

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:

St Marks School, 33 Cholmondeley Avenue, Opawa, (Lots 1 and 2 DP 26032, Lot 5 DP 25742, Lots 13 - 15 DP 2011).

Site Description

St Marks School is a state integrated Anglican primary school (years 1 to 8) established in 1925 and which was integrated in 1988 under the Private Schools Conditional Integration Act 1975. The site comprises a total area to be designated of 1.0559 ha located between Locarno Street and Cholmondeley Avenue, with the play areas adjacent to the Locarno Street, and the school buildings located close to Cholmondeley Avenue. The adjoining land to the east and west, and the immediate surrounding area, is a mature residential suburb.

The 1st July school roll in 2014 was 245 pupils, which is currently capped at this level. The school has 8 classrooms (one for each year) and is authorised to employ 12.15 full time equivalent (FTE) staff. The school site to be designated includes two lots on the northwestern Locarno Street frontage which formerly contained a dwelling (52 Locarno Street) used as a science block, and which has since been demolished as a result of earthquake damage.

It is not expected that the school will significantly increase its roll, but next year it is intended to undertake the redevelopment of part of the school to repair and upgrade existing facilities, although a result of this will be the addition of one further classroom in the new entrant area. These will replace substandard or earthquake damaged buildings including the former dwelling used for teaching purposes. These new buildings will be constructed towards the western boundary of the site and in will include provision for music tuition, science, technology and art, and years 6 – 8 classrooms and associated spaces. These buildings will occupy an area currently taken up by the library building and the paved playing courts extending through to Locarno Street, although a smaller space will be taken up with a new basketball court. A new paved playing area will be re-established on the north-eastern corner of the site, still fronting the Locarno Street. This work will also include improvements and extensions to the carparking area. Depending on timing, these works that are to be undertaken by resource consent or through an outline plan subject to the designation of the land being confirmed.

Virtually all of the existing building coverage is taken up by one large interconnected building including classroom and administration areas which are predominantly single storey construction, but with components of the school gym/hall being up to 8m in height. These buildings generally follow the frontage of Cholmondeley Avenue and the western boundary of the site. A playing field of 3180 m² adjoins Locarno Street, with total hard surface areas on the site comprising 4486 m². The ground floor building coverage is 2730 m² (although this includes the dwelling which has since been

demolished), with site coverage of 24.3%. With the completion of new buildings this is expected to increase to approximately 2933 m², or 27.8% site coverage.

The school and its activities have been absorbed into the environment of the area. In the future the school will need flexibility to balance 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. This school site is relatively small and constrained, and the planned development on the school site reflects the factors outlined above.

Visual effects

The site is located in a well-established and treed residential environment. Most of the school buildings are relatively modern. There are large paved areas along the northern (Locarno Street) side of the school buildings, including paved playing courts extending through to the Locarno Street frontage and the staff car parking area on Cholmondeley Avenue. With planned redevelopment, the current pattern of building development predominantly along the southern and western parts of the school site with open space predominantly along the northern and eastern side of the school site would continue. The school is a long established part of the local residential environment and presents a pleasant suburban school environment which is of a scale which complements the neighbourhood, despite the combined footprint of the buildings. There are established trees around the grassed playing fields and along the Cholmondeley Avenue frontage.

Traffic and Parking

Both Cholmondeley Avenue and Locarno Street are classified as local roads, and Opawa Road to the east is classified as a collector road. St Marks School is a long-standing part of the local community, and any planning concerns typically associated with a school are the management of any additional traffic effects may be created through expansion of the school, including increased traffic generation, staff carparking, temporary on street parking associated with parents dropping off and picking up children, and the safety of pedestrians and cyclists including children. Such effects are normally temporary in nature and confined to periods in the early morning and mid-afternoon. The future school roll is expected to remain stable, and the pattern of activity associated with the school is a well-established part of the functioning of the local community.

The primary entry point for children to the school is from Cholmondeley Avenue, although there is also secondary pedestrian access from Locarno Street. Both are local streets, with Opawa Road (a collector road) located approximately 130m north-east of the Cholmondeley Street entry point. There is a bus route along Opawa Road and St Martins Road. There are a large number of 90° angle parks located along the Cholmondeley Street frontage adjacent to the school. The school differs from a number of other schools, in that its clientele is drawn from parents seeking a spiritual component in their children's education. For this reason, a high proportion of the children are delivered or collected in their parent's vehicles.

There are currently 11 car parks for the use of staff in the south-western corner of the site of Cholmondeley Avenue, although this is planned to increase to 19 as part of the redevelopment of classrooms and other school facilities on the western side of the site.

As no expansion of the school is planned to take place, the environmental effects of the school have been absorbed into, and form part of, the amenity of the local community. Accordingly issues associated with potential for increased traffic will not arise in this case.

