

## Minutes of Meeting

### Meeting Minutes with NZTA and AT - Drury West Secondary School

Held 14 March 2019 at 10am

at Auckland Transport - 20 Viaduct Harbour Avenue

<b>Present:</b>	Katherine Dorofaeff	Auckland Transport
	Bruce Hawkins	NZ Transport Agency
	Andrew Mein	NZ Transport Agency
	Blair Firmston	Ministry of Education
	Kara Hartshorne	Beca
	Ying Liu	Beca

**Distribution:** All of the above

Item	Action
<b>1 Welcome and Introductions</b>	
<b>2 Project Outline</b>	
<ul style="list-style-type: none"><li>n YL gave a project background for Drury West Secondary School, including reasons for looking for a new school site (Years 7-13 and Early Childcare Education (ECE)), which included population growth and future development nearby.</li><li>n YL outlined the Site was bought by the Crown for the Ministry of Education in September 2018. Comprising approximately 8.62 hectares across two titles (401 and 281 Jesmond Road). The two titles comprising the site are separated by a 6m access way and provides access to a neighbouring property. The Ministry has approached the owner of that property to discuss acquiring the access way.</li><li>n BF noted that the Ministry will purchase the fee simple in the access strip of land and will Grant a Right of Way over that same land in favour of the balance of the land at 341 Jesmond Road.</li><li>n YL advised the current zoning is "Residential Mixed Urban". The site is generally flat, but tapers to the southern boundary.</li><li>n The programme for opening of the school is between 2028 onwards but this will depend on the infrastructure, roading and the speed of development in the surrounding area. The NOR will request for a 15 year lapse period rather than 10 to give the Ministry more flexibility.</li><li>n YL advised the school will be built in stages, so for example; it might be built initially to cater for a smaller role growing to its eventual maximum role of 2,500 students as development drives demand.</li><li>n The Site is currently accessible from Jesmond Road, which will remain the school's primary vehicle and pedestrian/cycle access. The Ministry will keep their options open for potential secondary access in the future when the local roading network has been planned and implemented.</li></ul>	
<b>3 Catchment</b>	
<ul style="list-style-type: none"><li>n KH tabled a catchment plan showing the likely Drury West School catchment</li></ul>	

<ul style="list-style-type: none"> <li>n BH and AM outlined that the key intersection for the NZ Transport Agency would be the Jesmond Road/ SH22 intersection. AM outlined that the latest proposal is to have a right run bay at this intersection and the Transport Agency is finalising agreement on this with the developer of a retirement village to be located on Bremner Road.</li> <li>n The right turn bay is likely to be an interim solution. AM to confirm timeframe of right turn bay proposal.</li> <li>n The Business Case is likely to be finalised in June 2019 and it is likely this will include a more significant upgrade at this intersection than a right turn bay. (It is noted that the business case could include a round-about or signalised intersection).</li> <li>n AM and BH outlined that the upgrade of the SH22 and Jesmond Road intersection needs to be complete before any large-scale development in the area occurs.</li> <li>n The retirement development located on Bremner Road is contributing to the SH22/Jesmond Road upgrade.</li> <li>n It was noted that the intersection of Bremner Road / Jesmond Road is likely to be upgraded in the future to signalised/roundabout as they are both to be Collector Roads in the future.</li> </ul>	
<p><b>4 Traffic modelling / Intersection modelling / Information to be included in the ITA</b></p> <ul style="list-style-type: none"> <li>n KH explained that the MoE did not consider it necessary to undertake modelling at the SH22/Jesmond Road intersection for the ITA as it is likely the upgrade will be in place and the school is likely to be open in 10-15 years time and the environment will be very different. KH also noted that the provisions in the PC6 subdivision controls provide for the upgrade of Jesmond Road / SH22 intersection before development can occur in the Precinct Plan 2 area.</li> <li>n AM would like to see the number of vehicles likely coming from the south to the school via the Jesmond Road/SH22 intersection. However, doesn't imagine it to be many. This will also depend of the Travel Demand measures to be included in the ITA.</li> <li>n All agreed that a significant amount of modelling had been undertaken as part of the Auranga development (firstly by Flow and then later updated by Opus) and confirmed modelling would not be required for this intersection.</li> <li>n KH explained that the assumptions in the Auranga TA was all secondary school students would go to Rosehill 7- 8km away and would involve external trips to Rosehill. The new secondary school at Jesmond Road will mean the majority of the external trips predicted in the Auranga ITA to and from Rosehill will remain internal. Further with the high quality walking and cycling facilities, it is anticipated that car trips will reduce. Therefore, a worst case was assessed in Commute ITA with more external trips / school located outside Auranga. Auckland Transport confirmed that traffic modelling is not required at this stage.</li> </ul>	
<p><b>5 Discussion and Questions</b></p> <ul style="list-style-type: none"> <li>n BF noted the mediation for PC6 is ongoing, but the East-West Collector Road is not likely to be located on the Ministry site. However, the Ministry will keep a 16m building set back from the southern boundary, to provide for possible future Road extension. AT would like to see a condition around this. AT noted that they would not expect buildings built right up to this setback.</li> <li>n The East West Collector Road should have pedestrian and cycle access to the school.</li> </ul>	

<ul style="list-style-type: none"> <li>n NZ Transport Agency requested for a School Travel plan and construction management details to be included as conditions. NZTA also requested (via conditions) involvement in the TIA and Engagement during the OPW stage.</li> <li>n Jesmond Road is currently a rural road without any footpaths and it was acknowledged that in its current form it is not appropriate to provide access for a secondary school. AT asked who is upgrading Jesmond Road to enable access for the school. It is recognised that there are currently no known developers for the land adjacent Jesmond Road. The staging and funding of this upgrade will need to be confirmed. The Ministry are working on potential options for the school along the Jesmond Road boundary.</li> <li>n Public transport modes will be included in the ITA.</li> </ul>	
<p><b>6 Notice of Requirement</b></p> <ul style="list-style-type: none"> <li>n The NOR is likely to be lodged end of March 2019/early April 2019.</li> <li>n All were in agreement to use the baseline conditions that were agreed to from the Hingaia and Drury West primary schools. With the addition of a few extra site specific conditions.</li> </ul>	

**Minuted by:** Ying Liu

**From:** [CTucker \(Carl\)](#)  
**To:** [Ying Liu](#)  
**Cc:** [IGotelli \(Ilze\)](#)  
**Subject:** RE: Query - Drury West School  
**Date:** Friday, 2 November 2018 1:55:15 PM

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Hi

Apologies we haven't replied earlier – I don't see an issue with us being able to confirm capacity will be available when the school is ready to connect subject to the payment of IGCs and adequate notice of site development. Please keep us informed (via Ilze) of progress.

Regards

Carl

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**From:** Ying Liu [mailto:Ying.Liu@beca.com]  
**Sent:** Friday, 2 November 2018 1:44 p.m.  
**To:** CTucker (Carl) <Carl.Tucker@water.co.nz>  
**Cc:** IGotelli (Ilze) <ilze.gotelli@water.co.nz>  
**Subject:** RE: Query - Drury West School

Hi Carl and Ilze,

I am just following up with my last email and wondered whether you have received it.

Any questions please let me know.

Kind regards,  
Ying

---

**From:** Ying Liu  
**Sent:** Friday, 26 October 2018 4:46 PM  
**To:** CTucker (Carl) <[Carl.Tucker@water.co.nz](mailto:Carl.Tucker@water.co.nz)>  
**Cc:** IGotelli (Ilze) <[ilze.gotelli@water.co.nz](mailto:ilze.gotelli@water.co.nz)>  
**Subject:** RE: Query - Drury West School

ShareFile Attachments Expires April 24, 2019

GIS-4216997-12_SecondarySchool_Selecte..._v2.pdf	13.6 MB
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[Download Attachments](#)

Ying Liu uses ShareFile to share documents securely. [Learn More.](#)

Hi Carl and Ilze,

Hope you are both well.

