



15 July 2020

Selwyn District Council
PO Box 90
ROLLESTON 7643

Attention: Benjamin Rhodes, Planning Manager

VIA EMAIL: benjamin.rhodes@selwyn.govt.nz

Dear Ben

Decision of the Minister of Education regarding a notice of requirement under Section 168(2) of the Resource Management Act 1991 for a designation for Educational Purposes – Primary School, Early Childhood and Specialist Hub – Acland Park, Rolleston, Selwyn (D190063)

- 1 Thank you for your letter of 25 June 2020 confirming Selwyn District Council's (**Council**) recommendation (**Recommendation**) pursuant to s 171 of the Resource Management Act 1991 (**RMA**) to confirm the above notice of requirement (**NOR**), subject to the imposition of conditions.
- 2 Pursuant to s 172(1) of the RMA, the Minister of Education (**Minister**) advises the Council that the Recommendation is accepted, with the exception of a minor referencing correction to Advice Note 2. Subsequently, the Minister confirms the NOR designating Lot 2003 Deposited Plan 538296 held in Record of Title 903798 for Educational Purposes, subject to the conditions set out in **Appendix A**.
- 3 Pursuant to s 172(3) of the RMA, the Minister gives his reasons for accepting the Recommendation, and making the minor correction to Advice Note 2, as follows.

Reasons

- 4 The Minister agrees with the Recommendation's conclusions that:
 - (a) Adequate consideration has been given to alternative sites and methods of providing for the purpose of the proposed works;¹
 - (b) The designation is deemed reasonably necessary to ensure appropriate provision of educational facilities to meet the needs of the Rolleston Township;²
 - (c) Establishing and subsequently operating the educational facility promotes the purpose of the RMA and is reasonably necessary to achieve the Minister's objectives;³

¹ Recommendation, p10, paragraph 75

² Recommendation, p10, paragraph 78

³ Recommendation, p10, paragraph 81

(d) Provided appropriate conditions are imposed, any adverse effects caused by the designation can be avoided, remedied, or mitigated and therefore will not be significant on the receiving environment;⁴

(e) The designation is consistent with relevant statutory documentation [including the National Policy Statement on Urban Development Capacity, the Canterbury Regional Policy Statement, the Greater Christchurch Regeneration Act 2016 and the Land Use Recovery Plan and the Operative Selwyn District Plan].⁵

- 5 While the Minister has accepted all of the Council's recommended conditions, a minor correction is proposed to Advice Note so as to reflect notes 2(f) and (g) should be in fact sub points to note 2(e). For clarity, the following sets out the proposed correction (~~striketrough~~ represents text to be deleted; and **bold and underlined** represents text to be added):

Advice Notes:

2. Car Parking Areas

2. The design and layout of car parking areas should have regard to the following design principles:

- a. 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 1.5m in height to screen cars but allow for passive surveillance to the street and/or open space;
- b. 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;
- c. where possible shared surfaces should be used to indicate equal status for vehicles and pedestrians and footpaths may not be required;
- d. lighting should be provided for security; and
- e. if physical speed restrictions are required, these can include vertical displacement or other treatments, such as:
 - ~~f.~~ **i.** raised tables and horizontal displacement;
 - ~~g.~~ **ii.** narrowing at entry and exit points.

- 6 We look forward to the Council notifying the Minister's decision and a statement of time within which an appeal against the decision may be lodged with the Environment Court, in accordance with s 173 of the RMA.

Yours sincerely



Sandra Orr
Regional Infrastructure Manager

Pursuant to an instrument of delegated authority dated 18 October 2017

Encl: Appendix A – Confirmed Designation Conditions

⁴ Recommendation, p11, paragraph 82

⁵ Recommendation, p11, paragraph 83

APPENDIX A:

Designation D190063 – Educational Purposes (Education Facility at Acland Park, Rolleston)

