THIS DEED OF AGREEMENT is made the /8 day of May
One thousand nine hundred and eighty (1980)

BETWEEN THE ROMAN CATHOLIC BISHOP OF THE DIOCESE

OF DUNEDIN a "Corporation Sole" (hereinafter with his successors referred to as "the Proprietor") of the first part AND HER MAJESTY THE QUEEN acting by and through the Minister of Education (hereinafter referred to as "the Minister") of the second part

WHEREAS

- A The Proprietor is the owner of St. John's Primary School, Ranfurly (hereinafter referred to as "the School").
- \underline{B} The School is a Roman Catholic Primary School for BOYS and GIRLS from NEW ENTRANTS to FORM TWO offering Education with a Special Character.
- The School was established in 1944 and up to the effective date of integration was conducted and staffed by members of the Roman Catholic Religious Order of Women, known as SISTERS OF MERCY. The said Order will continue after the effective date of integration to offer teaching staff to the school, so long as it has members available for that purpose.
- The Minister and the Proprietor have agreed to enter into this Deed of Agreement pursuant to the Private Schools Conditional Integration Act 1975, whereby the School is to be established as an integrated school.

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NOW THIS DEED OF AGREEMENT WITNESSETH THAT IT IS HEREBY

COVENANTED AGREED AND DECLARED BY AND BETWEEN, THE PARTIES

HERETO AS FOLLOWS:-

- 1. THAT the Minister and the Proprietor HEREBY AGREE that the School is to become an integrated School pursuant to the Private Schools Conditional Integration Act 1975.
- 2. THE School's Special Character as is hereinafter described, shall incorporate the Education with a Special Character as provided in the School AND IT IS HEREBY AGREED AND DECLARED that the School shall at all times in the future be conducted and operated so as to maintain and preserve the School's Special Character and these presents shall be interpreted so as to maintain and preserve the Special Character of the School.
- 3. ON behalf of the Proprietor it is hereby agreed that:-
- (a) The Proprietor is the owner of all the land and improvements more particularly described in the First Schedule hereto (hereinafter referred to as "the Proprietor's land") and of which for the purposes of this Deed of Agreement, the School premises form part only. The School premises for the purpose of this Deed of Agreement being the land and improvements more particularly described in the Second Schedule hereto (hereinafter referred to as "the School premises").
- (b) The Proprietor shall set apart and appropriate as owner all the School premises and all the chattels and other

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assets of the Proprietor associated with the School exclusively for the purposes of the School as an integrated School, so that the Controlling Authority of the School shall have the exclusive right to the possession and use of the School premises and chattels - PROVIDED THAT -

- (i) At the request of the Proprietor, the School

 Committee may grant the use of the School

 premises and chattels to the Proprietor or other

 person or persons at any time when the School

 premises and chattels are not required for school

 purposes and the School Committee shall not

 unreasonably or arbitrarily withhold its consent.

 The School Committee may require the Proprietor

 or other person or persons to pay a reasonable

 fee to the School Committee as a condition of such

 use.
- (ii) With the consent of the Proprietor, the School
 Committee may grant the use of the School premises
 and chattels to other person or persons at any
 time when the School premises and chattels are
 not required for School purposes and the Proprietor
 shall not unreasonably or arbitrarily withhold his
 consent. The School Committee may require any
 such person or persons to pay a reasonable fee
 to the School Committee as a condition of such use.

- (c) The Proprietor shall accept and meet the liability for all mortgages, liens and other charges upon the land and buildings comprising the School premises.
- (b) The Proprietor shall plan, pay for, and execute the improvements described in the Third Schedule hereto, to the School premises, so as to bring the School buildings and associated facilities forming part of the School premises up to the minimum standard for comparable State Schools prevailing at the effective date of this Deed of Agreement. Such improvements to be carried out in accordance with the dates specified against such improvements in the Third Schedule hereto. Proprietor shall upon completion of any improvements to electrical services described in the Third Schedule hereto arrange for the local Electrical Supply Authority to inspect the School premises in terms of Regulation 45 of the Electrical Supply Regulations 1976.
- (e) The Proprietor shall plan, execute and pay for such capital works and associated facilities at the School as may be approved or required, from time to time, by the Minister pursuant to Section 40 (2) (d) of the Private Schools Conditional Integration Act 1975.
- (f) The Proprietor may own or hold upon trust, and control and maintain, any land, buildings and associated facilities that, although not part of

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the integrated School premises in terms of this Deed of Agreement are regarded by the Proprietor as appropriate to maintain the Special Character of the School.

