

**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 WND4/79, in the Wellington Registry being part of the land at Rata Street, Wainuiomata as shown on the designation plan attached.

The land is occupied by St Claudine Thevenet School which is a state integrated Catholic primary school.

St Claudine Thevenet School is a co-educational integrated Catholic full primary school (years 1 to 8). The current roll is approximately 247 which is a fall from the roll in 2021 of 290.

The school has 14 teaching spaces, a hall, an adventure playground, paved hard courts and grassed playing areas. The site has frontage to Rata Street and is surrounded by residential housing to the north, south and west and a new retirement village to the east. The school has on site car parking which accommodates approximately 20 cars.

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 west of the centre of Wainuiomata. 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 Wainuiomata environment, and the availability of adequate educational facilities of this nature is a reasonable expectation of both urban and rural dwellers. Within the site is a hall which is used by the whole community.

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 Claudine Thevenet School was established through a merger of two existing Catholic schools in Wainuiomata. The school buildings and associated structures were significantly upgraded in 2004 when this occurred. Changes will continue to occur during the life of the school.

All the school buildings are single level and are set well back from Rata Street. 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 Rata Street. There is good visibility in both directions. A pedestrian crossing and bus stop are situated on Rata Street.

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 the 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:.....


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

2.1745 hectares being Part Lot 177 Deposited Plan 26454 and described in title WND4/791.





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




R. W. Muir
Registrar-General
of Land

Identifier **WND4/791**
Land Registration District **Wellington**
Date Issued 21 October 1965

Prior References

WND2/1086

Estate Fee Simple
Area 2.7025 hectares more or less
Legal Description Lot 177 Deposited Plan 26454

Registered Owners

The Roman Catholic Archbishop of the Archdiocese of Wellington

Interests

637315 Notice of Fencing Agreement

543665.1 Mortgage to Ichthus Limited - 1.3.1983 at 9:16 am

615501.1 Variation of Mortgage 543665.1 - 28.3.1984 at 9:57 am

929474A.1 Variation of Mortgage 543665.1 - 27.6.1988 at 9:28 am

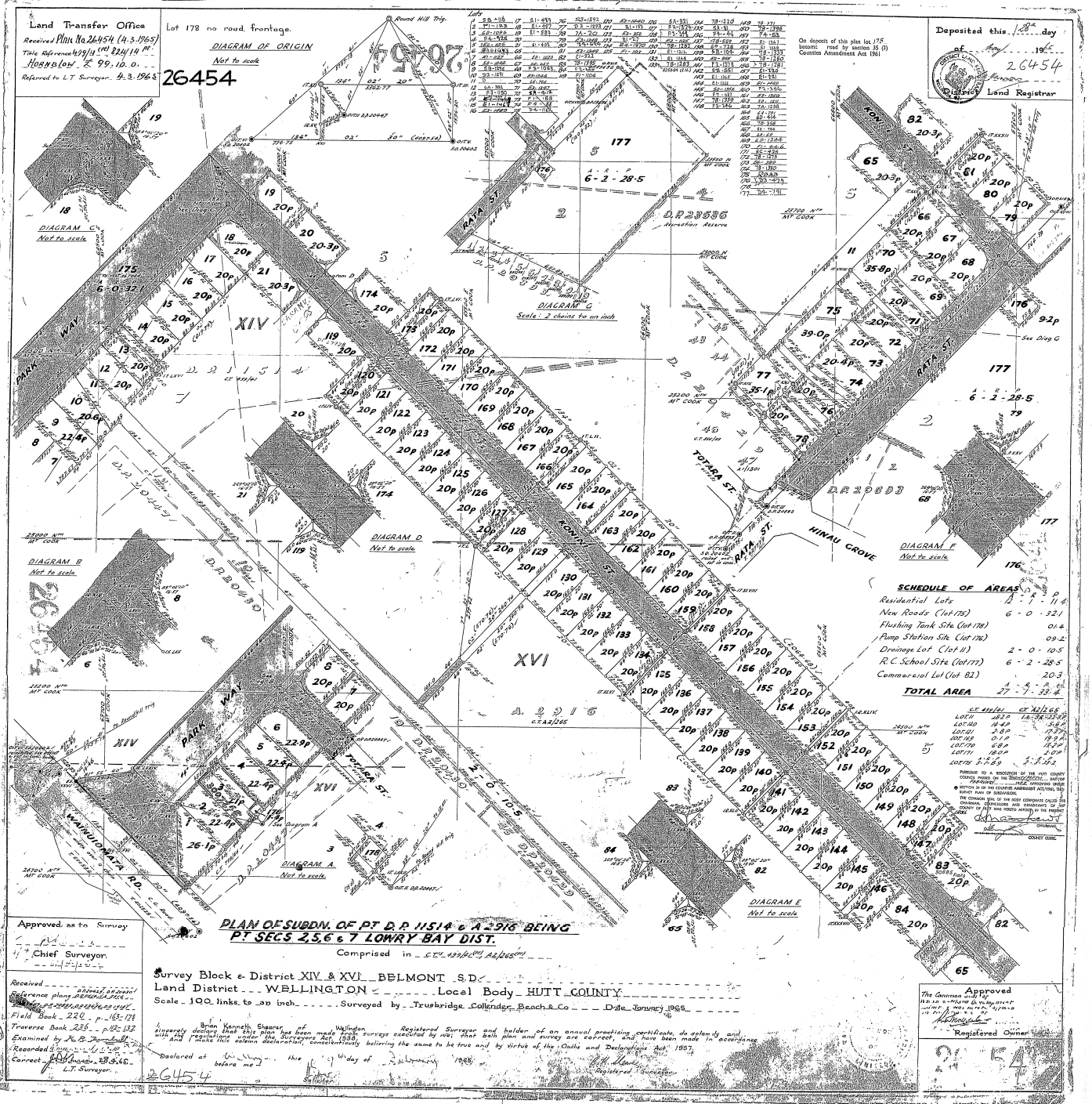
5069536.6 Variation of Mortgage 543665.1 - 9.8.2001 at 9:12 am

