

11 March 2015

The Manager

Christchurch City Council

P.O. Box 73012

CHRISTCHURCH 8154

Attention: Alan Matheson

Dear Alan,

DESIGNATION OF 8 INTEGRATED STATE SCHOOLS (CATHOLIC COLLEGES AND CHRISTIAN SCHOOLS)

You may recall discussions that were held with yourself and staff from the Council's Planning Administration section late last year with respect to this matter.

Subsequent to that, the Minister of Education has now approved Notices of Requirement for two Catholic Colleges, while that for Villa Maria College is currently with the Minister for signing. In addition, the Minister has agreed to the designation of 17 Catholic Diocese Schools. A covering letter and attached Notices of Requirement are being submitted separately but simultaneously for these schools.

Our initial inclination was that these NOR's be lodged with the Council and processed pursuant to section 168 of the Act. However following recent discussions with Council staff, and given the timing of notification for Phase 2 of the Replacement Christchurch District Plan ("the pRDP"), we have concluded that it will be preferable to have these Notices of Requirement served on the Council pursuant to Clauses 4(7) and (8) of the First Schedule of the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014. As you are aware, the NOR's may be included within the pRDP, if the pRDP is being notified within 50 days of the NORs being received. We understand notification of Phase 2 is to be 2 May 2015. Any hearings of submissions on the NOR's would be before the Hearings Panel appointed pursuant to the OIC, who would also make the decisions on the NORs.

We have attached in electronic form the signed Notices of Requirement for 7 of the 8 schools concerned, with a description of each of the schools. There is no intention to undertake any works on these sites as part of the Notice of Requirement in each case, as any works currently underway or proposed in the near future have already been authorised by resource consent. In future, works on these sites would be subject to the issue of an Outline Plan. The outstanding NOR for Villa Maria College will be served upon the Council as soon as possible.

Before initiating the necessary notification procedures, I would appreciate the Council advising as soon as possible what charges are likely to be made for processing these Notices of Requirement, if any, and on what basis.



Robert Nixon

Director, Planz Consultants

## Form 18

### Notice of requirement by the Minister of Education under Section 168 of the Resource Management Act 1991

The Minister of Education hereby gives notice of a requirement for a designation for Education Purposes in the Christchurch City Plan.

The site to which the requirement applies is as follows:

**Hillview Christian School, 125 and 150 Wilson's Road, St Martins, (Lots 1 and 2 DP 50662, Lots 1 - 3 DP 14984, Lots 12 and 13 DP 3365, Lot 1 DP 18633, and Lot 4 DP 38139).**

#### Site Description

Hillview Christian School is a state integrated composite area school established in 1980 and integrated in 1995. The school is split over two sites on each side of Wilsons Road between St Martin's Road and Gamblins Road. It comprises a total area of 3.11 ha, and contains a total of 24 classrooms.

The junior school site (years 1- 4) is located on the eastern side of Wilson's Road and comprises 132 – 150 Wilsons Road. It comprises two large blocks and one stand alone classroom, an administration area (serving the whole school), library, and a new gymnasium building along the Wilsons Road frontage, to serve both school sites. Recent development on the school site was approved by resource consent (RMA 92023988). The library for the school is also on the junior site. There is an old dwelling in poor condition adjoining the entrance to the school which is shortly to be demolished to provide additional parking. All of these buildings are single storey except the gymnasium which will have a finished height of 9m.

The junior campus includes two properties at 132 Wilsons Road (purchased November 2014) and 134 Wilsons Road, each containing two dwelling units. These sites are expected to be redeveloped for school purposes in the future, but no decision has yet been made as to the nature of this redevelopment, and the dwellings will be retained meantime. However no further expansion of the junior campus is anticipated, but from about five years from now, replacement of 10 existing classrooms is planned to be undertaken at a rate of two per year.

The senior school site ( years 5 – 10) at 125 St Martins Road comprises 1.4988 ha and contains four classroom blocks, including a modern two storey block with a height of 9m . There is also a staff / administration block. There will be no further building on the open grounds making up the large (eastern) part of the site, which comprises grassed playing fields, hard courts and an adventure playground. The staff/administration block occupies the rear portion of a cross leased property at 123 Wilsons Road, but this is not to be included in the designation, but should form part of the proposed "Schools" Zone in the Reviewed City Plan.

