

Appendix 6 MEDU-29 Rolleston Christian School, NOR to remove parking condition

Minor alteration to remove car parking requirements:



Date: 18 August 2022

Selwyn District Council
Planning Policy Department

Attn: Rachael Carruthers – Strategy and Policy Planner
Via email: rachael.carruthers@selwyn.govt.nz

Dear Rachael,

Minor alteration to Minister of Education designations in Selwyn District Plan (Operative & Proposed)

Pursuant to section 181(3) of the Resource Management Act 1991 (RMA), the Minister of Education (Minister) gives notice of a requirement for a minor alteration to its designations within the Operative Selwyn District Plan (SDP) and Proposed Selwyn District Plan (PSDP). This letter provides details of the proposed modification and is supported by:

- Form 18 of the Resource Management Regulations 2003 (Appendix A)
- Details of the school sites and designations subject to this modification (Appendix B)
- Written notice of approval by non-ministry occupied land (Appendix C)

1. Overview

The National Policy Statement on Urban Development 2020 (NPS-UD) came into force on 20 July 2020. Among a number of objectives and policies for achieving well-functioning urban environments, the NPS-UD requires territorial authorities to remove all minimum car parking requirements from district plans (Policy 11 and Part 3: Subpart 8, Section 3.38). The provisions needed to be complied with no later than 19 months after the commencement date (i.e. by 20 January 2022).

In accordance with the requirements of the NPS-UD, Selwyn District Council (SDC) has completed the process of removing any minimum car parking provisions from the SDP and PSDP. The PSDP contains 30 education purpose designations, three of which have minimum car parking requirements. This notice is for the removal of all minimum car parking requirements from education purpose designations within the SDP and PSDP to align with the requirements under the NPS-UD.

The removal of the minimum car parking conditions of education purpose designations in Selwyn will have no immediate effects on the environment. Any future works would be subject to an outline plan which would require the details of parking provisions to be addressed, irrespective of any designation condition. This notice is effectively administrative and will enable the Ministry's designations in the SDP and PSDP to reflect the requirements under the NPS-UD.



2. Details of the alteration and the designations that are subject to this notice

This alteration relates to three school designations, two of which are included in both the SDP and PSDP (MEDU-19 and MEDU-30) and one of which is only included in the PSDP (MEDU-29). Details of the designations, the schools and the applicable land are contained in Appendix B to this Form. Two of the designations are for Ministry of Education-owned schools and one is for a state-integrated school (MEDU-29).

All designations (that this notice relates to) have been given effect to, with Te Rōhutu Whio School opening in 2022. The schools form an integral part the community. It is important that the operating requirements of these schools as per the conditions of the designations reflects our everchanging environment and society and this includes car dependence and car parking requirements.

There are no works proposed as part of this alteration and all other existing conditions (including the requirement to submit an outline plan for any future works) will remain unchanged.

Table 1 below shows the proposed alterations and the designation numbers to which they apply (~~strike through~~ for deletion and *underline italics* for new text).

Designation Reference	School	Condition Numbers	Designation Condition Amendment
MEDU-19	Lemonwood Grove School and Waitaha School	9	Traffic/Carparking 9. The proposed development be subject to the following conditions regarding traffic and car parking: a. On-site car parking spaces shall be provided in accordance with the Transport Management Plan prepared under Condition (10) below. b. On-site car parking spaces may be provided on a staged basis in line with the Transport Management Plan prepared under Condition (10) below. c. The design and layout of car parking areas, including disabled parking provision and loading areas, shall be developed in consultation with Selwyn District Council Transport Assets, Urban Design and Parks Planning teams or their successors. d. <u><i>(Removed)</i></u> In addition to any car parking required for the school, on-site car parking for early childhood education (preschool) shall be provided at the rate of one car park per every 10 children the facility is licensed or designed to accommodate, plus one per each full time equivalent staff member required for the license or design capacity of the centre, except where the Council accepts, on the basis of a



