

2 June 2026

Hannah Adams

s7(2)(a)

Tēnā koe Hannah,

Request for Information – Local Government Official Information and Meetings Act (LGOIMA) 1987

We refer to your official information request dated 8 May 2026, seeking information relating to the redevelopment of Hutt Intermediate School at 7 Kauri Street. Specifically, you requested:

"I request the following information under the Local Government Official Information and Meetings Act 1987, pertaining to the redevelopment of Hutt Intermediate School (7 Kauri St)

- 1. All documents and correspondence which supported the 3 March 2025 RMA decision that the visual effects of the redevelopment are less than minor and acceptable*
- 2. The plans for the redevelopment*
- 3. Any documents or correspondence which assess whether neighbours should be consulted or informed of the redevelopment proposals".*

Answer:

In response to your request, please refer to Appendix 1 below which details the documents in scope of your request and Council's decision on their release. Please note, some information has been withheld under section 7(2)(a) of the LGOIMA, to protect the privacy of natural persons.

Council has considered whether the public interest in release of the withheld information outweighs the need to withhold it and has concluded that it does not.

Please note that the architectural plan set provided includes a small number of pages that relate to potential future development (referred to as "Stage 2") which has not formed part of the 3 March 2025 outline plan assessment and has not been approved. As this information does not fall within the scope of your request, it has not been provided.

You have the right to seek an investigation and review by the Ombudsman of this response. Information about how to make a complaint is available at: [Office of the Ombudsman - Complaints](#), or freephone 0800 802 602.

Please note that this response to your information request may be published on Hutt City Council's website: [Proactive releases - Hutt City Council](#).

Ngā mihi nui



Rebekah van der Splinter

Senior Advisor, Official Information and Privacy

Appendix 1: Documents for release

Number	Date	Document Type	Title/Subject Line	Redaction Grounds
1	13 December 2024	Document	Architectural Plans by Jasmax	Some information has been withheld as it is out of scope of your request.
2	February 2025	Document	Outline Plan (7 Kauri Street, Woburn)	Some information has been withheld under s7(2)(a).
3	26 February 2025	Email	7 Kauri Street – Floor Levels	Some information has been withheld under s7(2)(a).
4	3 March 2025	Email	RM250016 – Outline Plan Report	Some information has been withheld under s7(2)(a).

Attachment 3:
Architectural Plans by Jasmax

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Hutt Intermediate School

7 Kauri Street, Woburn, Lower Hutt

COVERSHEET A1-000

REV

221178.10

2024-12-13 ISSUED FOR
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JASMAX



1 | 1 : 1000 Plan
AERIAL PHOTO

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RESERVED SPACE
COUNCIL
BC STAMP

Revisions

Notes

SITE LEGEND

ADDRESS :
7 Kauri Street,
Lower Hutt, 5011

LEGAL DESCRIPTION:
Pt Sec 25 & 26 SO10492
RT 627476

SITE AREA:
3.8139 ha (38,139m²)

CLIMATE ZONE:
3

WIND REGION: W

WIND ZONE : Very High

CORROSION LEVEL:
Zone C

IMPORTANCE LEVEL:
IL3

If there are any discrepancies in the documents please seek clarification before proceeding with any work.

No building work shall proceed until Building Consent has been granted for the work described.

JASMAX

Client

Ministry of Education

Consultant Team

Clendon Burns Park
Structural Engineers

Tetra Tech Coffey
Geotechnical Engineers

335
Services Engineers/ Green Star Accredited Professional

Spencer Holmes
Civil Engineers/ Planning Consultant

Cognition Fire Engineers
Fire Engineers

Traffic Concept
Transport Engineers

Project

Number: 221178.10

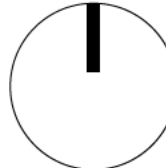
Hutt Intermediate School

7 Kauri Street, Woburn,
Lower Hutt

Sheet

LOCATION PLAN

SCALE @ A1=As indicated



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Drawing Number

Revision

A1-010

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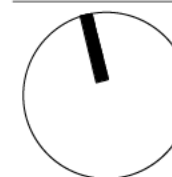
Hutt Intermediate School

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EXISTING SITE PLAN

SCALE @ A1=As indicated



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Hutt Intermediate School
7 Kauri Street, Woburn,
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Sheet
STAGING PLAN -
STAGE 1A

SCALE @ A1= 1 : 500



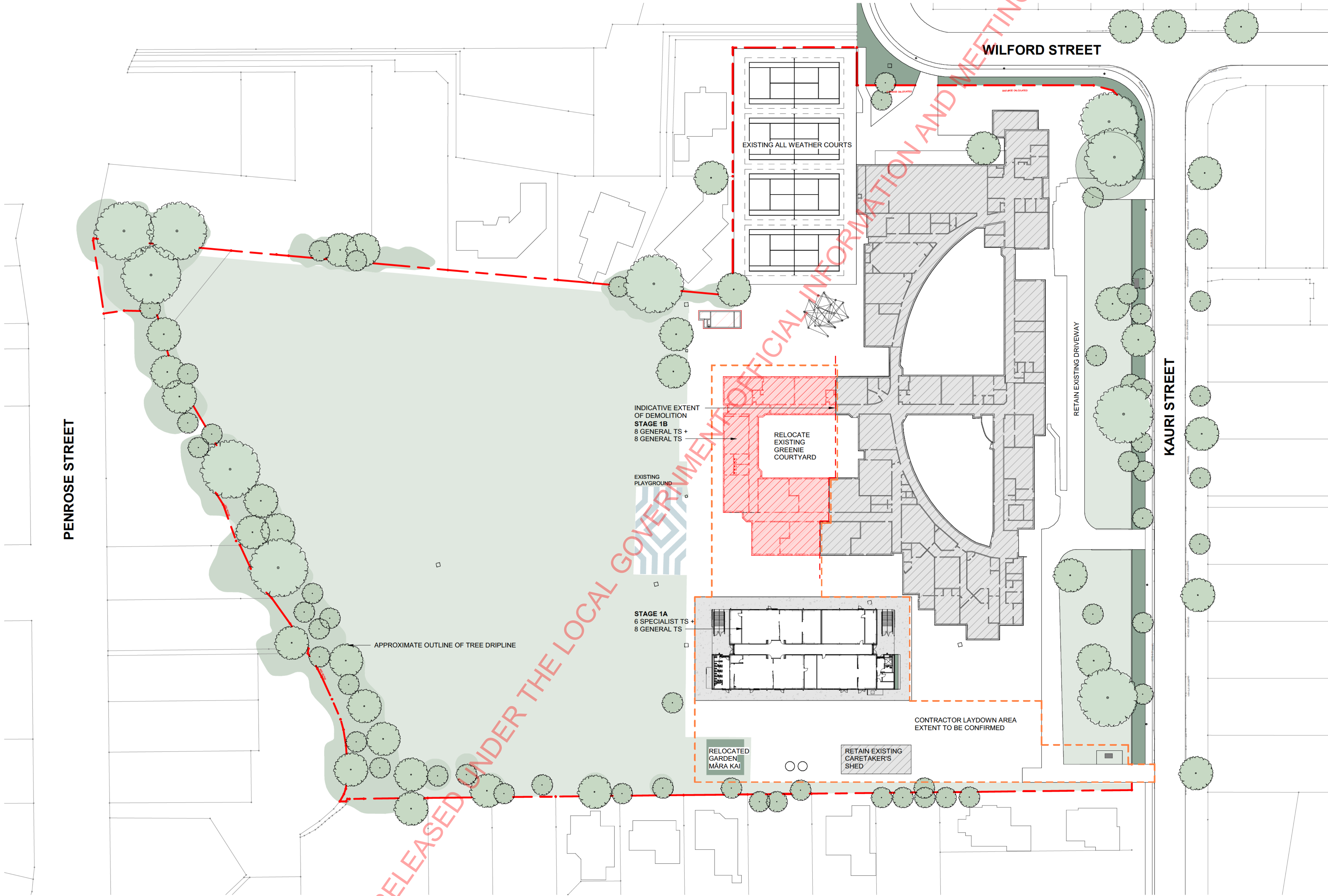
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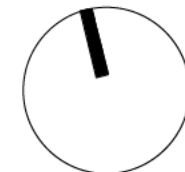
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7 Kauri Street, Woburn,
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Sheet
STAGING PLAN -
STAGE 1A -
ENABLING WORKS
FOR 1B
SCALE @ A1= 1 : 500



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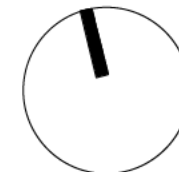
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STAGING PLAN -
STAGE 1B

SCALE @ A1= 1 : 500



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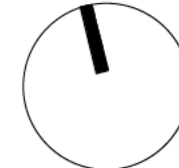
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Sheet
STAGING PLAN -
STAGE 1B -
DEMOLITION

SCALE @ A1= 1 : 500



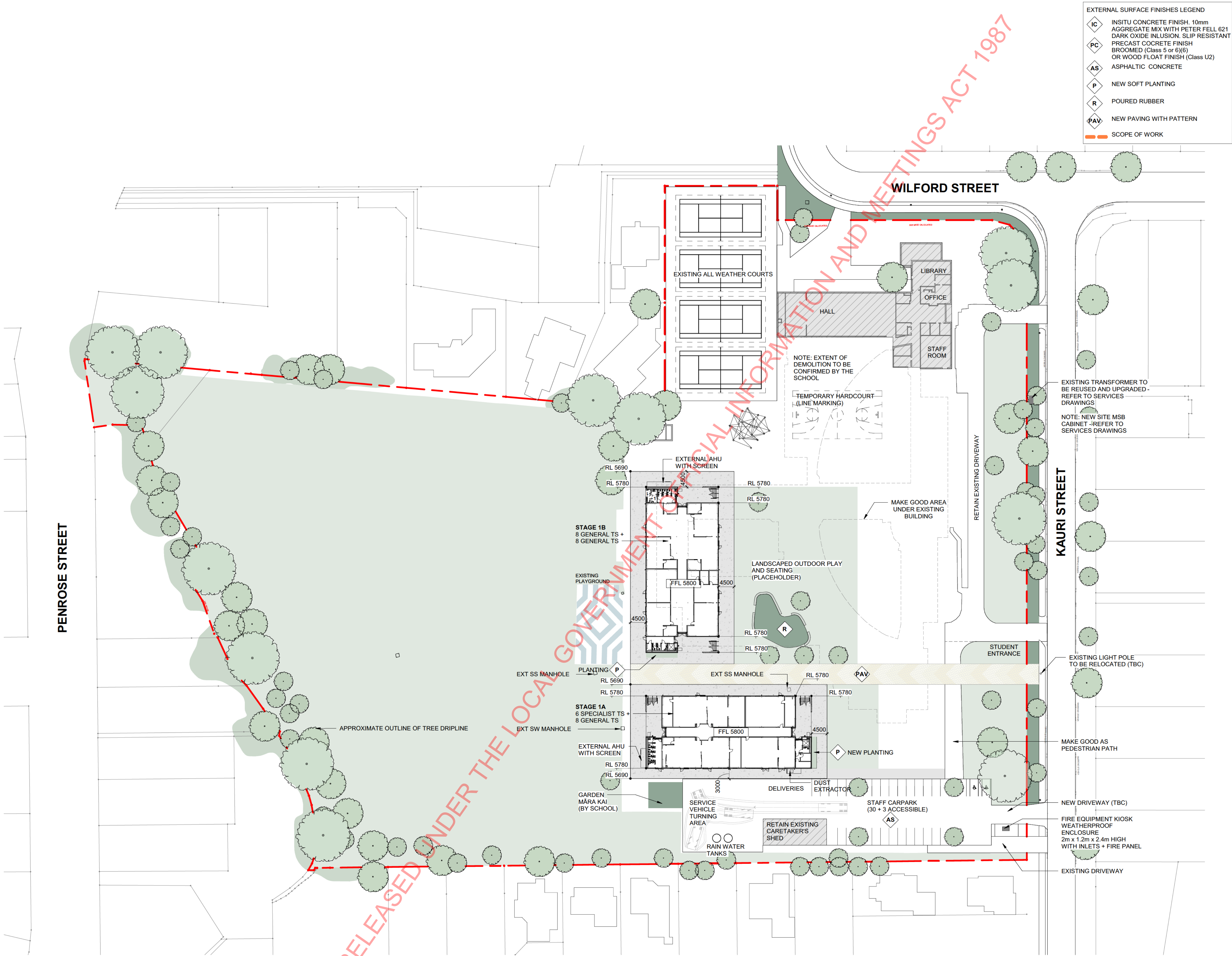
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EXTERNAL SURFACE FINISHES LEGEND	
IC	INSITU CONCRETE FINISH. 10mm AGGREGATE MIX WITH PETER FELL 621 DARK OXIDE INCLUSION. SLIP RESISTANT
PC	PRECAST COCRETE FINISH BROOMED (Class 5 or 6)(6) OR WOOD FLOAT FINISH (Class U2)
AS	ASPHALTIC CONCRETE
P	NEW SOFT PLANTING
R	POURED RUBBER
PAV	NEW PAVING WITH PATTERN
SCOPE OF WORK	

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Hutt Intermediate School
7 Kauri Street, Woburn,
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Sheet
SITE PLAN - STAGE 1

SCALE @ A1=As indicated



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Drawing Number
A1-030
Revision

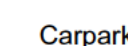
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Document 1

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CLAMP

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Key Plan

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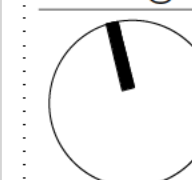
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7 Kauri Street, Woburn,
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GROUND FLOOR PLAN
(BUILDING 1A)

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Page 11 of 52

ACOUSTIC WALL TYPES LEGEND

 STC 40 STC 45 **STC 50**

STC RATINGS TO BE CONFIRMED BY
ACOUSTIC ENGINEER.

ALL ACOUSTIC RATED WALLS TO BE FULL HEIGHT. DEFLECTION HEADS TO ALL FULL HEIGHT WALLS.

REFER STRUCTURAL DRAWINGS FOR
SCHEDULE OF STRUCTURAL MOVEMENTS,
DEFLECTIONS AND FORCES.

FIRE RATED WALL TYPES LEGEND

60 Minute ERR

FIRE RATINGS TO BE CONFIRMED BY FIRE ENGINEER.

ALL FIRE RATED WALLS TO BE FULL HEIGHT.
DEFLECTION HEADS TO ALL FULL HEIGHT
WALLS.