Danae from the Ministry of Education and myself came in to see you earlier in the year regarding the development of a primary school in Drury West.

The Ministry have now purchased another site off Jesmond Road for Drury School (Years 0-15) and early childcare centre. The intention of the Ministry is to use this Site for a new secondary school, but in order to future proof the site the designation will extend to include Years 0-8 and an early childhood education centre (ECE). The role for the school at full capacity is approximately 3300 students, with an interim roll of approximately 1200 students. The site area is approximately 8.5 hectares, and the Ministry are looking to open the secondary school between 2021 and 2026, depending on the development around the site.

The Ministry would like to make you aware of this site (location plan attached) in the interests of ensuring that Watercare are aware of the future development.

The Ministry is currently undertaking consultation with a number of parties which have a particular interest in the proposed new school.

At the earliest opportunity following the conclusion of that consultation, the Minister is intending to lodge a Notice of Requirement with Auckland Council to designate the Site for "Educational Purposes – Primary and Secondary School (years 0-15) and Early Childhood Education (preschool)". This will identify the Site and its designated purpose in the AUP:OP.

Could Watercare confirm whether there is enough capacity within the area to cater this new school site?

Please let me know if you have any questions.

Kind regards,  
Ying Liu

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**From:** Ying Liu  
**Sent:** Wednesday, 9 May 2018 11:59 AM  
**To:** CTucker (Carl) <[Carl.Tucker@water.co.nz](mailto:Carl.Tucker@water.co.nz)>  
**Cc:** IGotelli (Ilze) <[ilze.gotelli@water.co.nz](mailto:ilze.gotelli@water.co.nz)>  
**Subject:** RE: Query - Drury West

Thank you Carl, minutes amended.

Cheers,

**Ying Liu**  
Senior Planner  
AKI Environments

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Fax +649 300 9300

---

**From:** CTucker (Carl) [<mailto:Carl.Tucker@water.co.nz>]  
**Sent:** Wednesday, 9 May 2018 11:47 a.m.  
**To:** Ying Liu <[Ying.Liu@beca.com](mailto:Ying.Liu@beca.com)>

**Cc:** lGotelli (Ilze) <[ilze.gotelli@water.co.nz](mailto:ilze.gotelli@water.co.nz)>

**Subject:** RE: Query - Drury West

Hi

Ok – couple of edits

- 1- Date and time needs updating
- 2- The last point regarding staging of IGCs – I would reword to say “This can be paid in full at the start or Watercare is prepared to enter an agreement to stage the IGCs as the roll increases.”

Look forward to working with you as your plans progress.

Thanks

Carl

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**From:** Ying Liu [<mailto:Ying.Liu@beca.com>]

**Sent:** Wednesday, 9 May 2018 11:14 a.m.

**To:** CTucker (Carl) <[Carl.Tucker@water.co.nz](mailto:Carl.Tucker@water.co.nz)>

**Cc:** lGotelli (Ilze) <[ilze.gotelli@water.co.nz](mailto:ilze.gotelli@water.co.nz)>

**Subject:** RE: Query - Drury West

Hi Carl and Ilze,

Thank you for meeting with Danae and myself on Monday. I have put together draft minutes from our meeting and was wondering whether you had any changes or additions to make. Please see attached.

Many thanks,

**Ying Liu**

Senior Planner  
AKI Environments

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**From:** CTucker (Carl) [<mailto:Carl.Tucker@water.co.nz>]

**Sent:** Monday, 7 May 2018 9:10 a.m.

**To:** Ying Liu <[Ying.Liu@beca.com](mailto:Ying.Liu@beca.com)>

**Cc:** lGotelli (Ilze) <[ilze.gotelli@water.co.nz](mailto:ilze.gotelli@water.co.nz)>

**Subject:** RE: Query - Drury West

Meeting is good to go – I have liaised with Charles he doesn't need to be at the meeting at this stage.

We can probably discuss and conclude reasonably quickly

Thanks

Carl

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**From:** Ying Liu [<mailto:Ying.Liu@beca.com>]  
**Sent:** Monday, 7 May 2018 8:59 a.m.  
**To:** CTucker (Carl) <[Carl.Tucker@water.co.nz](mailto:Carl.Tucker@water.co.nz)>  
**Cc:** lGotelli (Ilze) <[ilze.gotelli@water.co.nz](mailto:ilze.gotelli@water.co.nz)>  
**Subject:** RE: Query - Drury West

Morning Carl,

Just confirming whether Charles has confirmed his attendance for the meeting this afternoon and whether it is going ahead?

Many thanks,

**Ying Liu**  
Senior Planner  
Akl Environments

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**From:** CTucker (Carl) [<mailto:Carl.Tucker@water.co.nz>]  
**Sent:** Friday, 4 May 2018 10:59 a.m.  
**To:** Ying Liu <[Ying.Liu@beca.com](mailto:Ying.Liu@beca.com)>  
**Cc:** lGotelli (Ilze) <[ilze.gotelli@water.co.nz](mailto:ilze.gotelli@water.co.nz)>  
**Subject:** RE: Query - Drury West

Just waiting to hear back from Charles – will let you know.

Meeting at Watercare 73 Remuera Rd 4pm Monday 7<sup>th</sup>

Cheers

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**From:** Ying Liu [<mailto:Ying.Liu@beca.com>]  
**Sent:** Friday, 4 May 2018 9:43 a.m.  
**To:** CTucker (Carl) <[Carl.Tucker@water.co.nz](mailto:Carl.Tucker@water.co.nz)>  
**Cc:** lGotelli (Ilze) <[ilze.gotelli@water.co.nz](mailto:ilze.gotelli@water.co.nz)>  
**Subject:** RE: Query - Drury West

Hi Carl,

4pm Monday 7<sup>th</sup> May works for us. Should we come to you? If so, could you please confirm meeting location.

Will you invite the Auranga developer?

Many thanks,

**Ying Liu**

Senior Planner  
Akl Environments

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**From:** CTucker (Carl) [<mailto:Carl.Tucker@water.co.nz>]  
**Sent:** Friday, 4 May 2018 9:09 a.m.  
**To:** Ying Liu <[Ying.Liu@beca.com](mailto:Ying.Liu@beca.com)>  
**Cc:** lGotelli (Ilze) <[ilze.gotelli@water.co.nz](mailto:ilze.gotelli@water.co.nz)>  
**Subject:** RE: Query - Drury West

Hi

4pm Monday or 11am Tuesday

Thanks

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**From:** Ying Liu [<mailto:Ying.Liu@beca.com>]  
**Sent:** Friday, 4 May 2018 9:07 a.m.  
**To:** CTucker (Carl) <[Carl.Tucker@water.co.nz](mailto:Carl.Tucker@water.co.nz)>  
**Cc:** lGotelli (Ilze) <[ilze.gotelli@water.co.nz](mailto:ilze.gotelli@water.co.nz)>  
**Subject:** RE: Query - Drury West

Thanks for your prompt response Carl, and we would be happy to meet. I also do not see an issue discussing the proposal with the Auranga developer. We have been in consultation with him regarding the school site.

Is there a date and time that is suitable for you next week?

