

SCHEDULE 2

PLAN



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THORNDON SCHOOL for Ministry of Education
20 Tumbull St., Thorndon WELLINGTON

THOR A Proposed Land Swap
Scale: 1:2000 as Permitted/2000:1 Preparation: 2018

**McKENZIE
HIGHAM**
ARCHITECTS
Level 11/118 The Domain, The Domain
Wellington 6142

SCHEDULE 3
SCHOOL LAND CFR 782453

DRAFT

ROAD-STOPPING APPLICATION FORM

Absolutely Positively
Wellington City Council

Me Heke Ki Pōneke

Send or deliver your application to:
Property Projects, Wellington City Council, PO Box 2199, 101 Wakefield Street, Wellington 6140.
For more information phone 04 499 4444.

NOTES FOR THE APPLICANT

The Council may request further information to better understand the potential effects of this proposal. If the information is not received by the Property Projects team within six months of the request being made, the application may lapse and a new application may be required unless prior approval is obtained.

Once this application is lodged with the Council, it becomes public information. If there is sensitive information in the proposal, please let us know.

For more information, please refer to the Road Encroachment and Sale Policy on our website Wellington.govt.nz/plans/bylaws or read the enclosed information sheet on road stoppings.

APPLICANT DETAILS

Full name	Ministry of Education		
Postal address	C/-Chris Leech, Senior Property Advisor, The Property Group, PO Box 7240, Christchurch 8240		
Phone	+64 3 363 5909	Mobile	+64 27 226 3164
Email	cleech@propertygroup.co.nz	Fax	

PROPERTY OWNER DETAILS *(if different from above)*

Names of all property owners	Her Majesty the Queen (Crown) - The Ministry of Education		
Contact person	As above		
Postal address			
Phone		Mobile	
Email		Fax	

PROPERTY DETAILS

Site address <i>(Specify unit/level number, location of building within site/block number, building name and street name)</i>
19-24 Turnbull Street, Thorndon, Wellington
Land use <i>(District Plan zoning, eg commercial, residential, rural etc)</i>
Held for Educational Purposes
Legal description <i>(eg Lot 1 DP12345 Land title WN12A/345)</i>
19 Turnbull Street: Deeds Plan 27 Held in Gazette Notice 898025
21 Turnbull Street: Deeds Plan 27 Held in Gazette Notice 866350
23 Turnbull Street: Deeds Plan 27 Held in Gazette Notice 866350
20 Turnbull Street: Lot 1 Deposited Plan 5859
22 Turnbull Street: Lot 1 Deposited Plan 5443
24 Turnbull Street: Part Lot 1 Application Plan 648

DESCRIPTION OF PROJECT

Name of road to be stopped

Part of Turnbull Street (as illustrated on the map attached to this application)

Reason for stopping (*Examples include decks, gardens, garages, balconies, retaining walls, future subdivision. Please note this is not a full list*)

The Wellington City Council and the Ministry of Education are entering into a land swap agreement. The land comprises 141sqm of legal road, owned by the Council, in Turnbull Street (illustrated on the attached plan). As part of this agreement, the legal road land status is to be lifted from that land.

The Ministry of Education owns the land that adjoins the 141sqm of road on three boundaries. The acquisition of the land will enable the Ministry to form a safer pathway from its redeveloped Thorndon School site with its playing field. The site will be redeveloped to also enable a usable area to be created for the students.

The Ministry is paying for all costs associated with the land swap.

Service provider approvals/acknowledgements are attached as requested

Please continue on a separate sheet if necessary.

Associated subdivision (*if any*)

None


COUNCIL APPLICATIONS FOR THIS PROJECT

Common applications	Have applied already (<i>Write application number if known</i>)	Office use only (<i>information provided</i>)
Project information memorandum (PIM)	N/A	
Building consent	To be submitted once land swap concluded	
Vehicle access	N/A	
Encroachment licence/landowner consent	N/A	
Land use resource consent	N/A	
Subdivision resource consent	N/A	
Sewer connection/disconnection	Not required for this stopping	
Stormwater connection/disconnection	See attached service authority approval email	
Water connection/disconnection	See attached service authority approval email	
Other		

ATTACHMENTS

Land title (Computer Freehold Register – search copy dated within past 30 days) <i>(Contact Land Information New Zealand on 0800 665 463)</i>	Attached	
Aerial view of the property clearly showing the area that may be stopped <i>(The Council's service centre at 101 Wakefield Street can provide a map or check cityview on our website Wellington.govt.nz)</i>	Attached	
Service authority consents	Attached	
Application fee of \$517.50 (including GST). Please make cheques out to Wellington City Council.	Attached	
<ul style="list-style-type: none"> This includes up to five hours of processing time by Council staff. Once processing time exceeds five hours, \$103.50 (including GST) per hour will be charged on a time taken basis. A refund may be given if the proposal is declined, less a non-refundable amount of \$207 (including GST). This is equivalent to two hours processing time. Time incurred by Council staff in excess of two hours will also be charged. No refund will be made following a favourable Council resolution at step 4 of the road-stopping process. 		

APPLICANT STATEMENT

I/We understand that the road stopping must be done in compliance with the Local Government Act 1974 and/or the Public Works Act 1981 and Wellington City Council's road-stopping process.	
I/We understand that Wellington City Council cannot guarantee that any given application will be successful.	
I/We agree to pay the application fee of \$517.50 (including GST), of which \$207 (including GST) is non-refundable. <i>(See section 5 for details)</i>	
Signature(s) of all property owners	
 Lucy Ross Regional Information Manager Ministry of Education	Date 28/3/2018
	Date
	Date

OFFICE USE ONLY

Date received	Project #	
Property ID	Receipt #	Amount paid \$





COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952



Search Copy

Identifier 782453
Land Registration District Wellington
Date Issued 28 March 2017

Prior References

782452 WN294/101

Estate Fee Simple
Area 4080 square metres more or less
Legal Description Lot 1 Application Plan 2947 and Lot 11 Deeds Plan 27 and Part Lot 13 Deeds Plan 27 and Lot 17 Deeds Plan 27 and Lot 1 Deposited Plan 4659 and Lot 1 Deposited Plan 5443 and Part Lot 1 Application Plan 648 and Lot 1 Deposited Plan 808 and Lot 1 Deposited Plan 76023 and Part Lot 15 Deposited Plan 861 and Lot 2 Deposited Plan 352333 and Lot 1 Deposited Plan 5859

Purpose Education

Proprietors

Her Majesty the Queen

Interests

Subject to a right of way over part Lot 1 DP 808 created by Transfer 28387 - 7.4.1897 at 3:00 pm

Appurtenant to Lot 1 DP 808 is a right of way created by Transfer 28387 - 7.4.1897 at 3:00 pm

Appurtenant to Lot 1 DP 76023 is a pedestrian right of way and rights to drain water and sewage created by Transfer B290747.3 - 14.5.1993 at 11:41 am

The easements created by Transfer B290747.3 are subject to Section 243 (a) Resource Management Act 1991

8302440.1 Certificate pursuant to section 115(2) of the Port Nicholson Block (Taranaki Whanui ki Te Upoko o Te Ika) Claims Settlement Act 2009 that the within land is RFR land as defined in section 92 and is subject to subpart 2 of Part 3 of the Act (which restricts disposal, including leasing of the land) - 1.10.2009 at 9:00 am (affects Lot 1 DP 76023 and Lot 2 DP 352333)

8318249.1 Certificate pursuant to section 115(2) of the Port Nicholson Block (Taranaki Whanui ki Te Upoko o Te Ika) Claims Settlement Act 2009 that the within land is RFR land as defined in section 92 and is subject to subpart 2 of Part 3 of the Act (which restricts disposal, including leasing of the land) - 19.10.2009 at 9:00 am (affects Lot 1 DP 5859)

10744140.6 Certificate pursuant to section 115(2) of the Port Nicholson Block (Taranaki Whanui ki Te Upoko o Te Ika) Claims Settlement Act 2009 that the within land is RFR land as defined in section 92 and is subject to subpart 2 of Part 3 of the Act (which restricts disposal, including leasing of the land) - 28.3.2017 at 7:00 am (affects Lot 1 Application Plan 2947, Lot 11 Deeds Plan 27, Part Lot 13 Deeds Plan 27, Lot 17 Deeds Plan 27, Lot 1 DP 4659, Lot 1 DP 5443, Lot 1 DP 808, Part Lot 1 Application Plan 648 and Part Lot 15 DP 861)

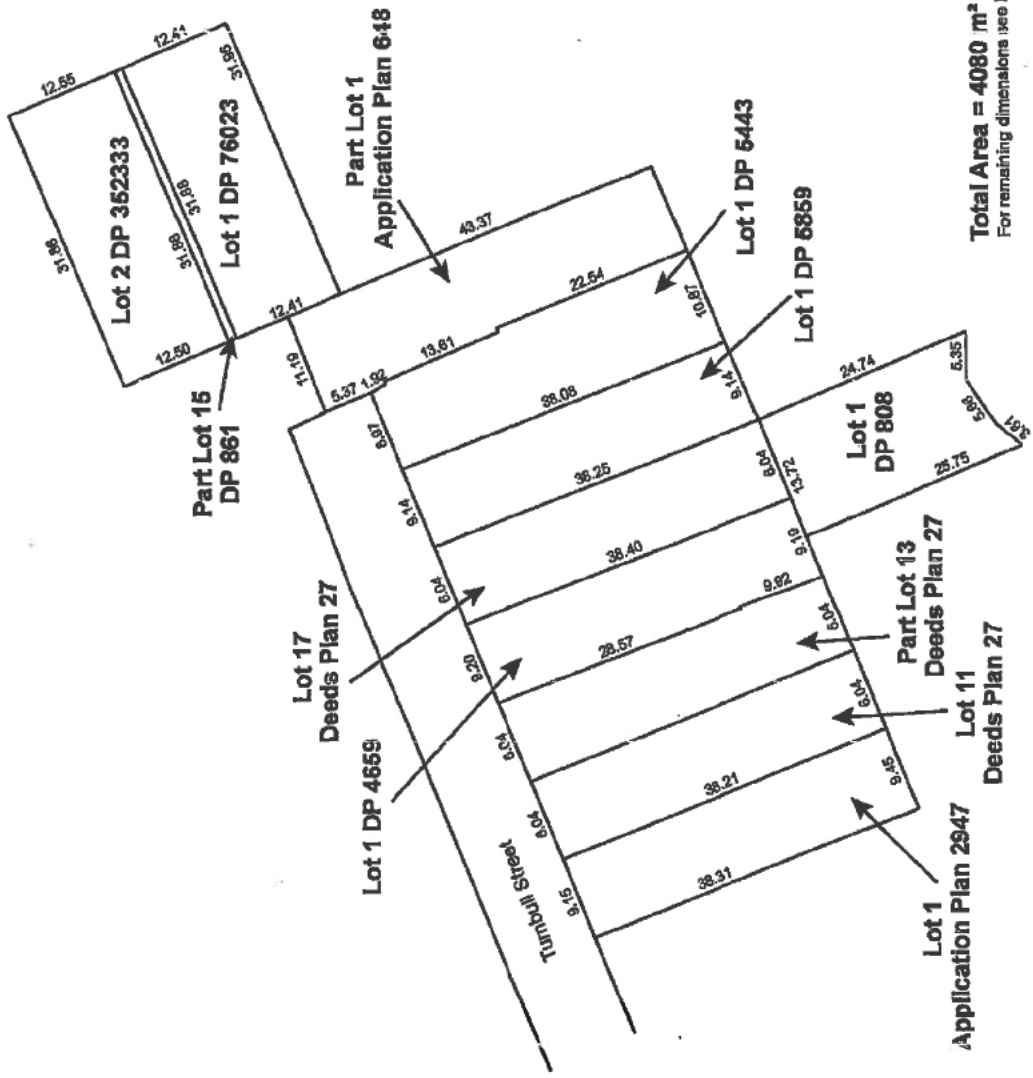
10856792.1 Encumbrance to Wellington City Council - 4.8.2017 at 5:19 pm

Title Diagram Title Diagram

Cpy - 01/01, Page - 001, 12/04/17, 08:10



DocID: 214756866



Total Area = 4080 m²
For remaining dimensions see DP's 5443, 4659, 861, A, 648 & DEED 27

Extract from N.Z. Gazette, 18 March 1971, No. 21, page 488

Declaring Land Taken for a Special School in the City of Wellington

PURSUANT to section 32 of the Public Works Act 1928, the Minister of Works hereby declares that, a sufficient agreement to that effect having been entered into, the land described in the Schedule hereto is hereby taken for a special school from and after the 22nd day of March 1971.