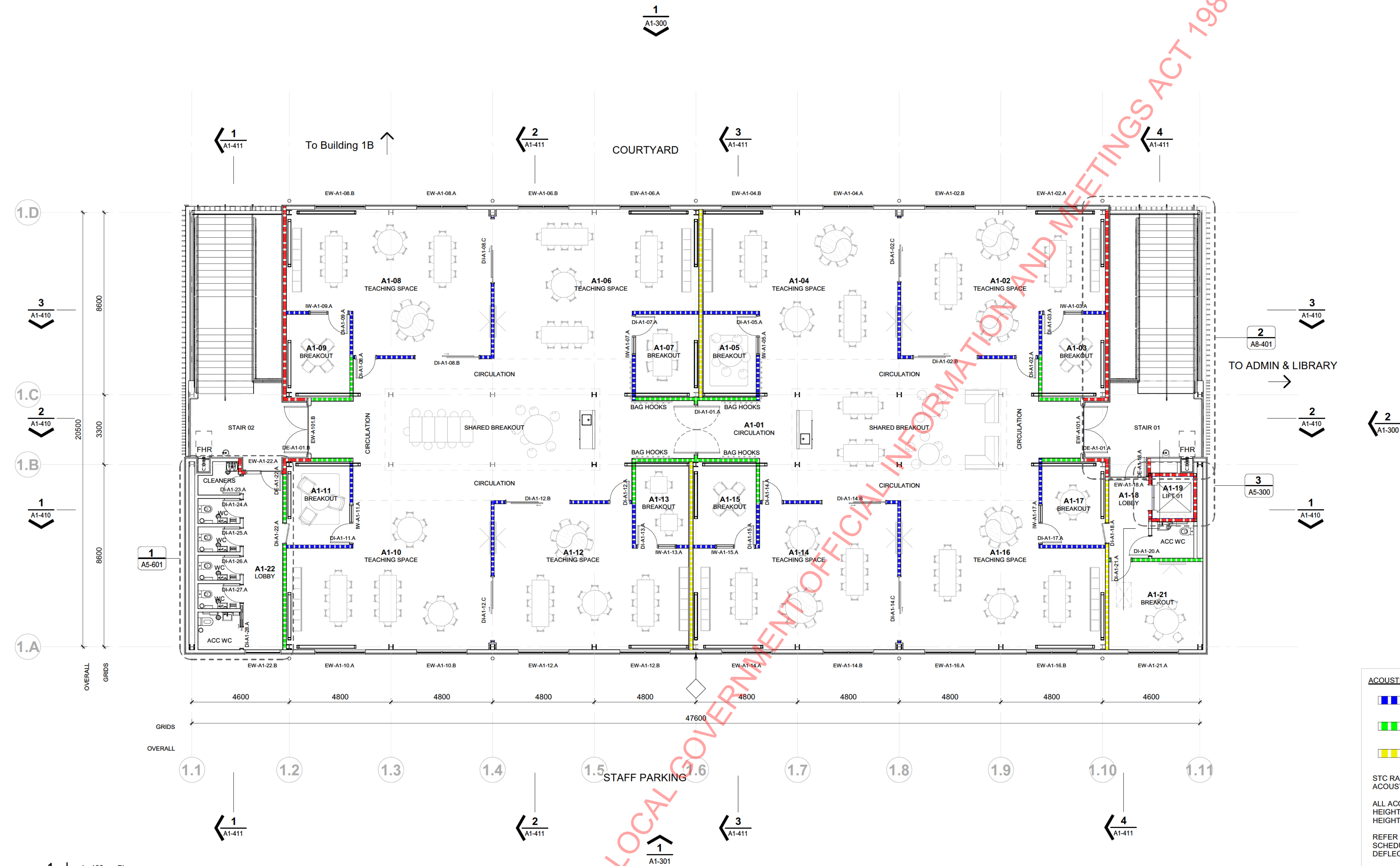
REFER STRUCTURAL DOCUMENTATION FOR BUILDING MOVEMENTS AND DEFLECTIONS.

ALL PENETRATIONS THROUGH FIRE RATED WALLS AND FLOORS TO BE FIRE / SMOKE RATED IN ACCORDANCE WITH THE FIRE REPORT.

REFER TO PARTITION PLANS FOR WALL TYPES

ORIGINAL DRAWING
IN COLOUR

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1 1 : 100 Plan
LEVEL 1 FLOOR PLAN (BUILDING 1A)

ACOUSTIC WALL TYPES LEGEND

- STC 40
- STC 45
- STC 50

STC RATINGS TO BE CONFIRMED BY ACOUSTIC ENGINEER.

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FIRE RATED WALL TYPES LEGEND

- 60 Minute FRR

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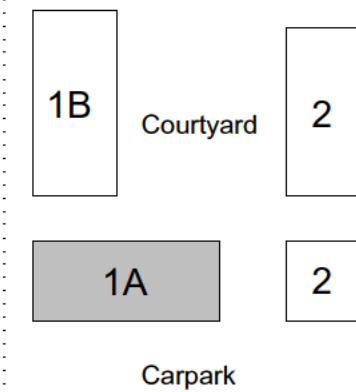
REFER TO PARTITION PLANS FOR WALL TYPES

ORIGINAL DRAWING
IN COLOUR

RESERVED SPACE
COUNCIL
BC STAMP

Revisions

Notes



Key Plan

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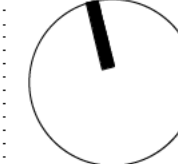
Client
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Traffic Concept
Transport Engineers

Project Number: 221178.10
Hutt Intermediate School
7 Kauri Street, Woburn,
Lower Hutt

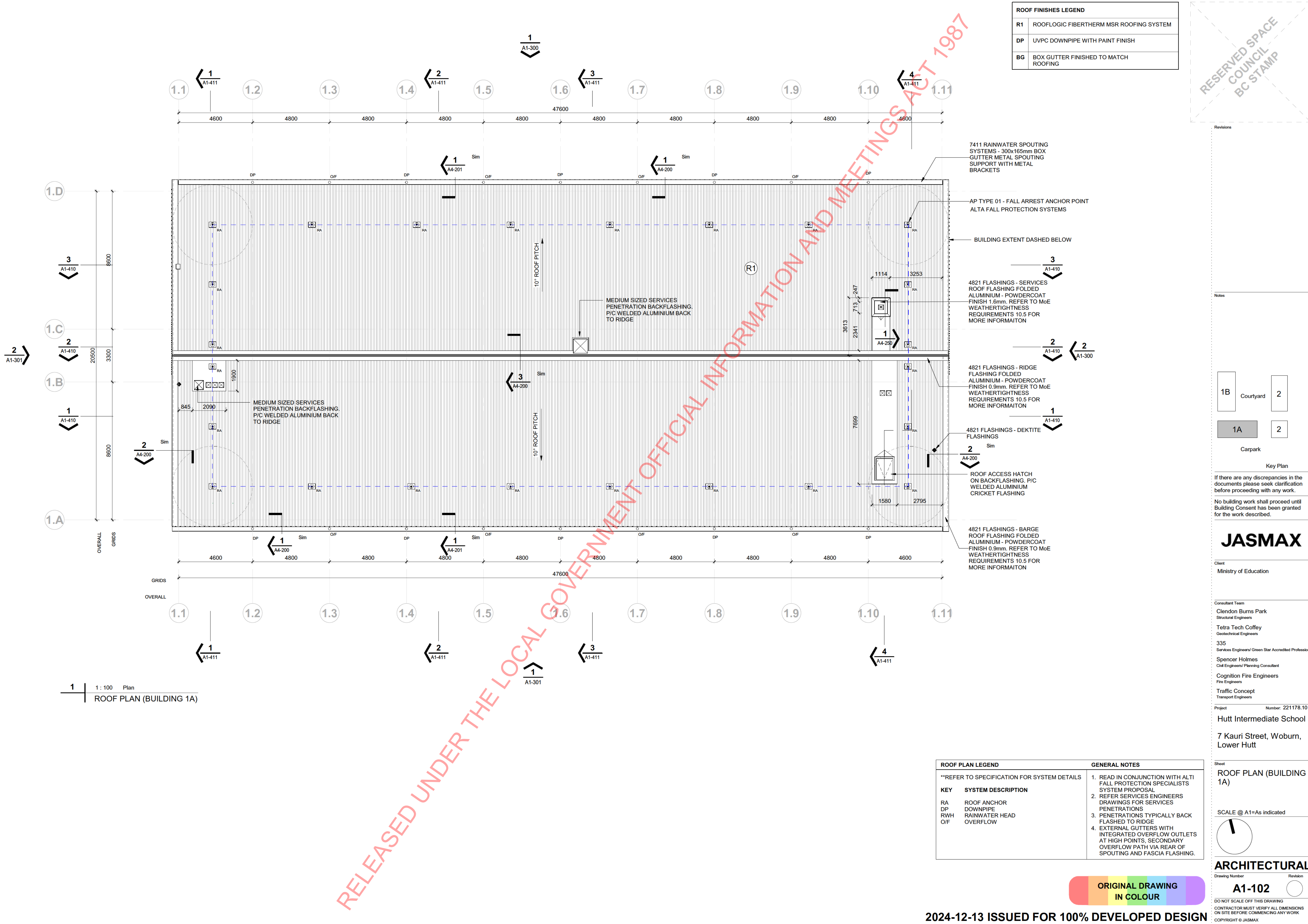
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LEVEL 1 FLOOR PLAN
(BUILDING 1A)

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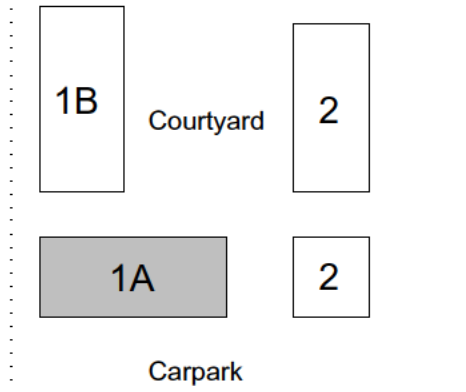


ROOF FINISHES LEGEND	
R1	ROOFLOGIC FIBERTHERM MSR ROOFING SYSTEM
DP	UVPC DOWNPIPE WITH PAINT FINISH
BG	BOX GUTTER FINISHED TO MATCH ROOFING



Revisions

Notes



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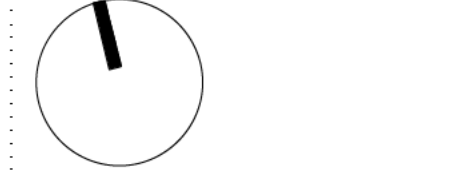
Project Number: 221178.10

Hutt Intermediate School

7 Kauri Street, Woburn,
Lower Hutt

Sheet
ROOF PLAN (BUILDING 1A)

SCALE @ A1=As indicated



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Drawing Number Revision

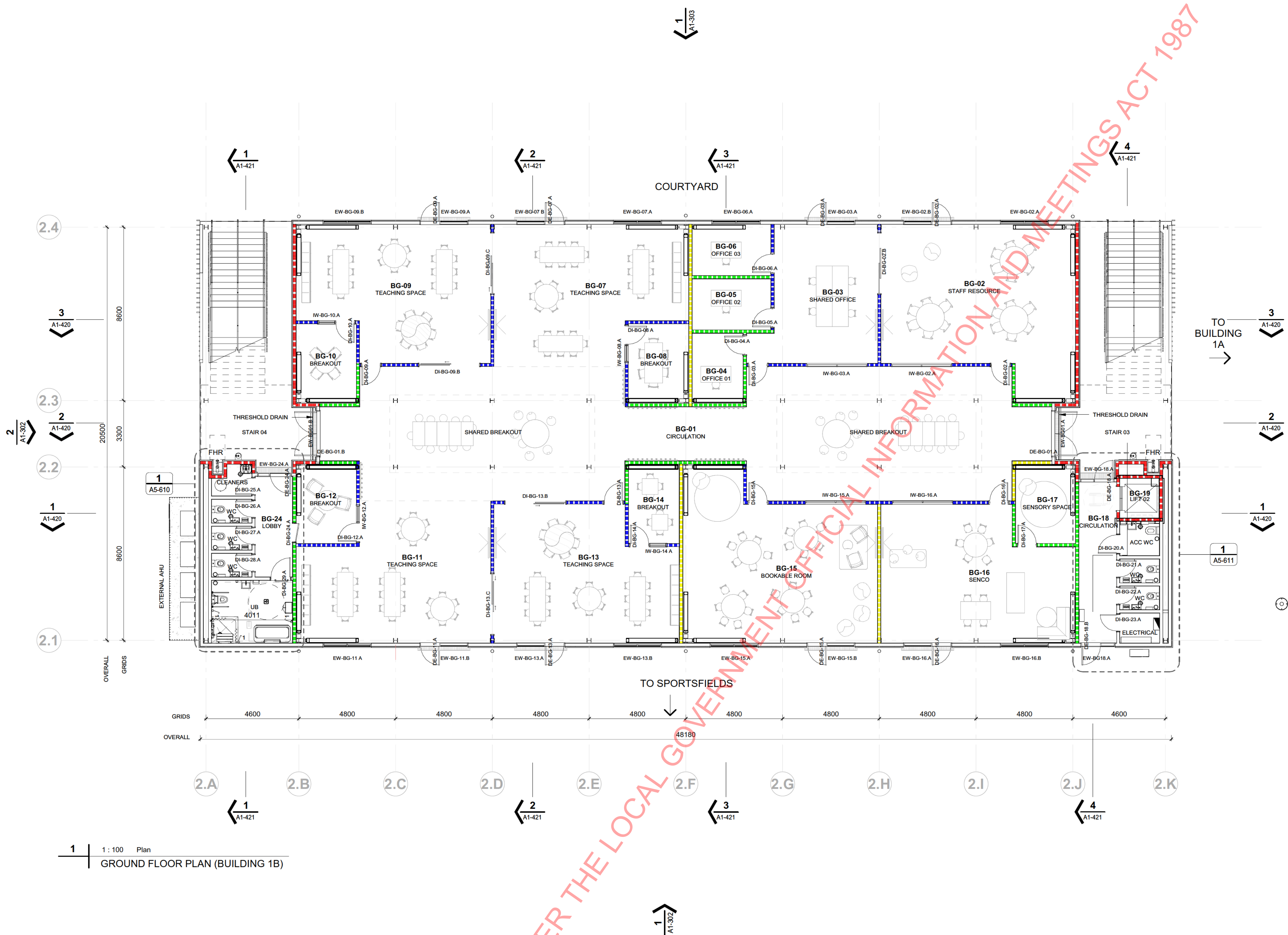
A1-102

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ROOF PLAN LEGEND		GENERAL NOTES	
**REFER TO SPECIFICATION FOR SYSTEM DETAILS		1. READ IN CONJUNCTION WITH ALTI FALL PROTECTION SPECIALISTS SYSTEM PROPOSAL	
KEY	SYSTEM DESCRIPTION	2. REFER SERVICES ENGINEERS DRAWINGS FOR SERVICES PENETRATIONS	
RA	ROOF ANCHOR	3. PENETRATIONS TYPICALLY BACK FLASHED TO RIDGE	
DP	DOWNPIPE	4. EXTERNAL GUTTERS WITH INTEGRATED OVERFLOW OUTLETS AT HIGH POINTS, SECONDARY OVERFLOW PATH VIA REAR OF SPOUTING AND FASCIA FLASHING.	
RWH	RAINWATER HEAD		
O/F	OVERFLOW		

ORIGINAL DRAWING
IN COLOUR

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1 1 : 100 Plan
GROUND FLOOR PLAN (BUILDING 1B)

ACOUSTIC WALL TYPES LEGEND

- STC 40
- STC 45
- STC 50

STC RATINGS TO BE CONFIRMED BY ACOUSTIC ENGINEER.

ALL ACOUSTIC RATED WALLS TO BE FULL HEIGHT. DEFLECTION HEADS TO ALL FULL HEIGHT WALLS.

REFER STRUCTURAL DRAWINGS FOR SCHEDULE OF STRUCTURAL MOVEMENTS, DEFLECTIONS AND FORCES.

FIRE RATED WALL TYPES LEGEND

- 60 Minute FRR

FIRE RATINGS TO BE CONFIRMED BY FIRE ENGINEER.

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REFER STRUCTURAL DOCUMENTATION FOR BUILDING MOVEMENTS AND DEFLECTIONS.

ALL PENETRATIONS THROUGH FIRE RATED WALLS AND FLOORS TO BE FIRE / SMOKE RATED IN ACCORDANCE WITH THE FIRE REPORT.