Many thanks,

**Ying Liu**

Senior Planner  
Akl Environments

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**From:** CTucker (Carl) [<mailto:Carl.Tucker@water.co.nz>]

**Sent:** Friday, 4 May 2018 8:55 a.m.

**To:** Ying Liu <[Ying.Liu@beca.com](mailto:Ying.Liu@beca.com)>

**Cc:** lGotelli (Ilze) <[ilze.gotelli@water.co.nz](mailto:ilze.gotelli@water.co.nz)>

**Subject:** RE: Query - Drury West

Hi

Thanks for your email – it's probably worth us meeting to discuss the proposal but before we meet is there any issue with us discussing this with the Auranga developer?

Thanks

Carl

**Carl Tucker** | Manager Commercial

**Watercare Services Limited**

**Mobile:** +64 21 822 758

**Customer service line:** +64 9 442 2222

**Postal address:** Private Bag 92 521, Wellesley Street, Auckland 1141, New Zealand

**Physical address:** 73 Remuera Road, Remuera, Auckland 1050, New Zealand

**Website:** [www.watercare.co.nz](http://www.watercare.co.nz)

---

**From:** Ying Liu [<mailto:Ying.Liu@beca.com>]

**Sent:** Friday, 4 May 2018 8:45 a.m.

**To:** Morar, Sanjeev <[sanjeev.morar@veolia.com](mailto:sanjeev.morar@veolia.com)>; CTucker (Carl) <[Carl.Tucker@water.co.nz](mailto:Carl.Tucker@water.co.nz)>

**Cc:** lGotelli (Ilze) <[ilze.gotelli@water.co.nz](mailto:ilze.gotelli@water.co.nz)>

**Subject:** RE: Query - Drury West

Hi Sanjeev,

Thank you for your response, and appreciate your help.

Hi Carl,

This is Ying from Beca. I am emailing regarding a project in Drury West.

I am working with the Ministry of Education (MOE) and looking for a new primary school site in Drury West. As you may know, the Auranga development (stage 1) is currently under construction and therefore to meet the population demand in the future, a primary school is being proposed.

At present we are looking at a site, which is located between stage 1 and stage 2 of the Auranga development (see location attached).

Auranga have advised that they will as part of their development provide all services (water, waterwater and stormwater) connections into our site, and the MOE will be purchasing a site that is

fully serviced.

We are currently applying for a Notice of Requirement to designate the site for a future primary school, and therefore was wondering whether Veolia/Watercare is able to confirm or advise whether there will be enough capacity for a primary school in this location in the future.

Happy to discuss further, or provide additional information.

Many thanks,

**Ying Liu**

Senior Planner  
Akl Environments

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**From:** Morar, Sanjeev [<mailto:sanjeev.morar@veolia.com>]

**Sent:** Thursday, 3 May 2018 4:21 p.m.

**To:** Ying Liu <[Ying.Liu@beca.com](mailto:Ying.Liu@beca.com)>

**Cc:** Carl Tucker <[Carl.Tucker@water.co.nz](mailto:Carl.Tucker@water.co.nz)>; IGotelli <[ilze.gotelli@water.co.nz](mailto:ilze.gotelli@water.co.nz)>

**Subject:** Fwd: Query - Drury West

Hi Ying,

Thank you for your email.

Watercare are currently processing development approvals within this development. I have discussed your request with Carl. Please liaise with him in the first instance.

Regards,

**Sanjeev Morar**  
*Developments Manager*  
**PTAG - PROJECTS, TECHNICAL, ASSETS GROUP**

off.: (09) 295 0515/ ddi: (09) 295 1467/ cell.: 027 5472 653  
61-63 O'Shannessey Street/ Papakura/ 2110 New Zealand  
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----- Forwarded message -----

From: **Ying Liu** <[Ying.Liu@beca.com](mailto:Ying.Liu@beca.com)>

Date: 20 April 2018 at 11:31

Subject: Query - Drury West

To: "[michael.paschke@veoliawater.co.nz](mailto:michael.paschke@veoliawater.co.nz)" <[michael.paschke@veoliawater.co.nz](mailto:michael.paschke@veoliawater.co.nz)>

Hi Michael,

This is Ying from Beca, Michael Luong passed your details on to me. I am emailing regarding a project in Drury West and wondered you were the right person to help out.

I am working with the Ministry of Education (MOE) and looking for a new primary school site in Drury West. As you may know, the Auranga development (stage 1) is currently under construction and therefore to meet the population demand in the future, a primary school is being proposed.

At present we are looking at a site, which is located between stage 1 and stage of the Auranga development (see location attached).

Auranga have advised that they will as part of their development provide all services (water, waterwater and stormwater) connections into our site, and the MOE will be purchasing a site that is full serviced.

We are currently applying for a Notice of Requirement to designate the site for a future primary school, and therefore was wondering whether Veolia is able to confirm or advise whether there will be enough capacity for a primary school in this location in the future.

Happy to discuss further, or provide additional information.

Many thanks,

**Ying Liu**

Planner

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Michael Paschke

Strategic Projects Manager

PTAG – Projects, Technical, Assets Group

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**From:** [Kristina Gurshin](#)  
**To:** [Monrad, Craig](#)  
**Subject:** RE: Update on Proposed New School - Drury West Secondary School and ECE  
**Date:** Monday, 30 November 2020 11:56:00 AM  
**Attachments:** [image007.png](#)  
[image010.png](#)  
[image012.png](#)  
[image013.png](#)  
[image014.png](#)

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Hi Craig,

Thank you for your email. The Ministry will continue to engage with FENZ on vehicle access and firefighting facilities. As we are currently at the designation stage, building designs have not been developed yet, however the Ministry notes your preference for automatic fire sprinkler systems and is happy to engage further once building design commences.

Kind Regards,  
Kristina

Sensitivity: General

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**From:** Monrad, Craig <Craig.Monrad@fireandemergency.nz>  
**Sent:** Thursday, 19 November 2020 7:34 AM  
**To:** Kristina Gurshin <Kristina.Gurshin@beca.com>  
**Subject:** RE: Update on Proposed New School - Drury West Secondary School and ECE

Tēnā koe Kristina,

As per our previous correspondence we are happy that there is sufficient provision for a reticulated firefighting water supply as required under SNZ PAS 4509:2008 for urban areas. We will still require engagement with FENZ around vehicle access and firefighting facilities, fire alarm panel locations and any sprinkler system inlet locations early in the process to ensure it meets our operational requirements.

Please reiterate that our preferred option is for all new buildings to be protected with a sprinkler system that meets the requirements of NZS 4541 – *Automatic fire sprinkler systems*

Ngā mihi nui,

Craig Monrad  
Assistant Area Commander  
Counties-Manukau Fire Area  
PO Box 97945 Manukau 2241

**DDI:** +64 09 261 2522  
**Mobile:** +64 021 174 1500  
**Email:** [craig.monrad@fireandemergency.nz](mailto:craig.monrad@fireandemergency.nz)



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**We do the right thing**  
Kia tika



**We serve and support**  
Manaakitanga



**We are better together**  
Whanaungatanga



**We strive to improve**  
Auahatanga

**From:** Kristina Gurshin <[Kristina.Gurshin@beca.com](mailto:Kristina.Gurshin@beca.com)>

**Sent:** Wednesday, 18 November 2020 6:31 PM

**To:** Geoff Purcell <[geoff.purcell@fire.org.nz](mailto:geoff.purcell@fire.org.nz)>; Monrad, Craig <[Craig.Monrad@fireandemergency.nz](mailto:Craig.Monrad@fireandemergency.nz)>

**Subject:** Update on Proposed New School - Drury West Secondary School and ECE

Tēnā koe Geoff and Craig,

My name is Kristina and I am a Planner from Beca. We were last in contact with Fire and Emergency New Zealand in November 2018, on behalf of the Ministry of Education regarding the intention to designate a site owned by the Crown in Drury West for education purposes. Since our last contact, the proposal was put on hold in June 2019, however, the Ministry is now seeking to finally lodge the Notice of Requirement with Auckland Council in December 2020 to designate the Site for “Educational Purposes –Secondary School and Early Childhood Education”.

