



TOWNPLANNING
GROUP

Minister of Education: Notice of Requirement

Rolleston Secondary School

Section 168 Notice of Requirement for
Designation: Educational Purposes –
Secondary School, Primary School, Early
Childhood and Specialist Hub

700 Selwyn Road, West Village, Faringdon,
Rolleston

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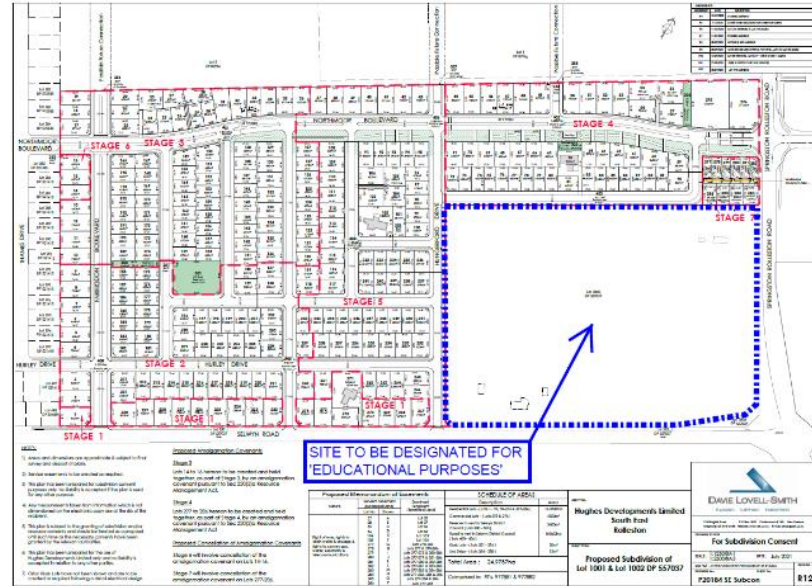
[A]	Designation Plan
[B]	Record of Title
[C]	Contamination and Geotechnical Memorandum
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1 Overview

Requiring authority:	Minister of Education.
Territorial authority:	Selwyn District Council.
Nature of notice:	Designation for 'Educational Purposes'.
Objective:	To enable the establishment of educational facilities that principally cater for secondary school students from Year 9 to Year 13, along with a primary school, early childhood education centre and specialist Hangarau teaching hub / space. These facilities are required to meet the future educational needs of students in a high growth area, and are considered necessary to achieve the key objective of the Minister, which is to provide state schooling and education facilities in a manner that meets the purpose of the Education and Training Act 2020.
Site address:	<p>700 Selwyn Road, West Village, Faringdon, Rolleston.</p>  <p>Figure 1 Site Location (Approved Subdivision Plan RC215539 / RC215540)</p> <p>As identified by Figure 1, the site forms part of the recently consented Faringdon 'West Village' development, and is located at the north-western corner of Selwyn Road and Springston Rolleston Road.</p>
Legal description:	Lot 1000 DP 557037 as contained in Record of Title 977880.
Ownership status:	Her Majesty the Queen (i.e. the Crown).
Site area:	10.18ha.

Relevant legislation:	Notice of requirement for a designation under section 168 of the Resource Management Act 1991.
District Plan zoning:	<p>Operative Selwyn District Plan: Rural Inner Plains</p> <p>Proposed Selwyn District Plan: General Rural</p> <p>It is noted that the site was the subject of Private Plan Change 64¹ to the Operative Selwyn District Plan (which proposed a Living Z zoning across the site), however this was subsequently withdrawn 5 November 2021 following the decision² of the Expert Consenting Panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020 to approve the Faringdon South East (West Village) and South West (West Wood) developments.</p>
Additional consents:	No other consents are identified as required or necessary as part of this notice of requirement at this point in time.

¹ <https://www.selwyn.govt.nz/property-And-building/planning/strategies-and-plans/selwyn-district-plan/district-plan-updates/operative-plan-changes/plan-change-64.-rezone-land-from-rural-inner-plains-to-living-z.-faringdon>

² <https://www.epa.govt.nz/fast-track-consenting/referred-projects/faringdon/the-decision/>



2 Introduction

2.1 Introduction

This report supports the Notice of Requirement ('**NOR**') from the Minister of Education ('**Minister**') to designate an approximately 10.18ha site located at 700 Selwyn Road, West Village, Faringdon, Rolleston for '*Educational Purposes*'. This NOR and associated report has been prepared in accordance with Section 168 of the Resource Management Act 1991 ('**RMA**'), and the format prescribed in Form 18 of the Resource Management (Forms, Fees, and Procedure) Regulations 2003.

By way of summary, the designation will principally enable the establishment of a new secondary school catering for school age children from Year 9 to Year 13. The new secondary school will have an initial build roll of 1,200 students and a master planned roll of 2,200 students, with a potential future expansion roll of 2,500 students. In addition, the designation will enable and provide flexibility to accommodate a potential primary school campus having a roll of 300 students, an early childhood education centre ('**ECE**') for up to 50 students, and a Hangarau specialist teaching space / facility (technology facility provided in accord with tikanga practices). The new educational facilities are required to meet the population and student growth projections in Rolleston, with the network analysis undertaken by the Ministry of Education – Te Tāhuhu o te Mātauranga ('**Ministry**') identifying a need for the secondary school to be open between 2026-28.

The site to be designated is located within the Faringdon 'West Village' development, at the north-western corner of Selwyn Road and Springston Rolleston Road, as identified in the Designation Plan enclosed as **Attachment [A]**. The approximate 10.18ha site is bound by multiple road frontages, two of which are presently under construction as part of the West Village development. The West Village development is located in south Rolleston, and forms an extension of the larger Faringdon development which presently includes over 2,000 homes, a retail, office and food complex, several parks and reserves, a primary school (Lemonwood Grove School – Te Uru Tarata), along with multiple ECE's. The site is well located with respect to key transport corridors and the growth that is occurring in south Rolleston, and the associated student catchment.

This report outlines and assesses the proposed designation against the relevant provisions of Section 171 of the RMA, including an assessment of environmental effects and the relevant statutory planning documents, along with the consideration of alternatives sites, the Minister's objectives, and an outline of the consultation undertaken. The overall conclusions are that the site is eminently suitable for the establishment of the anticipated range of new educational facilities, any adverse effects can be appropriately avoided, remedied, or mitigated, and designating the site for educational purposes is consistent with the relevant statutory planning documents.

2.2 Background and context

The Selwyn District has been one of the fastest growing regions in New Zealand over the last decade, with Selwyn's population grown from 46,700 in 2013 to 65,600 in 2019 (a growth rate of 6%, compared to the 2% national average)³.

The Ministry have long recognised the rate of growth occurring in Selwyn (and in particular Rolleston), and have responded with several new educational facilities established across the District since 2010⁴. Of note, Rolleston College opened in 2017 with an initial capacity of 1,100 students, with master planned growth capacity for 1,800 students. The current student roll (as of the July 2021 roll return⁵) is in the order of 1,270 students, with this roll expected to continue to increase rapidly over the coming years, with the master planned capacity of Rolleston College expected to be fully utilised around 2026-28.

Based on the network analysis undertaken by the Ministry, and the extent of approved, zoned and proposed residential developments in and around Rolleston, the Ministry identified that acquiring a new site for secondary school provision was the best option for meeting the medium to long term needs of the Rolleston locality, and the requirements of the Education and Training Act 2020. Following a comprehensive site identification and evaluation exercise undertaken in 2020, a site within the 'West Village' development was identified as the most optimal location for a new secondary school, with this site the subject of the present NOR.

2.3 Structure of report

This report is structured as follows:

- Section 3 describes the site and surrounding environment.
- Section 4 details the NOR, including the Minister's objectives for requiring the designation, and the nature of the designation.
- Section 5 identifies the statutory planning instruments that are applicable to the consideration of this NOR and provides an assessment of the proposal against the relevant documents.
- Section 6 comprises an assessment of effects on the environment, covering a broad spectrum of actual or potential effects associated with the NOR.
- Section 7, 8 and 9 identifies an assessment of alternatives, the reasonable necessity of the designation, and commentary on any other relevant matters for consideration in accord with the requirements of section 171 of the RMA.
- Section 10 describes the consultation undertaken and considers the notification provisions of section 169 of the RMA.

³ Selwyn District Council, Selwyn District Growth and Demand Report, March 2021.

⁴ <https://assets.education.govt.nz/public/Documents/School/Network-of-Schools/RollestonCatchmentPlan.pdf>

⁵ <https://www.educationcounts.govt.nz/find-school/school/profile?school=654&district=62®ion=13>

- Section 11 provides an ultimate conclusion in relation to the NOR.

A number of attachments are provided in support of the NOR, with these providing a comprehensive appraisal of the actual and potential environmental effects of the designation and future school development.

3 Site and surrounds

3.1 Site details

The site is identified as 700 Selwyn Road, on the north-western corner of Selwyn Road and Springston Rolleston Road, approximately 3km south of central Rolleston. The site forms a large balance lot of the wider Faringdon West Village development (refer **Figure 2**) which is presently under construction.

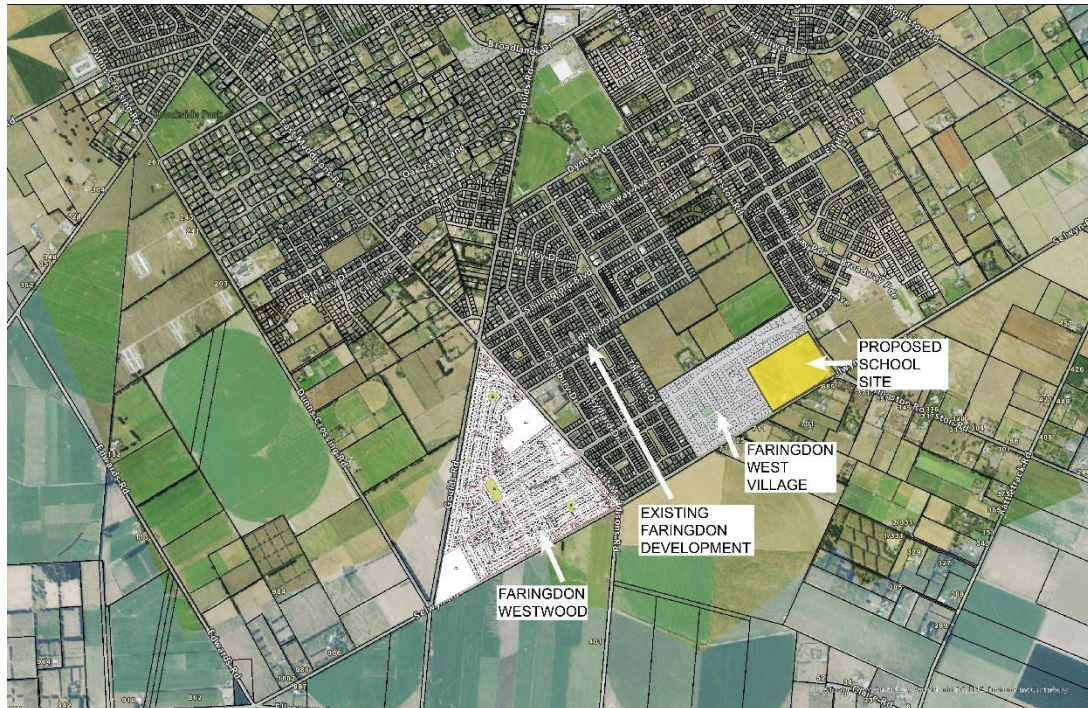


Figure 2 Location plan – site outlined in yellow

The site is legally identified as Lot 1000 DP 557037 as contained in Record of Title 977880 (refer **Attachment [B]**), under the ownership of Her Majesty the Queen. For completeness, it is noted that the Compensation Certificate under s19 of the Public Works Act is registered on the Record of Title, with this simply confirming the purchase of the site from Hughes Developments Limited (**'the developer'**), the developer behind Faringdon and West Village.

The site is rectangular in shape, generally flat and has an area of approximately 10.18ha. The site will encompass an entire block of the West Village development, and following completion of the development, will front onto four roads; Selwyn Road, Springston Rolleston Road, and the recently completed Hungerford Drive and Eileen Way.

As identified in **Figure 3**, the site is clear of any built form or structures, with the previous structures and shelterbelt planting removed as part of the land development works occurring as part of the West Village development.

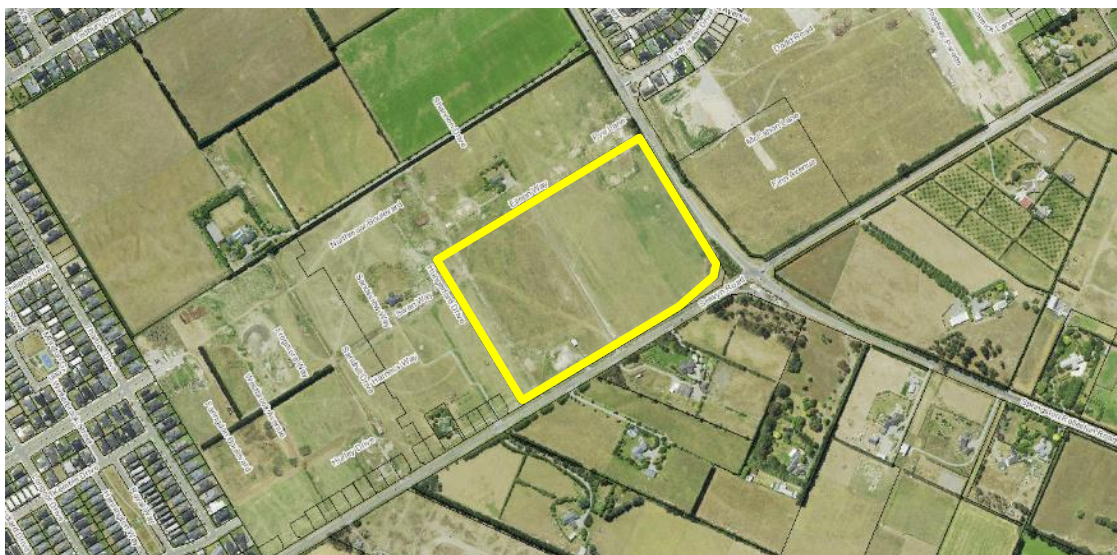


Figure 3 Site aerial – site outlined in yellow (Canterbury Maps)

There are no protected trees or any items of heritage or cultural significance across the site, and the site is not identified as being subject to inundation or affected by any natural hazards as identified in the Operative Selwyn District Plan ('**SDP**'). There are no surface water bodies on or near the site, with the exception of a water race that runs along Springston Rolleston Road.

