

Appendix C – St Peters College Notice of Requirement and Record of Title



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

The site to which the requirement applies is as follows:

The parcels of land described in the Titles referenced 5C/1479, 68/84, 100/98, 163/269, 2A/301, 179/93, 6B/112, 9B/555 and 9B/556 in the Dunedin Registry being the land at Kakapo Street, Gore, as shown on the designation plan attached.

The land is occupied by St. Peter's College, Gore a state integrated co-educational secondary College for Years 7 to 13. St Peter's College was established in 1969 by the Institute of Charity and the Sisters of Mercy as the first co-educational Catholic College in New Zealand. The site has potential to accommodate additional school years in the future.

The current roll is approximately 430. The roll has remained stable for a number of years and current projections indicate that this will continue.

The College has 30 teaching spaces, a library, chapel, gymnasium, tennis courts, sports fields and parking areas. The area of state integrated land is 9.3649 hectares. At the southern end of the college are boarding facilities which are not state integrated facilities and are not included in the proposed designation.

The site is located on the east side of Kakapo Street which is a local road west of State Highway 1 in the western part of Gore township. The Gore Multisports Complex is nearby to the southeast. The College also owns additional sports fields to the north which are not integrated and are used extensively by the wider community. Opposite the site on Kakapo Street is the Southern Institute of Technology Gore Campus and nearby to the north is Gore High School.

The site has extensive frontage to Kakapo Street where there are two driveway access points. The main access, however, for pick up and drop off is from Robertson Street to the east which is a collector road.

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 0 to 13 regardless of whether they are enrolled at any institution located on that designated site.

- The provision of supervised care and study opportunities for students outside school hours in school facilities.
- The provision of community education outside school hours in school facilities.
- The provision of academic, sporting, social and cultural education and training including:
 - 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.
- The housing on site for staff members whose responsibilities require them to live on site (eg: school caretaker) and their families.

The nature of the proposed restrictions that would apply are:

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

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

The educational activities on the land have no deleterious or adverse environmental effect. The College is in a suburban area and is well located to serve the township of Gore and its rural hinterland. The boarding facilities also enable students to attend the college from the wider South Island.

These communities benefit from having access to a state education with a special Catholic 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 local 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 Peter's College buildings and associated structures have existed on site since 1969. Additions and modernisation have taken place during the life of the school and will continue to do so.

The school buildings are mostly single level with one central three level teaching block. The nearest residential neighbours are in Robertson Place. There is vehicle access from both Kakapo Street and Robertson Street. The college site has extensive mature trees and the open playing fields to the north are bordered with trees. The school presents a high level of amenity to the general area.

Traffic Flows

The College interacts with local traffic in two main ways:

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

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

Adverse effects may be created by traffic either crossing some major roads or merging with other traffic using those roads. The access from Robertson Road has a separate entry and exit and one way circulation for drop off pick up and parking. The exit point has good visibility in both directions. There is onsite parking for over 40 vehicles from Robertson Road and a further 40 vehicles from Kakapo Road. On street parking is also available on both streets.

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. The school is located within the community of Gore with relatively few adjacent residential dwellings.

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

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

The site which is the subject of this Notice of Requirement is currently an established activity that provides for the educational needs of individuals and communities.

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

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

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

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

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

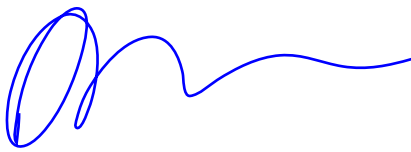
This alternative approach would leave the Minister exposed to future proposed plan changes, which may not be directly related to the carrying out of these specific activities but which nevertheless would cause the Minister to incur unnecessary cost and to reduce uncertainty as to future operations. Consequently,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

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 the established College and associated activities thereon. 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