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. St Marks School is a long-standing facility in the local community and noise levels are not expected to change.

Positive effects

St Marks School has long contributed to providing for the educational needs of primary school children in the Opawa area, and over the southern and eastern areas of the city, through the provision of a national educational curriculum while also meeting the aspirations of those parents in the Anglican 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. St Marks 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 Opawa 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 are:

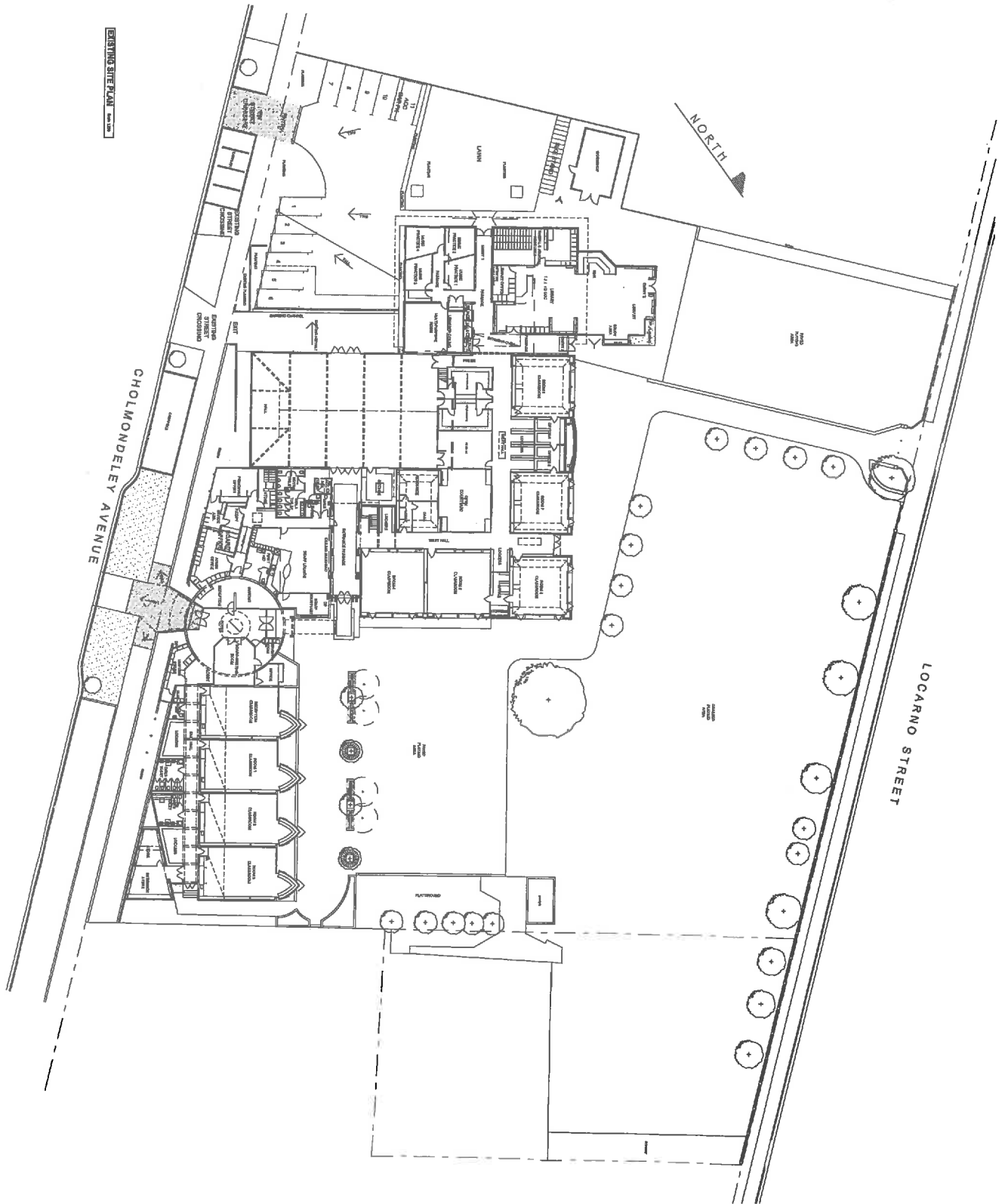
1. A plan showing the area of the site subject to the requirement.
2. A site plan showing the arrangement of buildings on the site, and describing the extent of existing facilities.



