

**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 Titles Referenced WNF3/666, WNE1/199, 648529, WN24A/793, WN22A/964, WN23D/118 in the Wellington Registry being part of the land at 65 Laings Road, Lower Hutt as shown on the designation plan attached.

The land is occupied by Sacred Heart College which is a state integrated Catholic secondary school.

Sacred Heart College is a single sex girls state integrated Catholic secondary school (years 9 to 15). The school is capable of accommodating 825 students. The current roll is approximately 789. This is a small reduction over the last five years from 810 in 2018.

The school has 45 teaching spaces, paved hard courts and grassed playing areas, music suite, technology block, gymnasium and performing arts centre. Building replacements have occurred over time and Mission House is currently being rebuilt. The site has frontage to Laings Road and is surrounded by residential housing.

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 9 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 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 west of the centre of Lower Hutt. 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 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. Sacred Heart College 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. The largest school building is four storey high and is located centrally to the site. The majority of the school buildings are located adjacent to Laings Road and are two storeys high. Mission House, a three storey building was recently demolished and is being replaced. The school presents a high level of visual amenity to Laings Road, Hautana Street and the general area.

Traffic Flows

Schools interact with local traffic in two main ways:

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

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

Adverse effects may be created by traffic either crossing some major roads or merging with other traffic using those roads. In order to mitigate potential effects created either by crossing a major road or merging with traffic on that road, the school has appropriate roadside signage in the vicinity; and has systems in place for ensuring that school traffic arrives and leaves the school without creating a hazard to traffic. There is kerb side parking available on the western side of Laings Road and in Hautana Street. In addition, there is a pedestrian crossing and bus stops specifically for the school's needs. This includes dedicated bus parking on the Hautana Street frontage.

Noise

Schools modify the local noise environment in three ways:

- Through the introduction of an additional concentrated local noise source at regular times of the day when pupils are outside the classroom environment;
- Through the introduction of an additional concentrated local noise source at regular times of the day as pupils arrive at and depart from the school; and
- Through the introduction of an irregular local noise source with other school based activities.

The activity which is subject to this notice is existing, and is an accepted part of the noise environment of the area. Accordingly, there are no significant adverse effects on the environment from noise generated on the school site as a result of this Notice of Requirement. The school has a number of residential neighbours and actively manages school activities to minimise any noise. No proposed mitigation measures are therefore called for.

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

The site which is the subject of this Notice of Requirement is currently an established school that was acquired for educational purposes. Accordingly, it is not necessary to assess alternative sites, routes or methods.

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

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

Designation also clearly identifies the likely long term location of this particular

activity and this is seen as beneficial to both other resource uses and to the Hutt City Council.

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

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

The following consultation has been undertaken with parties that are likely to be affected:

No consultation has been undertaken in respect of this Notice of Requirement as the site is existing with established college and associated activities. Notwithstanding this, there is a commitment to consulting affected parties as appropriate with respect to any relevant new works on this site.

The following information is attached to this notice as required to be included by the district plan, regional plan, or any regulations made under the Resource Management Act 1991.