- forming part of the School premises and the Proprietor's chattels owned or held upon trust for the purposes of the School and the other assets owned by the Proprietor for the purposes of the School against risks normally insured against, in some responsible insurance office in New Zealand, and further acknowledges the obligation on him created by Section 40 (2) (h) of the Private Schools Conditional Integration Act 1975.
- (h) No person employed at the School and paid for his services in whole or in part out of moneys appropriated by Parliament, shall be paid by the Proprietor or his servants or agents any remuneration additional to that provided for by the Private Schools Conditional Integration Act 1975 or shall be granted or permitted any condition of service more favourable than that permitted in the case of a person employed in a similar position in a State School PROVIDED HOWEVER that a teacher to whom the provisions of Section 71 of the Private Schools Conditional Integration Act 1975

apply, shall continue to be paid no less than the same salary, and be accorded the same status, as he received or was accorded on the day before the effective date of the integration of the School.

- 4. THE land and buildings constituting the School premises are subject to the mortgages, debts, liens encumbrances, easements licences, restrictions and other matters which affect the title to or enjoyment of the land more particularly described in the First Schedule hereto.
- 5. THE Special Character of the School is that it is a Roman Catholic School for boys and girls established by the Roman Catholic Bishop of the Diocese of Dunedin, New Zealand, for the Roman Catholic Community of the Diocese of Dunedin which promotes and supports the School and of which the School is part, to provide and to continue to provide Education with a Special Character, that is to say:-

The School is a Roman Catholic School in which the whole School community through the general School programme and in its Religious instructions and observance exercises the right to live and teach the values of Jesus Christ. These values are as expressed in the Scriptures and in the practices, worship and doctrine of the Roman Catholic Church, as determined from time to time by the Roman Catholic Bishop of the Diocese of Dunedin.

- 6. THE Proprietor of the School subject to the provisions of this Deed of Agreement:-
- (a) Shall continue to have the responsibility to supervise the maintenance and preservation of the Education with a Special Character provided by the School;
- (b) Shall continue to have the right to determine from time to time what is necessary to preserve and safeguard the Special Character of the Education provided by the School and described in this Deed of Agreement;
- (c) May invoke the powers conferred upon him by the Private Schools Conditional Integration Act 1975, if in the opinion of the Proprietor the Special Character of the School as defined and described in this Deed of Agreement has been or is likely to be jeopardised or the Education with a Special Character provided by the School as defined and described in this Deed of Agreement is no longer preserved and safeguarded.
- 7. (a) THE Controlling Authority of the School shall be the Education Board of the Otago Education District as constituted pursuant to Section 15 of the Education Act 1964.
- (b) The School shall be managed by a School Committee constituted pursuant to the provisions of Section 26 of the Private Schools Conditional Integration Act 1975. The School Committee shall consist of:-
 - (i) One (1) member to be appointed by the Proprietor of the School; \mathcal{TR}

- of children attending the School PROVIDED HOWEVER that in the event of the School rollaltering at any time then the number of such members shall be fixed by ascertaining the number of members that a State School Committee would have, based on the current School roll in accordance with the provisions of the School Committee Administration Regulations 1965 and subtracting one from that number.
- Any election conducted pursuant to Section 26 of the Private Schools Conditional Integration Act 1975 shall be conducted as nearly as possible in the manner prescribed by the School Committees Administration Regulations 1965 and any regulations made in amendment thereof or in substitution therefor, and the provisions of those regulations shall, with any necessary modifications, be applied accordingly.
- (d) The control and management of the School shall be exercised subject to the provisions of Section 25 (6) of the Private Schools Conditional Integration Act 1975.
- 8. THE School had a roll of Seventy-one (71)

 pupils as at the 30th September 1979 being the year

 when the roll figures were last compiled. It is agreed by and

 between the parties hereto that the maximum roll of the school

 shall be Seventy-five (75)
- 9. THE Proprietor agrees that pursuant to Paragraphs (d) and (e) of Clause 3 of this Dead of Agreement he will bring the School up to the minimum standard of accommodation laid down from time

by the Director-General for a comparable State School.