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

16 February 2015

EARTHQUAKE REPAIR REPORT FOR ST MARKS SCHOOL



EXISTING SITE PLAN

FILE	198-1
SCALE	
DATE	OCTOBER 2018
SHEET NO	

ST MARK'S SCHOOL REDEVELOPMENT MASTER PLAN

Master Plan – Key Drivers

- A flexible 10-50 year plan
- Must be affordable, best use of available funds
- Introduce Modern Learning environment (MLE) principles into the school
- Minimise disruption to ongoing school operations
- Minimise resource and building consent issues
- Maintain the school's special character
- New Buildings designed to 100% NBS (Building Code requirement)
- Redevelopment of existing buildings to 67% NBS (a MDE requirement – the Building Code requires 54% NBS)

Master Plan – Key Features

- Information Centre, a new central location and closer to the Junior School – a focus for learning
- Halls refurbished and strengthened multifunctional facility, new covered main entrance/entry, potential self-contained, revenue earning, external function facility – a focus for special character
- Administration Hub: Uniform store repositioned, and new meeting room
- Junior School (new entrance, Years 1 and 2) extended, more flexible, MLE and learning support/teacher resource areas
- Senior School (existing building – Years 3, 4 & 5) extended, more flexible MLE and learning support/teacher resource areas
- A desire to keep the main school buildings inter-connected, and the knowledge that the ground conditions are reasonably uniform across the site, underpinned the decision to develop the north-west corner of the site rather than the White House site
- Senior School (new building – Years 6, 7 & 8) on an existing Asbo-Tur site; flexible MLE classroom and supporting facilities
- Technology, Art and Music Block: new build
- Art & Technology incorporated into Junior/Senior School spaces
- Central courtyard: narrower, better space utility, reduced maintenance liability
- Teacher resource areas: more accessible to teaching areas, shared amongst teachers
- Reduction in unusable corridor space (an MDE requirement)
- Unique, under one-roof navigation through the school maintained via breakout rooms and/or external covered walkways
- External Features (new fenced Asbo-Tur (on White House site) larger car park (less ideal) spaces at rear of school), new bus access from Licoon Street, no reduction in the (remains) grassed playing areas, existing paved areas all upgraded: new basketball hoops outside senior school
- Heating & Ventilation: a full review is to be undertaken to improve working environment/reduce running costs throughout the school, consider sustainable solutions
- Two level construction, considered but dismissed due to additional (expensive) structural and accessibility compliance costs.
- Where possible: improve natural light into existing spaces

Built Areas

- Existing School Buildings (the White House), 2729m²
- Master Plan School Buildings: 2333m² (New Buildings 54m², Existing Altered Buildings 1989m²)

Project Implementation / Staging

- Assuming an immediate start to the concept planning process the following completion timeframes are feasible
- Stage 1: Hall strengthening & refurbishment and New Senior School/Master/Technology & Art Block Construction Term 1 2016
- Stage 2, 3, 4: Junior School Strengthening & Redevelopment, Senior School and Information Centre Redevelopment, Administration Block Strengthening & Redevelopment (Staging of projects will be designed to minimise relocation/postponement here costs)

Project Cost Estimate

- Preliminary cost estimate for Master Plan Stages 1 - 4 (based on 6m² view) \$6.03M

Your feedback is welcome E-mail: progrm@stmarks.school.nz



Noel Strez
MSA1 ARCHITECTS LTD

- New facility block for Year 6, 7 and 8 senior students
- New build to 100% NBS
- Incorporates flexible, interconnect, class and breakout spaces
- Wet area created for Art & Technology use close proximity to new Science Block

- Technology, Art & Music Block
- Create a new technology facility adjacent to the Senior School
- The new Music Office could be used in conjunction with external functions
- New build to 100% NBS