Purpose of Designation

- 1** “Educational purposes” in the designated purpose means to:
- a. Enable the use of the facilities on the site by and for the educational benefit of any preschool and school age students (i.e. years 0 to 13) regardless of whether they are enrolled at the institution located on the site.
 - b. Enable the provision of supervised care and study opportunities for students outside school hours in school facilities.
 - c. Enable the provision of community education (e.g. night classes for adults) outside school hours in school facilities.
 - d. Include but not be limited to the provision of academic, sporting, social and cultural education including through:
 - i. Formal and informal recreational, sporting and outdoor activities and competitions whether carried out during or outside school hours;
 - ii. Formal and informal cultural activities and competitions whether carried out during or outside school hours; and
 - iii. The provision of specialist hubs and units (including language immersion units and teen parenting units) for children with particular educational requirements or special needs.
 - e. Enable the use of facilities for purposes associated with the education of students including school assemblies, functions, fairs and other gatherings whether carried out during or outside school hours.
 - f. Enable the provision of associated administrative services; car-parking and vehicle manoeuvring; and health, social services and medical services (including dental clinics and sick bays).
 - g. Enable housing on site for staff members whose responsibilities require them to live on site (e.g. school caretakers) and their families.

Building Controls

- 2** Any new building or building extension (excluding goal posts and similar structures) shall not exceed a maximum height of 10m.
- 3** Buildings on the site shall not exceed a total site coverage of 45%.
- 4** Any building, or part of a building shall be setback a minimum of:
- a. 3m from any road boundary, where the building is 8m or less in height; or
 - b. 5.5m from any road boundary, where the building is greater than 8m in height.

Outline Plan

- 5** Any outline plan of the works to be undertaken on the site shall be accompanied by:
- a. an urban design statement from a suitably qualified urban designer and/or architect demonstrating how the layout and design of the education facility will promote a positive relationship to the adjoining street network and neighbourhood, in terms of:
 - i. pedestrian connectivity and desire lines,
 - ii. building location and arrangement, and
 - iii. location and design of perimeter fencing.
 - b. a landscape concept plan, which includes the following:
 - i. framework tree planting (species, grades and locations), and the location and planting (planting plans) for any garden areas. If hedges are proposed, the species and layout must complement and be well integrated with the landscape works (existing and proposed) for the surrounding streetscapes, but not to the detriment of student safety or sight lines;
 - ii. the identification of outdoor space, including all outdoor play areas (both hard surfaces and grassed areas);

	<ul style="list-style-type: none"> iii. vehicle access and parking areas including cycle parks; iv. entrances for cyclists and pedestrians; and v. the location, style and height of fencing on exterior boundaries of the school which face roads or other public spaces. <p>c. a construction management plan which shall include but not be limited to the details of dust suppression methods and hours of operation.</p>
Transport Management Plan	
6	<p>Prior to the lodgement of the first outline plan for the school or early childhood centre, the Requiring Authority will, in consultation with the Asset Manager Transportation for Selwyn District Council or its successors, resource, develop and action a Transport Management Plan, which:</p> <ul style="list-style-type: none"> a. sets the initial goals of the school with respect to sustainable travel modes and the mitigating real and potential adverse traffic effects; b. ensures sufficient access and off street car parking, including for drop off and pick up, and bus parking, is provided; c. facilitates the integration of the school with the surrounding transport network (including pedestrian and cycling access to the site); d. provides an assessment, if no school travel plan has been provided, as to how a school travel plan would be developed. <p>The Transport Management Plan shall be reviewed by the Council's Asset Manager Transportation at the time of submitting any and each outline plan relating to increased student capacity of more than 100 students since the Transport Management Plan was last reviewed, and shall be maintained and regularly updated while the school is operating under this designation.</p>
Traffic / Car Parking	
7	On-site car parking spaces shall be provided in accordance with the Transport Management Plan prepared under Condition 6 above. On-site car parking spaces may be provided on a staged basis in line with the Transport Management Plan prepared under Condition 6 above.
8	<p>In addition to any car parking required for the school, on-site car parking for early childhood education (preschool) shall be provided at the rate of one car park per every 10 children the facility is licensed or designed to accommodate, plus one per each full time equivalent staff member required for the license or design capacity of the centre, except where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer and/or transportation planner, that a lesser level is appropriate.</p> <p><i>Note 1: Please refer to Advice Note 2 which details guidance on the design and layout of car parking areas.</i></p>
School Travel Plan	
9	<p>Within six (6) months of the opening of the school, the Requiring Authority shall, either directly or through the School Board of Trustees, develop a School Travel Plan which provides specifically for measures to reduce vehicle dependence, including walking school buses, carpooling, the encouragement of the use of public transport, the use of remote pick up/drop off locations if appropriate and the encouragement of walking and cycling.</p> <p>This Plan shall be developed in consultation with Selwyn District Council and shall be reviewed at the time of submitting any and each subsequent outline plan of Works relating to increased student capacity of more than 100 students since the School Travel Plan was last reviewed.</p>
Noise	
10	<p>The operation of the facilities shall comply with the following noise limits at the boundary of any site zoned primarily for a residential purpose, or in the case of a rural zone, at a notional point 20m from the façade of any dwelling/residential unit, or the site boundary, whichever is closest to the dwelling/residential unit:</p>