- 10. (a) PREFERENCE of enrolment at the School under Section
 29 (1) of the Private Schools Conditional Integration Act 1975 shall be given only to those children whose parents have established a particular or general religious connection with the Special Character of the School and the Controlling Authority shall not give preference of enrolment to the parents of any child unless the Proprietor has stated that those parents have established such a particular or general religious connection with the Special Character of the School.
 - (b) In accordance with Section 7 (6) (h) of the Private Schools Conditional Integration Act 1975 unless the Proprietor and the Controlling Authority otherwise agree and subject to places being available, the number of pupils whose parents do not have a preference of enrolment at the School in accordance with the provisions of Section 29 (1) of the Private Schools Conditional Integration Act 1975 shall be limited at all times to FOUR (4) pupils out of the total roll of the School and the Controlling Authority shall not enrol more than that number PROVIDED THAT to maintain and preserve the Special Character of the School the Controlling Authority in classifying such pupils so enrolled shall endeavour to reasonably distribute them through the range of classes offered by the School.
 - (c) Wherever any difficulty arises related to enrolment at the School in terms of Section 54 of the Private

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Schools Conditional Integration Act 1975, it may be referred to the Controlling Authority of the School pursuant to the provisions of the said section.

- 11. IT is agreed by and between the parties hereto that as Religious observances and Religious instruction form part of the Education with a Special Character provided by the School, Religious observances and Religious instruction in accordance with the determination made from time to time by the Roman Catholic Bishop of the Diocese of Dunedin shall continue to form part of the School programme in accordance with Sections 31 and 32 of the Private Schools Conditional Integration Act 1975.
- 12. THE Proprietor, together with his servants, agents and licensees, shall, subject to the proviso to Section 40 (2) (i) of the Private Schools Conditional Integration Act 1975, have at all reasonable times access to the School to ensure that the Special Character of the School is being maintained.
- 13. THE Proprietor, together with his servants, agents and licensees, shall have at all reasonable times access to the land and buildings of the School constituting the School premises sufficient to enable him to exercise the powers and carry out the responsibilities vested in him and imposed on him by the Private Schools Conditional Integration Act 1975 and by this Deed of Agreement.
- AN advertisement for the position of Principal of the School shall in accordance with Section 65 (1) (a) of the Private Schools Conditional Integration Act 1975 state that a willingness and ability to take part in Religious instruction appropriate to

the Special Character of the School shall be a condition of appointment. Any person so appointed to the position of Principal shall accept these requirements as a condition of appointment. The Principal so appointed shall accept and recognise a responsibility to maintain and preserve the Special Character of the School.

- THERE shall be one (1) other teaching position at the School which in accordance with Section 65 (1)(c) of the Private Schools Conditional Integration Act 1975, shall be a position of importance carrying a responsibility for Religious instruction and an advertisement for this position shall state that a willingness and ability to take part in Religious instruction appropriate to the Special Character of the School shall be a condition of appointment. Any person so appointed to this position shall accept these requirements as a condition of appointment PROVIDED HOWEVER that in the event of the staffing entitlement of the School altering at any time during the currency of this Deed of Agreement then the number of teaching positions designated under Section 65(1)(c) of the Private Schools Conditional Integration Act 1975 as positions of importance carrying a responsibility for Religious instruction shall be determined in accordance with the then current staffing entitlement of the School under the Education Act 1964 and Regulations made thereunder and as is more particularly described in the Fourth Schedule hereto.
- 16. THE Proprietor may with the consent of the School Committee in accordance with Section 69(1) of the Private Schools Conditional

Integration Act 1975 arrange for any retired teacher to undertake voluntary tasks to assist in the School with the teaching of Religious observances and Religious instruction appropriate to the Special Character of the School.

- 17. IT is agreed by and between the parties hereto that as Religious observances and Religious instruction form part of the Education with a Special Character provided by the School the Proprietor may employ any person as a Chaplain or otherwise, for the purposes of Religious observances or instruction and the provisions of Section 69 (2) and (3) of the Private Schools Conditional Integration Act 1975 shall apply.
- 18. THE Proprietor of the School shall have the right to enter into an Agreement with the parents or other persons accepting responsibility for the education of a child providing that, as a condition of enrolment and attendance of that child at the School, the parents or other persons shall pay attendance dues established in respect of the School or group of Integrated Schools owned by the Proprietor or Proprietors of other Roman Catholic Integrated Schools at such rates and subject to such conditions as may be approved from time to time by the Minister, by notice in the New Zealand Gazette in accordance with Section 36 of the Private Schools Conditional Integration Act 1975.
- 19. THE School is a Primary School for BOYS and GIRLS from NEW ENTRANTS to FORM TWO and shall remain so until such time as an agreement to a change in this organisation of the School is reached between the Proprietor and the Minister and the parties

hereto entering into a supplementary Deed of Agreement to give effect thereto.