SCHEDULE

WELLINGTON LAND DISTRICT

ALL that piece of land containing 30.9 perches situated in the City of Wellington, Wellington R.D., being part of Section 588 on the public map of the Town of Wellington, and being also Lots 22 and 24, Deeds Plan 27. All certificate of title, Volume 401, folio 3, Wellington Land Registry (limited as to parcels).

Dated at Wellington this 2nd day of March 1971.

PERCY B. ALLEN, Minister of Works.

(P.W. 31/2646; Wn. D.O. 13/1/39/0/9)

A. K. SHAWNEE, Government Printer, Wellington, New Zealand.

866350

195

PARTICULARS ENTERED IN THE REGISTER-BOOK
VOL. 401 FORM 3 and Indexes
THE 7 APR 1971.
AT 1.36 O'CLOCK.

Judith A. [Signature]
Assistant Land Registrar
WELLINGTON
N.Z.

DUPLICATE DESTROYED

RECALL FILE LABEL
F5000009319521

Recorded on Wellington 33A
2F 19.4.71.

Volume	GN
Page	MOW
Date	07 APR 1971
Time	1.36
Page	NIC
Abstr of No.	2365

13/1/47/0/14
W.D.O. File

250808

Ministry of Works,
District Office,
Private Bag,
WELLINGTON.

26th Nov. 1971

The District Land Registrar,
Wellington

Job No. ~~71255~~ 71253

1820097

I enclose for deposit in your office:

- 1. Copy of : *Gazette Nov 1971 ND 86*
 Declaration *Page 2373*
 Proclamation
 Notice
~~Order in Council~~
 Certificate
- 2. Copy of the Plan M.O.W. ~~_____~~ S.O. Plan
 H.D.W. Plan.
- 3. ~~Discharge of Compensation Certificate No.~~

Will you kindly register the document against all lands affected thereby, inform me when this has been done, and advise the number allotted to the document.

If you find the document doubtful or incorrect in any respect, will you please refrain from registering it and inform me at once.

~~Compensation Certificate No. _____ need not be formally discharged as all the land in the certificate has become a public work and the purpose of the certificate has now been fulfilled.~~

C.J. Tustin
District Commissioner of Works
per:

Encl: Blue copy Gazette

820808

Extract from N.Z. Gazette, 11 November 1971, No. 86, p. 2373

Land Held for Buildings of the General Government Set Apart for a Special School in the City of Wellington

PURSUANT to section 25 of the Public Works Act 1928, the Minister of Works hereby declares the land described in the Schedule hereto to be set apart for a special school from and after the 15th day of November 1971.

SCHEDULE

WELLINGTON LAND DISTRICT

All that piece of land containing 13.7 perches situated in the City of Wellington, Wellington R.D., and being Lot 20, Deeds Plan 27, being part Section 588, Town of Wellington. Formerly all certificate of title, Volume 401, folio 2, Wellington Land Registry (limited as to parcels). All Declaration No. 820097, Wellington Land Registry.

GN 820097

Dated at Wellington this 22nd day of October 1971.

PERCY B. ALLEN, Minister of Works

(P.W. 31/2646; Wn. D.O. 13/1/47/0/14)

A. R. SWEENEY, Government Printer, Wellington, New Zealand

898025

54

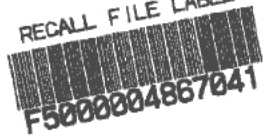
Phoc 820097

9.32

Goldth...



RECALL FILE LABEL



Recorded in Wght 33A
P 14/12

LAND & DEEDS	
Nature:	GN
Firm:	MON
30 NOV 1971	
Time:	9.32
Fee:	ENR
Abstract No.	9492

AM

From: [Samir Hermiz](#)
To: [Deb Taylor](#)
Cc: [Tony Jaegers](#)
Subject: RE: Thorndon School: Land swap - relocation of services
Date: Monday, 26 February 2018 2:10:21 p.m.
Attachments: [image004.png](#)
[image005.png](#)
[Turnbull Street.pdf](#)

Dear Deb

Proposed Road Stopping at Thorndon School (Turnbull Street), Thorndon.

Thank you for your email dated 26 February 2018 relating to WCC drainage service.
WCC Public Drainage

There are no objections from Public Drainage, Wellington Water to the proposal for road stopping as indicated on your plans.

A public stormwater and wastewater drains are located within the area of proposed road stopping.

Building over or near these drains would be subject to prior approval of the public drainage Engineer, Land Development – Wellington water.

I attached a copy from WCC Arcview mapping showing the known water and drainage services in the area.

Regards,

Samir Hermiz Drainage Engineer - Land Development



Tel +64 4 912 4466 DDI Mob 021 879 133

Private Bag 39804, Wellington Mail Centre 5045
Level 4, IBM House, 25 Victoria Street, Petone, Lower Hutt

www.wellingtonwater.co.nz

Wellington Water is owned by the Hutt, Porirua, Upper Hutt and Wellington city councils and Greater Wellington Regional Council.
We manage their drinking water, wastewater and stormwater services.

From: [Kevin Hodge](#)
To: [Deb Taylor](#)
Subject: Thorndon School Turnball St - gas main enquiry
Date: Friday, 23 March 2018 2:28:57 p.m.
Attachments: [image001.png](#)

Hi Deb,

I have received your request to shorten the gas main in Turnball Street for Thorndon School. I can confirm Powerco are able to shorten the gas main as identified to a location that suits both parties.

I understand you have to request to WCC for them to consider but am wondering what is the likely timeframe for Powerco to action the request? Further to this any works Powerco undertake and carry on your behalf will be chargeable based on the work carried out.

Is it best we meet onsite to discuss any action, I have some time towards the end of next week and onwards to catch up if required. From this we could determine location to isolate current gas main and work required to complete.

Look forward to your response

Kind regards

Kevin Hodge – Field Services Co-ordinator

Mob 027 702 6095 | 101 Port Road, Lower Hutt, 5010,



The Gas Hub is a Division of Powerco Limited

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www.powerco.co.nz | www.thegashub.co.nz

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Wellington Electricity Lines Limited

Level 2, 75 The Esplanade,
Petone
PO Box 31 049, Lower Hutt
Wellington, New Zealand
Tel 64 4 915 6100
Fax 64 4 915 6130



★ wellington electricity™

Wellington Electricity Lines Limited

75 The Esplanade
Petone, PO Box 31049
Lower Hutt 5040
New Zealand

Tel: +64 4 915 6100
Fax: +64 4 915 6130
www.welectricity.co.nz

IISC is a service provider to we™

To	Deb Taylor	email	Deb.Taylor@education.govt.nz
Company	Ministry of Education	Date	26 February 2018
From	Paul Stent	No. of pages	1
Subject	Road Stopping – 20 Turnbull Street (Thorndon School), Thorndon		

Deb,

There are **OVERHEAD ELECTRICITY LINES** in the vicinity of the road stopping area.

Provided you comply with the following conditions, Wellington Electricity has no objections to your application for a road stopping:

- 1 All activities near the lines must be carried out in accordance with the New Zealand Electrical Code of Practice for Electrical Safety Distances (NZECP 34:2001).
- 2 Please contact Northpower (0800 248 288) to obtain plans of the lines.
- 3 Any relocation of the lines will be at your cost and you should contact Northpower to discuss options.
- 4 If any of Wellington Electricity's lines are to be located on private land (either as a result of a boundary change or a relocation of the lines), an easement must be granted to Wellington Electricity.
- 5 If during construction you notice any underground electricity cables or cause an electricity outage, please halt construction immediately and contact Wellington Electricity's fault line on 0800 248 148.

Yours sincerely

Paul Stent - IISC
Project Administrator
Wellington Electricity

From: [Matt Jeffery | McKenzie Higham Architects](#)
To: [Deb Taylor](#)
Cc: [Trudie Ward](#)
Subject: FW: 01933964 : 20 & 21 Turnbull Street, Wellington
Date: Monday, 26 February 2018 1:17:12 p.m.
Attachments: [JT220739 Sales and Service Advice Note.pdf](#)
[JT220739 Proposed Design 041217.pdf](#)

Hi Deb,

E-mail & quote / design from Chorus, as requested.

Cheers

Matt Jeffery
Associate
P 04 903 4975

**MCKENZIE
HIGHAM**
ARCHITECTS



From: Network Services [mailto:~~xxxx~~]
Sent: Monday, 4 December 2017 4:47 PM
To: ~~xxxx~~ Matt Jeffery | McKenzie Higham Architects
Subject: 01933964 : 20 & 21 Turnbull Street, Wellington

Good afternoon Trudie & Matt

Thanks for your recent request for us to relocate our network at the above address.

Please sign the attached Sales & Service advice note and pay our quote of **9(2)(i)** (including GST) within 30 days of the date of this email.

If we don't receive the above within the 30 day time frame, this quote will be withdrawn and you'll need to reapply for a new quote if you still want to go ahead at a later date.

Next steps

1. Return the signed sales & service advice note to us at xxxxxxxxxxxxxxxx@xxxxxx.xx.xx or by post to **Chorus Network Services, PO Box 9405, Waikato Mail Centre, Hamilton 3200.**

By signing you agree to us carrying out the proposed works on the terms set out in this email and as outlined in that note and the lay plan / designs.

2. You have the following options for payment:
 - **Online banking:** our account number is 03-0584-0256885-00
 - **Credit card:** <https://payments.chorus.co.nz>. T&Cs (including relevant fees) are at <https://www.chorus.co.nz/legal-disclaimer>
 - **Cheque:** made out to **Chorus New Zealand Limited**, sent to **Chorus Billing**

& Credit Management, Chorus NZ Ltd, P.O. Box 6640, Wellesley Street, Auckland.

Please use the Chorus reference number in the email subject line as your reference when making payment, or on the back of the cheque.

Once we've received the signed agreement and payment we can start the proposed works, which could take up to 40 days to complete.

Is there anything else I need to know?

- If the sales & service advice note contradicts the terms of this email, the email terms will prevail.
- The quote covers relocation of our network at the above address and not the provision of any telecommunications services.
- We retain ownership of our network and the proposed works are provided in line with our End User Terms, which you can find at <https://company.chorus.co.nz/contracts-and-agreements>.
- You can change your mind and cancel the order. If you cancel the order, we will refund the payment to you, deducting any costs we've incurred in relation to the proposed works up to the time of cancellation. This may include design costs and any build work completed.
- We may decide to cancel the job if it's not completed within six months of the date you sign the agreement and you're directly or indirectly responsible for the delay. If we cancel the proposed works, we will refund the payment as above.

Kind Regards

Catherine Maher

Network Services Coordinator
T 0800 4 NETWORK (0800 463 896)
Opt 3
E xxxxxxxxxxxxx@xxxxxx.xx.xx
PO Box 9405
Waikato Mail Centre
Hamilton 3200
www.chorus.co.nz



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From: [Network Services](#)
To: [Deb Taylor](#)
Subject: 02058333: 20 & 21 Turnbull Street, Wellington
Date: Tuesday, 27 March 2018 11:12:41 a.m.
Attachments: [image003.png](#)

Hi Deb,

We have raised a new Service Order to get a quote for the widening of scope of works with our service company. Your new Chorus Reference # : 02058333

Kind Regards

Jono Tutty

Network Services Coordinator

T 0800 463 896 opt.3
E xxxxxxxxxxxxxxxx@xxxxxxxx.xx.xx

PO Box 9405
Hamilton 3240
www.chorus.co.nz



Aon Hewitt Best Employer in Australasia 2012-2017

Aon Hewitt Best of the Best Employers in Australasia 2015

 Please consider the environment before printing this e-mail

From: Deb Taylor [mailto:xxx.xxxxxx@xxxxxxxxxx.xxxx.xx]
Sent: Friday, 23 March 2018 11:53 a.m.
To: Network Services <xxxxxxxxxxxxx@xxxxxx.xx.xx>
Cc: Matt Jeffery | McKenzie Higham Architects <xxxx@xxxxxxxxxxxxxxxx.xx.xx>
Subject: FW: 01933964 : 20 & 21 Turnbull Street, Wellington

Hi Johnno,

Please progress in providing an updated quotation for the work quoted below on the plan attached.

To recap, Chorus has provided a quotation to the Ministry of Education for the termination/relocation of services in part of Turnbull Street. This is to facilitate a land swap, whereby the Wellington City Council swap land with the Ministry of Education. The Council land being acquired by the Ministry is 141sqm, currently road, adjacent to 19 and 21 Turnbull Street. The Ministry has agreed to pay any relocation/termination costs for services that existing in the road they are looking to acquire.

