

Auckland Council  
Private Bag 92300  
Victoria Street West  
Auckland 1142

07 September 2018

**Attention: Vanessa Leddra**

Dear Vanessa

**Response to further information request – Ministry of Education Notice of Requirement (Drury West Primary School)**

Thank you for your request for further information under section 92(1) of the Resource Management Act relating to the above notice of requirement (as received on 23 July 2018). Please see below our response to these requests.

**(1) Information requirements**

**General**

**There appears to be inconsistencies in the documents related to 41 Burberry Road. The NoR cover letter and Form 18 suggests that it is the northern half of 41 Burberry Road, with Figure 3 of the AEE highlighting that it is the full extent of the site and the actual area also refers to the full site. This will lead to confusion from stakeholders and the public about the site boundaries and needs to be addressed prior to notification.**

As discussed by telephone Figure 3 in the AEE shows the correct extent of the Notice (that is the whole of 41 Burberry Road). A revised Form 18 was sent through to Vanessa Leddra<sup>1</sup>. The email and revised Form 18 is included in Appendix 1.

**(2) Additional Transport Information**

**Provide an amended ITA which includes an assessment of:-**

- (i) the effects of the proposal on the intersection of SH22 /Burberry Rd and any proposed mitigation measures needed to address these effects. Address whether any mitigation proposed at the SH22 /Burberry Rd intersection impacts on the intersection of SH22/Great South Road. Detail the outcomes of discussions with NZTA and AT on these matters, capturing proposed upgrades associated with the SH22 Safe Roads project. Details on how the school will manage informal pick up and drop off areas, namely Burberry Road is required**

The ITA has not addressed the effects of the proposal on the SH22/Burberry Road intersection directly for the following reasons:

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<sup>1</sup> Email to Vanessa Leddra from Kristina Gurshin (Beca) on Wednesday, 11 July 2018 1:24 pm

- Land is being designated for a school to service the Auranga development (rather than the wider rural area to the south).
- The development of the school on this site is therefore contingent on the Auranga development and Road 70 (including for services) and does not rely at all on Burberry Road.
- The ITA recommends access to and from the school for all modes of traffic from Road 70. Road 70 and the new Future Collector Road to the north will also provide for pedestrian and cycle access.
- The Ministry is designating this land in response to the future urbanisation of this land which has been facilitated by the recent Auranga plan changes. A future school in this location may be built at any time within the 10 years that the Ministry seeks to give effect to the designation. While Burberry Lane is currently a cul de sac with large lifestyle lots, it is unlikely to stay in this form in the medium to long term as residential development in the area continues. The transport environment may be very different at the time the school commences construction or operation.
- As set out in the NOR, whenever the school opens it will not open with a full roll of 700+ students. As with all new schools the roll will grow gradually over time as the area develops.

Consequently, modelling the effects of the NOR on the Burberry Road/SH22 intersection is not considered to be appropriate at this time. The transport network and land use in the area is changing rapidly. The Ministry acknowledges the potential issues that could arise should Burberry be upgraded in the future and will be consulting with NZTA and AT regarding their future plans in the area during the notification period. The Ministry will discuss with them any concerns they may have regarding the potential future use of Burberry Road as an access point for any mode (in the short, medium and long term). At this point however the Ministry recommends that final access arrangements can be provided to Council at the Outline Plan stage for comment.

For the purpose of processing the NOR, the Ministry confirms that it will not be providing an amended ITA and requests that Auckland Council proceed with the full notification of the NOR (as requested by the Minister). If necessary, this matter can be addressed further at or before the hearing. The Ministry will forward minutes from the meeting with NZTA and AT in due course.

**(ii) the design of the school's eastern frontage to Road 70 [at Area C] for access purposes, given the proposed school site fronting Road 70 is only 100 metres in length, rather than 300 metres**

The eastern frontage to Road 70 school site fronting Road 70 is approximately 140m (rather than the 300m stated in the submitted ITA). Although, the final access arrangements and layout of the site will be included in the Outline Plan Stage the Ministry has prepared an indicative Concept Plan to show how vehicular and pedestrian/cycle access points to the site could be accommodated along an eastern frontage of approximately 140m. It is emphasised that this concept plan is indicative only and has been prepared solely to confirm how access can be achieved. The future master plan for the site will be developed in the future and submitted with an Outline Plan.

The Concept Plan is included in Appendix 2.

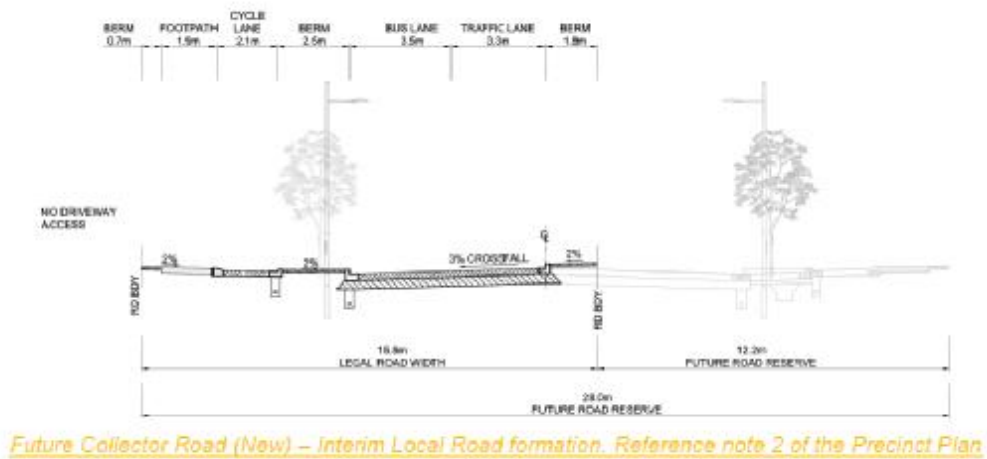
**(iii) the removal of vehicle access from the Future Collector Rd [New]**

Vehicle access to the site will not be provided from the Future Collector Road. As stated in Section 2.4.1 of the ITA, Road 70 will provide the main vehicle access to the school. It is noted that the Future Collector Road (New) will provide pedestrian and cycle access to the school.

**(iv) the details of how walking and cycling access to the Future Collector Rd on the northern boundary could be provided**

The cross section of the 28m Future Collector Road is shown in Figure 2.6 of the ITA and shows a footpath on both the northern and southern sides. However, it is recognised that an interim local road could be in place during the early opening years of the school as shown below in Figure 1. This cross section shows a footpath on the southern (school side) only.

A pedestrian crossing across the Future Collector Road (interim local road and Final 28m formation) is proposed to provide pedestrian access to the school to areas to the north of the Future Collector Road.



**Figure 1: Future Collector Road (New) – Interim Local Road formation**

For those pupils walking and cycling from the northern catchment to reach the school, Road 62 will provide a desire line and access to the Future Collector Road (New) where a pedestrian crossing will be located. However, there is no footpath on the northern side of the Interim Local Road to connect pupils to a proposed pedestrian crossing. A footpath will be required on the northern side of the interim local road between the intersection of Road 62 and the pedestrian crossing. Pupils will then use a pedestrian crossing located on the Future Collector Road (New) to cross to the southern (school side) where a footpath is located.

It is also noted that No Stopping At Any Time (NSAAT) lines could be installed by AT on both sides of the interim local road to prevent informal pick up and drop off occurring to mitigate any safety concerns.

**(v) confirm that a bus will be able to safely track into Road 70 from Future Collector Rd [New] or along other possible routes should the Future Collector Rd [New] not be connected to Road 70 prior to the school opening**

The design of the Road 70 / Future Collector Road intersection is currently being approved by Auckland Council as part of the subdivision consent for Stages 2A –D. It is considered that it is Auckland Council's responsibility, rather than the Minister's, to ensure the design will allow a bus to safely track into Road 70 from the Future Collector Road (New) as the Minister does not have control over the above subdivision.

**(vi) confirm the need for a right turn bay on Road 70 into the school site**

It is not considered that a right turn bay on Road 70 will be required to provide access into the PUDO facility. However, a flush median is proposed to provide right turning movements into the site as shown on the indicative Concept Plan in Appendix 2. The flush median will operate in the same way as a right turn bay, providing refuge and 20m stacking space for approximately four vehicles to wait to turn right into the PUDO facility without interrupting the flow of vehicles heading south.

A 2.5m flush median, providing refuge for right turning movements, can be accommodated within the proposed 17m cross section of Road 70. Although indicative only, the flush median has been designed using a 35km/h operating speed (85<sup>th</sup> percentile) assuming a 40km/h school zone will be in operation during pick-up and drop-off times.

However, it is noted that the installation of a flush median will require the removal of street trees/stormwater devices/parking on the western (school) side of the road for approximately 85m until the taper width increases back to 2.4m. However, there will be opportunities for street trees to be planted.

A cross section showing this layout is also provided in Appendix 3. It is also noted that the removal of a short distance of street trees/stormwater devices/parking will be required on the eastern side to enable the installation of the pedestrian crossing.

**(vii) the design of a kea crossing on Road 70**

It is noted that the final design and location of the pedestrian crossing will be agreed with Auckland Transport as part of the Outline Plan Stage. Notwithstanding, the indicative Concept Plan in Appendix 2 shows a pedestrian crossing with a refuge island can be accommodated on Road 70 in an appropriate location between the two pedestrian/cycle access points for the site. The pedestrian crossing is close to the main pedestrian/cycle access point for the primary school which will be the busiest access point for those who walk or ride bikes/scooters.

The width of the pedestrian crossing is 3m to match the width of the shared path on the eastern side of Road 70.