A preliminary assessment of contamination and geotechnical considerations for the site has been undertaken by Tonkin & Taylor ('**T&T**'), with this enclosed as **Attachment [C]**.

As identified, the site forms part of the wider West Village development, which was approved by an Expert Consenting Panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020 ('**FTCA**'). The relevant subdivision and land use consents granted are identified as RC215539 and RC215540 (refer **Attachment [D]**). Whilst forming part of the wider West Village development, the subject site was created by way of earlier subdivision (refer FTCA approved subdivision plan in **Figure 4**), and was therefore subsequently excluded from the application to the Expert Consenting Panel. For the avoidance of doubt, the approved plans and associated consent conditions are relevant to the site, particularly in relation to the roading and infrastructure arrangements which will serve the site and future school development on the same.

With respect to infrastructure services, as part of the purchase of the site the developer is required to provide the site with access to all appropriate infrastructure services, including fibre, electricity, potable water supply, fire fighting water supply and wastewater. T&T have subsequently undertaken a preliminary infrastructure assessment, with this enclosed as **Attachment [E]**.

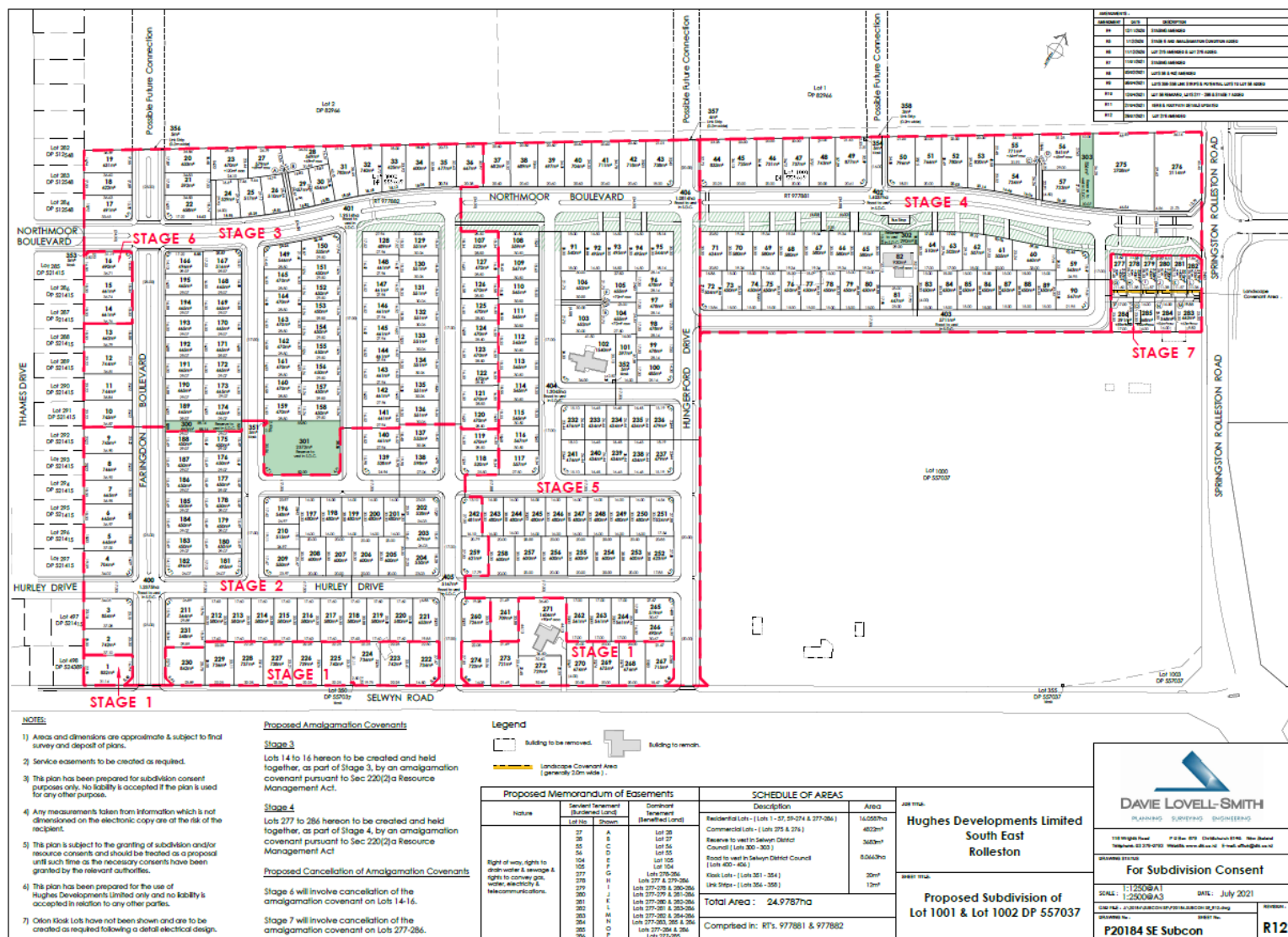


Figure 4 West Village approved subdivision plan (RC215539)



A series of photos of the site and immediate surrounds (dated November 2021) are detailed in **Figures 5-10** below.



Figure 5 Site Photo – view from Selwyn Road, facing east



Figure 6 Site Photo – view from Selwyn Road, facing west



Figure 7 Site Photo – view from Selwyn Road / Hungerford Road location, facing east



Figure 8 Site Photo – view across site from Selwyn Road, facing north east



Figure 9 Site Photo – view across site from Springston Rolleston Road, facing south



Figure 10 Site photo – view from Springston Rolleston Road, facing north

3.2 Surrounding environment

The site is located in south Rolleston, which over the last few years has experienced significant urban growth from the ongoing expansion of Faringdon to the west of Springston Rolleston Road, and the Acland Park development to the east of Springston Rolleston Road. This urban growth has primarily advanced through a range of central government directives and actions, including the Housing Accords and Special Housing Areas Act 2013, and more recently the FTCA. This strong growth is expected to continue into the future, as evidenced by the number of Private Plan Change Requests lodged with Selwyn District Council ('**Council**') since 2019/20 (refer **Figure 11**).

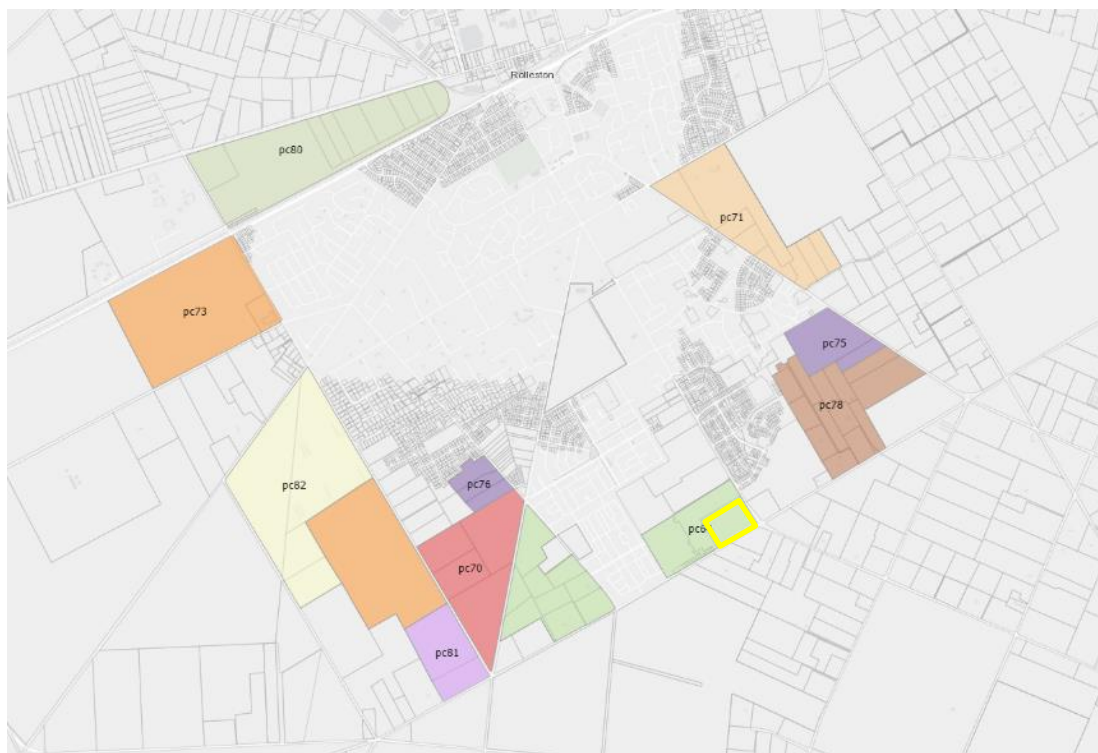


Figure 11 Private plan change requests in Rolleston – site outlined in yellow (Council GIS)

The site is located at the intersection of Springston Rolleston Road (an Arterial Road under the ODP) and Selwyn Road (a Local Road under the District Plan, and a Secondary Collector Road under the Waka Kotahi ONRC). Springston Rolleston Road forms a key part of the roading network, connecting Rolleston to Lincoln. Both roads presently have a speed limit of 60km/hr adjacent to the site, and 100km/hr beyond the urban environment of Rolleston.

The site is located within the West Village development, which will upon completion comprise 290 residential allotments, a neighbourhood centre and associated infrastructure and amenities, including reserves. The West Village development is an extension to the existing and large-scale Faringdon residential development to the west. The site will have frontage to Hungerford Drive to the west and Eileen Way to the north, with a small residential boundary in the north-eastern corner of the site, with

construction well underway across the development, as identified in **Figure 12** (site identified in yellow outline).



Figure 12 Site aerial – site outlined in yellow (Hughes Developments Limited)

To the east of the site is the Acland Park development, which will upon completion provide in the order of 1,000 residential allotments, with a new primary school ‘Te Rōhutu Whio’ recently established within Stage 7 in the northern portion of the development.

To the immediate north of the West Village development is a small number of rural blocks of land, all of which are identified as part of a ‘Future Development Area’ under the ‘Our Space 2018-2048: Greater Christchurch Settlement Pattern Update’ document and the Canterbury Regional Policy Statement. Further to the north is the established residential environment of The Borough Faringdon, Faringdon Courts, and other smaller residential developments, along with Foster Park Recreation Ground, the Selwyn Aquatic Centre, and Rolleston College.

To the south of the site on the opposite side of Selwyn Road are a number of rural residential allotments, and larger rural blocks primarily associated with Gammack Estate.

In summary, and as illustrated by **Figure 13**, the site (identified in yellow outline) is located at the southern boundary of the Rolleston urban environment, with residential development to the west, north and east, and rural land to the south, consistent with the expectations of the urban limit and infrastructure boundaries of the Canterbury Regional Policy Statement. In this regard, it is considered the site is well located with respect to key transport corridors, and a growing student catchment associated with the urban development occurring in south Rolleston.



Figure 13 Surrounding environment – site outlined in yellow (Canterbury Maps)

4 Notice of requirement

4.1 The Minister's objectives

The Education and Training Act 2020 sets out in broad terms the Minister's role, obligations, and responsibilities in providing for the education needs of all New Zealanders, with the purpose of the Act as follows:

4. Purpose of Act

The purpose of this Act is to establish and regulate an education system that—

- (a) provides New Zealanders and those studying in New Zealand with the skills, knowledge, and capabilities that they need to fully participate in the labour market, society, and their communities; and*
- (b) supports their health, safety, and well-being; and*
- (c) assures the quality of the education provided and the institutions and educators that provide and support it; and*
- (d) honours Te Tiriti o Waitangi and supports Māori-Crown relationships.*

This Act is administered by the Minister's agents, i.e. the Ministry of Education.

The Minister is a requiring authority pursuant to Section 166 of the RMA. As a requiring authority the Minister can designate land for the establishment and ongoing operation of critical social infrastructure or public works such as schools, for which the Minister is financially responsible.

The public works that are the subject of this NOR are educational facilities, with these required in order to meet the future educational needs of students in a high growth area. In this regard, the establishment of a secondary school catering for students from Year 9 to Year 13, along with a range of other educational facilities (i.e. primary school, ECE and specialist Hangarau teaching hub), are considered reasonably necessary in achieving the objective of the Minister, which is to provide state schooling and education facilities in a manner that meets the purpose of the Education and Training Act 2020.

As provided for under the RMA, and in accord with the national strategy of the Ministry, a designation is considered the most appropriate mechanism to provide for the establishment and on-going operation of the educational facilities in this location. The Minister requires ongoing certainty that the site can be developed and used for this purpose. A designation provides the necessary long-term certainty and flexibility for operation of educational facilities on the site, and accords with the Ministry's expectations for the efficient management of the education property portfolio across New Zealand. Further, a designation serves to clearly identify to the general public the proposed use of the site for educational purposes.

4.2 Nature of proposed designation and conditions

Pursuant to Section 168 of the RMA, the Minister, as a requiring authority, gives notice of his requirement to designate the site, for ‘*Educational Purposes*’ so as to:

- meet both present and potential future changing educational needs of the community; and
- allow for the evolution of specific educational practice over time, including changes in the facilities provided and their focus.

As outlined below, the designation will include the standard Ministry definition of ‘*Educational Purposes*’, which consists of a broad range of activities, including the provision of education for any school age students, community education, the provision of academic, sporting, social and cultural education, and ancillary activities including administrative services and housing for staff. This approach recognises that the extent and manner of operation of educational and extracurricular activities at the site will be determined by a combination of Ministry policy, direction from the school board, and the school faculty. This description of the educational activities provided for on the site is general and broadly cast for that reason, with this approach consistently used over the last several years by the Minister in order to provide clarity and consistency across the country for ‘*Educational Purposes*’ designations. Furthermore, it is noted that the definition is consistent with that proposed by the Ministry and notified by Council through the rollover of designations within the Proposed Selwyn District Plan (‘**PDP**’).

Notwithstanding the broad purpose of the designation, based on the Ministry’s network analysis, the development of the site will be principally for a new secondary school (Year 9 to Year 13 inclusive) with an initial commencement roll of 1,200 students, a master planned roll of 2,200 students, and a potential future expansion roll of 2,500 students. As the actual future roll cannot be predicted with complete certainty, no roll maximum is suggested. However, these roll figures are considered to be a reasonable basis on which to assess the effects of establishing a secondary school in this location, and is supported by the network analysis undertaken by the Ministry.

In addition to the secondary school, the designation is intended to also cater for the following other educational facilities across the site, all of which are provided for by the ‘*Educational Purposes*’ definition as outlined within this NOR:

- A primary school campus (expected to be a satellite aligned with Te Uru Tarata – Lemonwood Grove School), having a roll of 300 students.
- An early childhood education centre (‘**ECE**’) for up to 50 students.
- A Hangarau specialist teaching space / facility (technology facility provided in accord with tikanga practices).