We welcome the opportunity to receive any additional feedback on the proposal since our last contact in November 2018. Please refer to the attachment outlining our last communication.

Thank you, and please do not hesitate to contact us if you have any further feedback on the proposal.

Ngā mihi nui,

**Kristina Gurshin**

Planner – Auckland Environments

Beca

Ph +64-9-300 9000 Fax +64-9-300 9300

DDI 09 336 9496

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**From:** [Purcell, Geoff](#)  
**To:** [Ying Liu](#)  
**Cc:** [Monrad, Craig](#)  
**Subject:** RE: New Drury West School and ECE  
**Date:** Friday, 2 November 2018 4:36:36 PM  
**Attachments:** [image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)

---

Hi Ying

Thank you for this information.

I am very happy to see that this includes the provision of adequate and fully reticulated firefighting water supply as required under SNZ PAS 4509:2008 for urban areas.

Once the building design stage is underway it would be useful to engage with FENZ around vehicle access and fire alarm panel locations and any sprinkler system inlet locations early in the process to establish a common understanding and agreement.

All further communications for this project can be through Craig above.

Many thanks

Regards  
Geoff

**Geoff Purcell**  
Area Commander  
Counties Manukau Fire Area  
15a Lambie Drive, Papatoetoe 2104  
PO Box 97945, Manukau City, 2241, Auckland



DDI: (09) 263 5040  
Mobile: 0274 600 234  
Email: [geoff.purcell@fireandemergency.nz](mailto:geoff.purcell@fireandemergency.nz)  
[www.fireandemergency.nz](http://www.fireandemergency.nz)

**“It’s OK, to say you’re not OK”**

**Fire Fact “A House Fire Can Become Fatal within 5 Minutes”**

---

**From:** Ying Liu [mailto:[Ying.Liu@beca.com](mailto:Ying.Liu@beca.com)]  
**Sent:** Friday, 2 November 2018 1:50 PM

**To:** geoff.purcell@fire.org.nz  
**Subject:** RE: New Drury West School and ECE

Hi Geoff,

This is Ying from Beca, I am just following up with my email from 15<sup>th</sup> October regarding the proposed Drury West School.

Please let me know if you have any questions.

Kind regards,  
Ying

---

**From:** Ying Liu  
**Sent:** Monday, 15 October 2018 2:27 PM  
**To:** 'geoff.purcell@fire.org.nz' <[geoff.purcell@fire.org.nz](mailto:geoff.purcell@fire.org.nz)>  
**Subject:** New Drury West School and ECE

ShareFile Attachments Expires April 13, 2019

GIS-4216997-12_SecondarySchool_Selecte..._v2.pdf	13.6 MB
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[Download Attachments](#)

Ying Liu uses ShareFile to share documents securely. [Learn More.](#)

Hi Geoff,

I have been given your name as the best contact within FENZ with which to provide information on a new school site (Years 0 -15) and Early Childcare Education that has been identified by the Ministry of Education in the Drury West area. The Ministry would like to make you aware of this site (details attached) in the interests of ensuring that FENZ are aware of the future development, and to seek any comments you may have on the details below.

The Ministry is currently at the early stage of ensuring that the site is secured and designated for future educational purposes (under the Resource Management Act).

The site has been identified in response to known urban growth that will be taking place in both areas in the short to long-term future. In this case, no school will be established on the site until fully reticulated services and appropriate road upgrades/construction have been provided to the site as part of the wider urban development. This includes the provision of adequate and fully reticulated firefighting water supply as is suitable and required under SNZ PAS 4509:2008 for urban areas (as will be required for the wider urban development of the area).

- The site is located in Drury West (as attached). A school will eventually be designed and constructed on this site and become part of the wider residential development currently taking place in this area once adequate roads and infrastructure are provided to the site.
- The site area is approx. 8.6ha

We welcome any comments you may have on behalf of FENZ on this site and the development eventually planned for it by the Ministry of Education. Feel free to give me a call to discuss further.

Many thanks,

**Ying Liu**  
Senior Planner  
Akl Environments

Beca  
DDI +649 300 9225  
Email: [ying.liu@beca.com](mailto:ying.liu@beca.com)  
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Franklin Local Board  
Attn: Angela Fulljames & Denise Gunn

18 November 2020

Email: [angela.fulljames@aucklandcouncil.govt.nz](mailto:angela.fulljames@aucklandcouncil.govt.nz)  
[denise.gunn@aucklandcouncil.govt.nz](mailto:denise.gunn@aucklandcouncil.govt.nz)

Dear Angela & Denise

### **Update on New Secondary School and Early Childhood Centre, Drury West, Auckland**

Beca Ltd (Beca) was last in contact with Franklin Local Board in December 2018, regarding the Ministry's (Minister's) intention to designate a site owned by the Crown in Drury West (Site) for education purposes.

The proposal was presented and discussed with the Franklin Local Board at two meetings held with the Minister on 27 March 2018 and 6 November 2018.

The proposal was put on hold in June 2019 in order to further engage with the landowner of the 6m accessway separating the two titles comprising the Site. The accessway is owned by, and provides access to, a neighbouring private property. The Minister has since continued to engage with the neighbouring landowner regarding the accessway and are seeking to finally lodge the Notice of Requirement with Auckland Council in December 2020 to designate the Site for "Educational Purposes –Secondary School and Early Childhood Education (preschool)". This will identify the Site and its designated purpose in the Auckland Unitary Plan: Operative in Part (Unitary Plan).

The Minister will be requesting that the Notice is fully notified and there will be an opportunity to make submissions. We welcome the opportunity for further engagement on the designation.

Below is an update summary of the background for needing to establish a school site in the area, as well as details of the Site and proposal. Since our last communication the Ministry has confirmed that the site will be for a secondary school.

### **Background & Proposal**

The area around Drury has been identified by Auckland Council for significant residential growth over the next 20 years. The existing schooling network in the area will not be able to absorb all the demand for primary or secondary schooling which this development activity will generate. Therefore, the Ministry is moving forward with securing and designating land for new schools in this area given how important education is to all communities.

The intention of the Ministry is to use the Site for a new secondary school with provision for an early childhood education centre (ECE) if needed.

The Site was bought by the Crown for the Ministry in September 2018. Comprising approximately 8.4 hectares across two titles, the Site location is shown on the map below in Figure 1. The current zoning of the site is "Residential Mixed Urban" under the Unitary Plan.

The Site is centrally located within the Drury West catchment and it will create opportunities for many students to walk and cycle to school and close to proposed public transport links (e.g. future train station and bus routes).

The Site is accessible from Jesmond Road, which will provide primary access. The Ministry is engaging with Auckland Transport regarding options for secondary access in the future when the local roading network has been planned and implemented.

The Site is currently being used for farming and horticultural purposes. There are no watercourses running through the property.



Figure 1: Location of proposed new Secondary School and ECE Site in Drury West (Unitary Plan)

**Timing**

The timing of construction will be determined by the pace of development in the area but is likely to be more than 10 years away.

As noted above, the Ministry welcomes the opportunity to receive any additional feedback on the proposal outlined in this letter, since our last contact in December 2018.