It seems that part of infrastructure belonging to Chorus was overlooked when we requested the attached quote. We also need the relocation/termination of the cable and post that runs from BS51/11 WN465 to BS51/9 WN465 shown on the proposed design at 21 Turnbull Street. I can confirm that the Ministry of Education owns the land on both 19 and 21 Turnbull Street (held in gazette notice). It also looks like, but will obviously need confirming, that 29 Turnbull Street is serviced from U-JWS192.

We have some urgency on this project, and would appreciate assistance from you. We require a document (the updated quotation would be sufficient) that Chorus approves this relocation/termination for our Council application to stop the road by Wednesday next week. Again, any assistance you can provide to help us meet this deadline would be much appreciated.

Please do not hesitate to contact me should you wish to discuss further.

Kind regards

Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Infrastructure Services

DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832

Te Uruti | 48 Hereford St | West End

Christchurch 8013

From: Matt Jeffery | McKenzie Higham Architects [<mailto:xxxx@xxxxxxxxxxxxxxxxxx.xx>]

Sent: Monday, 26 February 2018 1:17 p.m.

To: Deb Taylor <xxx.xxxxxx@xxxxxxxxxx.xxxx.xx>

Cc: Trudie Ward <xxxxxx.xxxx@xxxxxxxxxx.xxxx.xx>

Subject: FW: 01933964 : 20 & 21 Turnbull Street, Wellington

Hi Deb,

E-mail & quote / design from Chorus, as requested.

Cheers

Matt Jeffery

Associate

P 04 903 4975

**MCKENZIE
HIGHAM**
ARCHITECTS



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Sent: Monday, 4 December 2017 4:47 PM

To: xxxxxx.xxxx@xxxxxxxxxx.xxxx.xx; Matt Jeffery | McKenzie Higham Architects

Subject: 01933964 : 20 & 21 Turnbull Street, Wellington

Good afternoon Trudie & Matt

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Kind Regards

Catherine Maher
Network Services Coordinator
T 0800 4 NETWORK (0800 463 896)

From: [Ben Waters](#)
To: [Deb Taylor](#)
Cc: [Matt Jeffery | McKenzie Higham Architects](#); [Trudie Ward](#); [Tony Jaegers](#)
Subject: RE: Thorndon School - Turnbull Street: Service relocation
Date: Monday, 26 March 2018 2:10:19 p.m.
Attachments: [image002.png](#)

Deb,

Following our discussions, Wellington Water agree to the Ministry of Education relocating the hydrant and piping to the emergency water tank as discussed.

Wellington Water would prefer that the water pipe cross the sewer pipe within WCC land and the pipe servicing the emergency supply is run through the grass area for ease of future maintenance.

The pipe work must be completed by a Wellington Water approved water supply connection contractor. A list is available at wellingtonwater.co.nz.

Kind regards,

Ben Waters Acting Potable Water Investigations Team Leader



Tel 04 912 4400 **DDI** 04 912 4465 **Mob** 021 875 346

Private Bag 39804, Wellington Mail Centre 5045
Level 4, IBM House, 25 Victoria Street, Petone, Lower Hutt

www.wellingtonwater.co.nz

Wellington Water is owned by the Hutt, Porirua, Upper Hutt and Wellington city councils and Greater Wellington Regional Council.
We manage their drinking water, wastewater and stormwater services.

**Take care of our water now and
help us enjoy it all summer.**

See how at loveeverydrop.nz



From: [Deb Taylor](#)
To: [Matt Jeffery | McKenzie Higham Architects](#)
Cc: [Trudie Ward](#); [Chris Leech](#)
Subject: RE: 17141 - 180308 - Turnbull Street
Date: Friday, 10 August 2018 11:46:00 a.m.

Thanks Matt. FYI the S&P Agreement will be back with the WCC early next week – but please be assured this is not holding up any of the other processes.

Cheer

Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Education
Infrastructure Services
DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832
Te Uruti | 48 Hereford St | West End
Christchurch 8013

From: Matt Jeffery | McKenzie Higham Architects [mailto:Matt@mckenzie-higham.co.nz]
Sent: Friday, 10 August 2018 11:44 a.m.
To: Deb Taylor <Deb.Taylor@education.govt.nz>
Cc: Trudie Ward <Trudie.Ward@education.govt.nz>; Chris Leech
<CLeech@propertygroup.co.nz>
Subject: RE: 17141 - 180308 - Turnbull Street

Hi Deb,

We spoke to Adamson Shaw and they confirmed that the documents have been lodged with LINZ

They seems to have been a delay, while gaining a dispensation from LINZ that didn't require them to peg out all internal boundaries?

Understand LINZ should release in 'about a week'...

Have a great weekend

Matt Jeffery
Associate
P 04 903 4975

**MCKENZIE
HIGHAM**
ARCHITECTS



McKenzie Higham Architects
Level 1, 171 Vivian Street, Te Aro,
PO Box 9792, Wellington, 6141, NZ



Park Kitchen | A Neighbourhood Destination

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or copy the information in it.

From: Deb Taylor <xxx.xxxxxx@xxxxxxxxxx.xxxx.xx>
Sent: Wednesday, 8 August 2018 10:47 AM
To: Matt Jeffery | McKenzie Higham Architects <xxxx@xxxxxxxxxxxxxxxxxx.xx>
Subject: RE: 17141 - 180308 - Turnbull Street

Have you heard anything Matt?

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Education
Infrastructure Services
DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832
Te Uruti | 48 Hereford St | West End
Christchurch 8013

From: Matt Jeffery | McKenzie Higham Architects [<mailto:xxxx@xxxxxxxxxxxxxxxxxx.xx>]
Sent: Friday, 3 August 2018 4:30 p.m.
To: Peter Maunder <xxxxxx@xxxxxxxxxx.xx>; John Vriens <xxxx.xxxxxx@xxx.xxxx.xx>
Cc: Trudie Ward <xxxxxx.xxxx@xxxxxxxxxx.xxxx.xx>; Deb Taylor
<xxx.xxxxxx@xxxxxxxxxx.xxxx.xx>
Subject: 17141 - 180308 - Turnbull Street

Hi Peter,

Can you please let us know when the further survey data has been submitted to LINZ?

MOE desperate to move ahead with these works.

Cheers

Matt Jeffery
Associate
P 04 903 4975

**MCKENZIE
HIGHAM**
ARCHITECTS



**NZIA
Practice
2018**

McKenzie Higham Architects
Level 1, 171 Vivian Street, Te Aro,
PO Box 9792, Wellington, 6141, NZ



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or copy the information in it.

From: [Deb Taylor](#)
To: [Chris Leech \(cleech@propertygroup.co.nz\)](mailto:cleech@propertygroup.co.nz)
Subject: FW: Thorndon Turning Head - DRAFT
Date: Monday, 20 August 2018 4:00:00 p.m.
Attachments: [W5118 Turning Circle Preliminary Design Estimate - 180221 - DRAFT.pdf](#)

FYI

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Education
Infrastructure Services
DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832
Te Uruti | 48 Hereford St | West End
Christchurch 8013

From: Trudie Ward
Sent: Monday, 26 February 2018 1:50 p.m.
To: Deb Taylor <Deb.Taylor@education.govt.nz>
Subject: Thorndon Turning Head - DRAFT

Afternoon

Please see attached the costings for turning head including our works to lower the road height and landscape it, **9(2)(i)**.

Regards

Trudie Ward | Projects Delivery Manager - Contractor | Capital Works
DDI +64 4 463 7080 | Mobile +64 27 406 3166

MALTBYS

DEFINING COSTS · MANAGING RISK · DELIVERING RESULTS

Thorndon School – Turning Circle

Preliminary Design Estimate

Rev 1 - **DRAFT**

21 February 2018



DEFINING COSTS, MANAGING RISK AND DELIVERING
RESULTS THAT ADD VALUE FOR OUR CLIENTS

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Introduction

Maltbys Limited (Maltbys) have been commissioned by Ministry of Education to prepare a Preliminary Design Estimate for the proposed works at Thorndon School, Turnbull Street.

This is an estimate of construction costs only and is subject to a range of clarifications and exclusions that must be considered in conjunction with the estimate.

This report has been prepared for the sole use of Ministry of Education. We neither acknowledge nor accept any other duty of care in respect of the report or the contents thereof, and any person other than Ministry of Education who rely upon the report or any part thereof without direct reference to a written authorisation by a Director of Maltbys Ltd does so in all respects at that person's risk.

Executive Summary

This estimate has been estimated at current rates and prices as set out below:

Thorndon School – Turning Head & Landscaping Works:

Construction Cost Estimate (Excluding GST)
Professional Fees (25%)
MoE Fees (3%)
Legal Fees (Sum)
Pre-Construction Escalation (3% per Annum)
Post-Construction Escalation (3% per Annum)
Contingency (12%)
Project Total (Excluding GST)

9(2)(i)

A definitive list of clarifications and exclusions is contained within the Methodology section of this report. Where appropriate, allowances for these exclusions should be made in the overall development budget.

Full details of the cost estimate are included within the appendix attached.

Methodology

Basis of Estimate

Maltbys have prepared a Preliminary Design Estimate from the following information:

- McKenzie Higham drawings TH10, TH11, TH12, TH13 dated 16 November 2017
- Site meeting with MOE and McKenzie Higham on 14 November 2017

This estimate assumes that competitive tenders will be called and that there will be no restraint of access during the construction period. However, we do note that if the Contractor that is currently on site (Thorndon School) is used, there is a possibility of cost saving on P&G, Margin and Staging.

This estimate has been prepared on an elemental basis. Rates and prices current as at February 2018.

We have made a provision for escalation until construction starts (Assumed June 2018). And a further allowance for escalation during the construction period (Assumed 5 months).

The following allowances are included in the current estimate:

• Preliminary & General Costs	10%
• Contractors Margin	6%
• Unmeasured Sundries	5%
• Professional Fees (As instructed by MoE)	25%
• Project Contingency (As instructed by MoE)	12%
• Escalation	3%
• MoE Fees (As instructed by MoE)	3%
• Legal fees (Provisional)	Sum

Note that the Unmeasured Sundries sum is integral to the overall estimate total and is a general allowance for sundry unmeasured items and assumptions made for construction details not shown.

Items Specifically Excluded

The following items have been specifically excluded from this estimate:

- Goods & Services Tax (GST)
- Resource Consent fees and costs
- Land negotiation costs
- Land information New Zealand costs
- MOE insurance costs (Contract Works Insurance)
- Finance Costs
- Effect of inflation or market conditions from the date of this estimate
- Asbestos survey
- Removal of Asbestos containing materials not identified on the drawings
- Other hazardous material or contamination
- Moving and decanting costs
- Temporary accommodation
- Refer to estimate for additional, more specific exclusions

Appendices

THORNDON TURNING HEAD WORKS - REV 3

	Unit	Qty	Rate	Cost
<u>Site Preparation</u>				
1	m2	492	9(2)(i)	9(2)(i)
2	No	1	9(2)(i)	
3	No	2	9(2)(i)	
4	Item	1	9(2)(i)	
5	Item	1	9(2)(i)	
6	Item	1	9(2)(i)	
TOTAL SITE PREPARATION \$				9(2)(i)
<u>Electrical Services</u>				
7	No	1	9(2)(i)	
8	No	1	9(2)(i)	
9	Item	1	9(2)(i)	
10	Item	1	9(2)(i)	
TOTAL ELECTRICAL SERVICES \$				9(2)(i)

THORNDON TURNING HEAD WORKS - REV 3

Drainage

- 11 150 dia stormwater drain including trench and backfilling
- 12 150dia Sewage drain including trench and backfilling
- 13 100 dia Potable water including trench and backfilling
- 14 Drainage channel
- 15 Stormwater manhole (max 1500 deep)
- 16 Full Sump as per R-41-740
- 17 Stormwater Sump
- 18 New Fire Hydrant
- 19 New Toby connection to new School buildings
- 20 Allowance for making good existing area and removal of existing damaged pipework
- 21 Allowance for making good Asphalt
- 22 Allowance for connections to existing
- 23 Allowance for alterations to existing Council Sewer and Stormwater lines

Unit	Qty	Rate	Cost
m	72	9(2)(i)	██████████
m	79	9(2)(i)	██████████
m	84	9(2)(i)	██████████
m	35	9(2)(i)	██████████
No	3	9(2)(i)	██████████
No	2	9(2)(i)	██████████
No	4	9(2)(i)	██████████
No	1	9(2)(i)	██████████
No	1	9(2)(i)	██████████
Item	1	9(2)(i)	██████████
Item	1	9(2)(i)	██████████
Item	1	9(2)(i)	██████████
Item	1	9(2)(i)	██████████
TOTAL DRAINAGE \$			9(2)(i)