In drafting the NOR, particular regard has been given to the proposed approach to educational designations within the PDP, which features an ‘introductory’ designation table and the use of a specific identifier in terms of the school ‘facility’ provided for by the designation purpose, followed by a definition of the ‘educational purpose’. The

same approach has been advanced for simplicity and clarity⁶, with the range of educational components intended for the site included as secondary notations within the ‘purpose’ contained in the introductory table.

Further, to the above, in order to assist in providing parameters around the scope of the designation and to mitigate the effects of any future school development and construction on the site, the Minister proposes a number of designation conditions. These proposed conditions, and the proposed introductory table, are outlined as follows:

MEDU-XXX ROLLESTON SECONDARY SCHOOL	
Designation unique identifier	MEDU-XXX
Designation purpose	Educational purposes – Secondary School, Primary School, Early Childhood, and Specialist Hubs
Site identifier	Lot 1000 DP 557037 as contained in Record of Title 977880
Lapse date	XXX [10 years from date of designation]
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes
Additional information	<p>“Educational purposes” in the designated purpose means to:</p> <ul style="list-style-type: none"> 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 institutions 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: <ul style="list-style-type: none"> 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

⁶ We note the Ministry have lodged a submission on the PDP seeking a change to the designation chapter which would see the ‘educational purpose’ definition relocated from the ‘additional information’ field for each designation, and placed as an ‘explanatory note’ at the start of the designation chapter (similar to the approach of the Auckland Unitary Plan).

	<ul style="list-style-type: none"> 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. <p>The Notice of Requirement documentation associated with this designation is held in Selwyn District Council file DXXX.</p>
MEDU-XX Conditions	
#	Condition
Building Controls	
1	Recession Plane Any new building or building extension (excluding goal posts or similar structures) shall not protrude through a 45 degree recession plane angle measured from any internal boundary with adjoining land (zoned or designated for residential purposes), with the starting point for the recession plane to be 4m above ground level.
2	Site Coverage Buildings on the site shall not exceed a total site coverage of 45%.
3	Road Setback Any building shall be setback a minimum of 3m from any road boundary.
4	Outline Plan Any outline plan of works to be undertaken on the site that relates to increased student capacity of more than 100 students shall be accompanied by: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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); iii. vehicle access and parking areas including cycle parks; iv. entrances for cyclists and pedestrians; and

	<p>v. the location, style and height of fencing on exterior boundaries of the school which face roads or other public spaces.</p> <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							
5	<p>Transport Management Plan</p> <p>Prior to the lodgement of the first outline plan for the secondary school, 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> <ol style="list-style-type: none"> sets the initial goals of the school with respect to sustainable travel modes and the mitigating real and potential adverse traffic effects; ensures sufficient access and off street car parking, including for drop off and pick up, and bus parking, is provided; facilitates the integration of the school with the surrounding transport network (including pedestrian and cycling access to the site); 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>						
6	<p>On-site carparking</p> <p>On-site car parking spaces shall be provided in accordance with the Transport Management Plan prepared under Condition 5 above. On-site car parking spaces may be provided on a staged basis in line with the Transport Management Plan prepared under Condition 5 above.</p>						
7	<p>School Travel Plan</p> <p>Within six (6) months of the opening of the secondary 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							
8	<p>Noise (operational)</p> <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 residential unit, or the site boundary, whichever is closest to the residential unit:</p> <table border="1"> <thead> <tr> <th>Day / Time</th><th>Noise Level (Leq) dBA</th></tr> </thead> <tbody> <tr> <td>Mon – Sun, 7.00am – 10.00pm (0700 -2200)</td><td>55dB LAeq</td></tr> <tr> <td>Mon – Sun, 10.00pm –7.00am (2200 -0700)</td><td>45 dB LAeq</td></tr> </tbody> </table> <p>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.</p>	Day / Time	Noise Level (Leq) dBA	Mon – Sun, 7.00am – 10.00pm (0700 -2200)	55dB LAeq	Mon – Sun, 10.00pm –7.00am (2200 -0700)	45 dB LAeq
Day / Time	Noise Level (Leq) dBA						
Mon – Sun, 7.00am – 10.00pm (0700 -2200)	55dB LAeq						
Mon – Sun, 10.00pm –7.00am (2200 -0700)	45 dB LAeq						

	Noise levels shall be measured and assessed in accordance with NZS 6801: 2008 "Measurement of Environmental Sound" and NZS 6802:2008 "Environmental Noise".
9	Construction noise 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".
10	Outline Plan exemptions An outline plan of works shall not be required for: <ul style="list-style-type: none"> a. Any internal building works other than those that result in a net increase in the number of classrooms or classroom equivalents; b. General building maintenance and repair including but not limited to re-painting, recladding and re-roofing; c. Installing, modifying and removing playground furniture and sports structures (e.g. goal posts), and shade canopies; d. Amending any internal pedestrian circulation routes/pathways; e. Installing, maintaining or repairing any in ground infrastructure services such as stormwater, sewerage and water lines and connections, including any ancillary earthworks; f. 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; g. General site maintenance and repair work, or boundary fencing otherwise permitted by the Selwyn District Plan; or h. Installing, modifying or removing minor ancillary buildings and structures (e.g. garden / storage sheds, temporary construction buildings / offices).
11	Designation lapse period 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.

It is noted that the above conditions are broadly similar to other recently designated school sites throughout New Zealand, and more specifically, other recent school designations within Rolleston (e.g. the Acland Park designation ME30, and the Rolleston College designation ME26 under the ODP). Further, the conditions have had particular regard to the recent decision and consent conditions relating to the West Village development⁷, which broadly outline the controls influencing the nature and character of the receiving environment.

By way of summary, the conditions aim to be non-prescriptive and allow flexibility to address matters of detail that will be most appropriately considered under a section 176A Outline Plan of Works ('OPW'), and broadly reflect the approach undertaken with recent designations in Selwyn (including the use of a 'Transport Management Plan'). The conditions also serve to provide appropriate and consistent parameters to mitigate the effects of any future school development on the site.

4.3 Future school development and design

In terms of future school development, the present NOR is for the designation of the site for educational purposes only. The site layout and design (such as the location of

⁷ <https://www.epa.govt.nz/fast-track-consenting/referred-projects/faringdon/the-decision/>

buildings, sport fields and associated access and parking) will not be confirmed until the designation is established, and master planning has taken place. This detailed information will be submitted with an OPW under section 176A of the RMA.

At the present time, it is intended that the secondary school facilitated by the NOR will be established as a 'second campus' of Rolleston College, as opposed to a 'new school'. In this instance, the existing Board of Trustees ('**BOT**') and management team of Rolleston College will be tasked with developing a single vision and identify for the new school, and working with the Ministry to implement their vision for delivering education by translating that into how learning spaces are designed at the school. This project brief, developed between the Ministry and the BOT, is provided to the designers to guide the development of the school property master plan, detailed design and future property improvements. The master planning of a school is undertaken in accord with the Ministry's '*Designing Schools in New Zealand Requirements and Guidelines*⁸, with this involving a multidisciplinary planning process, and independent review and testing by a Design Review Panel. Once a masterplan is developed and endorsed by the BOT, the requiring authority will be in a position to submit an OPW detailing the proposed building design and location within the designated education site.

By way of illustration, the recent concept designs for new schools built throughout the country have a varied built form and aesthetic suitable to their settings (refer **Figures 14-20**), with this reflecting the design methodology of the Ministry for new school development.



Figure 14 St Margaret's College, Christchurch (Source: Southbase)

⁸ <https://www.education.govt.nz/school/property-and-transport/projects-and-design/design/design-standards/education-infrastructure-design-guidance-documents/>



Figure 15 Wigram Primary School, Christchurch (Source: Southbase)



Figure 16 Three Parks Primary School, Wanaka (Source: Southbase)



Figure 17 Knights Stream Primary School, Christchurch (Source: Southbase)



Figure 18 Ararira Springs Primary School, Lincoln (Source: Southbase)



Figure 19 Rolleston College, Rolleston (Source: ASC Architects)



Figure 20 Haeata Community Campus, Christchurch (Source: ASC Architects)

5 Statutory assessment

5.1 Introduction

Section 171(1)(a) of the RMA identifies:

(1) When considering a requirement and any submissions received, a territorial authority must, subject to Part 2, consider the effects on the environment of allowing the requirement, having particular regard to—

(a) any relevant provisions of—

(i) a national policy statement:

(ii) a New Zealand coastal policy statement:

(iii) a regional policy statement or proposed regional policy statement:

(iv) a plan or proposed plan; and

In this instance, the relevant statutory planning instruments are considered to be as follows:

- The Resource Management Act 1991.
- National Policy Statement for Urban Development 2020.
- National Policy Statement for Freshwater Management 2020.
- Canterbury Regional Policy Statement.
- Selwyn District Plan (Operative and Proposed).

The above documents are identified and assessed as follows.

5.2 Resource Management Act 1991

In broad terms, the RMA provides for the use and development of New Zealand's natural and physical resources through:

- Part 2, which establishes the purpose and principles applying to the use, development and protection of natural and physical resources, such as those associated with resource consents and designations;
- Section 171, which prescribes matters to be taken into account in confirming designations.

The above sections of the RMA are identified and assessed as follows.

5.2.1 Part 2, RMA

Part 2 defines the purpose of the RMA, which is to promote the sustainable management of natural and physical resources. The sustainable management definition is in two parts, the first of which may be regarded as an enabling provision

for resources to be used in a way that enables people and communities to provide for their economic, social and cultural well-being and for their health and safety.

Provision of educational facilities, such as those facilitated by the NOR, is strongly consistent with this part of the definition. Education is an essential community service, with educational facilities vital in enabling people to provide for their economic, social and cultural well-being, and for their health and safety. In this regard, the NOR will facilitate land to be used for education purposes, and assist the Minister in meeting the educational needs of the growing community. Subsequently, this NOR will enable the Minister to achieve the purpose of the Education and Training Act 2020.

The second part of the RMA's definition of sustainable management contains three limbs related to the values of resources and management of effects on the environment. These will also be fully implemented by the NOR. Specifically:

- a) Schools provide essential educational functions for present and future generations. In this regard, designation of the site for educational purposes will help sustain the potential of the natural and physical resources represented by the site and the future education facilities to meet the reasonably foreseeable needs of future generations;
- b) The proposal will not have any adverse effect on the life supporting capacity of air, water, soil, and ecosystems, with the site to be provided with connections to all relevant infrastructure services; and
- c) As detailed within **SECTION 6** of this report, any adverse effects of the education activities provided for by the designation will be avoided, remedied or mitigated to the extent that such effects will be less than minor.

Section 6 of the RMA sets out those matters of national importance which persons exercising powers and functions under the RMA need to recognise and provide for. Of relevance in this instance is the following:

6(e) – The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:

The consultation and engagement with Ngai Tahu and Te Taumutu Rūnanga undertaken as part of the earlier site identification and evaluation exercise, and the more recent dialogue with respect to the NOR has not identified any particular concerns with the NOR, or the site. However, it is noted that ongoing engagement will occur to ensure appropriate cultural inputs and values are reflected in detailed design and project construction. Notwithstanding this, it is understood the site itself is not identified in the District Plan or by mana whenua as one possessing specific cultural or historic heritage values or features.

Section 7 of the RMA sets out those 'other matters' which persons exercising powers and functions under the Act need to have particular regard to. Of most relevance in this instance are:

7(b) – The efficient use and development of natural and physical resources.

7(c) – The maintenance and enhancement of amenity values.

7(f) – Maintenance and enhancement of the quality of the environment.

By its location, central to a developing neighbourhood and within an area identified for urban development by various strategic planning documents, it will maximise access to, and contribute to the efficient use and development of the land resource. Physically, the school will be developed to the usual high standard required by the Ministry and will contribute towards high amenity values and the quality of the environment.

Section 8 of the RMA states that persons exercising powers and functions under the Act need to take into account the principles of the Treaty of Waitangi. It is noted that the purpose of the Education and Training Act 2020 also reinforces the need to honour the Treaty of Waitangi. In this regard, the principles of the Treaty of Waitangi have been taken into account, noting that the site is within a developing urban environment, there are no known sites of cultural significance specific to the site, and ongoing engagement with mana whenua will take place as part of master planning and built development on the site.

Overall, the proposed designation of the site for educational purposes is strongly consistent with and gives effect to the purpose and principles of the RMA.

5.2.2 Section 171 – Recommendation by the Territorial Authority

Under section 171(2) of the RMA, the territorial authority may recommend to the requiring authority one of the following:

- confirm the requirement.
- modify the requirement.
- impose conditions.
- withdraw the requirement.

This recommendation is based on matters the territorial authority is required to have particular regard to when considering a notice of requirement as set out in section 171(1) of the RMA. These matters are assessed at length within this report, with the following outlining an assessment against the relevant statutory planning documents, demonstrating the NOR is entirely consistent with the relevant planning documents.

5.3 National Policy Statement on Urban Development 2020

The National Policy Statement on Urban Development 2020 (NPS-UD) came into force 20 August 2020, and aims to ensure that New Zealand's towns and cities are well-functioning urban environments that meet the changing needs of diverse communities. In particular, the NPS-UD directs local authorities to enable at least sufficient development capacity to meet the expected demand for housing and business over the short, medium and long term, and ensure that planning is responsive to changes in demand.

Christchurch is a 'Tier 1 urban environment'⁹ under the NPS-UD. These environments are generally subject to more directive NPS-UD policies, including the requirement to be 'responsive' to urban growth pressures, and achieve 'housing bottom lines' by clearly stating the amount of development capacity that is sufficient to meet expected housing demand, and appropriate competitiveness margin in the region.

While on face value the NPS-UD may seem to be of limited relevance to the NOR, the growing population of Rolleston and wider Selwyn, coupled with Council's requirement to provide sufficient housing and business capacity is considered to result in a corresponding need to establish new educational facilities to meet the educational needs of growing communities. In this regard, the NOR is considered to be aligned with the NPS-UD, with the following objectives considered to be of most relevance to the NOR:

Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

Objective 4: New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.

Objective 6: Local authority decisions on urban development that affect urban environments are:

- (a) integrated with infrastructure planning and funding decisions; and*
- (b) strategic over the medium term and long term; and*
- (c) responsive, particularly in relation to proposals that would supply significant development capacity.*

In broad terms, the proposed designation will provide a critical piece of infrastructure for education purposes in Rolleston, with the NOR necessary to meet the diverse and changing educational needs of the community. In this regard, the NOR is considered to contribute to a well-functioning urban environment through the provision of additional land for education purposes, and in a manner that enables people to provide for their social, economic and cultural well-being.

