-location of social infrastructure and considers the appointment of a Council representative to the School Establishment Board.

We would be happy to present evidence at the hearing to support the above comments.

Regards

Matt Heale
Team Manager - Sustainable Management

Melanie McKelvie
Senior Strategic Advisor: Urban Design & Development

Andrew Wood
Social Infrastructure Planner

Sandy Mills
Strategic Advisor: Transport

A40

To Michelle Cooper

From Huia Kingi, Parks Consent Planner

Date 3 April 2008

Subject Parks Planning Comments – Notice of Requirement for the Ministry of Education

We have assessed the Notice of Requirement for the Ministry of Education for new schools at Ranui, Waitakere in terms of the indicative reserve areas within the Babich Urban Concept Plan.

In general we support the requirement to acquire land for the purposes set out in the Notice. We do however have some comments in relation to the site proposed at the corner of Simpson Road and Metcalf Road (proposed site) in respect of the area of land identified as indicative reserve under the Babich Urban Concept Plan as set out below.

Reserve Area Indicated in the Babich Urban Concept Plan

- The Council has identified a total of three indicative areas of reserve within the Concept Plan. However the area of indicative reserve within part of the proposed site provides the most benefits for reserve purposes and is the preferred area for future use as a neighbourhood reserve.
- The main reasons for this are the contour of the indicative reserve is not as steep as the other two areas and would therefore be easier to develop as reserve, and it is also located nearer to main roads for greater access purposes.
- The Council has identified a gap in the provision of reserves within the Ranui area shown in the Concept Plan. The Concept Plan has been developed to include the provision of a neighbourhood reserve – as such it is important that the Council is able to secure an area of land within the Concept Plan area most suitable for these purposes.

Options Available to the Council

- If the Council is unable to acquire all of the indicative reserve then the main alternative option will be to acquire an area of land in the near vicinity of the same size and nature to provide for open space requirements within this area.

A41

Michelle Cooper

From: Adam Moller
Sent: Monday, 14 April 2008 3:20 p.m.
To: Michelle Cooper
Subject: MoE Notice of Requirement (Simpson/Metcalf)

Hi Michelle,

Here are the proposed conditions that Transport Assets would like included,

- 1) Construct on site parking for staff at a minimum of 2 parks per 3 staff employed on the site.
- 2) Construct a pick up and drop off facility and bus parking either on the site or on the road frontage of the site, having regard in its design for the following.
 - The facility should be located to maximise the opportunity for shared use by both the proposed schools on the site.
 - The facility should be located separately from the staff parking area to be provided on site, and have regard for the need to separate it from areas where pedestrians will cross roads heading to and from the site on foot.
 - The facility shall be located clear of the traffic lanes if located on the road frontages.
- 3) Construct appropriate crossing facilities for pedestrians to cross the adjacent roads, (Metcalf and Simpson Roads) the type of facilities are to be agreed in discussions with Council but could include refuge islands, kea crossings, pedestrian crossings, pedestrian signals.
- 4) Upgrade the road frontage on Metcalfe Road to an urban standard, including the construction of footpaths and either kerb and channels or edge beams and swales, incorporating any facilities required in 2 and 3 above.
- 5) Upgrade the road frontage on Simpson Road to an urban standard, including the construction of footpaths and either kerb and channels or edge beams and swales, incorporating any facilities required in 2 and 3 above.
- 6) Alter the notice of requirement to exclude the area of land in the south-eastern corner of the site indicated in the attached plan *plan and plan reference to be supplied*, to allow for a local road connection to be accommodated clear of the riparian margin area on the eastern edge of the site and allowing direct pedestrian access from the school ground onto the proposed local road network to the southeast of the school.

Commentary

Item 1 is required to ensure the parking demand for staff of the school doesn't end up spilling out onto the local road network.

Item 2 is required to ensure that some provision is made for traffic generation associated with student travel, the condition is deliberately flexible in its wording to allow for design solutions that can be either on the school site or on the road frontage of a combination of both.

Item 3 is required to ensure that appropriate provision is made for pedestrian movement generation associated with student travel to the school site particularly from the north and west where they will cross existing collector roads to reach the school.

Items 4 and 5 are required to ensure that the urbanisation of the site through the development of the school results in a similar urbanisation of the road frontage to what would be funded by subdividers is it was urbanised through residential development.