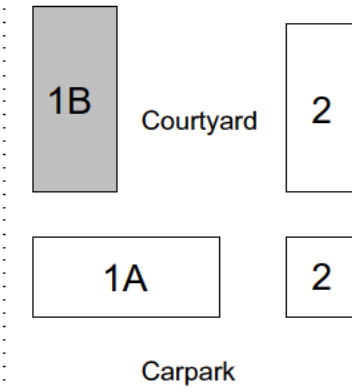
REFER TO PARTITION PLANS FOR WALL TYPES

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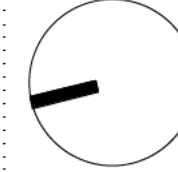
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Project Number: 221178.10
Hutt Intermediate School
7 Kauri Street, Woburn,
Lower Hutt

Sheet
GROUND FLOOR PLAN
(BUILDING 1B)

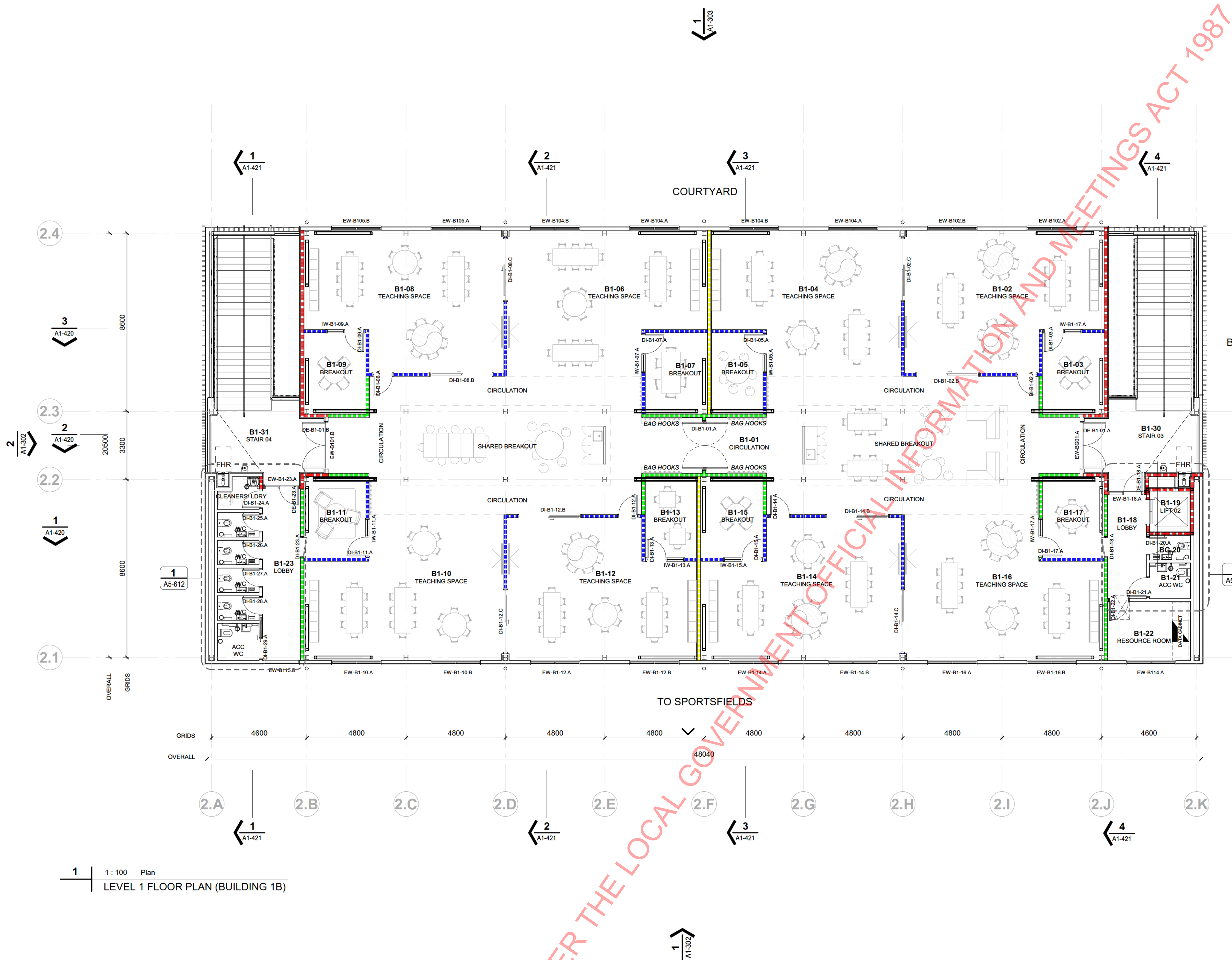
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1 : 100 Plan
LEVEL 1 FLOOR PLAN (BUILDING 1B)

ACOUSTIC WALL TYPES LEGEND

- STC 40
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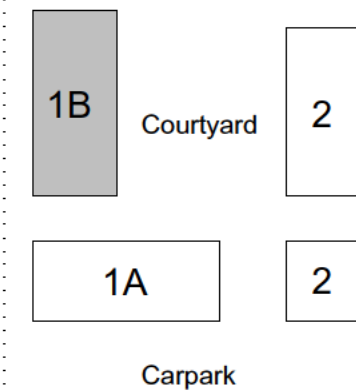
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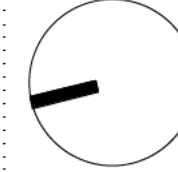
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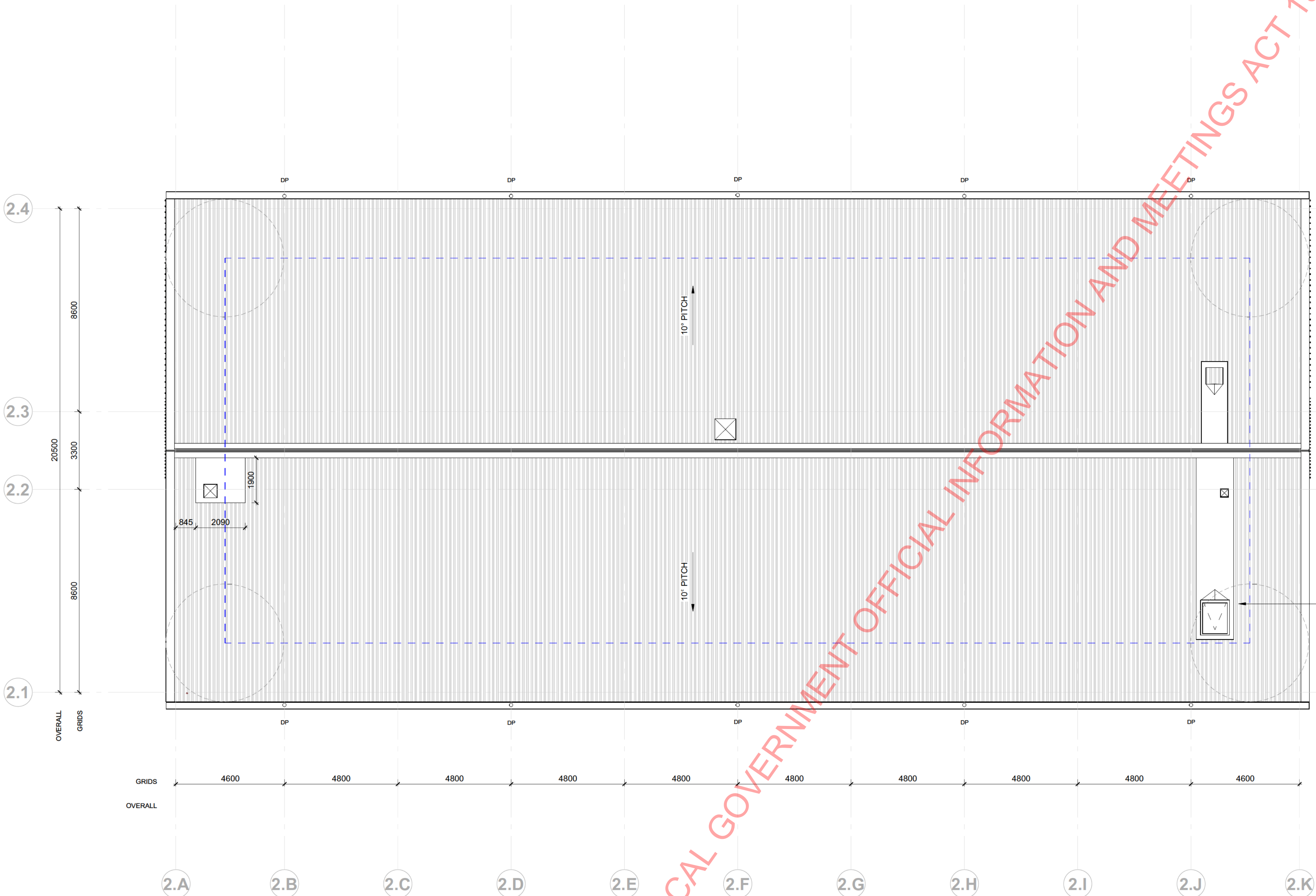
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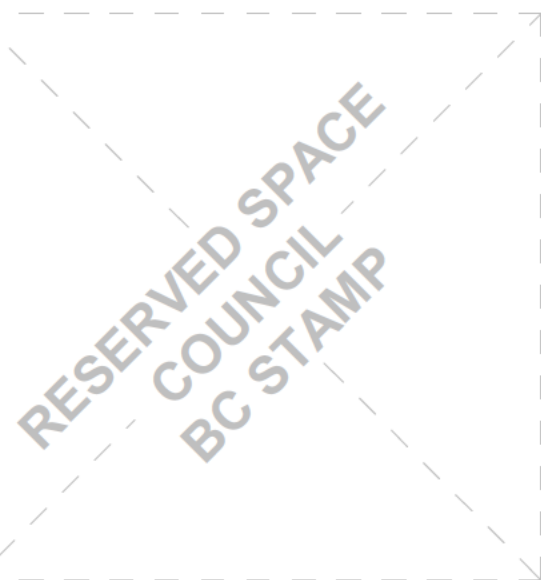


1 | 1 : 100 Plan
ROOF PLAN (BUILDING 1B)

ROOF PLAN LEGEND		GENERAL NOTES
**REFER TO SPECIFICATION FOR SYSTEM DETAILS		1. READ IN CONJUNCTION WITH ALTI FALL PROTECTION SPECIALISTS SYSTEM PROPOSAL 2. REFER SERVICES ENGINEERS DRAWINGS FOR SERVICES PENETRATIONS 3. PENETRATIONS TYPICALLY BACK FLASHED TO RIDGE 4. EXTERNAL GUTTERS WITH INTEGRATED OVERFLOW OUTLETS AT HIGH POINTS, SECONDARY OVERFLOW PATH VIA REAR OF SPOUTING AND FASCIA FLASHING.
KEY	SYSTEM DESCRIPTION	
RA	ROOF ANCHOR	
DP	DOWNSPIPE	
RWH	RAINWATER HEAD	
O/F	OVERFLOW	

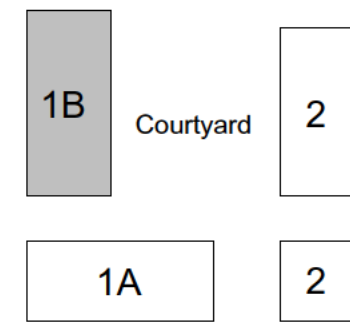


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Revisions

Notes



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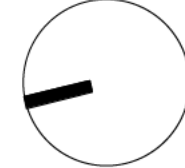
Client
Ministry of Education

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Geotechnical Engineers
335
Services Engineers/ Green Star Accredited Professional
Spencer Holmes
Civil Engineers/ Planning Consultant
Cognition Fire Engineers
Fire Engineers
Traffic Concept
Transport Engineers

Project Number: 221178.10
Hutt Intermediate School
7 Kauri Street, Woburn,
Lower Hutt

Sheet
ROOF PLAN (BUILDING 1B)

SCALE @ A1= 1 : 100

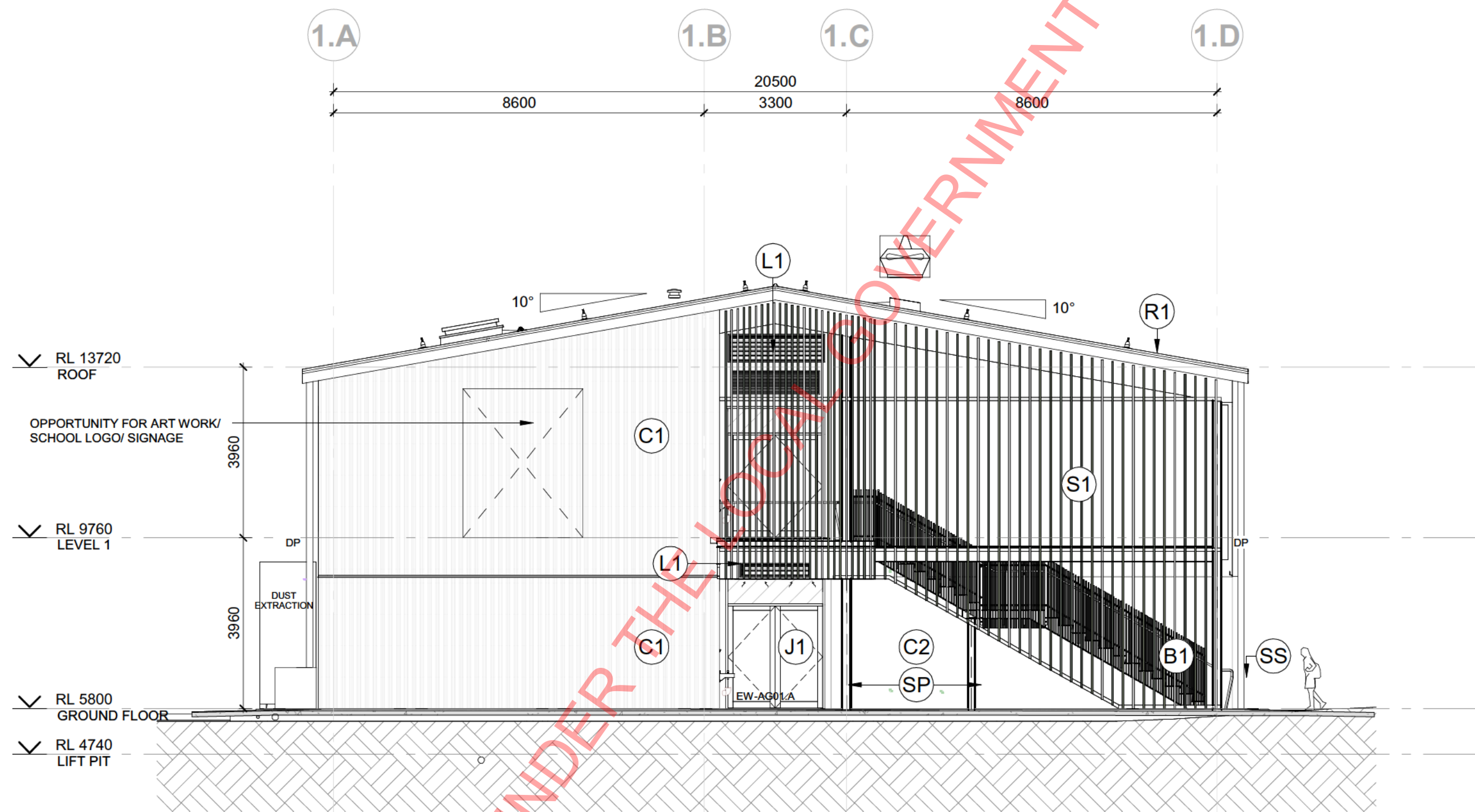


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Drawing Number
A1-112
Revision
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1 | 1 : 100 Elevation
A1-100 | NORTH ELEVATION (BUILDING 1A)



2 | 1 : 100 Elevation
A1-100 | EAST ELEVATION (BUILDING 1A)

EXTERIOR FINISHES LEGEND	
B1	PROPRIETARY SPECTRUM FACE HUNG FIN SYSTEM POWDERCOATED ALUMINIUM BALUSTRADES
C1	DIMOND VERTICAL PROFILED METAL CLADDING OVER DRAINED CAVITY
C2	VERTICAL FIBRE CEMENT CLADDING OVER DRAINED CAVITY
DP	UVPC DOWNPIPE WITH PAINT FINISH
G1	DOUBLE GLAZING, LOW E
G2	COLOURED SPANDREL DOUBLE GLAZING
J1	APL COMMERCIAL GRADE ALUMINIUM FRAMED JOINERY
J2	APL COMMERCIAL GRADE ALUMINIUM FRAMED JOINERY (WITH INTEGRATED LOUVRES)
L1	HOLYOAKE LOUVRE
PC	PRECAST CONCRETE STAIRS WITH NOSINGS
S1	PROPRIETARY SPECTRUM SYSTEM POWDERCOATED ALUMINIUM SCREEN
S2	PROPRIETARY SPECTRUM SYSTEM POWDERCOATED ALUMINIUM SCREEN PLANT ENCLOSURE FENCE
SP	STEEL PROTECTION WITH PAINT FINISH
SS	MARINE GRADE STAINLESS STEEL HANDRAIL
R1	ROOFLOGIC FIBERTHERM MSR ROOFING SYSTEM

RESERVED SPACE
COUNCIL
BC STAMP

Revisions

1B

Courtyard

2

1A

2

Carpark

Key Plan

Notes

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Project

Number: 221178.10

Hutt Intermediate School

7 Kauri Street, Woburn,
Lower Hutt

Sheet

ELEVATIONS SHEET 1
(BUILDING 1A)

