

6102 AUT Manukau Campus - OPERATIVE

Designation Number	6102
Requiring Authority	Minister for Tertiary Education, Skills and Employment
Location	640 Great South Road, Manukau
Rollover Designation	Yes
Legacy Reference	Designation 314, Auckland Council District Plan (Manukau Section) 2002
Lapse Date	Given effect to (i.e. no lapse date)

Purpose

The public work authorised by the designation is the construction, undertaking, establishment, management, operation and maintenance of a tertiary educational facility and every use of the land for educational and ancillary purposes.

Note:

Ancillary activities includes activities, structures and buildings supporting tertiary education such as (but not limited to) administration, research and development needs, accommodation, meeting and assembly area, commercial, retail and services.

Conditions

Obtaining All Approvals

1. That prior to the start of physical works, the Requiring Authority shall obtain all requisite resource consents required under the Resource Management Act 1991 and the Historic Places Act 1993 and supply Council with a copy of the approvals.

Information Submitted at Outline Plan of Works Stage

2. Unless the requirement is waived by the Council or under condition 4, an Outline Plan of Works in accordance with Section 176A of the Resource Management Act 1991 shall be submitted to Council prior to works commencing on the site. This plan shall show the height, shape and bulk of the buildings, the location of the buildings on the site, the likely finished contour of the site, vehicle access, pedestrian access, parking and circulation, provision for stormwater, wastewater and water supply, and landscaping provisions and any other matters to avoid, remedy, or mitigate any adverse effects on the environment.

3. An Outline Plan of Works will not be required for any standalone initiatives to provide additional cycle or motor cycle facilities, provided that they are designed and constructed in accordance with the AAS/NZS 2890.3 standards.

4. Where conditions of consent reference particular design or construction standards these may be updated with the agreement of the requiring authority to reflect changes in standards applying at the time of submission of outline plan of works or construction.

Use of Buildings

5. No building on site shall be used for:

- a. household units or minor household units or any other form of residential accommodation (other than for the accommodation of caretaker or security personnel);
- b. pre-school/ education facilities;
- c. school;
- d. other educational activities other than those ancillary to the principal activity on the application site;
- e. child care centres and other care centres except those ancillary to the principal activity on the application site;
- f. residential centres;
- g. hospitals;
- h. other health care facilities except those ancillary to the principal activity on the application site; and
- i. rest homes and other homes for the aged.

6. No sustained outdoor instruction or sustained outdoor research shall be permitted on the application site. Academic programmes shall be undertaken within the buildings on the site.

Acoustic Standards & Ventilation

7. The following acoustic and related treatment measures shall be installed in all buildings:

a. Acoustic insulation and related ventilation and/or air conditioning systems to achieve an internal acoustic environment in each classroom, library and hall (with all external doors and windows of the classrooms, libraries and halls closed) of Ldn 40 dBA;

b. In the case of classrooms and libraries, air conditioning and/or mechanical ventilation systems for each classroom and library, that are:

i. designed to achieve indoor air temperatures not less than 16 degrees celsius in winter and not greater than 27 degrees celsius in summer at 5% ambient design conditions as published by the National Institute of Water & Atmospheric Research ("NIWA") (NIWA, Design Temperatures for Air Conditioning (degrees celsius), Data Period 1991-2000); and

ii. capable of providing outdoor air ventilation at the rate of 8 litres of air per second per person for the maximum number of people able to be accommodated in any such room at one time ("the required airflow");

iii. capable of enabling, (in the case of classrooms or libraries in which only mechanical ventilation systems are used to satisfy the above temperature and outdoor air requirements), the outdoor airflow to be controlled across the range, from the maximum airflow capacity down to the required airflow when all external doors and windows of the classroom or library are closed;

iv. otherwise complying with the New Zealand Standard NZS 4303:1990 Ventilation for Acceptable Indoor Air; and

v. capable of creating no more than Leq 35 dBA in each classroom, no more than Leq 40 dBA in each library, and no more than Leq 40 dBA in any hallway or corridor. Noise levels from the mechanical system(s) shall be measured at least 1 metre away from any diffuser.

c. In the case of halls, either:

i. A mechanical ventilation system or mechanical ventilation systems for each hall capable of:

- providing at least 12 litres of outdoor air per second per square metre with all external doors and windows of the hall closed;
- enabling the outdoor airflow to be controlled across the range, from the maximum airflow down to the rate of 8 litres of outdoor air per second per person for the maximum number of occupants able to be accommodated in the hall at one time;
- otherwise complying with the New Zealand Standard NZS 4303:1990 Ventilation for Acceptable Indoor Air Quality; and
- creating no more than Leq 35 dBA in each hall, and no more than Leq 40 dBA in any hallway or corridor. Noise levels from the mechanical system(s) shall be measured at least 1 metre away from any diffuser.

or:

ii. air conditioning plus mechanical outdoor air ventilation designed to provide 8 litres per second per person of outdoor air, and internal air temperatures in each hall not greater than 27 degrees celsius at 5% ambient design conditions as published by the National Institute of Water & Atmospheric Research ("NIWA") (NIWA, Design Temperatures for Air Conditioning (degrees celsius), Data Period 1991-2000). The mechanical system shall create no more than Leq 35 dBA in each hall, and no more than Leq 40 dBA in any hallway or corridor. Noise levels from the mechanical system(s) shall be measured at least 1 metre away from any diffuser. These systems shall otherwise comply with the New Zealand Standard NZS 4303:1990 Ventilation for Acceptable Indoor Air Quality.

d. The required acoustic treatment measures to achieve the acoustic noise environment specified in this condition shall in each case be determined by using the Future Airport Noise Contours.

e. Upon the completion of the installation of the acoustic treatment measures above, the Requiring Authority shall provide the Council with certificates prepared by:

- i. A suitably qualified and experienced acoustical consultant certifying that the acoustic treatment measures installed are sufficient to achieve compliance with this condition and have been undertaken in accordance with sound practice; and
- ii. A suitably qualified and experienced ventilation engineer certifying that the ventilation measures installed are sufficient to achieve compliance with this condition and have been undertaken in accordance with sound practice. Proviso: The Requiring Authority shall not be in breach of Rule 5.21.4 where the internal acoustic standards and related ventilation terms are not met provided the relevant certificates required under (e) have been provided to the Council. Note: Acoustic insulation or ventilation is not a requirement for parts of buildings that accommodate activities ancillary to the dominant education activity on the site providing that those ancillary activities are not themselves Activities Sensitive to Aircraft Noise.

Urban Design

8. Prior to the submission of any Outline Plan of Works for any new major building on the site, an updated Framework Plan shall be submitted to the Council's Urban Design Team for comment. The detail of the Framework Plan will be in general accordance with that submitted as part of the Notice of Requirement to designate the site and include site and context analysis, campus vision, Framework Plan and Framework Plan strategies. This will also include an overall site landscaping plan which will identify areas of trees to be removed or retained and general areas where landscaping may occur in the future. In preparing an updated Framework Plan the applicant is encouraged to consult with the Council's Urban Design Team to ensure that the overall design and layout of the site is consistent with the Council's wider vision for Manukau City Centre.

9. No building shall be located closer than 7 metres from front boundary.

10. All buildings shall comply with the height in relation to boundary controls in Rule 5.18.1 of the Auckland Council District Plan (Manukau Section).

Public Utility Services

11. Adequate provision shall be made for the disposal of stormwater, wastewater and the provision of water supply.

Stormwater

12. The Requiring Authority shall provide on-site stormwater treatment as part of the Outline Plan of Works. The system shall be designed to treat the stormwater run off from all impervious areas subjected to regular vehicle traffic movement and shall be privately owned and operated by the Requiring Authority. The system shall:

- i. Be designed and installed in accordance with the manufacturers specifications and detailed on the engineering plans required for Council's engineering approval under Outline Plan of Works;
- ii. Be shown on as a private facility on the as-built plans to be provided to Council upon completion;
- iii. Be maintained on a regular basis in accordance with a maintenance programme.

Wastewater

13. At Outline Plan stage, the Requiring Authority clearly shows any actual and/or potential effects of the proposed works on Watercare's infrastructure.

Land Modification - Earthworks

14. At the time of Outline Plan of Works the following are to be provided (as appropriate to the scale of works proposed) for major construction projects on the site:

- a. An environmental management plan shall be submitted detailing the following measures for the land modification and the monitoring of compliance with those standards during the course of the land modification:
 - i. Method of dust control and soil siltation beyond the boundary of the site;
 - ii. Method of vegetation disposal;

iii. Any noises from construction emanating from the site are to be complying with the requirements of Rule 5.18.3.6 of the Auckland Council District Plan (Manukau Section); and

iv. Measures to control soil deposits or other debris from trucks leaving the site onto public roads.

b. Where located adjacent to a public stormwater line, that it will be demonstrated that adequate provision will be made for the protection of this asset through the construction phase.