- a) Copies of Titles

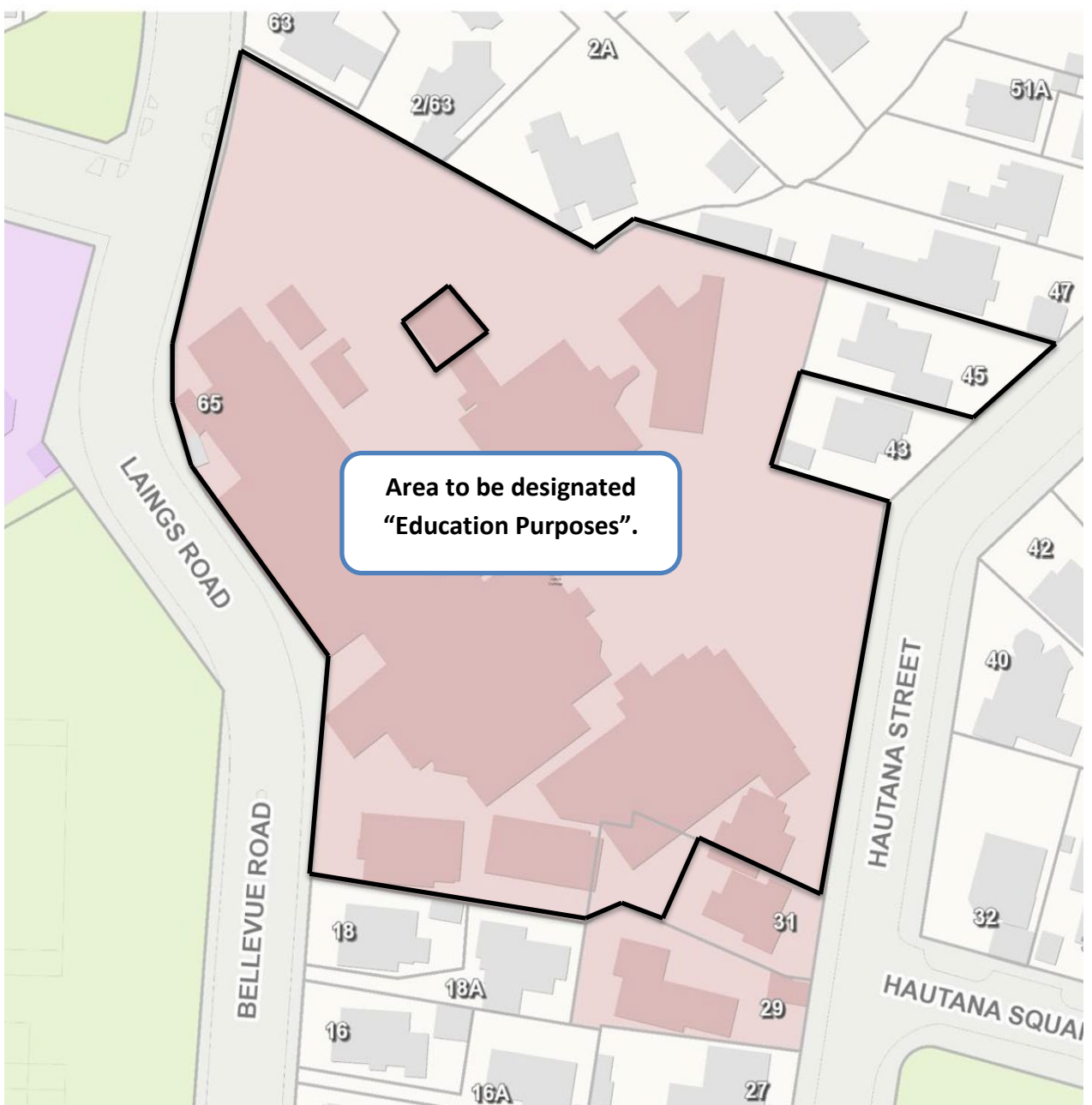
Clive Huggins
Director Land Investment and Planning
Education Infrastructure Services
Ministry of Education
(Pursuant to an Instrument of Delegation as at June 2016)

Date: 1 October 2024.....


.....

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

1.6932 hectares being Lot 3 Deposited Plan 26955 and described in title WNF3/666, Section 955 Hutt District and described in title WN22A/964, Lot 1 Deposited Plan 26955 and described in title WNE1/199, Lot 2 Deposited Plan 473782 and described in title 648529, Lot 2 Deposited Plan 54165 and described in title WN24A/793, and Lot 1 Deposited Plan 51495 and described in title WN23D/118.





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




R. W. Muir
Registrar-General
of Land

Identifier **WNF3/666**
Land Registration District **Wellington**
Date Issued 20 April 1967

Prior References
WN759/74

Estate Fee Simple
Area 1.3532 hectares more or less
Legal Description Lot 3 Deposited Plan 26955

