

**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 WN34D/285, in the Wellington Registry being part of the land at 3 Cooper Street, Taita as shown on the designation plan attached.

The land is occupied by St. Michael's School which is a state integrated Catholic primary school.

St Michael's School is a co-educational integrated Catholic full primary school (years 1 to 8). The current roll is approximately 123, which is an increase over the last five years from 110.

The school has 7 teaching spaces, paved hard courts and grassed playing areas. The site is accessed via a long drive way to Cooper Street. It is surrounded by residential housing plus a care facility for the elderly.

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 Taita. 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 Taita 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 Michael'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 single level.

All the buildings are set well back from Cooper Street with entry being down a driveway. The school is not visible from any street frontages.

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 Cooper Street. There is 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 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


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

1.6130 hectares being part Lot 2 Deposited Plan 66573 described in title
WN34D/285.





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




R. W. Muir
Registrar-General
of Land

Identifier **WN34D/285**
Land Registration District **Wellington**
Date Issued 29 March 1990

Prior References
WN34D/283

Estate Fee Simple
Area 2.0271 hectares more or less
Legal Description Lot 2 Deposited Plan 66573

Registered Owners
The Roman Catholic Archbishop of the Archdiocese of Wellington

Interests

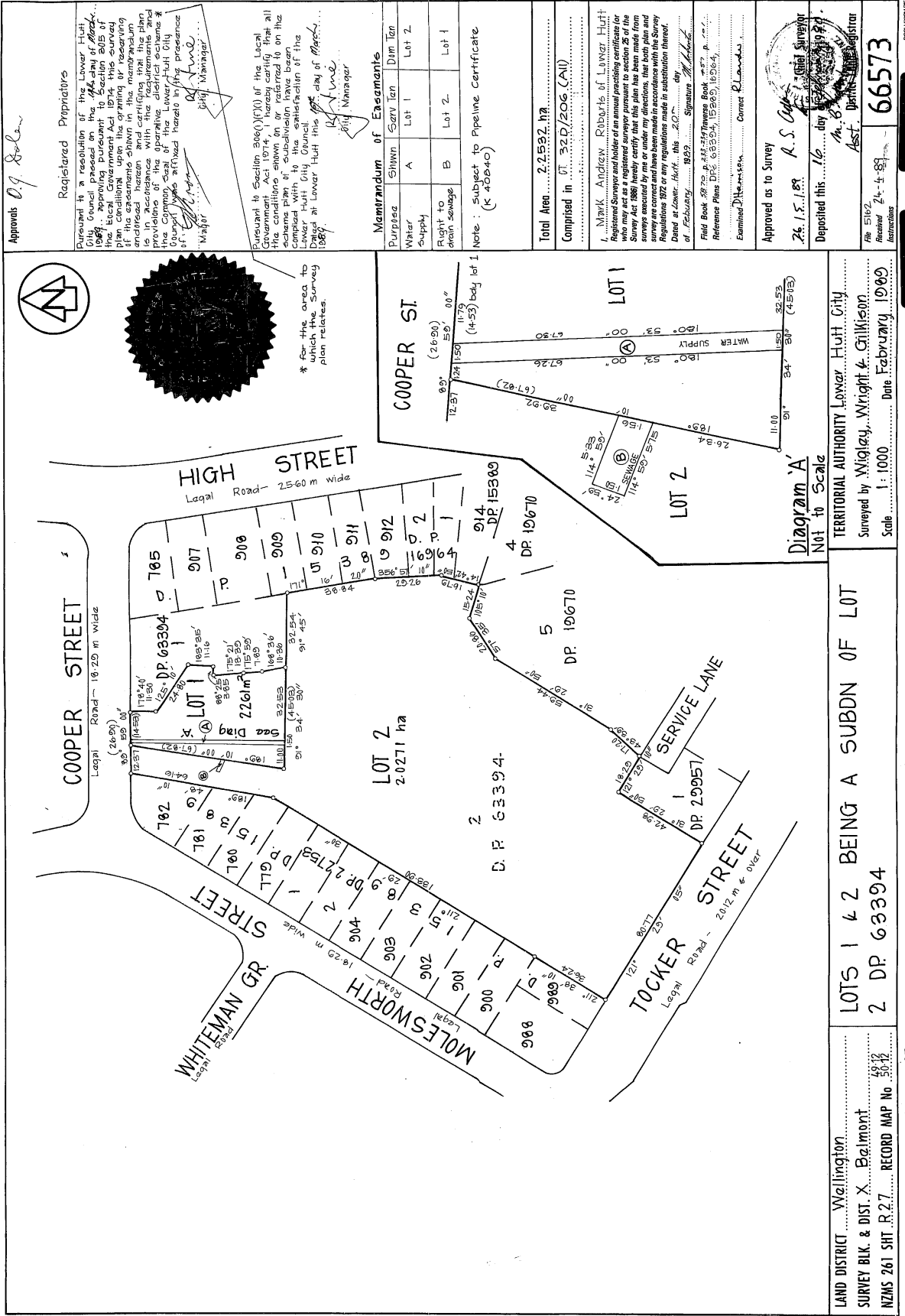
Subject to Section 59 Land Act 1948

K40840 Certificate under Section 26 of the Housing Act 1955 that a pipelines for the passage of sewage passes through the within land

929256.5 Mortgage to Ichthus Limited - 24.6.1988 at 9.45 am

Subject to a right to drain sewage over part marked B on DP 66573 specified in Easement Certificate B062279.3 - produced 16/2/1990 at 10.36 am and entered 19.3.1990 at 9.00 am

The easements specified in Easement Certificate B062279.3 are subject to Section 309 (1) (a) Local Government Act 1974



Approvals *D. J. Rolan*

Registered Proprietors

Pursuant to a resolution of the Lower Hutt City Council passed on the 14th day of March 1999, the following survey plan is approved upon the conditions shown in the memorandum annexed hereto and certifying that the plan complies with the provisions of the Land Transfer Act 1952 and the provisions of the Local Government Act 1974.

Dated at Lower Hutt this 14th day of March 1999.

D. J. Rolan
Mayor

Bill Mangan
City Manager

Memorandum of Easements

Purpose	SHOWN	Garv Ten	Dim Ten
Water Supply	A	Lot 1	Lot 2
Right to drain sewage	B	Lot 2	Lot 1

Note: Subject to Pipeline Certificate (K 40840)

Total Area 22532 ha

Completed in DT 32D/206 (A1)

I, Mark Andrew Roberts of Lower Hutt Registered Surveyor and holder of an annual practicing certificate (or who may act as a registered surveyor pursuant to section 26 of the Survey Act 1986) hereby certify that this plan has been made from a true and correct survey in accordance with the provisions of the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Lower Hutt this 20th day of February 1999.

Signature *Mark Roberts*

Field Book 59720 DP 63394/15880/1004

Reference Plan DP 63394/15880/1004

Examined by *John Wilson* Correct *John Wilson*

Approved as to Survey *A. S. Cook* 26.1.99

Deposited this 16th day of February 1999

A. S. Cook Asst. District Registrar

File 5162

Received 24-4-99

66573

FILED FOR INFO

VIA ROBERTSON SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND