

## Attachment 3(a)

**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 Title referenced 14D/502 in the Wellington Registry being the land at Main Road, Tawa, Wellington, as shown on the designation plan attached.

The land is occupied by St. Francis Xavier School which is a state integrated co-educational primary school or Years 1 to 6.

The current roll is approximately 160. The roll has remained stable for a number of years and current projections indicate that this will continue.

The school has 8 teaching spaces, a library, resource area, paved hard courts and sport fields. The area of state integrated land is 2.1222 hectares.

The site is located on the west side of Main Road which is the arterial road south of Tawa opposite Redwood Village. Immediately to the south is Redwood Park, while to the north and west is housing and a childcare. The site has frontage to Main Road with two access points, a main vehicle access to the school to the south and a gated single lane maintenance access further north. There are bus stops at the school entrance.

### **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 7 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 a suburban school and is well located to serve the northernmost suburbs of Wellington and Porirua from Johnsonville to Whitby.

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. St. Francis Xavier School buildings and associated structures have existed on site since 1960. Additions and modernisation have taken place during the life of the school and will continue to do so.

The school buildings are all single level and are positioned on the south eastern part of the site some distance from adjacent dwellings. There is vehicle access for pick up and drop off from Main Road and on site parking. 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 access point on to Main Road has good visibility in both directions. Parking is also available on the shoulder on both sides of the road apart from in the vicinity of the pedestrian crossing and bus stops.

#### 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 within the community of Tawa with relatively few adjacent residential dwellings.

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:.....15<sup>th</sup> June 2022.....

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2.1222 hectares being Part Lot 1 Deposited Plan 20592 described in Title  
14D/502.