5.4 National Policy Statement for Freshwater Management 2020

The National Policy Statement for Freshwater Management 2020 (NPS-FM) came into force 3 September 2020 and sets out an objective and associated supporting policies for freshwater management under the RMA.

With respect to the NPS-FM, the site is centrally located within an urban residential development well setback from waterbodies, with all appropriate infrastructure established to the same. Furthermore, the surrounding area is presently undergoing significant bulk earthworks and infrastructure development in accord with approved resource consents and engineering approvals from Council. The scope of the present NOR is to solely set aside the site for educational purposes, as opposed to advancing a particular school development and associated construction works. To this end, the

⁹ The 'Tier 1 urban environment' of Christchurch includes the following 'Tier 1 local authorities: Canterbury Regional Council, Christchurch City Council, Selwyn District Council, and Waimakariri District Council.

The CRPS primarily addresses issues of regional significance, providing an overview of the resource management issues in the Canterbury region, and the ways in which integrated management of the region's natural and physical resources will be achieved.

In this instance, the NOR relates to the use of land in the immediate vicinity of approved and developing residential land for educational purposes. Further, the site is not subject to any identified natural hazard, outstanding natural landscape or feature, waterbody or ecological item of significance, and no specific items of cultural or heritage significance are located across the site. Consequently, many issues covered by the CRPS are not considered to be of particular relevance to the NOR, however the following objective and policies from Chapter 6 (Recovery and Rebuilding of Greater Christchurch) are identified and assessed as relevant:

Objective 6.2.1 Recovery Framework

Recovery, rebuilding and development are enabled within Greater Christchurch through a land use and infrastructure framework that:

- 1. identifies priority areas for urban development within Greater Christchurch;*
- 2. identifies Key Activity Centres which provide a focus for high quality, and, where appropriate, mixed-use development that incorporates the principles of good urban design;*
- 3. avoids urban development outside of existing urban areas or greenfield priority areas for development, unless expressly provided for in the CRPS;*
- 4. protects outstanding natural features and landscapes including those within the Port Hills from inappropriate subdivision, use and development;*
- 5. protects and enhances indigenous biodiversity and public space;*
- 6. maintains or improves the quantity and quality of water in groundwater aquifers and surface waterbodies, and quality of ambient air;*
- 7. maintains the character and amenity of rural areas and settlements;*
- 8. protects people from unacceptable risk from natural hazards and the effects of sea-level rise;*
- 9. integrates strategic and other infrastructure and services with land use development;*
- 10. achieves development that does not adversely affect the efficient operation, use, development, appropriate upgrade, and future planning of strategic infrastructure and freight hubs;*
- 11. optimises use of existing infrastructure; and*
- 12. provides for development opportunities on Māori Reserves in Greater Christchurch.*

Policy 6.3.1: Development within the Greater Christchurch area:

In relation to recovery and rebuilding for Greater Christchurch:

- 1. give effect to the urban form identified in Map A, which identifies the location and extent of urban development that will support recovery, rebuilding and planning for future growth and infrastructure delivery;*
- 2. give effect to the urban form identified in Map A (page 6-27) by identifying the location and extent of the indicated Key Activity Centres;*
- 3. enable development of existing urban areas and greenfield priority areas, including intensification in appropriate locations, where it supports the recovery of Greater Christchurch;*
- 4. ensure new urban activities only occur within existing urban areas or identified greenfield priority areas as shown on Map A, unless they are otherwise expressly provided for in the CRPS;*
- 5. provide for educational facilities in rural areas in limited circumstances where no other practicable options exist within an urban area;*
- 6. provide for commercial film or video production activities in appropriate commercial, industrial and rural zones within the Christchurch District;*
- 7. provide for a metropolitan recreation facility at 466-482 Yaldhurst Road; and*

8. *avoid development that adversely affects the function and viability of, or public investment in, the Central City and Key Activity Centres*

The site is located within a residential development that has recently been authorised via resource consents granted by an Expert Consenting Panel under the FTCA. In this regard, the site does not give rise to any concerns in relation to outstanding natural features or landscapes, indigenous biodiversity, waterbodies, air quality, rural character and amenity, natural hazards, or strategic infrastructure. Further, the site is able to be efficiently serviced as part of the West Village residential development. Whilst not located within an existing urban area or greenfield priority area identified by the CRPS, the NOR responds to the urban growth occurring in the locality, and is considered to support the recovery, rebuilding and planning of future growth and infrastructure delivery in Greater Christchurch. To this end, the NOR is considered to be consistent with the outcomes sought by Objective 6.2.1 and Policy 6.3.1 of the CRPS.

Policy 6.3.12: Future Development Areas

Enable urban development in the Future Development Areas identified on Map A, in the following circumstances:

1. *It is demonstrated, through monitoring of housing and business development capacity and sufficiency carried out collaboratively by the Greater Christchurch Partnership or relevant local authorities, that there is a need to provide further feasible development capacity through the zoning of additional land in a district plan to address a shortfall in the sufficiency of feasible residential development capacity to meet the medium term targets set out in Table 6.1, Objective 6.2.1a; and*
2. *The development would promote the efficient use of urban land and support the pattern of settlement and principles for future urban growth set out in Objectives 6.2.1 and 6.2.2 and related policies including by:*
 - a. *Providing opportunities for higher density living environments, including appropriate mixed use development, and housing choices that meet the needs of people and communities for a range of dwelling types; and*
 - b. *Enabling the efficient provision and use of network infrastructure; and*
3. *The timing and sequencing of development is appropriately aligned with the provision and protection of infrastructure, in accordance with Objective 6.2.4 and Policies 6.3.4 and 6.3.5; and*
4. *The development would occur in accordance with an outline development plan and the requirements of Policy 6.3.3; and*
5. *The circumstances set out in Policy 6.3.11(5) are met; and*
6. *The effects of natural hazards are avoided or appropriately mitigated in accordance with the objectives and policies set out in Chapter 11.:*

As identified in **Figure 21**, the site is within a Future Development Area as identified in Map A of the CRPS, with the NOR responding to the urban growth occurring within Rolleston. As mentioned above, the development of the site has been authorised by way of resource consents granted under the FTCA, with the decisions appropriately considering and responding to the matters identified in Policy 6.3.12. Further, land development and infrastructure works are presently occurring across the site and vicinity, ensuring land use and infrastructure are appropriately aligned.

Overall, given the location of the site within an approved residential development, the ability of the same to be efficiently serviced, and lack of any particular significant features or hazards across the site, the NOR is considered to be entirely consistent with the CRPS.

5.6 Selwyn District Plan

Council commenced a review of their Operative Selwyn District Plan ('ODP') in 2015, and following consultation and a range of supporting evaluations, notified the Proposed Selwyn District Plan ('PDP') 5 October 2020. The submission (including further submission) period on the PDP ran from December 2020 to June 2021, with hearings commencing August 2021. The hearings are expected to continue throughout 2022.

It is noted that Council is presently preparing a variation to the PDP to give effect to the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. The scope of this variation will include the introduction of a new Medium Density Residential Zone, and incorporate a number of the private plan change requests currently being processed by Council. The variation will be notified in August 2022. As a consequence, the PDP is unlikely to become operative until 2024. To this end, at present, both the ODP and PDP fall for consideration, with these documents identified and assessed as follows.

5.6.1 Operative District Plan

The ODP was made predominately operative in 2008, however did not become fully operative until 3 May 2016. The ODP is the principal document in terms of land use planning within the Selwyn District, and is comprised of two volumes: Rural and Township.

The site is located within the Rural Inner Plains Zone of the ODP, as identified in **Figure 22** below.

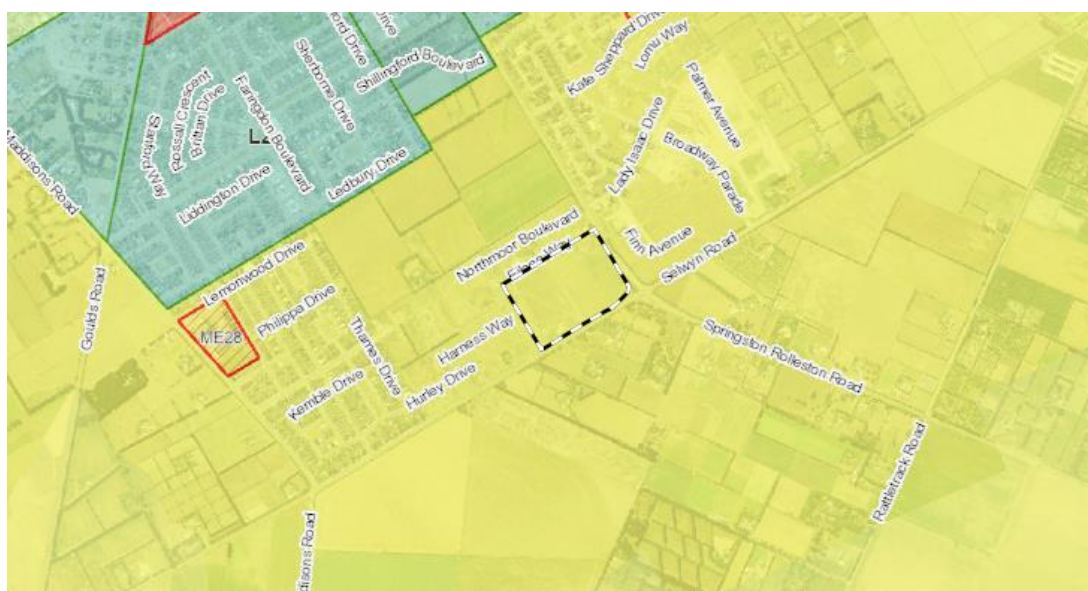


Figure 22 Operative Selwyn District Plan – Zone Map (Council GIS)

Whilst the site and surrounds are zoned Rural Inner Plains under the ODP, the nature of the immediate receiving environment (e.g. Acland Park and West Village) is characterised by residential development, authorised by way of resource consents granted under the FTCA and Special Housing Area legislation. These resource

consents prescribe development to occur generally in accord with the Living Z Zone framework of the ODP. To this end, the relevant objectives and policies of both the Rural and Townships Volumes of the ODP are considered relevant, and are identified and assessed as follows.

(a) Rural Volume, ODP

The relevant objectives and policies within the Rural Volume of the ODP are considered to be those focused around community facilities and the quality of the environment, outlined as follows.

Objective B2.3.1

Efficient use and maintenance of community facilities is encouraged.

Policy B2.3.3

Encourage new community facilities to:

- (a) Be located in or adjoining townships; and*
- (b) Be designed and sited for easy access and personal safety of patrons.*

The NOR will facilitate the use of the site for a critical community facility that supports the educational needs of the growing Rolleston community. In this regard, the purpose of the designation and associated conditions seek to ensure the efficient use of the site for educational purposes, with the site located within a residential development that is easily accessible to the wider community.

Objective B3.4.1

The district's rural area is a pleasant place to live and work in.

Objective B3.4.2

A variety of activities are provided for in the rural area, while maintaining rural character and avoiding reverse sensitivity effects.

Policy B3.4.1

Recognise the Rural zone as an area where a variety of activities occur and maintain environmental standards that allows for primary production and other business activities to operate.

Policy B3.4.3

Avoid, remedy or mitigate significant adverse effects of activities on the amenity values of the rural area.

The above objectives and policies need to be considered in light of the location of the site within an approved urban residential development, despite the site having a rural zoning. In this regard, it is considered that the ODP recognises and provides for schools to be located in both rural and urban environments. The location of the site and the conditions proposed ensure that future development on the site will enable a pleasant environment and maintain the character of the receiving environment.

The proposed conditions provide appropriate parameters for future development on the site, with the future OPW identifying how the school design will integrate with the surrounding environment and minimise potential environmental impacts. The assessments completed to date in support of the NOR demonstrate that appropriate mitigation measures are provided, such that there are no significant adverse effects on the amenity values of the receiving environment.

(b) Townships Volume, ODP

As outlined, the approved resource consents for the West Village development prescribe development to occur in accord with the Living Z Zone framework of the ODP. In this regard, the approved West Village development provides the site with road boundaries along all frontages, with a small internal boundary located in the north-eastern corner of the site (adjacent to a comprehensive residential development area comprising four allotments). With this context in mind, the most relevant objectives and policies within the Townships Volume of the ODP are considered to be those focused around community facilities and the quality of the environment, outlined as follows.

Objective B2.3.1

Residents have access to adequate community facilities.

Objective B2.3.2

Community facilities do not adversely affect residential amenity values or other parts of the environment.

Policy B2.3.1

Encourage co-ordination between the provision of community facilities and new residential and business development.

Policy B2.3.2

Encourage community facilities to be located in areas where they are easily accessible to residents, including in Living zones, provided any adverse effects on the environment can be avoided, remedied or mitigated.

The location of the site within an approved residential development, and in a location experiencing significant urban growth will ensure that residents have access to community facilities. Furthermore, the location of the site within the West Village development was determined at an early stage of the development. The site is afforded with multiple road frontages, a high degree of accessibility, and the ability to mitigate any adverse effects associated with future development on the site. To this end, the NOR is considered to be aligned with these objectives and policies, with the development of the site undertaken in a coordinated manner within the West Village development.

Objective B3.4.1

The District's townships are pleasant places to live and work in.

Objective B3.4.2

A variety of activities are provided for in townships, while maintaining the character and amenity values of each zone.

Objective B3.4.5

Urban growth within and adjoining townships will provide a high level of connectivity both within the development and with adjoining land areas (where these have been or are likely to be developed for urban activities or public reserves) and will provide suitable access to a variety of forms of transport.

Policy B3.4.2

To provide for any activity to locate in a zone provided it has effects which are compatible with the character, quality of the environment and amenity values of that zone.

Policy B3.4.3

To provide Living zones which:

- *are pleasant places to live in and provide for the health and safety of people and their communities;*
- *are less busy and more spacious than residential areas in metropolitan centres;*
- *have safe and easy access for residents to associated services and facilities;*
- *...*

Policy B3.4.18

Ensure non-residential activities in Living zones generate vehicle and pedestrian movements on a scale compatible with the quality of the environment in Living zones and the local receiving environment

The above objectives and policies are broadly comparable to those within the Rural Volume of the ODP, seeking to ensure a pleasant township environment, provide for a range of activities, and maintain the character and amenity expectations for the living environment. In this regard, the site is located within an approved residential development, and is a direct response to the urban growth occurring in south Rolleston.