Designation Reference	School	Condition Numbers	Designation Condition Amendment
			specifically commissioned parking study by an appropriately qualified engineer and/or transportation planner, that a lesser level is appropriate. e. The northern part of East Maddisons Road from the intersection with Goulds Road to the southern boundary of the school shall be reconstructed in accordance with Figure 4 of the draft Transport Assessment (Transport Management Plan) prepared by Carriageway Consulting Ltd and dated 17 November 2015, as attached and as per the approved engineering drawings. <i>Note 4: Please refer to Advice Note (2) which details guidance on the design and layout of car parking areas.</i> <i>Note 5: The draft Transport Management Plan prepared by Carriageway Consulting Limited and dated 17 November 2015 is considered to be the Transport Management Plan for the purposes of Condition 9, for the establishment of the school.</i> 10. That prior to the lodgement of the first Outline Plan for the school or ECE the Requiring Authority will, in consultation with the Asset Manager for Transportation for the Selwyn District Council or its successors: Resource, develop; review and action a Transport Management Plan, initially based on the draft Plan prepared by Carriageway Consulting Ltd and dated 17 November 2015, which: a. Sets the initial goals of the school with respect to sustainable travel modes and the mitigating real and potential adverse traffic effects; b. Ensure sufficient access and off street car parking, including for drop off and pick up is provided; c. An assessment, if no school travel plan has been provided, as to how a school travel plan would be developed. <i>Note 7: This Transport Management Plan shall be developed in consultation with Selwyn District Council and shall be reviewed by the Council's Asset Manager, Transportation at the time of submitting any Outline Plan of Works relating to increased student capacity of</i>



Designation Reference	School	Condition Numbers	Designation Condition Amendment
			<i>more than 100 students since the Transport Management Plan was last reviewed.</i>
MEDU-29	Rolleston Christian School	7	7. (Removed) Additional on-site car parking shall be provided at the rate of two car parks per new classroom or classroom equivalent, except where council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer and/or transportation planner, that a lesser level is appropriate. For the avoidance of doubt, this condition shall only apply where there is a net increase of classrooms or classroom equivalents.
MEDU-30	Acland Park Primary School (now named Te Rōhutu Whio School)	7	Transport Management Plan 5. Prior to the lodgement of the first outline plan for the school or early childhood centre, the Requiring Authority will, in consultation with the Asset Manager Transportation for Selwyn District Council or its successors, resource, develop and action a Transport Management Plan, which: a. sets the initial goals of the school with respect to sustainable travel modes and the mitigating real and potential adverse traffic effects; b. ensures sufficient access and off street car parking, including for drop off and pick up, and bus parking, is provided; c. facilitates the integration of the school with the surrounding transport network (including pedestrian and cycling access to the site); d. provides an assessment, if no school travel plan has been provided, as to how a school travel plan would be developed. 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. Traffic/Car parking 6. 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



Designation Reference	School	Condition Numbers	Designation Condition Amendment
			the Transport Management Plan prepared under Condition 5 above. 7. (Removed) In addition to any car parking required for the school, on-site car parking for early childhood education (preschool) shall be provided at the rate of one car park per every 10 children the facility is licensed or designed to accommodate, plus one per each full time equivalent staff member required for the license or design capacity of the centre, except where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer and/or transportation planner, that a lesser level is appropriate. <i>Note 1: Please refer to Advice Note 2 which details guidance on the design and layout of car parking areas.</i>

3. Statutory Considerations

This alteration to designations has been prepared in accordance with the statutory requirements set out under Section 181(3) of the RMA and are outlined below.

3.1. 181(3) (a) (i) the alteration involves no more than a minor change to the effects on the environment associated with the use or proposed use of land or any water concerned

The alterations are effectively administrative and are not considered to result in more than a minor change to the effect on the environment. All designated sites will continue to be subject to an outline plan of works to be submitted to the territorial authority before any future works. Section 176A(3) of the RMA sets out what needs to be included in an outline plan. Section 176A(3)(d) requires “*the vehicular access, circulation, and the provision for parking*” to be addressed. The removal of the car parking provisions in designation conditions will have less than minor effects on the environment as proposed car parking provisions will still need to be addressed under the RMA. Section 176A(3)(f) requires “*any other matters to avoid, remedy, or mitigate any adverse effects on the environment*”.