Overall, in 2014 the school as a whole had a roll of 540 students, which is not expected to change in the short term as the current Ministry of Education maximum for the school is a roll of 570 students. The school is authorised to teach up to year 13 within its current roll cap, but currently teaches years 1 – 10 only. There are 52 full time equivalent (FTE) staff at the school. The school is likely to seek an expansion of the school roll in the longer term, and will explore options as they arise of purchasing land adjacent to the senior school on a willing seller/ willing purchaser basis, and seek to designate

further land subject to the agreement of the Ministry of Education, at a later date. There are 24 classrooms with another two to be included in the gymnasium building including offices and general-purpose areas. Hard-surfaced play areas comprise approximately 2700 m<sup>2</sup> on the two school sites, with 12,000 m<sup>2</sup> of grassed fields, primarily on the senior site.

The school and its activities have been absorbed into the environment of the area. Future buildings on the site are expected to be either single or two storey structures, but in taking into account the potential growth of the school there needs to be flexibility to balance land requirements, coverage, height, and open space on site to satisfy future needs. When old school buildings are replaced by new buildings designed for modern needs, the required floorspace typically increases by up to 40%. In addition to changes in the school roll, the school must also accommodate changes and additions to the curriculum as required by the Ministry of Education which can also increase demands for teaching space.

### Visual effects

The junior school site is surrounded by mature residential suburban housing, with the exception of a health spa and preschool on the Wilsons Road frontage. The school playing fields for the junior campus are located at the eastern end of the site and there is no proposal to erect additional buildings on this area. Redevelopment of the junior school site will not have any significant effect on surrounding residential land, except to a limited extent along the busy Wilsons Road frontage where any new development will occur.

The senior school campus is adjoined on its northern boundary by City Council flats (Cresselly Place) and the St Martin's Bowls Club, located on leased Council land. At the western end of the senior site is a small Council park and the St Martin's Croquet Club. A pedestrian access way extends from a cul-de-sac (Clouston St) adjacent to the school to Gamblins Road. The southern and eastern boundaries of the school are adjoined by residential housing fronting Wilsons Road and Gamblins Road.

The school has become an established part of the local residential environment and are characteristic of a typically pleasant urban school environment with large play areas and trees. Many of the school buildings are located behind the residential frontage of the streets which surround the school site.

### Traffic and Parking

Wilsons Road is classified as a minor arterial while St Martins Road and Gamblins Road are both classified as Collector Roads. There are bus services along St Martins and Wilsons Roads.

As part of the development of the gymnasium building, major changes are to be undertaken with respect to the drop off facility for students and parking arrangements. This will include a drop off bay in front of the gymnasium and parallel to Wilsons Road. It will also include a new parking area adjacent to the entrance to the junior school at 150 Wilsons Road. This will be the primary drop off point for the school and particularly for the junior campus. These arrangements have been discussed with council staff and significantly improve the safety and efficiency of traffic movements to and from the school. Because a large part of the school catchment includes the eastern suburbs of Christchurch, many of the students are delivered to and from the school in their parents' vehicles.

Some students also access the junior site from an access way into the school at 82 St Martins Road.

With respect to the senior campus, the primary entrance to that site is between 29 Gamblins Road. This access strip is relatively wide and also provides for 21 car parks. Other access to the senior campus is available from the Wilsons Road frontage. A third access point is available from Clouston Street adjacent to the bowling club at the far western end of the senior site.

Movements between the two halves of the school are necessary, particularly because the library and gymnasium are both located on the junior campus. Movements of the students between the two halves of the school are managed safely through teachers supervision of any necessary movements of students across Wilsons Road. A school patrol is in operation during peak arrival and departure times.

Upon completion of the gymnasium, the school will have 56 staff car parks and 20 visitor car parks.

Numbers of cycle spaces on each site, and the extent to which they are used.

The school is highly conscious of the need to manage and improve safety for students and traffic along the Wilsons Road frontage of the school. However the school is now a well established part of the St Martins community which is aware of the schools presence.

### Noise

A characteristic feature of schools is noise associated with children's activities during outdoor play, at times when children are arriving at, and leaving the school, and irregular noise generation associated with other school events such as organised sports.

Schools by their very nature are an inherent part of a residential community and are almost invariably surrounded by residential activities. Hillview Christian School is a long-standing facility in the local community and the extent of potential future redevelopment is such that noise levels are not expected to change beyond existing levels. In terms of any expansion to the future boundary of the senior school, this would require designation and would provide for public participation.

