

# School Precinct

## Concept Masterplan

February 2025

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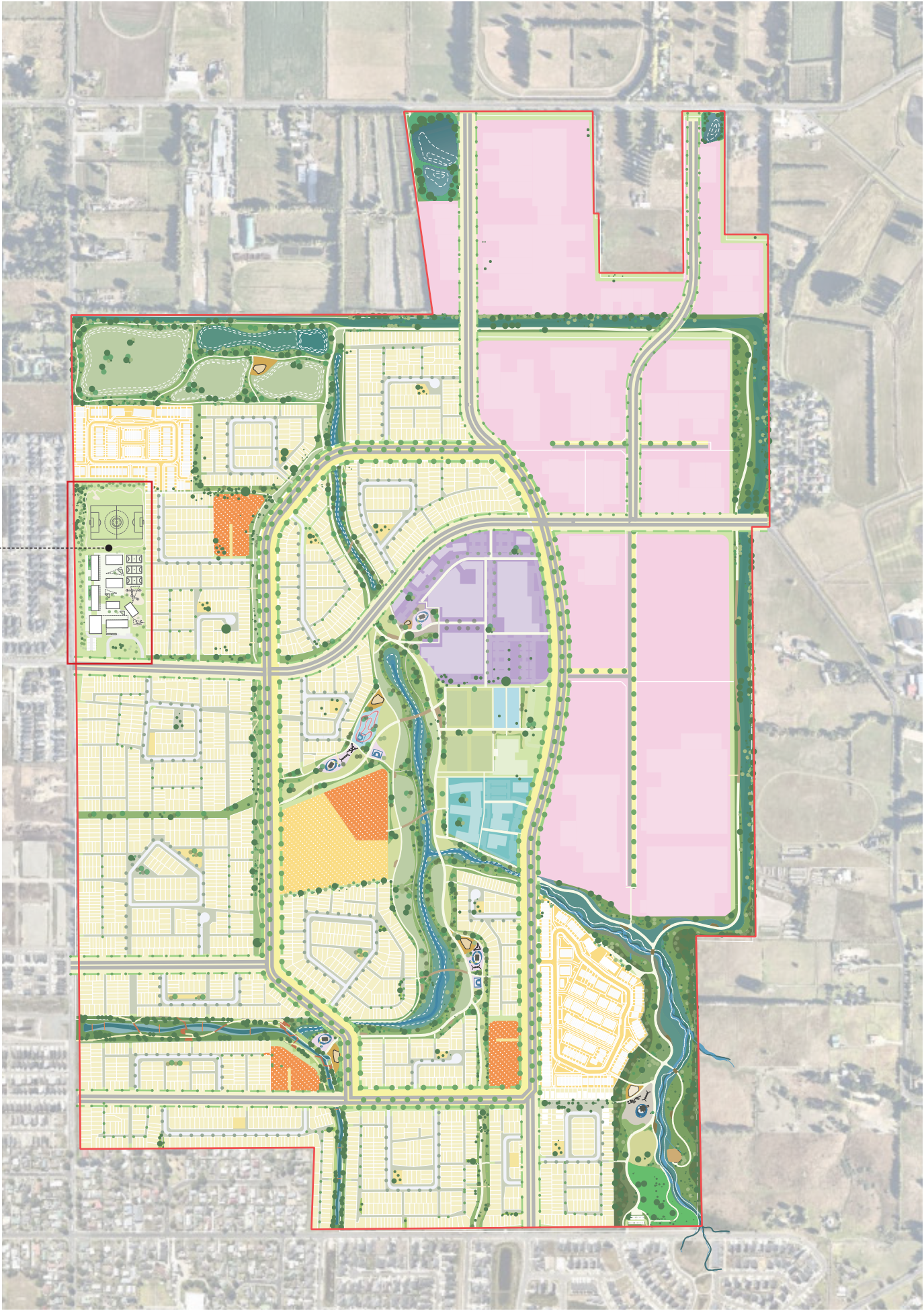