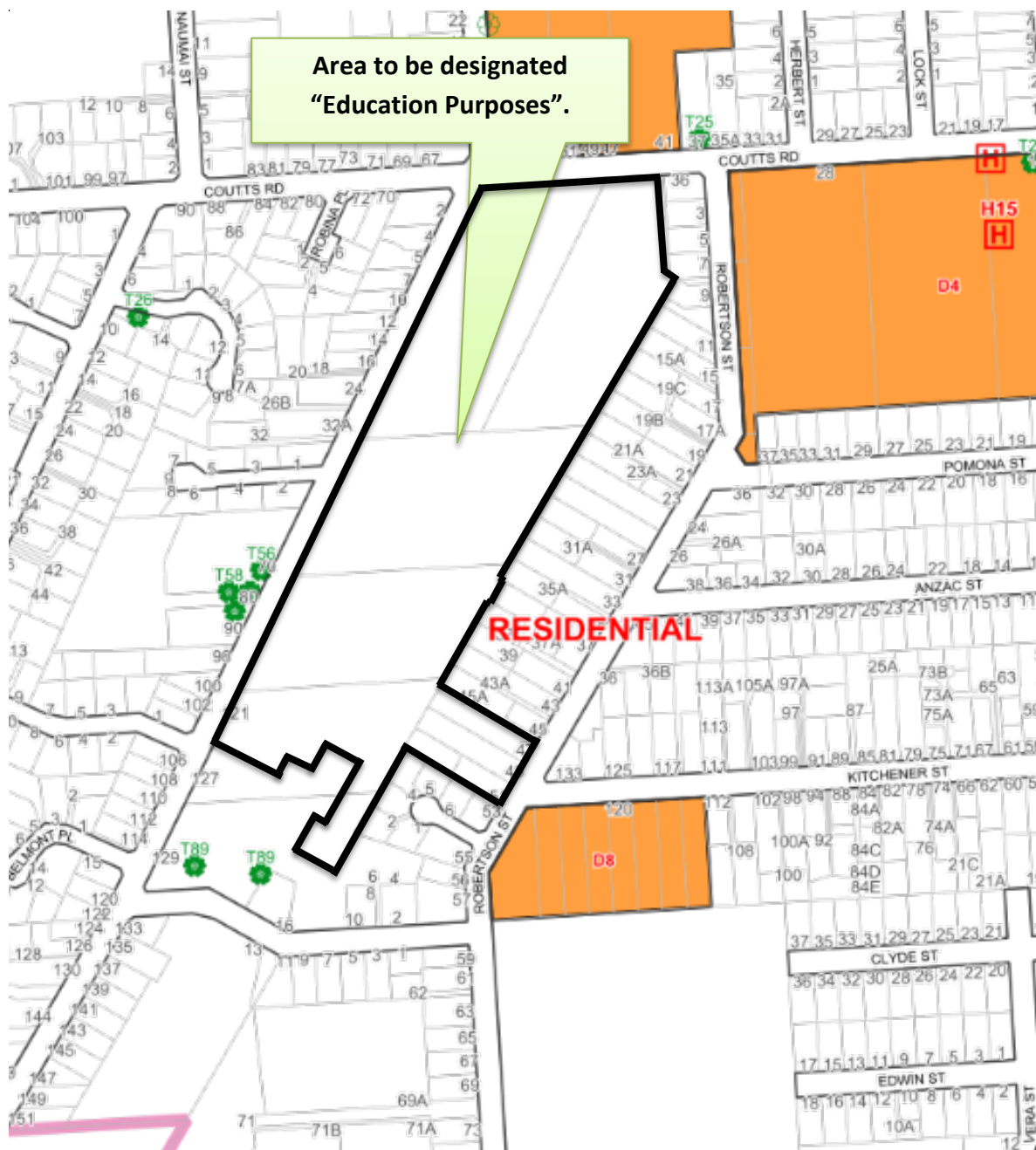
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Simon Cruickshank
Regional Infrastructure Manager – South
Ministry of Education