### Positive effects

Hillview Christian School has long been part of providing for the educational needs of primary school children in the eastern and southern parts of the city, through the provision of a national educational curriculum while also meeting the aspirations of those parents in the Christian community who wish to maintain a spiritual element as part of their children's education. The schools activities are consistent with the purpose of the Act under Section 5, which seeks to enable people and communities to provide for their social and cultural wellbeing.

### **The nature of the proposed public work is:**

The designation for education purposes under the Resource Management Act 1991 is to provide for the ongoing operation, maintenance, development of public education for primary school children on the site.

The nature of the work conducted and operated on the site subject to the designation notice is:

- the construction, undertaking, establishment, management, operation and maintenance of an integrated school; and

- the use of the land for educational public purposes where the relevant education authority constructs, undertakes, establishes, manages, operates, or maintains land for such work or use.

**The nature of the proposed restrictions that would apply to the public work are:**

No restrictions are considered necessary with respect to the operation of the school, and any future activities would be subject to the provisions of the Outline Plan provisions under section 176A of the Resource Management Act. Hillview Christian School is an integrated state school, and as such is subject to the same regulatory regime as other existing state schools, which are not subject to conditions. Any Council comments on Outline Plans could be guided by the underlying provisions of the Christchurch City Plan.

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

No consideration of alternative sites or routes is required in this case, as the proposed designation is required to recognise an existing long-standing school facility within the St Martins community, and within the current boundaries of the school.

The only alternative method is for the school to be subject to the planning controls under the City Plan. In *Ministry of Education versus Christchurch City Council, Environment Court Decision C130/03* the Environment Court decided that as a general principle this was an inappropriate method. The Court stated (*refer paragraph 41*) that it was "*..... concerned with the methods in the sense of physical means of achieving the public work, not whether designation as opposed to plan provisions or a resource consent is the appropriate method of achieving the work*".

This decision confirmed that designations for schools hold a significant number of benefits over district plan controls and are therefore a preferable planning method to be utilised when providing for the operation, maintenance and development of primary and secondary schools in New Zealand.

The Minister of Education, as the relevant requiring authority, has accepted that State integrated schools are part of the school system for which the Minister holds financial responsibility. Designation of schools which have been integrated pursuant to the Private Schools Conditional Integration Act 1975 is the most appropriate method for the purpose of Section 171(1) of the Resource Management Act.

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

The designation is reasonably necessary for achieving the objectives of the requiring authority because this efficiently provides for the continued operation, development and improvement of the school in a manner consistent with that of other integrated schools and State schools.

Under the Private Schools Conditional Integration Act 1975, an "*integrated school*" is defined in Section 2 "*Interpretation*" as meaning-

*".....a private school originally established to provide education with a special character that, in accordance with the provisions of this Act, has, by the free choice of the proprietors of the school, been established as an integrated school, and has thereby become part of the State system of*

*education in New Zealand; and includes any school that has been established as an integrated school with the consent of the Minister given pursuant to subsection (3) of section 5".*

The Ministry of Education has confirmed that they are prepared to issue Notices of Requirement on behalf of Catholic Diocese schools, which all have integration agreements with the Ministry of Education. The same principle would apply to any integrated school which has an integration agreement with the Ministry. It can be noted that integrated schools are already designated in District Plans, an example being Wellington City.

Section 2(3)(b) goes on to provide that unless the context otherwise requires, every reference in any other enactment or document to a State school shall be read as including a reference to an integrated school.

In the Ministry of Education decision referred to above (*paragraph 44*), the Court went on to identify the benefits for the Minister for designation, including among other things that it provided a clear methodology for changes to occur through the outline plan procedure, a uniform approach throughout many different districts, that the existing (school) uses were well-established, and that educational requirements and student numbers changed regularly.

The Minister considers that these factors are relevant to the operation and management of the many Diocese schools in Christchurch and in other district councils within the area covered by the Diocese, and for integrated schools generally.

The technique of designation provides for greater consistency for the treatment of schools and greater certainty in terms of their future management. This certainty is considered to be important by the Minister of Education as a long-term commitment is made to the particular sites selected or used for the operation of a school. It also provides certainty to the local authority in terms of the presence of this and similar school activities, which is beneficial to other resource users.

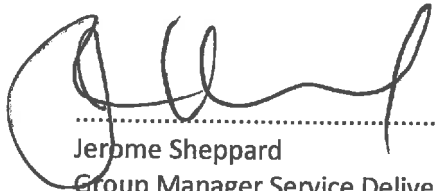
**The following consultation has been undertaken with parties that are likely to be affected:**

No consultation has been undertaken with parties that are likely to be affected, as the effects of operating the existing school will be no different to those existing prior to the requirement. However in the event that there were significant new works proposed on the site, consultation would be undertaken as required by the circumstances.

