

Simon Yates

Planning Limited

Independent Town-planner

4 June 2010

Sophie Arthur, Waitakere City Council
Resource consents
Private Bag 93109
Henderson

Dear Sophie

***FAIRDENE AVENUE, HENDERSON INTERMEDIATE SCHOOL
NEW DENTAL CLINIC
RMA 2010 453.***

Attached is additional information to a Resource consent application dated 3 May 2010 for Resource consent on the above site for a new Dental Clinic.

Re. Your letter dated 13.05.10 :

1. Hours of operation - Monday to Saturday 25% capacity from 8:30 AM; 50% capacity from 9AM and 100% capacity from 10AM going reciprocally in reverse from to 2:30 PM, 3PM to 4PM maintaining 25% up to 8PM except on Thursday evenings where capacity may be 100% to 6PM.
2. This is a larger clinic with 6 chairs and 9 staff with a patient catchment beyond this school.
3. Rule 2.2 Hazardous Facilities – use of a contaminated site is a discretionary activity. The supporting Coffey Environments report dated 17.05.10 details that based on bores there is no contamination identified within the subject site.
4. AEE Signage assessment - The proposed lux level creates no unusual effects to the neighbourhood. This is a modest informative sign of a style typical on schools with no adverse effect on the neighbourhood. Surrounding street lighting is at a greater lux. The sign has positive effects giving clear direction to clinic patients and motorists.

AEE Vehicle access assessment – There is some change with additional daily activity along the access to the clinic. The Flow TIA report s6.2 (April 2010) states :

Vehicle trips associated with the facility would be: Some 12 vehicle trips daily by staff members; Some 60 vehicle trips daily by patients; 70% of visitors/ patients will travel to the facility by car

This equals 72 trips / 8 hours = 12 per hour = total daily average of 1 trip every 5 minutes. The parents trips are well spread throughout the day, and the 6+6 staff trips over start and close of business.

30% of the children access the site as pedestrians only.

In addition to manage access the driveway to Fairdene will have full traffic light control installed.

In comparison to Hall activity, I consider the additional level of activity, 1 car every several minutes, does not trigger "adverse effects" toward neighbours. The neighbours have always had an expectation of school activity access and this is evidenced in use of the new hall. Several neighbours adjoin the access and have partial sections of 1.8m wooden fences and one has a low wire fence. Where mitigation is required a 1.8m wooden fence can be installed to complete the boundary fencing.

5. Signage – permitted activity at 1.5 sqm in area. Refer plan by Kay & Keys dated 03.06.10.

Sign illumination – refer Aurecon Lux Plan dated 26.05.10. Maximum is 1.7 lux across the road near #55 Fairdene Ave. District Plan permitted level Rule 14.1 is 10 lux at site boundaries.

The clinic requires clear signage to avoid any confusion as to the access. Two signs are necessary, one on the Fairdene accessway, one on Lincoln Road to give visibility to pedestrians and motorists from both school frontages. The Fairdene sign shows within the school accessway, the Lincoln sign onto the main road, and the signs have no adverse effect onto neighbours. Colours of the sign – white background, black and coloured lettering.

6. Tree Assessment -

The existing driveway will be lifted and re-laid over re-compacted existing base-course. Minor excavation is necessary for the drive – refer Woods plan sheet 002 dated 13.04.10.

New services for power will be trenched to 0.7m depth below ground level (900mm below drive surface) along the Southern side of the accessway. Refer Woods 'Service Trench' sheet 220 Rev 2 dated 20.04.10.

This work is under the dripline of protected trees. Consent is sought under General natural area Rule 2.2. Standard tree management conditions will be accepted.

There is no alternative to these works as the school transformer is at capacity and the clinic must connect to the Fairdene street power network. Power cables must be laid at 700mm depth to comply with safety standards.

There is no effect on the Melia as the clinic is 20m away, the existing classroom is relocated under this tree – refer Woods plan sheet 002 dated 13.04.10.

We trust the attached information provides sufficient basis upon which to assess the application in terms of its merits.

I am available on tel. 376 6940, and email solutions@simonyates.co.nz for further matters as necessary.

Yours Faithfully

A handwritten signature in cursive script that reads "Simon Yates".

Simon Yates