SCALE @ A1=As indicated

ARCHITECTURAL

Drawing Number

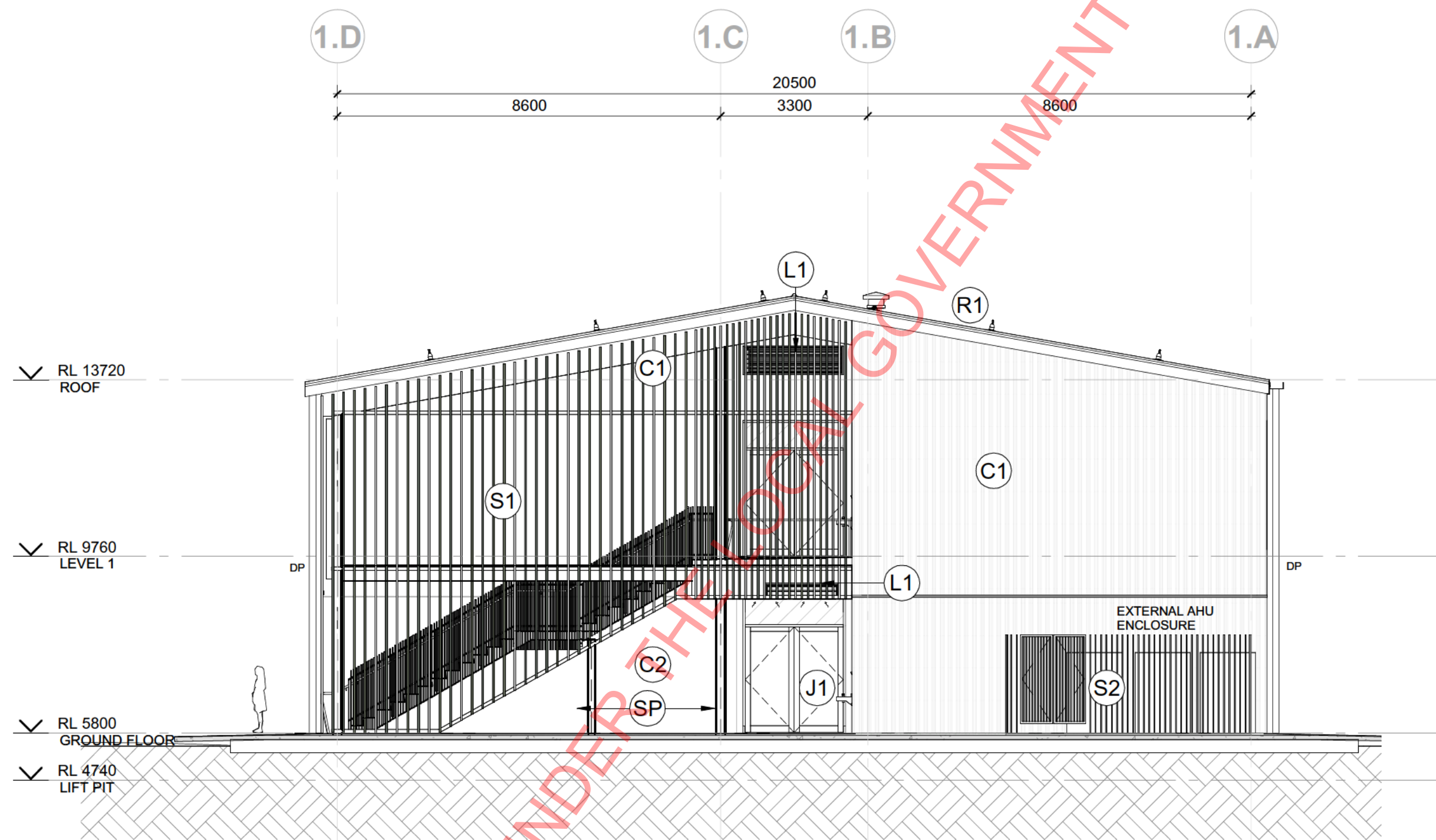
Revision

A1-300

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1
A1-100 | 1 : 100 Elevation
SOUTH ELEVATION (BUILDING 1A)



2
A1-100 | 1 : 100 Elevation
WEST ELEVATION -1A

EXTERIOR FINISHES LEGEND	
B1	PROPRIETARY SPECTRUM FACE HUNG FIN SYSTEM POWDERCOATED ALUMINIUM BALUSTRADES
C1	DIMOND VERTICAL PROFILED METAL CLADDING OVER DRAINED CAVITY
C2	VERTICAL FIBRE CEMENT CLADDING OVER DRAINED CAVITY
DP	UVPC DOWNPIPE WITH PAINT FINISH
G1	DOUBLE GLAZING, LOW E
G2	COLOURED SPANDREL DOUBLE GLAZING
J1	APL COMMERCIAL GRADE ALUMINIUM FRAMED JOINERY
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SP	STEEL PROTECTION WITH PAINT FINISH
SS	MARINE GRADE STAINLESS STEEL HANDRAIL
R1	ROOFLOGIC FIBERTHERM MSR ROOFING SYSTEM



Revisions

1B	Courtyard	2
1A	Carpark	2

Key Plan

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Project Number: 221178.10
Hutt Intermediate School
7 Kauri Street, Woburn,
Lower Hutt

Sheet
ELEVATIONS SHEET 2
(BUILDING 1A)

SCALE @ A1=As indicated

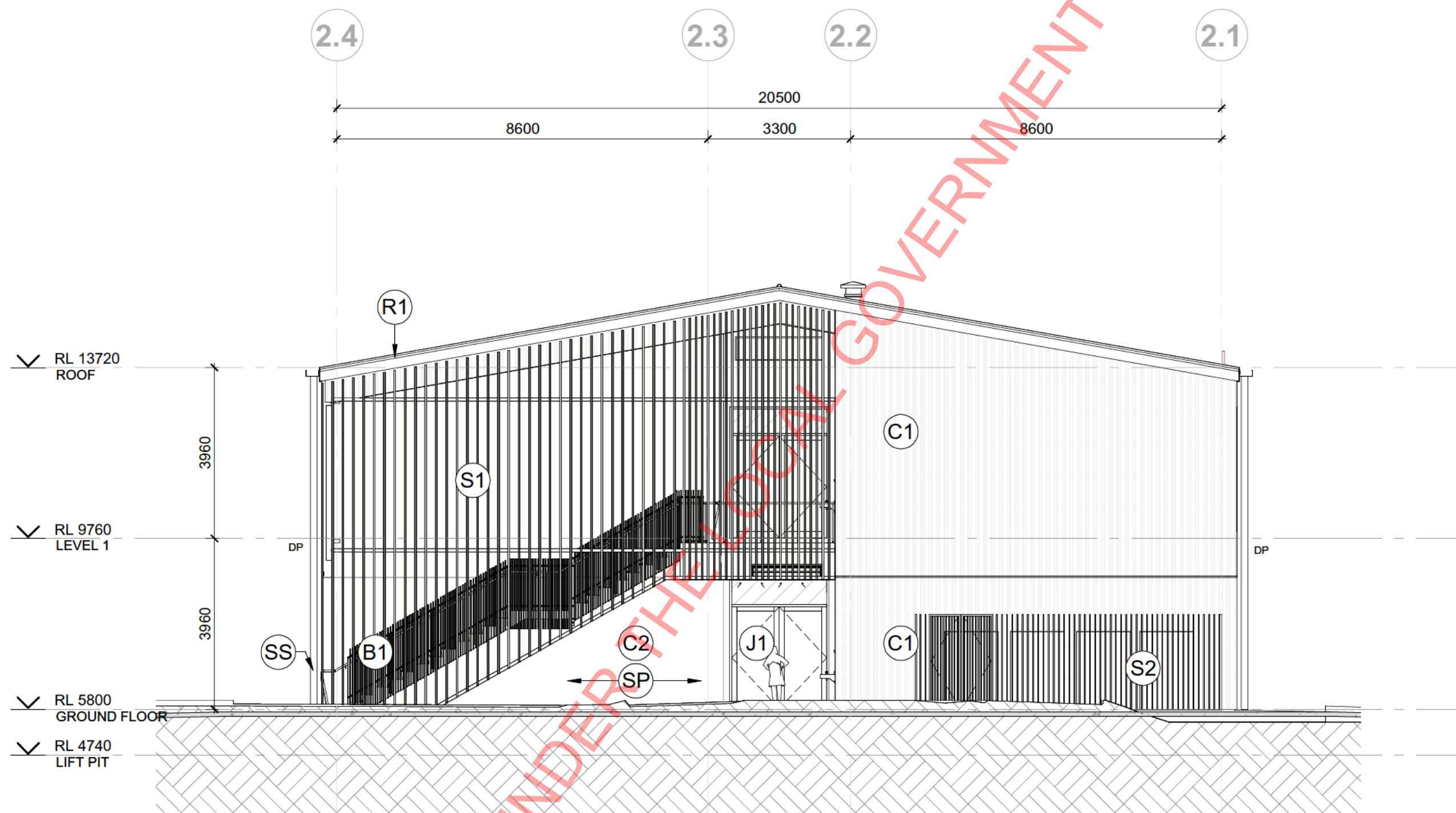
ARCHITECTURAL

Drawing Number
A1-301

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1 | 1 : 100 Elevation
A1-110 | WEST ELEVATION (BUILDING 1B)



2 | 1 : 100 Elevation
A1-110 | NORTH ELEVATION (BUILDING 1B)

EXTERIOR FINISHES LEGEND	
B1	PROPRIETARY SPECTRUM FACE HUNG FIN SYSTEM POWDERCOATED ALUMINIUM BALUSTRADES
C1	DIMOND VERTICAL PROFILED METAL CLADDING OVER DRAINED CAVITY
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SS	MARINE GRADE STAINLESS STEEL HANDRAIL
R1	ROOFLOGIC FIBERTHERM MSR ROOFING SYSTEM

RESERVED SPACE
COUNCIL
BC STAMP

Revisions

1B	Courtyard	2
1A		2

Carpark

Key Plan

Notes

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Civil Engineers/ Planning ConsultantCognition Fire Engineers
Fire EngineersTraffic Concept
Transport Engineers

Project Number: 221178.10

Hutt Intermediate School

7 Kauri Street, Woburn,
Lower Hutt

Sheet

ELEVATIONS SHEET 1
(BUILDING 1B)

SCALE @ A1=As indicated

ARCHITECTURAL

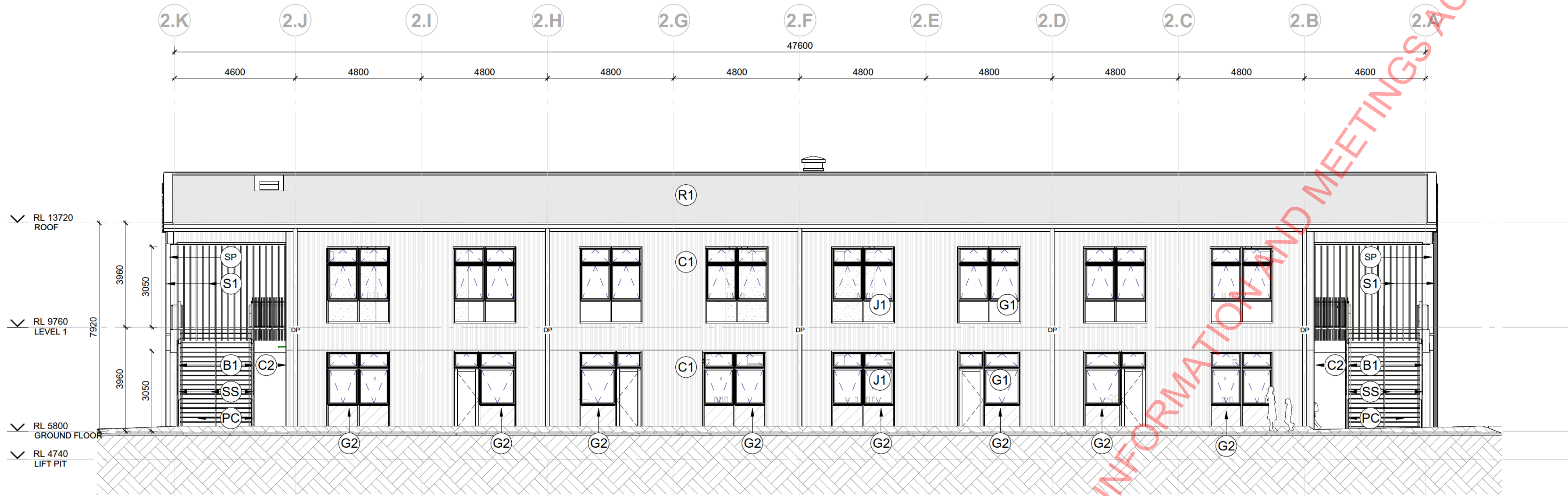
Drawing Number

Revision

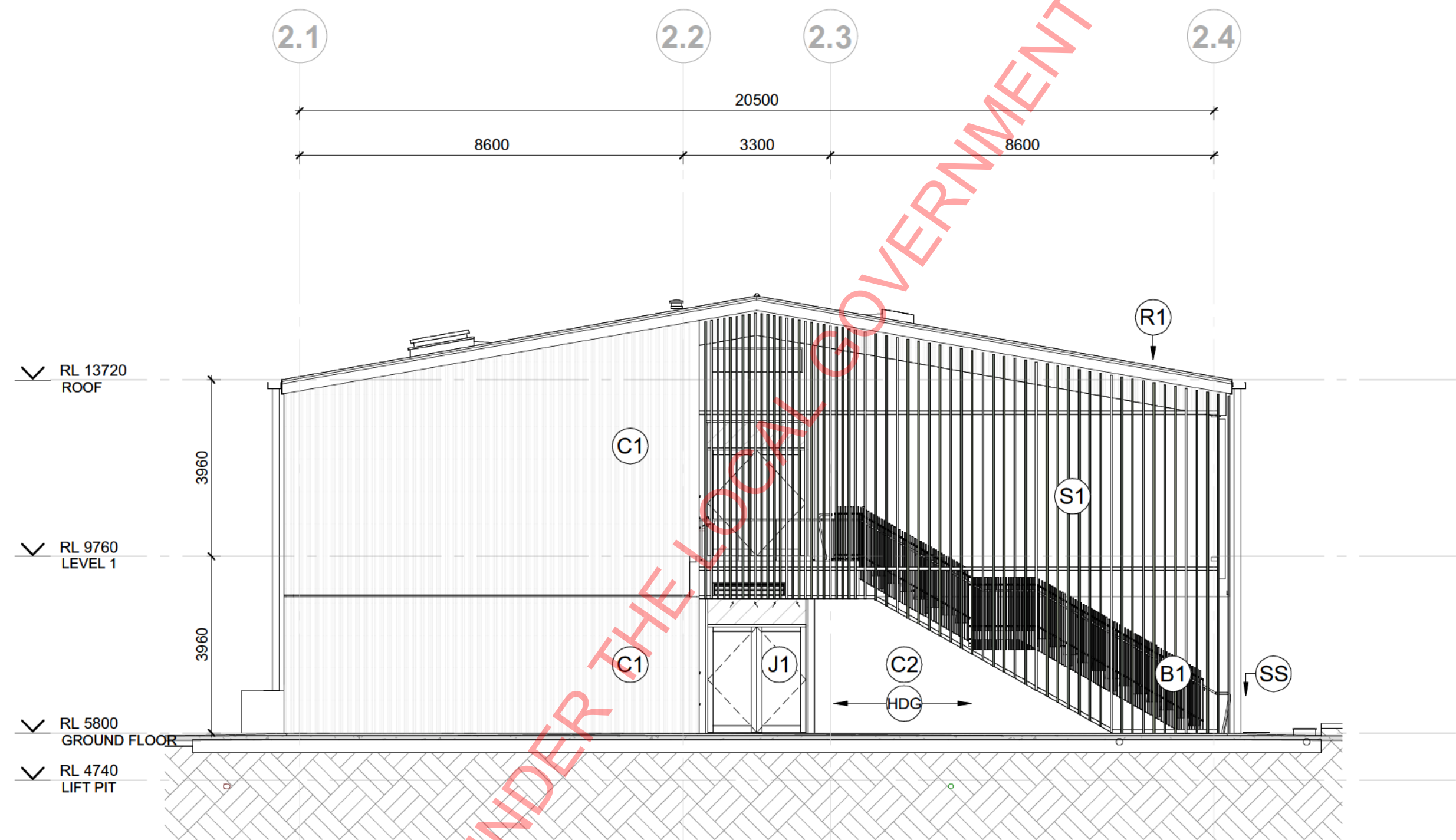
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1 | 1 : 100 Elevation
A1-110 | EAST ELEVATION COURTYARD (BUILDING 1B)