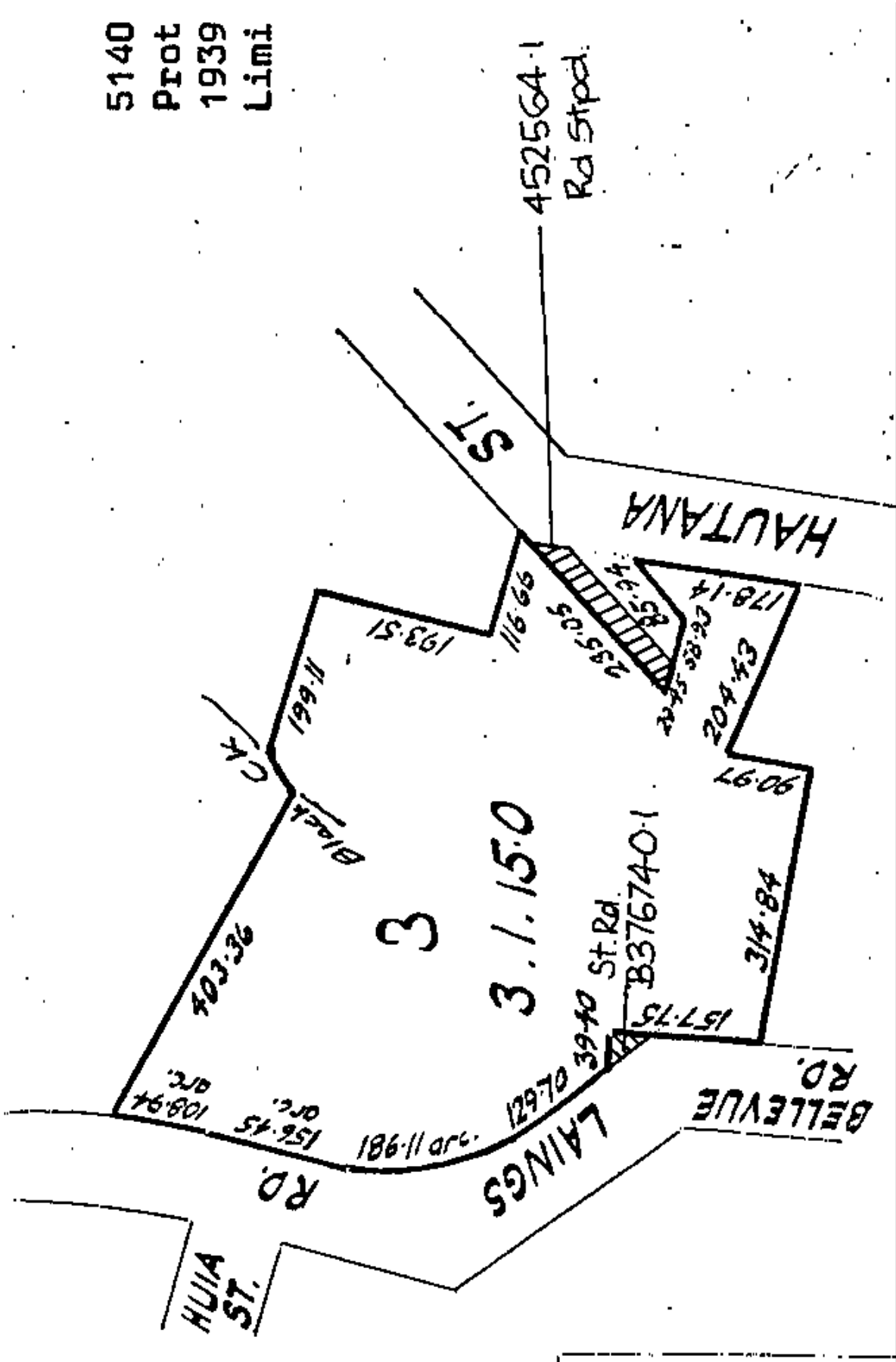
Registered Owners
Mission Colleges Lower Hutt Trust Board

Interests

Subject to the stream clearing and maintenance rights (in gross) over part coloured yellow on DP 26955 in favour of The Lower Hutt City Council created by Transfer 653116

The easements created by Transfer 653116 are subject to Section 351E (1) (a) Municipal Corporations Act 1954
12481361.1 Mortgage to ASB Bank Limited - 4.7.2022 at 9:04 am