Yours sincerely,



**Kristina Gurshin**  
Planner

on behalf of

**Beca Limited**

Direct Dial: +64 9 336 9496

Email: [Kristina.gurshin@beca.com](mailto:Kristina.gurshin@beca.com)

**From:** [Angela Fulljames \(Franklin Local Board\)](#)  
**To:** [Kristina Gurshin](#)  
**Subject:** RE: Update on Proposed New School - Drury West Secondary School and ECE  
**Date:** Tuesday, 24 November 2020 1:55:26 PM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[image005.png](#)

---

Hi Kristina,  
Andy Baker our Chair was happy for the process to continue without board input.  
A secondary school is certainly needed.  
Regards, Angela

**Angela Fulljames | Deputy Chair**  
**Franklin Local Board**  
Ph 09 237 1317 | Mobile 021 923 278  
82 Manukau Road, Pukekohe, Auckland  
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**From:** Kristina Gurshin <Kristina.Gurshin@beca.com>  
**Sent:** Tuesday, November 24, 2020 1:50 PM  
**To:** Angela Fulljames (Franklin Local Board) <Angela.Fulljames@aucklandcouncil.govt.nz>  
**Subject:** RE: Update on Proposed New School - Drury West Secondary School and ECE

Hi Angela,

Great, thank you!

Kind Regards,  
Kristina

Sensitivity: General

---

**From:** Angela Fulljames (Franklin Local Board) <[Angela.Fulljames@aucklandcouncil.govt.nz](mailto:Angela.Fulljames@aucklandcouncil.govt.nz)>  
**Sent:** Thursday, 19 November 2020 8:34 AM  
**To:** Kristina Gurshin <[Kristina.Gurshin@beca.com](mailto:Kristina.Gurshin@beca.com)>  
**Subject:** RE: Update on Proposed New School - Drury West Secondary School and ECE

Hi Kristina,  
Thank you for giving us advance notice and I'm pleased things are progressing.  
The update will be provided to the board Tuesday or sooner and a local board team member will advise on any feedback.  
Regards, Angela

**Angela Fulljames | Deputy Chair  
Franklin Local Board**  
Ph 09 237 1317 | Mobile 021 923 278  
82 Manukau Road, Pukekohe, Auckland  
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**From:** Kristina Gurshin <[Kristina.Gurshin@beca.com](mailto:Kristina.Gurshin@beca.com)>  
**Sent:** Wednesday, November 18, 2020 5:58 PM  
**To:** Angela Fulljames (Franklin Local Board) <[Angela.Fulljames@aucklandcouncil.govt.nz](mailto:Angela.Fulljames@aucklandcouncil.govt.nz)>; Denise Gunn <[Denise.Gunn@aucklandcouncil.govt.nz](mailto:Denise.Gunn@aucklandcouncil.govt.nz)>; RES Local Board Franklin <[FranklinLocalBoard@aucklandcouncil.govt.nz](mailto:FranklinLocalBoard@aucklandcouncil.govt.nz)>  
**Subject:** Update on Proposed New School - Drury West Secondary School and ECE

Tēnā koe,

My name is Kristina and I am a Planner from Beca. We were last in contact with you in December 2018, on behalf of the Ministry of Education regarding the intention to designate a site owned by the Crown in Drury West for education purposes. Since our last contact, the proposal was put on hold in June 2019, however, the Ministry is now seeking to finally lodge the Notice of Requirement with Auckland Council in December 2020 to designate the Site for “Educational Purposes –Secondary School and Early Childhood Education”.

We welcome the opportunity to receive any additional feedback on the proposal since our last contact in December 2018. Further information including an updated summary of the proposal and background for needing to establish a school site in the area is provided in the letter attached.

Thank you, and please do not hesitate to contact us if you have any further feedback on the proposal.

Ngā mihi nui,

**Kristina Gurshin**  
Planner – Auckland Environments  
Beca  
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Papakura Local Board  
Attn: Brent Catchpole & Lee Manaia

18 November 2020

Email: [brent.catchpole@aucklandcouncil.govt.nz](mailto:brent.catchpole@aucklandcouncil.govt.nz)  
[Lee.manaia@aucklandcouncil.govt.nz](mailto:Lee.manaia@aucklandcouncil.govt.nz)

Dear Brent & Lee

### **Update on New Secondary School and Early Childhood Centre, Drury West, Auckland**

Beca Ltd (Beca) was last in contact with Papakura Local Board in November 2018, regarding the Ministry's (Minister's) intention to designate a site owned by the Crown in Drury West (Site) for education purposes.

As previously noted, the Site is not located within the Papakura Local Board jurisdiction, however it has been advised that Papakura Local Board have an interest in development in and around Drury West. Papakura Local Board provided feedback on the proposal on 7 November 2018.

The proposal was put on hold in June 2019 in order to further engage with the landowner of the 6m accessway separating the two titles comprising the Site. The accessway is owned by, and provides access to, a neighbouring private property. The Minister has since continued to engage with the neighbouring landowner regarding the accessway and are seeking to finally lodge the Notice of Requirement with Auckland Council in December 2020 to designate the Site for "Educational Purposes –Secondary School and Early Childhood Education (preschool)". This will identify the Site and its designated purpose in the Auckland Unitary Plan: Operative in Part (Unitary Plan).

The Minister will be requesting that the Notice is fully notified and there will be an opportunity to make submissions. We welcome the opportunity for further engagement on the designation.

Below is an update summary of the background for needing to establish a school site in the area, as well as details of the Site and proposal. Since our last communication the Ministry has confirmed that the site will be for a secondary school.

### **Background & Proposal**

The area around Drury has been identified by Auckland Council for significant residential growth over the next 20 years. The existing schooling network in the area will not be able to absorb all the demand for primary or secondary schooling which this development activity will generate. Therefore, the Ministry is moving forward with securing and designating land for new schools in this area given how important education is to all communities.

The intention of the Ministry is to use the Site for a new secondary school with provision for an early childhood education centre (ECE) if needed.

The Site was bought by the Crown for the Ministry in September 2018. Comprising approximately 8.4 hectares across two titles, the Site location is shown on the map below in Figure 1. The current zoning of the site is "Residential Mixed Urban" under the Unitary Plan.

The Site is centrally located within the Drury West catchment and it will create opportunities for many students to walk and cycle to school and close to proposed public transport links (e.g. future train station and bus routes).

The Site is accessible from Jesmond Road, which will provide primary access. The Ministry is engaging with Auckland Transport regarding options for secondary access in the future when the local roading network has been planned and implemented.

The Site is currently being used for farming and horticultural purposes. There are no watercourses running through the property.



Figure 1: Location of proposed new Secondary School and ECE Site in Drury West (Unitary Plan)

**Timing**

The timing of construction will be determined by the pace of development in the area but is likely to be more than 10 years away.

As noted above, the Ministry welcomes the opportunity to receive any additional feedback on the proposal outlined in this letter, since our last contact in November 2018.

Yours sincerely,



**Kristina Gurshin**  
Planner

on behalf of

**Beca Limited**

Direct Dial: +64 9 336 9496

Email: [Kristina.gurshin@beca.com](mailto:Kristina.gurshin@beca.com)

**From:** [Lee Manaia](#)  
**To:** [Kristina Gurshin](#)  
**Cc:** [Jacqueline Pryor](#)  
**Subject:** RE: Update on Proposed New School - Drury West Secondary School and ECE  
**Date:** Tuesday, 1 December 2020 7:56:07 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[20201202\\_L\\_PPK LBd feedback\\_281-401 Jesmond Road\\_NoR Drury West School.pdf](#)

---

Dear Kirstina

Thank you for your email below. Please find attached the response from the Papakura Local Board. The Papakura Local Board's remains unchanged from that given in 2018.