THORNDON TURNING HEAD WORKS - REV 3

Site Works

Concrete Works

- 24 Heavy Duty concrete slab
- 25 Exposed Aggregate Concrete
- 26 Exposed Timber Frame laid between Concrete
- 27 Concrete Planter Boxes
- 28 Allowance for Kerb/Footpath/Berm Vehicle crossing as per R-24-721

Pavings

- 29 Large Concrete Pavers with various finishes
- 30 Heavy Duty asphalt complete including substrate and laying to falls

Decks

- 31 Allowance for Temporary Stairs

Soft Landscaping and Furniture

- 32 Planting beds
- 33 Timber Bench Seating to Concrete Planter Walls
- 34 Allowance for Sundry Site Works

Sundries

- 35 1300 x 100 Rubber wheel stop
- 36 Removable Bollards including Concrete footing
- 37 Fixed Bollards including Concrete footing
- 38 Flexible Bollards
- 39 Traffic markings TBC

Traffic Control

- 40 Traffic Management Plan
- 41 Traffic Signage

	Unit	Qty	Rate	Cost
	m2	123	9(2)(i)	████████
	m2	89	9(2)(i)	████████
	m	102	9(2)(i)	████████
	m	93	9(2)(i)	████████
	No	2	9(2)(i)	████████
	m2	58	9(2)(i)	████████
	m2	219	9(2)(i)	████████
	No	2	9(2)(i)	████████
	m2	22	9(2)(i)	████████
	m	21	9(2)(i)	████████
	Item	1	9(2)(i)	████████
	m	5	9(2)(i)	████████
	No	3	9(2)(i)	████████
	No	9	9(2)(i)	████████
	No	2	9(2)(i)	████████
	m	92	9(2)(i)	████████
	TOTAL SITE WORKS \$			9(2)(i)
	Psum	1	9(2)(i)	████████
	Psum	1	9(2)(i)	████████
	TOTAL TRAFFIC CONTROL \$			9(2)(i)

From: [Deb Taylor](#)
To: [Trudie Ward](#)
Cc: [Chris Leech \(xxx\)](#)
Subject: Thorndon School - Turnbull Street
Date: Monday, 20 August 2018 4:02:00 p.m.

Hi Trudie,

To provide some narrative for Chris Leech for his report to LINZ on the land swap, can you please advise the approximate value of the redevelopment of Thorndon School?

Cheers

Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Education
Infrastructure Services
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Te Uruti | 48 Hereford St | West End
Christchurch 8013

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We get the job done *Ka oti i a matou nga mahi*

We are respectful, we listen, we learn *He ropu manaaki, he ropu whakarongo, he ropu ako matou*

We back ourselves and others to win *Ka manawanui ki a matou, me etahi ake kia wiktoria*

We work together for maximum impact *Ka mahi ngatahi mo te tukinga nui tonu*

Great results are our bottom line *Ko nga huanga tino pai a matou whainganga mutunga*

From: [Deb Taylor](#)
To: [Trudie Ward](#)
Subject: RE: Thorndon School - Turnbull Street
Date: Monday, 27 August 2018 9:51:00 a.m.

I'll check, but I don't think so... I think I found something we did earlier that would do... don't do anything unless I get back to you.

Cheers

Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Education
Infrastructure Services
DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832
Te Uruti | 48 Hereford St | West End
Christchurch 8013

From: Trudie Ward
Sent: Monday, 27 August 2018 9:49 a.m.
To: Deb Taylor <xxx.xxxxx@xxxxxxxxxx.xx>
Cc: Chris Leech (xxxxxx@xxxxxxxxxxxxxx.xx) <xxxxxx@xxxxxxxxxxxxxx.xx>
Subject: RE: Thorndon School - Turnbull Street

Deb, do you still need this?

Trudie Ward | Projects Delivery Manager - Contractor | Capital Works
DDI +64 4 463 7080 | Mobile +64 27 406 3166

From: Deb Taylor
Sent: Monday, 20 August 2018 4:03 p.m.
To: Trudie Ward <xxxxxx.xxxx@xxxxxxxxxx.xx>
Cc: Chris Leech (xxxxxx@xxxxxxxxxxxxxx.xx) <xxxxxx@xxxxxxxxxxxxxx.xx>
Subject: Thorndon School - Turnbull Street

Hi Trudie,

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Deb

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From: [Deb Taylor](#)
To: [Chris Leech \(@xx\)](#)
Subject: FW: Thorndon School - Turnbull Street
Date: Monday, 27 August 2018 9:56:00 a.m.

Sorry Chris – didn't copy you in...

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Education
Infrastructure Services
DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832
Te Uruti | 48 Hereford St | West End
Christchurch 8013

From: Deb Taylor
Sent: Monday, 27 August 2018 9:51 a.m.
To: Trudie Ward <xxxxxx.xxxx@xxxxxxxxxx.xxxx.xx>
Subject: RE: Thorndon School - Turnbull Street

I'll check, but I don't think so... I think I found something we did earlier that would do... don't do anything unless I get back to you.

Cheers

Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Education
Infrastructure Services
DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832
Te Uruti | 48 Hereford St | West End
Christchurch 8013

From: Trudie Ward
Sent: Monday, 27 August 2018 9:49 a.m.
To: Deb Taylor <[xxx.xxxxxx@xxxxxxxxxx.xxxx.xx](#)>
Cc: Chris Leech ([xxxxxx@xxxxxxxxxxxxxxxx.xx.xx](#)) <[xxxxxx@xxxxxxxxxxxxxxxx.xx.xx](#)>
Subject: RE: Thorndon School - Turnbull Street

Deb, do you still need this?

Trudie Ward | Projects Delivery Manager - Contractor | Capital Works
DDI +64 4 463 7080 | Mobile +64 27 406 3166

From: Deb Taylor

Sent: Monday, 20 August 2018 4:03 p.m.

To: Trudie Ward <xxxxxx.xxxx@xxxxxxxxxx.xxxx.xx>

Cc: Chris Leech (xxxxxx@xxxxxxxxxxxxxxxx.xx.xx) <xxxxxx@xxxxxxxxxxxxxxxx.xx.xx>

Subject: Thorndon School - Turnbull Street

Hi Trudie,

To provide some narrative for Chris Leech for his report to LINZ on the land swap, can you please advise the approximate value of the redevelopment of Thorndon School?

Cheers

Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Education
Infrastructure Services

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Christchurch 8013

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Great results are our bottom line *Ko nga huanga tino pai a matou whaingā mutunga*

From: [Deb Taylor](#)
To: [Chris Leech \(cleech@propertygroup.co.nz\)](mailto:cleech@propertygroup.co.nz)
Subject: FW: Thorndon School
Date: Thursday, 6 September 2018 1:22:24 p.m.
Attachments: [Thorndon School Offer of Service 310118.pdf](#)

FYI

Deb Taylor | Delivery Project Manager Acquisitions & Designations | National Infrastructure Services
 DDI +64 3 378 7398 | Ext 37398 | Mobile +64 21 748832

From: Deb Taylor
Sent: Wednesday, 31 January 2018 3:02 p.m.
To: Trudie Ward <Trudie.Ward@education.govt.nz>
Subject: Thorndon School

Hi Trudie,

Please find attached the offer of service from Chris Leech, The Property Group (TPG), for the LINZ accredited agent work required for the Thorndon School project. I consider this quote to cover the scope of works required for this project and the fee to be value for money. Acquisition projects are rarely straight forward. This fee accommodates an amount of that uncertainty.

Along with this fee proposal, we will require other services as the project progresses:

- | | | |
|--|---------|---|
| 1. Valuation advice | 9(2)(i) | We require the pieces of land valued for the report to LINZ. |
| 2. Legal services (to facilitate the swap) | 9(2)(i) | We require the final Agreement to be peer reviewed by external legal advisors. |
| 3. Survey services | 9(2)(i) | We require the pieces of land to be legally surveyed. |
| 4. Council costs | 9(2)(i) | We pay council costs for the process, including the public consultation process – to be confirmed |

The project fees could be in the range of 9(2)(i).

Once we have your agreement to engage TPG, we will be able to ascertain the Council costs with more certainty.

I will await your instruction.

Kind regards
Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Land & Property Services
 DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832
 Te Uruti | 48 Hereford St | West End
 Christchurch 8013

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Great results are our bottom line *Ko nga huanga tino pai a matou whaingā mutunga*

31 January 2018

The Property Group Limited

Christchurch
PO Box 7240 Christchurch 8240
Lion House, Level 2
169 Madras Street
Christchurch Central
Christchurch 8011

Our Reference: Thorndon School/WCC

Trudie Ward
Project Delivery Manager EIS
Ministry of Education
Justice Centre
Aitken Street
WELLINGTON.

Dear Trudie

OFFER OF SERVICE: THORNDON SCHOOL LAND EXCHANGE, MINISTRY OF EDUCATION AND WELLINGTON CITY COUNCIL

Thank you for the opportunity for The Property Group Limited (TPG) to submit an Offer of Service to the Ministry of Education (MoE) to facilitate the proposed land swap/exchange between MoE and Wellington City Council (WCC) with regards to Thorndon School and Turnbull Street.

Scope of Work:

The following is a scope of services identifying the initial program of work to be considered. As discussed we are currently in the position where the final scope of work to complete the land exchange is uncertain. The price proved is intended to be a monitoring budget with our expectation that the price and scope of work recorded below can be reviewed once a clear outline of the preferred exchange methodology, in consultation with WCC, is confirmed.

1. Strategy and Land Status

- Confirm status of WCC local road
- Confirm status of MoE land to be swapped with WCC
- Confirm Treaty Settlement considerations (Port Nicholson Block)
- Provide acquisition strategy and confirm process/timing of exchange

2. Exchange Agreement

- Facilitate negotiations with WCC
- Consider any valuation and cost implications to exchange
- Draft exchange agreement and associated documentation
- Arrange for execution of exchange documentation by appropriate parties

3. Legalisation Actions

- Arrange survey actions.
- Complete legalisation actions, Gazette Notices and land transfer.
- Confirm completion of legalization actions.

As discuss based on the current uncertain nature of the scope of work to be undertaken we propose to address our proposed fee structure by way of provision of a monitoring budget. In this regard we suggest an initial budget of 9(2)(i) plus GST and disbursement be agreed to.

Please note the above does not include costs/ disbursements such as survey and LINZ fees associated with completion of the proposed property transaction.

We envisage formalising the instruction and terms of engagement through the completion of an IPENZ Short Form Agreement for Consultant Engagement as modified by the Ministry of Education.

If you have any queries or require additional information please call me to discuss.

Yours sincerely



CHRIS LEECH

Senior Property Consultant

03 363 5909 / 0274 226 3164
cleech@propertygroup.co.nz

From: [Deb Taylor](#)
To: [Trudie Ward](#)
Subject: Thorndon School TPG.pdf
Date: Thursday, 20 September 2018 2:28:04 p.m.
Attachments: [Thorndon School TPG.pdf](#)
[image002.png](#)

Hi Trudie,

My apologies: it doesn't look like I've sent this to you. Can you please organise payment?

Nga mihi

Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | National Infrastructure Services
DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832
48 Hereford Street, Christchurch

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Great results are our bottom line *Ko nga huanga tino pai a matou whainga mutunga*



Level 1, 6 Albion Street
 PO Box 49
 Napier 4140
 Phone: 06 834 1232
 Fax: 06 834 4213
 www.propertygroup.co.nz

TAX INVOICE
 GST No. 71-584-508

TO:
 MINISTRY OF EDUCATION (Christchurch)
 PO Box 2522
 CHRISTCHURCH, 8140
 Deb Taylor

Invoice Number:	SIN071763
Invoice Date:	19-Aug-18
Customer Number:	MIN006
Order Number:	

DESCRIPTION	AMOUNT
714806 - Thorndon School – 12 Turnball Street – MOE/WCC Land Exchange	9(2)(i)

Ongoing communications and negotiation with WCC with respect to land exchange and road stopping for Thorndon School. Review of Exchange Agreement as drafted by WCC, including legal review and proposed amendments. Return to WCC with request for final agreement to be collated and signed by WCC. Confirm Port Nicholson Settlement Act obligations; make initial contact. Confirm legalisation actions and timing, including title searches and effected parcels and encumbrances. All incidental communications and actions. This invoice covers work completed for the period April – August 2018.

