



15 April 2021  
Helen O'Shaughnessy  
District Plan Manager  
Central Hawkes Bay District Council  
PO Box 127  
Waipawa 4240

Email: [heleno@chbdc.govt.nz](mailto:heleno@chbdc.govt.nz)

**Attn: Helen O'Shaughnessy**

**Central Hawkes Bay District Council – Notice of Requirement for a new designation under Section 168(1) of the Resource Management Act 1991**

The Ministry of Education (the Ministry) would like to give notice to Central Hawkes Bay District Council as the territorial authority that a new designation is required for Te Aute College as per Section 168(1) of the RMA 1991.

The Minister advises that:

The Notice of Requirement has been prepared for this school as attached in **Appendix B** and has been assigned a new designation number and details in Table 1 of **Appendix A**.

Please note that GIS shapefiles for boundary amendments have been produced and have been provided to Council in conjunction with this Notice of Requirement.

Should you have any queries please do not hesitate to contact the undersigned.

Yours sincerely

**Gary Anaru**  
Regional Infrastructure Manager Central North Island  
Ministry of Education

**Date:** 15 April 2021

## Appendix A: Minister of Educations new Designation

Table 1: New designation details

<b><u>TE AUTE COLLEGE</u></b>	<b>MINISTRY OF EDUCATION (MEDU)</b>
Designation unique identifier	<u>MEDU 13</u>
Designation purpose	<u>Education Purposes</u>
Site identifier	<u>100 State Highway 2</u> • <u>Part Lot 29 DP 4416</u>
Lapse date	<u>Designation is implemented</u>
Designation hierarchy under section 177 of the Resource Management Act	<u>Primary</u>
Conditions	<u>No</u>
Additional information	<u>Zone: Rural</u> <u>Designated as per Ministry of Education letter dated 4 October 2019</u>

## Appendix B – Notice of Requirement

**NOTICE OF REQUIREMENT TO THE CENTRAL HAWKE'S BAY DISTRICT  
COUNCIL FOR A DESIGNATION UNDER SECTION 168  
OF THE RESOURCE MANAGEMENT ACT 1991**

**The site to which the requirement applies is as follows:**

The parcels of land described in the Title referenced HBJ3/693 in the Hawkes Bay Registry being land on the western side of State Highway 2 at Te Aute north of Otane, as shown on the designation plan attached.

The land is occupied by Te Aute College which is a state-integrated boys secondary school.

The current roll is approximately 62. This is a reduction from a recent peak of 108 on 2016. The College provides a special character based on Māoritanga and Christian principles. Most of the students are Māori and 80% board at the school. Students come from throughout New Zealand and a few from Australia and the Pacific islands. The College is one of the oldest in New Zealand and has operated from this site for some 160 years.

The College has 16 teaching spaces, a wharenuī, library, hall, administration block, swimming pool, playing fields and paved hard courts. The area of land associated with the state-integrated school is 8.0137 hectares.

The site is located adjacent to State Highway 2 north of College Road in rural Central Hawkes Bay. A tree-lined driveway of 175m extends from State Highway 2 into the College with sports fields on both sides. The pool and hardcourts are in this location and the access road leads on through the site past the hall, wharenuī and on to the three groups of teaching buildings. The College has boarding facilities which are not state-integrated facilities and are therefore not within the designation. These are located to the north of the College and there is also a number of teachers houses to the south. Similarly, the Chapel and Chaplain's House are also not within the proposed designation. The Chaplain's House is the former Allen M Williams' residence which is a heritage building.

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

Designation for education purposes under the Resource Management Act 1991 to enable the ongoing operation, maintenance and development of public education on the site.

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

- The use of the facilities on the designated site by and for the educational benefit of school age students of years 9 to 15 regardless of whether they are enrolled at any institution located on that designated site.
- The provision of supervised care and study opportunities for students outside school hours in school facilities.
- The provision of community education outside school hours in school facilities.
- The provision of academic, sporting, social and cultural education and training including through:
  - Formal and informal recreational, sporting and outdoor activities and competitions whether carried out during or outside school hours;
  - Formal and informal cultural activities and competitions whether carried out during or outside school hours; and
- The provision of specialist hubs and units (including language immersion units and teen parent units) for students with particular educational requirements or special needs.

- The use of facilities for purposes associated with the education of students including school assemblies, functions, fairs and other gatherings whether carried out during or outside school hours.
- The provision of associated administrative services; car parking and vehicle manoeuvring; and health, social service and medical services.
- The housing on site for staff members whose responsibilities require them to live on-site (e.g., school caretaker) and their families.

#### **The nature of the proposed restrictions that would apply are:**

There are no proposed restrictions given the long-established educational purposes and operation presently conducted upon the land.

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

The educational activities on the land have no deleterious or adverse environmental effect. The school is in a rural area and is set well back from the State Highway. It is surrounded by pastoral farmland with a café on the opposite side of the highway which is located within the former Christ Church which is a heritage building.

