

**Appendix V**  
**Contingent Liability Clearance**

File No: 22 02 09  
Document No: 956869  
Enquiries to: Nick Kim



2 November 2004

Bronwyn Simmonds,  
Property Manager,  
DTZ New Zealand Ltd.,  
PO Box 1545,  
WELLINGTON



**Enquiry re contamination status: Tauranga Taupo Primary School, SH1, Waitetoko**

Dear Bronwyn

This letter is in response to your recent enquiry (28 October 2004) in relation to records we may hold about the contamination status of Tauranga Taupo Primary School, SH1, Waitetoko.

Environment Waikato maintain a register of properties known to be contaminated on the basis of chemical measurements, or potentially contaminated on the basis of past land use. This register is still under development and should not be regarded as comprehensive; for this reason, absence of a property from our records can not be taken to imply that the site concerned is definitely free from contamination.

However, I can confirm that this property does not appear in our register. This being the case, we have no evidence to suggest that contamination might be present.

Best regards,

A handwritten signature in black ink, appearing to be "Nick Kim".

Nick Kim  
**Environmental Chemist**



**Appendix VII**  
**Valuation Details**

**H F CORRIGALL**

Dip VFM. AMNZPI. MNZIV.

Registered Valuer

262 Tuhingamata Road, RD1, Taupo. NZ.

Phone (07) 3776368, Fax (07) 3786365,

Mobile 025 939644, email [hughejo@xtra.co.nz](mailto:hughejo@xtra.co.nz)

Reference: 05328/1

2<sup>nd</sup> June 2005

Ministry of Education  
C/o DTZ New Zealand Limited  
P.O. Box 1545  
Wellington.

Attention: Bronwyn Simmonds

Dear Madam,

Re: Valuation of Property: Tauranga Taupo School, Te Rangiita.

As requested by your e mail message of the 31<sup>st</sup> May 2005 the following is a break down of the Current Market Value as supplied and with reference to the original report dated the 20<sup>th</sup> May 2005.

	<u>Pt 2B2M</u>	<u>2B2M3B3B &amp; Lot 1, DPS 12494</u>
	\$	\$
<b>Land Value</b>		
Pt Tauranga Taupo 2B2M with a land area of 1.2141 hectares.	1,798,000	
Pt Tauranga Taupo 2B2M3B3B with a land area of 4553 square metres and Lot 1, DPS 12494 with a land area of 766 square metres. Total Area - 5319 square metres.		750,000
<b>Improvements</b>		
As detailed in the original report	77,000	
<b>CAPITAL VALUE</b>	<b>\$1,875,000</b>	<b>\$750,000</b>
<b>Chattels:</b>	5,000	
<b>TOTAL VALUE (Inclusive of GST)</b>	<b>\$1,880,000</b>	<b>\$750,000</b>

*H F Corrigan*  
HF CORRIGALL, Registered Valuer

**Supplier: DTZ (Wellington) B14280**

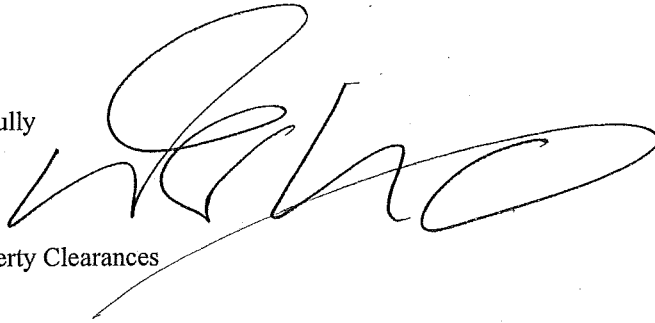
Tuesday, 4 October 2005

Dear Supplier



Your job Tauranga Taupo Primary School & residence - SH 1 Waitetoko File Ref  
CPC/2004/10054 has been allocated Job Number AK01288 and allocated to Ross Sutherland. The  
Date of receipt was 3/10/2005.

Yours faithfully



Crown Property Clearances

\*\*\* TRANSMISSION REPORT \*\*\*

SID : LAND INFORMATION NZ

Number : 64 9 3585072

Date : 04-10-05 13:57

Date/Time	4-10 13:57
Dialled number	1044720713
Subscriber	044720713
Durat.	0' 18"
Mode	NORMAL
Pages	1
Status	Correct

Supplier: DTZ (Wellington) B14280

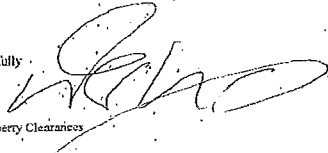
Tuesday, 4 October 2005

Dear Supplier



Your job Tauranga Taupo Primary School & residence - SH11 Waitetoko File Ref  
CPC/2004/10034 has been allocated Job Number AT 1285 and allocated to Ross Sutherland. The  
Date of receipt was 3/10/2005.

