

**MINUTES OF A MEETING OF THE PLANNING AND REGULATORY COMMITTEE HELD  
IN THE COUNCIL CHAMBER, WAITAKERE CENTRAL, 6 HENDERSON VALLEY  
ROAD, HENDERSON, WAITAKERE, ON TUESDAY, 8 DECEMBER 2009,  
COMMENCING AT 9.31 AM**

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**PRESENT:** Councillors VS Neeson, JP (Chairman)  
WW Flaunty, QSM, JP (Deputy Chairman) (from 10.15 am)  
DQ Battersby, QSM, JP (from 9.32 am)  
BA Brady, JP  
MFP Chan, JP  
JM Clews, QSO, JP (from 9.32 am)  
RI Clow (from 9.46 am)  
LA Cooper, JP (until 11.55 am)  
AK Corban, OBE, JP  
RP Dallow, QPM, JP (from 9.32 am) (until 10.48 am)  
JP Lawley, JP  
PG Mitchell (from 9.32 am)

Deputy Mayor PA Hulse (from 9.39 am)

**IN ATTENDANCE:** Group Manager: Planning and Community Services  
Manager: Field Services  
Manager: Sustainable Management  
Senior Strategic Advisor: Urban Design  
Strategic Advisor: Sustainable Management  
Strategic Advisor: Waitakere Ranges  
Contract Solicitor: D Collins  
Subdivision and Consents Engineer  
Parks Consents Planner  
Sustainable Management Planner  
Planner: Policy Implementation  
Executive Assistant to Deputy Mayor  
Committee Secretary: D Tukutama

**ALSO IN ATTENDANCE:** J Swan, Planner, Ministry of Education  
J Parish, Ministry of Education  
D Allen, Counsel, Ministry of Education

**PART A - OPENING OF MEETING**

**1 APOLOGIES**

1995/2009

MOVED by Cr Brady, seconded Cr Chan:

That an apology from Cr Jolley for absence, and from Cr Hulse for lateness, be received and sustained.

**CARRIED**

**2 URGENT BUSINESS**

There was no Urgent Business.

**3 CONFLICTS OF INTEREST**

Elected Members were reminded via the agenda, of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a Member of the Council and any private or other external interest they might have.

**4 CONFIRMATION OF MINUTES**

1996/2009

MOVED by Cr Lawley, seconded Cr Corban:

The Planning and Regulatory Committee resolved to:

**Receive** the minutes of the meeting of the Planning and Regulatory Committee held on Tuesday, 10 November 2009, as circulated, and that they be taken as read and now be confirmed.

**CARRIED**

**PART B - REGULATORY/ENFORCEMENT**

**5 LEGAL UPDATE (AS AT 30 NOVEMBER 2009)**

9.32 am Crs Battersby, Clews, Dallow and Mitchell entered the meeting.

9.39 am Cr Hulse entered the meeting.

1997/2009

MOVED by Cr Mitchell, seconded Cr Dallow:

The Planning and Regulatory Committee resolved to:

**Receive** the Legal Update (as at 30 November 2009) report.

**CARRIED**

**PART C - DISTRICT PLAN / STRUCTURE PLANS**

**6 DISTRICT PLAN APPEALS UPDATE TABLE**

9.46 am Cr Clow entered the meeting.

1998/2009

MOVED by Cr Battersby, seconded Cr Lawley:

The Planning and Regulatory Committee resolved to:

**Receive** the District Plan Appeals Update Table.

**CARRIED**

**PART D - ENVIRONMENTAL MANAGEMENT**

**7 PROPOSED PLAN CHANGES 35, 36 AND 37: AMENDMENTS TO THE WAITAKERE DISTRICT PLAN FOR THE WAITAKERE RANGES HERITAGE AREA**

10.15 am Cr Flaunty entered the meeting.

1999/2009

MOVED by Cr Cooper, seconded Cr Mitchell:

The Planning and Regulatory Committee resolved to:

1. **Receive** the Proposed Plan Changes 35, 36 and 37: Amendments to the Waitakere District Plan for the Waitakere Ranges Heritage Area report.