Notwithstanding the above, there is a national policy shift to remove car parking minimums under the NPS-UD. The broader effects of this requirements have previously been addressed and considered through consultation and the Section 32A process associated with the development of the NPS-UD.



3.2. Section 181(3)(b) written notice of the proposed alteration has been given to every owner or occupier of the land directly affected and those owners or occupiers agree with the alteration

The Ministry owns and operates 30 of the designated school sites. Written notice has been given for the state-integrated school, Rolleston Christian School. The Christian Schools Trust owns Rolleston Christian School. On the 21 July 2022, written notice was provided to the Property Portfolio Manager for this school, who confirmed they would like the car parking conditions removed from their designation. Details of this correspondence and approval from the state-integrated school is contained in Appendix C.

3.3. Section 181(3)(c) both the territorial authority and the requiring authority agree with the alteration and sections 168 to 179 and 198AA to 198AD shall not apply to any such alteration

SDC has completed the process to remove car parking minimums from their district plans. This notice formalises the required alterations to the designations.

4. Conclusion

This alteration to designation seeks to align the removal of car parking provisions in the NPS-UD and the revised SDP and PSDP to remove all minimum car parking designation conditions from designated schools in Hami. This notice is prepared in accordance with Section 181(3) and Form 18 of the RMA. There are no effects on the environment as a result of this alteration.

Please contact the undersigned if you wish to discuss this notice.

Yours sincerely,



Kirsty Hunia

Senior Planner

Beca

Ph +64 21 233 0833 Email: kirsty.hunia@beca.com



Minister of Education approval under delegated authority



Signed by

Brian Mitchell

Group Manager National Property Services, Te Puna Hanganga, Matihiko | Infrastructure & Digital, Te
Tāhuhu o te Mātauranga, Ministry of Education
Pursuant to a delegated authority dated October 2021

T: 6444634803

E: Brian.Mitchell@education.govt.nz



Appendix A - Form 18

Notice of requirement by Minister, local authority, or requiring authority for designation or alteration of designation under Sections 145, 186(1), 186(2), 168A, 181 and Clause 4 of Schedule 1, Resource Management Act 1991.

To: Selwyn District Council

The Ministry of Education ('the Ministry') gives notice of a requirement for an alteration to a designation.

The site to which the requirement applies is as follows:

The designation alteration relates to three school designations in Selwyn. These Ministry designations and the site addresses are listed in Appendix B.

The nature of the proposed work is:

No works are proposed. The alteration relates to the removal of conditions that require minimum car parking.

The nature of the proposed conditions that would apply are:

Table 1 of the attached letter lists the designation conditions proposed to be removed. All other conditions would continue to apply.

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

Refer to section 3.1 of the attached letter.

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

The consideration of alternatives is not required for a modification in accordance with Section 181(3c) of the RMA which states that Sections 168-179 shall not apply.

The designation alterations are reasonably necessary for achieving the objectives of the requiring authority because:

The alterations will continue to enable the Ministry to develop and operate fit for purpose educational facilities across the SDP and PSDP while supporting SDC in their requirement to comply with the provisions of the NPS-UD in relation to car parking.



Appendix B - Table of schools subject to alteration

Proposed Selwyn District Plan

Designation ID	School Name	Property Address
MEDU-19	Lemonwood Grove School and Waitaha School	12 and 14 Lemonwood Drive, Rolleston Lot 1 DP 493381
MEDU-29	Rolleston Christian School	571 Springston Rolleston Road, Rolleston Lots 16-17 DP 8532 (CB542/283), Lots 19-20 DP 8530 (CB11K/1289)
MEDU-30	Acland Park Primary School (now named Te Rōhutu Whio School)	Ed Hillary Drive, Rolleston Lot 2003 DP 538296

Selwyn District Plan

Designation ID	School Name	Property Address
ME28	Lemonwood Grove School	540 and 546 Maddisons Road, Rolleston Lot 1 DP 327430 and Lot 2 DP 327430
ME30	Acland Park Primary School	Ed Hillary Drive, Rolleston Lot 2003 DP 538296



Appendix C - Written notice of approval by non-ministry occupied land

Landowner approval to remove car parking requirements:

Sara Hodgson

From: Keith Spragg <K.Spragg@middleton.school.nz>
Sent: Friday, 22 July 2022 10:23 am
To: Sara Hodgson
Subject: RE: State-integrated schools - designations

Hi Sara

Thank you for getting in touch.