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.

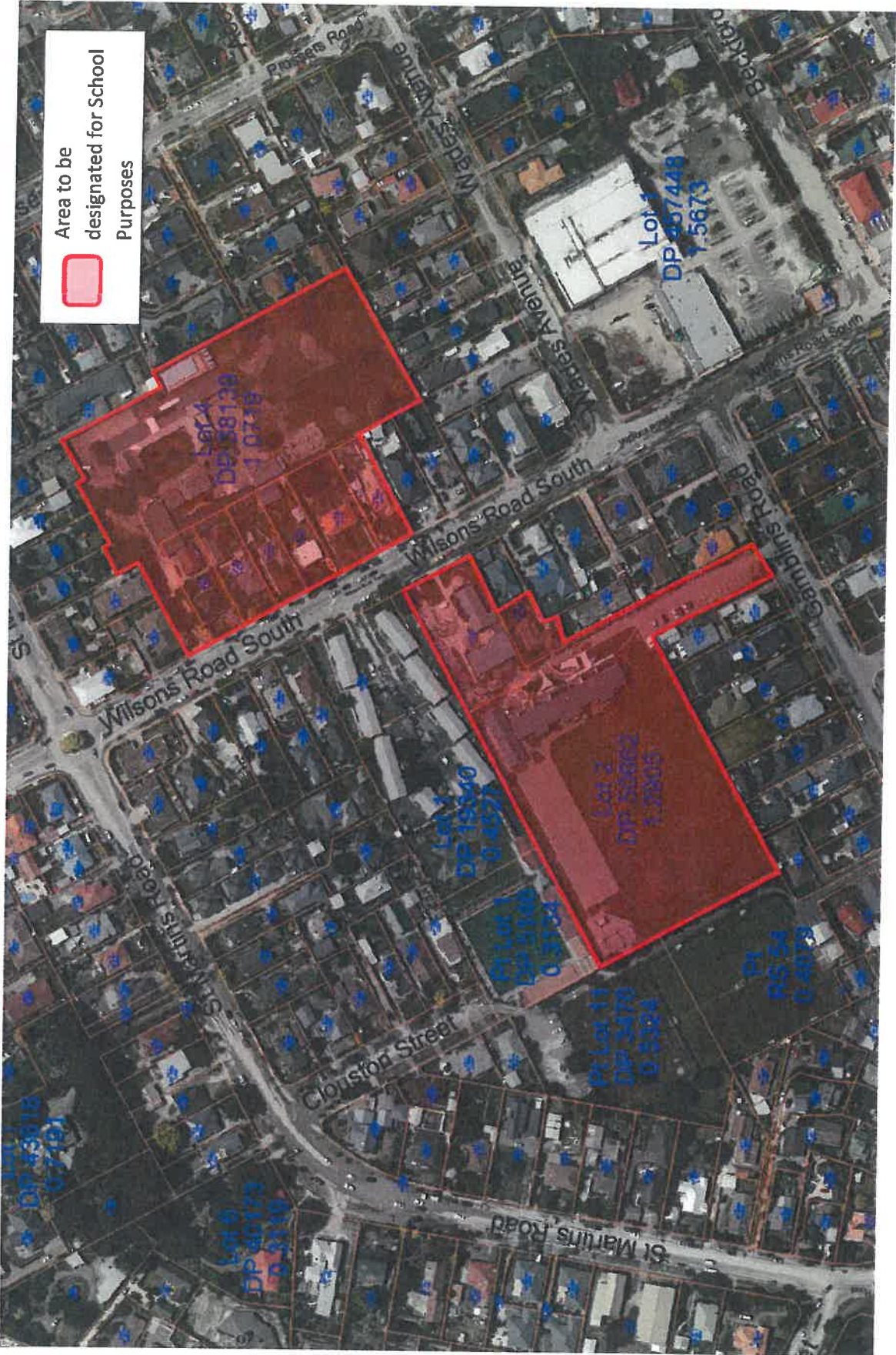
Attached is:

1. A plan showing the area of the site subject to the requirement
2. A site plan showing the arrangement of buildings on the site.