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

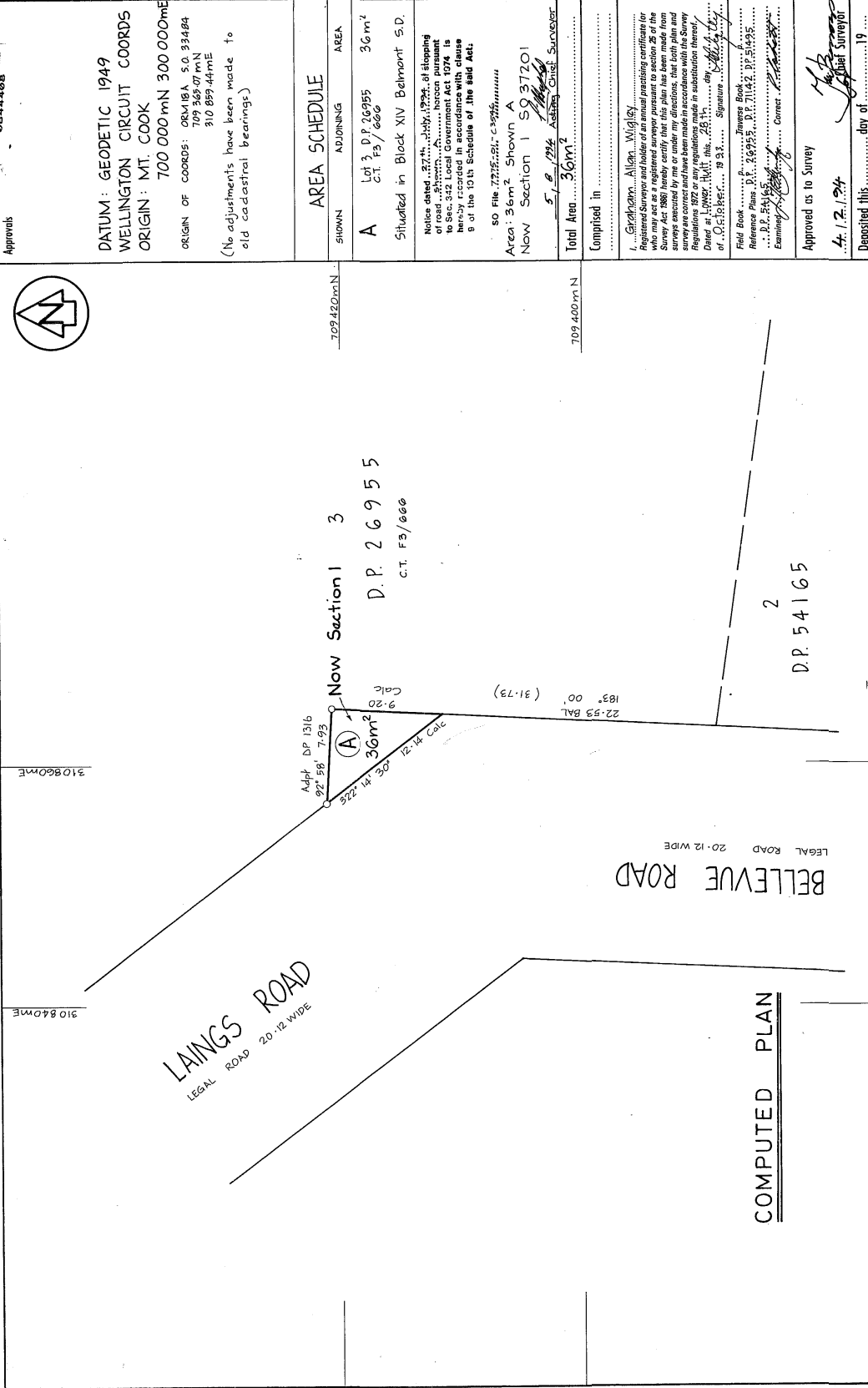
Identifier **WN46C/447**
Land Registration District **Wellington**
Date Issued 24 April 1995

Prior References
GN B376740.1

Estate Fee Simple
Area 36 square metres more or less
Legal Description Section 1 Survey Office Plan 37201

Registered Owners
Mission Colleges Lower Hutt Trust Board

Interests
12481361.1 Mortgage to ASB Bank Limited - 4.7.2022 at 9:04 am



Approvals

DATUM: GEODETIC 1949
 WELLINGTON CIRCUIT COORDS
 ORIGIN: MT. COOK
 700 000 mN 300 000 mE
 ORIGIN OF COORDS: 08418A, S.O. 33484
 709 365.07 mN
 310 889.44 mE
 (No adjustments have been made to old cadastral bearings)

AREA SCHEDULE

SHOWN	ADJOINING	AREA
A	Lot 3, D.P. 26955 C.T. F3/666	36 m ²

Situated in Block XIV Belmont S.D.
 Notice dated 27.11.1993 of stopping of road 362170m² by the Government Act 1974 is hereby recorded in accordance with clause 9 of the 10th Schedule of the said Act.

SO File: 7272-251-332/1111111111
 Area: 36 m² Shown A
 Now Section 1 SO 37201
 5.9/22% Adjusted Chief Surveyor

Total Area: 36 m²
 Comprised in:

I. Grahnam, Alison, Wigley
 Registered Surveyor and holder of an annual practising certificate for Survey Act 1980 hereby certify that this plan is correct and that the survey was carried out and has been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
 Dated at Lower Hutt, this 23rd day of October 1993
 Signature: [Signature]
 Title: Chief Surveyor

Field Book: [Blank]
 Reference Plans: D.P. 26955, D.P. 71142, D.P. 51435
 D.P. 54165
 Examined by: [Signature] Correct: [Signature]

Approved as to Survey: [Signature]
 4.12.1994
 Deposited this 19th day of 1993

District Land Registrar
 File: G704/JA
 Received: 23/11/93
 Attention: [Blank]
SO 37201

AMENDED PLAN

TERRITORIAL AUTHORITY: HUTT CITY
 Surveyed by: WIGLEY, WRIGHT & GILKISON
 Scale: 1:200
 Date: OCTOBER 1993

ROAD TO BE STOPPED.