**(viii) the feasibility of a secondary access on the western boundary of the site**

Given the uncertainty around the timing of the roading network on the western side of the site the ITA has focussed on those elements of the roading network that are anticipated following discussions with Karaka and Drury Consultants Limited (KDL). Based on this it is considered that

vehicle access from Road 70 is sufficient. But equally, we agree that a secondary access on the western boundary is feasible in the long term as the surrounding area develops (as noted in the ITA) and this would provide further flexibility for access points such as a pedestrian/vehicle access point or vehicle entrance to an ECE.

Overall the Minister supports the creation of a future access point on the western boundary and that this could be feasible as the transport network/development occurs (currently estimated to be around 2031/2036).

**(ix) how on-site parking will be provided in association with pick up and drop off on site**

As shown on the indicative Concept Plan the site is of a sufficient size to provide on-site parking for the ECE, primary school staff and visitors and a PUJO facility.

This is indicative only and final details of on-site parking will be provided with the Outline Plan in accordance with s176A of the RMA.

**(x) an adjusted volume of vehicle trips, noting that the trip analysis only considers one direct of travel, rather than two trips (1 trip to drive to school to drop off, and another to drive away = 2 trips in the morning and 2 trips in the evening) [Section 3.5 of ITA]**

The vehicle trips stated in Section 3.5 of the ITA represent vehicle one way trips. There will be a total of approximately 300 (in + out) trips in the morning arrival and the same for the afternoon departure for a roll of 300 students.

**(xi) how the development of the school will be staged to align with the construction of Road 70 and Proposed East West Collector Rd [New]**

The school is proposed to open after 2021. The Minister will sign a binding sale and purchase contract with KDL that secures the construction of Road 70 and the Proposed East West Collector Road (New) (along the boundary of the land being bought by the Ministry) before the school opens.

KDL's project managers Xigo advised the Ministry (on 6th August 2018) in writing that the length of the Proposed East West Collector Road associated with Stage 2A will be completed by June 2019 with the remainder of the East West Collector Road associated with Stage 8 by late 2020. Road 70 will also be completed by late 2020. The school is proposed to open after 2021 and therefore the roads are anticipated to be in place before the school opens.

**(3) Additional Information on Potential Contaminated Land Issues**

**Provide further assessment/information as to the current contamination status of the proposed school site [Section 3.4 Contamination report of the Assessment of Effects] which:-**

- (i) confirms the potential source of the soil stockpiled in the NW corner of 41 Burberry Rd shown in Table 23 Historical Photographs of the PSI 2017 and whether soil testing is to be carried out in this area**
- (ii) confirms why areas [such as at the north-eastern side of the stables area of the site identified in the PSI (2017) report and where patches of dry grasses were also observed on this site in the 2017 photograph] were not considered as potential HAIL activity for**

**further investigation. Otherwise, submit a further investigation plan for 41 Burberry Road including the area where suspected historical stockpile of soil was located**

- (iii) includes further soil testing of Area C where it is adjacent to the burning area identified at 138 Bremner Road, with details to be provided in a further sampling plan**
- (iv) confirm whether the designating areas A, B, C are located on any onsite wastewater disposal fields and whether the designating area D is serviced by onsite wastewater system.**

The Ministry recognises that it is required to assess its proposal under the National Environmental Standard for Assessing and Managing Contaminants in Soil, and apply for any resource consents found to be required under these Standards prior to earthworks commencing. However, the Ministry will undertake this as a separate process to the Notice of Requirement. It does not consider that the additional site investigations are necessary in order to process this Notice of Requirement.

#### **(4) Additional Storm Water Information Required**

**Provide an amended assessment of effects for storm water. This should include additional information on:-**

- (i) whether road based devices to dispose of and treat storm water matters will be used**

The Minister of Education is purchasing a site for primary school purposes. The roads required to access the site will be developed by the Auranga development.

With regards to car parks and any on site roads, the future design of the school site will comply with Auckland Council standards.

- (ii) the location of overland flow paths on the site and how these will be managed**

The design of the site will be commissioned at a later stage by the Ministry of Education, any future designs on the site will take into account existing overland flowpaths.

- (iii) how runoff from impervious surfaces on the property will be managed**

The future design will comply with Auckland Council standards and the Auranga stormwater management plan.

- (iv) effects of storm water management on surrounding development and properties**

The future design will comply with Auckland Council standards and the Auranga stormwater management plan to prevent any downstream effects.

Overall, any future design of the site will be in accordance with stormwater requirements provided by Auckland Council. The Ministry does not consider that the additional stormwater requirements are necessary in order to process this Notice of Requirement.

We anticipate that these matters of clarification will be sufficient to enable the notice to proceed to notification as per the request by the Minister.

Yours sincerely



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**Ying Liu**  
Senior Planner

on behalf of

**Beca Limited**

Direct Dial: +64 9 300 9225  
Email: [ying.liu@beca.com](mailto:ying.liu@beca.com)

**Copy**  
Danae Weston, Ministry of Education

# Appendix 1



## Kristina Gurshin

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**From:** Kristina Gurshin  
**Sent:** Wednesday, 11 July 2018 1:24 p.m.  
**To:** 'Vanessa.Leddra@aucklandcouncil.govt.nz'  
**Cc:** Ying Liu  
**Subject:** Drury West Primary School - Smaller files  
**Attachments:** Attachments

Hi Vanessa,

Thank you for your time on the phone yesterday. As discussed, I have divided the entire application into smaller and more manageable files, which include:

- Cover Letter
- Form 18
- AEE
- Appendix A
- Appendix B Part 1
- Appendix B Part 2
- Appendix C
- Appendix D
- Appendix E

Please forward this on to those appropriate, and let me know if you have any issues with opening these documents 😊

ShareFile Attachments Expires January 07, 2019

AEE - Drury West Primary School.pdf	5.1 MB
Appendix A.pdf	5.6 MB
Appendix B Part 1 (DSI and PSI Report).pdf	18.4 MB
Appendix B Part 2 (PSI Appendices).pdf	25.3 MB
Appendix C.pdf	11.6 MB
Appendix D.pdf	18.7 MB
Appendix E.pdf	4 MB
Cover letter - Drury West Primary School NoR.pdf	89.1 KB
Form 18 - Drury West Primary School.pdf	3.8 MB

[Download Attachments](#)

Kristina Gurshin uses ShareFile to share documents securely. [Learn More.](#)

Kind Regards,

**Kristina Gurshin**

Graduate Planner – Auckland Environments

Beca

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## Form 18

### Notice of Requirement by the Minister of Education for Designation for "Educational Purposes – School (year 0 to 8) and an Early Childhood Education Centre (ECE)"

Section 168(1) of the Resource Management Act 1991

To: **Auckland Council**  
**Level 23**  
**135 Albert Street**  
**Auckland, 1010**

**The Minister of Education (The Minister) gives Notice of a Requirement for a designation to be shown in the Auckland Unitary Plan for a public work for "Educational Purposes – being a Primary School (years 0 to 8) and an Early Childhood Education Centre (ECE) Centre (preschool)"**

#### **1. The site to which the requirement applies is as follows:**

This Notice of Requirement (NoR) applies to 4.73ha of land in total, across portions of four property parcels labelled A, B, C and D (together called "the Site") on the Land Requirement Plan included in **Attachment 1**:

- Area A - 0.09ha located at the south-eastern corner of 260 Bremner Road (legally described as Lot 8 DP 12364, owned by LY Owen Redwood Development Limited)
- Area B - 0.34ha located at the south-western corner of 160 Bremner Road (legally described as Part Lot 9 DP 12364, owned by DL & WJ Limited)
- Area C - 0.29ha located along the western boundary of 138 Bremner Road (legally described as Lot 1 DP 376355, owned by L & W Rising Limited)
- Area D – entire 4.01ha site at 41 Burberry Road (legally described as Lot 7 DP 166291, owned by Minying Lu and Fenglan Wang).

The relevant Computer Freehold Registers are included in **Attachment 2**.

The owners of Areas A, B, C and D are listed above. Areas A, B, C are controlled by Karaka & Drury Consultant Ltd, which is a company associated with Charles Ma, the developer undertaking the Auranga Development<sup>1</sup>. Area D remains in the control of the registered owners and is not part of the Auranga Development.

The Auranga development relates to a large area of greenfield land in Drury West. The Site will be integrated into the Auranga development and it is intended that two new roads to service the Auranga development will provide access to the Site.

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<sup>1</sup> Auranga Development – This development was previously identified as a Special Housing Area (SHA) in the Auckland Unitary Plan: Operative in Part (AUP: OP). Stage 1 of the Auranga development area is broadly depicted in Precinct Plan 1 for the Drury 1 SHA precinct in the AUP:OP. The next stage of the development is undergoing a Private Plan Change 6 Auranga B1 (Auranga B1). The site outlined within this NOR is located between both Auranga stage 1 and Auranga B1 of the Auranga developments.

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Area A, B and C are currently zoned "Mixed Housing Urban" under the Auckland Unitary Plan: Operative in Part (AUP: OP). They are also located within the 'Drury 1' Precinct. Area D is currently zoned 'Future Urban'. A private plan change; Private Plan Change 6 Auranga B1 (Auranga B1) is underway to extend Drury 1 Precinct by approximately 86ha. If Auranga B1 is successful, this will result in a rezone of Area D. A decision on Auranga B1 is imminent.

Section 3 of the attached *Assessment of Environmental Effects* Report ('the accompanying AEE') describes the site and surrounding environment in more detail.

**2. The nature of the proposed public work is:**

The Minister proposes to designate the Site for educational purposes for a new primary school (years 0-8) and an ECE.

The NOR provides for construction activities associated with the proposed works and the long term operation of the primary school and an ECE.

The accompanying AEE provides further detail on the nature of public work taking place on the site. Details regarding the form of buildings on-site and landscaping will be addressed at the Outline Plan stage once the site has been appropriately master-planned.

**3. The nature of the proposed conditions that would apply:**

Conditions to govern works on the Site are further outlined in section 8 of the accompanying AEE.