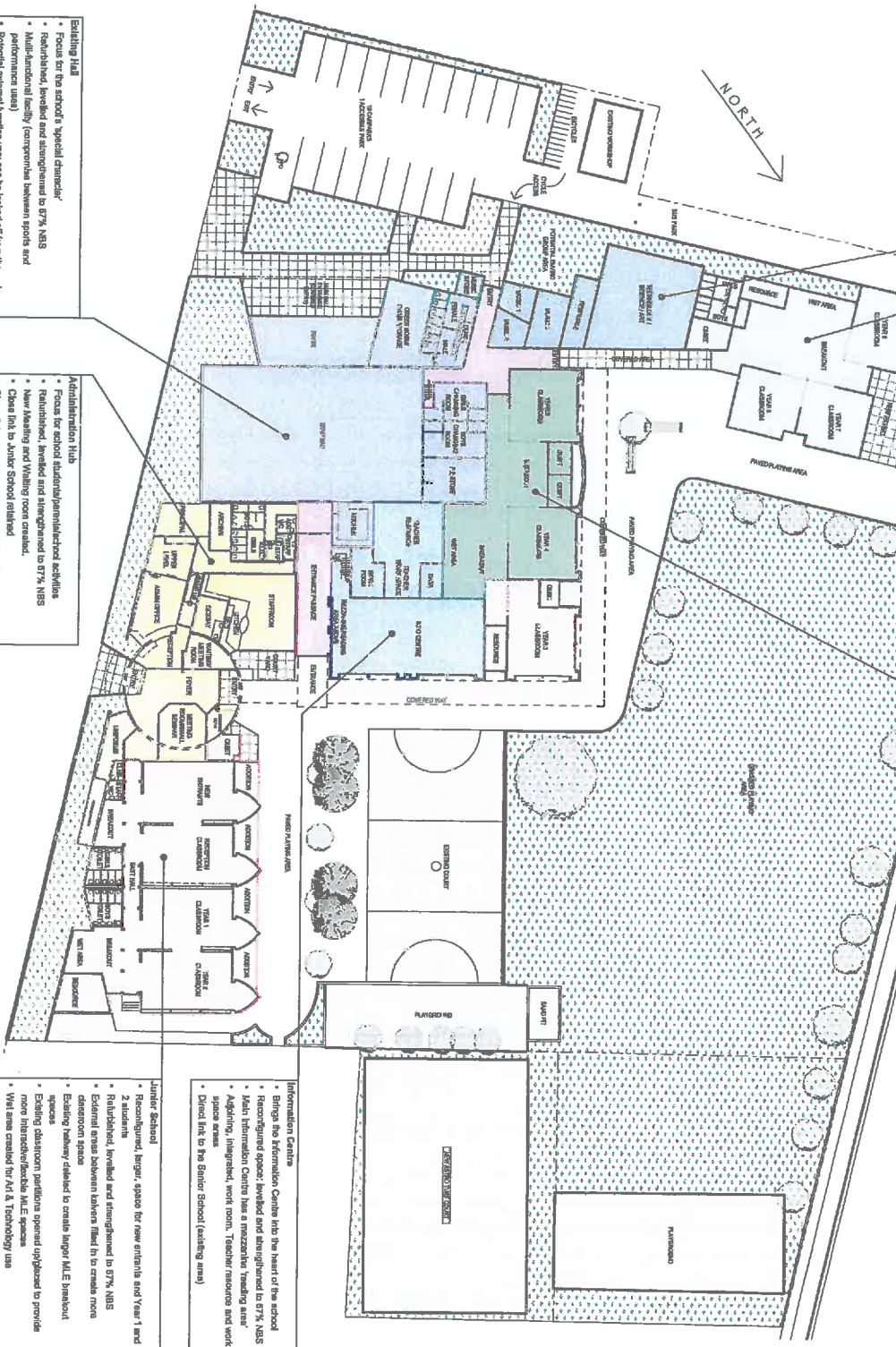
- Senior School (Existing)
- Extended, reconfigured space for Year 4 and 5 senior students (also Year 3)
- Part refurbished, levelled and arranged to 67% NBS
- Part new-build to 100% NBS: existing courtyard built in leader used (reduced maintenance)
- Existing hallway/classroom space opened up/levelled to provide more flexible MLE class and breakout spaces
- Wet area created for Art & Technology use
- Linked directly to the Information Centre
- Remove the external roof that was creating leaks in senior corridor

- Junior School
- Reconfigured: larger space for new entrance and Year 1 and 2 students
- Refurbished, levelled and strengthened to 67% NBS
- External area between balconies filled in to create more classroom space
- Existing hallway extended to create larger MLE breakout spaces
- Existing classroom partitions opened up/levelled to provide more interactive/flexible MLE spaces
- Wet area created for Art & Technology use
- Resource and Quiet areas introduced
- Reception Classroom provides for new entrance
- Consider options to raise the ceiling level

- Information Centre
- Bring the Information Centre into the heart of the school
- Reconfigured space: levelled and strengthened to 67% NBS
- Main Information Centre has a mezzanine 'teaching area' adding, integrated, work room, (Teacher resource and work space areas)
- Direct link to the Senior School (existing main)

- Building Hall
- Focus for the school's special character
- Reinforced, levelled and strengthened to 67% NBS
- Multi-functional facility (comprised between sports and performance uses)
- Potential external function use; can be isolated off from the main school
- New mezzanine covered main entrance and foyer
- New storage and cloak facilities
- Larger, new-build, extension considered, designed for cost reasons

- Administration Hub
- Focus for school administrative/technical activities
- Refurbished, levelled and strengthened to 67% NBS
- New Meeting and Waiting room created.
- Close link to Junior School refitted
- Classroom refitted: central to school entry/classrooms
- Introduces improved natural light into the administration spaces




Legend

Yellow	Junior School
Red	Senior School
Green	Information Centre
Blue	Technology/Art & Music Block
Grey	Administration Hub
Light Green	Landscaping
Light Blue	Play Area
Light Yellow	New Senior School

ST MARK'S SCHOOL REDEVELOPMENT
PROPOSED MASTER PLAN

FILE	1504
SCALE	1:500 @ A1
DATE	20/10/2014
BHEET No	SK4.1a



 Area to be designated for School Purposes