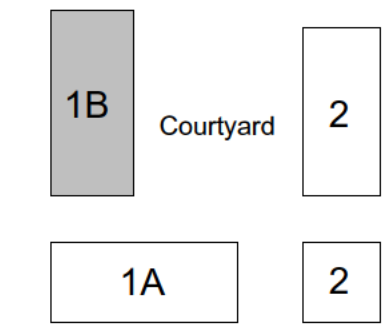


2 | 1 : 100 Elevation
A1-110 | SOUTH ELEVATION (BUILDING 1B)

EXTERIOR FINISHES LEGEND	
B1	PROPRIETARY SPECTRUM FACE HUNG FIN SYSTEM POWDERCOATED ALUMINIUM BALUSTRADES
C1	DIMOND VERTICAL PROFILED METAL CLADDING OVER DRAINED CAVITY
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Revisions



Carpark

Key Plan

Notes

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335
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Civil Engineers/ Planning Consultant
Cognition Fire Engineers
Fire Engineers
Traffic Concept
Transport Engineers

Project Number: 221178.10
Hutt Intermediate School
7 Kauri Street, Woburn,
Lower Hutt

Sheet
ELEVATIONS SHEET 2
(BUILDING 1B)

SCALE @ A1=As indicated

ARCHITECTURAL

Drawing Number
A1-303

Revision
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Outline Plan

*7 Kauri Street,
Woburn*

Spencer Holmes Limited
P O Box 588
WELLINGTON 6140
Phone: (04) 472 2261
Email: admin@spencerholmes.co.nz

February 2025
(S220019)
Prepared for: Ministry of Education

DOCUMENT CONTROL

Outline Plan
7 Kauri Street, Woburn

Ref.	Rev.	Description	By	Date
220019	A	First Draft	AD	31/01/2025
220019	B	Lodgement	AD	10/02/2025

Action	Name	Signed	Date
Prepared by	ANNERINE DREYER	s7(2)(a)	10/02/2025
Reviewed by	IAN LEARY	s7(2)(a)	10/02/2025
On behalf of	Spencer Holmes Limited		

**SUBMISSION OF OUTLINE PLAN
UNDER SECTION 176A OF THE RESOURCE MANAGEMENT ACT 1991**

TO: Hutt City Council
Private Bag 31-912
LOWER HUTT 5040

1. Ministry of Education (the Applicant) hereby submits the following:

- **An outline plan:** For additions & alterations to Hutt Intermediate School as contained in the following Jasmax Group Ltd drawings project No. 221178.10 ("*Hutt Intermediate School, 7 Kauri Street, Woburn, Lower Hutt*") dated 13 December 2024":
 - A1-000 Coversheet;
 - A1-010 Location Plan;
 - A1-011 Existing Site Plan;
 - A1-020 Staging Plan - Stage 1A;
 - A1-021 Staging Plan - Stage 1A – Enabling Works for 1B;
 - A1-022 Staging Plan - Stage 1B;
 - A1-023 Staging Plan - Stage 1B – Demolition;
 - A1-030 Site Plan - Stage 1;
 - A1-031 Future Site Plan - Stage 2;
 - A1-100 Ground Floor Plan (Building 1A);
 - A1-101 Level 1 Floor Plan (Building 1A);
 - A1-102 Roof Floor Plan (Building 1A);
 - A1-110 Ground Floor Plan (Building 1B);
 - A1-111 Level 1 Floor Plan (Building 1B);
 - A1-112 Roof Floor Plan (Building 1B);
 - A1-300 Elevations Sheet 1 (Building 1A);
 - A1-301 Elevations Sheet 2 (Building 1A);
 - A1-302 Elevations Sheet 1 (Building 1B);
 - A1-303 Elevations Sheet 2 (Building 1B).

3. The location to which this application relates:

Street Address: 7 Kauri Street, Woburn, Lower Hutt.



Figure 1: Location Aerial - Extract from grip.co.nz

4. The owner of the site is: -

Her Majesty the Queen.

Note: Te Rūnanga o Toa Rangatira (Ngāti Toa Rangatira) purchased the property in December 2024. Transfer of ownership has not yet been registered.

5. Additional resource consents are needed for the proposed activity.

A separate consent is required under the Natural Resources Plan Change 1. This is sought concurrently with the outline plan submission.

6. Application Forms:

N/A

The relevant assessment of environmental effects, proposal plans and other information required by the Regional Plan(s) are attached.

Ministry of Education
by their duly authorised agent

s7(2)(a)

.....
Dreyer for Spencer Holmes Limited.

Date: January 2025

Address for Service:

Spencer Holmes Limited
Surveyors, Engineers & Planners

PO Box 588
WELLINGTON 6140

Telephone: (04) 472-2261
Email: ad@spencerholmes.co.nz

All Invoices to:

Ministry of Education
C/- Jasmax Group Ltd
(Attn: Meiling Honson)
PO Box 25523
WELLINGTON 6146

(09) 366 9606 / s7(2)(a)
meiling.honson@jasmax.com

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ATTACHMENTS

- 1. Topographical Survey
- 2. Record of Title
- 3. Jasmax Group Ltd Architectural Plans – Stage 1
- 4. WWL Flood Modelling & Pre-app Advice
- 5. Civil Services Design by SHL
- 6. Outline Plan Assessment by Traffic Concepts

DESCRIPTION OF PROPOSAL & ASSESSMENT OF EFFECTS ON ENVIRONMENT

1 THE PROPOSAL

1.1 Site and Locality

The site at 7 Kauri Drive currently houses the Hutt Intermediate School. This is located in the heart of Woburn and is surrounded by a mix of residential properties. The site has a total area of 3.857ha.

An aerial photograph of the site is shown at Figure 2 below.



Figure 2: Aerial of site– extract from Google Earth

The site can be distinctly split into two main areas, the western half of the site consists of a grass field where the western boundary is bounded by a stream tributary, which eventually discharges to Hutt River through a network of pipe work.

The eastern side of the site is dominated by a mixture of school buildings, concrete courts and parking areas. The eastern boundary contains a 20m grassed and vegetated strip before meeting Kauri Street. The site is generally flat and has a slight grade towards the western boundary and stream.

A topographical survey has been undertaken and is included as Attachment 1, however a general site layout of the school can be seen in the figure below, as well as some existing site photos.

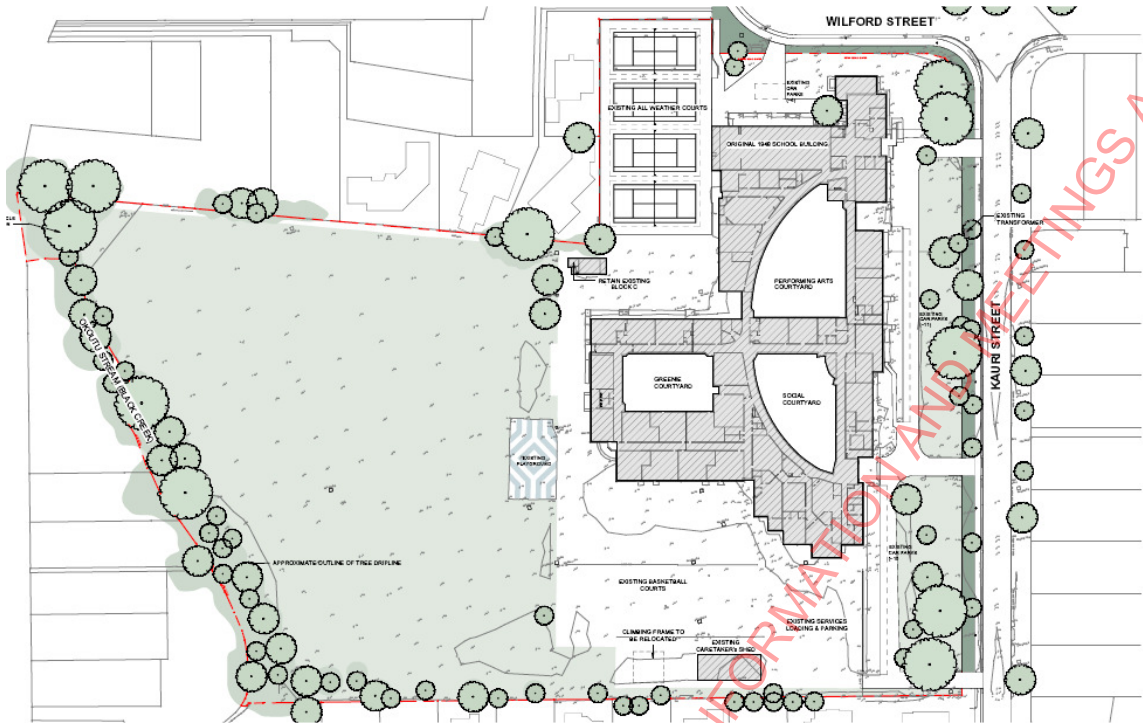


Figure 3: Existing Site Plan - JASMAX Architecture



Figure 4: Site Photos - JASMAX Architecture

1.2 Legal Description

Part Section 26 Hutt District (627476) is 3.8139 hectares.

A copy of the title is included as Attachment 2.

The following interest is registered on the title of Part Section 26 Hutt District:

- 12230571.2 Certificate under section 211(1) of the Ngāti Toa Rangitira Claims Settlement Act 2014 that the within land is RFR land as defined in section 184 and is subject to Subpart 4 of Part 3 of the Act (which restricts disposal, including leasing, of the land) - 10.9.2021.

1.3 Servicing

Existing three waters services are shown in Figure 5 below.



Figure 5: Existing public and private Three Waters services – source WWL

1.4 Summary of Proposal

Hutt Intermediate intends to redevelop the part of the site occupied by school buildings. The intention is for the existing school to be fully redeveloped through four stages; however, the proposed work that is currently funded is the construction of Stage 1A, Stage 1B and Stage 1C, and is the subject of this outline plan.

Jasmax Group Ltd Architectural Plans – Stage 1 are included as Attachment 3. Further details of the proposal and S176 requirements are described in Section 3 of this document.

2 **PLANNING PROVISIONS**

2.1 **Zoning**

2.1.1 Operative District Plan:

High Density Residential Activity Area

Designation:

EDUC 13

Designation Authority: Ministry of Education

Designation Title: Intermediate School (Hutt Intermediate)

(No further conditions apply to the EDUC13 designation)

Flood Hazard Overlay:

Inundation Zone¹



Figure 6: Flood Hazard Overlay – source HCC GIS

2.2 **Status of District Plan**

Plan Change 56 (PC56) was notified on 18 August 2022 and became operative on 21 September 2023. The plan change is an Intensification Planning Instrument (IPI) under the Intensification Streamlined Planning Process (ISPP) of Part 6 of Schedule 1 of the RMA to give effect to the National Policy Statement on Urban Development 2020.

¹ WWL Flood Modelling has confirmed that a minimum floor level (to bottom of slab) of RL5.6m is recommended. E-mails dated 29 Jan 2025 and 22 Dec 2022 are included as Attachment 4.

3 S176A(3) REQUIREMENTS

3.1 Height, shape, and bulk of the public work, project, or work

3.1.1 Stage 1A (new building & demolition)

Stage 1A is the construction of a two-storey building to the south of the existing building, in the location of the concrete basketball courts. This two-storey building will contain 14 new teaching spaces along with the facilities such as toilets, lifts, storerooms and stairs to allow for adequate and appropriate teaching. The space is broken up into eight general teaching spaces, and six specialised teaching spaces for specific subjects (art, metalwork, design, etc).

The internal layout of Building 1A is shown on Jasmax Plans A1-100, and A1-101.

After the building work has been completed for this building, a partial demolition of the existing building will be undertaken. The extent of the demolition and new building location can be seen in the figure below.

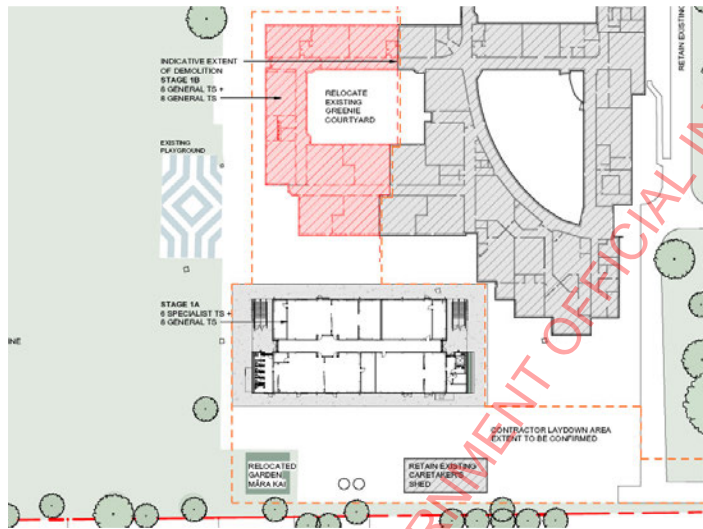


Figure 7: Stage 1A Building and Demolition Works - JASMAX Architecture

3.1.2 Stage 1B (new building & demolition)

Stage 1B utilises the space to be demolished to create a second two storey building which will create 12 teaching spaces, along with the facilities to assist in teaching. This new building is intended to be similar to the Stage 1A building however has a different internal layout which accounts for the increased teaching spaces.

The internal layout of Building 1B is shown on Jasmax Plans A1-110 and A1-111.

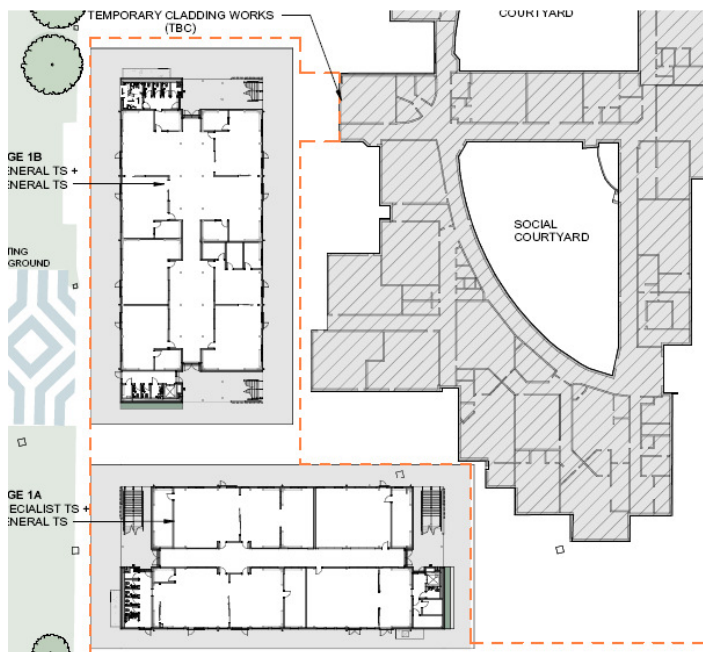


Figure 8: Staging Plan - Stage 1B (A1-022) - JASMAX Architecture

Stage 1B continues with the demolition of the existing building, with the extent shown in the figure below, however the extent is subject to confirmation.