Item 6 is required to achieve outcomes related to connectivity in the local road network and open up an

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alternative access to the rear of the school site from the new subdivisions that will occur to the south and east. This is essential to provide good walkability to the school from the new subdivisions and achieve the TDM outcomes proposed by the requiring authority's ITA submitted with the notice of requirement.

Regards,

Adam Moller
Senior Transport Engineer

22/04/2008

A43

Michelle Cooper

To: Adam Moller

Subject: RE: Automatic changing of zoning

From: Adam Moller

Sent: Friday, 7 March 2008 1:50 p.m.

To: Michelle Cooper

Subject: RE: Automatic changing of zoning

Hi Michelle,

Firstly comments in relation to the Notice of Requirement

- With regard to the proposed designation conditions, particularly condition 4.

Our view is that this needs to include provision of on site staff parking, with access separated from student entrances to the school, and the provision of pickup/drop off areas either on-site or on-street clear of the traffic lanes. In relation to the bullet point on provision of on-site facilities for bicycles this should make reference to the ARTA Guidance note for Cycle Parking Facilities 2007.

- Page 9 of the Notice of requirement comments on the intersection of Simpson Road and Metcalfe Road as having sufficient capacity.

Modelled in isolation this may appear to be the case, however whether in fact the intersection has sufficient capacity will be heavily dependant upon the management on congestion outside the school and there is a significant risk of the intersection capacity being heavily reduced at peak times as a result of congestion backing up vehicle queues through the intersection, if congestion is not well managed. The existing intersection control may also be inappropriate from a safety point of view when the needs of other transport modes such as pedestrians and cyclists are taken into account.

- Page 10 of the Notice of requirement comments on Construction effects but makes no mention of earthworks and associated truck movements.

It is highly desirable to achieve cut/fill neutrality in the earthworks proposed on the site to avoid the need for significant truck movements associated with earth cartage to/from the site. Can this be imposed or encouraged through the designation conditions?

Secondly comments in relation to the ITA by Flow Transportation Specialists Ltd

- In relation to section 3.10 Existing Road Safety

We comment that while the conclusion is that the accident history does not suggest any safety issues with the existing road network, there needs to be acknowledgement that the existing road network is underutilised in terms of vulnerable road users (peds and cyclists) and that therefore the absence of crashes could be seen as evidence of low exposure rates rather than necessarily as evidence of a safe road environment.

- In relation to section 6.1 Pedestrian Facilities

The ITA comments of the lack of footpaths on the frontages given the present rural environment. We note that if the land were developed for residential use we would normally be able to require the developer to provide (at their cost) footpaths and kerbs/swales/drainage along these roadsides to reflect their urbanisation. Is there

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a way to impose this road frontage upgrading as a designation condition?

- In relation to section 7 Improvements to Influence Travel

This section proposes the use of shared paths, we note that 2 metres width is not really adequate width for young and inexperienced cyclists to share with significant pedestrian numbers and that a 3 metre standard would be more appropriate. However at the same time we have a question around how it is envisaged these would be implemented and resourced as existing subdivision standards only provide for standard 1.5 metre footpaths and developers are likely to resist any move to make them pay for a greater width of path than this.

This section also suggested the possible implementation of a pedestrian crossing on Metcalfe Road. Council is unlikely to agree to the implementation of a pedestrian crossing however alternatives such as Kea Crossings or refuge islands would be acceptable.

This section also comments on providing a pick up and drop off area, separate from the main pedestrian entrance. We agree with this but also consider a staff car park is necessary and that its entrance should be separate from both of the previously mentioned.

That covers off our main concerns at this stage. In principle we don't have any problems with the site selected, but the challenges will be in the details of how to deliver the safety outcomes and practical travel demand management measures while still provide a realistic level of provision for vehicle travel.

Regards,

Adam

SPECIALIST REPORT – ECOWATER DRAINAGE ENGINEER

Specialist: Michelle Cooper
RMA No: LUC-2008-240
Address: 92 Simpson Road, HENDERSON VALLEY
232-236 Metcalfe Road, RANUI
Applicant: MINISTRY OF EDUCATION

Proposal and Site Description:

The site comprises two legal titles that have been used historically for viticultural activity; The total area of the two sites is 4.5301 Hectares. The site has frontage on both Simpson and Metcalfe rd's. The site is zoned Living Environment and General Natural Environment. The topography of the site is such that it generally falls away from both roads in the easterly direction at a gentle slope, however in the far eastern corner it drops steeply into a gully. It is proposed to develop the site into a school with a roll of approximately 750 students

Review/Audit of Report submitted as part of the Application

The report provided is very broad as no actual design has been proposed and impermeable areas etc not stated and the purpose of it is to assess the existing infrastructure and identify any actual or potential restrictions.