LAND DISTRICT: WELLINGTON
 SURVEY BLK. & DIST. XIV BELMONT
 NZMS 261 - JT 627 RECORD MAP No 080-34
 @HLM:qph (R27140-TT)

W.A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

LAINGS ROAD
 LEGAL ROAD 20.12 WIDE

BELLEVE ROAD
 LEGAL ROAD 20.12 WIDE

COMPUTED PLAN



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




R.W. Muir
Registrar-General
of Land

Identifier **648529**
Land Registration District **Wellington**
Date Issued 27 June 2014

Prior References
WN39D/146 WN411/10

Estate Fee Simple
Area 1006 square metres more or less
Legal Description Lot 2 Deposited Plan 473782

Registered Owners
Mission Colleges Lower Hutt Trust Board

Interests

Subject as to part formerly in CT WN411/9 to the following conditions endorsed on DP 1547 in favour of The Lower Hutt City Council - (i) The Council have the right to drainage along the course of the stream and (ii) The Council or their employees have the right to enter upon the said land for the purposes of gaining access to the stream.

Subject to a pedestrian right of way over part marked A on DP 473782 created by Easement Instrument 9713545.3 - 27.6.2014 at 1:16 pm

The easements created by Easement Instrument 9713545.3 are subject to Section 243 (a) Resource Management Act 1991 12481361.1 Mortgage to ASB Bank Limited - 4.7.2022 at 9:04 am



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

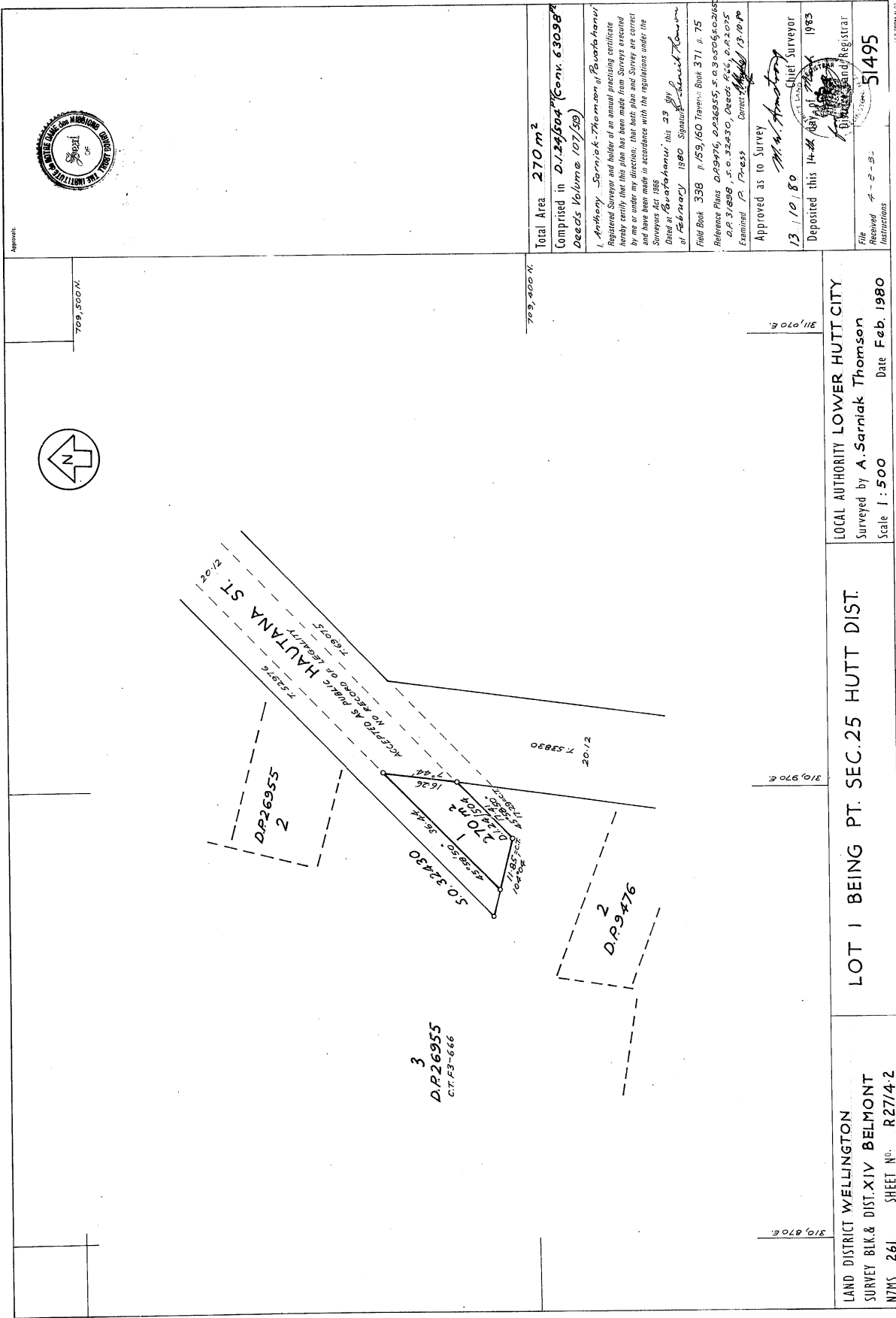
Identifier **WN23D/118**
Land Registration District **Wellington**
Date Issued 14 March 1983