2. **Agree** to delegate to the Chairman of the Planning and Regulatory Committee final approval of any minor amendments made prior to public notification of proposed Plan Change 35 (Waitakere Ranges Heritage Area District Plan Section 5B and Oratia and Waiatarua Local Area Plans), proposed Plan Change 36 (Rural Activities and Economic Wellbeing in the Waitakere Ranges Heritage Area), proposed Plan Change 37 (Titirangi Village and Variation 1 to Plan Change 17), and the background and section 32 analysis reports.
3. **Agree** that pursuant to the First Schedule to the Resource Management Act 1991, that proposed Plan Change 35 (Waitakere Ranges Heritage Area District Plan Section 5B and Oratia and Waiatarua Local Area Plans), proposed Plan Change 36 (Rural Activities and Economic Wellbeing in the Waitakere Ranges Heritage Area), and proposed Plan Change 37 (Titirangi Village and Variation 1 to Plan Change 17) be publicly notified in early 2010 on a Citywide basis.

**CARRIED**

## **PART E - REPORT OF THE SUBCOMMITTEE**

### **8 SWIMMING POOL EXEMPTION SUBCOMMITTEE**

2000/2009

MOVED by Cr Flaunty, seconded Cr Mitchell:

The Planning and Regulatory Committee resolved to:

**Receive** the meeting reports of the Swimming Pool Exemption Subcommittee held on Thursday, 27 August 2009 and Thursday, 29 October 2009.

**CARRIED**

### **ADJOURNMENT**

2001/2009

MOVED by Cr Neeson, seconded Cr Cooper:

That the meeting stand adjourned until 10.48 am.

**CARRIED**

10.28 am The meeting adjourned.

10.48 am The meeting reconvened and the hearing commenced. Cr Dallow was not present.

## **PART F - NOTICES OF REQUIREMENT**

### **9 NOTICE OF REQUIREMENT BY A REQUIRING AUTHORITY UNDER SECTION 168 OF THE RESOURCE MANAGEMENT ACT 1991 FOR A PRIMARY SCHOOL AND EARLY CHILDHOOD EDUCATION CENTRE, AT THE FUTURE HOBSONVILLE POINT ROAD AND EASTERN AVENUE, MASSEY**

10.49 am The applicant, the Ministry of Education, presented their annotations to the proposed Conditions and Advice Notes with suggested amendments, to the Planning and Regulatory Committee and responded to questions from the Members.

### **ADJOURNMENT**

2002/2009

MOVED by Cr Neeson, seconded Cr Cooper:

That the meeting/hearing stand adjourned until 12.05 am.

**CARRIED**

- 11.55 am The meeting/hearing adjourned.
- 12.05 am The meeting/hearing recommenced. Cr Cooper was not present.
- 12.06 pm The Planning and Regulatory Committee, with the consent of the meeting, held a public excluded session to clarify technical questions with the Council officers.
- 12.15 pm The hearing concluded.
- 12.16 pm The Planning and Regulatory Committee deliberated on the Item 9: Notice of Requirement by a Requiring Authority Under Section 168 of the Resource Management Act 1991 for a primary school and early childhood education centre to be located at the corner of the future Hobsonville Point Road and Eastern Avenue, Hobsonville Peninsula, Massey and Item 10: Notice of Requirement by a Requiring Authority Under Section 168 of the Resource Management Act 1991 for a secondary school and two early childhood education centres to be located between the future Hobsonville Point Road and Buckley Avenue, Hobsonville Peninsula, Massey.

2003/2009

MOVED by Cr Battersby, seconded Cr Hulse:

The Planning and Regulatory Committee resolved to:

1. **Receive** the Notice of Requirement by a Requiring Authority Under Section 168 of the Resource Management Act 1991 for a primary school and early childhood education centre to be located at the corner of the future Hobsonville Point Road and Eastern Avenue, Hobsonville Peninsula, Massey report.
2. **Agree** that the Waitakere City Council recommends that the Ministry of Education confirm the Notice of Requirement for a primary school and early childhood education centre to be located at the corner of the future Hobsonville Point Road and Eastern Avenue, Hobsonville Peninsula, Massey, subject to the following conditions:

**CONDITIONS**

1. The designation shall lapse on the expiry of 15 years from the date on which it is included in the Waitakere District Plan if it has not been given effect to before the end of that period.
2. The Requiring Authority shall either directly or through the School Board of Trustees:
  - (i) Monitor school related vehicle traffic in the vicinity of the school once a year for a period of 3 years following the opening of the school.
  - (ii) Resource, develop, review and action a Travel Plan which:
    - (a) Sets the goals of the school with respect to sustainable travel modes and to mitigate real and potential adverse traffic effects;
    - (b) Seeks to minimise the provision of on-site car parking;
    - (c) Facilitates the integration of the school with the surrounding transport network (including issues of pedestrian and cyclist permeability into the site);

- (d) Is maintained and updated annually while the school is operating under this designation.

