

**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 666368 in the Wellington Registry being the land at 27 Matuhi Street, Tirohanga, Lower Hutt as shown on the designation plan attached.

The land is occupied by the Raphael House Rudolf Steiner which is a state integrated full primary school, being Years 1 to 15. The school has been on the site since 1981 and became an integrated area school in 1992. It is a co-education school providing a broad based Waldorf special character education. This is founded on the Anthroposophical understanding of each student being of body, soul and spirit in a gradual and purposeful process of development.

The school has a current roll of 312 which is a small reduction from 355 in 2019.

The school has 23 teaching spaces, gymnasium, library, hall, administration rooms, hard courts and playing fields spread across a step bush clad hillside in the western hills of Lower Hutt.

The area of integrated land is 1.774 hectares which climbs up from Matuhi Street. Apart from residential neighbours at the entrance to the site on Matuhi Street the site is entirely surrounding by regenerating bush.

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 1 to 15 and early childhood children 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 (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 in the western hills of Lower Hutt with access from Western Hutt Road via Tirohanga Road or Pomare Road. While the access is up a steep windy road the school is only 3.6 km from the centre of Lower Hutt.

The school catchment extends across the Hutt Valley and wider parts of the Wellington urban area. These communities benefit from having access to a state

education with a special 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. Raphael House School buildings and associated structures have existed on site since 1981. New buildings, additions and modernisations have taken place during the life of the school and will continue to do so. The buildings are a mixture of one and two storey built to fit with the rural environment. At the upper part of the site the buildings are clustered around hard courts.

Being nestled into the bush hillside there is very little visual effect on the wider area and where visible the school presents a high level of visual 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. Matuhi Street carries a low level of traffic and given the grade and alignment involves relatively low speeds.

There is a single driveway access up to the school with on site parking. There is no history of traffic safety issues associated with 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 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 no residential neighbours that are in any sense within hearing distance of school activities. 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 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) Copies of Titles

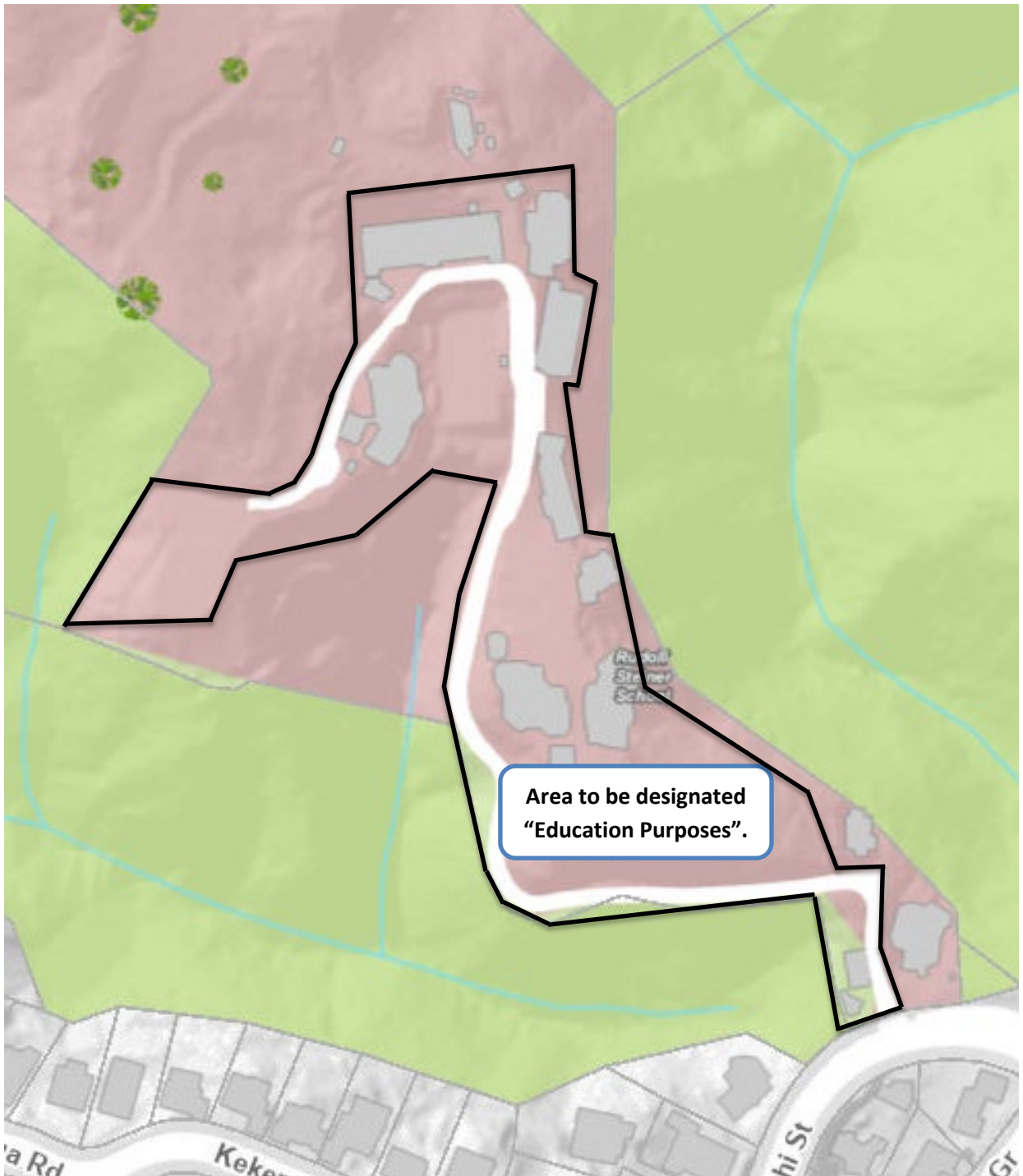
Clive Huggins
Director Land Investment and Planning
Education Infrastructure Services
Ministry of Education
(Pursuant to an Instrument of Delegation as at June 2016)

Date:..... 1 October 2024



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DESIGNATION UNDER SECTION 168 OF THE RESOURCE
MANAGEMENT ACT 1991**

1.774 hectares being part of Lot 1 Deposited Plan 478916 and described in title 666368.





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




R. W. Muir
Registrar-General
of Land

Identifier **666368**
Land Registration District **Wellington**
Date Issued 30 June 2015

Prior References

668515 WN37D/624

Estate Fee Simple
Area 5.4937 hectares more or less
Legal Description Lot 1 Deposited Plan 478916

Registered Owners

Rudolf Steiner School Trust (Wellington)

Interests

Fencing Covenant in Transfer 10104603.3 - 30.6.2015 at 4:33 pm (affects part formerly Lot 1 DP 43745)
10104603.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 30.6.2015 at 4:33 pm
10380123.2 Mortgage to ANZ Bank New Zealand Limited - 1.4.2016 at 11:36 am