Prior References
DI 24/504

Estate Fee Simple
Area 270 square metres more or less
Legal Description Lot 1 Deposited Plan 51495

Registered Owners
Mission Colleges Lower Hutt Trust Board

Interests
12481361.1 Mortgage to ASB Bank Limited - 4.7.2022 at 9:04 am



Total Area 270 m²
 Comprised in D.P. 241504 (Conv. 630984)
 Deeds Volume 107/309

I, Anthony Sarniak-Thomson of Lower Hutt City, Registered Surveyor and holder of an annual practicing certificate hereby certify that this plan has been prepared by me or under my supervision and that the measurements and bearings shown thereon and the area and volume of the land shown are correct in accordance with the regulations under the Surveyors Act 1986.

Dated at Lower Hutt this 23rd day of February 1980. Signature: *Anthony Sarniak-Thomson*

Field Book 338 p. 459, 160 Tables: Book 371 p. 75
 Reference Plans D.P. 9476, D.P. 26955, S.O. 30506, S.O. 21697
 D.P. 37888, S.O. 32430, Deeds: P.C. 0, P.C. 205
 Examined p. 17-655
 Corrected: *13.10.80*

Approved as to Survey
 13 / 10 / 80 *M.W. Armstrong* Chief Surveyor 1983
 Deposited this 14th day of Feb 1980
 Registrar
 51495

File Received Instructions
 4-2-80

LAND DISTRICT WELLINGTON
 SURVEY BLK & DIST. XIV BELMONT
 NIMS 261 SHEET N^o. R27/4-2
 Hutt Valley 130

LOT 1 BEING PT. SEC. 25 HUTT DIST.
 Surveyed by A. Sarniak Thomson
 Scale 1 : 500 Date Feb. 1980