Main Issues/Discussion

The site is located in the Babich Concept Plan Area and a discharge consent for this catchment has been issued to Waitakere City council. Construction of the infrastructure proposed in the report provided by Opus and agreed to under the granting of the ARC consent has not been completed by WCC, and as such makes full assessment of this site and proposal for compliance with the consent conditions unachievable at this stage.

The zoning of the site is "living" Human Environment and "General" Natural Areas which leads to a permitted impermeable surface of 60% of the site area (granted that the stormwater network has been installed as set out in the ARC discharge consent), any proposal for impermeable surfaces over this 60% limit would be a limited discretionary activity as set out in the district plan and would be subject to land use consent, and approval by the ARC that the current discharge consent covers the extent of works.

Any proposals for this site will however be assessed against the granted ARC stormwater discharge consent, Permit no 26829 and it is the applicants responsibility to show compliance with this consent. Wastewater reticulation for this site is also in an early stage and as such I have recommended that the applicant contact Councils Drainage Planning Engineers prior to any application to assess how far this has progressed.

I have discussed the water requirements for supply and fire fighting purposes of the site with Councils Water Assets Engineers, they have advised me that upgrading works (along Metcalfe Rd) in the area proposed for 2009 will more than meet the requirements of a school on this site. Again I have recommended that the applicant discuss any proposal with Councils Water Assets Engineers to ensure compliance with councils requirements.

Conclusion and Recommendation

On behalf of EcoWater I recommend the following for advice:

Conditions of Consent (if supporting proposal)

- (DE 1) The stormwater discharge requirements for this catchment were originally set out in a consent granted to Waitakere City Council to divert and discharge stormwater in 1992, subsequent amendments were made in 1998 and the latest change to cover the Babich concept plan area. The outline plan of works for development at this site will be assessed against the requirements of these reports, specifically the latest granted consent from the ARC, permit no 26829.
- (i) It is the applicant's responsibility to comply with any conditions imposed by the Regional Council under this consent.
- (DE 2) The zoning of the site is "living" Human Environment and "General" Natural Areas which leads to a permitted impermeable surface of 60% of the site area (granted that the stormwater network has been installed as set out in the ARC discharge consent), any proposal for impermeable surfaces over this 60% limit would be a limited discretionary activity as set out in the district plan and would be subject to land use consent, and approval by the ARC that the current discharge consent covers the extent of works.
- (DE 3) Prior to lodgement of the outline plan of works it is required to contact Waitakere City Councils Drainage Planning Engineers and Water Assets Engineers to ascertain the suitability of the public systems proposed to service this site and catchment. It may be necessary to implement temporary measures depending on the timing of the development and Councils infrastructure works in the area. Approval of any temporary measures should be gained from Council prior to lodgement of an application.

Signed

Date

11 March 2008



Geotechnical Peer Review

Notice of Requirement For The Ministry of Education

New Schools at Ranui, Waitakere City

INTRODUCTION

At the request of Michelle Cooper - Senior Planner, Planning Policy Department of Waitakere City Council (WCC), GHD Ltd has undertaken a geotechnical peer review for a Notice of Requirement for The Ministry of Education (MoE) for a proposed primary school, a proposed early childhood education centre and associated car parking pavement areas and playing fields.

The proposed development to be located on two adjacent Lots: 232-236 Metcalfe Rd (Pt Lot 8 DP7398) and 92 Simpson Road (Lot 9 DP7398) located to the south east of the intersection of Simpson Road and Metcalfe Rd, Ranui.

Our review has included a site walkover survey on 28th February 2008 and an assessment of the geotechnical part of the following document:

- "Ranui School for Ministry of Education Geo-Environmental Assessment Report" prepared by Babbage Consultants Ltd (BCL) ref: 43329 dated November 2007

PROPOSALS

The MoE propose to construct a primary school and an early childhood education centre on the site with associated infrastructure. At the time of writing no concept plans were available.