Car Parking

15. Car parking spaces shall be provided on-site as follows (to a maximum of 882):

a. 2 for every 3 staff employed on site or operating from the site at any one time; plus

b. 1 for every 3.5 students on site at any one time.

c. All parking spaces shall be designed in accordance with Figure 8.5 under Rule 8.24.5 of the Auckland Council District Plan (Manukau Section).

d. All public and private parking areas shall comply with the following requirements:

i. Parking spaces and access drives and aisles required in respect of the site shall, before the commencement of the Activity, be formed, sealed and permanently marked or laid out in accordance with approved plans.

ii. The parking area shall be maintained at all times so as not to create a dust nuisance.

iii. Provision shall be made to illuminate access driveways and pedestrian areas within public parking areas used during the hours of darkness.

iv. Parking areas and signs and markings shall be maintained by the Requiring Authority or occupier so that at all times they remain legible and available for use by vehicles.

v. The design of motor vehicle access driveways or ramps shall be in accordance with the standards specified in Chapter 8, Figure 8.6 of the Auckland Council District Plan (Manukau Section).

e. Provision shall be made for loading bay as per Rule 8.24.3 of the Auckland Council District Plan (Manukau Section) and designed in accordance with Rule 8.24.7.

Campus Design and Site Layout

16. The campus design and site layout must provide for:

a. The sole vehicle access and egress to the site from the existing access to Great South Road, opposite Ryan Place. This shall ultimately be by way of traffic signals; and

b. A shared pedestrian and cycle 'gateway' entrance at the southwest corner of the site, adjacent to the Great South Road/ Te Irirangi Drive intersection. Travel Plan

17. A Travel Plan shall be developed for the AUT University Manukau Campus, in partnership with Auckland Transport, within 18 months of the designation being confirmed. This Plan will be designed to reduce dependency on private car travel, and manage staff and student travel to achieve travel mode split targets developed as part of the travel planning process.

18. The Travel Plan and its implementation shall include the provision of infrastructure and facilities to support the use of travel alternatives. At a minimum, the following shall be provided:

- a. Covered, secure cycle parking;
- b. Secure moped and motorcycle parking;
- c. Changing facilities and lockers appropriate for walkers, cyclist and motorbike users; and
- d. Ongoing education and information advising and encouraging students and staff of how to access and use alternative forms of travel to the private motorcar and car pooling opportunities.
- e. A car parking management policy to manage demand for the car park spaces provided. This policy may include strategies such as allocating spaces specifically for those who car-pool and/or introducing a parking permit or charging policy.

19. The Travel Plan must be maintained and updated at each outline plan of works stage associated with an increase in the student roll. A current copy shall be made available to Auckland Transport upon request. The recommendations of each updated travel plan must be implemented.

Cycle and Motorcycle facilities.

20. That secure bicycle stands be provided at the rate of 1 for every 20 students and 1 for every 25 staff on site at any one time subject to any review undertaken under condition 23 below.

21. That the stands be located in a convenient location and designed in accordance with Australian Standard AS 2890.3-1993 parking facilities.

22. That motorbike parking facilities be provided at the rate of 1 for every 50 students and 1 for every 50 staff on site at any one time subject to any review undertaken under condition 23 below.

23. That the above requirements be reviewed at time of outline plan of works for any major buildings or works on the site that generate a significant additional transport demand or review of the travel plan and may be adjusted or staged to meet actual or anticipated demand.

24. That changing facilities and lockers appropriate for cyclists and motorcyclists be provided.

Traffic signals

25. Traffic signals shall be provided at the main entrance opposite Ryan Place in general accordance with the plan entitled "Auckland University of Technology Manukau Campus - Option 3, Proposed Intersection Ryan Place/ Great South Road Junction", prepared by Opus Consultants, and a zebra crossing shall be painted on the free left hand turn from the campus.

26. These traffic signals shall be provided at the time of the opening of the first new teaching building on site or the full time equivalent student roll reaching 1200 students, whichever is sooner.

Pedestrian Improvements

27. Within 6 months of the commencement of the designation, the Requiring Authority shall remove sufficient vegetation along the Great South Road frontage to achieve safe site distances to pedestrians crossing the priority left turn at the intersection of Great South Road and Ti Irirangi Drive as well as provide, or meet the costs of a zebra crossing on the northern free slip lanes at the intersection.

