

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

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 Bedes College, 210 Main North Road, (Lots 2-4 DP 19039, Lot 1 DP74638, Lot 1 DP 74637, Lot 1 DP 16675, Lot 4 DP 305393, and Lots 1 – 2 DP 68795).

Site Description

St Bedes College is a state integrated Catholic Secondary School for boys (years 9-13) established in 1911. It was integrated as a state school in 1983. The site comprises a total area of 19.4378 ha located between Main North Road to the west, Queen Elizabeth Drive to the south, and Momorangi Crescent to the north. The area surrounding the school comprises established residential dwellings, with Northlands Mall approximately 1km to the south.

A site plan, showing the distribution of buildings on the site, and an aerial perspective showing buildings in the core of the site, is attached to this Notice of Requirement.

The school roll in 2014 was 793 pupils including 12 international students, with a projected roll in 2016 of 786 students plus 20 international students. In the longer term, increases in the school roll are expected. There are. The school has 52 classrooms and there are 52 full time equivalent (FTE) staff employed on the site. Building coverage over the school site is 5.8%.

The site is bisected diagonally by Kruses Drain (identified in the Operative City Plan as an 'Environmental Asset Waterway'). The school buildings are primarily concentrated along a north/south axis through the centre of the site between Momorangi Crescent and Queen Elizabeth Drive. The administration and teaching facilities are located north of Kruses Drain and the school has boarding facilities in three single storey blocks to the south of the main campus between Kruses Drain and QE2 Drive.

There are a number of teaching blocks in the centre of the campus containing a range of buildings and structures dating from the 1950s through to the recently completed Marian Block along the Momorangi Crescent frontage. Three of these teaching blocks (the largest being Brodie Hall), the performing arts centre, and the administration building (Marist House) are two-storeys in height. South of the administration block, part of the original brick and concrete main school block (Durham Hall) still survives and is attached to the library ('Centre of learning'). Durham Hall, although dating from as recently as the early 1950s, was constructed in the same style as the original large school block built in the 1920s, a very striking architectural feature which has since been demolished. The strength of this building has enabled it to survive the Christchurch earthquakes, and is three stories in height (15metres).

The previous school hall to the north of the administration building (Chanel Hall) has now been demolished, and its future replacement is proposed to be constructed to a height equivalent to two storeys. The large gymnasium building is 15m in height. The other school buildings on the site, including the recently constructed Marian Block, are single storey buildings.

The boarding facilities (Jarrow and Wearmoth) on the southern side of Kruses Drain have a capacity of 130 boarders, and adjacent to these is the Rector's residence near QE2 Drive and two other residences for boarding facilities staff. Also close to the southern boundary is a sports pavilion and the maintenance base for the school.

The College is currently undertaking a master planning exercise which it expects to complete in 2015. As part of this process, in the short to medium term it is planned to build a new school hall on the site of the recently demolished hall, add a new classroom block, and extend the gymnasium facilities. There is a temporary chapel on the site, which is frequently used by the school, and it is proposed to replace this with a permanent chapel. As is the case with other schools, there are also old classroom blocks, including a group of buildings in the north-eastern part of the main campus which will eventually require replacement, and further strengthening work will be required to Durham Hall. All of these works would be the subject of a future outline plan process.

The school owns five sites containing residential units; these being three detached dwellings at numbers 63, 65 and 67 Momorangi Crescent, a former double unit state rental at 61 Momorangi Crescent, and a detached dwelling at 224 Main North Road. These are currently rented, and are being held pending a future decision on whether and how the sites which they occupy might be developed for school purposes.

The school occupies a large site, and no further external expansion is anticipated, with the possible exception of minor property acquisitions along the northern boundary to rationalise the school boundary and provide improvements to future access arrangements. Subject to the agreement of the Ministry of Education, any land acquired in the future on a willing buyer/willing seller basis would be designated subject to the normal public processes under the Resource Management Act.

Future buildings on the site are expected to be either single or two storey structures, but in taking into account the large catchment area of the school, and potential long term growth of the school, there is a requirement for 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.

Visual effects

The site is located in a well-established residential environment, but is bordered on its southern and western boundaries by State Highway 74 (Queen Elizabeth Drive/ Main North Road). The site is very large with low overall site coverage. The school buildings are generally well set back from the main road frontages (especially Main North Road) and from residential properties in Providence Place and Regency Crescent to the east. These setbacks contain very expansive grassed areas.

