

**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 Title Referenced WN22D/305, in the Wellington Registry being part of the land at 33 Britannia Street, Petone as shown on the designation plan attached.

The land is occupied by Sacred Heart School which is a state integrated Catholic primary school. The Parish Church, Presbytery and Hall are located next to the school on Britannia Street.

Sacred Heart School is a co-educational integrated Catholic full primary school (years 1 to 8). The school is capable of accommodating 158 students. The current roll is approximately 153 which has remained constant over the last five years.

The school has 7 teaching spaces, paved hard courts and playing areas, adventure playgrounds, and sports playing fields. The site has frontage to Britannia Street and adjacent is the Parish Church. There is a residential home for the elderly opposite on Britannia Street as well as residential housing. To the north and west are residential housing and to the south some commercial properties.

**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 8 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 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 school is located north of the centre of Petone and is well located to the residential areas of Petone. The people in this community 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. Sacred Hearts School buildings and associated structures have existed on site for many years. Additions and modernisations have taken place during the life of the school and will continue to do so.

All the school buildings are single level and are set well back from Britannia Street with a grassed area along the frontage. The school presents a high level of visual amenity to the street and 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 kerb side parking available on Britannia Street as well as a pedestrian crossing. There are two entry points from Britannia Street; all have good visibility in both directions.

### 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. 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 primary school 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

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  
Date:.....

  
.....

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

0.4245 hectares being part Lot 1 Deposited Plan 51283 described in title  
WN22D/305.







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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **WN22D/307**  
**Land Registration District** **Wellington**  
**Date Issued** 08 December 1982

**Prior References**

WN227/136          WN448/109

---

**Estate**                  Fee Simple  
**Area**                    2681 square metres more or less  
**Legal Description**    Lot 3 Deposited Plan 51283