Disbursements

Title and Instrument searches **9(2)(i)**

For enquiries please phone:
 Chris Leech
 (03) 363 5909

GST

Total Amount Due

9(2)(i)



Level 1, 6 Albion Street
 PO Box 49
 Napier 4140
 Phone: 06 834 1232
 Fax: 06 834 4213
 www.propertygroup.co.nz

INVOICE PAYABLE BY THE 20th OF THE FOLLOWING MONTH

For direct payments: The Property Group Limited, Westpac Napier
 Bank Account 03-0698-0544180-00

Please email remittance to: tpgfinance@propertygroup.co.nz

REMITTANCE ADVICE	
Amount Enclosed	\$
For Office Use Only	
Customer Name	MINISTRY OF EDUCATION (Christchurch)
Customer No.	MIN006
Invoice No.	SIN071763

From: [Deb Taylor](#)
To: [Trudie Ward](#)
Subject: FW: Proposed road stopping at 16 -24 Tumbull Street
Date: Wednesday, 26 September 2018 11:03:51 a.m.
Attachments: [TRA submission to WCC re Road closure.docx](#)
Importance: High

Nga mihi
 Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | National Infrastructure Services
 DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832
 48 Hereford Street, Christchurch

From: John Vriens [mailto:John.Vriens@wcc.govt.nz]
Sent: Wednesday, 26 September 2018 9:13 a.m.
To: Deb Taylor <Deb.Taylor@education.govt.nz>
Cc: Wendy O'Neill <Wendy.O'Neill@wcc.govt.nz>; Charles Kingsford <Charles.Kingsford@wcc.govt.nz>; Deven Singh <Deven.Singh@wcc.govt.nz>
Subject: FW: Proposed road stopping at 16 -24 Turnbull Street
Importance: High

Hi Deb

Please see submission from the Thorndon Residents Association for your review.

Any meeting (which I can see this heading to) that we have with the Association will need to include MOE and preferably you.

Look forward to hearing your views on this.

Please note I am going to be away on leave (overseas) for 3.5 weeks, from close of business Friday 5 October and returning Thursday 1 November 2018. In my absence my manager Wendy O'Neill (copied in) will be looking after this and Charles Kingsford is our Transport Network person.

Regards

Nga mihi nui
John Vriens

Senior Property Advisor | Property | Wellington City Council
 P 04 801 3246 | M 021 227 3246 | F 04 801 3200

E John.Vriens@wcc.govt.nz | W Wellington.govt.nz | 

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 If you are not the intended recipient, you are asked to respect that confidentiality and not disclose, copy or make use of its contents.
 If received in error you are asked to destroy this email and contact the sender immediately. Your assistance is appreciated.

From: 9(2)(a)
Sent: Monday, 24 September 2018 3:51 p.m.
To: John Vriens
Cc: 9(2)(a)
Subject: Proposed road stopping at 16 -24 Turnbull Street

A submission from the Thorndon residents Association is attached

9(2)(a) [REDACTED]

[REDACTED]

[REDACTED]



John Vriens
Senior Property Advisor
Property Services
Wellington City Council

By email: john.vriens@wcc.govt.nz

Dear Sir

PROPOSED ROAD STOPPING AND LAND EXCHANGE AT 16-24 TURNBULL STREET, THORNDON

The Thorndon Residents' Association Inc submits to the Wellington City Council, for its consideration, the following:

1. Many Thorndon residents currently walk between Hobson Crescent and Turnbull Street using a pedestrian access way through Thorndon School. From Hobson Crescent it begins with a footpath which leads from the staff car park of Thorndon School on to the playing field north of the Thorndon School buildings and proceeds by way of the playing field to the footpath on Turnbull Street.
2. The proposed road stoppage and subsequent sale could result in pedestrians no longer having access to this access way. At our meeting with the Principal of Thorndon School he assured us that this is not intended. The proposals we make below, with which the Principal is in agreement and which were assisted by Chris Ward of Walking Access who attended our meeting with the Principal should make this pedestrian access way much clearer for everyone.
3. The Thorndon Residents' Association proposes:
 - a) that the footpath on the north of the proposed Turnbull Street sale land be retained for pedestrian traffic allowing the pedestrians to continue to be able to walk between Hobson Crescent and Turnbull Street.

b) that a low fence be inserted along the footpath from the beginning of the school property to direct pedestrian traffic away from the current carriageway and the school grounds.

c) that the pathway then continue around the rear of the emergency water tank at the corner of the playing field and that this pathway be paved and also fenced off from the playing field and that the fence continue along the current pathway at the side of the playing field until the path reaches the gate leading to the path to Hobson Crescent.

d) that the path be continued along the whole of the boundary of number 27 Hobson street and fenced off from the parking area and a new entry way be created through the fence on Hobson Crescent.

See the attached map for a representation of these proposals.

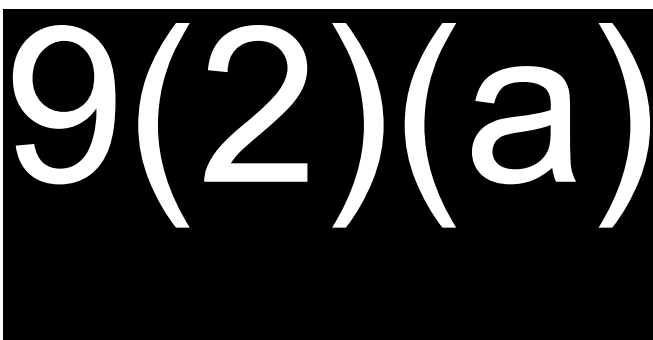
These changes would make the pathway much clearer. They would direct pedestrian traffic through the school grounds and way from the car park. They would also make pedestrian access available to wheel chair traffic.

5. The Thorndon Residents Association also suggests that, as part of the envisaged exchange, The Council negotiate with the Ministry of Education for an appropriate contribution for maintaining and improving the access way with the additional pathways and fencing we have proposed.

6. The Walking Access Commission support this proposal.

7. We would be happy to discuss our suggestions with the responsible Council Officer(s).

Yours faithfully

A large black rectangular redaction box covering the signature area. The text '9(2)(a)' is printed in white, bold, sans-serif font across the center of the redaction.

From: [Deb Taylor](#)
To: [Trudie Ward](#)
Subject: FW: Dominion Post PN Proof WN37691: Road stopping Turnbull Street - adjoining 19 - 24 Turnbull Street 17 Aug 2018
Date: Wednesday, 26 September 2018 11:15:32 a.m.
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[WN37691.pdf](#)
[WN37691.rtf](#)

Nga mihi
Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | National Infrastructure Services
 DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832
 48 Hereford Street, Christchurch

From: John Vriens [mailto:John.Vriens@wcc.govt.nz]
Sent: Monday, 20 August 2018 9:30 a.m.
To: Deb Taylor <Deb.Taylor@education.govt.nz>; Trudie Ward <Trudie.Ward@education.govt.nz>; Matt Jeffery | McKenzie Higham Architects <Matt@mckenzie-higham.co.nz>; Chris Leech <CLeech@propertygroup.co.nz>
Cc: Wendy O'Neill <Wendy.O'Neill@wcc.govt.nz>; Donna Hurley (donna.hurley@simpsongrierson.com) <donna.hurley@simpsongrierson.com>
Subject: FW: Dominion Post PN Proof WN37691: Road stopping Turnbull Street - adjoining 19 - 24 Turnbull Street 17 Aug 2018

Hi Deb

Attached is tomorrow's notice proof (which I have already approved) and the cost of same (I'll recover these later obviously) . I'm putting signs up this afternoon at the Thorndon School, so hopefully they are aware already?

This public notice closes on Tuesday 2 October.

Regarding your process and timing question, I respond with a rough guide as follows:

If there are no objections (it will be pretty much a done deal) I'll arrange final notice (allow say 1 week but I'll try for the Friday) – Once that notice has published a copy needs to go to our solicitor and then they go through the gazettal and settlement process allow say 6 weeks.

If there are objections that is a whole other ball game. Depending on the nature of the objection(s) to the road stopping we may need get internal advice to satisfy those objections. In any event we will need the objections to be withdrawn otherwise they need to be referred to Council's Regulatory Processes Committee for a decision on whether or not to uphold those objection. If Committee decides not to uphold the objections (i.e. rejects them) then we Must refer the matter to the Environment Court or go to a plan B.

At the earliest I would say we would know the Council resolution by end of November. Anyway let's review where we are on 3 October 2018.

To further compound matters, I'm away on leave COB Friday 5 October till 31 October 2018 – returning to work on 1 November 2018.

Regards

Nga mihi nui
John Vriens
 Senior Property Advisor | Property | Wellington City Council
 P 04 801 3246 | M 021 227 3246 | F 04 801 3200
 E John.Vriens@wcc.govt.nz | W Wellington.govt.nz | 

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If received in error you are asked to destroy this email and contact the sender immediately. Your assistance is appreciated.

From: Frosine Wallace
Sent: Friday, 17 August 2018 2:51 p.m.
To: John Vriens
Subject: Dominion Post PN Proof WN37691: Road stopping Turnbull Street - adjoining 19 - 24 Turnbull Street 17 Aug 2018

Please approve when you can .

Thanks
Fros

From: Sarah Browning (Adcorp NZ) [<mailto:xx@xx>]
Sent: Friday, 17 August 2018 1:49 p.m.
To: Frosine Wallace
Subject: WN37691: Request for Public Notice in Dom Post - ref Road stopping Turnbull Street - adjoining 19 - 24 Turnbull Street

Okay no worries,

Please find proof and estimate attached, if I could get approval today? As I am away next week so would like to get it sent off before I go!

Thanks,
Sarah

From: Frosine Wallace [<mailto:xx@xx>]
Sent: Friday, 17 August 2018 11:24 AM
To: Sarah Browning (Adcorp NZ)
Subject: FW: Request for Public Notice in Dom Post - ref Road stopping Turnbull Street - adjoining 19 - 24 Turnbull Street

Please run both notices on the dates supplied. (See below).

Thanks
Fros

From: John Vriens
Sent: Friday, 17 August 2018 11:14 a.m.
To: Frosine Wallace
Cc: Paul Davidson; Wendy O'Neill
Subject: RE: Request for Public Notice in Dom Post - ref Road stopping Turnbull Street - adjoining 19 - 24 Turnbull Street

Hi Fros

Can I stick to the dates I have requested please? Two notices may well even draw more attention.

As an aside the other Notice was requested by Paul Davidson and not me – we are both happy to run our Notices on the same day.

Regards

Nga mihi nui
John Vriens
Senior Property Advisor | Property | Wellington City Council
P 04 801 3246 | M 021 227 3246 | F 04 801 3200
E John.Vriens@wcc.govt.nz | W Wellington.govt.nz |

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From: Frosine Wallace
Sent: Friday, 17 August 2018 11:08 a.m.
To: John Vriens
Subject: FW: Request for Public Notice in Dom Post - ref Road stopping Turnbull Street - adjoining 19 - 24 Turnbull Street

See email below from Sarah and let me know what you want to do.

Thanks

From: Sarah Browning (Adcorp NZ) [<mailto:xx@xx>]
Sent: Friday, 17 August 2018 9:54 a.m.
To: Frosine Wallace
Subject: RE: Request for Public Notice in Dom Post - ref Road stopping Turnbull Street - adjoining 19 - 24 Turnbull Street

Hi Fros,

I noticed that he has put a similar ad in for those dates as well, may I recommend moving this one to Wed 22nd August and Wed 5th September so each has the right amount of attention on it? Just concerned that too many on one page might mean the audience just glazes over it.

I can still put them in for those dates if he does want them, no problem!

Let me know

Thanks,
Sarah

Sarah Browning (Adcorp NZ)

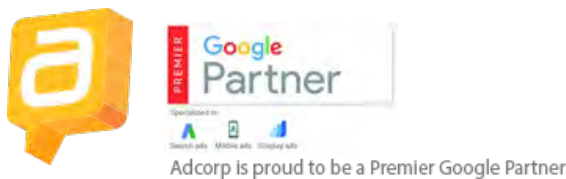
Advertising Executive

P : (04) 931 1403

E : SarahBrowning@adcorp.co.nz

W : www.adcorp.co.nz

A : Level 8, 50 Manners Street, Wellington, 6011



From: Frosine Wallace [<mailto:xx@xx>]
Sent: Friday, 17 August 2018 9:35 AM
To: Sarah Browning (Adcorp NZ)
Subject: FW: Request for Public Notice in Dom Post - ref Road stopping Turnbull Street - adjoining 19 - 24 Turnbull Street

See below

From: John Vriens
Sent: Friday, 17 August 2018 9:34 a.m.
To: BUS: Ad Bookings
Cc: Frosine Wallace
Subject: Request for Public Notice in Dom Post - ref Road stopping Turnbull Street - adjoining 19 - 24 Turnbull Street

Hi Bus Ad Bookings,

Please find attached a request for a public notice. I have provided a PO number.