The semicircular driveway around the playing fields on the Main North Road frontage of the site is planted with trees on both sides except immediately in front of the school buildings. There are also trees along the Main North Road and QE2 Drive frontages and along Kruses Drain and adjacent to

the northern boundary of the site along Momorangi Crescent. The frontage of Momorangi Crescent itself has an iron fence along most of the frontage for security reasons.

The grassed area comprise extensive sports grounds at both the eastern and western ends of the school campus. That at the western end fronting Main North Road is enclosed by the semicircular outline of the former loop road into the school and presents an attractive outlook from Main North Road and the properties opposite. There are no proposals to use any of this area for building development. Similarly the large sports fields at the eastern end of the school are not proposed to be used for future development, which will remain concentrated within and adjacent to existing classroom blocks and associated buildings in the centre of the school site. Located within the eastern sports fields is a purpose designed hockey pitch with illumination for night games, which is used both by the school, and externally by senior hockey teams in Canterbury.

Because building development is concentrated in the centre of the site, there is a large separation distance to most of the surrounding residential dwellings – or example over 250m from the dwellings in Providence Place and Sheraton Place to the east, and a separation distance of 150 – 200m to the dwellings in Main North Road. The closest dwellings to the cluster of school buildings are those in Momorangi Crescent, and the nearest neighbouring dwellings are either separated by intervening roads or by a buffer of more than 50m.

It can be expected that there will be future building development in the medium and longer term on the St Bede's campus, and some of this will at least take the form of two-storey buildings. However this will build upon the existing concentration of structures in the central part of the campus. The effect of this potential additional growth is not expected to have any significant adverse effect on the surrounding neighbourhood, bearing in mind that the school is a large well established facility, and has long been accepted physical landmark in this part of the city.

Traffic and Parking

State Highway 74 (Queen Elizabeth Drive/ Main North Road) forms the southern and western boundaries of the school. These are classified as major arterial roads, while Grimseys Road to the east is a Collector Road and Momorangi Crescent a local road. There is no direct access to the college from QE2 Drive. Bus services operate along both Cranford Street and Main North Road. There are bus stops to the north of the school and across QE2 Drive on the corner of Main North Road.

There are five entry points to the school. The 'public' entrance is located adjacent to 224 Main North Road at the northern end of the school frontage, and extends around to the frontage of the administration block and library building. This entrance is serves visitors to the site and for the families of boarders. Although occasionally used for drop-offs, this is discouraged by the school. When originally developed, this semicircular vehicular route extended back onto the Main North Road near the present intersection with Queen Elizabeth Drive. However the original vehicular entrance near the corner of QE2 Drive had to be abandoned upon construction of the expressway, and it is now confined to an access point for pedestrians, (particularly students from the bus stop) and students arriving by cycle.

Traffic management plans are implemented for major events on site, notably events using the hockey turf.

There are two entrances to the school from Momorangi Crescent. The first, called 'Gate 2' is the primary drop-off point for parents delivering students to the school, and also provides access to the

staff carpark. Further along Momorangi Crescent at its eastern end, is the entrance described as 'Gate 3' which provides access to the student carpark and to a vehicular route running around the rear of the main school buildings.

Finally, there is an entrance point from Grimseys Road, where the College owns a narrow strip of land extending from Grimseys Road into the school through the Council's Providence Reserve which is also used by students being dropped off or cycling to school.

Parking provision at the school is as follows:

- A staff carpark served through 'Gate 2' off Momorangi Crescent with a capacity of 46 cars.
- A student carpark off the eastern end of Momorangi Crescent through Gate 3 with 90 car parks. This is also available for community use outside school hours.
- Visitor car parking accessed off the Main North Road adjacent to the circular driveway past the administration building, with 30 car parks.

The school provides a secure cycle facility which is well be used, and can accommodate up to 120 cycles.

Momorangi Crescent is the primary access point for students arriving at and leaving the school. The construction of the QE2 Drive many years ago has had the effect of transferring the primary point of access to the school from the Main North Road to Momorangi Crescent, recognising of the high traffic flows along both Main North Road and the QE2 Drive, and severe constraints on vehicular access to these roads. Momorangi Crescent is relatively narrow, and the College is anxious to work with the City Council to improve both the amenity and efficiency of Momorangi Crescent frontage of as an arrival and departure point for its students and their parents.