I trust this is of assistance.

Nāku noa na | Regards

Lee Manaia  
Papakura Local Board Advisor  
Mob: 027 273 9538

---

**From:** Kristina Gurshin <Kristina.Gurshin@beca.com>  
**Sent:** Wednesday, November 18, 2020 6:02 PM  
**To:** Brent Catchpole (Papakura Local Board) <Brent.Catchpole@aucklandcouncil.govt.nz>; Lee Manaia <Lee.Manaia@aucklandcouncil.govt.nz>; RES Local Board Papakura <PapakuraLocalBoard@aucklandcouncil.govt.nz>  
**Subject:** Update on Proposed New School - Drury West Secondary School and ECE

Tēnā koe,

My name is Kristina and I am a Planner from Beca. We were last in in contact with you in November 2018, on behalf of the Ministry of Education regarding the intention to designate a site owned by the Crown in Drury West for education purposes. Since our last contact, the proposal was put on hold in June 2019, however, the Ministry is now seeking to finally lodge the Notice of Requirement with Auckland Council in December 2020 to designate the Site for "Educational Purposes –Secondary School and Early Childhood Education".

We welcome the opportunity to receive any additional feedback on the proposal since our last contact in November 2018. Further information including an updated summary of the proposal and background for needing to establish a school site in the area is provided in the letter attached.

Thank you, and please do not hesitate to contact us if you have any further feedback on the proposal.

Ngā mihi nui,

**Kristina Gurshin**

Planner – Auckland Environments

Beca

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2 December 2020

Kristina Gurshin  
Planner  
Auckland Environments  
Beca on behalf of Ministry of Education

Email: Kristina.Gurshin@beca.com

Dear Kristina

**Notice of Requirement by the Minister of Education for Designation for “*Educational Purposes – New School for Years 0-15 and Early childhood Centre, Drury West, Auckland*”**

Thank you for your letter dated 18 November 2020 providing an update on the notice of requirement for a new secondary school and early childhood centre at Drury West, Auckland.

The local board’s feedback remains unchanged from that provided 2018. The board also acknowledges the responses provided by Beca to the points raised in 2018.

**Papakura Local Board feedback:**

1. Overall the Papakura Local Board is supportive of the designation of the 281 – 401 Jesmond Road site for educational purposes (new school for years 0-15 and early childhood centre).
2. The board is aware there is significant development planned in the short to medium term in the immediate area and is pleased the Ministry of Education is taking a proactive approach in planning for educational facilities.
3. The board would like to see, as part of the planning for this site, adequate pick up and drop off facilities, inside the school grounds, that ensure safety and minimise congestion to the wider community. In particular, the board would like assurance that the roads around the school are wide enough to allow for on street parking and safe two way traffic flow in and around the school.
4. Consideration should also be given to allowing for right hand turning bays to allow for traffic to safely turn into the school site without impeding traffic flows.
5. The board is a strong advocate for separated walking and cycling pathways that allow for children to safely access the school, including relevant kea crossings.
6. Given the significant amount of growth signaled for the area the board would like to see thorough traffic assessments carried out to ensure traffic impacts are addressed for:
  - i) the immediate area of the school site,



- ii) the collector roads (both current and future) and
  - iii) the SH22 and Jesmond Road intersection.
7. Adequate onsite parking for staff and visitors to both the primary school and the early childhood centre is imperative. Onsite parking also needs to take into account that schools often hold events, eg: parent teacher evenings, sports days etc, these types of events add pressure to the on street parking near the school. This issue should be taken into account at the design stage for the school.
8. Adequate bus pick up, drop off and parking facilities is also required on the site as schools often have sports days with visiting schools travelling by bus or are loading children onto a bus for school trips.
9. The board requests that given this site is intended for educational purposes that appropriate testing is undertaken to ensure there is no contamination of the site that would adversely affect inhabitants. Should contamination be found that appropriate best practice measures are undertaken to remediate the site prior to construction.
10. The board asks that mana whenua recommendations be considered in the development for this site.
11. The board supports a unique name for the school in order to move away from the use of the word "Drury" to avoid confusion with the existing primary school in Drury.
12. The board provides the following comments for consideration at resource consent stage:
- The board has a strong commitment to water quality of the Manukau Harbour and its contributing streams. The board asks that appropriate measures are taken to ensure there is no silt run off into the harbour or tributary streams.
  - Appropriate on site stormwater management practices are utilised to minimise the impact of permeable surfaces.
  - Appropriate landscaping and planting measures are used to improve water quality and minimise stormwater run-off.
13. The school design to take into account the following:
- appropriate open space allocated to allow for sports and free play for the children that has adequate drainage for year-round use.
  - orientation to allow for passive surveillance of the play areas.

I trust the above is of assistance.

Yours sincerely



Brent Catchpole  
**Chairperson | Papakura Local Board**



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E: [info@beca.com](mailto:info@beca.com) // [www.beca.com](http://www.beca.com)

Ngāti Tamaoho Trust  
112 Bairds Road  
Ōtara  
Attn: Lucille Rutherford

18 November 2020

Email: [rmaofficer@tamaoho.maori.nz](mailto:rmaofficer@tamaoho.maori.nz)

Tēnā koe Lucille

### **Update on New Secondary School and Early Childhood Centre, Drury West, Auckland**

Beca Ltd (Beca) was last in contact with Ngāti Tamaoho in January 2019, regarding the Ministry's (Minister's) intention to designate a site owned by the Crown in Drury West (Site) for education purposes.

At the time, a site walkover was undertaken with you on 15 November 2018 to discuss the rationale for the school site and provide feedback. Minutes of the site meeting were issued on 8 January 2019.

The proposal was put on hold in June 2019 in order to further engage with the landowner of the 6m accessway separating the two titles comprising the Site. The accessway is owned by, and provides access to, a neighbouring private property. The Minister has since continued to engage with the neighbouring landowner regarding the accessway and are seeking to finally lodge the Notice of Requirement with Auckland Council in December 2020 to designate the Site for "Educational Purposes –Secondary School and Early Childhood Education (preschool)". This will identify the Site and its designated purpose in the Auckland Unitary Plan: Operative in Part (Unitary Plan).

The Minister will be requesting that the Notice is fully notified and there will be an opportunity to make submissions. We welcome the opportunity for further engagement on the designation.

Below is an update summary of the background for needing to establish a school site in the area, as well as details of the Site and proposal. Since our last communication the Ministry has confirmed that the site will be for a secondary school.

### **Background & Proposal**

The area around Drury has been identified by Auckland Council for significant residential growth over the next 20 years. The existing schooling network in the area will not be able to absorb all the demand for primary or secondary schooling which this development activity will generate. Therefore, the Ministry is moving forward with securing and designating land for new schools in this area given how important education is to all communities.

The intention of the Ministry is to use the Site for a new secondary school with provision for an early childhood education centre (ECE) if needed.

The Site was bought by the Crown for the Ministry in September 2018. Comprising approximately 8.4 hectares across two titles, the Site location is shown on the map below in Figure 1. The current zoning of the site is "Residential Mixed Urban" under the Unitary Plan.

The Site is centrally located within the Drury West catchment and it will create opportunities for many students to walk and cycle to school and close to proposed public transport links (e.g. future train station and bus routes).

The Site is accessible from Jesmond Road, which will provide primary access. The Ministry is engaging with Auckland Transport regarding options for secondary access in the future when the local roading network has been planned and implemented.

The Site is currently being used for farming and horticultural purposes. There are no watercourses running through the property.