This Travel Plan shall be developed in consultation with Waitakere City Council and Auckland Regional Transport Authority or their successors and shall be reviewed at the time of submitting each Outline Plan of Works relating to increased capacity.

3. The proposed development shall be subject to the following conditions regarding traffic and parking:

- (i) For the primary school parking shall be provided on a staged basis at a rate of three parking spaces per two classrooms plus two per three staff members, unless the Travel Plan developed under Condition 2(ii) identifies that a lower level of parking provision can meet the demands for off street parking.
- (ii) For the early childhood education centre car parking shall be provided on a staged basis at a rate of one per four child places per session.
- (iii) Disabled and loading parking provisions shall be provided in accordance with the specifications provided in the Waitakere City Council – Code of Practice (or its equivalent document) and in accordance with the minimum requirements stipulated in the Auckland Regional Parking Strategy 2009.
- (iv) The design and layout of group car-parking areas and if required bus/vehicle passenger pick up and drop off areas shall be developed in consultation with Waitakere City Council Transport Assets, Urban Design and Parks Planning Teams or their successors.

**Note:** Please refer to Advice Note (5) which details guidance on the design and layout of group car parking areas.

4. All activities taking place at the school shall comply with the following noise levels measured at the most exposed location at or within the boundary of properties zoned for residential purposes:

Monday to Saturday	(7 am to 7 pm)	50dBA L <sub>10</sub>
Monday to Saturday	(7 pm to 10 pm)	45dBA L <sub>10</sub>
Sunday and Public Holidays	(7 am to 10 pm)	45dBA L <sub>10</sub>
Other times	(10 pm to 7 pm)	40dBA L <sub>10</sub> 70dBA L <sub>max</sub>

This provision shall not apply in respect of the noise generated from normal outdoor school activities between 0800 hours and 1800 hours (excluding Sundays and public holidays).

Sound will be measured in accordance with the requirements of NZS 6801:—1991 'Acoustics – Measurement of Sound' and assessed in accordance with requirements of NZS 6802:1991 'Assessment of Environmental Sound.'

5. In the event of archaeological evidence being uncovered (e.g. shell, middens, hangi or ovens, pit depressions, defensive ditched, artifactual material or human bones) work is to cease in the vicinity of the discovery, and an Archaeologist, Historic Places Trust and Waitakere City Council are to be contacted so that appropriate action can be taken before any work can recommence there.

6. All buildings and structures shall be designed in recognition of the matters listed in Condition (12) and shall comply with the following development controls:

Site Coverage

- (a) Maximum building coverage: 35%; and
- (b) Maximum impermeable surface coverage: 40%.

Building Height

- (c) Buildings adjoining Hobsonville Point Road:
  - (i) Maximum height 15.0 metres.
- (d) Buildings adjoining Eastern Avenue and other local streets:
  - (i) Maximum height 12.0 metres.

(Height excludes goal posts associated with sporting activities, chimneys/flues, flag poles, and aerials).

7. The Requiring Authority shall submit with the first Outline Plan of Works a detailed landscape plan in respect of the whole school site. This plan shall include the following details:

- (i) Planting and landscape works along the Eastern Avenue boundary:
  - (a) This shall comprise information regarding the location of planting, boundary treatments, the location of paths and vehicle crossings - and the approved plan must align with existing or proposed landscape treatment within or along Eastern Avenue; and
  - (b) This is to be developed in consultation with Waitakere City Council Parks Planning and Urban Design Teams or their successors;
- (ii) The location of existing and proposed buildings;
- (iii) The surrounding street context: show the adjacent streets, footpaths, the location of any pedestrian crossings, and bus stops;
- (iv) Contour information;
- (v) Framework tree planting (species, grades and locations), and the location and planting (planting plans) for any garden areas, hedges;
- (vi) The articulation and identification of outdoor space; including outdoor play areas (both hard surfaces and grassed areas);