LOCAL AUTHORITY LOWER HUTT CITY



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UNDER LAND TRANSFER ACT 2017
FREEHOLD
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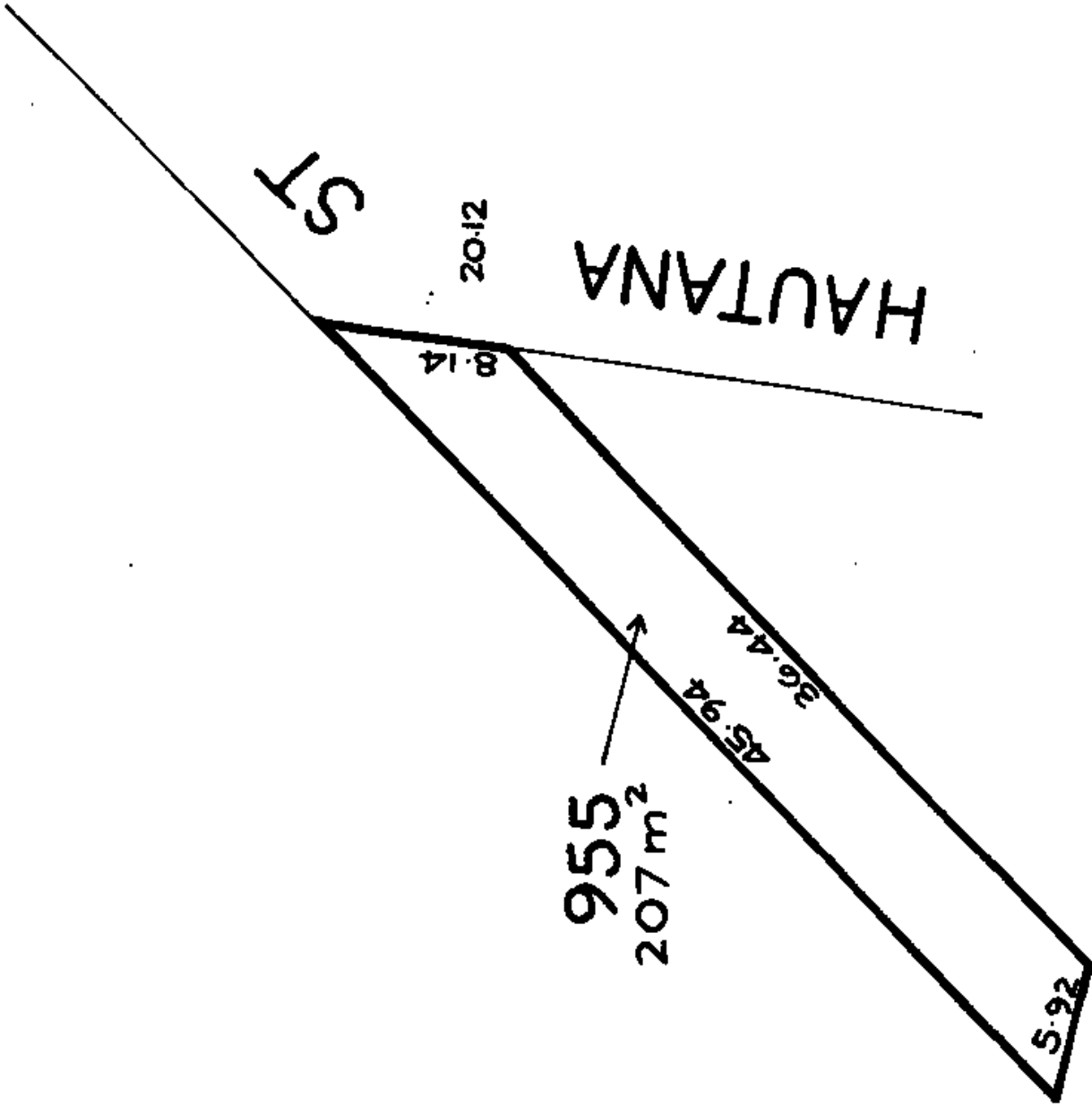



R. W. Muir
Registrar-General
of Land

Identifier **WN22A/964**
Land Registration District **Wellington**
Date Issued 06 November 1981

Estate Fee Simple
Area 207 square metres more or less
Legal Description Section 955 Hutt District
Registered Owners
Mission Colleges Lower Hutt Trust Board

Interests
12481361.1 Mortgage to ASB Bank Limited - 4.7.2022 at 9:04 am





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

Identifier **WN46C/447**
Land Registration District **Wellington**
Date Issued 24 April 1995

Prior References
GN B376740.1

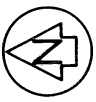
Estate Fee Simple
Area 36 square metres more or less
Legal Description Section 1 Survey Office Plan 37201

Registered Owners
Mission Colleges Lower Hutt Trust Board

Interests
12481361.1 Mortgage to ASB Bank Limited - 4.7.2022 at 9:04 am



Approvals



DATUM: GEODETIC 1949
 WELLINGTON CIRCUIT COORDS
 ORIGIN: MT. COOK
 700 000 mN 300 000 mE
 ORIGIN OF COORDS: 08418A, S.O. 33484
 709 365 07 mN
 310 899 44 mE
 (No adjustments have been made to old cadastral bearings)

AREA SCHEDULE

SHOWN	ADJOINING	AREA
A	Lot 3, D.P. 26955 C.T. F3/666	36 m ²

Situated in Block XIV Belmont S.D.
 Notice dated 27.11.1994, of stopping of road 312 Belmont Street, hereby recorded in accordance with clause 9 of the 10th Schedule of the said Act.

SO File: 7272/21: c 352/1111111111
 Area: 36 m² SHOWN A
 Now Section 1 SO 37201
 5. 8. 1994 Acting Chief Surveyor

Total Area: 36 m²
 Comprised in:

I. Graham Allan Wigley
 Registered Surveyor and holder of an annual practising certificate for Survey Act 1980 hereby certify that this plan is a true and correct copy of the original survey as shown and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
 Dated at Lower Hutt, this 23rd day of October 1993.
 Signature: *[Signature]*
 Title: Chief Surveyor

Field Book: D.P. 26955
 Reference Plans: D.P. 26955, D.P. 71142, D.P. 51495
 D.P. 54165
 Examined: *[Signature]* Correct

