

Attachment 3(b)

**NOTICE OF REQUIREMENT TO THE WELLINGTON 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 the Titles referenced 401/289 and 454/178 in the Wellington Registry being the land at Guildford Terrace Thorndon Wellington, as shown on the designation plan attached.

The land is occupied by Sacred Heart Cathedral School which is a state integrated co-educational full primary school.

The current roll is approximately 229. The roll has remained stable for some time and current projections indicate that this will continue.

The school has 10 teaching spaces, a library, resource area and paved hard courts. The area of state integrated land is 0.3122 hectares.

The site is located north of Hill Street Thorndon adjacent to St Mary's College on Guildford Terrace. To the south of the school is Sacred Heart Cathedral and on the west side of Guildford Terrace is the British High Commission. Guildford Terrace is a narrow cul-de-sac providing access to the school, St Mary's College and the Sisters of Mercy Convent. There is pedestrian access from the school to the Catholic Centre which links to Hill Street and Eccleston Hill.

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 0 to 8 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 outside school hours in school facilities.
- The provision of academic, sporting, social and cultural education and training 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.
- The housing on site for staff members whose responsibilities require them to live on site (eg: school caretaker) and their families.

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 an inner-city school and is well located to serve the northern suburbs of Wellington as well as inner city residents.

These communities 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 Heart Cathedral School buildings and associated structures have existed on site since 1892. Redevelopment, additions and modernisation have taken place during the life of the school and will continue to do so.

The two school buildings are on three levels and frame the hard court area. There is vehicle access for pick up and drop on Guildford Terrace and also four parking spaces accessed from Eccleston Hill.

The school buildings were significantly upgraded in 2006 and again in 2014. As a result the school presents a high level of amenity to 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. The main access to Sacred Heart Cathedral School is from Guildford Terrace. Guildford Terrace is a narrow cul-de-sac serving St Mary's College, and the Sisters of Mercy Convent plus one dwelling and the school. There is a large turn round facility within the College site at the end of the road.

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. The school is located in the central area of

Wellington City adjacent to St Mary's College, there is only one nearby residential dwelling.

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 activity. It represents a considerable taxpayer investment and is a facility that provides for the educational needs of individuals and communities.

The preference for the designation technique and alternative methods available are discussed below.

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 Wellington 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



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Lucy Ross
Regional Infrastructure Manager – Central South
Ministry of Education

(Pursuant to an Instrument of Delegation as at June 2016)

Date: 15th June 2022

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0.3122 hectares being part of Lot 3 Deposited Plan 10013 described in Title 401/289 and part of Part Lot 2 Deposited Plan 278 described in Title 454/178.