**Note:** Outdoor space may be defined by a combination of buildings, trees, landform, fences/hedges or other feature;

- (vii) Vehicle access and parking areas including cycle parks;
- (viii) Entrances for cyclists and pedestrians; and

- (ix) The location, style and height of fencing on exterior boundaries of the school which face roads or other public spaces.
8. A plan detailing how the historic heritage values of the former airforce runway will be recognised on the school site. The plan will be developed in consultation with the Historic Places Trust and Waitakere City Council or their successor and submitted with an Outline Plan of Work on the site.
9. The Requiring Authority shall submit with each subsequent Outline Plan of Works a landscape plan which demonstrates how the additions continue to contribute to the matters identified in conditions (7) and (8) above.
10. All subsequent Outline Plan of Works submitted by the Requiring Authority in respect of the school site shall be accompanied by a statement that records the extent to which the design reflects or departs from the detailed landscape plan approved in Condition (7) above
11. Prior to the opening of the school, the Requiring Authority shall construct separate vehicle access points to the primary school and early childhood education centre. These vehicle access points are to be gained from Eastern Avenue. The location and design specifications shall be developed in consultation with Council's Transport Assets and Parks Planning Teams or their successors prior to the submission of an Outline Plan of Works.
12. Each Outline Plan of Works for built form shall be accompanied with an urban design statement detailing how the design has been developed in response to the following design principles, where they are applicable:
- (i) The location of school buildings shall to the extent practicable contribute to the built form of any adjacent street with the placement of buildings aligned with, and located as close as practicable, to adjacent street facing boundaries;
  - (ii) All buildings facing the street, open space, and on-site car parking areas shall interact with these spaces with openings such as doors and windows to provide passive surveillance;
  - (iii) The height of buildings at the intersection of Hobsonville Point Road and Eastern Avenue shall be maximised where possible, and shall be designed to address both street frontages;
  - (iv) Where fencing on road boundaries is required it shall be low height, permeable and recessive in colour and design; and
  - (v) The school shall, to the extent practicable, facilitate connectivity from the school site to the surrounding street and pedestrian networks.
13. Development of the site shall be undertaken in a way that recognises the principles of Low Impact Design stormwater management systems (as detailed in the relevant Integrated Catchment Management Plan) and incorporates measures to mitigate the impact of impervious surfaces and earthworks, utilising soils and vegetation to trap pollutants and reduce stormwater run-off. Details of the proposed Low Impact Design measures shall be submitted to the Council with the first and any subsequent Outline Plan of Works for development.
14. A sustainable water supply system shall be implemented. This shall include installing water re-use tanks for non-potable supply and the use of water efficient fixtures to minimise the amount of reticulated water supply required.

### **ADVICE NOTES**

1. The Travel Plan required under Condition (2) would be expected to address the following issues:
  - (i) School and early childhood education centre start and finish times and whether there is a need to stagger these to alleviate demands on parking, particularly at pick up times;
  - (ii) The outcome of any discussions with the Auckland Regional Transportation Authority or it's successor over the provision of bus services;
  - (iii) Provision for bus loading either on-site or on-street clear of the traffic lanes consistent with growth in use of this transport mode;
  - (iv) Identification of safe access across the roads to the school;
  - (v) Identification of safe pedestrian and cyclist routes required to and from the school relative to the school catchment; and
  - (vi) Provision of on-site parking and end of trip facilities for motorcycles, scooters and bicycles as required by the Auckland Regional Parking Strategy and in accordance with Auckland Regional Transport Authority 'Cycle Parking Guidance Note'.
2. Geotechnical reports and an independent geotechnical peer review have been prepared in relation to development of this site. These reports are held on Council's Register of Hazards and Special Features. The Requiring Authority should submit with each Outline Plan of Works, written confirmation from a Chartered Professional Engineer (with experience in geotechnics, and familiarity with these reports) that the recommendations contained within the reports have been fully satisfied.
3. Prior to lodgement of an Outline Plan of Works the Requiring Authority should contact Waitakere City Council's Drainage Planning Engineers and Water Assets Engineers (or their successors) 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/Developers infrastructure works in the area. Details of any temporary measures shall be submitted with the first Outline Plan of Works.
4. The Requiring Authority is advised that the stormwater discharge requirements for the catchment are set out in the Network Discharge Consent from the Auckland Regional Council, permit no 27016, and that any Outline Plan of Works or Resource Consent application for development at this site will be assessed against the conditions of the Network Discharge Consent.
5. The design and layout of group car parking areas and if required bus/vehicle passenger pick-up and drop-off should have regard to the following design principles:
  - (i) For car parking areas and bus/vehicle passenger pick-up and drop-off adjacent to street boundaries and open space, a positive frontage shall be presented by providing high quality boundary landscaping treatment such as permeable fencing and hedge planting to no more than 1.5 metres in height to screen cars but allow for passive surveillance to the street and/or open space. The design and location of bus/vehicle passenger pick-up and drop-off areas should not compromise the built form objectives outlined in Condition (9) above, which seeks to have school buildings located in close proximity to street facing boundaries;