- 20. WHERE any of the costs associated with the conduct of the Proprietor's land that is not part of the School premises cannot be separated from the costs associated with the operation of the School premises, the Proprietor and the School Committee and or the Controlling Authority shall contribute to such costs according to their respective use of the services and facilities.
- 21. IT is acknowledged by and between the parties hereto pursuant to Clause 20 hereof that certain of the services and facilities on or serving the Proprietor's land and the Convent thereon are used in common for the purpose of the School premises and as is more particularly delineated on the plan forming part of the Second Schedule hereto. In particular the water supply, the power supply and the sewerage and drainage systems are all used in common and the costs of maintaining such services and facilities shall be apportioned as provided in Cause 20 hereof. If practicable the power supply to the School premises shall be separately metered at the expense of the Proprietor. Where such services or facilities are wholly or partly situated outside the School premises the Proprietor will continue to make services or facilities available to the School premises.
- 22. THE Proprietor shall not engage any teachers between the date of execution of this Deed of Agreement and the effective date of integration other than those whose names have already been notified by the Proprietor to the Director-General of Education without first obtaining the consent of the Director-General.

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- 23. THE Proprietor shall reimburse the Minister for the payment of salary, wages and the proportion of School holiday pay due and paid by the Minister in respect of the School year ending the 31st day of January 1981 to any person employed at the School up to the effective date of integration.
- 24. THE Minister shall subject to Clause 3 (d) and (e) of this Deed of Agreement after the effective date hereof maintain the School premises and the associated facilities in a state of repair order and condition as for a comparable State School under the same Controlling Authority and provide for the maintenance of the chattels as though the School were a State School. The School shall be entitled to such furniture and equipment as the Controlling Authority supplies from time to time to comparable State Schools.
- 25. THE effective date of this Deed of Agreement shall be the 26th day of May 1980.
- 26. ON and after the effective date specified in this Deed of Agreement the School shall be an integrated school in terms of the Private Schools Conditional Integration Act +10.00

IN WITNESS WHEREOF these presents have been executed the day and year first hereinbefore written.

SIGNED by Bishop J P Kavanagh

Roman Catholic Bishop

of the Diocese of Dunedin and

Sealed with the Seal of Office of the

Diocese of Dunedin in the

presence of:

SIGNED FOR AND ON BEHALF OF HER MAJESTY THE

QUEEN by MERVYN LANGLOIS WELLINGTON

Minister of Education in the presence of:

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FIRST SCHEDULE

Description of total land buildings and other improvements comprising the Proprietor's land of which School premises form part.

THE PROPRIETOR'S LAND

All that land, School buildings, Hall, Convent, Church and other improvements owned by the Roman Catholic Bishop of Dunedin situated at Stuart Road, Ranfurly, New Zealand being known as Saint John's Primary School, 4 Stuart Road, Ranfurly and being more particularly described as follows:

All that freehold parcel of land containing 2.4155 square metres more or less being Section 18, Block 16, Town of Ranfurly and being all that land in Certificate of Title 2D/1342 (Dunedin Registry)

SUBJECT TO a debt owing by the Proprietor to the Diocesan

Development Fund in connection with the said land and buildings.

The Proprietor's land as described above is delineated in green on the annexed plan, which plan forms part of this Schedule.

SECOND SCHEDULE

All that part of the Proprietor's land as described in the First Schedule hereto, which is delineated in red on the annexed plan of the Proprietor's land, which plan forms part of this Schedule TOGETHER WITH all the School buildings and other improvements therein SAVE and EXCEPT

The hall, the playshed and the land immediately surrounding the same more particularly delineated in blue on the annexed plan together with a reservation in favour of those excepted portions of full rights of access inter se and of impress and egress to and from those excepted portions over the paved access path thereto as shown on the annexed site plan from and to Stuart Road, Ranfurly.