**4. The effects that the proposed works will have on the environment, and the ways in which any adverse effects will be mitigated, are:**

Section 4 of the accompanying AEE provides a thorough assessment of the potential effects and the proposed measures to avoid, remedy or mitigate any potential adverse effects related to the designation.

The actual and/or potential adverse effects required to be avoided, remedied or mitigated include:

- Amenity and character effects;
- Traffic – relating to access and effects on the network;
- Noise – construction and operation; and
- Construction – temporary nuisance effects in particular such as dust and noise.

The assessment concludes that the designation conditions will assist in appropriately avoiding, remedying or mitigating any potential adverse effects caused from the construction, operation and maintenance of the proposed school and ECE.

**5. Alternative sites, routes, and methods have been considered to the following extent:**

Under section 171(1)(b) a territorial authority must have particular regard to whether adequate consideration has been given to alternative sites, routes, or method of undertaking the work if:

- The requiring authority does not have an interest in the land sufficient for undertaking the work;  
or
- It is likely that the work will have a significant adverse effect on the environment.

The Crown is currently in the process of negotiating the purchase of the site from Auranga (who have Power of Attorney of sites A, B and C) and the private owner of site D. Until such time as the

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Crown and owners have signed a sale and purchase agreement it is not considered that the Minister has sufficient interest in the land for undertaking the work. Hence a consideration of alternative sites, routes and methods is therefore required under section 171(1)(b).

Section 5 of accompanying AEE provides an overview of the endorsed Site Selection and Evaluation Methodology undertaken by the Ministry to select a new site for a primary school (years 0-8) and ECE. This methodology is a comprehensive consideration given to alternative sites for the proposed new school and therefore the Minister's interest in the land.

**6. The public work and designation are reasonably necessary for achieving the objectives of the requiring authority because:**

As a Minister of the Crown, the objectives of the Minister of Education are set out in the Education Act 1989 (as amended by the Education (Update) Amendment Act 2017). The Minister of Education therefore oversees the government's ownership interest in the Ministry of Education.

The RMA enables the Minister of Education, as a Minister of the Crown and therefore a requiring authority, to designate land for any public work the Minister is financially responsible for.<sup>2</sup>

The Minister is responsible for administering and delivering the state schooling network on behalf of the Crown. The Ministry of Education advises the Government on education policy and ensures that the appropriate policies, funding, infrastructure and systems are in place to enable the effective operation of the education system.

Under the Education Act 1989, the Minister has the power to establish new schools, close existing schools, and determine if any school land held by the Crown can be disposed of if no longer required for educational purposes.<sup>3</sup> These powers respond to a number of the Education Act's key directions for the education system in New Zealand, including:

- The right for every person who is not an international student to free enrolment and free education at any state school between the ages of five and nineteen;<sup>4</sup>
- The provision of a schooling network that assist parents in meeting their obligations to enrol their children at school between the ages of six and sixteen;<sup>5</sup> and
- The efficient and effective use of the government's investment in schooling.<sup>6</sup>
- Managing the schooling network is therefore a core part of the Ministry's activities.

The establishment of a new school and ECE in Drury West is required to provide for future students to undertake their education and is provided for under the Education Act 1989. Accordingly, the establishment of a new primary school catering for students from years 0 to 8 and an ECE catering

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<sup>2</sup> Resource Management Act 1991, sections 166 and 168.

<sup>3</sup> Education Act 1989, sections 71B, 146 and 154.

<sup>4</sup> Ibid, section 3.

<sup>5</sup> Ibid, sections 20 and 145AAA(a)

<sup>6</sup> Ibid, section 145AAA(b).

for preschool children is reasonably necessary in order for the Minister of Education to achieve the objective of providing education facilities in this new area of urban growth.

Designation is considered to be the appropriate mechanism to provide for the establishment and on-going operation of the school and ECE. The Minister requires ongoing certainty that the Site can be developed and used for this purpose. Designation provides the necessary long-term certainty and flexibility for operation of a school and ECE on the Site, while also identifying the use of the Site to the general public.

All other State schools within Auckland Council's jurisdiction are designated.

Further background on the necessity for designating land for the stated education purpose, and in the location proposed, is set out in more detail in section 1.1 of the accompanying AEE.

**7. The following resource consents are needed for the proposed activity and have (or have not) been applied for:**

Development related activities for the Site may require resource consents for stormwater discharge, earthworks and dewatering depending on design solutions pursued. If required, these will be applied for once detailed design has been undertaken.

**8. The following consultation has been undertaken with parties that are likely to be affected:**

Regarding the proposal to designate this site for educational purposes specific consultation has been carried out with the following stakeholders:

- Karaka & Drury Consultant Ltd
  - Karaka & Drury Ltd
  - L & W Rising Limited (Landowners of 138 Bremner Road)
  - DL & WJ Limited (Landowners of 160 Bremner Road)
  - LY Owen Redwood Development Limited (Landowners of 260 Bremner Road)
  - Lawyers acting on behalf of Minying Lu and Fenglan Wang (41 Burberry Road)
  - Auckland Council
  - Auckland Transport
  - Fire and Emergency New Zealand
  - Franklin Local Board
  - Papakura Local Board
  - Watercare
  - Mana Whenua:
    - Ngāti Te Ata (Karl Flavell)
    - Ngāti Te Ata (Edith Tuhimata)
    - Ngāti Tamaoho (Lucille Rutherford)
    - Te Ākitai Waiohua (Nigel Denny)
-

- Ngāti Whanaunga (Martin Te Moni)

Section 7 of the accompanying AEE provides further information regarding the consultation undertaken and the outcomes of that consultation.

**9. The Minister of Education attaches the following information required to be included in this notice by the district plan, regional plan, or regulations made under the Resource Management Act 1991:**

- Computer Freehold Registers;
- Land Requirement Plan including a Schedule of Affected Properties; and
- An Assessment of Environmental Effects with the following supporting technical reports;
  - Integrated Transport Assessment
  - Contamination Reports
  - Preliminary Geotechnical Assessment
  - Consultation.

**SIGNATURE**



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Rob Giller  
Deputy Head – Infrastructure Advisory Services

(Pursuant to a delegated authority)

Date: 26 JUNE 2018.

**Address for Services**

Minister of Education  
C/- Beca Ltd  
P O Box 6345  
AUCKLAND

Attention: Ying Liu

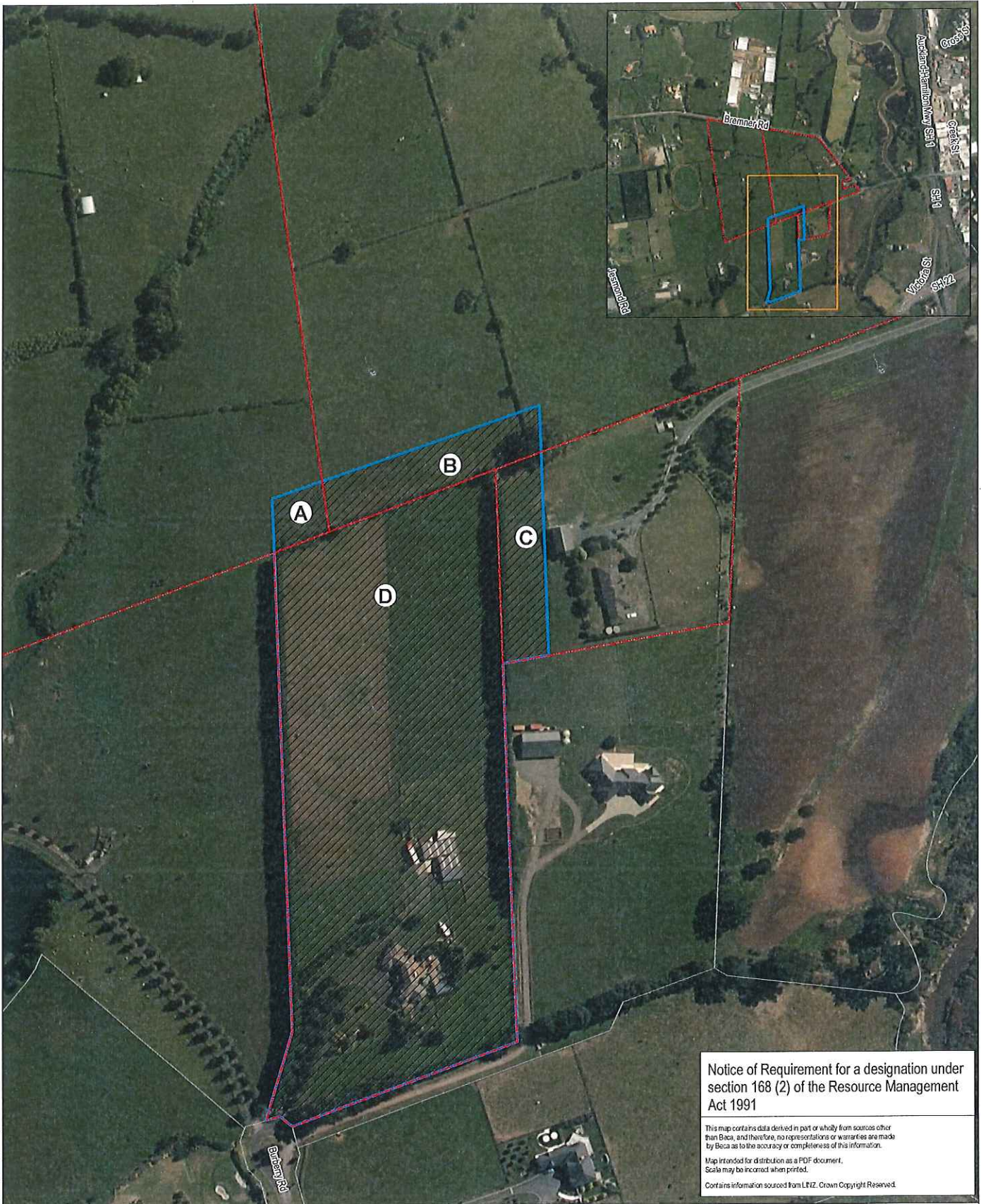
Email: [ying.liu@beca.com](mailto:ying.liu@beca.com)

**ATTACHMENT 1**

Land Requirement Plan







Notice of Requirement for a designation under section 168 (2) of the Resource Management Act 1991

This map contains data derived in part or wholly from sources other than BECA, and therefore, no representations or warranties are made by BECA as to the accuracy or completeness of this information.  
 Map intended for distribution as a PDF document.  
 Scale may be incorrect when printed.  
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ID	LAND REQUIRED FOR EDUCATION PURPOSES	LEGAL DESCRIPTION	TITLE NUMBER	TOTAL PARCEL AREA (HA)	REQUIRED AREA (HA)
A	Permanent	Lot 8 DP 12364	NA400/32	10.04	0.09
B	Permanent	Part Lot 9 DP 12364	NA964/54	9.42	0.34
C	Permanent	Lot 1 DP 376355	307027	1.58	0.29
D	Permanent	Lot 7 DP 166291	NA100D/688	4.01	4.01
				<b>Total Area</b>	<b>4.73</b>

**Legend**

- Affected Parcels
- Proposed Designation
- Permanent Land Requirement
- NZ Primary Parcels

Land from four land parcels, with four different owners, is required to be purchased.

Map Scale @ A3: 1:2,000 0 25 50 Metres	<table border="1"> <thead> <tr> <th>Revises</th> <th>Author</th> <th>Verified</th> <th>Approved</th> <th>Date</th> <th>Title:</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>MS17</td> <td>HC7</td> <td>YL</td> <td>23/09/2018</td> <td rowspan="2"><b>Drury West Primary School</b> Land Requirement Plan Land to be designated "Educational Purposes"</td> </tr> <tr> <td>1</td> <td>MS17</td> <td>HEC</td> <td>YL</td> <td>30/10/2018</td> </tr> </tbody> </table>	Revises	Author	Verified	Approved	Date	Title:	1	MS17	HC7	YL	23/09/2018	<b>Drury West Primary School</b> Land Requirement Plan Land to be designated "Educational Purposes"	1	MS17	HEC	YL	30/10/2018	Client: Ministry of Education Project: MOE Drury West Schools	N 	Discipline: GIS Drawing No: GIS-4216997-10
Revises	Author	Verified	Approved	Date	Title:																
1	MS17	HC7	YL	23/09/2018	<b>Drury West Primary School</b> Land Requirement Plan Land to be designated "Educational Purposes"																
1	MS17	HEC	YL	30/10/2018																	



**ATTACHMENT 2**

Computer Freehold Registers





**COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952**



Search Copy

  
R. W. Muir  
Registrar-General  
of Land

**Identifier** 307027  
**Land Registration District** North Auckland  
**Date Issued** 24 July 2007

**Prior References**  
NA100D/689

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**Estate** Fee Simple  
**Area** 1.5836 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 376355

**Proprietors**  
L & W RISING LIMITED

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**Interests**

Appurtenant hereto is a right of way and rights to convey electricity and telecommunications specified in Easement Certificate C878364.6 - 16.8.1995 at 12.37 pm

The easements specified in Easement Certificate C878364.6 are subject to Section 243 (a) Resource Management Act 1991

C878364.3 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 16.8.1995 at 12.37 pm

Appurtenant hereto are rights to convey water and store water specified in Easement Certificate C878364.7 - 16.8.1995 at 12.37 pm

The easements specified in Easement Certificate C878364.7 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Transfer C892866.1 - 8.9.1995 at 2.23 pm

7474770.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 24.7.2007 at 9:00 am

7474770.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 24.7.2007 at 9:00 am

7474770.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 24.7.2007 at 9:00 am

10425699.5 Mortgage to FM Custodians Limited - 16.5.2016 at 5:41 pm

10437723.1 CAVEAT BY KARAKA & DRURY CONSULTANT LIMITED - 18.5.2016 at 4:55 pm

Approvals

I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE PAKAPURA DISTRICT COUNCIL PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 4 DAY OF APRIL 2007

*[Signature]* AUTHORIZED OFFICER

SCHEDULE OF EXISTING EASEMENTS	
PURPOSE	CREATED BY
RIGHT TO CONVEY WATER	C3488445
	C876364.7

NOTES:

1) AREAS ①, ② & ④ TO BE SUBJECT TO LAND COVENANTS.

2) THE EASEMENT OVER AREA C HAS BEEN SURRENDERED

New Cst Allocated:  
 Lot 1 CT - 307027  
 Lot 2 CT - 307028

Class of Survey: I

Total Area **4.1605 ha**

Comprised in CT 100D/689 (ALL)

I, DUNCAN MATTHEW LUCAS, being a person entitled to practice as a Licensed Cadastral Surveyor, certify that:

(a) The information contained in this plan is true and correct, and was obtained by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyors General's Rules for Cadastral Survey 2002/1.

(b) This document is accurate and has been created in accordance with the Act and other regulations.

Dated at PAKAPURA this 17<sup>th</sup> day of APRIL 2007

*[Signature]*

Field Book P.            Traverse Book P.           

Reference Plans           

Examined            Correct

Approved as to Survey by Land Information NZ on 14/5/2007

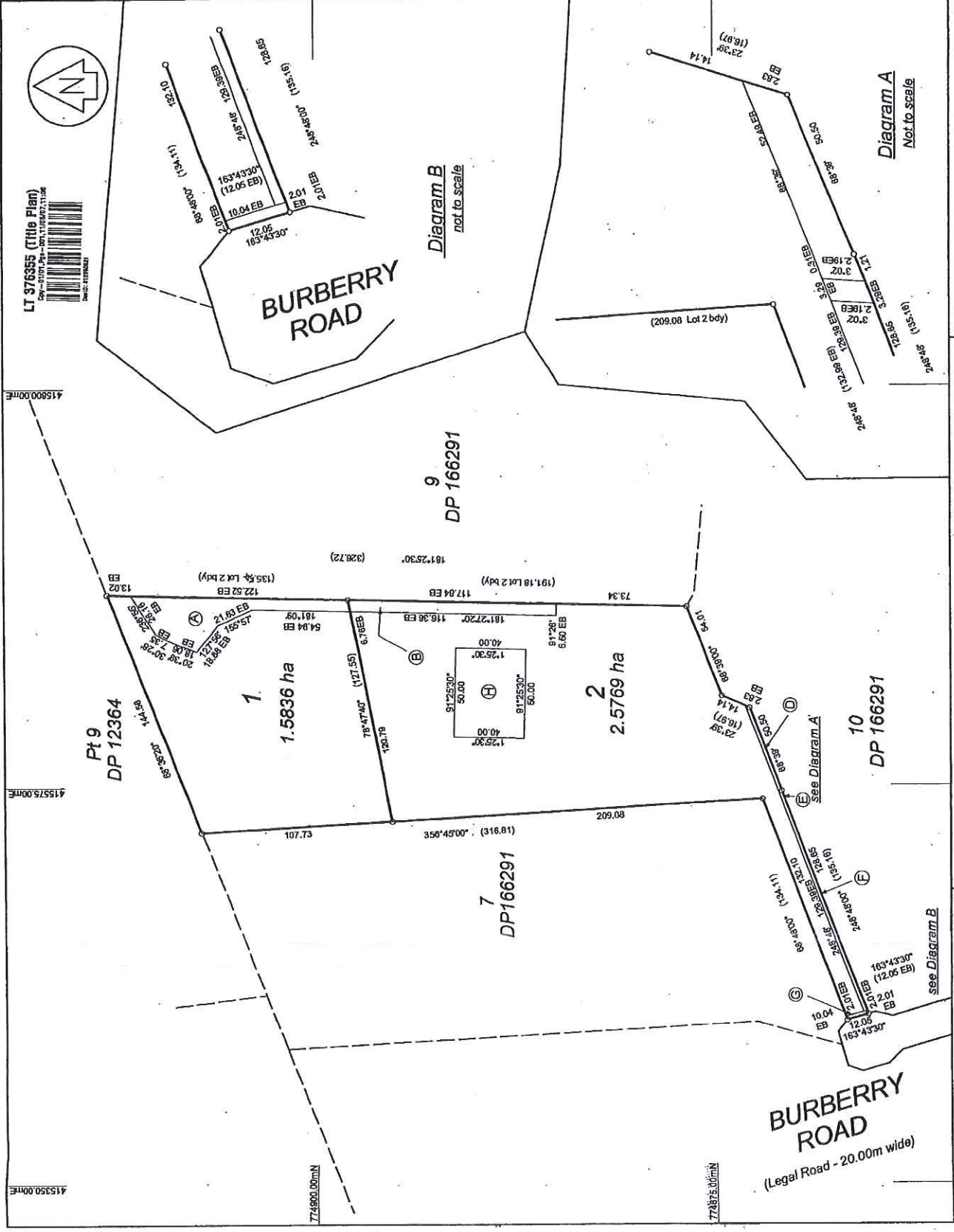
Deposited by Land Information NZ on 24/9/2007

File 7020

Book 2, APR 2007

Instrument 82/06

DP376355



TERRITORIAL AUTHORITY PAKAPURA DISTRICT

Surveyed by, MCKINNES READ & LUCAS LTD

SURVEYORS & PLANNERS

Scale 1:1500 Date August 2006

LOTS 1 & 2 BEING SUBDIVISION OF LOT 8 DP 166291

LAND DISTRICT NORTH AUCKLAND

SURVEY BLK. & DIST. VIII DRURY

NZMS 261 SHT

RECORD MAP No. 300



**COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952**



*R. W. Muir*  
Registrar-General  
of Land

Search Copy

**Identifier** NA100D/688  
**Land Registration District** North Auckland  
**Date Issued** 16 August 1995

**Prior References**

NA8B/1274

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**Estate** Fee Simple  
**Area** 4.0055 hectares more or less  
**Legal Description** Lot 7 Deposited Plan 166291