PEER REVIEW OF GEOTECHNICAL REPORT

The site has a horticulture and viticulture heritage and more recently the site has been used for grazing of farm animals. The majority of the site is currently covered with knee-high vegetation and there are two houses and associated outbuildings on the site, which will be demolished. The annotated (summer 2006/7) aerial photograph within the BCL report (Drawing GEO2) indicates that in the north-east part of the site, to the rear of No.s 232-236 Metcalfe Rd there is an infilled gully and that to the south of this infilled gully there is an existing gully. It is anticipated that stormwater drains from the site in an easterly direction via overland flow to this gully.

The November 2007 BCL report describes the findings of a ground investigation, which consisted of 20 No. hand augered boreholes (HA1 to HA20) to depths of between 1.0 metres below ground level (mbgl) and 5 mbgl and limited physical laboratory testing (20 No. moisture content tests and 3 No. Liquid and plastic limit tests). *We consider that the amount of investigation and testing is adequate at this stage.*

Groundwater seepages were encountered between 0.7mbgl and 3mbgl in HA1 to HA6 and BCL state that the seepages "may represent a perched water table within the Waitemata Group deposits."

The BCL report describes the site history and of significance, indicates that the northern gully which was observed on aerial photographs taken at various times between 1940 and 1972 had been infilled by 1980. BCL note from their walkover that the site layout was generally consistent with the 2000 aerial photographs.

BCL state "The western part of the site (Lot 9 DP7398) is generally flat and level with the ground surface reducing gently from west to east at an average gradient of approximately 1(v) in 10 (h). The gradient increases towards the boundary within PT Lot 8 DP7398 to

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approximately 1 (v) in 5 (h) over the northeastern part of the site. This Lot is divided into two by a central tree lined ridge trending east to west. To the north of the ridge the ground is generally flat whilst to the south the ground forms a gully with side slopes at an average gradient of approximately 1 (v) in 2(h)."

BCL state "The ground conditions, as indicated by the boreholes, generally comprise a 0.1m to 0.6m thick layer of topsoil overlying a sequence of stiff to very stiff clays and silts as anticipated by the geological map. In boreholes HA4, HA5 and HA10 located in the vicinity of the infilled gully, fill was encountered to the full depth of each borehole of 3.0m, 5.0m and 1.3mbgl, respectively. The fill generally comprises firm to stiff, occasionally soft, clays and silts with variable organic content including thin layers of peat."

BCL has not undertaken any quantitative computer slope stability analyses - *We consider that at this stage this is acceptable.*

In their geotechnical assessment BCL refer to a previous study by Woodward-Clyde which indicates the majority of the site to be classified as "low hazard" with respect to geotechnical hazards. The exception is the gully in the south-eastern part of the site, which is classified as "potential instability" with respect to slope instability.

BCL note that the infilling of the gully in the north-eastern part of the site appears to have been omitted from the Woodward-Clyde study. BCL refer to discussion with the previous landowner and state "It is anticipated that the maximum depth of fill in this area may be between approximately 8m and 9 m" and therefore BCL "Consider that this part of the site should not be classified as 'low hazard' and should be subject to specific investigation prior to development."

In relation to stability, BCL has undertaken a review of aerial photographs and a walkover and state, "There do not appear to be any signs of significant instability on the site. However, on the steeper slopes of the gully within the south eastern part of the site localised areas of surface creep were observed." *We concur with this assessment from our walkover.*

BCL state, "It is our opinion that the site, with the exception of the gully area in the south east, is suitably stable for development it is recommended that natural and fill slopes do not exceed gradients of 1 (v) in 3 (h).

In relation to earthworks, if the main buildings are located on the western part of the site BCL envisage only minor cut and fill to achieve suitable building platforms. BCL recommend that once surface strip of topsoil and vegetation has been undertaken that a Geotechnical Engineer, familiar with their November 2007 report, inspects the surface to confirm that no unsuitable material remains. In addition they recommend "All fill should be certified where development takes place on the fill (e.g. buildings, roads etc) or where it exceeds 0.6m in thickness.

BCL envisage that significant earthworks and drainage would be required if development were to take place in either the gully or the infilled gully. BCL briefly discuss that it may be possible to locate a sports field on the infilled gully and that it "would probably require some reworking of the fill in order to minimise differential settlements".