Yours faithfully



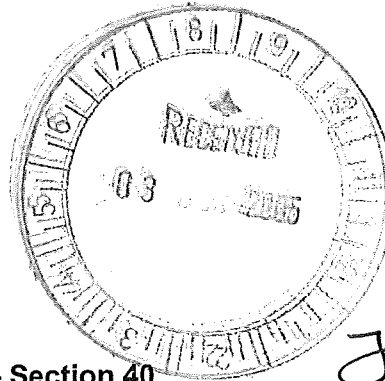
City Property Clearances



YOUR REF: CPC/04/10054/Z  
 OUR REF: CPC/04/10054/A  
 DIRECT TEL: 04 460 3847  
 DIRECT FAX: 04 472 0713  
 EMAIL: tim.papps@dtz.co.nz

30 September 2005

Manager Clearances  
 Land Information New Zealand  
 PO Box 5501  
 WELLINGTON



Attention: Trevor Knowles

Dear Trevor


Re: Tauranga Taupo School & Residence – Section 40

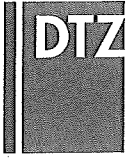
Enclosed is a Section 40 report for the above closed school and residence, for your consideration.

Yours faithfully  
 DTZ New Zealand Limited MREINZ

Tim Papps  
 Nominated Person

*Accountant's approach taken to value of the parts recommended to be offered will be subject to CIP - strict per value!*





## **Appendix I**

### **Vendor Agency Disclosure Form**



## Vendor Agency Disclosure Form

All Government agencies, and other agencies disposing of land subject to the offer back provisions of the Public Works Act 1981, are required to notify a supplier accredited by Land Information NZ as soon as a decision is made to dispose of any land. This department's quality assurance policy requires suppliers to furnish this form following its completion by vendor agencies.

Vendor Agency Ministry of Education  
 Contact Person Rosemary Johnson  
 Postal Address Private Bag 1749 Rotorua  
 Telephone Number 07 349 7399 Fax Number 07 349 7398

1. a) Area 1.746 hectares  
 b) CFR, Document Reference, or Gazette Notice Part GN S466207 & all GN S490171  
 c) Legal Description Part 2B2M Tauranga Taupo, Part 2B2M3B3B Tauranga Taupo, Lot 1 DPS 12494  
 d) Physical Description Closed School, dwelling and associated improvements  
 e) Address and Location SH1, Waitetoko, Taupo  
 f) Is the land landlocked or without frontage to a legal road? YES  NO
2. a) The most recent valuation held (include GST separately where applicable) \$2,548,000  
 b) State date, and the purpose for which the valuation was commissioned: 20/05/05 - CMV
3. a) Is the land subject to any registered interests YES  NO   
 b) If YES, describe the nature of the interest (Attach any further information to this form)
4. a) Is the land subject to any unregistered interests YES  NO   
 b) If YES, describe the nature of the interest (Attach any further information to this form)
5. a) Has the land been designated for another public work or has there been a written expression of interest from another agency for the land? YES  NO   
 b) If YES, describe the nature of this designation or interest (Attach any further information to this form)
6. a) Does the Vendor Agency intend to retain an interest in the land? YES  NO   
 X  
 b) If YES, describe the nature of this interest (Attach any further information to this form)
7. For CRI properties, date of the shareholding Ministers' consent N/A
8. For DHB properties, date of the Minister of Health's consent (note that previous consents given to CHEs or HHSs are void) N/A
9. a) For surplus RAILWAYS properties, date of the Minister of Railways or Minister for SOE's consent N/A  
 b) Was the property cleared through the CCJWP process? YES  NO

10. Department of Conservation response obtained under sec 24AA(2b) or sec 24AA(4b) of the Conservation Act 1987 and in respect to conservation values (protected under 5 above). YES  NO   
(Attach a copy of the response)

11. For EDUCATION properties, gazette reference supporting the uplifting of the purpose under sec 5A of the Education Lands Act 1949

12. a) Is there any known contamination of the property, or any past uses of the property which could cause contamination? YES  NO