**Proprietors**

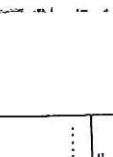
Fenglan Wang as to a 1/2 share  
Minying Lu as to a 1/2 share

---

**Interests**

C878364.3 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 16.8.1995 at 12.37 pm  
Appurtenant hereto are rights to convey water and store water specified in Easement Certificate C878364.7 - 16.8.1995 at 12.37 pm  
Subject to a right to convey water over part marked GG on DP 166291 specified in Easement Certificate C878364.7 - 16.8.1995 at 12.37 pm  
The easements specified in Easement Certificate C878364.7 are subject to Section 243 (a) Resource Management Act 1991  
Land Covenant in Transfer C892866.1 - 8.9.1995 at 2.23 pm





3/4 200 mE

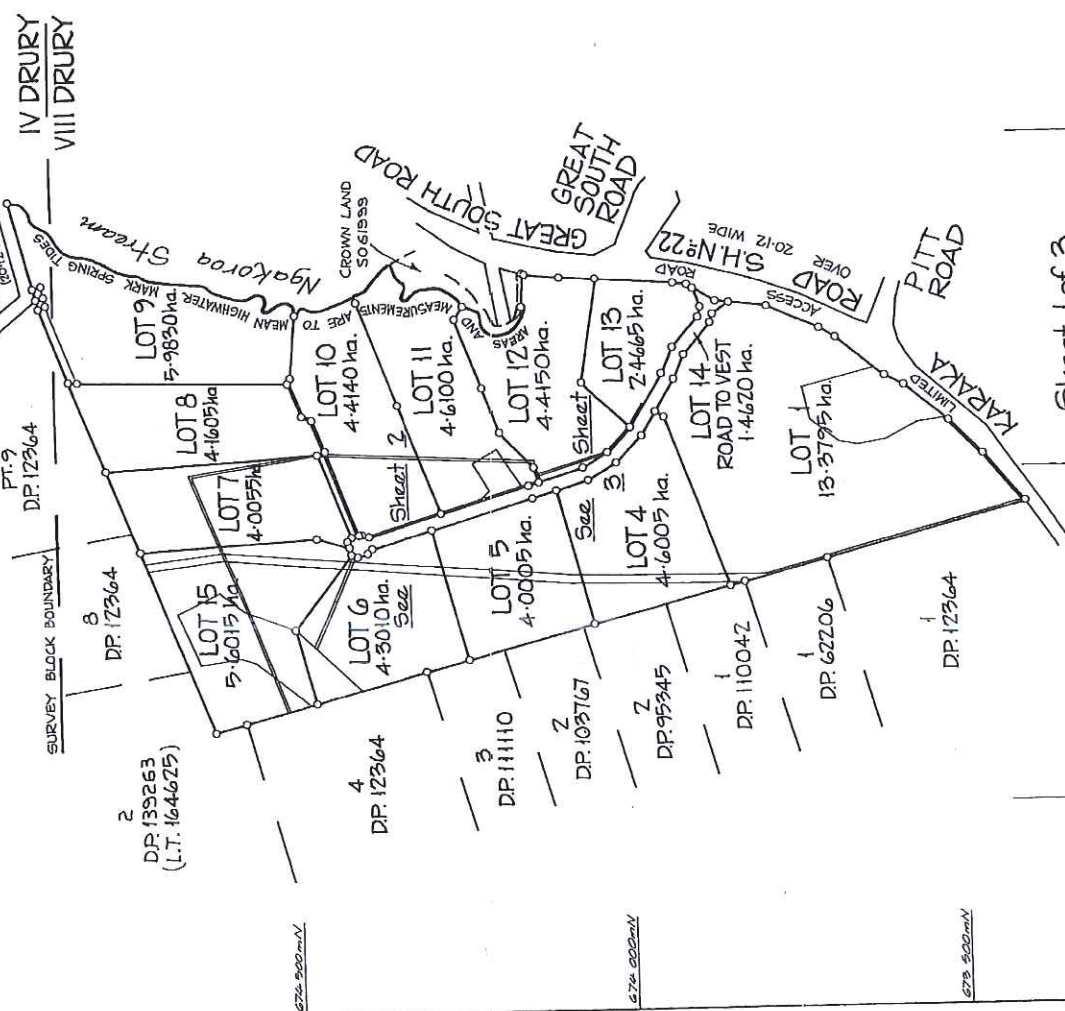
3/6 200 mE

3/5 500 mE

3/5 500 mE

3/5 500 mE

3/5 500 mE



APPROVED PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 31<sup>st</sup> DAY OF FEBRUARY 1995 THE GRANTING OF EASEMENTS IN THE MEMORANDUM HEREBY SEE COMMON SEAL OF THE PAPAKURA DISTRICT COUNCIL IS AFFIXED HERETO IN THE PRESENCE OF:

*Mr. Joyce*  
CHIEF EXECUTIVE OFFICER

EXISTING EASEMENTS		CREATED BY
PURPOSE	SHOWN	
GAS PIPELINE	(A)(B)(C)(D)(E)(F)(G)(H)(I)	A. 302746
WATER SUPPLY	(J)(K)(L)(M)(N)(O)(P)(Q)(R)(S)(T)(U)(V)(W)	C. 318814-5

PROPOSED EASEMENTS IN GROSS		GRANTEE
PURPOSE	SHOWN	
STOKESWATER DRAINAGE	(X)(Y)(Z)	PAPAKURA DISTRICT COUNCIL

NEW CST. ALLOCATED

Lot 1 CT. 1002/1584... Lot 9 CT. 1002/1592  
 Lot 4 CT. 1002/1585... Lot 10 CT. 1002/1591  
 Lot 5 CT. 1002/1586... Lot 11 CT. 1002/1592  
 Lot 6 CT. 1002/1587... Lot 12 CT. 1002/1593  
 Lot 7 CT. 1002/1588... Lot 13 CT. 1002/1594  
 Lot 8 CT. 1002/1589... Lot 14 CT. 1002/1595

Total Area 63.4040 ha

Comprised in C.T. 85/1274 (84)

MEMORANDUM OF EASEMENTS		DOMINANT TENEMENT
PURPOSE	SHOWN	
RIGHT TO CONVEY WATER	LOT 9	LOT 8
	LOT 12	LOTS 1-11, 13&15
	LOT 11	LOTS 9-10 & 15
	LOT 10	LOTS 5-9 & 15
	LOT 6	LOTS 7-10 & 15
	LOT 7	LOT 9 & 10
	LOT 10	LOTS 6-10 & 15
	LOT 15	LOT 9
	LOT 6	LOTS 7-10
	LOT 6	LOTS 7-10
	LOT 12	LOTS 1, 4 & 15
	LOT 15	LOTS 1 & 4
	LOT 1	LOT 4
	LOT 1	LOT 4
	LOT 15	LOTS 6-10
LOT 6	LOTS 7-10 & 15	

I, *John McMillin*, Registrar of Pukekohe, Registered Surveyor and holder of an annual practicing certificate who may act as a registered surveyor pursuant to the Survey Act 1980 hereby certify that the above plan and survey enclosed and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof. Dated at Pukekohe, this 20<sup>th</sup> day of February 1995. Signature *John McMillin*

Field Book *P. Travers Book*  
 Reference Plans *Correct J. Lombardion*  
 Examined *M. Froude*  
 Approved as to Survey *M. L. Nield*  
 Chief Surveyor  
 Deposited this 16<sup>th</sup> day of February 1995  
 District Land Registrar

RECEIVED 23 FEB 1995  
 DP166291

APPROVED PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 31<sup>st</sup> DAY OF FEBRUARY 1995 THE GRANTING OF EASEMENTS IN THE MEMORANDUM HEREBY SEE COMMON SEAL OF THE PAPAKURA DISTRICT COUNCIL IS AFFIXED HERETO IN THE PRESENCE OF:

MEMORANDUM OF EASEMENTS

APPROVED PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 31<sup>st</sup> DAY OF FEBRUARY 1995 THE GRANTING OF EASEMENTS IN THE MEMORANDUM HEREBY SEE COMMON SEAL OF THE PAPAKURA DISTRICT COUNCIL IS AFFIXED HERETO IN THE PRESENCE OF:

MEMORANDUM OF EASEMENTS

TERRITORIAL AUTHORITY: PAPAKURA DISTRICT  
 Surveyed by *Brian Footz & Associates*  
 Scale 1:5000 Date *May - July 1994*

LOTS 1 & 4-15 BEING SUBDIVISION OF PT. ALLOT. 36 PSH. OF OPAHEKE AND PT. LAND ON DP617

LAND DISTRICT: NORTH AUCKLAND  
 SURVEY BLK. & DIST. IV. & VIII. DRURY  
 NZMS 261 SH  
 RECORD MAP No VIII. DRURY



W.A. HORTON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND



25 11  
CENTIMETRES 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 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