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

Date: 03/10/22

A DESIGNATION UNDER SECTION 168 OF THE RESOURCE MANAGEMENT ACT 1991

9.3649 hectares being Lot 5 Deposited Plan 408 described in Title 68/84, and Lot 6 Deposited Plan 408 described in Title 5C/1479, and Part Lot 7 Deposited Plan 408 described in Title 10C/162, and Lots 10 and 11 Deposited Plan 408 described in Title 100/98, and Pt Lot 28 Deposited Plan 9224 described in Title 10C/162, and part of Pt Lot 11 Deposited Plan 408 described in Title 163/269, and Pt Lot 22 Deposited Plan 750 described in Title 6B/112, and part of Pt Deposited Plan 1502 described in Title 2A/301, and part of Pt Deposited Plan 1502 described in Title 163/269.





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **SL5C/1479**

Land Registration District **Southland**

Date Issued 29 March 1978

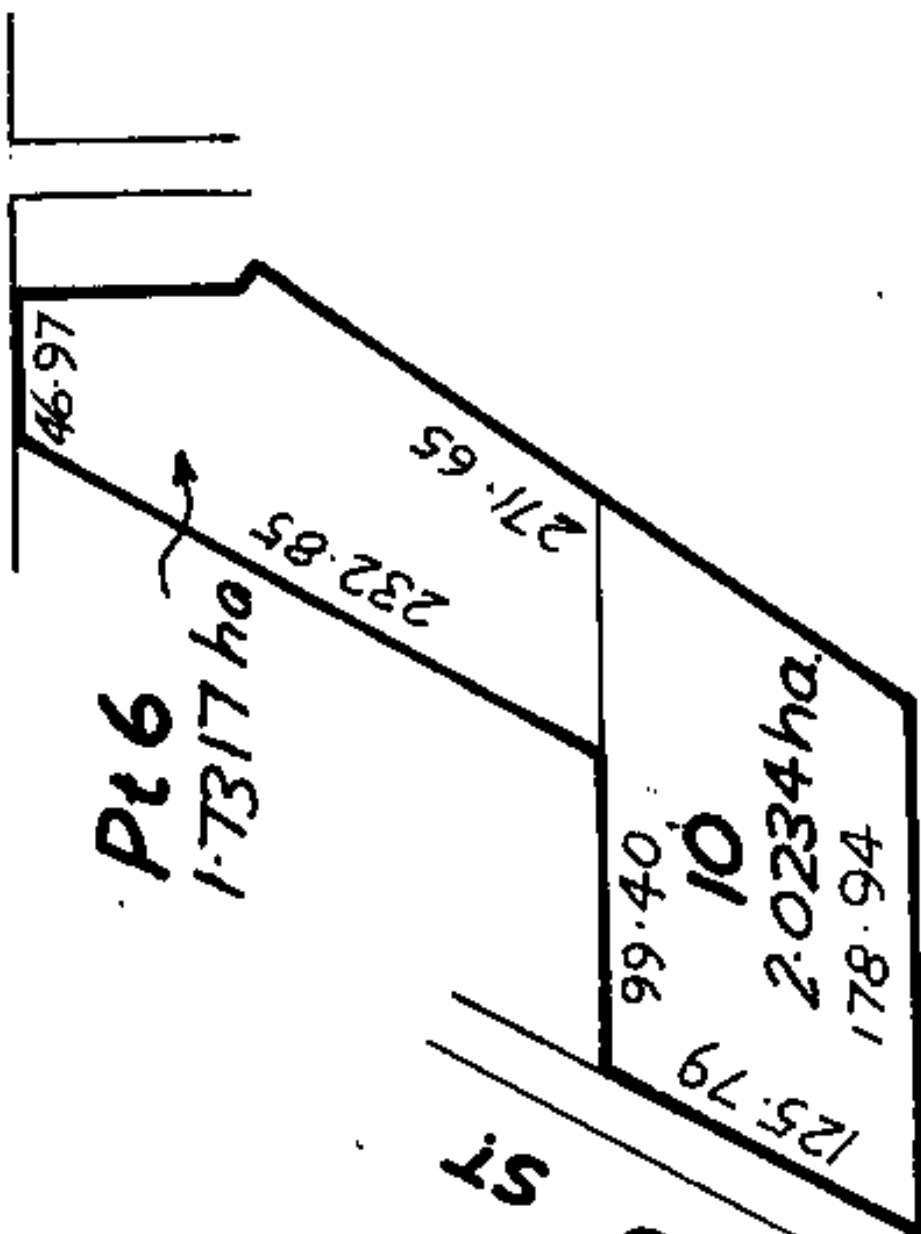
Prior References

SL77/110

Estate	Fee Simple
Area	3.7551 hectares more or less
Legal Description	Lot 10 and Part Lot 6 Deposited Plan 408
Registered Owners	
	Roman Catholic Bishop of the Diocese of Dunedin

Interests

COUTTS RD



Pt 6

1.7317 ha

ST

KAKAPO

Total Area: 3.7551 ha.



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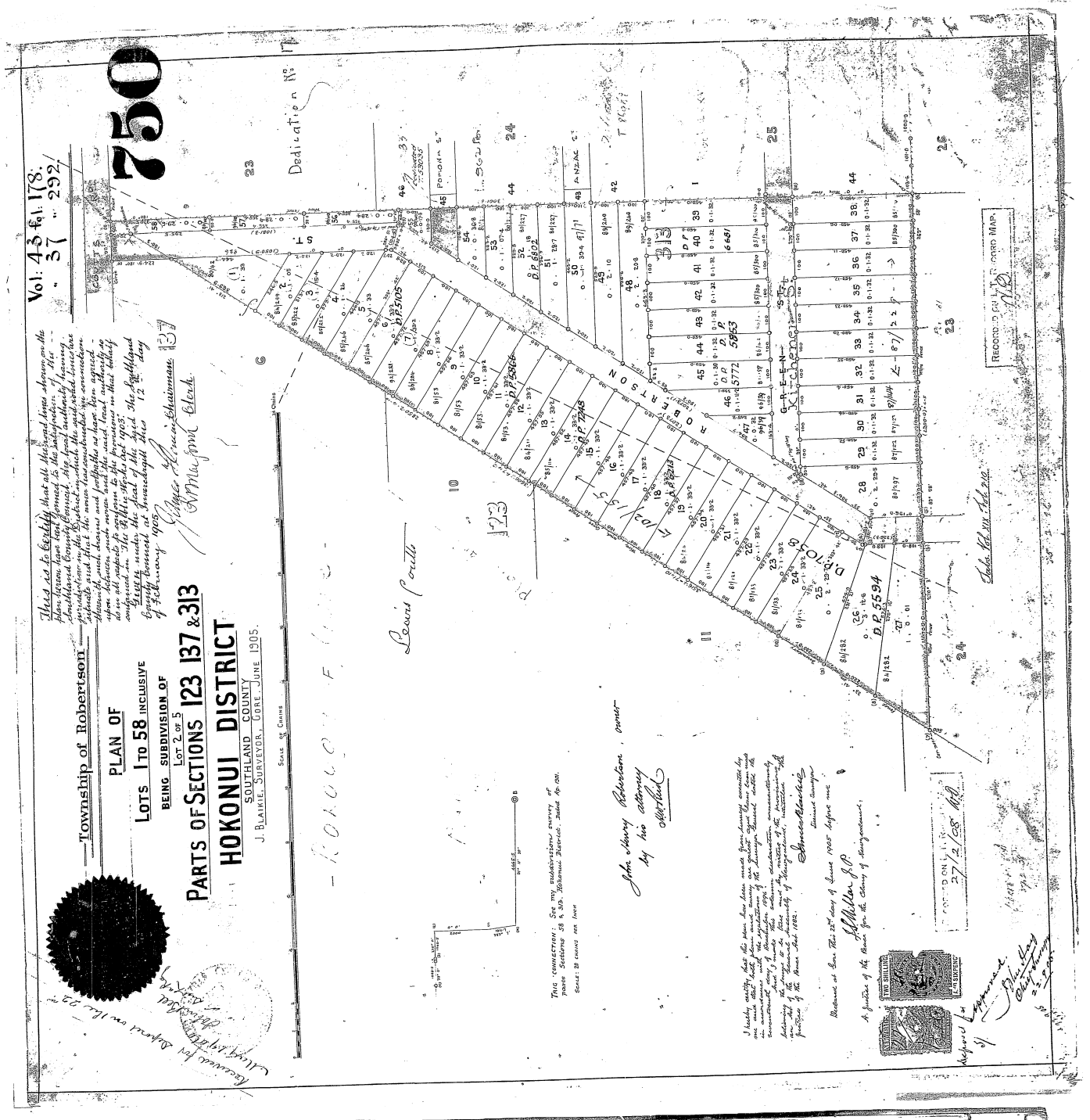