As per the request I would like this to appear in the public notices section of The Dominion Post in two separate editions, ideally Tuesday 21st August 2018 and Tuesday 4th September 2018. If those dates are not possible please confirm what dates are.

Note:

- The text of the notice is governed by legislation, formatted on advice from our lawyers, and also has been the subject of previous reviews to arrive at the template we have so I would not expect any amendments to it.
- The notice contains a closing date. If getting this into the dates above are not possible then I would have to alter that as well.

I look forward to receiving your response/confirmation.

Kind Regards

[Nga mihi nui](#)

John Vriens

Senior Property Advisor | Property | Wellington City Council
P 04 801 3246 | M 021 227 3246 | F 04 801 3200

E John.Vriens@wcc.govt.nz | W Wellington.govt.nz |

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REMINDER: Please check URL, email address and closing date

job: WN37691 size: 19 x 3col format: mono

publication	run date	position
see cost estimate		

PLEASE NOTE: that we have prepared this advertisement proof based on our understanding of the instructions received. In approving the advertisement, it is the client's responsibility to check the accuracy of both the advertisement and the media and position nominated.

Cancellation of adverts booked with media will incur a media cancellation fee of \$50.

your contact: Sarah

Proposal to 'Stop' and Sell Legal Road - Turnbull Street, Thorndon

Wellington City Council, under section 342(1)(a) and Schedule 10 of the Local Government Act 1974, proposes to stop a 142m² portion of legal road in Turnbull Street, Thorndon.

Council has determined that it no longer requires this land for road purposes and will exchange it for 22m² of land required for road purposes in Turnbull Street to facilitate the construction of a vehicle turning area.

The land (Sections 1 SO 524745) adjoins 19 - 24 Turnbull Street, Thorndon (Lots 20, 22 & 24 Deeds Plan 27; Lot 1 DP 5859, Lot 1 DP 5443 and Part Lot 1 A Plan 648 held on CFR 782453). Once the 142m² of legal road land is stopped it will be sold to the owners of 19 - 24 Turnbull Street, Thorndon and amalgamated with the title to their land. In exchange, Section 2 SO 524745 will be acquired by Council for road purposes.

Any future buildings or activities on the land will be governed by the Wellington City Council District Plan once stopped.

You can get a copy of the report about this proposal, and the survey office plan (SO 524745) defining the legal road to be stopped from:

- The Central Library (Level 2), 65 Victoria Street
- Our service centre at 101 Wakefield Street
- Our website: wellington.govt.nz/public-notices

Objections to this proposal must be lodged in writing, and addressed to John Vriens, Property Services, Wellington City Council. Objections can be posted to PO Box 2199, dropped off to Council reception at 101 Wakefield Street or emailed to john.vriens@wcc.govt.nz

All objections must be received before 5pm, Tuesday 2 October 2018.

**Kevin Lavery
Chief Executive Officer**

Wellington City Council
101 Wakefield Street
PO Box 2199, Wellington 6140
Wellington.govt.nz

**Absolutely Positively
Wellington City Council**
Me Heke Ki Pōneke

Advertising Cost Estimate

adcorp

ADCORP NEW ZEALAND LTD

GST No

69-211-879

PO Box 11371, Wellington 6142

Tel: 04 931 1400

Fax: 04 931 1414

Client No: **1338**

Estimate Date: **17-Aug-2018**

Purchase Order: **P1039617**

Client: **Wellington City Council - Public Notices**

Caption: **PROPOSAL TO STOP AND SELL LEGAL ROAD TURNBULL ST**

Key **WN37691**

No:

Colour: **Monochrome**

Media

Day & Date	Position & Charges	Size	Rate	Cost
DOMINION POST				
Tue 21-Aug-2018	Public Notices	19 x 3 cmcol	13.17	
	Media Cost			9(2)(i) *
	Agency Rebate			9(2)(i) *
Tue 04-Sep-2018	Public Notices	19 x 3 cmcol	13.17	
	Media Cost			9(2)(i) *
	Agency Rebate			9(2)(i) *
			Total:	9(2)(i)
			* GST:	9(2)(i)
			TOTAL NZD	9(2)(i)

OVERSEAS MEDIA - GST is only applicable to Commission on Overseas Media.

THIS IS AN ESTIMATE ONLY - The rates quoted are as supplied to us by media of this date. They do not take into account any rate changes which may occur during the period of the advertising programme.

NOTE - Production amendment fees apply beyond three transactions of change.

From: [Deb Taylor](#)
To: ["Matt Jeffery | McKenzie Higham Architects"; Trudie Ward](#)
Subject: RE: 17141 - 180926 - Turning Head - PEDESTRIAN ACCESS
Date: Thursday, 27 September 2018 12:58:16 p.m.

Architects aren't meant to...

Nga mihi
 Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | National Infrastructure Services
 DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832
 48 Hereford Street, Christchurch

-----Original Message-----

From: Matt Jeffery | McKenzie Higham Architects [<mailto:xxxx@xxxxxxxxxxxxxxxx.xx.x>]
 Sent: Wednesday, 26 September 2018 7:00 p.m.
 To: Deb Taylor <xxx.xxxxx@xxxxxxxx.xxxx.nz>; Trudie Ward <xxxxxx.xxxx@xxxxxxxx.xxxx.nz>
 Subject: RE: 17141 - 180926 - Turning Head - PEDESTRIAN ACCESS

I don't - sulking ; (

Matt Jeffery
 Associate
 P 04 903 4975

McKenzie Higham Architects
 Level 1, 171 Vivian Street, Te Aro,
 PO Box 9792, Wellington, 6141, NZ

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-----Original Message-----

From: Deb Taylor <xxx.xxxxx@xxxxxxxx.xxxx.xx>
 Sent: Wednesday, 26 September 2018 6:58 PM
 To: Trudie Ward <xxxxxx.xxxx@xxxxxxxx.xxxx.nz>
 Cc: Matt Jeffery | McKenzie Higham Architects <xxxx@xxxxxxxxxxxxxxxx.xx.nz>
 Subject: Re: 17141 - 180926 - Turning Head - PEDESTRIAN ACCESS

Ah! I understand the distinction!

On 26/09/2018, at 6:42 PM, Trudie Ward
 <xxxxxx.xxxx@xxxxxxxx.xxxx.x<mailto:xxxxxx.xxxx@xxxxxxxx.xxxx.x>> wrote:

A budget not a free for all... spend up

Trudie Ward | Projects Delivery Manager - Contractor | Capital Works DDI +64 4 463 7080 | Mobile +64 27
 406 3166

From: Deb Taylor
 Sent: Wednesday, 26 September 2018 6:40 p.m.

To: Trudie Ward <xxxxxx.xxxx@xxxxxxxxxx.nzmailto:xxxxxx.xxxx@xxxxxxxxxx.xxxx>
Cc: Matt Jeffery | McKenzie Higham Architects <xxxx@xxxxxxxxxxxxxxxx.nzmailto:Matt@mckenzie-higham.co.nz>>
Subject: Re: 17141 - 180926 - Turning Head - PEDESTRIAN ACCESS

Thanks for the great work! Trudie: I had thought you had the budget for these works approved?

On 26/09/2018, at 6:14 PM, Trudie Ward <xxxxxx.xxxx@xxxxxxxxxx.nzmailto:xxxxxx.xxxx@xxxxxxxxxx.xxxx> wrote:
Once Matt makes the changes, happy for it to go out marked Proposed, noting it's based on affordability, we might not hold the budget? .

Trudie Ward | Projects Delivery Manager - Contractor | Capital Works DDI +64 4 463 7080 | Mobile +64 27 406 3166

From: Deb Taylor
Sent: Wednesday, 26 September 2018 6:11 p m.
To: 'Matt Jeffery | McKenzie Higham Architects' <xxxx@xxxxxxxxxxxxxxxx.nzmailto:Matt@mckenzie-higham.co.nz>>; Trudie Ward <xxxxxx.xxxx@xxxxxxxxxx.nzmailto:xxxxxx.xxxx@xxxxxxxxxx.xxxx>
Subject: RE: 17141 - 180926 - Turning Head - PEDESTRIAN ACCESS

Hi Matt and Trudie,

I consider the "proposed" plan is exactly what we need. Trudie: can I please have your permission to provide this plan to Council and, potentially the Residents' Association. I would be at the forum that the plan was presented to the Residents' Association. It can be stamped as being a "concept design", "not consented", "confidential" – whatever you like, but it clearly shows the intention of the Ministry to retain the pedestrian routes that exist.

Nga mihi
Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | National Infrastructure Services DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832
48 Hereford Street, Christchurch

From: Matt Jeffery | McKenzie Higham Architects [mailto:xxxx@xxxxxxxxxxxxxxxx.xx.x]
Sent: Wednesday, 26 September 2018 5:49 p m.
To: Trudie Ward <xxxxxx.xxxx@xxxxxxxxxx.nzmailto:xxxxxx.xxxx@xxxxxxxxxx.xxxx>; Deb Taylor <xxx.xxxxxx@xxxxxxxxxx.nzmailto:xxx.xxxxxx@xxxxxxxxxx.xxxx>
Subject: FW: 17141 - 180926 - Turning Head - PEDESTRIAN ACCESS

Hi Deb, Trudie

Pls find proposed pedestrian access sheet for your approval.

Let me know if you require any changes.

Cheers

Matt Jeffery
Associate
P 04 903 4975

<image001.jpg>

McKenzie Higham Architects
Level 1, 171 Vivian Street, Te Aro,

PO Box 9792, Wellington, 6141, NZ

<image002.jpg><<https://mckenziehigham.co.nz/projects/park-kitchen>>

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From: Matt Jeffery | McKenzie Higham Architects

Sent: Wednesday, 26 September 2018 12:54 PM

To: Trudie Ward <xxxxxx.xxxx@xxxxxxxxxx.xxxx n[zailto:xxxxxx.xxxx@xxxxxxxxxx.xxxx](mailto:xxxxxx.xxxx@xxxxxxxxxx.xxxx)>; Deb Taylor

<xxx.xxxxxx@xxxxxxxxxx.xxxx n[zailto:xxx.xxxxxx@xxxxxxxxxx.xxxx](mailto:xxx.xxxxxx@xxxxxxxxxx.xxxx)>

Subject: 17141 - 180926 - Turning Head - PEDESTRIAN ACCESS

Hi Trudie, Deb

PDF of plan showing retention of pedestrian access BTW Turnbull Street & Hobson Crescent.

Let me know if you require any changes? Particularly around wording..

Cheers

Matt Jeffery

Associate

P 04 903 4975

<image001.jpg>

McKenzie Higham Architects

Level 1, 171 Vivian Street, Te Aro,

PO Box 9792, Wellington, 6141, NZ

<image002.jpg><<https://mckenziehigham.co.nz/projects/park-kitchen>>

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From: [Deb Taylor](#)
To: "[Matt Jeffery | McKenzie Higham Architects](#)"
Cc: [Trudie Ward](#)
Subject: RE: 17141 - 180926 - Turning Head - PEDESTRIAN ACCESS
Date: Thursday, 27 September 2018 2:30:52 p.m.

Thanks Matt. This is great.

Nga mihi
Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | National
Infrastructure Services
DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832
48 Hereford Street, Christchurch

From: Matt Jeffery | McKenzie Higham Architects [mailto:Matt@mckenzie-higham.co.nz]
Sent: Thursday, 27 September 2018 2:19 p.m.
To: Trudie Ward <xxxxxx.xxxx@xxxxxxxxx.xxxx.xx>; Deb Taylor
<xxx.xxxxxx@xxxxxxxxx.xxxx.xx>
Subject: RE: 17141 - 180926 - Turning Head - PEDESTRIAN ACCESS

Trudie, Debs

Revised pedestrian access plans.

If you require any further changes please let me know.

Cheers

Matt Jeffery
Associate
P 04 903 4975



McKenzie Higham Architects
Level 1, 171 Vivian Street, Te Aro,
PO Box 9792, Wellington, 6141, NZ



Park Kitchen | A Neighbourhood Destination

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or copy the information in it.