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Jerome Sheppard  
Group Manager Service Delivery  
Education Infrastructure Service  
Ministry of Education

16 February 2015



Area to be designated for School Purposes



Lot 4  
DP 58130  
1 0719

Lot 1  
DP 13340  
0 4527

Pl Lot 17  
DP 3470  
0 5104

Lot 1  
DP 567448  
1 5673

Pl  
RS 54  
0 4879

DP 3916  
0 7191

Lot 6  
DP 40173  
0 5110

St Martins Road

Clouston Street

Wilsons Road South

Wilsons Road South

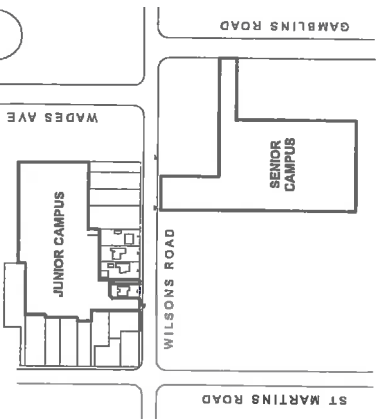
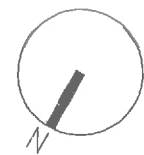
Gamblins Road

Plossers Road

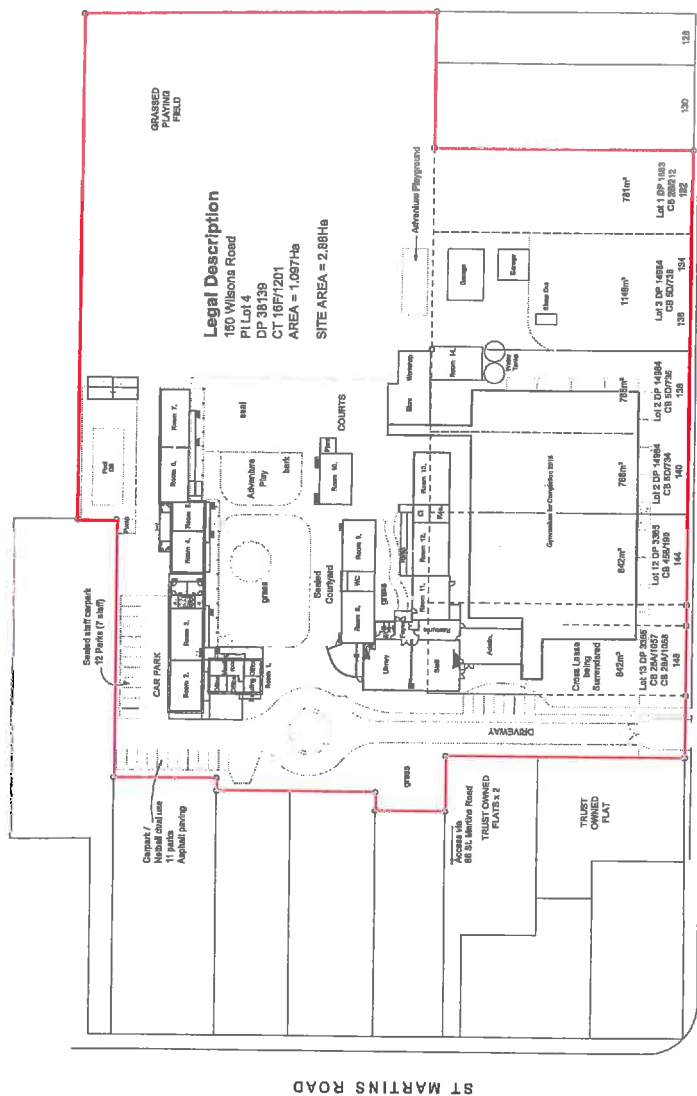
Waters Avenue

Balfour





LOCALITY PLAN



WILSONS ROAD SOUTH