- (ii) Adequate space for landscaping should be provided within the group car parking area to break up the expanse of the impermeable area, and permeable surface materials and Low Impact Design treatment should be used where possible;
  - (iii) Where possible shared surfaces should be used to indicate equal status for vehicles and pedestrians and footpaths may not be required;
  - (iv) Lighting should be provided for security; and
  - (v) If physical speed restrictions are required these can include vertical displacement or other treatments, such as (but not limited to):
    - raised tables and horizontal displacement; and
    - narrowing at entry and exit points.
6. Efficiencies encouraged by the shared community use of the school grounds and facilities should occur where appropriate.
7. The principles of Crime Prevention Through Environmental Design, Injury Prevention Through Environmental Design and Universal Access should be considered and measures implemented as part of the detailed design for landscape and building development and addressed with the information submitted for each Outline Plan of Works.

**CARRIED**

**10 NOTICE OF REQUIREMENT BY A REQUIRING AUTHORITY UNDER SECTION 168 OF THE RESOURCE MANAGEMENT ACT 1991 FOR A SECONDARY SCHOOL AND TWO EARLY CHILDHOOD CENTRES, TO BE LOCATED BETWEEN BUCKLEY AVENUE AND THE FUTURE HOBSONVILLE POINT ROAD, MASSEY**

2004/2009

MOVED by Cr Battersby, seconded Cr Hulse:

The Planning and Regulatory Committee resolved to:

1. **Receive** the Notice of Requirement by a Requiring Authority Under Section 168 of the Resource Management Act 1991 for a secondary school and two early childhood education centres to be located between Buckley Avenue and the Future Hobsonville Point Road, Massey, report.
2. **Agree** that the Council recommends that the Ministry of Education confirm the Notice of Requirement for a secondary school and two early childhood education centres to be located between the future Hobsonville Point Road and Buckley Avenue, Hobsonville Point Road, Massey, subject to the following conditions:

**CONDITIONS**

1. The designation shall lapse on the expiry of 15 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. All activities taking place at the school shall comply with the following noise levels measured at the most exposed location at or within the boundary of properties zoned for residential purposes:

Monday to Saturday	(7 am to 7 pm)	50dBA L <sub>10</sub>
Monday to Saturday	(7 pm to 10 pm)	45dBA L <sub>10</sub>
Sunday and Public Holidays	(7 am to 10 pm)	45dBA L <sub>10</sub>
Other times	(10 pm to 7 pm)	40dBA L <sub>10</sub> 70dBA L <sub>max</sub>

This provision shall not apply in respect of the noise generated from outdoor school activities between 0800 hours and 1800 hours (excluding Sundays and public holidays).