The multiple road frontages afforded to the site provide a high degree of connectivity to the site for a range of transport modes, along with opportunities to manage vehicle and pedestrian movements. Thus, being compatible with the quality of the residential environment in which the site is located. In this regard, the Integrated Transport Assessment ('ITA') enclosed as **Attachment [F]** identifies that the transport movements associated with future school development are able to be safely and efficiently accommodated by the transport network, with further assessment able to be undertaken as part of the future OPW when specific school design parameters are determined.

The site location is highly accessible to residents, and the nature of the conditions proposed will ensure that any future development on the site will maintain the character and amenity of the surrounding residential environment.

Policy B3.4.25

In all zones in townships, ensure buildings:

- Do not shade adjoining properties; and
- Maintain a predominantly low rise skyline.

Policy B3.4.26

Ensure buildings are setback an appropriate distance from road boundaries to maintain privacy and outlook for residents and to maintain the character of the area in which they are located.

Policy B3.4.27

Ensure buildings and structures in Living zones which are used for non-residential activities, are of a size and bulk and in a setting compatible with the quality of the environment and amenity values of a residential area.

The site benefits from road frontage for almost the entirety of the site, except for the north-eastern corner where there is a direct residential interface. The conditions proposed as part of the NOR serve to maintain the existing recession plane control relevant to that residential interface, ensuring appropriate protection in terms of amenity, privacy, shading and dominance. The multiple road frontages afforded to the site provide separation from other residential properties, assisting in mitigating any potential adverse effects from future building development on the site. Further, the proposed site coverage limit across the site will ensure a large proportion of the site is maintained in open space, with future development on the site anticipated to be entirely compatible with the quality of the environment, and the amenity values of the surrounding residential environment.

It is noted that the future OPW will identify further how the school design will integrate with the surrounding environment and minimise the potential environmental impact, particularly in terms of bulk and location, transport management and appropriate

access locations. However, it is considered that the proposed NOR provides an appropriate outcome having regard to the relevant objectives and policies of the ODP.

5.6.2 Proposed District Plan

As identified in **SECTION 5.6**, the PDP was publicly notified from December 2020 to June 2021, with hearings currently underway. To this end, the weight to be afforded to the relevant PDP provisions is considered to be limited at this point in time. The notified provisions are subject to change through the hearing of submissions.

The PDP had advanced an ‘activities-based plan’, and is contained in one volume, unlike the ODP. The zoning framework has been rationalised as part of the PDP, with the site zoned ‘General Rural’ (refer **Figure 23**), which broadly seeks to support primary production and other compatible activities. It is noted that the PDP has not proactively advanced any significant areas of ‘new’ residential zoning, notwithstanding the nature of approved residential development occurring in the vicinity of the site.



Figure 23 Proposed Selwyn District Plan – Zone Map (Council GIS)

In general terms, it is considered that the nature of the PDP zoning across the site (and surrounds) does not appropriately or reasonably reflect the approved land use, or the character and amenity of development that has been established. To this end, and noting the weight to be afforded to the PDP at this point in time, a broad assessment of the PDP has been undertaken, focused on specific Strategic Direction objectives, and some broader objectives relating to the rural and residential environment. These matters are identified and assessed as follows.

SD-DI-01

Selwyn is an attractive and pleasant place to live, work, and visit, where development:

- 1. takes into account the character of individual communities;*
- 2. is well-connected, safe, accessible, and resilient; and*
- 3. enhances environmental, economic, cultural and social outcomes for the benefit of the entire District.*

SD-UFD-01

Urban growth is located only in or around existing townships and in a compact and sustainable form that aligns with its anticipated role in the Township Network, while responding to the community's needs, natural landforms, cultural values, and physical features.

As identified above, the NOR is in direct response to the urban growth occurring in Rolleston and the wider Selwyn District, responding to the education needs of the community. The site is located within the infrastructure boundaries of the CRPS, maintaining a compact and sustainable urban form. The location of the site within a residential environment and a highly accessible location will ensure the future school development is well-connected, safe, accessible and resilient. Thus, the NOR is considered to align with the above Strategic Objectives, and will enhance the environmental, economic, cultural and social outcomes for the entire District.

GRUZ-01

Subdivision, use, and development in rural areas that:

- 1. supports, maintains, or enhances the function and form, character, and amenity value of rural areas;*
- 2. prioritises primary production, over other activities to recognise its importance to the economy and wellbeing of the district;*
- 3. allows primary production to operate without being compromised by reverse sensitivity; and*
- 4. retains a contrast in character to urban areas.*

Objective GRUZ-01 reflects the broad aims for the rural area, and seeks to prioritise primary production activities and ensure that development supports, maintains or enhances the function, form, character and amenity value of rural areas. As identified above, the site location is within an establishing residential environment, despite the rural zoning of the site and surrounds under the PDP. Notwithstanding this, it is considered that the site and NOR will retain a clear contrast between the rural and urban environments, with Selwyn Road providing a delineation between the rural zoning to the south and the residential urban area to the north. It is considered that the NOR will facilitate a critical piece of social infrastructure that supports the economy and wellbeing of the district, and will appropriately maintain the function, form, character and amenity values of the rural environment, as far as it is relevant given the nature of the receiving environment.

RESZ-07

Residents have access to a range of community, recreation, education, health, and corrections activities and facilities that support, maintain, and enhance the surrounding residential amenity.

Objective RESZ-07 recognises the importance of residents having access to educational facilities, and seeks that these facilities support, maintain and enhance the surrounding residential amenity. In this regard, the NOR will serve the needs of the Rolleston community, with the site location and conditions proposed ensuring that future school development is able to maintain an appropriate level of residential amenity.

5.7 Summary

The NOR is considered to be consistent with the overriding themes of the relevant provisions of the NPS-UD, CRPS, ODP and PDP. In this regard, the establishment of

educational facilities in this location is considered to contribute positively to the receiving environment and the overall development of Rolleston and the wider Selwyn District. The location of the site within an establishing residential development will support the efficient use and development of resources and the transport network, with any adverse effects of the school development able to be appropriately controlled through designation conditions such that they are less than minor.

Overall, the NOR is necessary to accommodate and respond to the ongoing urban growth pressures in Rolleston, and will support the achievement of a consolidated, well designed, and sustainable community.

6 Assessment of environmental effects

6.1 Introduction

Section 171(1) states that when considering a requirement and any submissions received, a territorial authority must, subject to Part 2, consider the effects on the environment of allowing the requirement. The provisions of the Fourth Schedule and section 171 of the RMA have been used as a guide for this assessment of effects on the environment ('AEE').

The following assessments are included with this report in support of the NOR:

- Integrated Transport Assessment (Abley);
- Contamination and Geotechnical Memorandum (Tonkin & Taylor);
- Infrastructure Memorandum (Tonkin & Taylor).

In addition to the above, it is considered that the comprehensive range of technical assessments submitted in support of the West Village application under the FTCA¹⁰ also remain broadly relevant in terms of the NOR, and demonstrate the suitability of the site to accommodate urban and educational development.

By way of context, it is noted that the NOR is solely to designate the site for educational purposes, with the site layout and design of the school yet to be determined. To this end, this AEE has been undertaken in the absence of a specific design, and on the basis of the broad parameters for future school development on the site. The future school design outline will be developed in accord with the Ministry's specific and comprehensive guidelines in place to manage school design and development¹¹. This will be provided to Council as part of a future OPW.

6.2 Receiving environment

A particular consideration in respect of the NOR is the state of the receiving environment. This comprises of the existing and developing urban and diverse residential communities of Acland Park and West Village, notwithstanding their rural zoning under both the ODP and PDP. In this regard, the boundary of Selwyn Road operates as a clear demarcation between the urban environment of Rolleston, and the broader rural environment to the south (refer **Figure 24**), an outcome consistent with the CRPS and the Rolleston Structure Plan. This context is considered important when contemplating the scale of potential effects reasonably anticipated to occur within the receiving environment.

¹⁰ <https://www.epa.govt.nz/fast-track-consenting/referred-projects/faringdon/the-application/>

¹¹ <https://www.education.govt.nz/school/property-and-transport/projects-and-design/design/design-standards/education-infrastructure-design-guidance-documents/#requirements-and-guidelines>

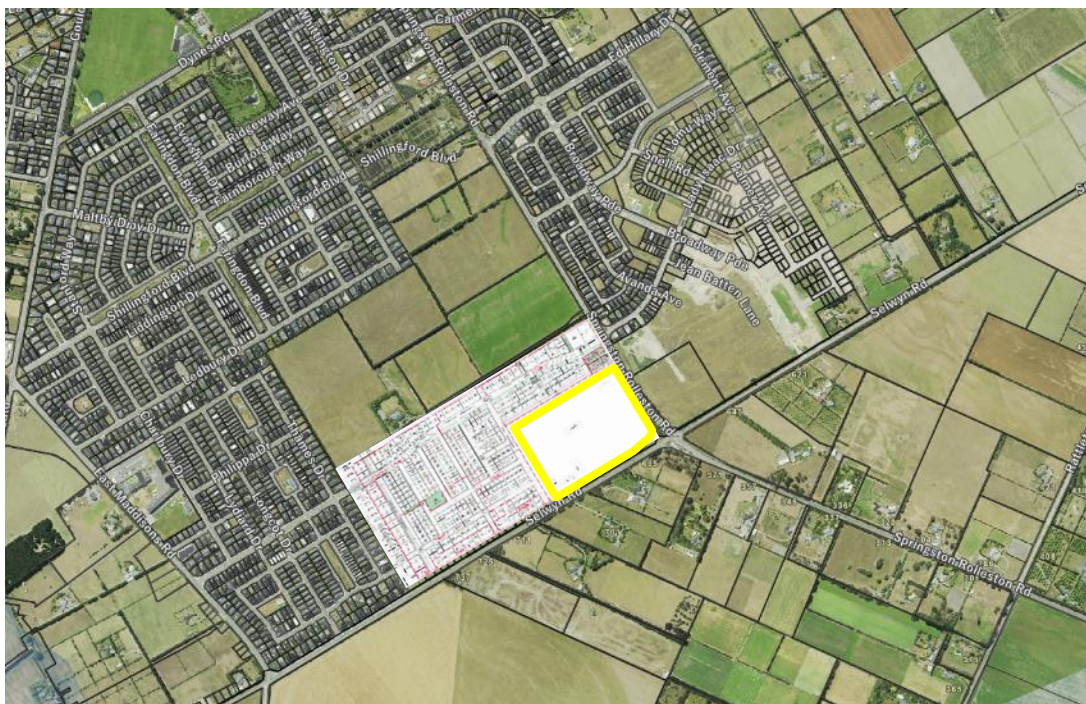


Figure 24 Aerial of site and surrounds – site outlined in yellow

In detail, the site is a balance lot of the recently approved West Village development area, a master planned residential development. Upon completion, the West Village development area will comprise of approximately 290 residential allotments, a neighbourhood centre and associated infrastructure and amenities, including reserves. The development has been designed to integrate with the existing Faringdon development to the west and north, and the Acland Park development to the east, with key integrated road linkages providing a high degree of connectivity. The site itself is bound by multiple road frontages: Selwyn Road and Springston Rolleston Road to the south and east respectively, with new roads under construction to the west (Hungerford Drive, 20m legal width) and north (Eileen Way, 17m legal width). The site has a small residential boundary interface in the north-eastern corner of the site, with this comprising of four comprehensive medium development allotments having areas of 368m² to 462m², located within Stage 7 of the West Village development.

Overall, it is considered the nature and character of the receiving environment is predominately that of an urban residential environment, with the site forming an integral part of the wider West Village development. Whilst the land to the south is rural and rural residential in nature, Selwyn Road provides a clear demarcation between the urban environs of Rolleston and the rural environment to the south.

6.3 Visual amenity, design, and character effects

The site and immediate locality has and is undergoing significant landscape change in recent times from an open pasture environment to an urban/residential environment. This change is reflected and provided for in the resource consents granted under the FTCA, which broadly prescribe urban development to occur in accord with the Living Z

Zone framework of the ODP. Whilst educational activities are not expressly provided for across the site by the FTCA decision, they are a typical feature of urban development, with their presence intrinsically tied with areas of high population density, responding to the needs of the community in which they serve. They are seen as a focal point for the community fostering interaction, community learning and enabling community events, and are therefore considered to be a reasonable and appropriate outcome in the context of a new and high-quality residential environment, an outcome supported by the ODP¹².

As identified in **SECTION 2.1**, the designation will principally enable the establishment of a new secondary school, along with provision to accommodate a potential primary school, ECE, and Hangarau specialist teaching space / facility. Whilst there are no confirmed development plans for the site, consistent with recent new school developments in Rolleston, the future development will be reflective of surrounding built form and complementary to the wider landscape and visual character. In this regard, the built form is able to be dispersed across the site with large open spaces serving to create a feeling of 'openness', diminishing the impression of built form. This outcome is reflected by a designation condition whilst prescribes a maximum site coverage of 45%, ensuring an appropriate balance of built form and open space is maintained across the site.

The site area at over 10ha provides a range of opportunities to efficiently locate new building development in areas which serve to avoid or mitigate any actual or potential adverse effects. Further, the multiple road frontages afforded to the site provide additional separation from directly adjoining sensitive receivers, with the exception of four comprehensive medium density development allotments located in the north-eastern corner of the site. With respect to these allotments, no internal boundary setback is considered necessary, however a recession plane condition has been advanced as part of the designation, with this replicating the same control as that provided for by the FTCA decision for a comprehensive medium density development allotment. To this end, these properties will remain with appropriate access to sunlight, privacy and amenity.

Whilst no height limit is proposed as part of the NOR (consistent with the approach for Rolleston College), this is considered appropriate noting the location of the site, large site area, and almost complete separation from immediate residential neighbours. Further, the lack of height limit affords an opportunity to establish a school gymnasium facility which generally has a higher roof profile, feature buildings, or multi storey educational buildings that would assist in maximising the area for open space and playing fields. To this end, and noting a future assessment requirement as part of an OPW, any adverse effects associated with potential building bulk and scale across the site are appropriate given the context of the site and thus, are considered to be less than minor.

¹² Policy B2.3.1 of the ODP seeks to encourage co-ordination between the provision of community facilities and new residential and business development.

With respect to street scene outcomes, the site is afforded with multiple road boundaries, all of which will feature landscaping outcomes and pedestrian pathways, as identified in **Figure 25**. In this context, the NOR has advanced a 3m minimum road boundary building setback. This is considered to be sufficient to protect street scene amenity outcomes, whilst ensuring the efficient use of the site for educational purposes.

