



15 February 2023

Selwyn District Council
2 Norman Kirk Drive
ROLLESTON 7643

Attention: Robert Love, Head of Strategy and Policy

VIA EMAIL: robert.love@selwyn.govt.nz

Dear Robert

Decision of the Minister of Education regarding a notice of requirement under Section 168 of the Resource Management Act 1991 for a designation for Educational Purposes– Rolleston Secondary School (D220002)

1. Thank you for your letter dated 13 February confirming Selwyn District Council's (**Council**) recommendation (**Recommendation**) pursuant to s171 of the Resource Management Act 1991 (**RMA**) to confirm the above notice of requirement (**NOR**), subject to the imposition of conditions.
2. Pursuant to s172(1) of the RMA, the Minister of Education (**Minister**) advises the Council that the Recommendation is accepted in whole, with the Minister agreeing with the Recommendation's conclusions that:
 - a. any adverse effects caused by allowing the works can be avoided, remedied, or mitigated and therefore will not be significant on the receiving environment¹.
 - b. the NOR is reasonably necessary for the provision of an education facility that will meet the needs of the Rolleston Township².
 - c. adequate consideration has been given to alternative sites and methods of providing for the purpose of the proposed works³.
 - d. the NOR to establish educational facilities to cater for secondary school students from Year 9 to 13, primary school students from Year 0 to 8, along with an early childhood education centre (ECE), and a specialist Hangarau teaching hub / space promotes the purpose of the RMA and is reasonably necessary to achieve the Requiring Authority's objectives⁴.

¹ Paragraph 96, s171 Commissioner Recommendation, dated 23 January 2022

² Paragraph 92, s171 Commissioner Recommendation, dated 23 January 2022

³ Paragraph 89, s171 Commissioner Recommendation, dated 23 January 2022

⁴ Paragraph 95, s171 Commissioner Recommendation, dated 23 January 2022

3. In addition to the above, the Minister considers the designation is consistent with relevant statutory documentation, including the National Policy Statement on Urban Development 2020, the Canterbury Regional Policy Statement, and the Selwyn District Plan.
4. The Minister subsequently confirms the NOR designating Lot 1000 DP 557037 held in Record of Title 977880 for Educational Purposes, subject to the conditions set out in **Appendix A**.
5. We look forward to the Council notifying the Minister's decision in accordance with s173 of the RMA.

Yours sincerely



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[Under delegated authority from the Minister of Education]

Encl: Appendix A – Confirmed Designation Conditions

APPENDIX A:

Conditions	
Purpose of Designation: Educational purposes - Secondary School, Primary School, Early Childhood, and Specialist Hubs	
1	<p>“Educational Purposes” in the designation purpose means:</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 iii. The provision of specialist hubs and units (including language immersion units and teen parenting units) for students 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 service 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). <p>The Notice of Requirement documentation associated with this designation is held in Selwyn District Council file D220002.</p>
Building Controls	
2	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.
3	Buildings on the site shall not exceed a total site coverage of 45%.
4	Any building shall be setback a minimum of 3m from any road boundary.

Outline Plan	
5	<p>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:</p> <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.
6	<p>An outline plan of works shall not be required for:</p> <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).

Transport	
7	<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 such that on-street student and staff parking does not give rise to adverse road safety or efficiency effects; 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>
8	<p>On-site car parking spaces shall be provided in accordance with the Transport Management Plan prepared under Condition 7 above. On-site car parking spaces may be provided on a staged basis in line with the Transport Management Plan prepared under Condition 7 above.</p>
9	<p>The Requiring Authority shall, in accordance with the requirements of s176A of the Resource Management Act 1991, submit an Outline Plan of Works for the construction and development of the secondary school, which shall include a Transport Assessment prepared by a suitably qualified traffic engineer / transportation planner which, taking into account the Integrated Transport Assessment (ITA) prepared by Abley dated 6 June 2022, addresses safety, efficiency and the following specific matter:</p> <ol style="list-style-type: none"> Safe access for pedestrians, cyclist and vehicles to Eileen Way, including any appropriate mitigation measures and treatments, and on road interventions to minimise conflict between all transport modes.
10	<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							
11	<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} 75 dB L_{Amax}</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> <p>Note: These limits apply to cumulative development of the site, and assessment of particular stages should include an appropriate allowance for future activities.</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} 75 dB L _{Amax}
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12	<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>						
Designation Lapse Period							
13	<p>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.</p>						
Notes to the Requiring Authority							
Advice Notes							
	<p><u>School Travel Plan</u></p> <p>The School Travel Plan required under Condition 10 would be expected to address matters such as:</p> <ol style="list-style-type: none"> start and finish times and whether there is a need to stagger these to alleviate demands on parking, particularly at pick-up times; the outcome of any discussions with Environment Canterbury or its successor over the provision of bus services; provision for bus loading either on-site or on-street clear of the traffic lanes consistent with growth in use of this transport mode; identification of safe access across the roads to the school; identification of safe pedestrian and cyclist routes required to and from the school relative to the school catchment; and provision of on-site parking and end of trip facilities for motorcycles, scooters and bicycles. 						

	<p><u>Car Parking Areas</u></p> <p>The design and layout of car parking areas should have regard to the following design principles:</p> <ol style="list-style-type: none"> for car parking areas adjacent to street boundaries and open space, a positive frontage should be presented by providing high quality boundary landscaping treatment such as permeable fencing and hedge planting to no more than 1.5m in height to screen cars but allow for passive surveillance to the street and/or open space; adequate space for landscaping should be provided within the group car parking area to break up the expanse of the impermeable area, and permeable surface materials and Low Impact Design treatment should be used where possible; where possible shared surfaces should be used to indicate equal status for vehicles and pedestrians and footpaths may not be required; lighting should be provided for security; and if physical speed restrictions are required, these can include vertical displacement or other treatments, such as: <ol style="list-style-type: none"> raised tables and horizontal displacement; narrowing at entry and exit points.
	<p><u>Infrastructure Works</u></p> <p>Unless already delivered by others or otherwise agreed with Selwyn District Council, the Ministry of Education will be responsible for the funding and delivery of the following on-road interventions:</p> <ol style="list-style-type: none"> A “Kea Crossing”, with this to be in place prior to the opening of the primary school; The continuation of a footpath along Selwyn Road directly adjacent to the school site, the details of which (i.e. length, formation, design etc) will respond to the specific location of any direct vehicle or pedestrian access points to the school along Selwyn Road.
	<p><u>Contaminated Soils</u></p> <p>If at the time of construction (being carried out in accordance with the outline plan) contaminated soils are discovered, the Ministry is advised that construction should cease so that the site can be assessed in accordance with relevant Ministry for the Environment Guidelines by a suitably Qualified Environmental Practitioner; and all relevant resource consents obtained in accordance with the provisions of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011.</p>
	<p><u>Accidental discovery</u></p> <p>In the event of archaeological evidence being uncovered, work is to cease in the vicinity of the discovery, and an Archaeologist, Heritage New Zealand, Te Taumutu Rūnanga and Selwyn District Council are to be contacted so that the appropriate action can be taken before any work may recommence.</p>