Sound measured in accordance with the requirements of NZS 6801:1991 'Acoustics – Measurement of Sound' and assessed in accordance with requirements of NZS 6802: 1991 'Assessment of Environmental Sound'

3. All buildings and structures shall be designed in recognition of the matters listed in Condition (4) (below) and shall comply with the following development controls:
  - (i) The principal facades of secondary school classrooms, administrative buildings and recreational facilities (e.g. halls, gymnasiums, etc) shall have frontage to Hobsonville Point Road.
  - (ii) The maximum height of all buildings (excluding goal posts associated with sporting activities, chimneys/flues, aerials, flagpoles and any other such plant) fronting Hobsonville Point Road or Squadron Drive shall not exceed 15.0 metres in height.
  - (iii) The maximum height of all buildings (excluding goal posts associated with sporting activities, chimneys/flues, aerials, flagpoles and any other such plant) with primary frontage to Western Avenue or Buckley Avenue shall not exceed 12.0 metres in height.
  - (iv) No buildings shall be constructed above or within 5.0 metres of the location of any future bulk public stormwater lines which traverse the site and connect to the Council stormwater pond to the north of the site. The 1 in 100 year overland flow path from the upstream catchment should be conveyed through the site within a constructed Overland Flow Path in this "no-build" zone.
  - (v) The early childhood education centres shall have frontage to Western Avenue.
  - (vi) All buildings and structures shall comply with the following site coverage controls:
    - (a) Maximum building coverage: 35%; and
    - (b) Maximum impermeable surface coverage: 40%.
4. Each Outline Plan of Works for built form shall be accompanied with an urban design statement detailing how the design has been developed in response to the following design principles, where they are applicable:
  - (i) The location of school buildings, including the early childhood education centres, shall to the extent practicable contribute to the built form of any adjacent street with the placement of buildings aligned with, and located as close as practicable to adjacent street facing boundaries;

- (ii) All buildings facing the street, open space/ reserves, and on-site car parking areas shall interact with these spaces with openings such as doors and windows to provide passive surveillance;
  - (iii) Multi-storey buildings are the envisaged built form outcome as viewed from the street and sought for the Hobsonville Point Road and Squadron Drive frontages;
  - (iv) The height of buildings at the intersections of Hobsonville Point Road and either Squadron Drive or Western Avenue shall be maximised where possible, and the buildings shall be designed to address both street frontages;
  - (v) Ensure that future school building development, including the early childhood education centres, shall provide a positive interface to the proposed adjoining residential land located at the corner of Western Avenue and Buckley Avenue;
  - (vi) Where fencing on road boundaries is required it shall be low height, permeable and recessive in colour and design; and
  - (vii) The school shall to the extent practicable, facilitate connectivity from the school site to the surrounding street and pedestrian networks. Pedestrian and cyclist access points to the school are encouraged to be provided from all street boundaries.
5. The Requiring Authority shall submit with the first Outline Plan of Works a school Design Concept Plan detailing staging and built form information including the following:
- (i) Detail on where taller height buildings will be located; and
  - (ii) A summary of the manner in which it is anticipated that the school development will change over time as it accommodates intensifying use.
6. The proposed development be subject to the following conditions regarding vehicle access:
- (i) Prior to the opening of the school, Western Avenue shall be formed, constructed and vested with Waitakere City Council;
  - (ii) Prior to the opening of the school, the Requiring Authority shall construct separate vehicle access points to the secondary school and early childhood education centres. These vehicle access points are to be gained from either Buckley Avenue or Western Avenue. The location and design specifications shall be developed in consultation with Council's Transports Assets, Urban Design and Parks Planning Teams or their successors prior to the submission of the first Outline Plan of Works;
  - (iii) Any proposals for a drop off facility or bus parking within the site and fronting Hobsonville Point Road shall be subject to the following:
    - (a) A revised Integrated Transportation Assessment. This assessment shall be undertaken in consultation with Council's Transports Assets, Transport Strategy, Urban Design and Parks Planning Teams and be subsequently submitted with the first Outline Plan of Works; and
    - (b) The design of any bus drop off or parking facility shall be consistent with the design matters identified in Condition (4)(i) and (4)(ii) above.

7. The proposed development be subject to the following conditions regarding traffic and car parking:
- (i) On-site car parking spaces shall be provided on a staged basis as follows:
    - (a) Staff car parking shall be provided at a rate of two spaces per three staff members;
    - (b) Student car parking shall be provided up to a rate of one space per ten pupils over 16 years of age; and
    - (c) For the early childhood education centres car parking spaces shall be provided at a rate of one per four child places in a day.
      - (ii) The above rates are to be reduced and on-site car parking minimised where the approved Travel Plan prepared under Condition (8) below, identifies that there is a lesser demand;
      - (iii) Disabled and loading parking provisions shall be provided in accordance with the Waitakere City Council Code of Practice (or its equivalent document) and the Auckland Regional Parking Strategy; and
      - (iv) The design and layout of group car parking areas shall be developed in consultation with Waitakere City Council Transport Assets, Urban Design and Parks Planning teams or their successors.