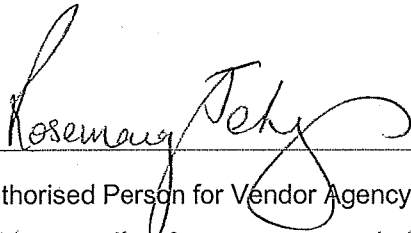
b) If YES, provide details \_\_\_\_\_  
(Attach any further information to this form)

13 I confirm that:

- I have made all reasonable enquiries prior to making the representations, warranties, and disclosures. As far as I am aware, all the information contained in this form and any other written information I have or will give to you is true and correct in all respects and represents all the material information relating to the above described property
- the above described property is no longer required for a State Primary School being the purpose for which it is held. The decision that this property is surplus to this requirement, was taken on 30 July 2004

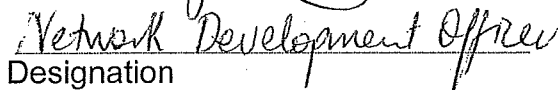
OR

- ~~• the above described property forms part of the portfolio of surplus railway land transferred to DOSLI (now LINZ) for disposal in January 1994. The decision to sell this property was taken on ...../...../.....~~



22/07/05

Authorised Person for Vendor Agency

  
Designation



## **Appendix IV**

Department of Conservation Clearance

## NOTIFICATION OF INTENTION TO DISPOSE OF LAND

In accordance with Section 24(2A) of the Conservation Act 1987 notification is hereby given that Ministry of Education intends to sell or otherwise dispose of the following land.

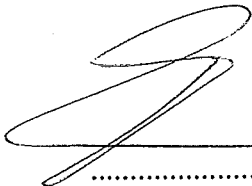
The notice is also to fulfil the Cabinet requirement to notify the Department of Conservation so that the conservation value of the area may be assessed.

<b>Area</b>	1.7460 hectares
<b>Legal description</b>	Lot 1 DPS 12494 & Pt Tauranga Taupo 2B2M2 & 2B2M3B3B
<b>CFR reference</b>	GN S466207, GN S490171
<b>Location</b>	383 SH 1, Te Rangiita <i>(give street address or approximate location, sufficient to enable the area to be located on maps and plans)</i>
<b>Local authority</b>	Taupo District Council
<b>Application of District Plan</b>	Designation D25, underlying zoning Residential <i>(include any known designations and briefly outline how the District Plan affects the area)</i>
<b>Designations</b>	Tauranga Taupo School Designation D25
<b>Land</b>	<del>does</del> / does not adjoin a waterway <i>(delete which does not apply, this information should be provided by a person who has at least carried out a basic check of the facts from available information such as a LINZ Accredited Supplier or a Property Officer from the disposing department)</i>
<b>Details of adjoining/internal waterways</b>	Lake Taupo is within 20m of northern boundary. <i>(provide as much detail as is known, especially the width of any adjoining or internal waterway, the size of any lakes and whether or not the area adjoins the sea. Comments on any conservation values, including the values any marginal strip may protect would also be useful)</i>
<b>Marginal strips or esplanade reserves on adjoining properties</b>	Esplanade reserves adjoin northern boundary of part of site, northern boundary of balance of site is within 20m of Lake Taupo. <i>(provide brief details, if known, particularly about widths)</i>



## Department of Conservation

- 1 The area does not adjoin a waterway so no marginal strip will be created.
- 2 The area has no known conservation values that the Department of Conservation wishes to see protected.
- 3 ~~The area adjoins a waterway and a 20m wide marginal strip will meet the requirements of the Conservation Act.~~
- 4 ~~The area adjoins a waterway and an investigation is necessary to consider whether a strip wider than 20m is required to meet the requirements of Section 24AA(5) of the Conservation Act; and/or~~
- 5 ~~The area may have other conservation values that should be protected and an investigation is underway. You will be advised of the outcome and what action the department proposes before (insert date).~~

  
.....  
(signed for Department of Conservation)

.....  
(designation)

### Comments

This advice is designed to provide a quick reply where no marginal strip is created or where a 20 metre strip will be sufficient. It will also be used to provide a quick response if there are no other known conservation values requiring protection.