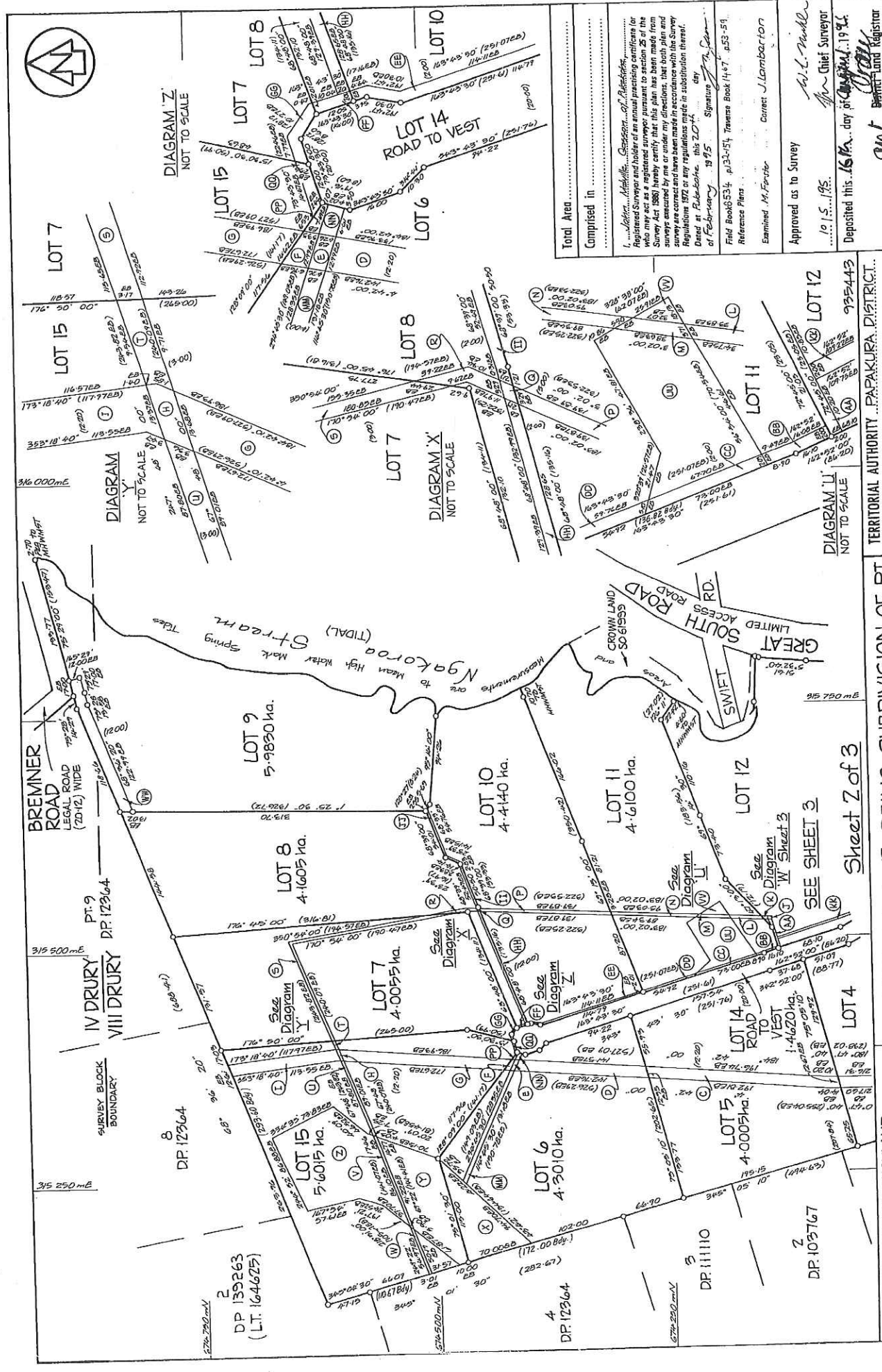


DIAGRAM Z  
NOT TO SCALE

DIAGRAM Y  
NOT TO SCALE

DIAGRAM X  
NOT TO SCALE

DIAGRAM U  
NOT TO SCALE

<p>Total Area..... Comprised in.....</p>		<p>I, <u>Michael J. Robertson</u>, of Auckland, 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 1988) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and surveys are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof. Dated at Auckland, this 20<sup>th</sup> day of February, 1975. Signature <u>M. J. Robertson</u></p>	
<p>Field Book 6534, p. 23-24, Tameara Book 14, p. 53-54. Reference Plans.....</p>		<p>Examined, M. Fyfe Approved as to Survey 10.15.1975 Deposited this 16<sup>th</sup> day of February, 1975. Chief Surveyor</p>	
<p>Registered Land Registrar</p>		<p>DP166291</p>	

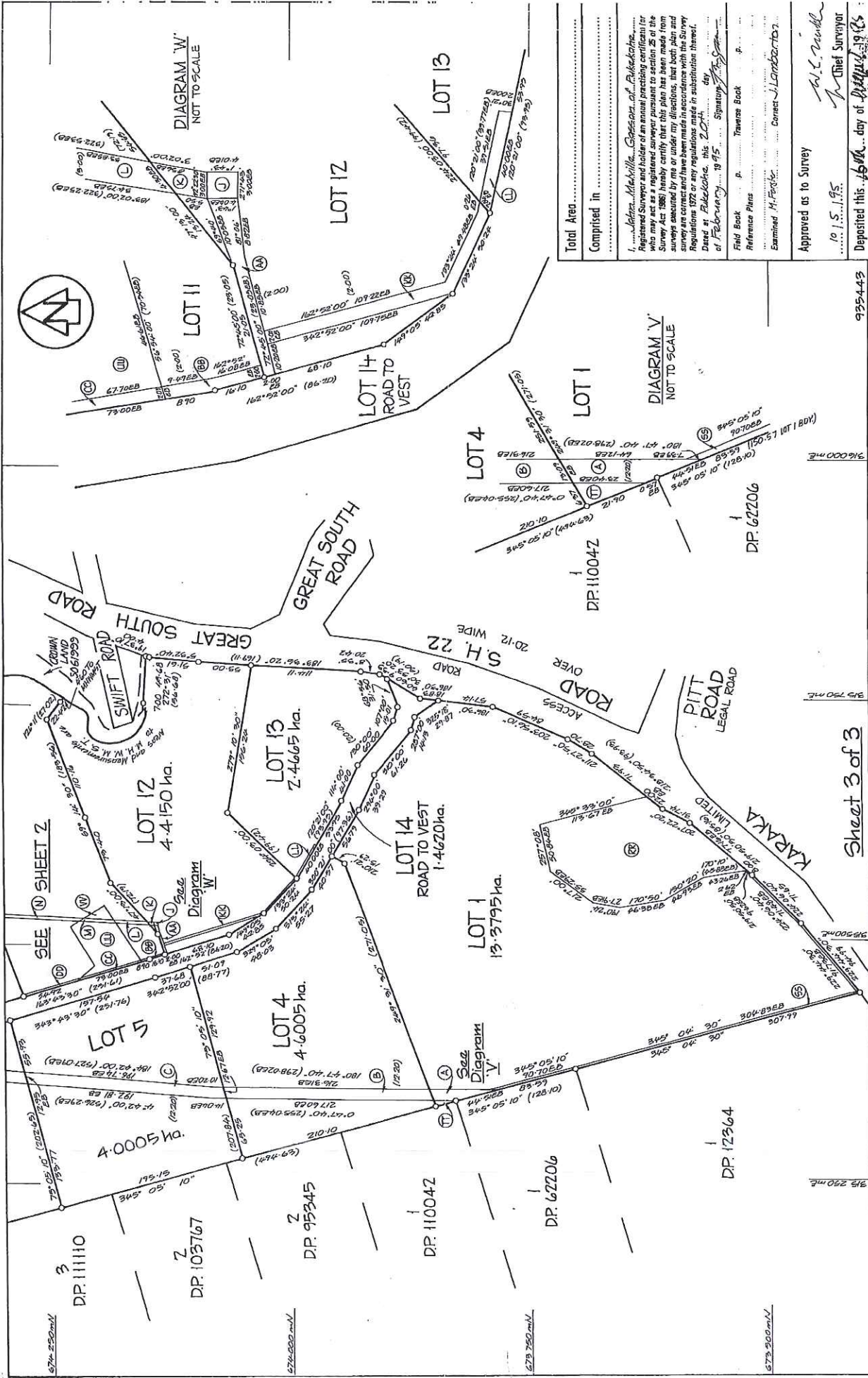
TERITORIAL AUTHORITY... PAPAOKURA DISTRICT.  
Surveyed by... Brian Foots & Associates  
Scale 1: 7500 Date May July 1974

Sheet 2 of 3

LAND DISTRICT NORTH AUCKLAND  
SURVEY BLK. & DIST. IV & VIII DRURY  
RECORD MAP No VIII DRURY

LOTS 1 & 4-15 BEING SUBDIVISION OF PT. ALLOT. 36 PSH. OF OPAHEKE AND PT. LAND ON DP617





LAND DISTRICT... NORTH AUCKLAND  
 SURVEY BLK. & DIST. IV & VIII DRURY DEURY 3 & 5  
 NZMS 261 SHT RECORD MAP No VIII DRURY

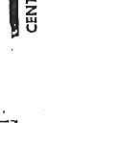
TERITORIAL AUTHORITY PAPAKURA DISTRICT  
 Surveyed by Brian Foote & Associates  
 Scale 1:2500 Date May July 1994

955443

Sheet 3 of 3

DP: 12364  
 DP: 11004Z  
 DP: 62206  
 DP: 95345  
 DP: 103767  
 DP: 11004Z  
 DP: 62206  
 DP: 62206

Total Area	Comprised in	Field Book	Reference Plans	Examined	Approved as to Survey	Deposited this	File	Instructions
	John McVella, Geosoft of Auckland, Registered Surveyor and holder of an annual practicing certificate who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986 hereby certify that this plan has been made from surveys measured by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1976 or any regulations made in substitution thereof. Dated at Auckland, this 20th day of February 1995. Signatory: [Signature]	p. Traverse Book		M. Foote	W.L. Foote	10.5.1995	DP 166291	DP 166291







**COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952**



Search Copy

R. W. Muir  
Registrar-General  
of Land

**Identifier** NA400/32  
**Land Registration District** North Auckland  
**Date Issued** 10 September 1924

**Prior References**

NA254/219

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**Estate** Fee Simple  
**Area** 10.0385 hectares more or less  
**Legal Description** Lot 8 Deposited Plan 12364

**Proprietors**

LY Owen Redwood Development Limited

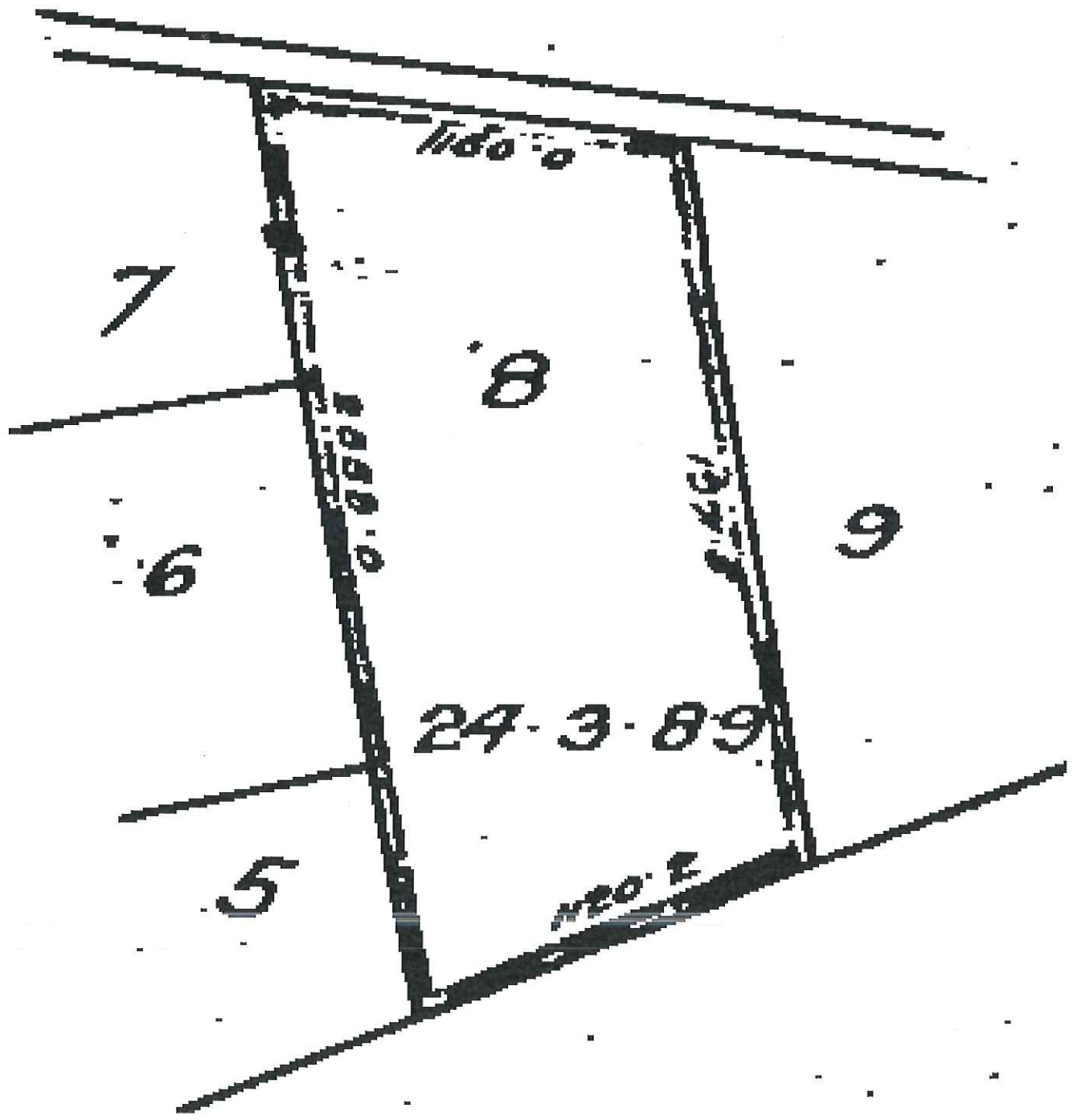
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**Interests**

A302745 A pipeline affects - 30.7.1968 at 9.00 am

B974919.1 Variation of Easement Certificate A302745 - 5.4.1989 at 11.00 am

10066942.1 CAVEAT BY KARAKA & DRURY CONSULTANT LIMITED - 18.5.2015 at 5:44 pm





**COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952**



Search Copy

  
R. W. Muir  
Registrar-General  
of Land

**Identifier** NA964/54  
**Land Registration District** North Auckland  
**Date Issued** 14 July 1950

**Prior References**

NA327/294

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**Estate** Fee Simple  
**Area** 9.3237 hectares more or less  
**Legal Description** Part Lot 9 Deposited Plan 12364

**Proprietors**

DL & WJ Limited

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**Interests**

Fencing Agreement in Transfer 143470

A302745 A pipeline affects - 30.7.1968 at 9.00 am

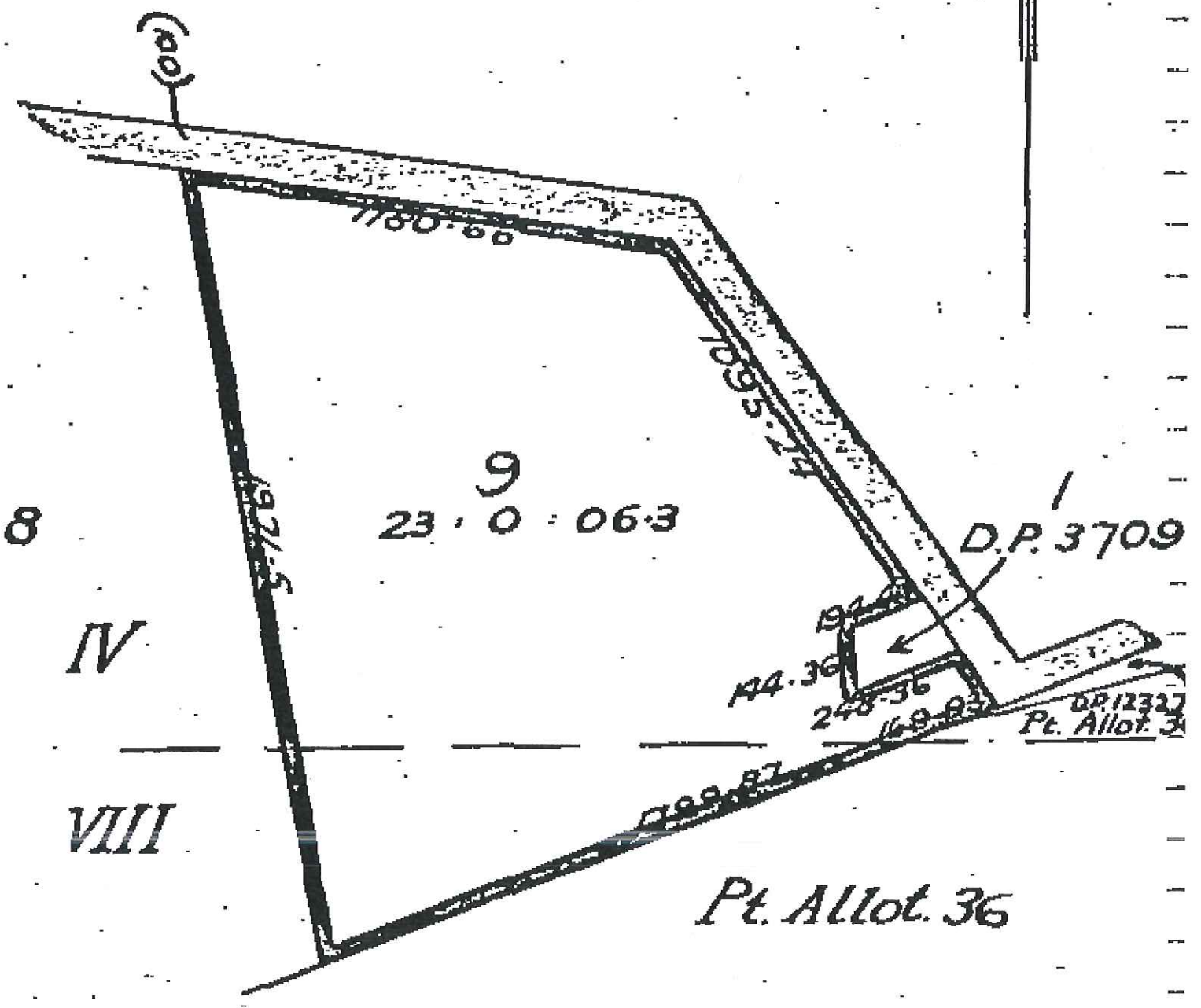
C002984.1 Variation of the conditions of Pipeline Certificate A302745 - 13.6.1989 at 10.15 am

