

**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 the Title Referenced WN 30A/730 in the Wellington Registry being the land at 180 Hill Road, Belmont, Lower Hutt as shown on the designation plan attached.

The land is occupied by the Maranatha Christian School which is a state integrated full primary school, being Years 1 to 8. The school has been on the site since 1967. It is a co-education school providing a Christian special character education.

The school has a current roll of 160 and draws from 30 churches in the Lower Hutt area.

The school has 7 teaching spaces, arts room, ESOL room, library, administration rooms and hall grouped around a covered courtyard. All buildings are single or two storey. The school also has a large grassed playing field area and two hard court areas.

The site is 1.239 hectares in a rural setting high in the Western Hills close to the Belmont Regional Park. To the south are residential activities on Hill Road with some rural residential scale development to the north. Elsewhere the environment is largely bush clad hills sides including the Sweetacres Reserve.

**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 on 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 in the western hills of Lower Hutt But is only 5.3 km from the centre of Lower Hutt. The school has close links with churches across the Hutt Valley area. These church communities benefit from having access to a state education with a special Christian 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. Maranatha Christian School buildings and associated structures have existed on site since 1967. Additions and modernisations have taken place during the life of the school and will continue to do so. The buildings are largely single storey and fit within a semi rural environment clustered around a covered courtyard.

There are large mature trees surrounding much of the school property. As a result the school presents a high level of visual 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. Belmont Road carries a low level of traffic and given the grade and alignment involves relatively low speeds.

There is no known history of traffic safety issues associated with the school. However, there is a need for maintenance of the existing safety barrier along the school frontage which is on road reserve and a Council asset.

There are existing speed bumps on the driveway to control staff and parent vehicles entering and leaving the school. There is on site parking for 10 staff vehicles and a pick up and drop off area on the top courts which is actively managed.

### 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. The school has few nearby residential neighbours and actively manages school activities to minimise any noise. 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 established 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

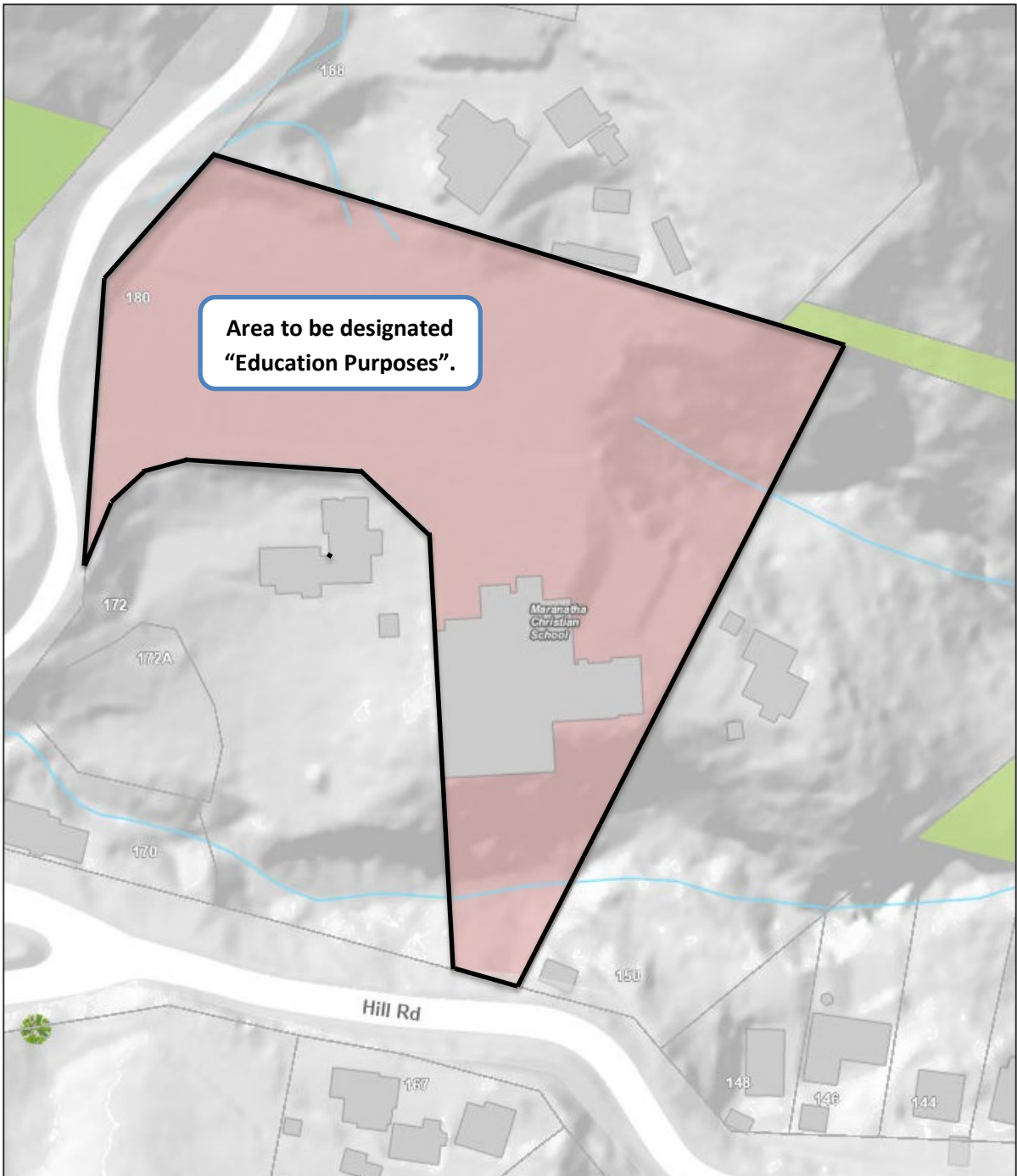
Clive Huggins  
Director Land Investment and Planning  
Education Infrastructure Services  
Ministry of Education  
(Pursuant to an Instrument of Delegation as at June 2016)

Date: 1 October 2024 .....

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

1.2390 hectares being part of Lot 1 Deposited Plan 60350 and described in title  
WN30A/730.





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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **WN30A/730**  
**Land Registration District** **Wellington**  
**Date Issued** 11 December 1986

**Prior References**

WN502/271      WN502/273

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**Estate** Fee Simple  
**Area** 1.2390 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 60350

**Registered Owners**

Maranatha Foundation Trust

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**Interests**

Fencing Agreement in Transfer 278779 - registered prior to 1.4.1979