Figure 1: Location of proposed new Secondary School and ECE Site in Drury West (Unitary Plan)

**Timing**

The timing of construction will be determined by the pace of development in the area but is likely to be more than 10 years away.

As noted above, the Ministry welcomes the opportunity to receive any additional feedback on the proposal outlined in this letter, since our last contact in January 2019.

Ngā mihi nui,



**Kristina Gurshin**  
Planner

on behalf of

**Beca Limited**

Direct Dial: +64 9 336 9496

Email: [Kristina.gurshin@beca.com](mailto:Kristina.gurshin@beca.com)

**From:** [Lucille Rutherford](#)  
**To:** [Kristina Gurshin](#)  
**Cc:** [Edith Tuhimata](#); [Zachary Sirett](#)  
**Subject:** Re: Update on Proposed New School - Drury West Secondary School and ECE  
**Date:** Tuesday, 24 November 2020 11:23:51 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Kia ora Kristina

Thank you for resending our [short] response  
At this stage our request is to remain informed of progress and to have the opportunity to have input into detail design to ensure our sustainable recommendations are provided for

Nga mihi  
Lucie

On Tue, Nov 24, 2020 at 9:38 AM Kristina Gurshin <[Kristina.Gurshin@beca.com](mailto:Kristina.Gurshin@beca.com)> wrote:

Kia ora Lucille,

No problem, are you having trouble with opening both attachments or just the email response? I have attached the email chain to this email, let me know if it works okay

Nga mihi  
Kristina

**From:** Lucille Rutherford <[lucierutherford@gmail.com](mailto:lucierutherford@gmail.com)>  
**Sent:** Monday, 23 November 2020 1:41 PM  
**To:** Kristina Gurshin <[Kristina.Gurshin@beca.com](mailto:Kristina.Gurshin@beca.com)>  
**Cc:** Edith Tuhimata <[Edith@tamaoho.maori.nz](mailto:Edith@tamaoho.maori.nz)>; Zachary Sirett <[zac@tamaoho.maori.nz](mailto:zac@tamaoho.maori.nz)>  
**Subject:** Re: Update on Proposed New School - Drury West Secondary School and ECE

Kia ora Kristina

Thank you for sending through these minutes

Can you please resend our response, I am unable to open as do not have adobe reader downloaded

Nga mihi

Lucie

On Mon, Nov 23, 2020 at 1:20 PM Kristina Gurshin <[Kristina.Gurshin@beca.com](mailto:Kristina.Gurshin@beca.com)> wrote:

Kia ora Lucille,

No problem, I appreciate it's been a while since we met on site, I have attached the site walkover meeting minutes and your email response as a reminder of our discussions.

Nga mihi,

**Kristina Gurshin**

Planner – Auckland Environments

Beca

Ph [+64-9-300 9000](tel:+64-9-300-9000) Fax [+64-9-300 9300](tel:+64-9-300-9300)

DDI 09 336 9496

[www.beca.com](http://www.beca.com) | [igniteyourthinking.beca.com](http://igniteyourthinking.beca.com)



**From:** Lucille Rutherford <[lucierutherford@gmail.com](mailto:lucierutherford@gmail.com)>

**Sent:** Thursday, 19 November 2020 10:44 AM

**To:** Kristina Gurshin <[Kristina.Gurshin@beca.com](mailto:Kristina.Gurshin@beca.com)>

**Cc:** Edith Tuhimata <[Edith@tamaoho.maori.nz](mailto:Edith@tamaoho.maori.nz)>; Zachary Sirett <[zac@tamaoho.maori.nz](mailto:zac@tamaoho.maori.nz)>

**Subject:** Re: Update on Proposed New School - Drury West Secondary School and ECE

Kia ora Kristina

Thank you for your email

I was not present during the site walkover, and have cc'd in both Zac and Edith, who may have been

Are you please able to resend the minutes and any other correspondence from our

team

Nga mihi

Lucie

On Wed, Nov 18, 2020 at 6:34 PM Kristina Gurshin <[Kristina.Gurshin@beca.com](mailto:Kristina.Gurshin@beca.com)>  
wrote:

Tēnā koe Lucille,

Apologies for the typo in my previous email, as stated in the attached letter our last contact with you was in January 2019 following our site walkover.

Ngā mihi nui,

**Kristina Gurshin**

Planner – Auckland Environments

Beca

Ph [+64-9-300 9000](tel:+64-9-300-9000) Fax [+64-9-300 9300](tel:+64-9-300-9300)

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Sensitivity: General

Sensitivity: General

Sensitivity: General

---

**From:** Kristina Gurshin

**Sent:** Wednesday, 18 November 2020 6:12 PM

**To:** '[rmaofficer@tamaoho.maori.nz](mailto:rmaofficer@tamaoho.maori.nz)' <[rmaofficer@tamaoho.maori.nz](mailto:rmaofficer@tamaoho.maori.nz)>

**Subject:** Update on Proposed New School - Drury West Secondary School and ECE

Tēnā koe Lucille,

My name is Kristina and I am a Planner from Beca. We were last in in contact with you in November 2018, on behalf of the Ministry of Education regarding the intention to designate a site owned by the Crown in Drury West for education purposes. Since our last contact, the proposal was put on hold in June 2019, however, the Ministry is now seeking to finally lodge the Notice of Requirement with Auckland Council in December 2020 to designate the Site for “Educational Purposes –Secondary School and Early Childhood Education”.

We welcome the opportunity to receive any additional feedback on the proposal since our last contact in October 2018. Further information including an updated summary of the proposal and background for needing to establish a school site in the area is provided in the letter attached.

Thank you, and please do not hesitate to contact us if you have any further feedback on the proposal.

Ngā mihi nui,

**Kristina Gurshin**

Planner – Auckland Environments

Beca

Ph [+64-9-300 9000](tel:+6493009000) Fax [+64-9-300 9300](tel:+6493009300)

DDI 09 336 9496

[www.beca.com](http://www.beca.com) | [igniteyourthinking.beca.com](http://igniteyourthinking.beca.com)



Sensitivity: General



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Waikato Tainui  
Te Whakakitenga o Waikato Incorporated  
4 Bryce Street  
PO Box 648  
Hamilton 3240  
Attn: Lorraine Dixon & Wikitoria Tane

18 November 2020

Email: [lorraine.dixon@tainui.co.nz](mailto:lorraine.dixon@tainui.co.nz)  
[wikitorial.tane@tainui.co.nz](mailto:wikitorial.tane@tainui.co.nz)

Tēnā koe Lorraine & Wikitoria

### **Update on New Secondary School and Early Childhood Centre, Drury West, Auckland**

Beca Ltd (Beca) was last in contact with Waikato Tainui in October 2018, regarding the Ministry's (Minister's) intention to designate a site owned by the Crown in Drury West (Site) for education purposes. At the time, we contacted you with information regarding the proposal, however did not receive a response.

The proposal was put on hold in June 2019 in order to further engage with the landowner of the 6m accessway separating the two titles comprising the Site. The accessway is owned by, and provides access to, a neighbouring private property. The Minister has since continued to engage with the neighbouring landowner regarding the accessway and are seeking to finally lodge the Notice of Requirement with Auckland Council in December 2020 to designate the Site for "Educational Purposes –Secondary School and Early Childhood Education (preschool)". This will identify the Site and its designated purpose in the Auckland Unitary Plan: Operative in Part (Unitary Plan).

The Minister will be requesting that the Notice is fully notified and there will be an opportunity to make submissions. We welcome the opportunity for further engagement on the designation.

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### **Background & Proposal**

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Figure 1: Location of proposed new Secondary School and ECE Site in Drury West (Unitary Plan)

**Timing**

The timing of construction will be determined by the pace of development in the area but is likely to be more than 10 years away.