Students come from all parts of New Zealand, a wide range of communities benefit from having access to a state education with a special Māoritanga character.

### General

Four principal environmental effects of the continued operation of the school can be identified as:

- The positive contribution made to the communities represented at the school
- The modification made to the visual amenity
- The effects on local traffic flows; and
- The effect on the local noise environment.

### Contribution to Communities

This school is a long-established and integral component of the local environment. The availability of adequate educational facilities of this nature is a reasonable expectation of both urban and rural dwellers.

This effect is considered to be entirely consistent with the Resource Management Act's purpose of allowing people and communities to provide for their "*social economic and cultural wellbeing*."

### Visual Effects

The school buildings are set well back from State Highway 2 and are surrounded by mature trees. The driveway has an attractive tree-lined avenue character. The school is well accepted as an integral component of the local environment and no special mitigation measures are considered necessary. The school has existed on the site for 160 years and redevelopment, additions and modernisation have taken place during the life of the school and will continue to do so.

All the school buildings are single storey and laid out in a rural campus style. There is a generous supply of on-site parking throughout the campus. The school presents a high level of amenity to the general area.

### Traffic Flows

Schools interact with local traffic in two main ways:

- By general additional traffic (largely vehicular) and;
- By having the potential to disrupt traffic flows (through both vehicular and pedestrian actions).

The first factor does not warrant consideration in this evaluation since the school has been in place for many years.

Adverse effects may be created by traffic either crossing some major roads or merging with other traffic using those roads. The main access is to State Highway 2 which is a Limited Access Road. The highway is single lane in each direction with wide shoulders. The entrance is designed to the appropriate rural standard with acceleration and deceleration tapered shoulders. There is excellent visibility in both directions. With only 20% of the roll being day pupils and a number of staff housed on site, the traffic generation is minimal for the size of the school.

## Noise

Schools modify the local noise environment in three ways:

- Through the introduction of an additional concentrated local noise source at regular times of the day when pupils are outside the classroom environment;
- Through the introduction of an additional concentrated local noise source at regular times of the day as pupils arrive at, and depart from, the school; and
- Through the introduction of an irregular local noise source with other school-based activities.

The activity which is subject to this notice is existing and is set within a large rural property that is associated with the College and is an accepted part of the noise environment of the area. There are few if any neighbouring activities that could be affected by noise.

Accordingly, there are no significant adverse effects on the environment from noise generated on the school site as a result of this Notice of Requirement. No proposed mitigation measures are therefore called for.

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

The site which is the subject of this Notice of Requirement is currently an established activity. It represents a considerable investment by taxpayers and the school community and is a facility that provides for the educational needs of individuals and communities.

The preference for the designation technique and alternative methods available are discussed below.

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

Designation of existing schools is a technique used nationally by the Minister of Education and is seen by the Minister as being the most effective way of ensuring that the Minister's interest in a site is protected. The primary reasoning for adopting this technique is the greater certainty provided in terms of future management options for the site relative to other available methods. This certainty is considered to be very important by the Minister since a longer term commitment is traditionally made to any particular site selected for the operation of a school.

Designation also clearly identifies the likely long-term location of this particular activity and this is seen as beneficial to both other resource users and to the Central Hawkes Bay District Council.

The principal alternative means of protecting the Minister's long term interest in a particular site would be to seek to have an appropriate rule included in the District Plan which classifies the operation of school and other related activities as "permitted activities" within the given area.

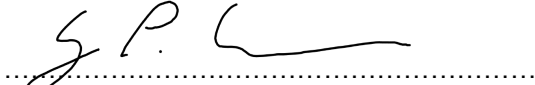
This alternative approach would leave the Minister exposed to future proposed plan changes, which may not be directly related to the carrying out of these specific activities but which nevertheless would cause the Minister to incur unnecessary cost and to reduce uncertainty as to future operations. Consequently, designation is regarded by the Minister as the most appropriate method for protecting his interests.

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

No consultation has been undertaken in respect of this Notice of Requirement as the site is existing with an established secondary school and associated activities. Notwithstanding this, there is a commitment to consulting affected parties as appropriate with respect to any relevant new works on this site.

The following information is attached to this notice as required to be included by the district plan, regional plan, or any regulations made under the Resource Management Act 1991.

a) Copy of Title



.....  
Gary Anaru  
Regional Infrastructure Manager – Central North  
Ministry of Education

(Pursuant to an Instrument of Delegation as at June 2016)

Date: 15/04/21 .....

**NOTICE OF REQUIREMENT TO CENTRAL HAWKES BAY  
DISTRICT COUNCIL FOR A DESIGNATION UNDER SECTION 168 OF  
THE RESOURCE MANAGEMENT ACT 1991**

8.0137 hectares being Pt Lot 29 Deposited Plan 4416.