R.W. Muir
Registrar-General
of Land

Identifier **SL9B/556**
Land Registration District **Southland**
Date Issued 13 December 1989

Prior References
SL81/14

Estate Fee Simple
Area 1851 square metres more or less
Legal Description Lot 21 Deposited Plan 750
Registered Owners
Roman Catholic Bishop of the Diocese of Dunedin

Interests





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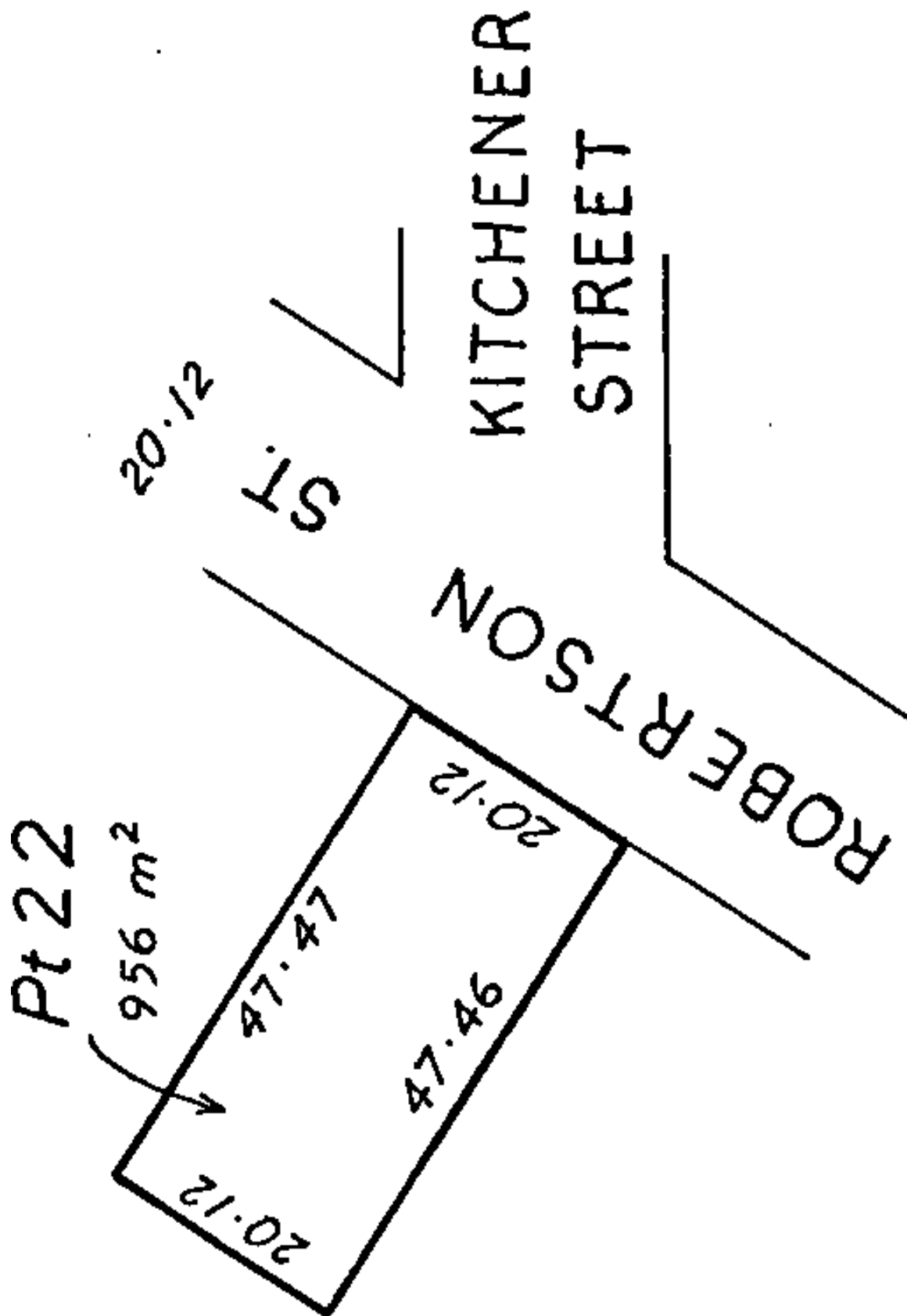