**Note:** Please refer to Advice Note (2) which details guidance on the design and layout of group car parking areas.

8. The Requiring Authority shall directly or through the School Board of Trustees:
- (i) Monitor school related traffic in the vicinity of the school once a year for a period of 3 years following the opening of the school.
  - (ii) Resource, develop, review and action a Travel Plan which:
    - (a) Sets the goals of the school with respect to sustainable travel modes and the mitigating real and potential adverse traffic effects;
    - (b) Seeks to limit the provision of on-site car parking to a minimum;
    - (c) Facilitates the integration of the school with the surrounding transport network (including issues of pedestrian and cyclist permeability to the site); and
    - (d) Is maintained and regularly updated while the school is operating under this designation.

This Travel Plan shall be developed in consultation with Waitakere City Council and Auckland Regional Transport Authority or their successors and shall be reviewed at the time of submitting each Outline Plan of Works relating to increased capacity.

9. In the event of archaeological evidence being uncovered (e.g. shell, middens, hangi or ovens, pit depressions, defensive ditches, artifactual material or human bones) work is to cease in the vicinity of the discovery, and an Archaeologist, Historic Places Trust and the Auckland Regional Council are to be contacted so that the appropriate action can be taken before any work may recommence there.
10. A plan detailing how the historic heritage values of the former airforce runway will be recognised on the school site. The plan will be developed in consultation with the Historic Places Trust and Waitakere City Council and shall be submitted with the first Outline Plan for work on the site.
11. The Requiring Authority shall submit with the first Outline Plan of Works application a Landscape Concept Plan. This plan shall be developed in consultation with Waitakere City Council Parks Planning and Urban Design teams or their successors and must include the following:
  - (i) The location of existing and proposed buildings within the site;
  - (ii) The surrounding street context – the adjacent streets footpaths, the location of any pedestrian crossings, and bus stops. Any landscape works proposed in the landscape plan must complement and be well integrated within the street context;
  - (iii) Contour information;
  - (iv) Framework tree planting (species, grades and locations), and the location and planting (planting plans) for any garden areas, hedges – the species and layout must complement and be well integrated with the landscape works (existing and proposed) for the surrounding streetscapes;
  - (v) The articulation and identification of outdoor space - show outdoor play areas (both hard surfaces and grassed areas);

**Note:** Outdoor space may be defined by a combination of buildings, trees, landform, fences/hedges or other features;
  - (vi) Vehicle access and parking areas including cycle parks;
  - (vii) Entrances for cyclists and pedestrians; and
  - (viii) The location, style and height of fencing on exterior boundaries of the school which face roads or other public spaces.
12. To ensure that the proposed secondary school and early childhood education centres appropriately interface with the adjoining stormwater wetland, a detailed landscape plan shall be prepared and implemented by the Requiring Authority in relation to this interface. The landscape plan shall be prepared by the Requiring Authority in consultation with Waitakere City Council Parks Planning and Urban Design teams or their successors for final review and comment prior to the submission of the first Outline Plan of Works.
13. The Requiring Authority shall with each Outline Plan of Works for school development:
  - (i) Provide a landscape plan(s) which demonstrates how the development and/or additions continue to contribute to the matters identified in Conditions (10), (11) and (12) above; and

- (ii) Implement the approved landscape plan(s) provided in response to Condition 13(i) as it relates to each Outline Plan of Works within the site.
14. Development of the site shall be undertaken in a way that recognises the principles of Low Impact Design stormwater management systems (as detailed in the relevant Integrated Catchment Management Plan) and incorporates measures to mitigate the impact of impervious surfaces and earthworks, utilising soils and vegetation to trap pollutants and reduce stormwater run-off. Details of the proposed Low Impact Design measures shall be submitted to the Council with the first and any subsequent Outline Plan of Works for development.
15. A sustainable water supply system shall be implemented in any buildings on the site. This shall include installing water re-use tanks for non-potable supply and the use of water efficient fixtures to minimise the amount of reticulated water supply required.
16. The Requiring Authority shall provide details of the location of buildings in relation to the location of public wastewater drainage to enable Council to establish any requirements necessary to ensure the ongoing integrity of the wastewater lines and ensure that any access for maintenance is protected. This information shall be submitted with the first Outline Plan of Works.