As St Bede's College has a large catchment extending across northern Christchurch and beyond, and there are a large number of students who are either dropped off at school and some who drive to school, which is relatively unusual in providing for on-site student car parking. However there are also a significant proportion of students who either arrive by cycle or by bus, and potential traffic generation is also partially mitigated by the number of boarders resident on site.

St Bedes College 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. An established pattern has developed such that there is sufficient parking for staff, students and visitors (particularly for students, thus avoiding potential parking in Momorangi Crescent) and for the safe arrival and departure of students from various points around the school boundary either on foot or by cycle.

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 Bedes College is a long-standing facility in the local community and noise levels are not expected to change significantly, given that the pattern of

development within the school site in terms of the concentration of buildings and the location of playing fields is expected to remain largely the same within current boundaries of the college.

Positive effects

St Bedes College has long been part of providing for the educational needs of Catholic community children in the northern part of Christchurch and beyond, through the provision of a national educational curriculum while also meeting the aspirations of those parents in the Catholic community who wish to maintain their 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 Bedes College 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 Papanui - Northlands 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.

1. A plan showing the area of the site subject to the requirement and its legal description.
2. An aerial perspective showing the arrangement of buildings on the site.

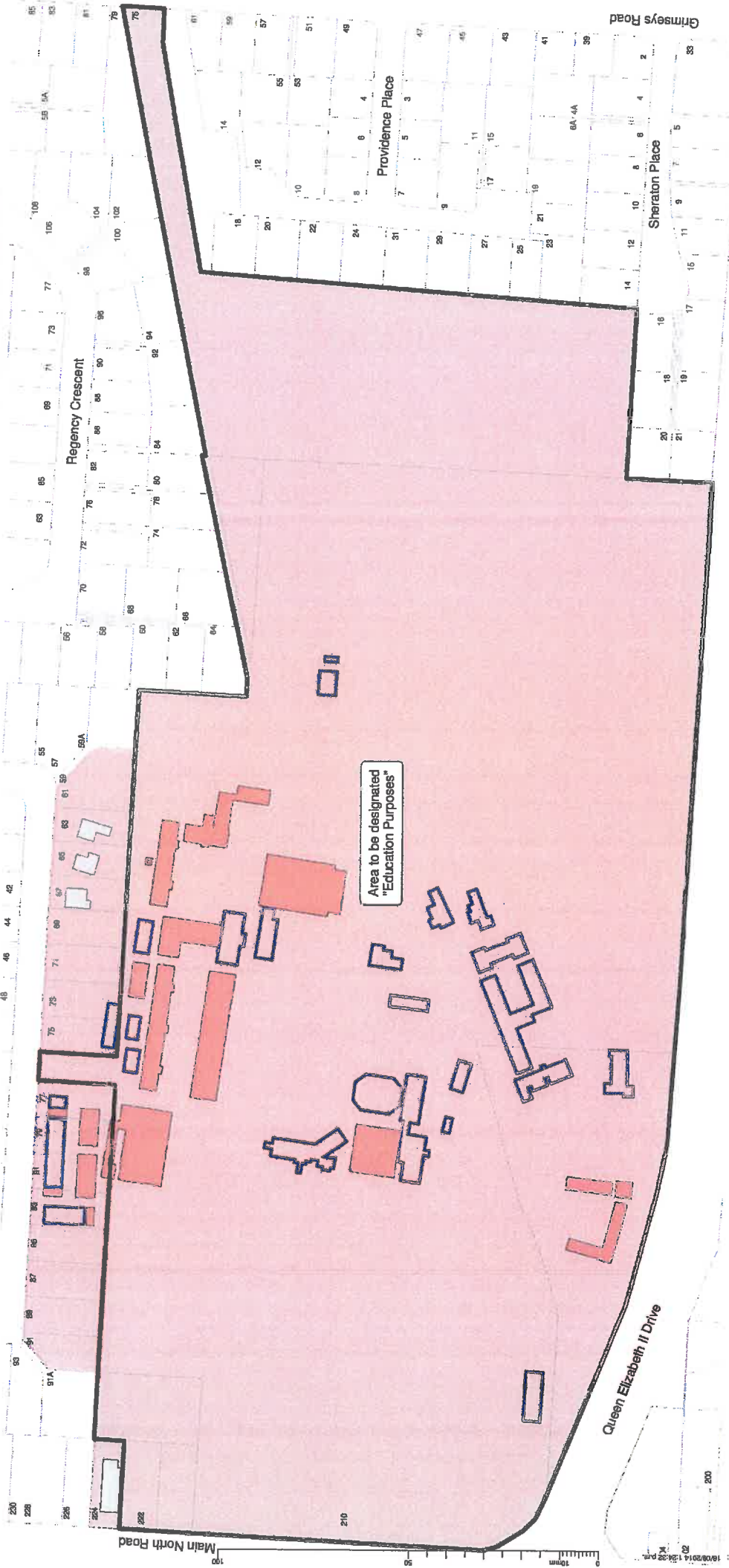


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Jerome Sheppard
Group Manager Service Delivery
Education Infrastructure Service
Ministry of Education

16 February 2015

NOTICE OF REQUIREMENT TO CHRISTCHURCH CITY COUNCIL FOR A DESIGNATION UNDER SECTION 168 OF THE RESOURCE MANAGEMENT ACT 1991