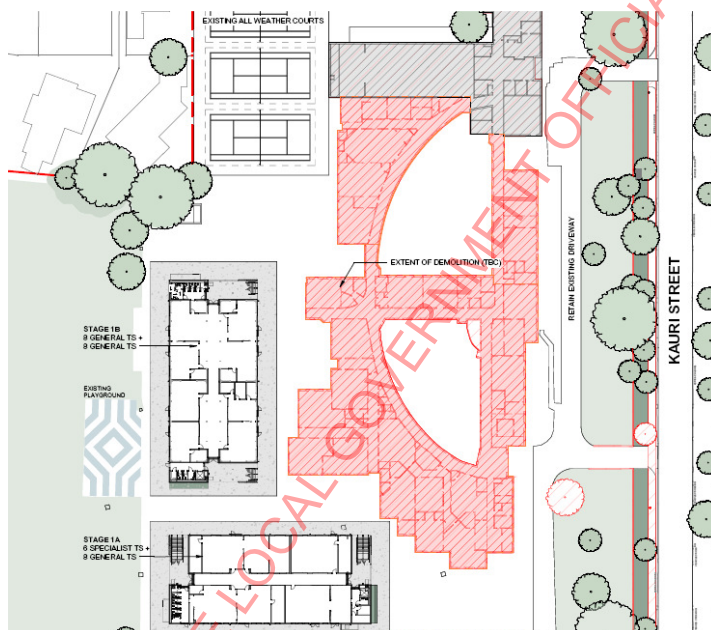


Figure 9: Staging Plan - Stage 1B Demolition Works (A1-023) - JASMAX Architecture

3.1.3 Stage 1C (carpark and landscaping)

Stage 1C is a small stage of works which generally relates to installation of landscaping features around the eastern boundary and the construction of a carpark in the southeastern corner of the site. The extent of these works can be seen in the figure below. This area equates to approximately 1,926m².

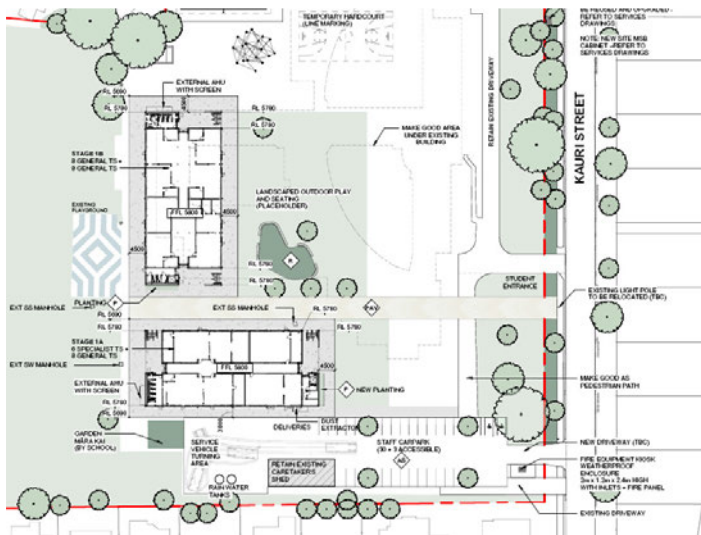


Figure 10: Site Plan - Stage 1 (A1-030) – JASMAX Architecture

The completion of the carpark will conclude the work for the first stage which this outline plan is intended to cover.

3.2 Location on the site of the public work, project or work

The redevelopment of the school complex will be focussed on the existing buildings and hard surfaces on the eastern side of the property.

3.3 Likely finished contour of the site

The existing site contours will be retained.

3.4 Vehicular access, circulation, and the provision for parking

Existing parking along the internal driveway will be removed and replaced by a new carpark (with 30 parking spaces and 3 accessible spaces) in the southeastern corner of the site, which will be accessed via a new vehicle crossing from Kauri Street.

Parts of the existing driveway will be pedestrianised.

Servicing will also be accommodated at the rear of the car park, as shown in Figure 11 below:

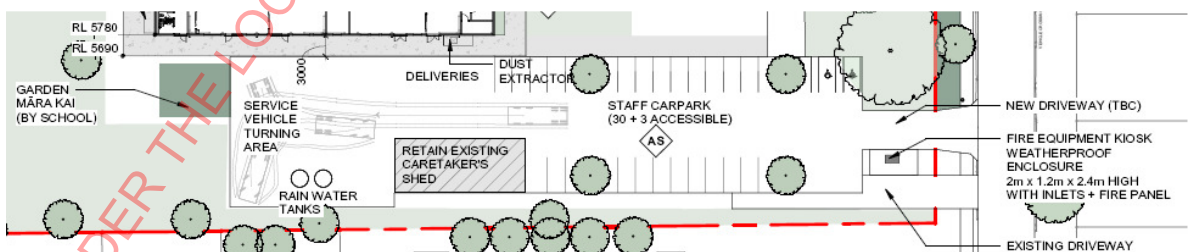


Figure 11: Site Plan - Stage 1 (A1-030) - JASMAX Architecture

3.5 Landscaping proposed

Landscaping will take place during Stage 1C, focussed on the areas around new Buildings 1A and 1B shown in Figure 12 below:

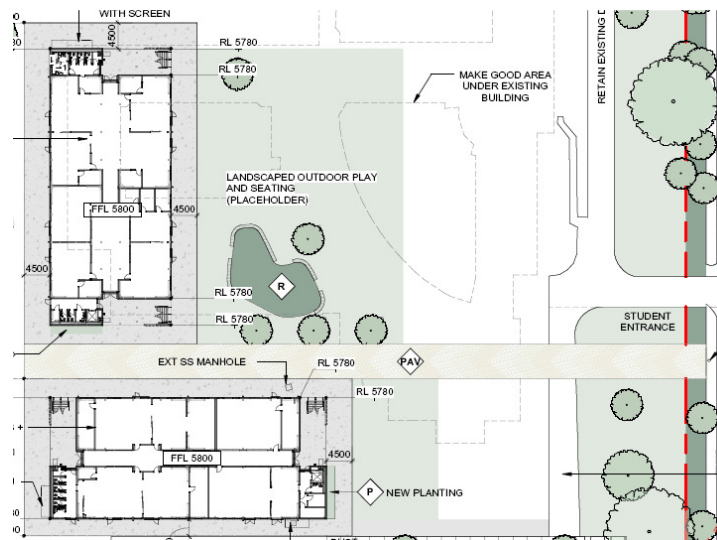


Figure 12: Site Plan - Stage 1 (A1-030) - JASMAX Architecture

3.6 Any other matters to avoid, remedy, or mitigate any adverse effects on the environment.

3.6.1 Residential Amenity

The school is located in a high density residential zone. The buildings are of a scale consistent with the underlying zoning.

The proposed buildings are set away from the property boundaries and the site coverage is low.

Overall, there are no adverse effects on residential amenity of adjoining neighbours and the wider residential area.

3.6.2 *Visual Amenity Effects*

The site is well established as a school, having operated since 1948.

Visual effects resulting from the proposed redevelopment of parts of the site and buildings are considered to be largely positive. The height and scale of buildings are similar with modern contemporary design.

The new buildings will be of similar scale as the existing buildings, with recessive colouring and will be well set back from any shared residential boundary.

Given the screening of the site and its established use as a school, any visual amenity effects associated with the school redevelopment will be less than minor.

3.6.3 Earthworks

Minimal earthworks are proposed and are limited to ground disturbance for demolition and foundations of buildings. Effects are therefore minimal.

3.6.4 Traffic

The layout of the new parking area has been reviewed by Gary Clark of Traffic Concepts and is attached to this document (Attachment 6). The effects are less than minor.

4 ASSESSMENT OF PART 2 RMA

We consider that the proposed development is entirely consistent with the main purpose of the Act, which is the sustainable management of resources. In particular, the development can be incorporated into the local environment to allow for the future wellbeing of the applicant and community in terms of their social and economic needs. In doing so any adverse effects are less than minor.

We have considered the matters of national importance and do not believe that any of the particular matters are applicable to the subject site. There are no other matters under Part II of the Act that are relevant to the proposal that have not already been addressed in this description. Overall, it is considered that the proposed activity would be consistent with Part II of the Act.

5 CONCLUSION

All information required under s176A(3) of the RMA is contained within the Outline Plan and the proposed works are consistent with the site's designation.

s22-0019-s176a outline plan

From: Scarlett James <Scarlett.James@wellingtonwater.co.nz>
Sent: Friday, 28 February 2025 12:31 pm
To: Vincent Ashman
Cc: Land Development
Subject: [EXTERNAL] RE: 7 Kauri Street - Floor Levels

You don't often get email from scarlett.james@wellingtonwater.co.nz. [Learn why this is important](#)

Hi Vincent,

Please see the information below from our modelling team.

Only Stage 3 – New Building appears to be exposed to flood hazard. Flood summary info for that location:

The WWL flood model shows that the proposed site is subjected to potential flood hazard. We recommend the minimum floor level for this site must be 5.6 m above Mean Sea Level (1953 Wellington City Datum) and this floor level is quoted to the underside of the floor construction or joist.

The existing flood flows need to be allowed for within the proposed development design / layout. This can be achieved by not changing ground levels and ensuring all development (fences, buildings etc) is permeable below 5.6 m aMSL (1953 Wellington City Datum). Alternatively, the development can be supported by a Flood Management Plan which demonstrates that the effect of the development and any flood mitigation works on the wider area flood hazard is less than minor.



Max flood depth – 300 mm

Max flood speed – 0.4 m/s

Max flood level – 5.4 m aMSL

MFL - 5.6 m aMSL (1953 Wellington City Datum) and this floor level is quoted to the underside of the floor construction or joist.

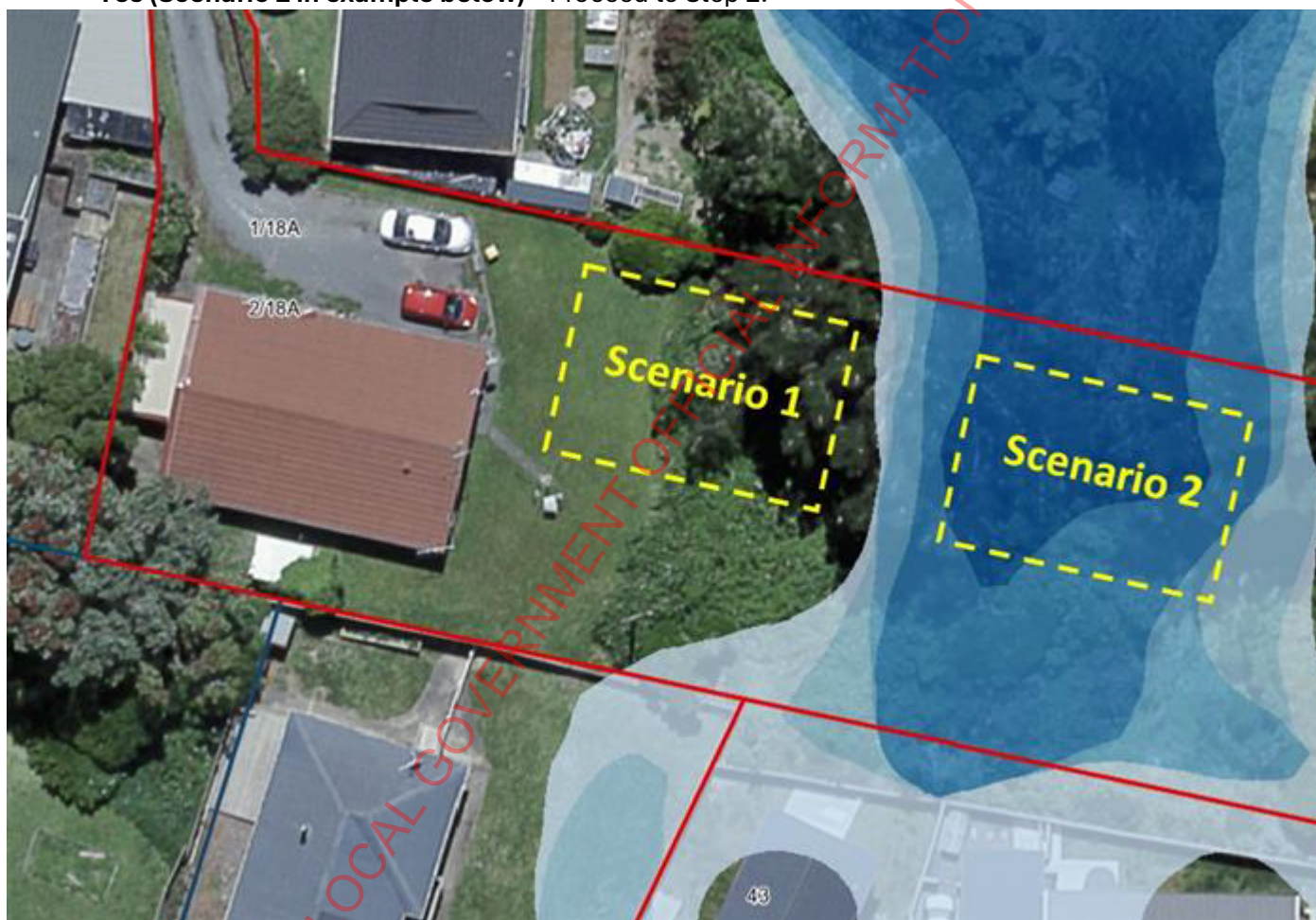
READ THIS FIRST!

If you are considering building a new dwelling, or adding to an existing house, you should use the information provided in this App to minimise flooding risk to the dwelling and ensure that your intended build does not increase flooding risk to the neighboring properties.

Please follow the steps listed below to get the information you need.

Step 1 – Decide if the intended dwelling is going to be in the flooded part of the parcel

- **No (Scenario 1 in example below)** – You can apply the building code requirements to set minimum floor level for the dwelling instead of following the advice provided for the parcel.
- **Yes (Scenario 2 in example below)** – Proceed to Step 2.

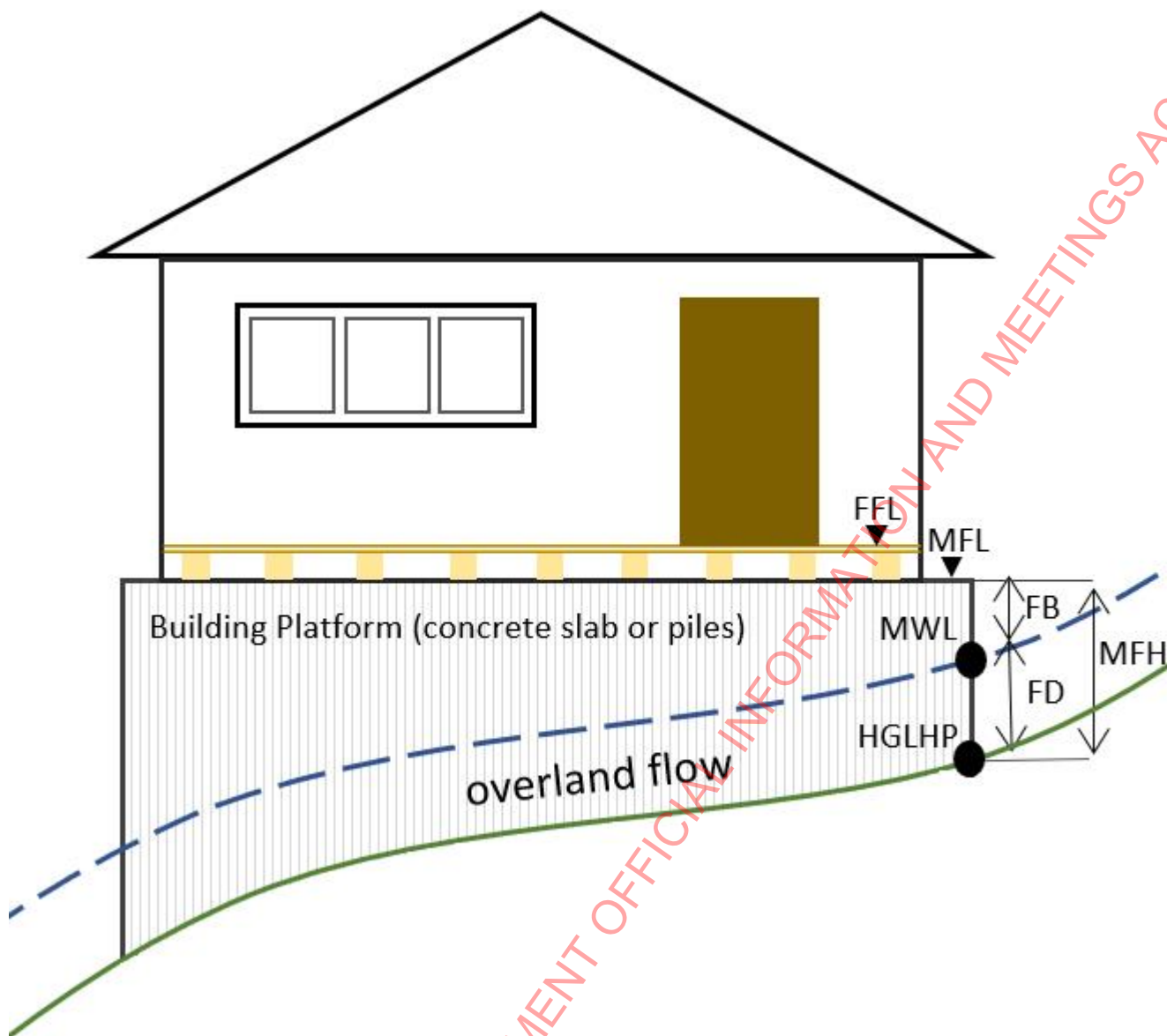


Step 2 – If you are intending to build in the flooded part of the parcel (Scenario 2)

We recommend that you apply our recommendations to set minimum floor level for the intended dwelling. We provide both minimum floor height (height above highest ground level on the perimeter of intended dwelling footprint) and minimum floor level (in terms of 1953 Wellington City Datum), where you can choose to use whichever is more convenient. This is done for the benefit of customers who are intending to build on a sloping site where water level may vary. If you believe that recommended minimum floor level is exceedingly high you can apply recommended minimum building height instead.