As noted above, the Ministry welcomes the opportunity to receive any additional feedback on the proposal outlined in this letter, since our last contact in October 2018.

Ngā mihi nui,



**Kristina Gurshin**  
Planner

on behalf of

**Beca Limited**

Direct Dial: +64 9 336 9496

Email: [Kristina.gurshin@beca.com](mailto:Kristina.gurshin@beca.com)

**From:** [Wikitoria Tane](#)  
**To:** [Kristina Gurshin](#)  
**Subject:** RE: Update on Proposed New School - Drury West Secondary School and ECE  
**Date:** Thursday, 19 November 2020 3:09:58 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Kia ora Kristina,

Thank you for bringing Waikato-Tainui up to date with this kaupapa.

My name is Wikitōria Tāne, I am the Taiao Project Advisor for Waikato-Tainui. I have read the attached letter.

In localised matters such as these Waikato-Tainui supports Manawhenua to take the lead role. To that end, Waikato-Tainui will withdraw from this discussion. Thank you again,

Ngā mihi,

Wikitōria Tāne



**Wikitoria Tane | Project Advisor / Taiao**  
**Mobile:** [+64 27 712 1322](tel:+64277121322) | **Tel:** [+64 7 858-0430](tel:+6478580430)  
**Email:** [wikitoria.tane@tainui.co.nz](mailto:wikitoria.tane@tainui.co.nz) | **Web:** [www.waikatotainui.com](http://www.waikatotainui.com)  
**Address:** PO Box 648, 2 Bryce Street, Hamilton 3204



For more about the iwi survey, visit [www.waikatotainui.com/survey/](http://www.waikatotainui.com/survey/)

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Anything in this email which does not relate to the official business of Waikato-Tainui is neither given nor endorsed by Waikato-Tainui.

Please contact Waikato-Tainui for more information.

---

**From:** Kristina Gurshin <[Kristina.Gurshin@beca.com](mailto:Kristina.Gurshin@beca.com)>  
**Sent:** Wednesday, 18 November 2020 6:42 PM  
**To:** Lorraine Dixon <[lorraine.dixon@tainui.co.nz](mailto:lorraine.dixon@tainui.co.nz)>; Wikitoria Tane <[wikitoria.tane@tainui.co.nz](mailto:wikitoria.tane@tainui.co.nz)>  
**Subject:** Update on Proposed New School - Drury West Secondary School and ECE

**KIA TUUPATO/CAUTION:** This email is from an external sender. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Tēnā koe Lorraine & Wikitoria,

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Thank you, and please do not hesitate to contact us if you have any further feedback on the proposal.

Ngā mihi nui,

**Kristina Gurshin**

Planner – Auckland Environments

Beca

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Sensitivity: General

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21 Pitt Street  
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T: +64 9 300 9000 // F: +64 9 300 9300  
E: [info@beca.com](mailto:info@beca.com) // [www.beca.com](http://www.beca.com)

Ngāti Maru Rūnanga Trust  
PO Box 37  
Thames  
Attn: Geoff Cook

18 November 2020

Email: [office@ngatimaru.iwi.nz](mailto:office@ngatimaru.iwi.nz)

Tēnā koe Geoff

### **Update on New Secondary School and Early Childhood Centre, Drury West, Auckland**

Beca Ltd (Beca) was last in contact with Ngāti Maru in October 2018, regarding the Ministry's (Minister's) intention to designate a site owned by the Crown in Drury West (Site) for education purposes. At the time, we contacted you with information regarding the proposal, however did not receive a response.

The proposal was put on hold in June 2019 in order to further engage with the landowner of the 6m accessway separating the two titles comprising the Site. The accessway is owned by, and provides access to, a neighbouring private property. The Minister has since continued to engage with the neighbouring landowner regarding the accessway and are seeking to finally lodge the Notice of Requirement with Auckland Council in December 2020 to designate the Site for "Educational Purposes –Secondary School and Early Childhood Education (preschool)". This will identify the Site and its designated purpose in the Auckland Unitary Plan: Operative in Part (Unitary Plan).

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The Site was bought by the Crown for the Ministry in September 2018. Comprising approximately 8.4 hectares across two titles, the Site location is shown on the map below in Figure 1. The current zoning of the site is "Residential Mixed Urban" under the Unitary Plan.

The Site is centrally located within the Drury West catchment and it will create opportunities for many students to walk and cycle to school and close to proposed public transport links (e.g. future train station and bus routes).

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**Figure 1: Location of proposed new Secondary School and ECE Site in Drury West (Unitary Plan)**

### **Timing**

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As noted above, the Ministry welcomes the opportunity to receive any additional feedback on the proposal outlined in this letter, since our last contact in October 2018.



Ngā mihi nui,

A handwritten signature in grey ink, appearing to read 'Kuliy'.

**Kristina Gurshin**  
Planner

on behalf of

**Beca Limited**

Direct Dial: +64 9 336 9496

Email: [Kristina.gurshin@beca.com](mailto:Kristina.gurshin@beca.com)

Te Ara Rangatu o Te Iwi o Ngāti Te Ata Waiohū  
PO Box 451  
Waiuku 2341  
Attn: Karl Flavell & Edith Tuhimata

18 November 2020

Email: [karl\\_flavell@hotmail.com](mailto:karl_flavell@hotmail.com)  
[edith71@hotmail.com](mailto:edith71@hotmail.com)

Tēnā koe Karl & Edith

### **Update on New Secondary School and Early Childhood Centre, Drury West, Auckland**

Beca Ltd (Beca) was last in contact with Ngāti Te Ata in January 2019, regarding the Ministry's (Minister's) intention to designate a site owned by the Crown in Drury West (Site) for education purposes.

At the time, a site walkover was undertaken with you on 15 November 2018 to discuss the rationale for the school site and provide feedback. Written feedback was provided by Karl via email on 15 January 2019.

The proposal was put on hold in June 2019 in order to further engage with the landowner of the 6m accessway separating the two titles comprising the Site. The accessway is owned by, and provides access to, a neighbouring private property. The Minister has since continued to engage with the neighbouring landowner regarding the accessway and are seeking to finally lodge the Notice of Requirement with Auckland Council in December 2020 to designate the Site for "Educational Purposes –Secondary School and Early Childhood Education (preschool)". This will identify the Site and its designated purpose in the Auckland Unitary Plan: Operative in Part (Unitary Plan).

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Ngā mihi nui,



**Kristina Gurshin**  
Planner

on behalf of

**Beca Limited**

Direct Dial: +64 9 336 9496

Email: [Kristina.gurshin@beca.com](mailto:Kristina.gurshin@beca.com)

Te Ākitai Waiohūa Iwi Authority  
PO Box 59 185  
Māngere Bridge 2151  
Attn: Nigel Denny

18 November 2020

Email: [kaitiaki@teakitai.com](mailto:kaitiaki@teakitai.com)

Tēnā koe Nigel

### **Update on New Secondary School and Early Childhood Centre, Drury West, Auckland**

Beca Ltd (Beca) was last in contact with Te Ākitai Waiohūa in January 2019, regarding the Ministry's (Minister's) intention to designate a site owned by the Crown in Drury West (Site) for education purposes.

At the time, a site walkover was undertaken on 15 November 2018 to discuss the rationale for the school site and provide feedback. Minutes of the site meeting were issued on 8 January 2019.

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**Kristina Gurshin**  
Planner

on behalf of

**Beca Limited**

Direct Dial: +64 9 336 9496

Email: [Kristina.gurshin@beca.com](mailto:Kristina.gurshin@beca.com)