10073137.1 Mortgage to Bank of New Zealand - 29.5.2015 at 2:27 pm

10114069.1 CAVEAT BY KARAKA & DRURY CONSULTANT LIMITED - 2.7.2015 at 5:11 pm

11015352.1 CAVEAT BY WATERCARE SERVICES LIMITED - 26.1.2018 at 3:13 pm

# Drury S. D.



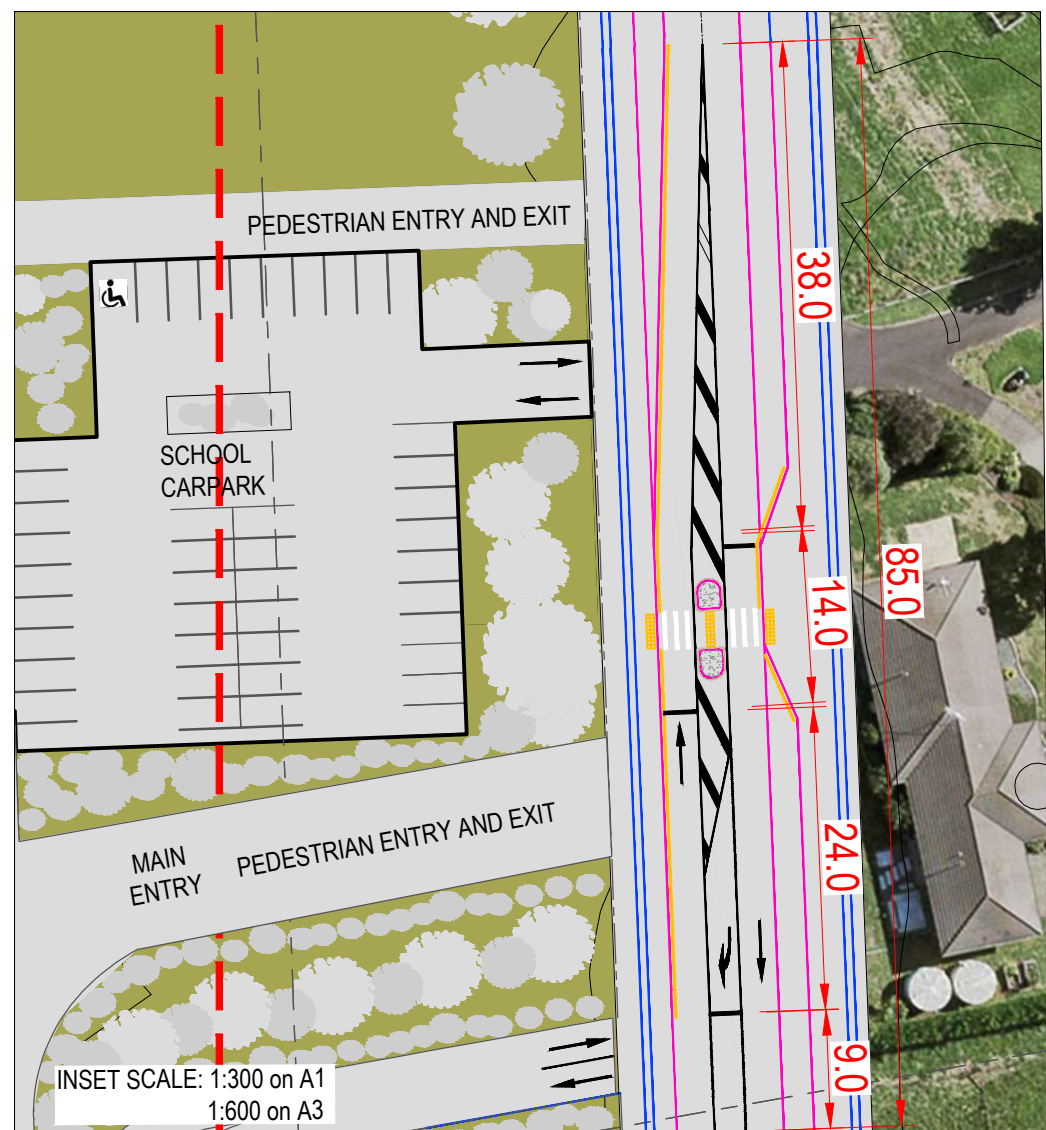
8

## Appendix 2





INSET "A"



**CONCEPT**  
NOT FOR CONSTRUCTION

No.	Revision	By	Chk	Appd	Date
A	INDICATIVE CONCEPT DESIGN	RG	KH	KH	23.08.18



Original Scale (A1)	Design	KH	23.08.18	Approved For Construction*
1:900	Drawn	RG	23.08.18	Date
Reduced Scale (A3)	Design Verifier			
1:1800	Design Check			

\* Refer to Revision 1 for Original Signature

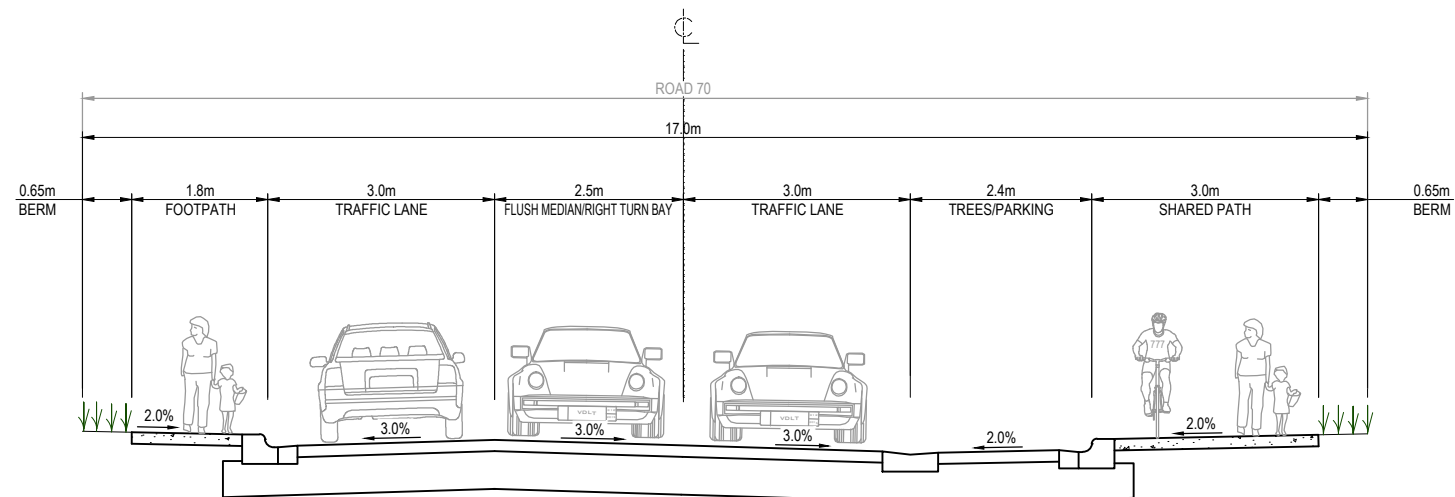
Client: **MINISTRY OF EDUCATION**

Project: **PROPOSED DRURY WEST PRIMARY SCHOOL**

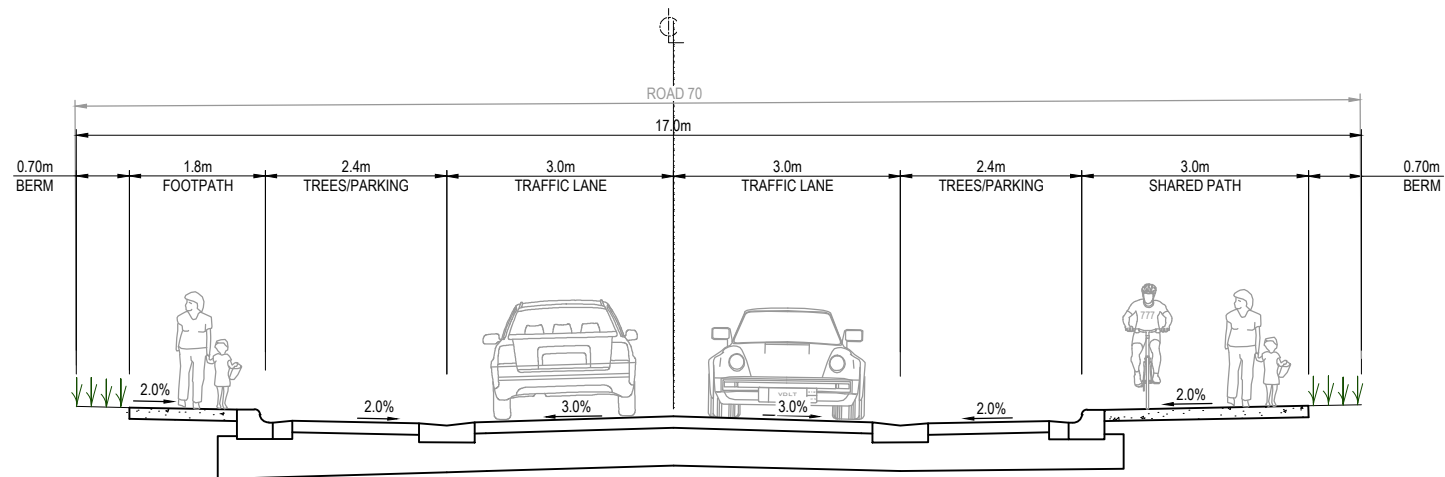
Title: **INDICATIVE CONCEPT DESIGN**

Discipline	<b>TRANSPORTATION</b>
Drawing No.	<b>4216997-TA-001</b>
Rev.	<b>A</b>

# Appendix 3



**A** TYPICAL CROSS SECTION - ROAD 70  
 4216997-TA-001 N.T.S



**B** TYPICAL CROSS SECTION - ROAD 70  
 4216997-TA-001 N.T.S

**CONCEPT**  
 NOT FOR CONSTRUCTION

No.	Revision	By	Chk	Appd	Date
A	INDICATIVE CONCEPT DESIGN	RG	KH	KH	23.08.18



Original Scale (A1)	Design	KH	23.08.18	Approved For Construction*
N.T.S.	Drawn	RG	23.08.18	Date
Reduced Scale (A3)	Design Verifier			
N.T.S.	Design Check			

\* Refer to Revision 1 for Original Signature

Client: **MINISTRY OF EDUCATION**

Project: **PROPOSED DRURY WEST PRIMARY SCHOOL**

Title: **TYPICAL CROSS SECTION**

Discipline	<b>TRANSPORTATION</b>
Drawing No.	<b>4216997-TA-002</b>
Rev.	<b>A</b>