In relation to foundations BCL indicate that the soils over the western part of the site are considered to be suitable for supporting shallow strip or pad foundations constructed at least 450 mm below finished ground level in order to minimise the effects of shrinkage and swelling and they state that where highly plastic clays occur the foundation depth should be increased to 600 mm.

In relation to pavements BCL state, "For preliminary design of roads and car-parking it is considered that a CBR value of 3 % can be used for preliminary design for in situ and certified fill. It is however recommended that once the earthworks are complete, confirmatory scale penetrometer tests are carried out to at least 0.5m depth below finished subgrade to confirm the preliminary design CBR value". *We concur with this approach.*

BCL provide geotechnical parameters for preliminary design of retaining walls, which we consider, are appropriate and they recommend that for detailed design the Cu value be confirmed by a Geotechnical Engineer for the particular ground conditions along the line of the retaining wall. *We concur with this approach.*

BCL conclude that "Based on the fieldwork undertaken it is considered that the site is generally suitable for the proposed development, 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". *We concur with this statement and have suggested an appropriate condition.*

CONCLUSIONS

We consider that the information provided in the BCL report dated November 2007 is adequate at the present stage i.e. Pre-Resource Consent/Outline Plan.

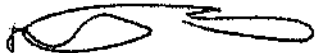
PROPOSED CONDITIONS

1. A Chartered Professional structural or Geotechnical Engineer familiar with the following document prepared by Babbage Consultants Ltd "Ranui School for Ministry of Education Geo-Environmental Assessment Report" ref: 43329 dated November 2007 must specifically design any foundations, piles or retaining walls on the site.
2. If no additional ground investigation and stability analyses are undertaken at the site prior to Resource Consent/Outline Plan, then a condition of the Designation shall be that the proposed school buildings shall be located to the west of a Building Limitation Line (BLL). This BLL is to be located 10m west of the infilled gully feature (as shown on BCL Drawing GEO2) and 10m west of slopes inclined at $>12^{\circ}$.
3. If it is proposed to undertake building works on either the infilled gully or within the existing gully then detailed site-specific geotechnical investigation and reporting shall be undertaken prior to Resource Consent.
4. Prior to Building Consent, when building platforms have been selected, each building platform shall be subject to a specific additional geotechnical investigation.
5. All site works shall be under the control of a Chartered Professional Engineer (with suitable experience in geotechnics). The site works shall follow the recommendations of the site-specific geotechnical investigation and assessment report for foundation types and earthworks. This will include supervision of excavations for the foundations, retention measures and floor slabs. Provision must be made for over deepening of any foundations where soft or weak soils are encountered.
6. A Chartered Professional Engineer (with experience of geotechnics) shall inspect any pile holes or footings for retaining walls or foundations and shall provide Council with a Producer Statement Construction Review for this part of the work.
7. All earthworks activities should be carried out in accordance with the following standards:
 - o NZS4431:1989 – Code of Practice for Earth Fill Placement for Residential Development.

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- o NZS4404:2004 – Land Development and Subdivision Engineering.
 - o Auckland Regional Councils' "Erosion and Sediment Control Guidelines for Land Disturbing Activities" (Technical Publication No. 90) in particular and any O.S.H requirements.
8. Excavations in exposed ground shall be protected from the detrimental effects of weathering e.g. by the use of polythene, base course or other similar methods. Alternatively provision should be made for a Chartered Professional Engineer (with experience of geotechnics), to determine the depth of material that has become damaged due to the weather, that needs to be removed;
 9. All vegetation, topsoil and any other unsuitable materials shall be removed from beneath any earthwork area.
 10. No fills greater than 600 mm and no un-retained cuts of greater than 600 mm shall be undertaken for the building platforms unless subject to specific investigation and design by a Chartered Professional Engineer (with experience of geotechnics).
 11. All cut batters should be formed at gradients of no steeper than 1V : 3H
 12. Any imported fill material shall be approved by a Chartered Professional Engineer (with experience of geotechnics) prior to placement.
 13. A programme of scale penetrometer tests shall be carried out when road subgrades are being formed to their final levels to confirm actual CBR values.
 14. All stormwater from any new hard surfaces and any groundwater collected from behind retaining walls will be collected and disposed of to an appropriate reticulated or otherwise council approved system.

Review prepared by Richard Simonds



Geotechnical Team Leader

Date: 4th March 2008

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