I can confirm that the Christian Schools Trust gives formal approval for the removal of the carparking designation MEDU29 on the Rolleston Christian School property.

Regards

Keith Spragg | Business Manager

The Christian Schools Trust | 30 Acacia Ave | Upper Riccarton | Christchurch 8041

ph mobile: 027 420 2420

k.spragg@middleton.school.nz



From: Sara Hodgson <Sara.Hodgson@beca.com>
Sent: Friday, 22 July 2022 10:14 am
To: Keith Spragg <K.Spragg@middleton.school.nz>
Cc: Paul Thomas <paul@thomasplanning.co.nz>
Subject: RE: State-integrated schools - designations

Kia ora Keith,

We are now seeking formal approval for the alteration of the carparking designation MEDU29 for Rolleston Christian School under the Selwyn District Plan. Can you please confirm this?

Ngā mihi,
Sara Hodgson
Planner
Beca
Phone: +64 9 300 9000
DDI: +64 3-366 3521 ext. 26075
Sara.hodgson@beca.com
www.beca.com





From: Keith Spragg <K.Spragg@middleton.school.nz>
Sent: Thursday, 16 June 2022 9:47 AM
To: Dean Chrystal <dean@planzconsultants.co.nz>
Subject: RE: State-integrated schools - designations

Hi Dean

It's good to hear from you.

At the present time there really is no-one who is overseeing this across all proprietors, although I'm sure that proprietors would be very much in favour of reducing existing conditions as much as possible.

On the local level CST has a designation application sitting with SDC for Rolleston Christian School as noted below that is awaiting the finalisation of their district plan review which did include a parking condition and it would be quite advantageous to see this removed. I would be happy for BECA (or whoever) to expedite this they seem to imply in their email below.

My understanding is that councils can no longer insist on parking conditions as part of the resource/building consent process which was great news as we currently have a building consent application lodged with SDC under our existing resource consent.

The local Catholic Schools would come under Mike Nolan's jurisdiction, but you may already have contacted him.

Regards

Keith Spragg | Business Manager

The Christian Schools Trust | 30 Acacia Ave | Upper Riccarton | Christchurch 8041

ph mobile: 027 420 2420

k.spragg@middleton.school.nz



From: Dean Chrystal <dean@planzconsultants.co.nz>
Sent: Wednesday, 15 June 2022 2:11 pm
To: Keith Spragg <K.Spragg@middleton.school.nz>
Subject: FW: State-integrated schools - designations

Keith

You may remember a few years ago Bob Nixon dealt with the integrated school designations through the City Plan. If you go to the bottom email below it appears that MoE are pursuing the removal on some of the conditions that were imposed on those designations, particularly car parking but possibly others and are asking whether the integrated schools want to get involved. I'm not sure who was actually managing this from the integrated schools

side. From my brief look Marion College is the only one with a parking condition but a number of others do have other conditions.

Do you know who I should contact on this from the integrated school side.

Regards

Dean Chrystal

From: Paul Thomas <paul@thomasplanning.co.nz>
Sent: Friday, 10 June 2022 11:10 AM
To: Dean Chrystal <dean@planzconsultants.co.nz>
Subject: FW: State-integrated schools - designations

Dean

See chain below re integrated school designations re removal / change of conditions where they are in place.

I have basically just been contacting my proprietor clients and confirming their OK to be included.

I expect Beca /MOE will do the rest but I will keep an eye on it.

Paul



PAUL THOMAS

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paul@thomasplanning.co.nz

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www.thomasplanning.co.nz

From: Bob Nixon <bob@planzconsultants.co.nz>
Sent: Thursday, June 9, 2022 4:43 PM
To: Paul Thomas <paul@thomasplanning.co.nz>
Subject: RE: State-integrated schools - designations

Hi Paul

I'm semi retired but have been undertaking Commissioner hearings for QLDC and CODC. I will be finally finishing all work as of September 1 this year.