Please note that minimum floor height/level provided is quoted to the underside of the concrete slab or floor timber joist.

Terms used in our advice are defined in the schematic below:



FFL – Finished Floor Level (not provided by Wellington Water)

MFL – Minimum Floor Level stated in terms of 1953 Wellington City Datum (recommended by Wellington Water and quoted to the underside of the concrete slab or floor timber joist)

MFH – Minimum Floor Height (provided by Wellington Water as an alternative to MFL and quoted to the underside of the concrete slab or floor timber joist). MFH must be measured from the highest ground level on the house perimeter of intended dwelling footprint.

HGLHP – Highest Ground Level on House Perimeter must be determined if MFH is used instead of MFL. MFH is measured off this point.

MWL – Maximum Water Level stated in terms of 1953 Wellington City Datum (can be provided on request)

FD – Flood Depth used in determining MFH (can be provided on request)

FB – Free Board used in determining MFL and MFH (may vary depending on site location and nature of flooding)

Step 3 – If you know where you are building

Depending on site location and nature of predicted flooding, you may benefit from detailed assessment.

Please check under “Recommendations” to know whether your parcel qualifies for detailed assessment.

If under “Recommendations” it states: “Would benefit from detailed assessment”, you can provide a plan for the proposed dwelling showing where on site it will be located. Wellington Water staff will assess your query taking into consideration location of the proposed dwelling and provide specific minimum floor level recommendation for that location.

For the other stages:

The WWL flood model shows that the proposed sites are not subjected to potential flood hazard.
We recommend the minimum floor level for this site can be based on the requirements from NZ Building Code.

Kind regards,

Scarlett James Summer Intern



Private Bag 39804, Wellington Mail Centre 5045

Level 4, 25 Victoria Street, Petone, Lower Hutt

www.wellingtonwater.co.nz

From: Land Development <Land.Development@wellingtonwater.co.nz>

Sent: Wednesday, 26 February 2025 11:09 am

To: Scarlett James <Scarlett.James@wellingtonwater.co.nz>

Cc: Vincent Ashman <Vincent.Ashman@huttcity.govt.nz>

Subject: FW: 7 Kauri Street - Floor Levels

Hi Scarlett,

For you to action, thanks.

Tracked.

Kind regards,

Toi - Land Development Team

Network Strategy & Planning



From: Vincent Ashman <Vincent.Ashman@huttcity.govt.nz>

Sent: Wednesday, 26 February 2025 8:19 am

To: Land Development <Land.Development@wellingtonwater.co.nz>

Subject: 7 Kauri Street - Floor Levels

Caution: This is an external email. Please take care when clicking links or opening attachments.

Kia ora,

We have received an application for new school buildings at 7 Kauri Street, Woburn.
The application includes the attached comments from 2022.

Are you able to confirm the updated floor level requirements for all the proposed buildings.

Kind regards,

Vincent

Vincent Ashman

Senior Resource Consents Planner

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010

P: M: s7(2)(a) W: www.huttcity.govt.nz



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RELEASED UNDER THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

From: Vincent Ashman
Sent: Monday, 3 March 2025 10:35 am
To: Annerine Dreyer
Subject: RM250016 – Outline Plan Report
Attachments: DECISION - Outline Plan - Resource Management Officers Report - RM250016 - 3.02.25.pdf

Hi Annerine,

I am pleased to advise that your application for an Outline Plan of Works under s 176A of the Resource Management Act 1991 has been approved with recommended changes.

Please find attached a copy of the resource management report.

If you would like to provide feedback on the service you received you are welcome to do so via this link (<https://www.surveymonkey.com/r/RCTEAM?sm=jjPO1x48k1lpiUZGhkQPTioYblGC7MzR9bl7v9v7BOc%3d>); any feedback you could provide would be greatly appreciated.

Your final invoice will follow, which will take into consideration any discounts owed to you, and any remaining fees due for work undertaken and any amounts you have already contributed including your initial deposit.

The final invoice includes a full breakdown of the hours that the resource consents team have dedicated to this consent application. This final invoice is expected to be issued within 2 months of this decision being issued.

Kind regards,
Vincent

3 March 2025

Ministry of Education
C/- Jasmax Group Ltd
PO Box 25523,
Wellington, 6146
Attn: Meiling Honson

Vincent Ashman
Environment and Sustainability
Senior Resource Consents Planner
Vincent.ashman@huttcity.govt.nz
Our reference: RM250016

Dear Annerine,

Outline plan decision for the partial demolition of the existing school and redevelopment of two school block buildings at Hutt Intermediate School located at 7 Kauri Street, Woburn (Part Section 25-26 Hutt District)

I have considered your outline plan of works in accordance with the purpose of EDUC 13 in the District Plan being an intermediate school (Hutt Intermediate School). The following changes to the outline plan of works are requested:

- That all development and construction work complies with the provisions of NZS 6803:1999 Acoustics - Construction noise. Machinery operating hours, including machinery start-up times, shall be limited to between 7.30 am and 6 pm Monday to Saturday, with no work on Sundays or public holidays. Some activity is permitted on construction sites on weekdays between 6.30 am and 7.30 am, however these shall be limited to preparation works and shall not include the operation of machinery.
- That Building 1B be constructed with a minimum FL of 5.6m aMSL (Wellington Vertical Datum 1953).

The following report sets out the details of the proposed works and the reasoning for the above decision.

1. PROPOSAL

As set out in s 176A of the Resource Management Act 1991 ('the Act'), the applicant has provided information with respect to the requirements of the Act. These relate to the following matters:

- the height, shape, and bulk of the public work, project, or work; and
- the location on the site of the public work, project, or work; and
- the likely finished contour of the site; and
- the vehicular access, circulation, and the provision for parking; and
- the landscaping proposed; and
- any other matters to avoid, remedy, or mitigate any adverse effects on the environment.

The Ministry for Education as the Requiring Authority ('RA') are proposing to redevelop Hutt Intermediate School. The proposal will be undertaken in Stage 1A, Stage 1B and Stage 1C. These can largely be categorised as the following:

- Stage 1A – new building & demolition
- Stage 1B – new building and demolition
- Stage 1C – carparking and landscaping

1.1 – STAGE 1A

Ms Annerine Dreyer, the agent for the RA has described Stage 1A as the following:

"Stage 1A is the construction of a two-storey building to the south of the existing building, in the location of the concrete basketball courts. This two-storey building will contain 14 new teaching spaces along with the facilities such as toilets, lifts, storerooms and stairs to allow for adequate and appropriate teaching. The space is broken up into eight general teaching spaces, and six specialised teaching spaces for specific subjects (art, metalwork, design, etc).

The internal layout of Building 1A is shown on Jasmex Plans A1-100, and A1-101.

After the building work has been completed for this building, a partial demolition of the existing building will be undertaken. The extent of the demolition and new building location can be seen in the figure below."

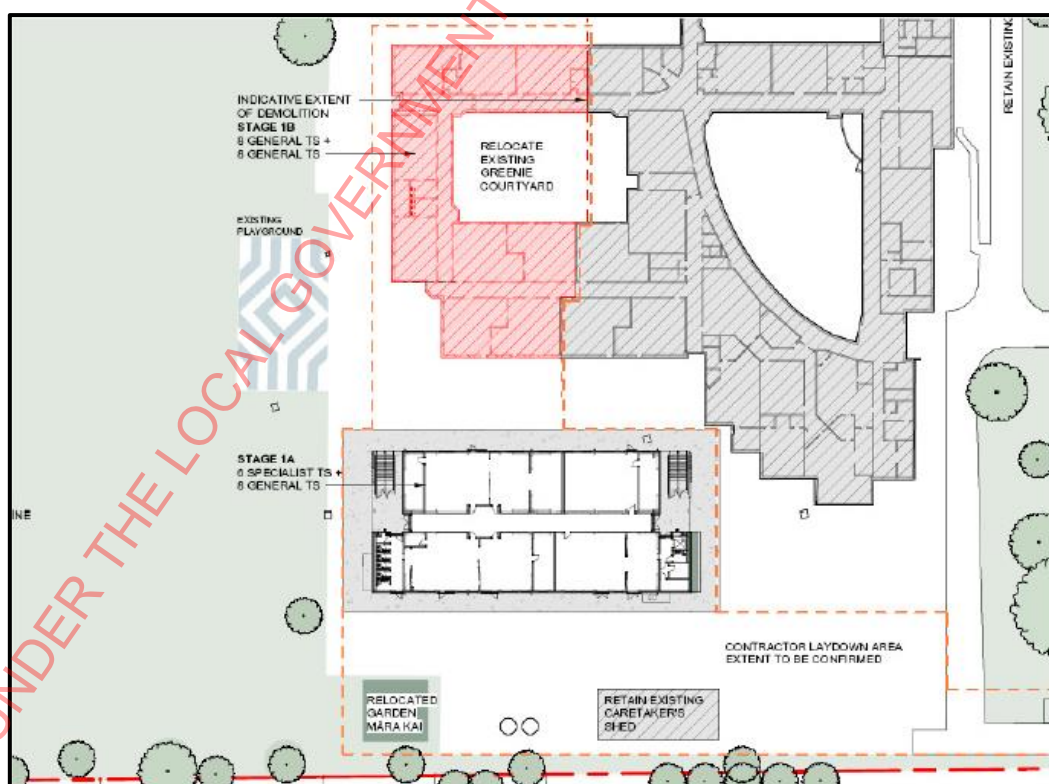


Figure 1: Stage 1A plan

Building 1A will have the following characteristics:

- A length of 47.6m and a width of 20.5m.
- Be two storeys, with the roofline being 13.72m high.
- Two sets of stairs at either end to access the first floor.

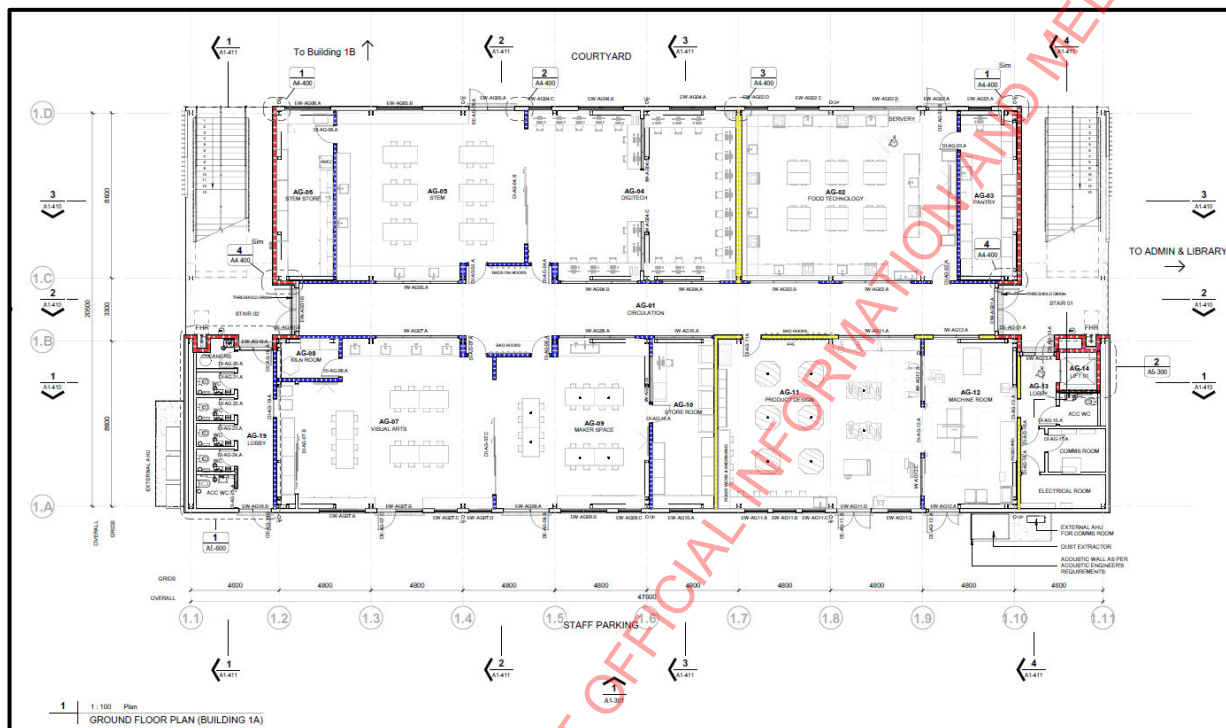


Figure 2: Building 1A ground floor architectural plans

1.2 – STAGE 1B

Ms Dreyer described Stage 1B as the following:

“Stage 1B utilises the space to be demolished to create a second two storey building which will create 12 teaching spaces, along with the facilities to assist in teaching. This new building is intended to be similar to the Stage 1A building however has a different internal layout which accounts for the increased teaching spaces.”

The internal layout of Building 1B is shown on Jasmex Plans A1-110 and A1-111.

Stage 1B continues with the demolition of the existing building, with the extent shown in the figure below, however the extent is subject to confirmation.”

The Stage 1B building will have the same building characteristics externally as building 1A, albeit with a different internal arrangement:

- A length of 47.6m and a width of 20.5m.
- Be two storeys, with the roofline being 13.72m high.
- Two sets of stairs at either end to access the first floor.

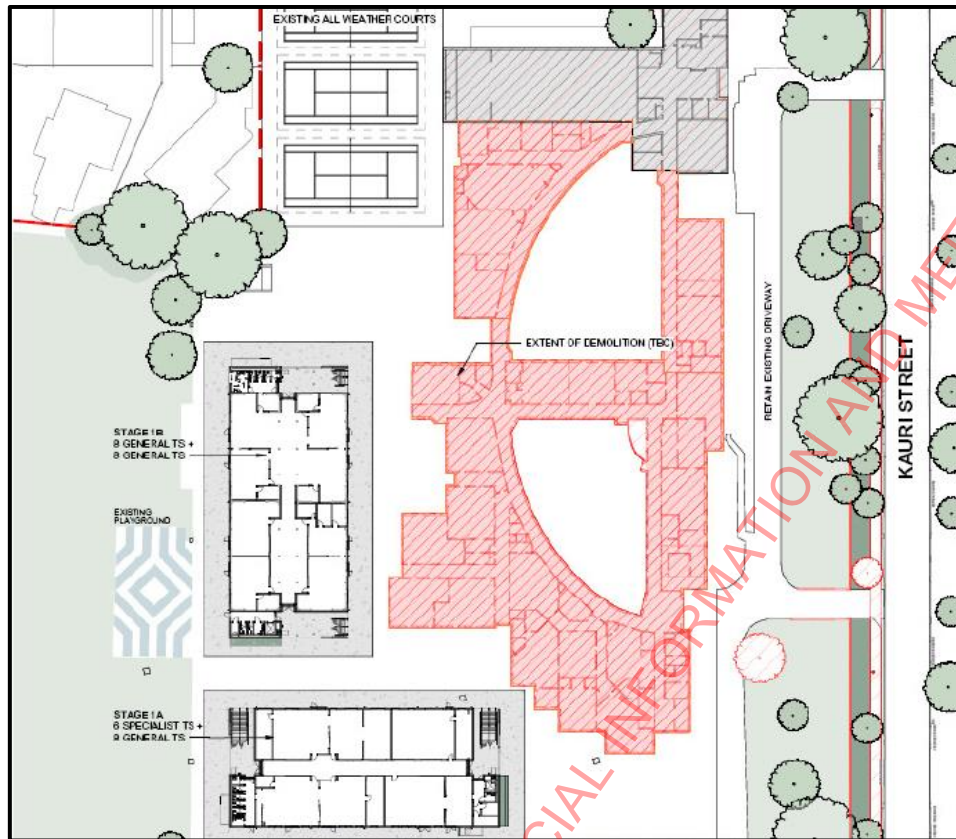


Figure 3: Stage 1B site & demolition plan



Figure 4: Architectural rendition of proposed work

1.3 – STAGE 1C

Ms Dreyer described Stage 1C as the following:

“Stage 1C is a small stage of works which generally relates to installation of landscaping features around the eastern boundary and the construction of a carpark in the southeastern corner of the site. The extent of these works can be seen in the figure below. This area equates to approximately 1,926m².

