

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 Thomas of Canterbury School, 68, 68A and 69 Middlepark Road, Sockburn (Lots 1 and 2 DP 26032, Lot 5 DP 25742, Lots 13 - 15 DP 2011 and Lot 8 DP 313867).

Site Description

St Thomas of Canterbury School is a state integrated Catholic secondary school for boys (years 7 to 13) established in 1961. It was integrated as a state school in 1981. The school comprises two separate sites. The "main" site containing the administration and teaching facilities is located on the southern side of Middlepark Road, with a total area of 2.8503 ha. The larger part of the school comprises Lot 8 DP 313867 with an area of 4.106ha located on the western side of Middlepark Road, and is used for most of the schools sport and recreation activities. The surrounding area is residential suburban in character, with the large Oceania Rest Home complex along part of the southern boundary of the main site. The school shares a common boundary with Our Lady of Victories Primary School to the east.

A site plan showing existing and consented development is attached to this Notice of Requirement. Note this does not show all of that part of the site west of Middle Park Road which comprises the school playing grounds; the overall school site corresponds with the Cultural 3 zoning contained in the Operative City Plan.

Primary access to the school is from Middlepark Road. The school roll in 2014 was 551 pupils, which is expected to increase to its maximum authorised roll of 615 in 2017. There are 40.62 full time equivalent (FTE) staff employed at the school. The school has 32 classrooms and 12 smaller teaching spaces with 7 large buildings ranging from approximately 300 – 700m² gross floor area, three of which (Blocks C1, C2, ER, G, and MS) are two storey and up to 9m in height*. This also includes the Edmund Rice Building in the north-western corner of the main block. This was originally accommodation for the Catholic Brothers with an attached chapel, but the building is now almost exclusively used for staff offices and teaching spaces. Blocks A and B make up the original school buildings at the time of the school's establishment. The gross floor area of buildings on the main site is 5564m² (approximately 19.5%).

There are three buildings on the northern part of the school site used for sports – a two storey building containing changing rooms, kitchen and sports equipment, a maintenance building and toilets, with a combined total gross floor area of 343m², or 0.8% site coverage.

There is a large area of open space between the existing school buildings and the boundary with 'Our Lady of Victories' School to the east which would be used for any required future building

expansion. At this point it is anticipated that a new school hall will be required using part of this area. Refurbishment of Block C is also planned, although the latter would not require additional land.

Any new buildings on the northern sports field site will be related to sports activities, and a weight training building of approximately 200m² is contemplated in the future.

There are no boarding facilities at St Thomas of Canterbury College.

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, projected growth of the school and population increases in the south and west of the city, 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.

**A small part of Block C is understood to be up to 10m in height*

Visual effects

The school, with its two sites have, considering the size of the school, a very short street frontage. The main site, with a street frontage of approximately 100m, is extensively planted, with all buildings except the Edmund Rice Building set back at least 50m from Middlepark Road. The eastern end of the main site (approximately one third of the site) shares a rear boundary with eight residential properties, and with Our Lady of Victories school and its playing fields, the latter separated by a row of trees. The existing school buildings adjoin residential housing and the EPH complex, but no major changes are anticipated to the existing 'built' part of the site which would affect these neighbours.

The large sports grounds on the northern part of the site have a short frontage and access strip occupied by hard surfaced playing courts with the another court and existing buildings adjoining the rear of the properties at 70 – 72 Middlepark Road. The sports fields are roughly rectangular in shape and adjoin the rear boundaries of over 30 residential properties. There are scattered trees around the periphery of the site. Both parts of the school are located in a well-established suburban residential environment.

Traffic and Parking

Middlepark Road is classified as a local road. Bus services operate along Main South Road and Middlepark Road / Craven Street, and both are well used by students. There is a bus stop on Middlepark Road directly adjoining the school. A large proportion of students are taken to and from school by car, reflecting the school's large catchment, and are dropped off in Middlepark Road.

There are 35 shared visitor/staff carparks and 20 staff only carparks on the site. There are approximately 60 cycle parks, although not all of these are used.

St Thomas of Canterbury 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 students, and the safety of pedestrians and cyclists including children. The traffic environment of the school has come

to form part of the existing amenity of the local community, and as only limited expansion of the school is envisaged, this is not expected to change significantly, at least in the medium term.

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. There have been no significant issues arising with noise from the school even though the school adjoins a rest home complex and many residential neighbours. St Thomas of Canterbury College is a long-standing facility in the local community and noise levels are not expected to change.

Positive effects

St Thomas College has long been part of providing for the educational needs of Catholic community children in the western 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 intermediate and secondary school boys 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 Thomas of Canterbury 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 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 Sockburn 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.

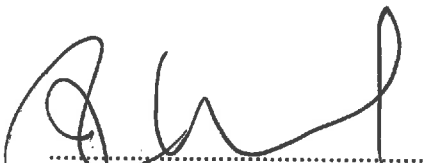
The following consultation has been undertaken with parties that are likely to be affected:

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 to this Notice of Requirement is:

1. A site plan showing the arrangement of buildings on the site, and describing the extent of existing facilities.



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

16 February 2015



- INTEGRATED LAND
- MAIN SCHOOL SITE 26,716m²
- NON INTEGRATED LAND
- SPORTS FIELDS ON OPPOSITE OF MIDDLEPARK ROAD
- INTEGRATED BUILDING
- NON INTEGRATED BUILDING



GOVERN ALL DIMENSIONS & LEVELS ON SITE FROM THE FINISH FLOOR TO FABRICATION AND CONSTRUCTION OF ALL COMPONENTS

ST THOMAS OF CANTERBURY COLLEGE
64-78 MIDDLEPARK ROAD, CHRISTCHURCH



SITE PLAN

A-2010001
 DATE RECORDED
 AND CAR PARK ADDED

DATE
 JULY 2014

SCALE
 1:500 @ A1 (1000 B42)

PROJECT NO.
 1177

PROJECT
 A-01

FOOTING
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