I suggest you contact Dean Chrystal in the first instance regarding schools.

I trust all is well with you and your family.

Regards

Bob Nixon

From: Paul Thomas <paul@thomasplanning.co.nz>
Sent: Thursday, 9 June 2022 11:31 AM
To: Bob Nixon <bob@planzconsultants.co.nz>
Subject: FW: State-integrated schools - designations

Bob

How are you - still working I hope.

See e mail below for your state integrated school clients.

I think Beca / MOE will largely do the paper work on this but note urgency re one Selwyn designation.

Paul



PAUL THOMAS

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paul@thomasplanning.co.nz

2A Jacobsen Lane, Ngaio, Wellington 6035

www.thomasplanning.co.nz

From: Sara Hodgson <Sara.Hodgson@beca.com>

Sent: Thursday, June 9, 2022 9:26 AM

To: Paul Thomas <paul@thomasplanning.co.nz>

Cc: Kirsty Hunia <Kirsty.Hunia@beca.com>

Subject: State-integrated schools - designations

Kia ora Paul,

Beca are assisting the Ministry of Education in undertaking alterations to its designations to remove minimum carparking requirements across Tier 1 and 2 Councils around the country to align with the National Policy Statements-Urban Development 2020 (NPS-UD) directives. Concurrently, we are also looking at opportunities to remove density restrictions (site coverage, HIRB etc) from Tier 1 designations to align with the Enabling Housing Supply Bill).

I am reaching out to you to confirm if you would like any of the state-integrated schools that are designated by the Ministry to have their minimum carparking or density conditions removed from the designations as well? I understand that you were involved in a similar process through my colleague Sian Stirling in Whangarei.

We are looking to lodge most alterations before the end of August however might need to expedite the Selwyn density alterations to align with another Council led variation (and lodge the alteration before the end of June). It appears that only the Rolleston Christian School (Medu-29) is subject to density provisions.

Happy to set up a time to discuss if needed.

Ngā mihi,

Sara Hodgson

Planner

Beca

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Sara.hodgson@beca.com

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Sensitivity: General

Sensitivity: General

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Sensitivity: General

Sensitivity: General

Change to conditions 1-5 and 8:



Date: 15 September 2022

Selwyn District Council
Planning Policy Department

Attn: Rachael Carruthers – Strategy and Policy Planner
Via email: rachael.carruthers@selwyn.govt.nz

Dear Rachael,

Minor alteration to Minister of Education designations in Selwyn District Plan (Operative & Proposed)

Following our lodgement of minor alteration to Minister of Education designations in the Operative and Proposed Selwyn District Plans (dated 18 August 2022), we have been made aware that Designation MEDU-29 for Rolleston Christian School contained in the Proposed Selwyn District Plan is not yet operative.

The Ministry requests that once this designation is made operative, the following changes are made to Conditions 1-5 and 8:

1. All buildings shall have a maximum height limit of ~~8m~~ 11 metres (except 50% of roof may be 12 metres where the entire roof slopes 15° or more).
2. All buildings shall be setback from internal boundaries by at least ~~2m~~ 1 metre.
3. All buildings shall be setback from any road boundary by at least ~~5.5m~~ 1.5 metres.
4. (Removed) ~~Car parking areas shall be located at least 1m from internal boundaries.~~
5. Site coverage shall not exceed ~~20%~~ 50% of the net site area.
8. Any new building or building extension ~~shall comply with the recession plane indicator shown in Figure MEDU-FIG1 Height in Relation to Boundary, measured at every point along the boundary with any adjoining land zoned or designated for residential purposes or for an open space/outdoor recreation purpose~~ must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all internal boundaries (except where the height in relation to boundary provisions are more lenient in an underlying relevant residential zone or adjoining relevant residential zone and those conditions shall apply).

Please contact the undersigned if you wish to discuss this notice.

Yours sincerely,

Kirsty Hunia

Senior Planner

Beca

Ph +64 21 233 0833 Email: kirsty.hunia@beca.com