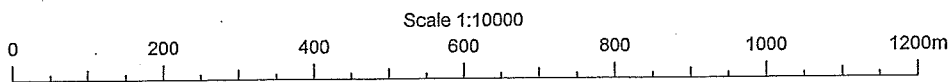
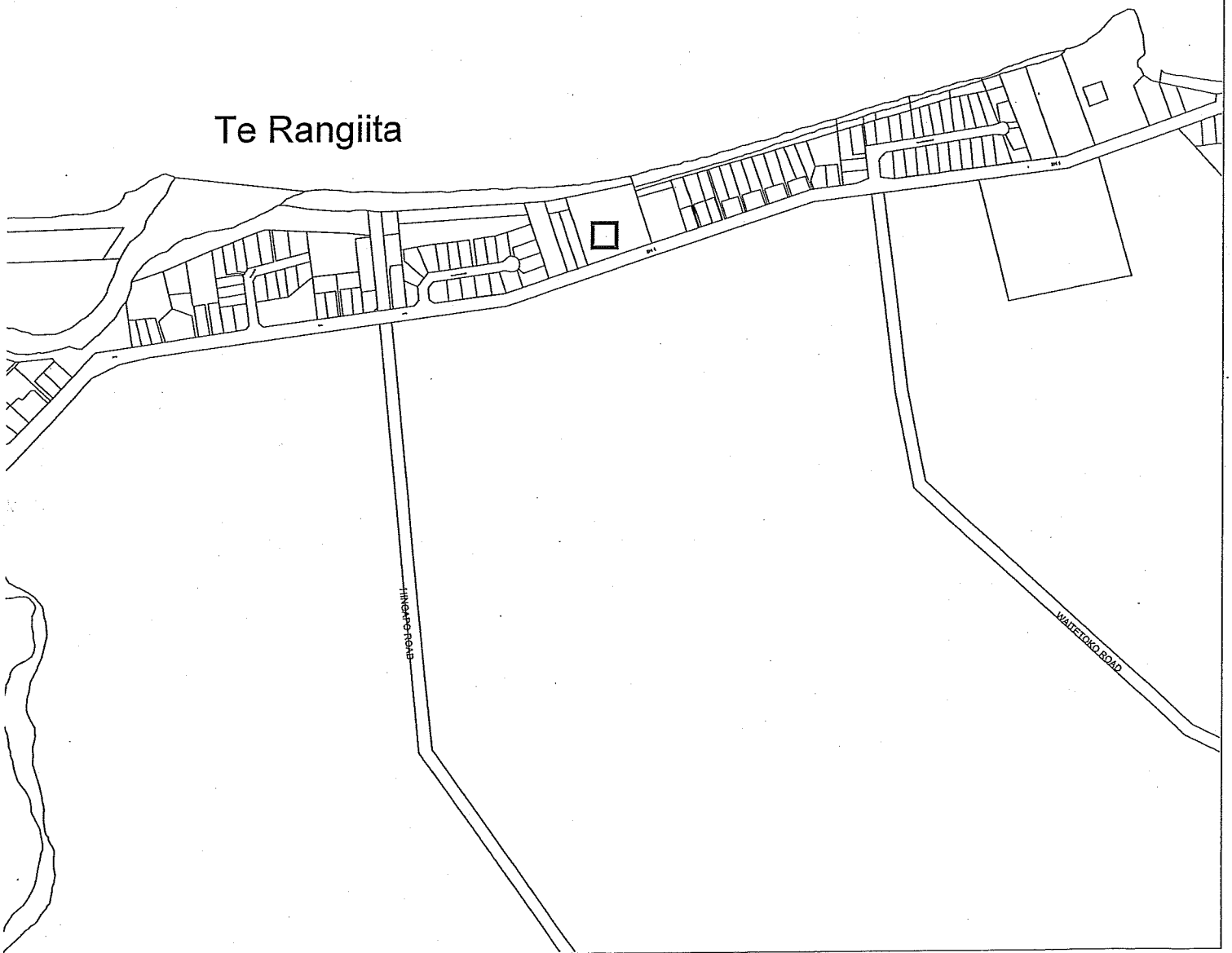
It will be used to advise that the need for protection either by wider marginal strips or other means is to be investigated during a further 20 working day period.

If an investigation is carried out to determine any conservation values, separate advice will be provided of the outcome. That will include whether the department plans to negotiate protection for all or part of the area and the process for doing so or require a marginal strip wider than 20m.

If the disposing department or agency wishes to apply for an exemption or reduction in the marginal strip requirement, a separate application will be necessary with supporting information detailing why a reduction or exemption is required. Sections 24A and 24B of the Conservation Act apply.

# Mission Point

## Te Rangiita



TAURANGA TAUPO PRIMARY SCHOOL

Survey and Title Data as at 3-APRIL-2004, Valuation and Sales Data as at 5-JANUARY-2004 and Geodetic Mark data as at 3-APRIL-2004. For additional mark data visit [www.linz.govt.nz](http://www.linz.govt.nz). Cadastral Information from LINZ Core Record System (CRS). CROWN COPYRIGHT