The completion of the carpark will conclude the work for the first stage which this outline plan is intended to cover.”

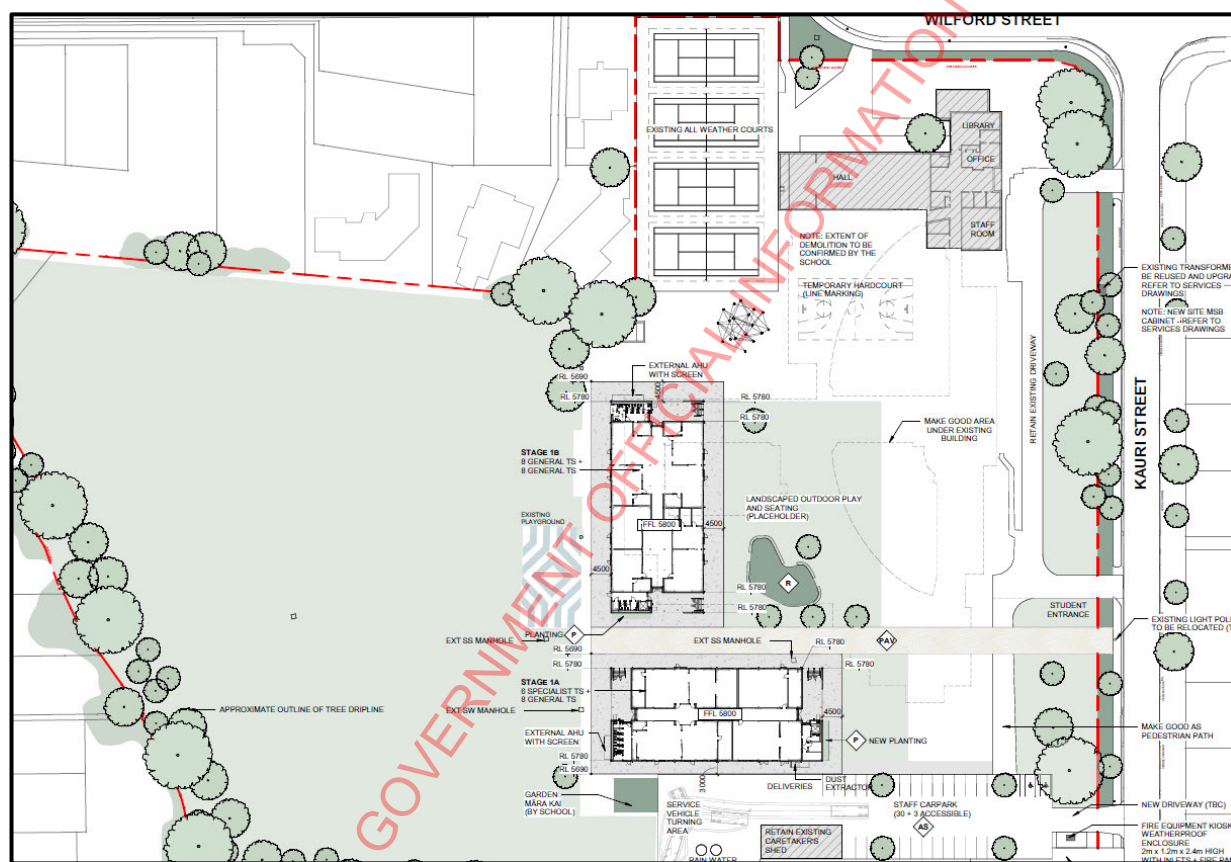


Figure 5: Stage 1C plans

It is also proposed to undertake landscaping in Stage 1C, focusing on areas around the new buildings with the existing contours of the site being retained upon completion.

1.4 – VEHICLE ACCESS

It is proposed to retain the 3 vehicle crossings from Kauri Street and one vehicle crossing from Wilford Street into the application site, with the two most northern crossings and access legs on Kauri Street being retained in their existing form. It is proposed to move the southernmost vehicle crossing slightly north and provide a new driveway into the proposed staff carpark. Parts of the existing driveway is proposed to be utilised as a pedestrian access into the site.

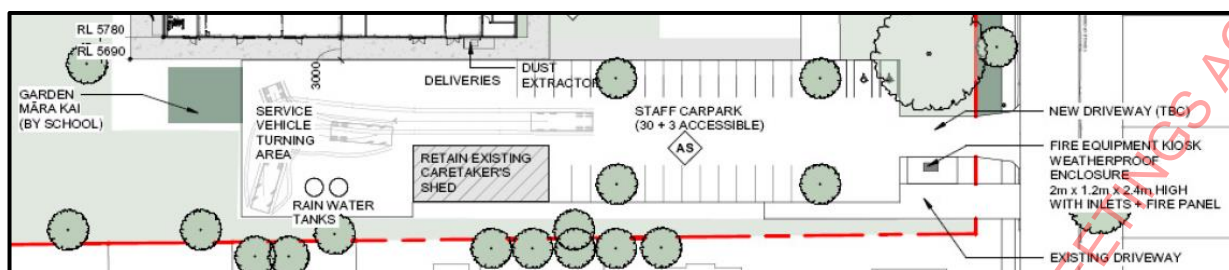


Figure 6: Proposed staff parking arrangement

2. SITE DESCRIPTION

The proposed works will take place wholly within the 7 Kauri Street, Woburn being legally described as being Part Section 25-26 Hutt District and held on record of title 627476. The site is 3.8139ha in area and is known as Hutt Intermediate School.

The application site has an underlying zoning of 'High Density Residential Activity Area' with the surrounding properties all being residential in nature predominantly with larger, single residential dwellings located on them. It is also noted that in the western portion of the application site lies a stream that runs along the western boundary. The centre of the application site is also situated within the Flood Hazard – Inundation Overlay of the Operative District Plan (see figure 7)

The District Plan states the designation EDUC 13 applies to Part Sections 25 and 26 Hutt District and therefore, applies to application site. EDUC 13 has the Ministry of Education as the requiring authority and for an "intermediate school". There are no conditions applicable to EDUC 13.

There are no other relevant notations or site-specific provisions in the District Plan.

Ms Dreyer of Spencer Holmes Ltd provided a description of the application site which upon undertaking a site visit dated 18 February 2025, I adopt in addition to the above description:

"The site can be distinctly split into two main areas, the western half of the site consists of a grass field where the western boundary is bounded by a stream tributary, which eventually discharges to Hutt River through a network of pipe work.

The eastern side of the site is dominated by a mixture of school buildings, concrete courts and parking areas. The eastern boundary contains a 20m grassed and vegetated strip before meeting Kauri Street. The site is generally flat and has a slight grade towards the western boundary and stream."

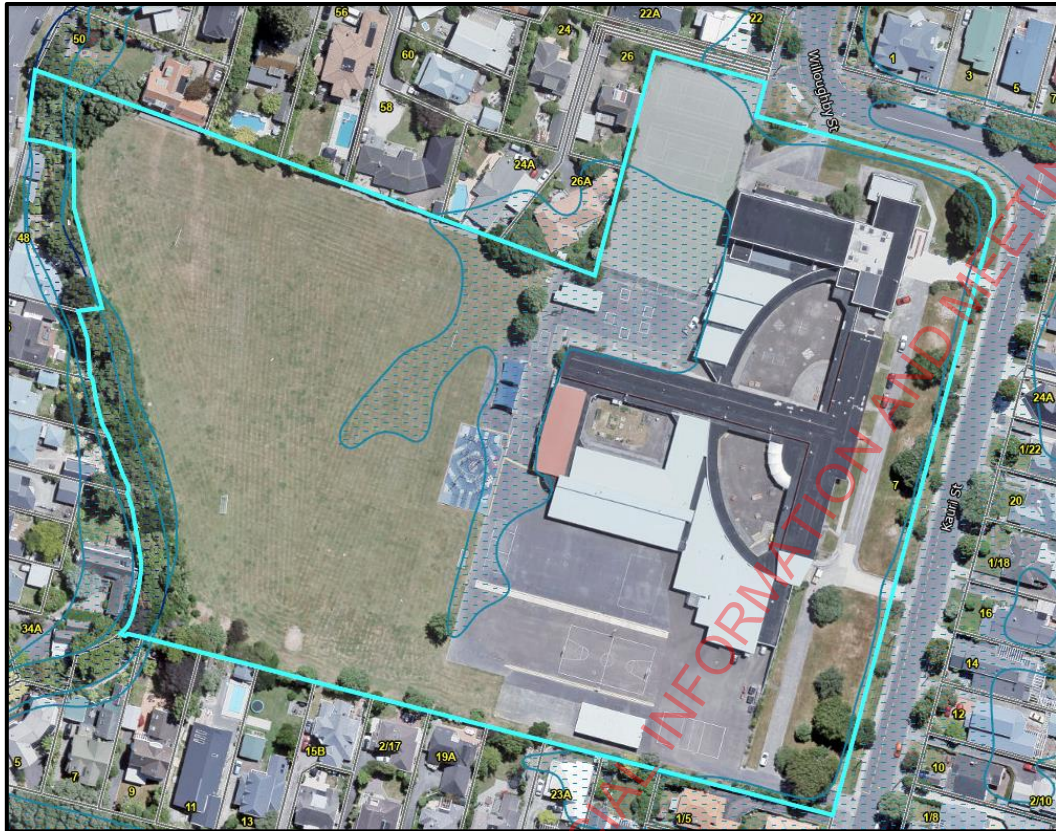


Figure 7: Aerial of existing application site



Figure 8: Location of Block 1

3. OUTLINE PLAN/EFFECTS ASSESSMENT

The matters that council should consider is the information outlined under s 176A including the extent of the environmental effects of the proposed works informed by any relevant conditions of the designation. There are no conditions in the District Plan for designation EDUC 13.

Section 176A of the Act requires the council to consider any environmental effects resulting from the work contained in the outline plan.

The potential effects I have identified are:

- Construction and noise effects
- Traffic effects
- Visual effects
- Natural hazard effects

Construction and Noise Effects

Given the scale of the proposal, there is the potential for construction (and demolition) effects, including noise and construction traffic. The application prepared by Ms Dreyer does not make mention as to mitigation measures or potential effects resulting from construction effects or the anticipated construction period for the redevelopment of Hutt Intermediate School, for all stages. Kauri Street is classified as an Access Road in the Transport Network Hierarchy indicating that it is designed and anticipated to carry lower volumes of vehicles and with large trucks associated with construction activities not being a common occurrence. The application does not specify where the construction access is to be located, but with all the existing accesses to the application site being from Kauri Street.

As a designated site the works are not required to meet the noise limits of the underlying District Plan zone, but it is reasonable to expect noise from the construction works are likely to be indiscernible from noise typically generated by residential development which is anticipated within the underlying High Density Residential Activity Area. Building 1A is located over 28m from the nearest residential property (being more noise sensitive) located to the south, while Building 1B is located 24m from the residential properties to the north. The application makes no mention of hours of construction or if the construction work will meet NZS6803:1999 (replaced NZS6803P:1984).

While it is acknowledged that the proposal will be undertaken in stages to minimise cumulative construction (and demolition) effects but noting that trucks will be required to utilise the site both during construction and demolition. It is also acknowledged that demolition of buildings can occur as a permitted activity within the High-Density Residential Activity Area.

Therefore, a change to the outline plan is requested being as follows:

“That all development and construction work complies with the provisions of NZS 6803:1999 Acoustics - Construction noise. Machinery operating hours, including

machinery start-up times, shall be limited to between 7.30 am and 6 pm Monday to Saturday, with no work on Sundays or public holidays. Some activity is permitted on construction sites on weekdays between 6.30 am and 7.30 am, however these shall be limited to preparation works and shall not include the operation of machinery."

Therefore, with the inclusion of the above changes to the outline plan, the construction and noise effects from the proposed works are considered acceptable.

Visual Amenity Effects

As previously mentioned, the proposed Building 1A and Building 1B will be separated in excess of 20m from all adjoining residential boundaries, while being 2 storeys in nature. Thus, complying with the height, daylight recession plane and setback provisions of the District Plan. The proposal is of a building density, scale and height that is consistent with the underlying High-Density zoning. Due to the large size of the designated site, the proposal is also of a bulk that is anticipated within the underlying zone. It is also acknowledged that there is existing extensive vegetation along the residential boundaries to help mitigate any potential visual amenity effects resulting from the proposal.

The site has a long history operating as a school, with the proposal seeing the old buildings replaced with modern buildings with a recessive colour scheme. Therefore, given the building setbacks and design with the existing use of the site, I consider the visual effects to be less than minor and acceptable.

Traffic Effects

The application was accompanied by a traffic report prepared by Mr Gary Clark of Traffic Concepts Ltd. Mr Clark assessed the proposal upon completion, including the new carparking area. Mr Clark assessed that the proposal could comply with the configuration requirements of the district plan including AS/NZS 2890.1:2004 (carparking). Mr Clark concluded that the potential traffic effects from the proposal are less than the existing environment and therefore acceptable.

I largely concur with Mr Clark assessment but noting that the proposal will exceed 150 students and therefore exceed the high trip generator provisions of the District Plan. Regardless I concur that the proposed buildings and the revised carpark confirmation will see less traffic generation than the existing environment.

Therefore, the proposal will have less than minor and acceptable traffic effects.

Natural Hazards Effects

Building 1B will be located partially within the identified Flood Hazard – Inundation Overlay of the District Plan, therefore have the potential for natural hazard effects. Given this, the Ms Dreyer has supplied flooding information and assessments from Wellington Water Limited ('WWL'), who recommended that an MFL of 5.6 aMSL be implemented in relation to Block 1B, while Block 1 does not require any additional floor height over the requirements of the Building Act.

While the WWL information was supplied by Ms Dreyer, the plans supplied do not demonstrate that a 5.6m aMSL (Wellington 1953 vertical datum) is implemented for Building 1B. Therefore, to ensure that the potential natural hazard effects are mitigated the following change is proposed:

"That Building 1B be constructed with a minimum FL of 5.6m aMSL (Wellington Vertical Datum 1953)."

Conclusion

The proposed works are consistent with the designation of the site and with the changes recommended, the overall environmental effects are considered acceptable.

4. NOTES

There may be bylaws relevant to your proposal that may require separate council approval before you start site works. A full list of the bylaws can be found at www.huttcity.govt.nz. You should not start any building work until you get a building consent.

Please note that this outline plan relates to the application as lodged with the council. Any changes to your proposal may require a new outline plan and payment of another application fee.

This outline plan relates to works within the designation EDUC 13, any works outside of the designation at 7 Kauri Street, Woburn (Part Section 25-26 Hutt District) may require a resource consent.

Yours sincerely,

s7(2)(a)



Vincent Ashman
Senior Resource Consents Planner

Peer reviewer:

s7(2)(a)



Pepa Moefili
Senior Resource Consents Planner

Application lodged: 10 February 2025
Application approved: 3 March 2025
Working days to process: 16
S37 extension days: N/A

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