R.W. Muir
Registrar-General
of Land

Identifier **SL6B/112**
Land Registration District **Southland**
Date Issued 23 October 1980

Prior References
SL179/94

Estate Fee Simple
Area 956 square metres more or less
Legal Description Part Lot 22 Deposited Plan 750
Registered Owners
Roman Catholic Bishop of the Diocese of Dunedin

Interests





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R.W. Muir
Registrar-General
of Land

Identifier **SL179/93**
Land Registration District **Southland**
Date Issued 18 December 1952

Prior References
SL81/121

Estate Fee Simple
Area 895 square metres more or less
Legal Description Lot 4 Deposited Plan 4509
Registered Owners
Roman Catholic Bishop of the Diocese of Dunedin

Interests

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Register Only



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UNDER LAND TRANSFER ACT 2017
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R.W. Muir
Registrar-General
of Land

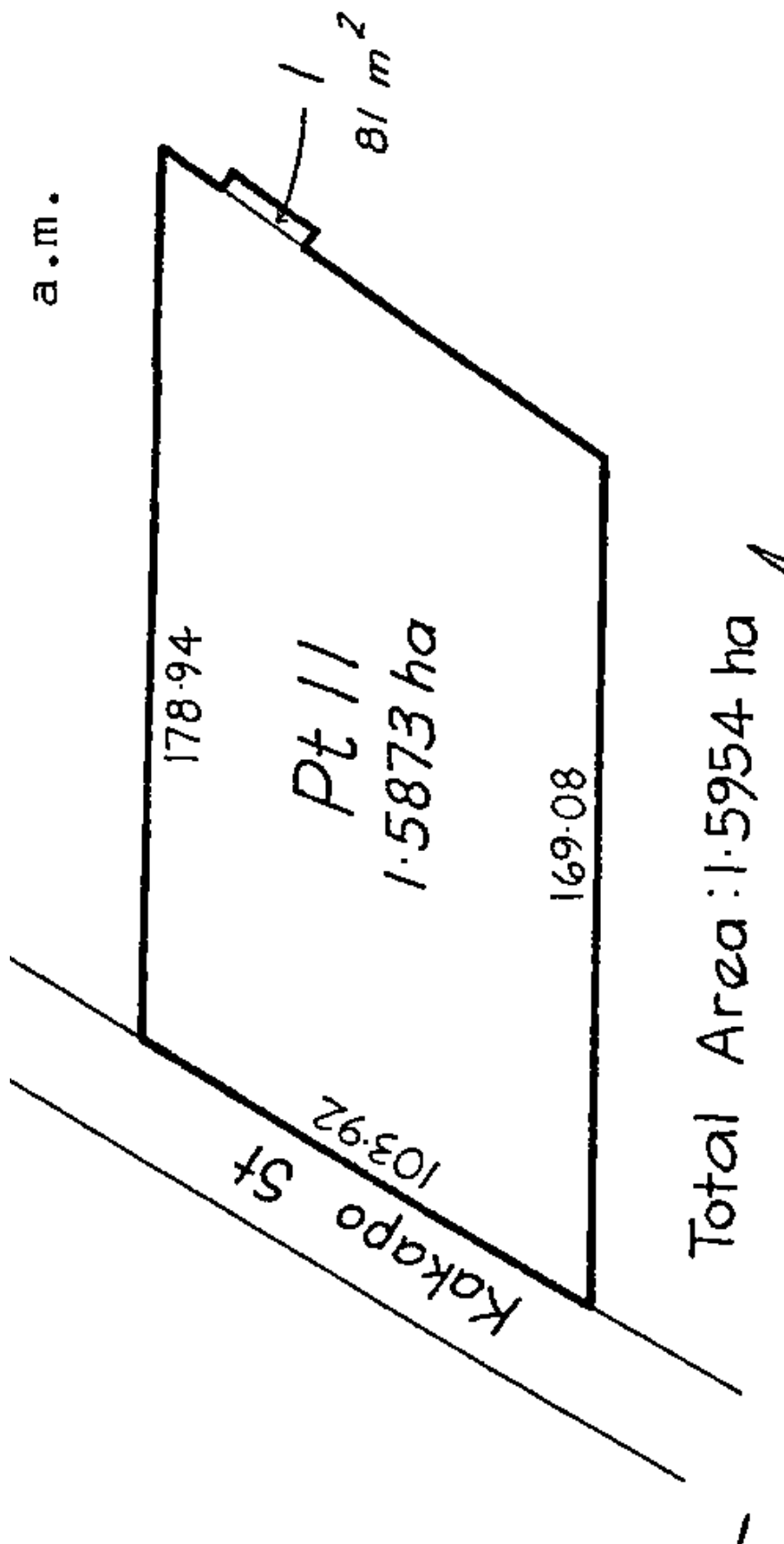
Identifier **SL11A/97**
Land Registration District **Southland**
Date Issued 02 March 1995

Prior References
SL10C/302

Estate Fee Simple
Area 1.5954 hectares more or less
Legal Description Lot 1 Deposited Plan 13075 and Part Lot
11 Deposited Plan 408

Registered Owners
Roman Catholic Bishop of the Diocese of Dunedin

Interests
Subject to Sections 241 (2) & 242 Resource Management Act 1991





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UNDER LAND TRANSFER ACT 2017
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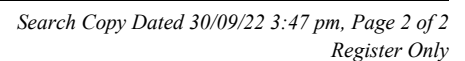

R.W. Muir
Registrar-General
of Land

Identifier **SL7B/405**
Land Registration District **Southland**
Date Issued 13 February 1985

Prior References
SL68/84

Estate Fee Simple
Area 2.0234 hectares more or less
Legal Description Lot 5 Deposited Plan 408
Registered Owners
Roman Catholic Bishop of the Diocese of Dunedin