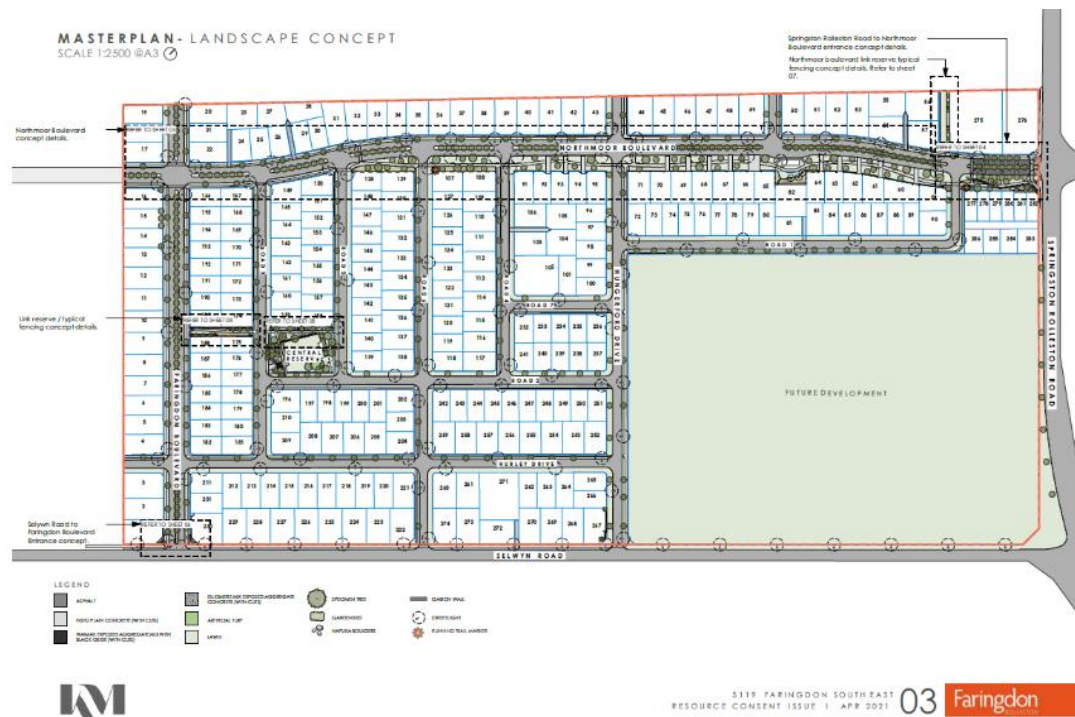


Figure 25 West Village landscape concept plan (FTCA decision)

In general terms, urban design outcomes can only be considered broadly at the NOR stage. The future OPW will include a concept of development that is aesthetically appropriate to the site and it surrounds, consistent with providing a functional school. The “seven C’s” (context, character, choice, connections, creativity, custodianship and collaboration) are an important means by which to achieve high quality in terms of urban design at the time of construction. In this regard, and as noted in **SECTION 4.3**, the Ministry have a rigorous design process that must be followed, involving an independent design panel which review and advise on school design and development, ensuring appropriate urban design (and Crime Prevention through Environmental Design) measures are undertaken. Further to this, a condition has been advanced requiring the submission of an urban design statement with the future OPW, providing certainty that future development will have regard to appropriate urban design (and landscape) outcomes.

It is acknowledged that increased traffic and activity associated with an educational facility at the site may have some effect on the character and amenity of surrounding residential sites and the wider area, however, the level of increased activity will be largely limited to around school hours, between 0800 and 1600 Monday – Friday. Further, the multiple road frontages afford separation from immediate sensitive receivers, as well as providing numerous opportunities to manage access, parking and

drop off activity at the site. To this end, and having regard to the transport relating conditions advanced within the NOR, any adverse effects on the surrounding residential environment from the increased traffic and activity at the site are expected to be less than minor.

The NOR prescribes a range of conditions to provide parameters for future school development on the site, with these informed by the outcomes of the FTCA decision, along with other school designations in Rolleston. In this regard, the character and amenity effects that may occur from future educational development at the site are considered to be entirely compatible with the nature, character and amenity of the receiving environment. Overall, the actual and potential adverse effects of future educational facilities at the site can be appropriately managed at the OPW stage and via the designation conditions advanced, and there are no landscape and visual amenity grounds that would render the site unsuitable to be designated for educational purposes.

6.4 Transportation effects

The transportation effects of the NOR have been comprehensively assessed within the ITA undertaken by Abley, with this enclosed as **Attachment [F]**. The ITA has considered the existing and planned transport network, the strategic transport context, and the predicted travel demands associated with the NOR, and subsequently undertaken an assessment of transport effects, supported by modelling, to determine the impact of traffic movements on the local and wider transport network.

Given the nature of the NOR, and the emerging development and transport network occurring within the locality, the ITA has been undertaken on a 'high level' basis, albeit with appropriate consideration of the committed road network and predicted traffic data. Further, the analysis has been undertaken on the anticipated maximum roll capacity as identified by the Ministry network analysis, including the potential 'future growth' roll scenario associated with the secondary school. As such, the ITA is considered to provide a robust and comprehensive assessment of the actual and potential transportation effects associated with the NOR.

Overall, based on the analysis undertaken, the ITA concludes that the proposal can be supported from a traffic and transportation perspective, with the key details and conclusions identified as follows.

The site encompasses an entire block of the West Village development (refer **Figure 26**), with road frontage along all four boundaries, two of which are existing. In this regard, Springston Rolleston Road to the east is an arterial road, with Selwyn Road to the south identified as a local / secondary collector road, both of which have speed limits of 60km/hr. Whilst the frontage of both roads presents as a standard 'rural road' formation, it is anticipated that a more urban form outcome will be established as part of the West Village development, with pedestrian pathways and street lighting provided. The adjacent new roads of Hungerford Drive and Eileen Way are presently under

construction, and will comprise carriageway widths of 9.2m and 8.0m respectively, with both encompassing 2.5m shared paths directly adjacent to the school site.

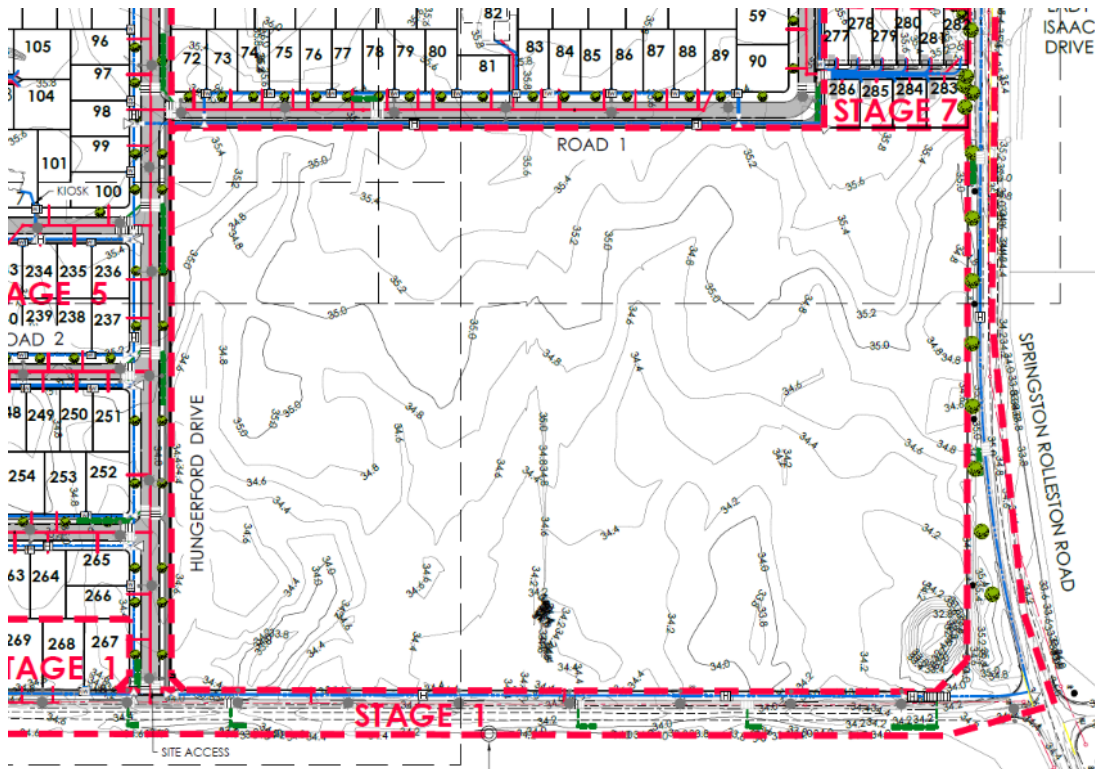


Figure 26 West Village road layout / formation

The provision of multiple road frontages to the site affords flexibility and opportunities for multiple access points, separation of parking and drop off areas, and separation of pedestrian and vehicle access points. In addition, the provision of shared paths on both boundaries provides safe and suitable access to the school for non-vehicle modes of transport (i.e. pedestrian, cyclists and scooters etc). Whilst there are no fixed locations for future access or crossing points to the surrounding road network, the site is large enough that it can provide appropriate access and car parking, including the provision of pick-up and drop-off zones, with the ITA prescribing a range of recommendations for the Ministry to consider as part of future design.

With respect to the key intersections in the vicinity, the ITA identifies that an upgrade will take place to the Springston Rolleston Road and Selwyn Road intersection, with a roundabout requirement identified as part of the FTCA decision for West Village. This roundabout is expected to be constructed before 2028. Similarly, we understand that Council are giving consideration to a future roundabout control at the Northmoor Boulevard, Springston Rolleston Road and Lady Isaac Drive. However, this will remain as a priority four way cross roads intersection for the immediate future.

With regards to trip generation, the ITA has involved Paramics transport modelling, with this used to assess the impact of traffic on the local and wider transport network. It is noted that Abley have identified that the local road links have sufficient capacity, with the network assessment subsequently focused on intersection performance. The

modelling assumptions are conservative, utilising the 'future growth' roll scenario of 2,500 students for the secondary school development. The conclusions from the modelling are that there are minimal effects on the network, with both the Springston Rolleston / Selwyn Road intersection and Springston Rolleston Road / Northmoor Boulevard intersection having acceptable levels of service ('LOS') A and B. The Selwyn Road / Hungerford Drive intersection operates with good performance of LOS B and LOS C (for right turn movements).

In recognition of the emerging development and transport network occurring within the locality, the ITA recommends a further ITA be undertaken as part of a future OPW. This will be informed by master planning and design responses to the site and include detail about (but not limited to) the car and cycle car parking, access arrangements and pedestrian/cycle crossings. Notwithstanding this, the ITA identifies that the location, shape of the land parcel, and the anticipated scale of the educational facilities is such that suitable access arrangements and car parking can be provided.

It is noted that the requirements of s176A of the RMA¹³ will ensure appropriate consideration of specific access, circulation, and parking matters as part of a future OPW, with appropriate transport expertise providing inputs into master planning, including the preparation of an ITA as part of the OPW. Further to this, it is noted that a designation condition has been advanced requiring the preparation and submission of a 'Transport Management Plan' that will identify the goals for sustainable travel modes. The 'Transport Management plan' will also detail the proposed access and parking arrangements, and the integration with the surrounding transport network. This plan is required to be prepared in consultation with Council, as part of any OPW that increases the roll capacity by more than 100 students.

In addition to the above, a designation condition is proposed requiring the development of a School Travel Plan within six months of the opening of the school. These travel plans are commonly used as an education tool, with the same able to be managed and implemented by the school as a means of enhancing travel mode change for students and teachers, and ensuring safe transport measures and routes are adopted.

Overall, it is considered that the traffic generated by the school can be accommodated on the adjacent roading network without capacity or efficiency issues arising, and the site area and multiple road frontages afford numerous opportunities to ensure safe and efficient access, drop off and parking facilities. To this end, any actual or potential adverse traffic effects are able to be appropriately addressed as part of a future OPW, and the proposed designation is supported by from a traffic and transportation perspective. Thus, any adverse traffic effects are considered to be less than minor

¹³ In particular, s176A(3)(d) and (f) requires an Outline Plan to show 'the vehicular access circulation and the provision for parking' and 'any other matters to avoid, remedy or mitigate any adverse effects on the environment', with these considered sufficient to address any detailed transportation queries or concerns associated with future school development on the site.

6.5 Infrastructure effects

Given the developing nature of the site and surrounding land within West Village, the establishment of all required services including wastewater, drinking water, fire fighting water supply, fibre, power and telecommunications, are all presently under construction, or have recently been established. In this regard, the services will be established in accord with the relevant requirements of the FTCA resource consents for the West Village development, and relevant engineering approvals granted by Council. In any event, T&T have undertaken an assessment (**Attachment [E]**) in relation to the infrastructure provision afforded to the site, with this involving a detailed review of the approved engineering plans, and discussions with the developer's engineer. The overall conclusion from T&T is that the site is suitable for a school development from an infrastructure perspective.

Notwithstanding the above, it is noted that the provision of infrastructure services by the developer is a requirement of the sale and purchase agreement, such that certainty can be had as to the extent of services that will be afforded to the site. To this end, it is considered that the infrastructure to be afforded to the site will be sufficient to appropriately accommodate the demands associated with future educational development.

6.6 Noise effects

Schools are an accepted part of urban environments, and their noise effects are well known to the Ministry and the community. In this regard, the primary noise generating activities – outdoor education, outdoor play times and vehicle-based drop-off and pick-up – are at defined and reasonable hours of the day, with noise generation in evenings, night-time, and weekends typically very low and infrequent.

The Ministry has over the last five years sought to achieve a consistent approach to noise management within educational environments, with this approach recognised in the Auckland Unitary Plan which has adopted a set of '*standard conditions for all education designations*' across the Auckland region. The proposed noise condition advanced as part of this NOR is consistent with the standard approach of the Ministry, and that adopted for a number of recent educational designations in Selwyn. This condition prescribes specific day-time and night-time noise limits, along with a specific exemption from the noise levels for standard school outdoor recreation activities. In addition, the designation condition defines the appropriate New Zealand Standards for the measurement and assessment of noise, and the limits for construction noise activities. This approach is considered an appropriate and reasonable response to the management of noise from educational sites.

It is noted that only those activities captured by the 'educational purpose' of the designation would be afforded with the benefit of the proposed noise condition, with development on the site controlled by the Minister as the requiring authority. In this regard, the Ministry owns one of the largest property portfolios in New Zealand, with a series of specific and comprehensive requirements and guidelines in place to manage

school design and development. The acoustic performance of educational buildings is given particular regard as part of the design review process¹⁴, including the requirement to consider and implement measures to address exterior noise and interior noise elements. To this end, it is considered the Ministry is well placed to ensure appropriate management of noise from the school site, with further information able to be provided in relation to this as part of the OPW process.