Subject to a right (in gross) to drain sewage over part marked A in favour of The Hutt City Council created by Transfer 5385380.1 - 25.10.2002 at 3:52 pm

6363528.1 Variation of Mortgage 543665.1 - 31.3.2005 at 9:00 am

6363528.2 Mortgage to Ichthus Limited - 31.3.2005 at 9:00 am

Subject to an (in gross) electricity easement over part herein marked B on DP 339629 in favour of Vector Wellington Electricity Network Limited created by Transfer 7574324.1 - 11.10.2007 at 9:00 am



Land Transfer Office
 Received Plan No. 26454 (4-3-1968)
 Title Reference W99/14 (10) 22/11/19
 Hobbs' Lot 2 29.10.0.
 Referred to L.T. Surveyor 4.3.1968

Lot 178 no road frontage.
 DIAGRAM OF ORIGIN
 Not to scale
 26454

Lot

18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177
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On deposit of this plan has 175
 become read by section 35 (1)
 Conveyance Amendment Act 1961

Deposited this 1st day
 of May 1968
 26454
 District Land Registrar

SCHEDULE OF AREAS

Residential Lots	27-7-33.2
New Roads (Lot 175)	6-0-32.1
Flushing Tank Site (Lot 176)	01.4
Pump Station Site (Lot 176)	09.2
Drainage Lot (Lot 11)	2-0-10.5
R.C. School Site (Lot 177)	6-2-28.5
Commercial Lot (Lot 82)	20.3
TOTAL AREA	27-7-33.2

Approved as to Survey
 Chief Surveyor

**PLAN OF SUBDM. OF PT D. P. 11514 & A 2916 BEING
 PT SECS 2, 5, 6 & 7 LOWRY BAY DIST.**

Survey Block & District XIV & XVI, BELMONT S.D.
 Land District WELLINGTON Local Body HUTT COUNTY
 Scale 100 links to an inch. Surveyed by Trustbridge, Collender, Beach & Co Date January 1968

I, Brian Kenneth Shearer, of Wellington, Registered Surveyor and holder of an annual practicing certificate, do solemnly and sincerely declare that this plan has been made by me or under my direct supervision and that the bearings and distances are correct and have been made in accordance with the provisions of the Survey Act 1958. And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.

Declared at Wellington this 13th day of February 1968
 B. K. Shearer
 Registered Surveyor

Approved
 Registered Owner
 26454