# School - Context Plan

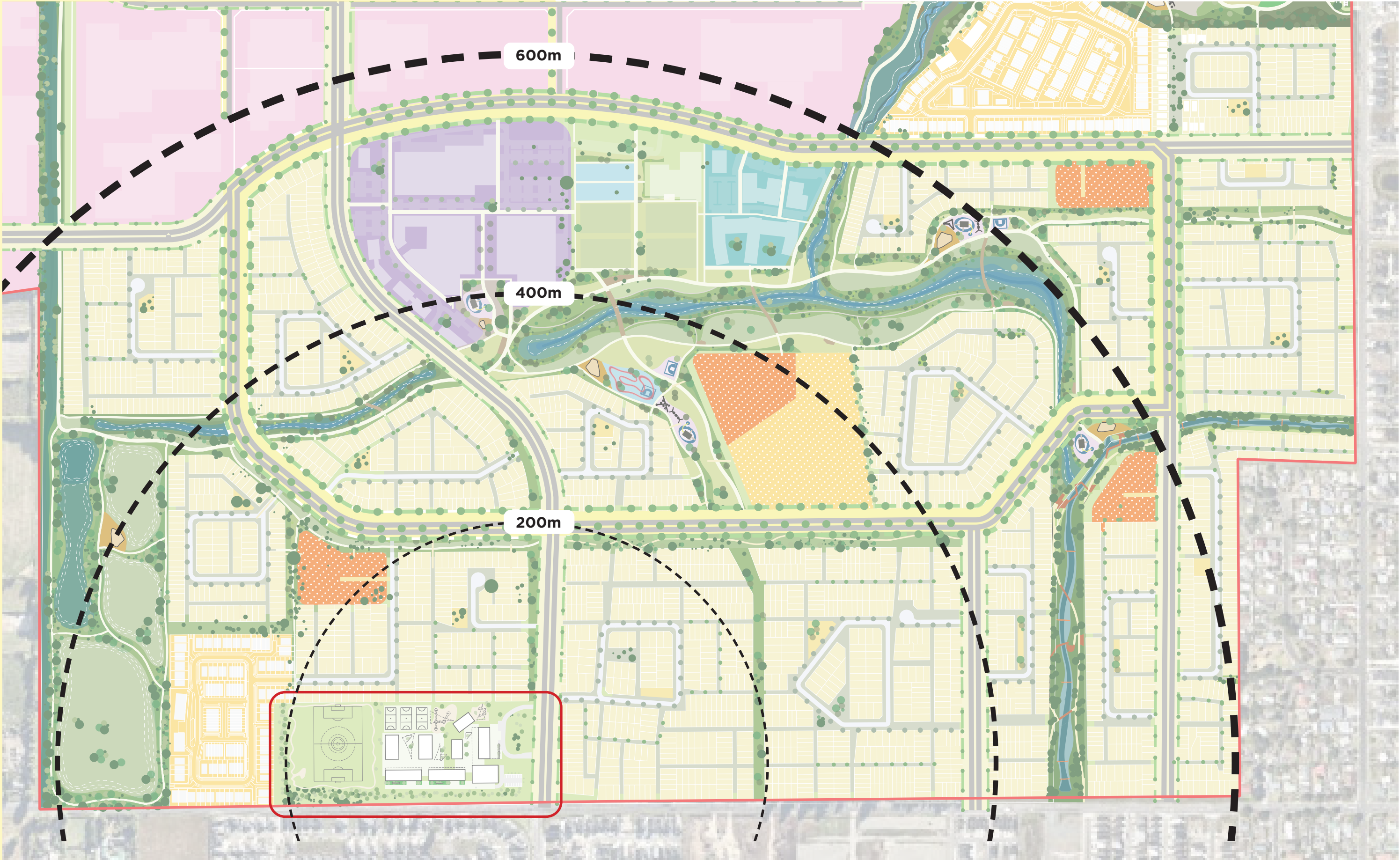
School Precinct

- Sunfield project boundary
- Residential
- Employment
- Town Centre
- Health Care
- Aged Care
- Local Hub
- School
- Park
- Stormwater reserve
- Green connection/shared pathway





# School - Local Connections



# School - Illustrative Masterplan

**Note:** This Masterplan is illustrative of one possible school layout. Compliance with this plan is not a Consent requirement.





# School - Setbacks

## Building Setbacks

The following minimum building setbacks are required around the School precinct boundaries:

- 16m from a Primary Road boundary
- 3m from a Secondary Road boundary
- 16m from Eastern Residential boundary
- 30m from Northern Residential boundary

There is no Internal Boundary setback requirement.