Interests





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UNDER LAND TRANSFER ACT 2017
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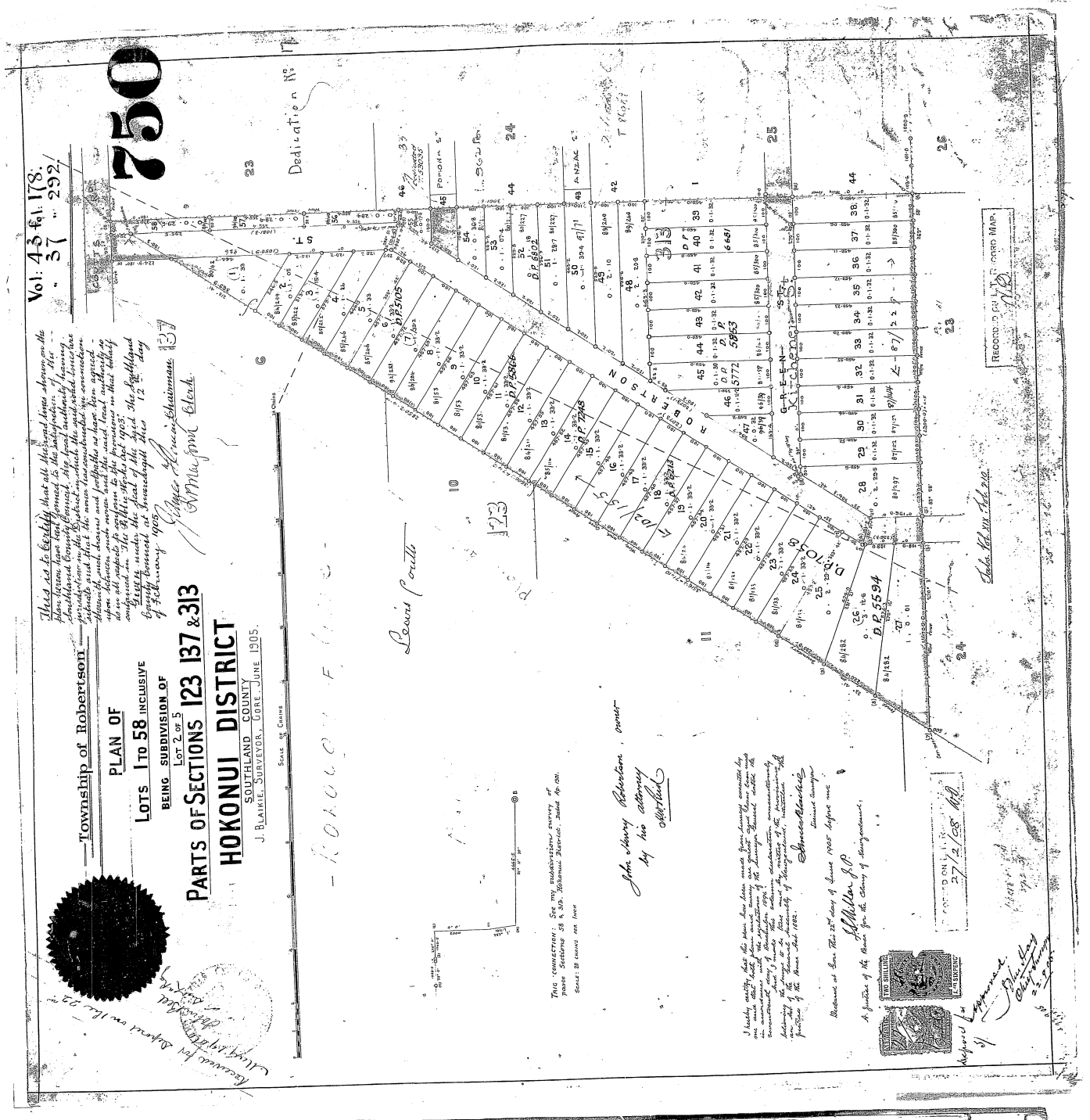

R.W. Muir
Registrar-General
of Land

Identifier **SL9B/555**
Land Registration District **Southland**
Date Issued 13 December 1989

Prior References
SL84/240

Estate Fee Simple
Area 1851 square metres more or less
Legal Description Lot 20 Deposited Plan 750
Registered Owners
Roman Catholic Bishop of the Diocese of Dunedin

Interests





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
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R.W. Muir
Registrar-General
of Land

Identifier **664834**
Land Registration District **Southland**
Date Issued 05 September 2014

Prior References
639855 SL163/269

Estate Fee Simple
Area 3.0305 hectares more or less
Legal Description Lot 1 Deposited Plan 471474 and Part Lot
11 Deposited Plan 408

Registered Owners
Roman Catholic Bishop of the Diocese of Dunedin

Interests
Subject to Section 241(2) Resource Management Act 1991 (affects DP 471474)

Title Diagram Title Diagram

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