Overall, given the surrounding road boundaries and associated setback from residential neighbours along almost all boundaries, the known and reasonable nature of the noise and the noise limits proposed, any actual or potential adverse noise effects are considered to be less than minor.

6.7 Earthworks and geotechnical effects

T&T have undertaken a preliminary geotechnical investigation of the site (refer **Attachment [C]**), broadly based around a detailed review of the prior geotechnical investigations and assessments undertaken as part of the West Village development, along with consideration of available data from the New Zealand Geotechnical Database.

The geotechnical investigations identify the site as underlain by topsoil and organic silt between 0.1m-1.0m with gravel deposits beneath, with the site meeting the MBIE Technical Category 1 criteria. To this end, land damage from liquefaction is likely to be 'none to minor', with ground conditions relatively favourable for suitably designed shallow foundations (for one to two storey structures).

The site is relatively flat, and given the ground conditions, earthwork requirements are expected to be relatively minor. It is noted that earthworks establishing the surrounding road network are presently underway, with these works undertaken by the developer. The earthworks associated with the site will principally be required to create building platforms for school facilities, level playing fields, playgrounds, and other hard surfaces. The extent of these works will be further determined as part of detailed design, with appropriate and standard erosion and sediment control procedures able to be adopted as part of construction works on the site.

Based on the information reviewed by T&T, there are no geotechnical issues that would make the site unsuitable for development as a school. The earthworks and geotechnical effects of the proposed school are considered to be less than minor.

6.8 Soil contamination effects

T&T have undertaken a preliminary soil contamination assessment of the site (refer **Attachment [C]**). This assessment has involved a review of the numerous investigations undertaken across the site and surrounds, along with additional and

¹⁴ Ministry of Education, Designing Quality Learning Spaces -Acoustics, Version 2, September 2016

specific investigations undertaken by T&T in late 2021. The key details and conclusions identified are outlined as follows.

Historically the site has been used for broad-scale agricultural (mainly pasture) activity, with the prior site investigations identifying some areas of potential contamination associated with the former residences on the site, and a small area of burnt waste near a former haybarn. These areas were subsequently removed, or remediated, and appropriately validated by the developer. The recent soil sampling undertaken by T&T involved a number of test pits across the site, with the analytical testing confirming that all detected concentrations complied with residential land use criteria. As such, T&T conclude that the site does not meet the definition of 'contaminated land' under the Land and Water Regional Plan, and the National Environment Standards for Assessing and Managing Contaminants in Soil to Protect Human Health ('NES-CS') will not apply. To this end, there are no ground contamination issues that would make the site unsuitable for future educational development.

6.9 Cultural effects

The District Plan and the New Zealand Archaeological Association's Site Recording Scheme does not identify any archaeological sites or other items of historic heritage or cultural value across the site. Further, the Mahaanui Iwi Management Plan, and the outcomes of initial consultation with Ngai Tahu and Te Taumutu Rūnanga, did not identify any silent file sites or culturally significant sites in the vicinity of the site. The construction of future educational facilities on the site is therefore not expected to result in the destruction or other compromising of any such features. Although the site is not identified as being of cultural significance, the Ministry will adopt a standard Accidental Discovery Protocol to govern the site development works.

For completeness, it is noted that in 2015 the Ministry commissioned a 'Cultural Narrative' Report, with this prepared on behalf of Te Taumutu Rūnanga. The purpose of this report was to provide insight into the cultural history of the wider Rolleston environs, and ensure appropriate cultural values were incorporated into the design (both physical and non-physical) of existing and new educational institutions. This Cultural Narrative Report will inform the master planning and design exercise to be undertaken by the Ministry, ensuring appropriate cultural values are embedded into the future school development on the site.

6.10 Positive effects

The establishment of a school on the site will give rise to a range of notable positive effects on the community. Not only will the school facilities meet the demands of a growing residential community, but it will also enhance the well-being of its members and provide an important social, cultural and educational base within the community. The strategic location of the site is such that it will be easily accessible by a range of transport modes, both within Faringdon and the wider Rolleston area. Overall, the positive effects of the NOR are expected to be significant.

6.11 Conclusion

The site has been selected for educational purposes following a rigorous assessment of community needs and site analysis. The site is considered to be well located in terms of the future community and student catchment within south Rolleston, and one which offers considerable capacity in terms of size and shape to accommodate the proposed range of educational facilities. It will allow considerable options in terms of site layout, thereby facilitating high standards in terms of design and landscaping.

Further to the above, based on the ITA, the existing and proposed transport network is considered able to cope well with increasing traffic and school-related demands, such as walking, cycling and set down areas in the neighbourhood. Further, the multiple road frontages afford numerous opportunities to establish safe and efficient access, parking and pick-up and drop-off facilities. The site is not one on which protected or other special features exist, and is one in which noise, glare and other effects which may result from any specific school activity can be easily site-contained.

Overall, for the reasons outlined above and within the supporting assessments, any adverse effects of designating the site for educational purposes are considered to be **less than minor**.

7 Assessment of alternatives

7.1 Alternatives

Section 171(1)(b) of the RMA requires that when considering a NOR, Council must consider the effects on the environment of allowing the requirement, having particular regard to whether adequate consideration has been given to alternative sites, routes, or methods of undertaking the work if:

- The requiring authority does not have an interest in the land sufficient for undertaking the work, or
- If it is likely that the work will have a significant adverse effect on the environment.

In this instance, the Minister has an interest in the land sufficient to establish the secondary school, as the Crown has recently purchased the site from Hughes Development Limited. In addition, as detailed in **SECTION 6**, the NOR has been assessed as not giving rise to any significant adverse effects on the environment. For these reasons, section 171(1)(b) does not apply, and Council is not required to have regard to whether adequate consideration has been given to alternative sites, routes or methods of undertaking the work.

Notwithstanding this, it is noted that a number of alternative sites were considered as part of the Ministry site investigation and evaluation exercise, along with a number of alternative methods to accommodating the demand for schooling in this high growth area. In this regard, we note:

- the site has been identified as the most optimal school location based on the Ministry's detailed analysis and evaluation, which included consideration of a number of potential school site locations.
- the existing Rolleston College is located approximately 2km north of the site, with a rapidly increasing roll. The Ministry growth projections have identified that the master planned roll capacity of Rolleston College will be reached around 2026-28. The establishment of an additional secondary school in a location where significant urban development is occurring is therefore considered to be the most optimal response in meeting the educational needs of the Rolleston community.
- the use of designation as a tool for providing for the proposed educational facilities is the mechanism used widely by the Minister as part of a national strategy for establishing, maintaining, and operating school sites, and is provided for by Part 8 of the RMA, and recognised by the Education and Training Act 2020. In this regard, the designation provides certainty for future development of the site for education purposes and provides a long term commitment to the site and community.

To this end, the site and NOR are considered to be most optimal response in terms of meeting the Minister's objectives in this high growth environment and is an appropriate response having regard to the alternatives available.

8 Reasonable necessity of the designation

8.1 Reasonable necessity

Section 171(1)(c) of the RMA requires that when considering a NOR, Council must have particular regard to whether the work and designation are reasonably necessary for achieving the objectives of the requiring authority for which the designation is sought.

The Selwyn District has been one of the fastest growing regions in New Zealand over the last decade, with Selwyn's population increasing from 46,700 in 2013 to 65,600 in 2019 (a growth rate of 6%, compared to the 2% national average)¹⁵. This growth has been focused on Rolleston, as the key hub of the District, and is expected to continue into the future. In particular, the network analysis undertaken by the Ministry has identified the primary school roll trends continue to exceed projected growth, indicating demand for secondary school provision will continue.

At present, a single secondary school (Rolleston College) serves the Rolleston township and rural surrounds. The college opened in 2017, with a current student roll (as of the July 2021 roll return) in the order of 1,270 students. The Stage 2 expansion of Rolleston College is underway, which will see the expansion of the school to its master planned capacity of 1,800 students, with a number of temporary teaching spaces provided on site. However, given the site area of approximately 6.71ha, and the rapid rate of urban growth and development occurring in Rolleston, the existing secondary school is unable to cater for all projected student growth in Rolleston.

In response to this growth, the Ministry embarked on a comprehensive site identification and evaluation exercise throughout 2018-20, with the site the subject of the present NOR identified as the most optimal in terms of meeting the medium and long term education needs of the growing Rolleston community. The site area and location is easily accessible by a wide student catchment, and provides scope to accommodate a range of educational facilities. To this end, the work and designation are considered to be reasonably necessary to achieve the following objectives:

- to provide state schooling and education facilities for a high growth area in a manner that meets the purpose of the Education and Training Act 2020.
- to provide certainty and flexibility in terms of the efficient establishment and management of education facilities on the site.

Accordingly, the Minister has advanced the NOR in accord with section 168 of the RMA, with the designation for educational purposes considered to be reasonably necessary for achieving the objectives of the Minister.

¹⁵ Selwyn District Council, Selwyn District Growth and Demand Report, March 2021.

9 Relevant other matters

Under section 171(1)(d) the Council must have particular regard to any other matter it considers reasonably necessary in order to make a recommendation on the NOR. With regards to this requirement, it is considered the following 'other' matters are relevant to consideration of the NOR.

9.1 Rolleston Structure Plan

The Rolleston Structure Plan ('**Structure Plan**') was adopted by Council in 2009, as illustrated in **Figure 27** below.

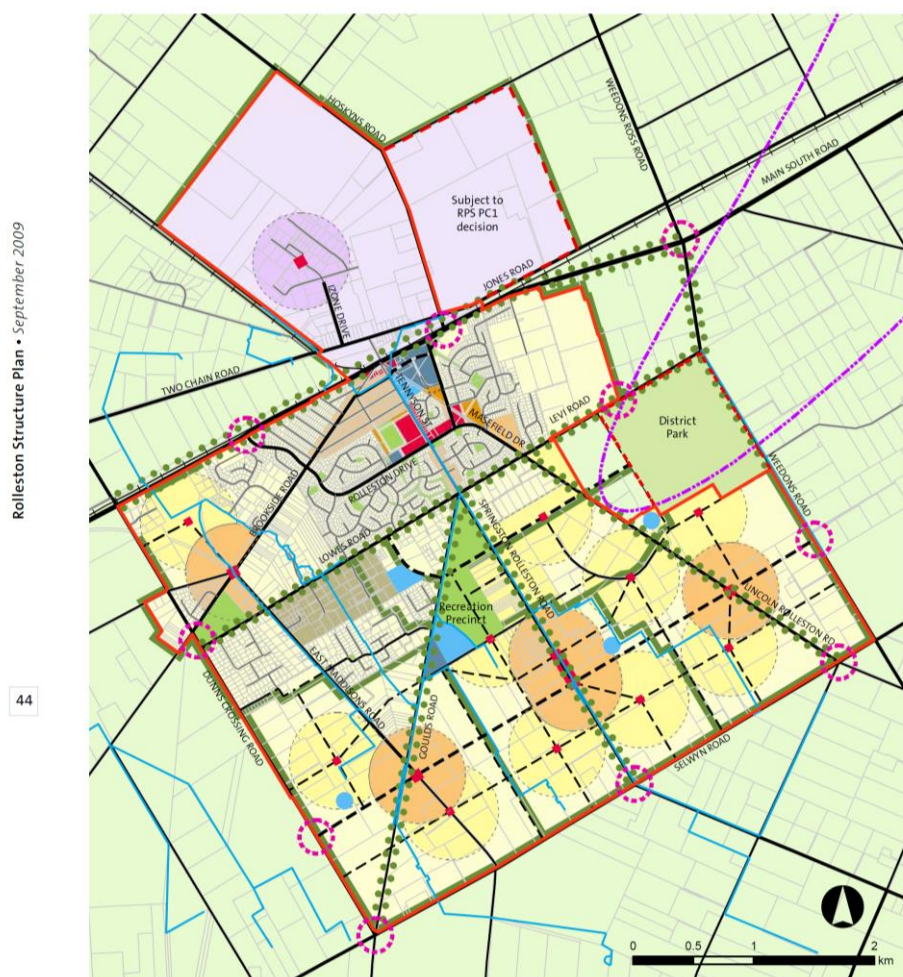


Figure 27 Rolleston Structure Plan

The Structure Plan was developed as a framework for transforming Rolleston from its semi-rural environment into an urbanized community, guiding future development by defining land use patterns and the location, timing, and provision of infrastructure. The Structure Plan is not however a statutory document, and changes to District Plan are generally required to implement the outcomes of the Structure Plan. Notwithstanding this, and as identified in **SECTION 9.3**, a number of residential developments have been approved, generally in accord with the framework set by the Structure Plan.

The urban limit and infrastructure boundaries identified in the Structure Plan are principally given effect to by the CRPS, and fall along Dunns Crossing Road in the west, Weedons Road on the east and Selwyn Road to the south. To this end, the site is located within the urban limit boundaries of Rolleston. The Structure Plan identifies the site as falling within an area of low and medium density residential area, with the Springston Rolleston Road and Selwyn Road intersection identified as a 'Key Gateway'. The approved West Village development, and the other approved and established developments in the locality all respond appropriately to the key roading links identified by the Structure Plan. Whilst the site is not identified as a location for a future 'Education Facility' by the Structure Plan, the NOR and site location is broadly aligned with the outcomes of the Structure Plan in this location.

9.2 Mahaanui Iwi Management Plan (MIMP)

The Mahaanui Iwi Management Plan ('**MIMP**') is a planning document recognised by an iwi authority and is lodged with Council. The MIMP includes content that relates to the district's resource management issues. To this end, the MIMP is considered to be a relevant other issue that falls for consideration as part of the NOR.

