

**NOTICE OF REQUIREMENT TO THE HUTT CITY 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 385730 in the Wellington Registry being the land at 550 High Street, Lower Hutt as shown on the designation plan attached.

The land is occupied by St Orans College which is a state integrated Presbyterian intermediate/secondary school. The College was founded by the Presbyterian Church of Aotearoa New Zealand in 1959.

St Oran's College is a single sex girls state integrated Presbyterian secondary school (Years 7 to 15). The school has a current roll of 504 which has remained reasonably constant over the last five years.

The school has 36 teaching spaces in six buildings, paved hard courts, grassed playing areas, arts centre, hall, administration block, chapel and gymnasium. Building replacement and modernization have occurred over time and the most recent is a major refurbishment of the Dallard Administration Block. The site has frontage to High Street and has residential housing to the south but a mixture of land uses on High Street. This includes Ropata Lodge Village and the High Street Health Hub opposite the site and Green Gables Motel to the north. There is separate vehicle entry and exit to High Street with circulation through the site.

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 7 to 15 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 (eg night classes for adults) outside school hours in school facilities. The classes are not restricted to the primary syllabus taught to school age children

during school hours.

- The provision of academic, sporting, social and cultural education 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 maneuvering; and health, social service and medical services (including dental clinics and sick bays).
- The housing on site for staff members whose responsibilities require them to live on site (eg: school caretaker) and their immediate family.

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 on 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 located north east of the centre of Lower Hutt. The people in this community benefit from having access to a state education with a special Presbyterian based Christian character.

General

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

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

Contribution to Communities

Schools are a long established and integral component of the Lower Hutt environment, and 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

Schools are typical of structures in the urban environment and school facilities are well accepted as an integral component and no special mitigation measures are considered necessary. St Oran's College buildings and associated structures have existed on site since 1958. Additions and modernisations have taken place during the life of the school and will continue to do so. The largest school buildings are two storey high. The majority of the school buildings form a ring around the hard courts fronting High Street. There are large mature trees on the frontage and to the rear of the hardcourts. As a result the school presents a high level of visual amenity to High Street and 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. In order, to mitigate potential effects created either by crossing a major road or merging with traffic on that road, the school has appropriate roadside signage in the vicinity; and has systems in place for ensuring that school traffic arrives and leaves the school without creating a hazard to traffic. There is onsite parking around the hard courts and kerb side parking is available on both sides of High Street. There is a pedestrian crossing at the main entrance and dedicated bus stops for school buses.

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 an accepted part of the noise environment of the area. 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. The school has a number of residential neighbours and actively manages school activities to minimise any noise. 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 school that was acquired for educational purposes. Accordingly, it is not necessary to assess alternative sites, routes or methods.

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 uses and to the Hutt City 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 established college 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) Copies of Titles

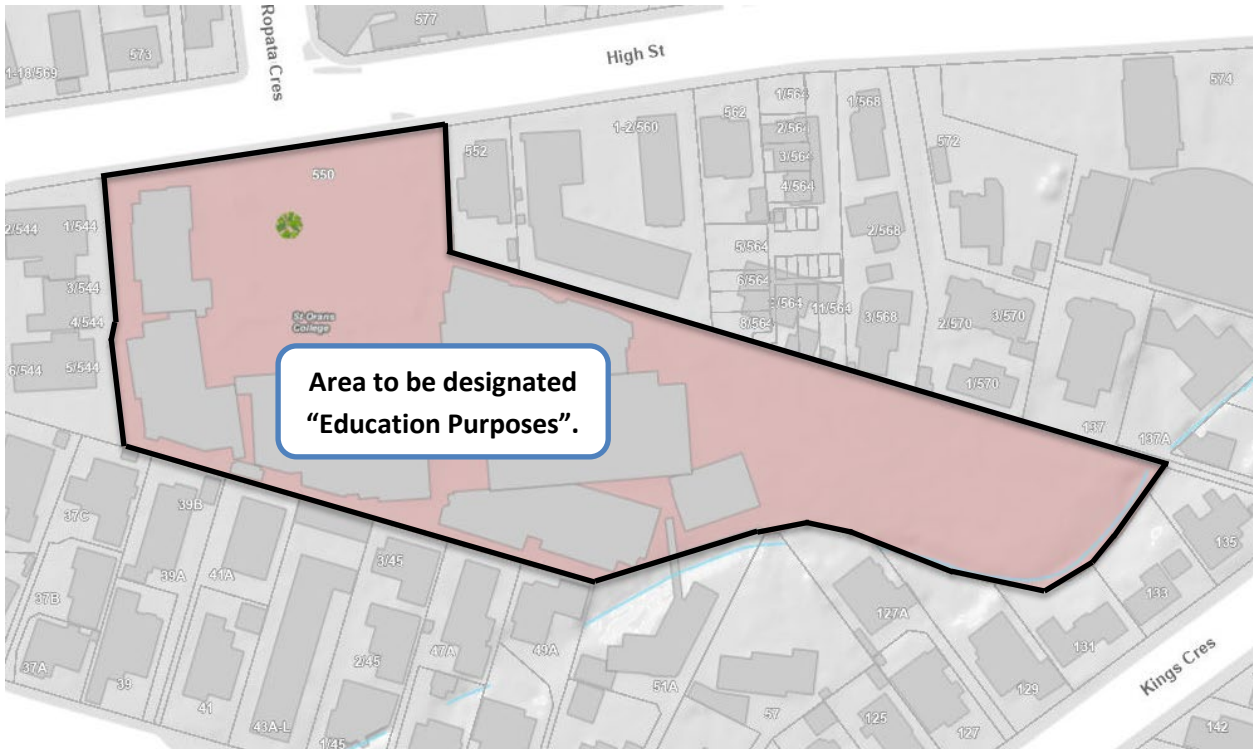
Clive Huggins
Director Land Investment and Planning
Education Infrastructure Services
Ministry of Education
(Pursuant to an Instrument of Delegation as at June 2016)