28. Any outline of works for major expansion of teaching facilities on the site shall provide for appropriate high quality pedestrian access from the main pedestrian access points to Great South Road to the key pedestrian destinations within the site.

Bus Stop Infrastructure

29. At the time of the full time equivalent student role exceeding 1200 students, additional bus shelter capacity to a maximum of 4 metres length shall be provided by the requiring authority on both sides of Great North Road.

30. That upon request of Auckland Transport, the requiring authority shall contribute to Auckland Transport half the cost difference between two 'Type 1' and 'Type 2' Passenger Information Display Signs to a maximum of \$8,000 per sign. This is provided that such costs shall be refunded if Auckland Transport does not erect such signs within 12 months of receipt of this contribution.

Review of ITA

31. An updated Integrated Transport Assessment shall be provided to Auckland Transport for comment prior to submitting any outline plan of works for any new major teaching facilities on the site that generate a significant additional transport demand. The purpose of the update shall be:

- i. to monitor travel demand and patterns against those forecast and to revise as necessary forecast travel demand by mode;
- ii. to review the effectiveness of the measures proposed within the ITA including the travel plan.
- iii. to review and confirm the appropriateness of parking, travel management measures, pedestrian, cycle and passenger facilities provided pursuant to these conditions of designation.

Advice notes

The Requiring Authority is advised that:

1. All works within the legal road corridor (boundary to boundary) require a 'Corridor Access Request (CAR) approved by Auckland Transport. All works include inter alia open cut trenching and trenchless techniques for utility installations.
2. Application for a CAR is made online to www.beforeudig.co.nz where relevant background details are required including Notice of Requirement /OPW or certificate of compliance, traffic management plans etc.
3. Please note that a CAR may require up to 15 days to process and construction hours may be restricted on Level 2 or 3 roads, as defined in the Code of Practice for Temporary Traffic Management, ("COPTTM" of NZTA) to those that may be permitted under this consent.
4. The Requiring Authority shall be required to submit a Temporary Traffic Management Plan (TTMP) for the Project or the relevant Project stage where construction activities are likely to have a significant effect on the safety and operation of the adjoining road network. This shall be prepared by a suitably qualified person in accordance with the Code of Practice for Temporary Traffic Management (COPTTM).
5. In relation to any works relating to stormwater, wastewater or water supply the Requiring Authority has confirmed that the following will occur:
 - a. The arrangement of a 'pre-construction' meeting not less than 48 hours prior to commencement of the works:

- i. Please contact Council's Senior Compliance Engineering Inspector (phone 3010101 extension 5794).
 - ii. Please contact Watercare Services Limited Development Team (developments@water.co.nz).
- b. All materials, workmanship and will be tested in accordance with the current Auckland Council Manukau Engineering Quality Standards, MANARC and the Watercare Services Limited Engineering Standards;
- c. All construction work, shown on the attached plans, will be supervised by an engineering representative appointed by the Requiring Authority (refer to Auckland Council Manukau Engineering Quality Standards and Watercare Services Limited Engineering Standards);
- d. On completion of the work, 'as-built' plans and a completion certificate, in accordance with the Council's Quality Assurance Manual, will be forwarded to Council's appointed field office;
- e. All works on existing public wastewater and water mains will be carried out by a Watercare Services Limited approved licensed contractor and all works on existing public stormwater will be carried out by Auckland Council approved licensed contractor at the Requiring Authority's expense;
- f. During construction and post construction, the Requiring Authority will not unduly restrict or prevent Watercare's ability to operate, maintain or upgrade its assets;
- g. The Requiring Authority will consult with Watercare Services Limited (or any other agent nominated from time to time) at least 15 working days prior to any works carried out adjacent to Watercare's assets and obtains any approvals required from Watercare; and
- h. The Requiring Authority will continue to liaise with Watercare to co-ordinate the staging of the proposed works with the timing for implementing higher capacity wastewater infrastructure in the vicinity of the site.
6. The Requiring Authority shall liaise with Auckland Transport to finalise the design and funding of the access to the AUT Manukau campus and the signalised intersection of Great South Road with Ryan Place and obtain Auckland Transport's approval to the design prior to submission of the Outline Plan of works.

Attachments

Auckland University of Technology Manukau Campus Proposed Intersection Ryan Place and Great North Road Junction



Efftec