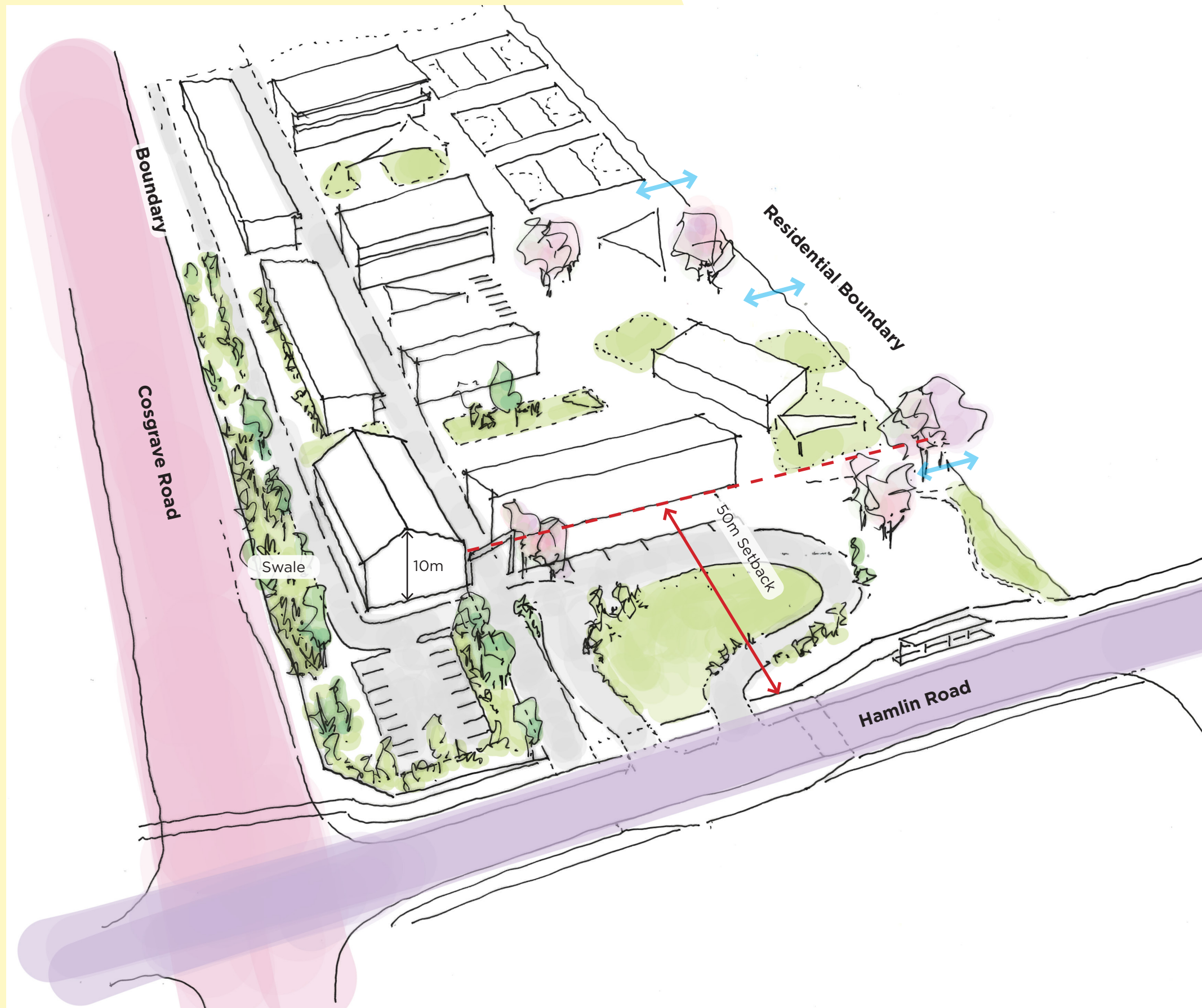


# School - Community Links





# School - Design Controls



## Building Height

The maximum height for buildings is 10m from ground level (at time of Title issue).

## Outdoor Space

Plan to meet MoE DSiA requirements for Usable Outdoor Space >30m<sup>2</sup>/learner.

### Travel Distances

Travel times across the school to meet the requirements of the MoE DSiA for Primary Schools to provide a compact learning campus. Preferred travel distances are 80m, with a maximum between key facilities of 120m.

## School Site Access

The main entry to the school is to be off Hamlin Road with an entry point setback 50m off the Mill Road intersection. The main entry is to allow for vehicle entry and exit, pick-up and drop-off (PUDO), and to consider fire unit access.

Site access on the Eastern Residential boundary shall be connected into the residential access lanes and shall provide a number of access points along this boundary.