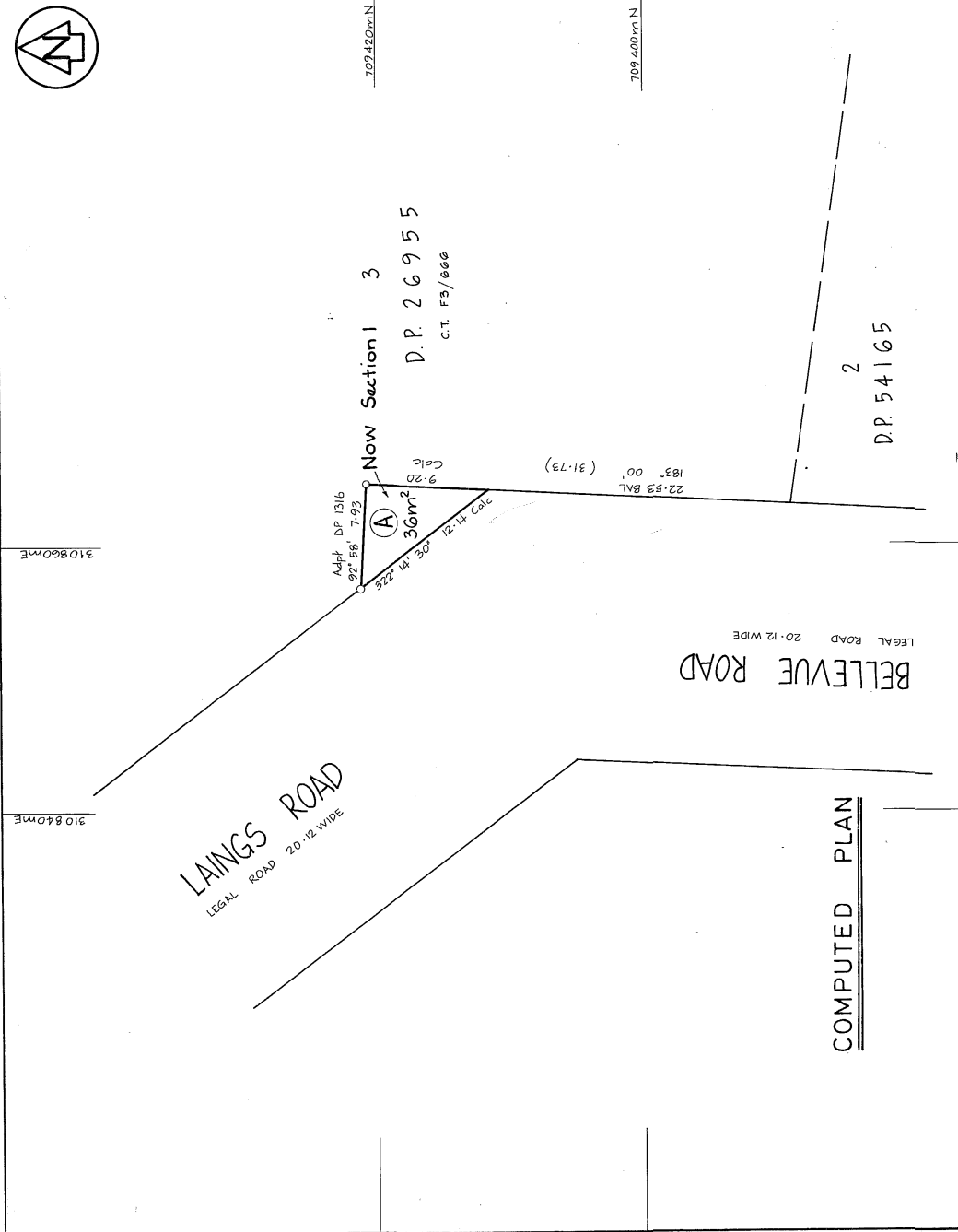
Approved as to Survey
 4. 12. 1994
 District Land Registrar

Deposited this 19th day of

District Land Registrar
 SO 37201
 Received 23/12/93
 Instructions

AMENDED PLAN

W.A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND



COMPUTED PLAN

LAND DISTRICT: WELLINGTON
 SURVEY BLK. & DIST. XIV BELMONT
 NZMS 261 JT 627 RECORD MAP No 080-34
 GHL:mapone (R27140-77)

TERRITORIAL AUTHORITY: HUTT CITY
 Surveyed by: WIGLEY, WRIGHT & GILKISON
 Scale: 1:200 Date: OCTOBER 1993

ROAD TO BE STOPPED.