The MIMP was published in 2013, and sets out Ngāi Tahu's objectives, issues and policies for natural resource and environmental management within the area bounded by the Hurunui River in the north and the Ashburton River in the south. The MIMP outlines a number of objectives and policies relating to broad issues, as well as identifying specific provisions relevant to distinct catchments or geographic areas. It is noted that the MIMP does not identify any specific cultural matters associated with the site, however the following provisions are considered relevant:

- P4.1** To work with local authorities to ensure a consistent approach to the identification and consideration of Ngāi Tahu interests in subdivision and development activities, including:*
- (a) Encouraging developers to engage with Papatipu Rūnanga in the early stages of development planning to identify potential cultural issues; including the preparation of Cultural Impact Assessment reports;*
 - (c) Requiring that resource consent applications assess actual and potential effects on tāngata whenua values and associations;*
 - (d) Ensuring that effects on tāngata whenua values are avoided, remedied or mitigated using culturally appropriate methods;*
 - (e) Ensuring that subdivision consents are applied for and evaluated alongside associated land use and discharge consents; and*
 - (f) Requiring that 'add ons' to existing subdivisions are assessed against the policies in this section.*

P4.2 To support the use of the following methods to facilitate engagement with Papatipu Rūnanga where a subdivision, land use or development activity may have actual or potential adverse effects on cultural values and interests:

- (a) Site visit and consultative hui;*
- (b) Cultural Impact Assessment (CIA) reports; and*
- (c) Tāngata Whenua Advisory Groups.*

CL7.1 To encourage the use and representation of Māori culture (e.g. tikanga, kawa, markers, symbols, names, design) in public open space and the built environment, including but not limited to:

- (a) Pouwhenua and wāharoa; and*
- (b) Naming of features, roads, reserves, or buildings*

The consultation and engagement with Ngāi Tahu and Te Taumutu Rūnanga, has not identified any particular concerns with the NOR, or the site. Whilst the feedback at present was that both iwi groups have insufficient capacity to engage further with the Ministry at this time, engagement will be ongoing as the development continues to progress. In this regard, the master planning and future design outcomes at the site will have appropriate regard to the Cultural Narrative Report and MIMP, supported by further engagement with iwi. To this end, it is considered the NOR provides an appropriate response with respect to cultural engagement and the MIMP.

9.3 Approved resource consents

Despite the rural zoning of the site and immediate surrounds under the ODP and PDP, urban development has and continues to occur, with this proceeding in accord with approved resource consents under the Housing Accords and Special Housing Areas Act 2013 and the FTCA. By way of brief summary, we note the following:

The Acland Park development to the east of the site was approved in 2016 as a Special Housing Area. The original approved resource consents are identified as RC165454, RC165455, RC165508 and RC165508A, however it is noted that a number of variations have been lodged since that time. The Acland Park development is well progressed, with a small number of future stages remaining in the southern portion of the site.

The West Village development in which the site is located was approved in 2021 by way of resource consents granted under the FTCA, with the relevant resource consent references identified as RC215539 and RC215549. The resource consents approved the development comprising approximately 290 residential units, a neighbourhood centre (located at the intersection of Springston Rolleston Road and Northmoor Boulevard), along with associated infrastructure, amenities and reserves. In addition, it is noted that resource consents were granted under the FTCA for the Faringdon West Wood development¹⁶ (located to the west of the existing Faringdon development). This comprises of approximately 680 residential units, a neighbourhood centre, along with associated infrastructure, amenities and reserves.

¹⁶ RC215485 and RC215338

In both instances, the approved resource consents broadly prescribe a Living Z Zone framework to guide future development, albeit by way of resource consent conditions. The ODP identifies the Living Z Zone as providing for a range of site sizes and living options, including lower density stand-alone housing to medium density housing typologies¹⁷.

In broad terms, the site location is within an urban growth area for which development is occurring, despite the rural zoning under the ODP and PDP. This context is considered a critical matter for consideration, with the NOR considered to be entirely consistent and aligned with the creation of a quality residential environment, as facilitated by the approved resource consents.

9.4 Private Plan Change requests

Whilst Council have progressed the PDP, since November 2020, a large number of private plan change requests to the ODP have been lodged, with these seeking to re-zone vast areas of land in Rolleston as illustrated in **Figure 11**.

Whilst only a small number of decisions have been issued in relation to the private plan change requests at this point in time, if approved, they would see over 6,000 additional dwellings provided for in Rolleston. In addition to this, recent network analysis undertaken by the Ministry has identified the potential for an additional 2,950 dwellings yet to be developed from zoned land within the urban limits, and a further 2,400 dwellings from land within the urban limits that is not yet zoned. To this end, if all this development capacity is taken up, there is the potential for an additional 11,070 dwellings in Rolleston. The NOR is a direct response to the zoned and potential urban growth pressure in Rolleston, and facilitates the development of educational facilities across the site to meet the educational needs of existing and future residents of Rolleston.

9.5 Additional consents required

Any potential regional resource consents for stormwater management, earthworks, discharges, or construction works cannot be determined until detailed design has been undertaken. Notwithstanding this, it is noted that bulk earthworks are progressing by the developer in accord with approved resource consents, and that all infrastructure services and roading frontage will be afforded to the site. To this end, at this point in time it is expected that no resource consents will be required from the Regional Council. If it is determined as part of detailed design that resource consent is required, this will be applied for as necessary in the future once the site is designated, and the design for any particular facility or works is completed to a sufficient level of detail for resource consents to be sought.

In general, it is expected that no land use consents will be required from the Council associated with, and following the designation of the site, noting section 176(1)(a) of

¹⁷ Table A4.5, ODP

the RMA identifies that section 9(3) of the RMA does not apply to works under the designation. However, national environment standards will remain of relevance. In this regard, the ground contamination assessment of T&T identified that based on the investigations and soil sampling undertaken, the site is not identified as 'contaminated land', and the NES-CS is not considered applicable. To this end, it is expected that no resource consent will be required under the NES-CS.

10 Consultation and notification

10.1 Consultation and engagement

Section 36A of the RMA prescribes no duty to consult with any person in relation to the NOR. Nevertheless, the Ministry has undertaken extensive consultation and engagement in relation to the NOR with a range of key stakeholders, including:

- Selwyn District Council
- Hughes Development Limited
- Long Vision Property Development Limited / Avanda Group
- Ngai Tahu and Te Taumutu Rūnanga

With regards to the consultation undertaken, the following is noted.

The prospect of a new school in the south Rolleston area is considered to be an expected outcome for the community and its residents, and Council, given the extent of residential development and growth occurring and anticipated in the locality.

The Ministry has consulted with Council since 2020 as part of the earlier site identification and evaluation exercise to obtain feedback on a number of potential site outcomes, and more recently in relation to the present NOR. In this regard, a formal NOR pre-application meeting was held with Council 2 December 2021 with broad discussions regarding the identified site, the relevant consents for the West Village development, the PDP, the Minister's designation for 'educational purposes', along with supporting information requirements and process.

The site is located within an emerging residential development, with the Ministry closely liaising with the Hughes Development Limited as the developer of West Village. This consultation has involved discussions as to acquisition, servicing arrangements, construction timeframes, sales, and other specific matters of detail. These discussions will remain ongoing as the development progresses and infrastructure services are established to the site. In addition to this, the Ministry have consulted with the developer of Acland Park, located to the east of the site on the opposite side of Springston Rolleston Road. In response to these discussions, the Ministry have received letters of approval and support for the NOR from both Hughes Development and Long Vision Property Development Limited and Avanda Group, with these enclosed as **Attachment [G]**.

The Ministry has engaged with Ngai Tahu and Te Taumutu Rūnanga since early 2020, with this first engagement focused around the initial site identification and evaluation process. The feedback at the time was general support for a new school development, however a preference for the school to not be located near Rolleston College to ensure accessibility to whānau from the wider area. Since then and following site acquisition, the Ministry has sought further engagement with Ngai Tahu and Te Taumutu Rūnanga,

however at this point, these iwi groups do not have sufficient capacity and resource to engage with the Ministry as part of the NOR.

Notwithstanding the above, the Ministry will continue to engage with iwi, with a view to ensuring appropriate cultural inputs and values are incorporated into the master planning and design phase of the project, with guidance sought from the Cultural Narrative Report commissioned by the Ministry on behalf of Te Taumutu Rūnanga.

10.2 Notification

Under section 169(1) of the RMA, Council must, within 10 working days of receiving the NOR, decide whether to notify the NOR. The notification assessment requirements are set out in subsection (1A) and sections 149ZCB (1) to (4), 149ZCC(1) to (4), 149ZCE, and 149ZCF. These apply with all necessary modifications as if-

- (a) a reference to an application or notice were a reference to the NOR; and*
- (b) a reference to an applicant were a reference to the requiring authority; and*
- (c) a reference to the Minister or the EPA were a reference to the territorial authority; and*
- (d) a reference to an activity were a reference to the designation.*

The overall conclusions from the assessment undertaken are that:

- Any actual or potential adverse effects of future educational development on the site are considered to be less than minor.
- There are no adversely affected persons.
- Having had particular regard to the relevant provisions of Part 2 of the RMA, the NPS-UD, NPS-FM, the CRPS and the ODP and PDP, the NOR accords with these documents.

The relevant notification requirements are identified and assessed below.

10.2.1 Public notification

Pursuant to section 149ZCB(1) Council has discretion on whether to publicly notify an application. However, an application must be publicly notified if:

- The activity will have, or is likely to have, adverse effects on the environment that are more than minor, subject to the particular stipulations within Section 149ZCE (Section 149ZCB(2)(a)); or
- The applicant requests public notification of the application (Section 149ZCB(2)(b)); or
- A rule or national environmental standard requires public notification (Section 149ZCB(2)(c)); or
- Further information has been requested, but the applicant does not provide the information before the deadline concerned or refuses to provide the information (Section 149ZCD).

Council also has discretion to publicly notify an application if it decides there are special circumstances in relation to the application (Section 149ZCB(4)).

The assessment undertaken in **SECTION 6** demonstrates that the activity will result in less than minor effects on the environment, and therefore there are considered to be no effects-based reasons for the NOR to be publicly notified. In particular, we note the following:

- The NOR is well located within the West Village development, which is currently being developed for urban expansion. The need for a school in this location is a direct response to the high levels of urban growth in the Rolleston locality, and will meet the needs of the surrounding community.
- With the exception of a small length of internal boundary in the north eastern corner of the site, the site is afforded with road frontage along all site boundaries, providing separation and a buffer from adjacent residential properties.
- Schools are community facilities which are an integral and expected component of residential communities, it is considered entirely appropriate for educational facilities to be established in this location.
- The surrounding road network can safely and efficiently accommodate the traffic generation associated with future educational development across the site.
- The size of the site and multiple road frontages are such that there are numerous options for site layout, such as building location, vehicle and pedestrian access areas and parking areas.
- The site can be suitably serviced with infrastructure to be provided to the boundaries by the developer.

Further to the above, public notification is not requested by the Minister, notification is not required by a rule in a Plan or a NES, and any potential further information requests will be responded to in a timely manner. No special circumstances exist that would warrant notification, and as the effects will be less than minor, Section 149ZCE does not apply.

The assessment provided in support of the NOR is considered comprehensive, and more than sufficient for Council to consider the NOR without public notification.

10.2.2 Limited notification

Section 149ZCC identifies that if the application is not publicly notified, Council must decide if there are any affected persons or any affected protected customary rights groups and serve notice on those persons.

Section 149ZCF of the RMA empowers Council to determine who is “affected” by an application. A person must be considered “affected” if the effects of the activity on that person are minor or more than minor (but not less than minor), with Council able to disregard an adverse effect of an activity on a person if a rule permits an activity with

that effect (Section 149ZCF(2)(a)). In addition, Council must decide a person is not an affected person if they have provided approval for the application by way of written notice (Section 149ZCF(3)(a)).

For the reasons outlined in **SECTION 6**, no persons are adversely affected by the NOR. In this regard the following comments are made:

- The Site is owned by the Crown and is strategically located within the southern area of Rolleston. The Ministry carefully considered the most optimal location of the site, and the nature of the surrounding road network and infrastructure provision. Any adverse effects of the NOR in this location are therefore considered to be appropriately avoided and mitigated such that they are less than minor.
- The written approval of Hughes Development Limited, as the developer of West Village and Long Vision Property Development Limited / Avanda Group as the developer of Acland Park to the east, has been obtained and is enclosed as **Attachment [G]**.
- The site is well located with respect to the focus of urban growth occurring in Rolleston, and therefore will be readily accessible to the community and associated student catchment.
- The multiple road frontages afforded to the site provide separation and a buffer from the bulk of residential allotments in the vicinity, with appropriate protection afforded to the internal residential boundary in the north eastern corner of the site by the retention of the existing recession plane control as per the West Village resource consents.
- The presence of the school within the Faringdon West Village development has been well advertised, with the location and presence of the school advised to all purchasers within the West Village development (by way of a specific clause within the sale and purchase agreements), as outlined in the letter of support from Hughes Developments Limited (**Attachment [G]**).
- The designation conditions advanced will serve to provide for future educational development in a manner than will maintain the character and amenity of the surrounding residential environment.
- There are no affected protected customary rights groups or affected customary marine title groups in the vicinity of the site, with Ngai Tahu and Te Taumutu Rūnanga providing broad support for the NOR as mana whenua entities in the locality.
- Any potential adverse effects of the school's construction and presence are short-term and less than minor.

Based on the assessment contained above and within **SECTION 6**, it is considered there are no potentially affected parties to the NOR.

10.2.3 Non-notification

A comprehensive assessment of actual and potential adverse effects on the environment has been carried out in this report and accompanying assessments. All potential adverse effects on the environment will be less than minor. Accordingly, the Minister requests Council consider the NOR on a non-notified basis because:

- As per the AEE, any actual or potential adverse effects on the environment are less than minor.
- There are no special circumstances that warrant notification.
- There are no affected persons, affected protected customary groups or customary marine title groups, with Hughes Development Limited and Long Vision Property Development Limited / Avanda Group providing their support to the NOR.
- There are no rules or national environmental standards that require notification.

Notwithstanding this, the Ministry looks forward to working with Council in order to clarify any matters raised in this assessment in an expedient manner.

11 Conclusion

The purpose of this NOR is to include a new designation in the District Plan to enable the future development and subsequent use of education facilities on the site. This will be required in the near future to respond to both current demand and future growth projections in Rolleston.

In accord with the relevant provisions under sections 168 and 171 of the RMA, the actual and potential environmental effects and the proposed mitigation measures have been assessed, the designation has been considered against the provisions of the relevant policy documents and plans, and the alternatives, the Minister's objectives and consultation undertaken, are all outlined.

It is considered the proposed NOR is consistent with the relevant provisions of the NPS, CRPS, and ODP and PDP. In this regard, the establishment of educational facilities in this location are considered to contribute positively to the receiving environment and the overall development of south Rolleston. The location of the site within an establishing residential area will support the efficient use and development of resources and the transport network, with any adverse effects of future education development able to be appropriately controlled through designation conditions such that they are less than minor. The school is a direct response to the ongoing urban growth pressures in Rolleston, and will support the achievement of a consolidated, well designed, and sustainable community, whilst maintaining the character and amenity of the receiving environment.

Overall, the site is considered eminently suitable for educational facilities as effects can be avoided, remedied, or mitigated and are less than minor. Furthermore, the development is consistent with the relevant planning documents.



TOWNPLANNING
GROUP

Supporting Information:

- [A]** Designation Plan
- [B]** Record of Title
- [C]** Contamination and Geotechnical Memorandum
- [D]** FTCA West Village Decision RC215539 and
RC215540
- [E]** Infrastructure Memorandum
- [F]** Integrated Transport Assessment
- [G]** Written Approvals