Date: 1 October 2024.....


.....

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

1.4218 hectares being Part Section 35 Hutt District and Lot 1 Deposited Plan 31188 and Lot 1 Deposited Plan 30410 and described in title 385730.





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **385730**
Land Registration District **Wellington**
Date Issued 15 October 2007

Prior References
WN54B/353 WN7B/632

Estate Fee Simple
Area 1.4218 hectares more or less
Legal Description Part Section 35 Hutt District and Lot 1
Deposited Plan 31188 and Lot 1 Deposited
Plan 30410

Registered Owners
Hutt Valley Presbyterian College for Girls Incorporated

Interests

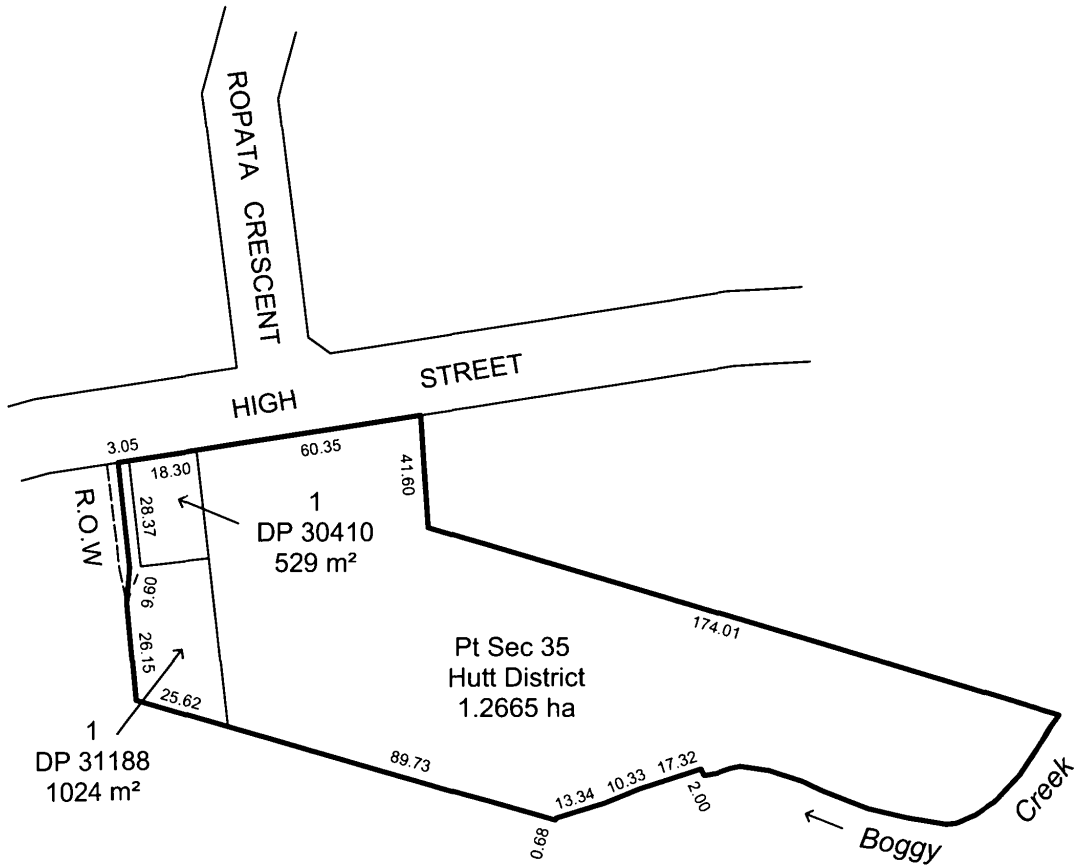
Appurtenant to Lot 1 DP 31188 is a right of way specified in Easement Certificate 818421- 10.3.1970 at 2:25 pm
Subject to a right of way over part Lot 1 DP 31188 coloured yellow on DP 31188 specified in Easement Certificate 818421
- 10.3.1970 at 2:25 pm
The easements specified in Easement Certificate 818421 are subject to Section 351E (1) (a) Municipal Corporations Act
1954
8031492.4 Mortgage to Westpac New Zealand Limited - 23.12.2008 at 9:45 am

Title Diagram 385730

Cpy - 01/01, Pgs - 001, 25/10/07, 08:41



DocID: 212078806



Total area: 1.4218 ha