**Registered Owners**

The Roman Catholic Archbishop of The Archdiocese of Wellington

---

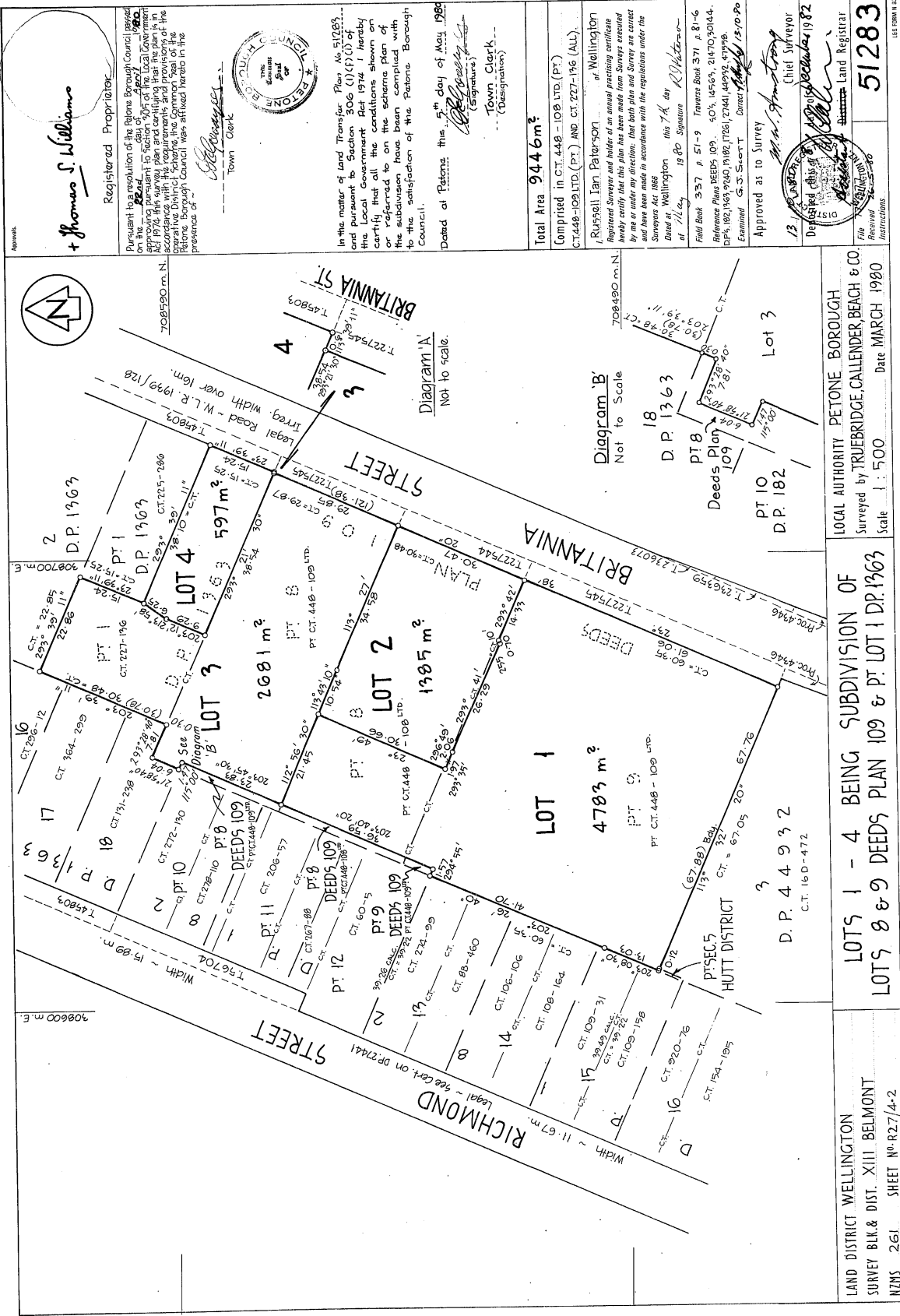
**Interests**

10453671.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS COMPUTER REGISTER IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS WN22D/305 ) -

1.6.2016 at 5:13 pm

10453671.1 Subject to Section 81(2) and 81(3) Building Act 2004 (affects WN22D/305 ) - 1.6.2016 at 5:13 pm





LAND DISTRICT WELLINGTON  
 SURVEY BLK. & DIST. XIII BELMONT  
 NZMS 261 SHEET NO. R27/4-2  
 Hutt Valley 139D<sub>2</sub> 139B

LOCAL AUTHORITY PETONE BOROUGH  
 Surveyed by TRUEBRIDGE, CALLENDER BEACH & CO.  
 Date MARCH 1980

Scale 1 : 500

51283

1884 King, Surveyor-General, Department of Lands and Survey, Wellington

Approved: *Thomas S. Williams*  
 Registered Proprietor

Pursuant to a resolution of the Petone Borough Council passed on the 22nd day of August 1980, and in accordance with the provisions of the Land Transfer Act 1952 and the Land Transfer Regulations 1952, the following plan is submitted to the Registrar of Land for registration in accordance with the requirements and provisions of the Land Transfer Act 1952 and the Land Transfer Regulations 1952. The Petone Borough Council was attended hereto in the presence of:-

*Thomas S. Williams*  
 TOWN CLERK

In the matter of Land Transfer Plan No 51283, and pursuant to Section 306 (1) (f) of the Land Transfer Act 1952, I hereby certify that all the conditions shown on or referred to on the scheme plan of the subdivision have been complied with to the satisfaction of the Petone Borough Council.

Dated at Petone this 5th day of May 1980

*Thomas S. Williams*  
 Town Clerk  
 (Designation)

Total Area 9446 m<sup>2</sup>  
 Comprised in CT. 448 - 108 LTD. (PT.)  
 CT. 448 - 108 LTD. (PT.) AND CT. 227-196 (ALL).

Russell Ian Paterson of Wellington Registered Surveyor and holder of an annual practicing certificate hereby certifies that this plan has been made from surveys executed by me or under my direction. That both plan and survey are correct and have been made in accordance with the regulations under the Surveyors Act 1986.

Dated at Wellington this 7th day of May 1980  
 Signature *R.I. Paterson*  
 Field Book 337 p 51-9 Towns Book 371 p 81-6  
 Reference Plans DEEDS 109, 50's, 14553, 21670, 20144, D.P. 182, 14672, 15182, 17261, 21441, 14992, 47958  
 Examined by S. Street Date 11/6/80

Approved as to Survey

*M. W. Armstrong*  
 Chief Surveyor  
 13/10/80  
 Registrar of Land

51283



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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **WN22D/305**  
**Land Registration District** **Wellington**  
**Date Issued** 08 December 1982

**Prior References**

WN448/108          WN448/109

---

**Estate**                      Fee Simple  
**Area**                        4783 square metres more or less  
**Legal Description**      Lot 1 Deposited Plan 51283

**Registered Owners**

The Roman Catholic Archbishop of the Archdiocese of Wellington

---

**Interests**

900385.1 Mortgage to The Housing Corporation - 2.2.1988 at 2.55 pm

10453671.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS COMPUTER REGISTER IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS WN22D/307 ) - 1.6.2016 at 5:13 pm

10453671.1 Subject to Section 81(2) and 81(3) Building Act 2004 (affects WN22D/307 ) - 1.6.2016 at 5:13 pm

