

**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 WN16B/645, in the Wellington Registry being part of the land at Myrtle Street, Lower Hutt as shown on the designation plan attached.

The land is occupied by St Peter's & Paul's School which is a state integrated contributing Catholic primary school. It is the school for Saints Peter & Paul in Lower Hutt. The Parish Church is located next to the school on Knights Road.

St Peter's & Paul's School is a co-educational integrated Catholic full primary school (years 1 to 8). The current roll is approximately 447 which has remained steady over the last five years.

The school has 20 teaching spaces, paved hard courts and playing areas, adventure playgrounds, school library and sports field. The site has frontage to Myrtle Street and Knights Road, it has commercial properties to the north and west and residential properties to the east and south. There is a large on-site car park and also pedestrian access to Bloomfield Terrace.

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 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 south of the centre of Lower Hutt and is located near to residential areas 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. The St Peter's & Paul's 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 predominantly single level and are set back from Myrtle Street and Knights Road 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 Myrtle Street, Knights Road and Bloomfield Terrace. There is a pedestrian crossing with controlled lights on Knights Road, also on Knights Road is a dedicated bus stop. There are three vehicle access points onto the site and one foot access entry. 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. While the school has some residential neighbours, any

noise effects are minor and no mitigation measures are required.

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 an established primary school and associated activities. Notwithstanding this, there is a commitment to consulting affected parties as appropriate with respect to any relevant new works on this site.

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

a) Copies of Titles

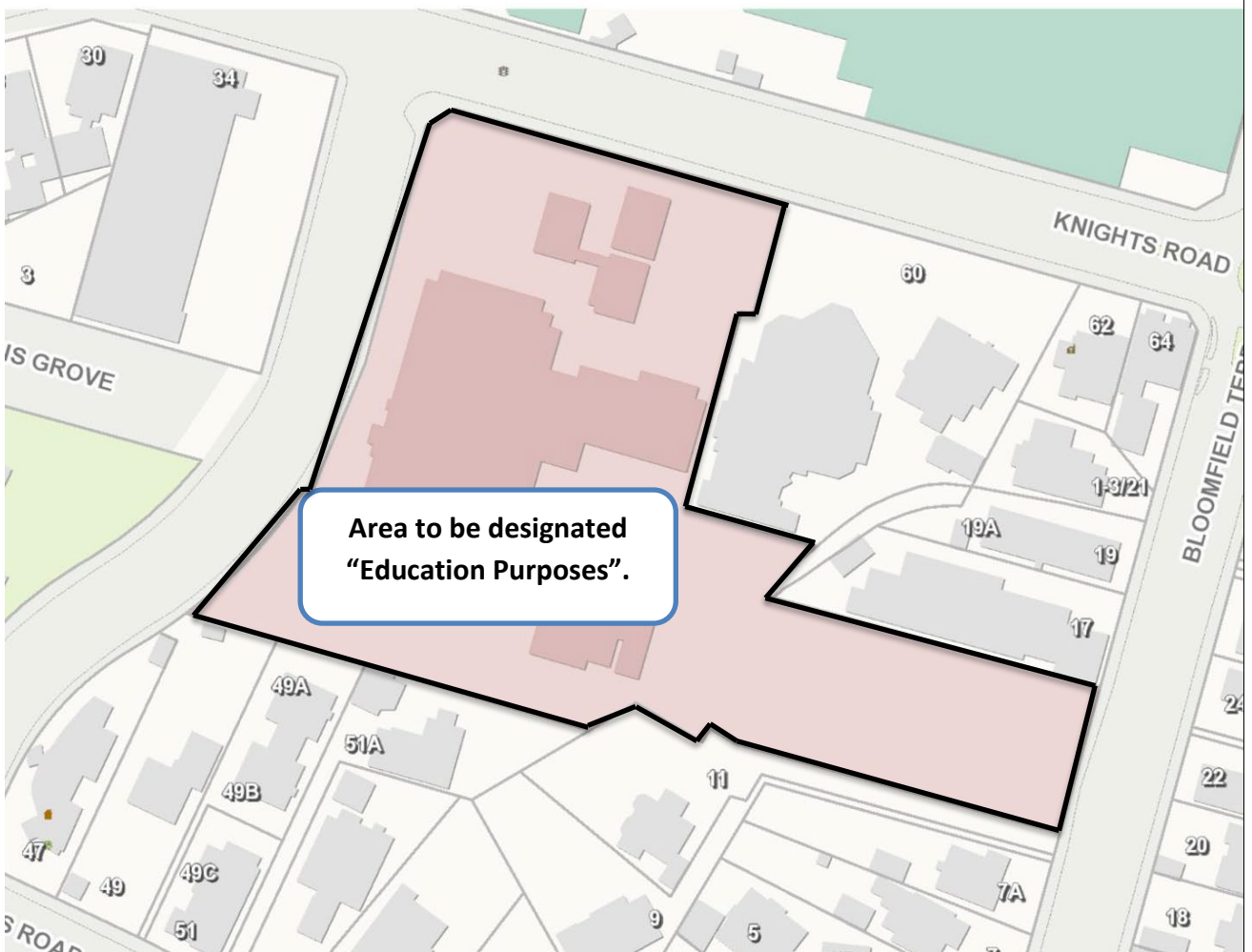
Clive Huggins
Director Land Investment and Planning
Education Infrastructure Services
Ministry of Education
(Pursuant to an Instrument of Delegation as at June 2016)