Day/Time	Noise Level (Leq) dBA
Mon – Sun, 7.00am – 10.00pm (0700 -2200)	55
Mon – Sun, 10.00pm –7.00am (2200 -0700)	45

Note 2: These noise levels shall not apply to noise from standard school outdoor recreational activities or early childhood education centre activities occurring between 0800 and 1800 hours Monday to Saturday.

Note 3: Noise levels shall be measured and assessed in accordance with NZS 6801: 2008 "Measurement of Environmental Sound" and NZS 6802:2008 "Environmental Noise".

- 11** Noise from construction shall not exceed the limits recommended in, and shall be measured in accordance with, New Zealand Standard NZS 6803:1999 "Acoustics – Construction Noise".

Works exempted from Outline Plan

- 12** An outline plan of works shall not be required for:
- any internal building works other than those that result in a net increase in the number of classrooms or classroom equivalents;
 - general building maintenance and repair work including but not limited to re-painting, recladding and re-roofing;
 - installing, modifying and removing playground furniture and sports structures (e.g. goal posts).
 - amending any internal pedestrian circulation routes/pathways;
 - installing, maintaining or repairing any in ground infrastructure services such as stormwater, sewerage and water lines and connections, including any ancillary earthworks;
 - provision of landscaping and gardens, provided that it does not conflict with any designation condition or alter landscaping required as mitigation as part of an outline plan for other works;
 - general site maintenance and repair work, or boundary fencing otherwise permitted by the District Plan.

Designation lapse period

- 13** The designation shall lapse on the expiry of 10 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.

Advice Notes

School Travel Plan

- 1** The School Travel Plan required under Condition 9 would be expected to address matters such as:
- start and finish times and whether there is a need to stagger these to alleviate demands on parking, particularly at pick-up times;
 - the outcome of any discussions with Environment Canterbury or its successor over the provision of bus services;
 - provision for bus loading either on-site or on-street clear of the traffic lanes consistent with growth in use of this transport mode;
 - identification of safe access across the roads to the school;
 - identification of safe pedestrian and cyclist routes required to and from the school relative to the school catchment; and
 - provision of on-site parking and end of trip facilities for motorcycles, scooters and bicycles.

Car Parking Areas

- 2** The design and layout of car parking areas should have regard to the following design principles:
- 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 1.5m in height to screen cars but allow for passive surveillance to the street and/or open space;
- b. 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;
 - c. where possible shared surfaces should be used to indicate equal status for vehicles and pedestrians and footpaths may not be required;
 - d. lighting should be provided for security; and
 - e. if physical speed restrictions are required, these can include vertical displacement or other treatments, such as:
 - i. raised tables and horizontal displacement;
 - ii. narrowing at entry and exit points.

Contaminated Soils

- 3** If at the time of construction (being carried out in accordance with the outline plan) contaminated soils are discovered, the Ministry is advised that construction should cease so that the site can be assessed in accordance with relevant Ministry for the Environment Guidelines by a suitably Qualified Environmental Practitioner; and all relevant resource consents obtained in accordance with the provisions of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011.

Accidental Discovery

- 4** In the event of archaeological evidence being uncovered, work is to cease in the vicinity of the discovery, and an Archaeologist, Heritage New Zealand, Te Taumutu Rūnanga and Selwyn District Council are to be contacted so that the appropriate action can be taken before any work may recommence.