

CONDITIONS

a) Built Form

1. That any new buildings constructed within the site shall be designed and located to achieve compliance with the following standards:
 - a. Maximum height of 15m;
 - b. Where a building is on land that adjoins the General Residential Zone:
 - I. No part of any building shall protrude through a height control plane rising at an angle of 28 degrees between northwest (315 degrees) and northeast (45 degrees) and rising at an angle of 45 degrees in all other directions. This angle is measured from 3m above ground level at all boundaries.

Except that:
 - II. Where a boundary adjoins a transport corridor or access, the 45 degree angle applies to that boundary, measured 3m above the boundary;
 - c. Minimum setback from transport corridor or boundary to General Residential Zone of 5m;
 - d. Minimum setback from all other boundaries of 3m;
 - e. Maximum total site coverage of 40%.

Advice Notes:

- a) Hamilton City Council's City Development Unit recommend that a School Travel Plan is prepared by a suitably qualified professional that shall include, but not be limited to, the following:
 - Details of the communication strategies for the education of staff and students regarding the importance of road safety in this location.
 - Encouragement of walking and cycling as a means of travel to get to school for staff and students.
 - The management of car parking at the site.
 - The measures to be undertaken to encourage carpooling.
- b) Hamilton City Council's City Development Unit recommend that as part of any future expansion plans/new buildings within the site, the following is considered:
 - The appropriateness and safety of continued access off Borman Road given the hierarchy of vehicular access is best suited off the minor road;
 - How the relevant Overland Flow Path and Stormwater requirements of the Regional Integrated Technical Specifications and any applicable Integrated Catchment Management Plan are addressed.

- c) As part of any future works proposed at the site, the regulations of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health would need to be considered by Ministry of Education given the potential historic use of persistent pesticides (HAIL activity - category A10) on the school's playfields.
- d) Pursuant to section 16 of the Resource Management Act 1991, the Ministry of Education shall adopt the best practicable option to ensure that the emission of noise from that the school site does not exceed a reasonable level.