Date: 1 October 2024
Date:.....


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

1.1537 hectares being Lot 1 Deposited Plan 44799 described in title
WN16B/645.





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




R.W. Muir
Registrar-General
of Land

Identifier **WN16B/645**
Land Registration District **Wellington**
Date Issued 29 June 1976

Prior References

WN373/31 WN402/227 WN5A/201
WN684/7 WNE2/414

Estate Fee Simple
Area 1.1537 hectares more or less
Legal Description Lot 1 Deposited Plan 44799

Registered Owners

The Roman Catholic Archbishop of the Archdiocese of Wellington

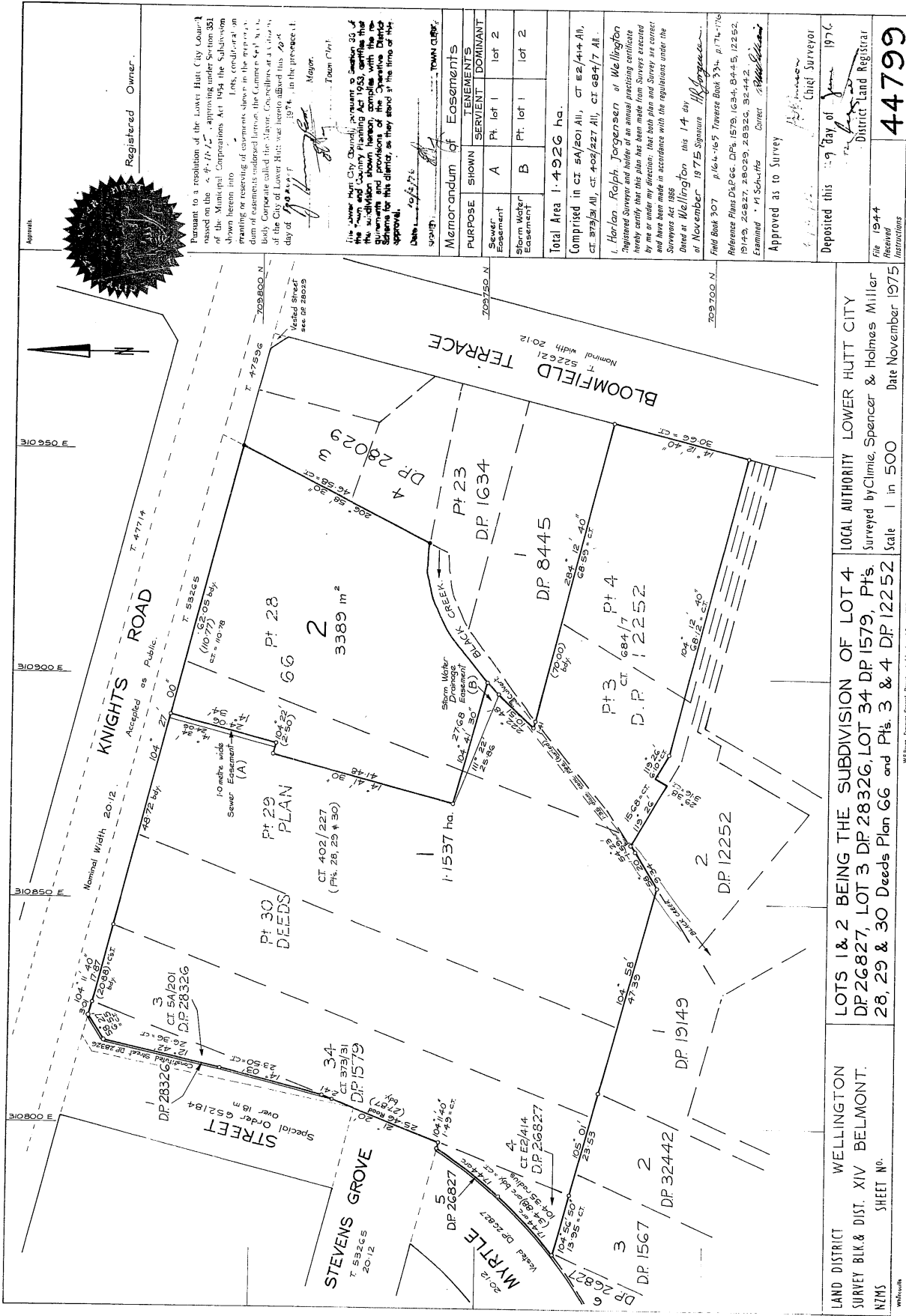
Interests

Appurtenant hereto are drainage rights created by Transfer 258948 (affects the part formerly in CT WN684/7)

Subject to a sewer right over part marked A and a stormwater right over part marked B on DP 44799 specified in Easement Certificate 200003.2 - 29.6.1976 at 1.32 pm

The easements specified in Easement Certificate 200003.2 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

200003.3 Mortgage to Ichthus Limited - 29.6.1976 at 1.32 pm



Approved: 

Registered Owner:

Pursuant to a resolution of the Lower Hutt City Council passed on the 27th day of November 1976, approving under Section 351 of the Municipal Corporations Act 1954 the Subdivision shown herein into Lots, credit of an amount of easements shown in the expression of the City of Lower Hutt; was hereby allowed this 29th day of November 1976, in the presence of:

[Signature] Mayor
[Signature] Town Clerk

The Lower Hutt City Council, pursuant to Section 33 of the Subdivision Act 1954, certifies that the subdivision shown in this plan complies with the requirements and provisions of the "Creative District Scheme" for this district, as they stood at the time of this approval.

Date: 29/11/76

Memorandum of Easements

PURPOSE	SHOWN	SERVIENT / DOMINANT	
		A	B
Sewer Easement	A	Pt. lot 1	lot 2
Storm Water Easement	B	Pt. lot 1	lot 2

Total Area: 4.926 ha.

Comprised in ct. 5A/201 All, ct. 52/414 All, ct. 373/3 All, ct. 402/227 All, ct. 684/7 All, i. Horion, Ralph Jorgensen 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 Survey Act 1954.

Dated at Wellington this 14th day of November 1975 Signature: *[Signature]*

Field Book 307 p/164-165 Traverse Book 234 p/174-176 Reference Plans DP 66, DP 1579, 1634, 844-5, 12252, 19149, 28827, 28029, 28326, 32442. Examined: H Schultze Correct: *[Signature]*

Approved as to Survey

Deposited this 29th day of November 1976

Chief Surveyor
 District Land Registrar
 File 1944
 Received Instructions

44799

LAND DISTRICT WELLINGTON
 SURVEY BLK & DIST. XIV BELMONT.
 NZMS SHEET NO.

LOTS 1 & 2 BEING THE SUBDIVISION OF LOT 4 LOCAL AUTHORITY LOWER HUTT CITY
 DP 26827, LOT 3 DP 28326, LOT 34 DP 1579, Pts. Surveyed by Climie, Spencer & Holmes Miller
 28, 29 & 30 Deeds Plan 66 and Pts. 3 & 4 DP 12252 Scale 1 in 500 Date November 1975

W. H. Miller, Surveyor General, Deputies of Lands and Storm, Wellington