

The nature of the proposed conditions that would apply are:

- The designation is proposed subject to the following details and conditions:

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| 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> <ol style="list-style-type: none"> 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. Enable the provision of supervised care and study opportunities for students outside school hours in school facilities. Enable the provision of community education (e.g., night classes for adults) outside school hours in school facilities. Include but not be limited to the provision of academic, sporting, social, and cultural education including through: <ol style="list-style-type: none"> Formal and informal recreational, sporting, and outdoor activities and competitions whether carried out during or outside school hours; Formal and informal cultural activities and competitions whether carried out during or outside school hours; and The provision of specialist hubs and units (including language immersion units and teen parenting units) for children with particular educational requirements or special needs. 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. 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). Enable housing on-site for staff members whose responsibilities require them to live on-site |

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| | (e.g., school caretakers) and their families. The Notice of Requirement documentation associated with this designation is held in Selwyn District Council file DXXX. |
| 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 v. the location, style and height of fencing on exterior boundaries of the school which face roads or other public spaces. c. A construction management plan which shall include but not be limited to the details of dust suppression methods and hours of operation. |
| Transport | |
| 5 | Transport Management Plan 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: <ul style="list-style-type: none"> a. sets the initial goals of the school with respect to sustainable travel modes and the mitigating real and potential adverse traffic effects; b. ensures sufficient access and off street car parking, including for drop off and pick up, and bus parking, is provided; c. facilitates the integration of the school with the surrounding transport network (including pedestrian and cycling access to the site); |

| | <p>d. provides an assessment, if no school travel plan has been provided, as to how a school travel plan would be developed.</p> <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> | | | | | | |
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| 6 | <p>On-site car parking</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 L_{Aeq}</td></tr> <tr> <td>Mon – Sun, 10.00pm – 7.00am (2200 -0700)</td><td>45 dB L_{Aeq}</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> <p>Noise levels shall be measured and assessed in accordance with NZS 6801: 2008 "Measurement of Environmental Sound" and NZS 6802:2008 "Environmental Noise".</p> | Day / Time | Noise Level (Leq) dBA | Mon – Sun, 7.00am – 10.00pm (0700 -2200) | 55dB L _{Aeq} | Mon – Sun, 10.00pm – 7.00am (2200 -0700) | 45 dB L _{Aeq} |
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| 9 | <p>Construction noise</p> <p>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".</p> | | | | | | |
| 10 | <p>Outline Plan exemptions</p> <p>An outline plan of works shall not be required for:</p> <ol style="list-style-type: none"> Any internal building works other than those that result in a net increase in the number of classrooms or classroom equivalents; General building maintenance and repair including but not limited to re-painting, recladding and re-roofing; Installing, modifying and removing playground furniture and sports structures (e.g. goal posts), and shade canopies; Amending any internal pedestrian circulation routes/pathways; Installing, maintaining or repairing any in ground infrastructure services such as | | | | | | |

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| | <p><i>stormwater, sewerage and water lines and connections, including any ancillary earthworks;</i></p> <p><i>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;</i></p> <p><i>g. General site maintenance and repair work, or boundary fencing otherwise permitted by the Selwyn District Plan; or</i></p> <p><i>h. Installing, modifying or removing minor ancillary buildings and structures (e.g. garden / storage sheds, temporary construction buildings / offices).</i></p> |
| 11 | <p><i>Designation lapse period</i></p> <p><i>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.</i></p> |

The effects that the public work will have on the environment, and the ways in which any adverse effects will be mitigated, are:

- Detailed in the Assessment of Environmental Effects documentation provided in accordance with the provisions of the Fourth Schedule of the Resource Management Act 1991, with the public work well considered, and any actual or potential adverse effects considered to be less than minor. In particular, the public work has been the subject of extensive assessment, including transportation modelling, with no significant adverse effects identified. Where any potential adverse effects are identified, measures to avoid, remedy or mitigate those effects are proposed, or able to be appropriately addressed as part of the Outline Plan process.

Alternative sites, routes, and methods have been considered to the following extent:

- The Minister of Education has an interest in the land and, as such is not required to have particular regard to whether adequate consideration has been given to alternative sites, routes or methods. Furthermore, the public work has been assessed as not giving rise to any significant adverse effects on the environment.
- Notwithstanding the above, the site was selected following the Ministry's standard site identification and evaluation exercise, with a range of alternative sites considered using an accepted multi-criteria evaluation methodology. The site was identified as the most optimal for the public work, and has been subject to appropriate due diligence and analysis.

The public work and alteration to designation are reasonably necessary for achieving the objectives of the requiring authority because:

- The proposed educational facilities are necessary to cater for the continuing high growth occurring in the Rolleston locality, as detailed in the supporting Assessment of Environmental Effects document. To this end, the work and designation are considered to be reasonably necessary to achieve the following objectives of the requiring authority, the Minister of Education:
 - 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.

The following resource consents are needed for the proposed activity and have (or have not) been applied for:

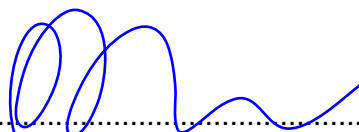
- No additional resource consents are required for the designation at this point in time. Any resource consents will be sought at the time of the Outline Plan once further detailed design has been undertaken.

The following consultation has been undertaken with parties that are likely to be affected:

- Whilst no parties are considered to be affected by the designation of the site for educational purposes, as detailed in the Assessment of Environmental Effects documentation, consultation with Selwyn District Council has taken place as part of the earlier site identification and evaluation exercise, and more recently in relation to the proposed designation. Further, consultation has taken place (and will continue) with Ngai Tahu and Te Taumutu Rūnanga, with letters of support and approval provided by Hughes Developments Limited (West Village / Faringdon developer) and Long Vision Property Development Limited / Avanda Group (Acland Park developer).

The Minister of Education attaches the following information required to be included in this notice by the district plan, regional plan, or any regulations made under the Resource Management Act 1991.

- Minister of Education, Section 168 Notice of Requirement for Designation – Educational Purposes – Primary School, Secondary School, Early Childhood and Specialist Hub, 700 Selwyn Road, West Village, Faringdon, Rolleston: Planning Report and Assessment of Environmental Effects (Town Planning Group)
- Supporting Attachments [A]-[G]



Signed by: Simon Cruickshank
Regional Infrastructure Manager – Southern
Te Puna Hanganga, Matihiko | Infrastructure & Digital (TPHM)
Ministry of Education
(pursuant to a delegated authority)

03.06.22

Date:

Address for service:

Ministry of Education
C/- Town Planning Group
PO Box 2559, Queenstown
Attn: Daniel Thorne

EMAIL: daniel@townplanning.co.nz