ST JOHN'S SCHOOL, RANFURLY

WORKS TO BE CARRIED OUT BY THE PROPRIETOR IN RELATION TO THE INTEGRATED SCHOOL

THIRD SCHEDULE

These works are to be planned, executed and paid for by the proprietor subject to the provisions of this schedule in relation to the buildings and associated facilities to bring them up to the minimum standard for a comparable state school.

AGREED PHASING OF WORK TO BE COMPLETED BY

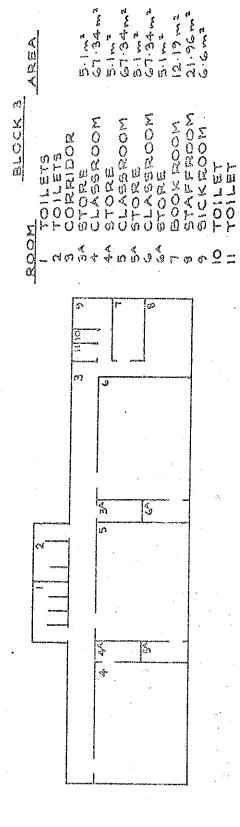
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	Area 5 Replace broken window Fit new sunscreen curtain (Part of cost to be met by education board)		×		×	Советического подовення в под	
	Area 6 Fit new sunscreen curtain (Part of cost to be met by education board)		S	- Proposition (Constitution of Consti tution of Constitution	K ×		
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	Mechanical Provide and install low temperature thermostatic controls to tubular heaters in areas 1 and 2 Replace solid fuel heaters with thermostat controlled electric skirting heaters in areas 4. 5 and 6. Provide and install four out	ndet Statische (Mit der Vergegeren von der Statische von der von vergegeren der Statische der Vergegeren der S	×	от на водин в водин в на водин в н	of the control of the	makan dapat Alania, isi dapat daharan Talaing Guda da dahar ada dalah dalah gada ga	
ه.	units in each of areas 4 and 5 and three 2kW units in area 6. Mount the four existing 2kW HECO convectors in areas 4, 5 and 6 on the walls. Remove solid fuel heaters and make good	rock-lage (State Cliffic Mg paper). Common cyr y sgleth Sligha	×	i, in disamment and an extended of the benefit of t		tt den stade i Sanger medium en	
_	Control all electric heating other than that installed for frost protection with time clock controls set to operate only when buildings are occupied.		× ;	**On-Symbol Wallaha mpagagampangkala dalamah		обы «Эдейнай» в надары он невысотысы чегоры.	
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BLOCK 3 (continued)	26.5.80	31.3.81	31.3.82	31.3.83	31.3.84	31.3.85
Fire Protection Modify existing mortice lock sets fitted to classroom doors in areas 4, 5 and 6 by removing the dead bolt so that the hardware						
operates as a latch set only Remove dead bolts from key operated mortice locks fitted to all external doors so that the hard- ware operates as latch sets only	X		,			
fit cylinder night latches for security purposes	×			Children Common		
fit a cabinet type hose reel holding 25m of 12mm hose midway along corridor 3 with a 19mm water connection from the boys' toilets		×		ANTERNIZABANOS STRAL		-
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1. The above Schedule has been prepared for use when the staffing entitlement of the School aiters at any time during the currency of this Deed of Agreement to enable the parties hereto by reference to the total staffing entitlement of the School in Column (1) hereof to determine the number of teaching positions at the School which in terms of Section 65 (1) (a), (b), (c) and (d) of the Private Schools Conditional Integration Act 1975 and Clauses 14, 15, 17 and 18 of this Deed carry a responsibility for Religious instruction and require a willingness and ability to take part in Religious instruction or in terms of Section 66 of the Private Schools Conditional Integration Act 1975 require a particular capability in the teacher as described in Clause 19 of the Deed of Agreement. The Schedule to be read across from left to right,

2. Column (5). Section 65 (1) (c) must apply to the number of other positions indicated in the Column and may be made up of teachers appointed under the Initial Appointments Scheme and or other permanent appointments. It is recommended that where the School has a total staffing entitlement of up to eleven there should be at least one appointed as a permanent Scale A Teacher and in schools with a total staffing entitlement of between twelve and fifteen there should be two appointed as permanent Scale A Teachers and in schools with a total staffing entitlement of between fifteen and twenty-one there should be at least three appointed as permanent Scale A Teachers.

Three (3) Teachers The School as at the effective date hereof has a staffing entitlement of