#### **ADVICE NOTES**

1. The Travel Plan required under Condition (8) would be expected to address the following issues:
- (i) Start and finish times and whether there is a need to stagger these to alleviate demands on parking, particularly at pick-up times;
  - (ii) The outcome of any discussions with the Auckland Regional Transportation Authority or its successor over the provision of bus services;
  - (iii) Provision for bus loading either on-site or on-street clear of the traffic lanes consistent with growth in use of this transport mode;
  - (iv) Identification of safe access across the roads to the school;
  - (v) Identification of safe pedestrian and cyclist routes required to and from the school relative to the school catchment; and
  - (vi) Provision of on-site parking and end of trip facilities for motorcycles, scooters and bicycles as required by the Auckland Regional Parking Strategy and in accordance with Auckland Regional Transport Authority 'Cycle Parking Guidance Note'.
2. The design and layout of group car parking areas should have regard to the following design principles:
- (i) For car parking areas adjacent to street boundaries and open space, a positive frontage should be presented by providing high quality boundary landscaping treatment such as permeable fencing and hedge planting to no more than 1.5 metres in height to screen cars but allow for passive surveillance to the street and/or open space;
  - (ii) Adequate space for landscaping should be provided within the group car parking area to break up the expanse of the impermeable area, and permeable surface materials and Low Impact Design treatment should be used where possible;

- (iii) Where possible shared surfaces should be used to indicate equal status for vehicles and pedestrians and footpaths may not be required;
  - (iv) Lighting should be provided for security; and
  - (v) If physical speed restrictions are required these can include vertical displacement or other treatments, such as:
    - raised tables and horizontal displacement; and
    - narrowing at entry and exit points.
3. Geotechnical reports and an independent geotechnical peer review have been prepared in relation to development of this site. These reports are held on Council's Register of Hazards and Special Features. The Requiring Authority should submit with each Outline Plan of Works, written confirmation from a Chartered Professional Engineer (with experience in geotechnics, and familiarity with these reports) that the recommendations contained within the reports have been fully satisfied.
4. The Requiring Authority is advised that the stormwater discharge requirements for the catchment are set out in the Network Discharge Consent from the Auckland Regional Council, permit no 27016, and that any Outline Plan of Works or Resource Consent application for development at this site will be assessed against the conditions of the Network Discharge Consent.
5. The Requiring Authority is advised that a legal mechanism such as an easement is required to be deposited onto the title covering the extent of the Overland Flow Path under a future subdivision consent. The easement will refer to the requirement that no earthworks, landscaping, solid walls, fences or other impediments to the free flow of water are permitted within this Overland Flow Path. The Overland Flow Path depth during the 1 in 100 year storm shall not exceed 200 millimetres where it flows over roads, driveways or car parks.
6. As part of the sustainability objectives of the future Hobsonville Peninsula development, all buildings should incorporate cost effective energy efficient measures where appropriate.
7. The principles of Crime Prevention Through Environmental Design, Injury Prevention Through Environmental Design and Universal Access should be considered and measures implemented as part of the detailed design for landscape and building development and addressed with the information submitted for each Outline Plan of Works.
8. Efficiencies encouraged by the shared community use of the school grounds and facilities should occur where appropriate.
9. While the detailed design for the wetland (by other parties) has yet to be completed, Council support the integration of the adjacent wetland/open space area with the school and surrounding development such that the public can access the wetland where safety and operational requirements make this possible. As such, the Landscape Plan prepared under Condition (12) is expected to provide pedestrian connections to the wetland from the school site to contribute to the accessibility of the open space network on the Hobsonville Peninsula. The Landscape Plan should be developed with the Council to ensure public connections from the surrounding public roads through the school and to the wetland are achieved.

12.48 pm

The Chairman thanked Members for their attendance and attention to business and declared the meeting closed.

CONFIRMED AT A MEETING OF THE PLANNING  
AND REGULATORY COMMITTEE HELD ON

**DATE:**.....

**CHAIRMAN:**.....