18.1084 hectares being Lot 2 Deposit Plan 19039 and described in title CB9A/1478, Lot 3 Deposit Plan 19039 and described in title CB706/73, Pt Lot 4 Deposit Plan 19039, Lot 1 Deposit Plan 74638 and described in title 21663, Lot 1 Deposit Plan 74637 and described in title CB40A/981, Lot 1 Deposit Plan 16675 and described in title 21663, Lot 4 Deposit Plan 305393 and described in title 21663, Lot 2 Deposit Plan 68795 and described in title CB40A/981, and Lot 1 Deposit Plan 68795 and described in title 21663.



Area to be designated "Education Purposes"

- Key:**
- = Land owned by St Bedes College Board of Proprietors
 - = Integrated School buildings
 - = Non Integrated School buildings
 - = Other buildings
 - = Integrated school and common areas





OPUS

St Bedes College

Proposed Designation Plan

September 2014

Sheet 100

Revised By: T.Hilduan

Checked By: C.Dunn

Date: 10/09/2014 1:28:23 pm

Project Number: 6-G1572.00

Designation Plan: St Bedes College - Designation Plan

BOARD OF PROPRIETORS PROPERTY DEVELOPMENTS 1990 - 2013



KEY...

- | | | | | | |
|---|--|----|--|-------|--|
| 1 | Marian Block: Completed 2013 (\$2.5m) | 9 | College Shop: Established 2009 | 16 | Durham Hall: ground floor renovated 2010 (\$85,000) |
| 2 | Performing Arts Centre: Completed | 10 | RE Classrooms x 2: Located 2012 (\$90,000) | 17 | Hockey Turf: Completed 2010 in conjunction with NWCCST (\$1.6m) |
| 3 | Chapel Hall: Renovated 19xx / Demolished 2014 | 11 | Classroom: Relocated 2009 (\$25,000) | 18 | Boarding Directors Houses: Completed 20xx (\$xxxx) |
| 4 | Market House: Renovated 20xx (\$1m) | 12 | Room 18: Reroofed and converted to temporary chapel (2011) | 19 | Boarding Asst. House: completed 20xx (\$xxxx) |
| 5 | Chapel of St Bede Site: Demolished 2012 | 13 | Gym: Completed 20xx (\$xxx) | 20 | Jarrow extension: completed 20xx (\$xxx) |
| 6 | Centre of Learnings: Renovated 20xx (\$xxx) | 14 | Car parking: Completed 2011 in conjunction with NWCCST (\$150,000) | 21 | Jarrow main Block: Completed 19xx (\$xxxx) |
| 7 | Brodie Hall: Upper floor recled 2012 (\$380,000) | 15 | Grimmes Hall Site: Demolished 2012 | 22 | Rectors House (Out of view): Completed 20xx (\$xxx) |
| 8 | Brodie Hall Stairways: Strengthened 2012 | | | | |
| | | | | 23 | Wearmoth Dormitory: Completed 2010 (\$1.3m) |
| | | | | 24-27 | Adjoining properties in Momorang Crescent owned by BOP |
| | | | | 28 | Adjoining property (out of view) on Main North Road owned by BOP |