A recommended 50m zone for vehicle site access, PUDO and parking shall be adopted between the road and the facade of the buildings.

## Parking

Parking spaces shall be in rows that do not exceed 15 spaces in a line without a landscape feature such as a rain garden or a path with a minimum dimension of 1.5 meters separating parks.

## Pedestrian Entrance

The School shall have a legible pedestrian and building entrance which is clearly visible and easily accessible from the road and visually distinct from service entrances.

The position of the principal entrance shall be expressed by a canopy, recess or overhang, and shall be protected from adverse weather.

## Pedestrian Access

A legible pedestrian path of a minimum width of 2m shall be provided from the external footpath to the building's pedestrian entrance.

Safe and clearly defined crossing points shall be provided by way of surface material change, where the path crosses areas in use by vehicles.

Where the pedestrian access is positioned alongside vehicular access (excluding Parks), it shall be separated by 2m of Planting.

## Vehicle Crossings

Vehicle Crossings shall be clearly legible as such from the street.

Vehicle Crossings shall be indicated by their proximity to the Pedestrian Entrance and Parking, and through the use of signage.

Vehicle Crossings shall be in accordance with the Auckland City Council Land Development and Subdivision Code of Practice.



# School - Indicative Section

## Building Design, Appearance and Materials

Building designs shall follow Ministry of Education design standards.

## Fencing

Boundary fencing or walls are to be a minimum of 1.8m and provide visual privacy. Fencing to be in line with Ministry of Education standards.

## Surveillance and interaction with the Street

Building facades that overlook streets shall contain glazing at a minimum density of 2m<sup>2</sup> for every 10 linear metres of facade length.

## General Controls

All plant, equipment, plumbing, drainage and electrical cables or conduits shall not be visible from public view.

## Sustainability

Pre-cast concrete panels are recommended to be constructed of low carbon concrete.

Solar panels are recommended to a minimum of 50% of the gross roof area for all buildings within the School.

All stormwater runoff from impervious and car park areas shall be captured and treated through rain gardens before being discharged to the local stormwater network.

Stormwater runoff from elsewhere shall be managed in such a way that it is directed into planting areas in lieu of irrigation.

20% of the gross car park numbers provided are to be share car priority. These shall be the ones closest to the Pedestrian Entrance (after accessible parking).

Bike and scooter parking shall be required at locations in close proximity to the main pedestrian entrance and the Eastern Residential boundary. A multiplier of 0.3 bicycle parking space per student is recommended.

## Signage

Building signage shall be integrated with the building and shall not project above facades, roof lines and parapets, or outwards from the building facade by greater than 0.5m.

Mounting hardware, structural supports, and wiring shall be concealed.

The following types of signs are not permitted:

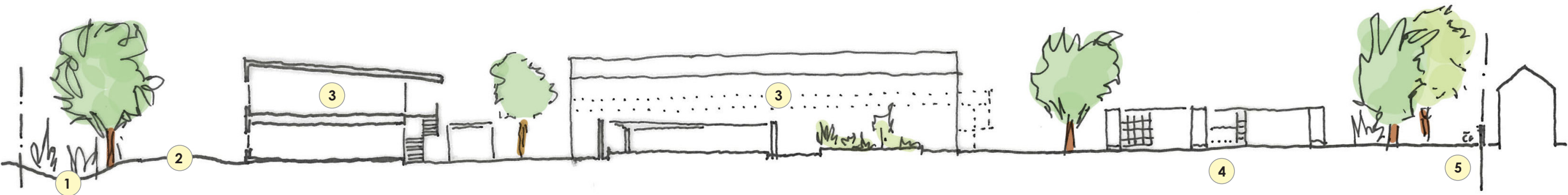
- Banners, balloons and inflatables.
- Any vehicle, trailer or container with signage of graphics parked or located as to serve as a sign.
- Signage with flashing lights or movement
- Signage with fluorescent graphics.

## Maintenance and Rules

Paint, stain and other finishes on buildings and fences shall be maintained and reapplied at least every 5 years or less if required, as weathering affects colour strength over time.

Boundary hedges where applicable are to be neatly clipped and maintained to the height and width specified in the **Planting Palettes** document.

Lay-down areas for building materials and other associated materials are to be located within the School boundary.



Cross Section

## Key

- 1 Swale
- 2 Fire Unit Access
- 3 Teaching Block
- 4 Play Area
- 5 Bike and Scooter Parking