125

150

ST MARTINS ROAD

job title

**DeGrénon** Architectural LTD  
 HILLVIEW CHRISTIAN SCHOOL

drawing title

JUNIOR CAMPUS SITE PLAN

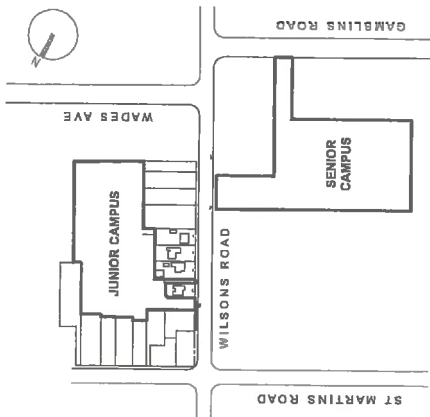
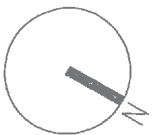
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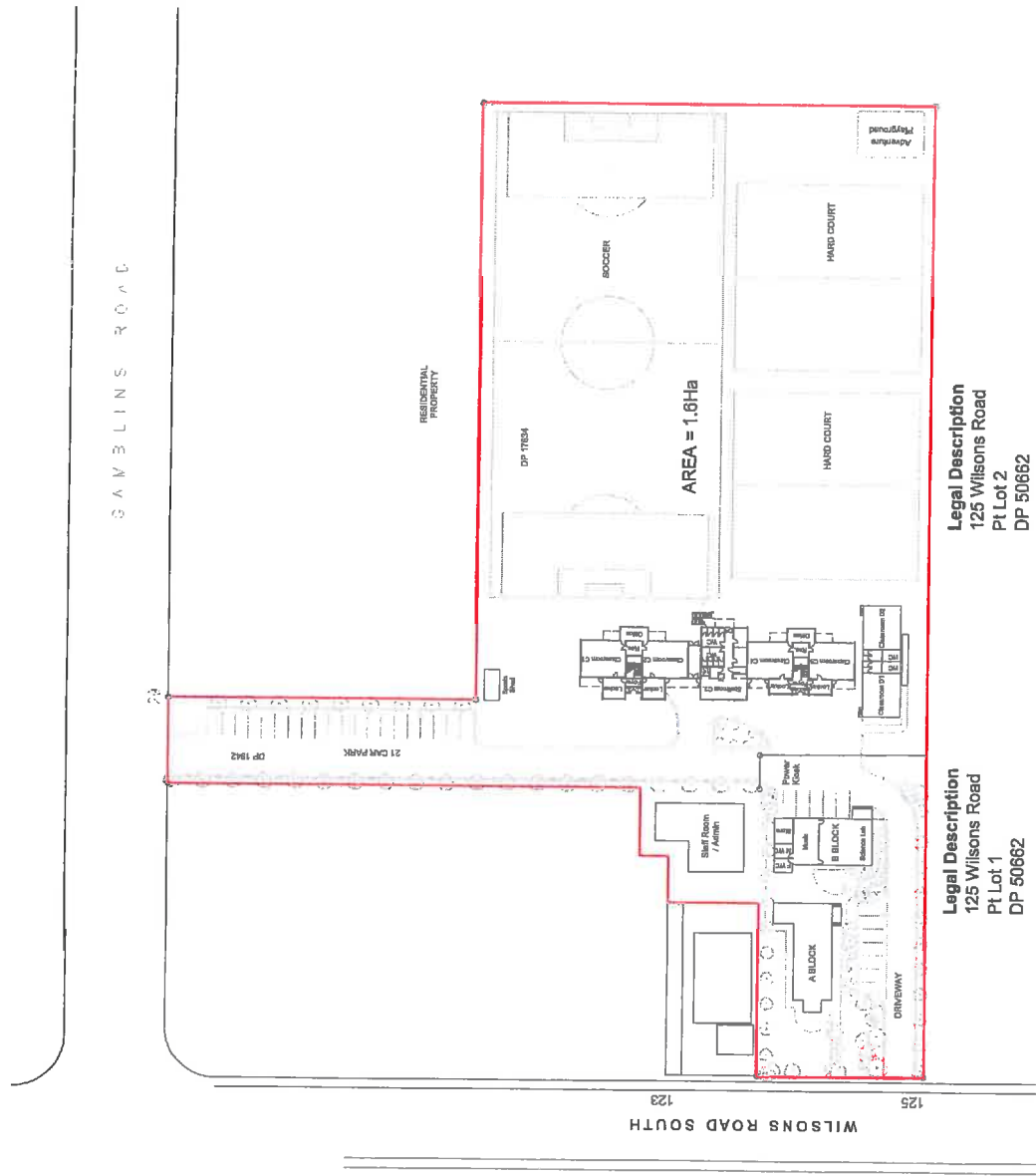
amendment date: 21/10/14

job #: rev

Sheet 1 of 2



**LOCALITY PLAN**



**Legal Description**  
125 Wilsons Road  
Pt Lot 2  
DP 50662

**Legal Description**  
125 Wilsons Road  
Pt Lot 1  
DP 50662

job title

drawing title

designer: T.J.G.  
drawn: T.J.G.

scale: 1:1000

page

**A0.02**

amendment date: 21/10/14

job # Sheet 1 of 2 rev

**SENIOR CAMPUS SITE PLAN**