From: Trudie Ward <xxxxxx.xxxx@xxxxxxxxxx.xxxx.xx>
Sent: Wednesday, 26 September 2018 6:12 PM
To: Matt Jeffery | McKenzie Higham Architects <xxxx@xxxxxxxxxxxxxxxxxx.xx>; Deb Taylor <xxx.xxxxxx@xxxxxxxxxx.xxxx.xx>
Subject: RE: 17141 - 180926 - Turning Head - PEDESTRIAN ACCESS

Thank you Matt, for your effort on this given your work load.
But a change to be made before this can go out – the new paving behind the water tank needs to go to grass. The project will not fund a BoT project to put paving here.

Debs please do not release drawings

Trudie Ward | Projects Delivery Manager - Contractor | Capital Works
DDI +64 4 463 7080 | Mobile +64 27 406 3166

From: Matt Jeffery | McKenzie Higham Architects [<mailto:xxxx@xxxxxxxxxxxxxxxxxx.xx>]
Sent: Wednesday, 26 September 2018 5:49 p.m.
To: Trudie Ward <xxxxxx.xxxx@xxxxxxxxxx.xxxx.xx>; Deb Taylor <xxx.xxxxxx@xxxxxxxxxx.xxxx.xx>
Subject: FW: 17141 - 180926 - Turning Head - PEDESTRIAN ACCESS

Hi Deb, Trudie

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Matt Jeffery
Associate
P 04 903 4975



McKenzie Higham Architects
Level 1, 171 Vivian Street, Te Aro,
PO Box 9792, Wellington, 6141, NZ



Park Kitchen | A Neighbourhood Destination

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From: Matt Jeffery | McKenzie Higham Architects
Sent: Wednesday, 26 September 2018 12:54 PM
To: Trudie Ward <xxxxxx.xxxx@xxxxxxxxxx.xxxx.xx>; Deb Taylor
<xxx.xxxxxx@xxxxxxxxxx.xxxx.xx>
Subject: 17141 - 180926 - Turning Head - PEDESTRIAN ACCESS

Hi Trudie, Deb

PDF of plan showing retention of pedestrian access BTW Turnbull Street & Hobson Crescent.

Let me know if you require any changes? Particularly around wording..

Cheers

Matt Jeffery
Associate
P 04 903 4975



McKenzie Higham Architects
Level 1, 171 Vivian Street, Te Aro,
PO Box 9792, Wellington, 6141, NZ



Park Kitchen | A Neighbourhood Destination

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or copy the information in it.

From: [Deb Taylor](#)
To: [Clive Huggins](#)
Cc: [Hannah Davis](#)
Subject: FOR FEEDBACK AND ENDORSEMENT: TAA transfer for Turnbull Street
Date: Friday, 28 September 2018 10:45:48 a.m.
Attachments: [Turnbull Street TAA for signature.docx](#)
[Thorndon School - Approved Change Request - Dec 2017.pdf](#)
[RC signature page.pdf](#)
[image004.png](#)

Kia ora Clive

Please find attached a draft TAA for the transfer of land between WCC and MoE in Turnbull Street. I've also attached the TAA/RC page for signature and the Capital Works Change Request which is an appendix to the memo.

Please note that as this is a "swap" for nil consideration, the wording on the TAA part that Kim signs is slightly different than usual.

Happy to discuss.

Nga mihi

Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | National Infrastructure Services

DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832

48 Hereford Street, Christchurch

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We get the job done *Ka oti i a matou nga mahi*

We are respectful, we listen, we learn *He ropu manaaki, he ropu whakarongo, he ropu ako matou*

We back ourselves and others to win *Ka manawanui ki a matou, me etahi ake kia wikitoria*

We work together for maximum impact *Ka mahi ngatahi mo te tuinga nui tonu*

Great results are our bottom line *Ko nga huanga tino pai a matou whaingā mutunga*



MEMO

To: Kim Shannon, Head of Education Infrastructure Service

From: Delaney Myers, Acting Deputy Head, Infrastructure Delivery

Cc: Deb Taylor, Project Manager, Acquisitions & Designations
Clive Huggins, National Manager, Acquisitions & Designations

Date: 27 September 2018

Subject: **Target Agency Approval – Transfer of Land between Wellington City Council and Ministry of Education – Thorndon School, Turnbull Street, Wellington**

Purpose

1. The purpose of this memo is to seek Head of Education Infrastructure Service approval to a land transfer between Wellington City Council (WCC) and Ministry of Education (MoE) to enable the completion of the redevelopment of Thorndon School, Turnbull Street, Wellington.

Proposal

2. It is proposed the Head of Education Infrastructure Service:
 - **Approve** the transfer of the land by signing the Target Agency Approval form (**Appendix 1**).
 - **Note** that there is nil consideration payable for the land component of the Agreement.
 - **Note** that this project has approved capital works funding to meet the cost of works required for this transfer.
 - **Return** the signed document to the Christchurch office for lodging with LINZ.

Background

3. Thorndon School is currently undergoing significant redevelopment and upgrade works which will provide a modern learning environment for both pupils and teachers.
4. The school itself occupies a particularly small and restrictive total land area.
5. To maximise the potential of the land area available for redevelopment, it is extremely advantageous to acquire 142sqm at the end of Turnbull Street. This land is sandwiched between MoE owned land on three boundaries.
6. The acquisition of this land will provide a natural and safe line for students to pass from the main school teaching areas to the school's outdoor space. It will also enhance traffic flow through the creation of a designated turning head for traffic using Turnbull Street.
7. The attached Change Request Form (**Appendix 2**) records that the previous Minister of Education committed to an additional scope to be included in to the redevelopment programme to complete the

turning head in Turnbull Street. It also notes that Council had previously engaged with the school regarding a land swap.

Details of Transfer

8. The land to be acquired is a 142sqm flat rectangular section at the north eastern end of Turnbull Street, Thorndon, Central Wellington. It is currently legal road vested to WCC.
9. The land to be vested in exchange is 22sqm of flat land on the norther periphery of Thorndon School fronting Turnbull Street. It is currently held by Her Majesty the Queen for education purposes.
10. The plan below illustrates the location of the two pieces of land to be swapped.



11. The 142sqm land being acquired is currently undergoing a road stopping process under the Local Government Act. Once this process is achieved, the land will be amalgamated with the MoE's adjoining land.
12. The 22sqm of land to be exchanged with Council will be transferred following the Crown completing its statutory obligations. Once transferred, a turning head will be constructed in this location. This turning head will service all/any vehicle entering Turnbull Street.

Transfer Value

13. It has been negotiated that this transfer will incur nil consideration.
14. It is clear, however, that the transaction will result in MoE receiving a significantly larger area of land than that being exchanged and vested as road in Wellington City Council.
15. The registered valuation of the land parcels undertaken illustrates this size different in dollar value.

Land to be acquired (142sqm) 9(2)(i) (if any)

Land to be vested (22sqm) 9(2)(i) (if any)

16. It has been agreed that the MoE will be responsible for all physical works required under the agreement (the Works). These Works cover the construction of the turning head, and termination or relocation of any services that currently exist in the 142sqm of road being transferred.
17. Based on the value of these Works, the equality of the exchange is being treated as equivalent in all respects.
18. The funding for the Works has been approved and the budget is being held by capital works.

Recommendation

19. It is recommended that pursuant to your delegated authority dated 24 June 2011 the Head of Education Infrastructure Service:

- **Approve** the transfer of the land by signing the Target Agency Approval form (**Appendix 1**).
- **Note** that there is nil consideration payable for the land component of the Agreement.
- **Note** that this project has approved capital works funding to meet the cost of works required for this transfer.
- **Return** the signed document to the Christchurch office for lodging with LINZ.

Deborah M Taylor

Date: 27 September 2018

Deb Taylor

Project Delivery Manager, Acquisitions & Designations

Date: _____

Clive Huggins

National Manager, Acquisitions & Designations

Endorsed by:

Date: _____

Delaney Myers

Acting EIS Deputy Head, Infrastructure Delivery

Approved / Declined

_____ Date: _____

Kim Shannon

Head of Education Infrastructure Service

Enclosed:

Appendix 1 – Target Agency Approval

Appendix 2 – Change Request Form

EIS Project Governance Framework

Change Request Form

Project / School Name	3040 – Thorndon School		
Programme / Region	Major Redevelopment, Capital Works, Central Southern		
Project Manager / Case Manager / Property Advisor	Delivery Manager – Trudie Ward Property Advisor – Will Lamb		
Date	22/11/2017	Urgency (H/M/L)	H

Description of change

This memo seeks your approval to update the project budget for Thorndon School.

In December 2015 funding was approved to undertake a major redevelopment of Thorndon School, located in central Wellington for a capital cost of 9(2)(i)

The redevelopment was required due to the existing buildings have significant weather-tightness and structural integrity issues. During the project kick off in April 2017, the previous Minister of Education committed to an additional scope to be included in the project which was to the completion of a turning head in Turnbull Street for the school to improve the safety of students and access way to the school (See attached concept design). Noting the Council had previously engaged with the school regarding a land swap.

A design and project scope has been developed and completed working closely with the Wellington City Council. An agreement in principle between the Council, the Ministry and the school has been reached and it is expected the turning head project costs are likely to be in the order of 9(2)(i)

The turning head is considered very important to the overall health and safety of the children and would benefit both the school, Council and community as the facility::

- stops the need for vehicles to cross the surrounding footpaths
- increases students' safety around the school front entrance as vehicles remain in the street away from the children.
- allows for the children to cross to the play field safely as they are no longer crossing a busy road.

Based on the Concept Design cost estimate the total project approval needs to be increased from 9(2)(i) being an increase of 9(2)(i)

Reason for change

Change Request	
	Total
(A) Current budget	9(2)(i)
(B) Funding requested	9(2)(i)
(A + B) Revised total budget	9(2)(i)

EIS Project Governance Framework

Change Request Form

This request is for 9(2)(i) of redevelopment funding to deliver a land swap and turning head development at Thorndon School.

Additional funding is needed to complete the land swap with the Wellington City Council and construct the turning head in Turnbull Street, Thorndon, Wellington.

Approval is recommended because child safety is currently comprised, a workable solution has been brokered with the stakeholders.

Options

Approve the funding submission for 9(2)(i) to enable the land swap enabling the development of the turning head on Turnbull Street, Thorndon.

Proposed approach to resolve

It is recommended that you:

Approve the funding submission for 9(2)(i) to enable the land swap enabling the development of the turning head on Turnbull Street, Thorndon to support the safety of children and vehicle movements at the entrance to the school.

EIS Project Governance Framework

Change Request Form

Benefits of the project that align with Ministry and EIS objectives

The following benefits are for the full project

	1	2	3	4	5	6	7
Benefit		Sustainability/condition	Quality/fit for purpose	Quality/fit for purpose	Availability/ access (Facilities)	Availability/ efficiency	Availability/ access (Land)
Feature		Core/regulatory	Core	Moderate/advanced	Core/regulatory	Core/regulatory	Core/regulatory
Benefit Name		Ensures resilient and sustainable assets	Promotes learning possibilities enabled through a safe and healthy learning environment	Enables learning possibilities through ensuring the learning environment meets the schools vision for teaching and learning	Promotes learning possibilities enabled through ensuring sufficient teaching spaces available for the roll	Promotes value for money and good asset management and efficiency of provision of space through rationalisation of space above entitlement	Enables options to build facilities to promote learning possibilities (refer to no. 5)
Measure description	Identified weather tightness and significant condition assessment issues that were present at the beginning of the project are rectified (none remain)	Identified structural issues that were present at the beginning of the project are remediated (none remain)	The new/upgraded learning environments meet DQLS standards (ie provides at least the core level internal environment (i.e. ventilation, heating, lighting and acoustics) to promote positive teaching and learning	All new and upgraded spaces meet the schools vision for teaching and learning as set out in the education brief	The number of teaching spaces available meet the schools entitlement based on the projected roll (build roll 325)	The number of teaching spaces available meet the schools entitlement based on the projected roll (build roll 325)	Land is swapped/purchased in Thorndon and at the right scale based on the turning head and road crossing need
Will the benefit be met in the current project	Yes Weather tightness and asbestos	Yes Will meet >67% of NBS	Yes The new teaching spaces will meet the DQLS	Yes The new spaces will meet the schools vision for teaching and learning	Yes The project will add 13 new teaching spaces to meet the entitlement based on build roll	Yes There is no space provided above entitlement	Yes The project will acquire land at Thorndon Wellington based on

EIS Project Governance Framework

Change Request Form

	No weather tightness and significant condition issues – new facility remains and POE sign off as achieved	No earthquake prone issues at end of project - POE sign off as achieved	DQLS achieved – POE sign off as achieved	School signs off that the design meets their vision – POE sign off as achieved	Additional TS complete and available – POE sign off as achieved	POE sign off as achieved	Turning head and road crossing need
How Measured at the end of the project?							Land is swap/purchased relative to need

EIS Project Governance Framework

Change Request Form

Impact of proposed changes

Impact on Scope	The increased budget will allow for the development of the turning head and land swap at Thorndon School.
Impact on Risk	Reduces health and safety risk for students.
Impact on Schedule	The construction works will increase the overall duration of the project.
Impact on Budget	Increase by 9(2)(i)
Impact on Stakeholders	The current construction project will extend in duration. Positive benefit ultimately with the safety of the students and community.
Impact on Benefits	Increased benefit through this change of additional land to meet school access needs, additional benefit of reducing health and safety risk.
Impact on Resources	Additional engagement for contractor involvement required.
Other impacts	Generates positive reputation with the Council.

EIS Project Governance Framework

Change Request Form

Cost of Change


The current budget is 9(2)(i) including 9(2)(i) however following a review of this the total project approval in principle needs to be increased from 9(2)(i) 9(2)(i) being an increase of 9(2)(i)

Please find attached the following supporting documentation:


- Concept Design

Endorsement and approval


Endorsement of proposed change:

Role	Signature	Date
Delivery Manager		13.12.2017
Programme Manager		13/12/2017
Programme Finance Manager		13/12/17

Recommendation of Deputy Head EIS Capital Works:

Role	Recommendation	Signature
	Endorsed / Not Endorsed	
Angela Hawkings		13/12/17
		Date:

Approval from Investments Board/ Delegated Authority
Head of Education Infrastructure Service

Role	Decision	Signature
	Approve / Decline	
for Kim Shannon		Date: 20 DEC 17

THORNDON SCHOOL: 20 TURNBULL STREET, THORNDON, WELLINGTON: MINISTRY OF EDUCATION

Conclusion


That the obligations detailed in the report and recited in the Land Exchange Agreement attached relating to the acquisition of 142m² being Section 1 on Survey Office Plan 524745 from Wellington City Council, and the vesting of 22m² being Section 2 on Survey Office Plan 524745 in exchange be approved in accordance with section 345 and Schedule 10 of the Local Government Act 1974 and sections 20, 50, 114 and 117 of the Public Works Act 1981.



CHRIS LEECH

Senior Property Consultant

Date: 11 September 2018



ROBERT JOHNSTON

Senior Property Consultant
and Nominated Person

Date: 11 September 2018

Accepted/Not Accepted

I, **Kim Shannon, Head of Education Infrastructure Service, Ministry of Education, Wellington** have the delegated authority to accept the conclusion herein and confirm that the Ministry of Education;

1. accept of the obligations specified in the relevant exchange agreement, and
2. will meet all non-monetary undertakings specified in the exchange agreement. *[strike through if not applicable]*

Head of Education Infrastructure Services
Ministry of Education
Acquiring Authority

Date:

Approved/Declined

DELEGATEE

Land Information New Zealand

Date:

From: [Deb Taylor](#)
To: [Clive Huggins](#)
Subject: RE: Turnbull Street TAA for signature.docx
Date: Friday, 28 September 2018 11:13:52 a.m.

Thanks Clive – sorry I haven't quite got "it" yet!! And for not checking the footer – sloppy on my part...

There is still a little bit to go with this one but we're getting all our ducks in the row.

Nga mihi
Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | National
Infrastructure Services
DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832
48 Hereford Street, Christchurch

From: Clive Huggins
Sent: Friday, 28 September 2018 11:10 a.m.
To: Deb Taylor <xxx.xxxxxx@xxxxxxxxx.xxxx.xx>
Subject: Turnbull Street TAA for signature.docx

Hi Deb,
Tracked changed version attached.
My changes are (hopefully) in line with the writing course.. breaking down long sentences, trying to avoid starting sentences with 'it'.

Note that at the moment we sign nothing going directly to Kim – just Delaney. The footer was for Horouta.

Kim actually asked about this one yesterday so she'll be really pleased that you've got it across the line.. well done.

Clive Huggins | National Manager Acquisitions & Designations | Infrastructure Advisory Services
DDI +64 7 571 7857 | Ext 7857 | Mobile +64 27 429 9234

From: [Deb Taylor](#)
To: [Hannah Davis](#)
Subject: RE: FOR FEEDBACK AND ENDORSEMENT: TAA transfer for Turnbull Street
Date: Friday, 28 September 2018 11:26:35 a.m.
Attachments: [image004.png](#)
[Turnbull Street TAA for signature.pdf](#)

Hi Hannah,

Attached is the fixed up version including attachments. Once Clive has signed, if you could send on directly for signing by Kim (copy me in) that would be fab – thanks!

Can you please make it clear in the email that goes with this document that Kim needs to sign page 14 of the Report from TPG and the memo?

Nga mihi

Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | National Infrastructure Services
DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832
48 Hereford Street, Christchurch

From: Hannah Davis
Sent: Friday, 28 September 2018 11:19 a.m.
To: Deb Taylor <xxx.xxxxxx@xxxxxxxxx.xxxx.xx>
Subject: RE: FOR FEEDBACK AND ENDORSEMENT: TAA transfer for Turnbull Street

Hi Deb

Once I get Clive to sign- do you want me to send it back to you or would you like me to forward onto Katie to get Delaney and Kim to sign?

Clive's not in the office today, so will have to be Monday.

Thanks

Hannah Davis | Project Coordinator | Acquisitions & Designations
DDI +6473498311 | Mobile 027 230 0975

From: Deb Taylor
Sent: Friday, 28 September 2018 10:46 a.m.
To: Clive Huggins <[xxxxx.xxxxxx@xxxxxxxxx.xxxx.xx](#)>
Cc: Hannah Davis <[xxxxxx.xxxxxx@xxxxxxxxx.xxxx.xx](#)>
Subject: FOR FEEDBACK AND ENDORSEMENT: TAA transfer for Turnbull Street

Kia ora Clive

Please find attached a draft TAA for the transfer of land between WCC and MoE in Turnbull Street. I've also attached the TAA/RC page for signature and the Capital Works Change Request

which is an appendix to the memo.

Please note that as this is a “swap” for nil consideration, the wording on the TAA part that Kim signs is slightly different than usual.

Happy to discuss.

Nga mihi

Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | National Infrastructure Services

DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832

48 Hereford Street, Christchurch

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We get the job done *Ka oti i a matou nga mahi*

We are respectful, we listen, we learn *He ropu manaaki, he ropu whakarongo, he ropu ako matou*

We back ourselves and others to win *Ka manawanui ki a matou, me etahi ake kia wikitoria*

We work together for maximum impact *Ka mahi ngatahi mo te tukinga nui tonu*

Great results are our bottom line *Ko nga huanga tino pai a matou whaingā mutunga*





MEMO

To: Kim Shannon, Head of Education Infrastructure Service

From: Delaney Myers, Acting Deputy Head, Infrastructure Delivery

Cc: Deb Taylor, Project Manager, Acquisitions & Designations
Clive Huggins, National Manager, Acquisitions & Designations

Date: 27 September 2018

Subject: **Target Agency Approval – Transfer of Land between Wellington City Council and Ministry of Education – Thorndon School, Turnbull Street, Wellington**

Purpose

1. The purpose of this memo is to seek Head of Education Infrastructure Service approval to a land transfer between Wellington City Council (WCC) and Ministry of Education (MoE). The transfer shall enable the completion of the redevelopment of Thorndon School, Turnbull Street, Wellington.

Proposal

2. It is proposed the Head of Education Infrastructure Service:
 - **Approve** the transfer of the land by signing the Target Agency Approval form (**Appendix 1**).
 - **Note** that there is nil consideration payable for the land component of the Agreement.
 - **Note** that this project has approved capital works funding to meet the cost of works required for this transfer.
 - **Return** the signed Target Agency Approval form to the Christchurch office for lodging with LINZ.

Background

3. Thorndon School is currently undergoing significant redevelopment and upgrade works which will provide a modern learning environment for both pupils and teachers.
4. The school itself occupies a particularly small and restrictive total land area.
5. To maximise the potential of the land area available for redevelopment, it is extremely advantageous to acquire 142sqm at the end of Turnbull Street. This land is sandwiched between MoE owned land on three boundaries.
6. The acquisition of this land will provide a natural and safe line for students to pass from the main school teaching areas to the school's outdoor space. Traffic flow will also be enhanced through the creation of a designated turning head for traffic using Turnbull Street.

7. The attached Change Request Form (**Appendix 2**) records that the previous Minister of Education committed to an additional scope to be included in to the redevelopment programme to complete the turning head in Turnbull Street. The form also notes that Council had previously engaged with the school regarding a land swap.

Details of Transfer

8. The land to be acquired is a 142sqm flat rectangular section at the north eastern end of Turnbull Street, Thorndon, Central Wellington. This is currently legal road..
9. The land to be vested in exchange is 22sqm of flat land on the norther periphery of Thorndon School fronting Turnbull Street. The land is currently held by Her Majesty the Queen for education purposes.
10. The plan below illustrates the location of the two pieces of land to be swapped.



11. The 142sqm land being acquired is currently undergoing a road stopping process under the Local Government Act. Once this process is completed, the land will be amalgamated with the MoE's adjoining land.
12. The 22sqm of land to be exchanged with Council will be transferred following the Crown completing its statutory obligations. Once transferred, a turning head will be constructed in this location. This turning head will service all/any vehicle entering Turnbull Street.

Transfer Value

13. The MoE has negotiated a nil consideration transfer value.
14. The transaction will result in MoE receiving a significantly larger area of land than that being exchanged and vested as road in Wellington City Council.

15. The registered valuation of the land parcels undertaken illustrates this size different in dollar value.

Land to be acquired (142sqm) 9(2)(i) (if any)

Land to be vested (22sqm) 9(2)(i) (if any)

16. To create an equality of exchange the MoE will be responsible for all physical works required under the agreement (the Works). These Works cover the construction of the turning head, and termination or relocation of any services that currently exist in the 142sqm of road being transferred.

17. The funding for the Works has been approved and the budget is being held by capital works.

Recommendation

18. It is recommended that pursuant to your delegated authority dated 24 June 2011 the Head of Education Infrastructure Service:

- **Approve** the transfer of the land by signing the Target Agency Approval form (**Appendix 1**).
- **Note** that there is nil consideration payable for the land component of the Agreement.
- **Note** that this project has approved capital works funding to meet the cost of works required for this transfer.
- **Return** the signed Target Agency Approval form to the Christchurch office for lodging with LINZ.

Endorsed by:

_____ Date: _____

Delaney Myers

Acting EIS Deputy Head, Infrastructure Delivery

Approved / Declined

_____ Date: _____

Kim Shannon

Head of Education Infrastructure Service

Enclosed:

Appendix 1 – Target Agency Approval

Appendix 2 – Change Request Form

Thorndon School: 20 Turnbull Street, Thorndon, Wellington: Ministry of Education



11 September 2018

Our Reference: CPC/2015/18470

Trevor Knowles
Crown Property Clearances
Land Information New Zealand
PO Box 5501

WELLINGTON

Dear Trevor

THORNDON SCHOOL: 20 TURNBULL STREET, THORNDON, WELLINGTON: MINISTRY OF EDUCATION

The Ministry of Education (MoE) have approached The Property Group Limited (TPG), as Land Information New Zealand (LINZ) accredited agents, to facilitate the transfer of land between Wellington City Council (WCC) and MoE (Crown) as part of the redevelopment of Thorndon School, Turnbull Street, Wellington.

Negotiations between MoE and WCC are for the proposed transfer of the following land parcels.

From MoE to WCC

22m² of school land fronting Turnbull Street, being part of Lot 1 Deposited Plan 4659 and Part of Lot 17 Deed 27 both contained in Computer Freehold Register (CFR) 782453.

From WCC to MoE

142m² of legal road forming part of the north eastern end of Turnbull Street. This land to become stopped road facilitated by WCC under the Local Government Act 1974, transferred to the Crown for Education Purposes and amalgamated with the adjoining title CFR 782453.

Thorndon School is currently undergoing significant redevelopment and upgrade works which will provide a modern learning environment for both pupils and teachers. The school itself occupies a particularly small and restrictive total land area. To maximise the potential of the land area available

for redevelopment design has focussed on utilising the land held by MoE on the south side of Turnbull Street for development of buildings and infrastructure. Land held on the opposite side of the road, to the north, will provide for student outdoor and play space. The proposed land exchange, 142m² of stopped road to MoE, will enhance the school layout by providing a natural safe link for students to pass from the main school teaching area on the south of Turnbull Street to outdoor space on the north. The transfer of 22m² of school land to WCC will also provide benefit and increased safety for WCC by allowing creation of a designated turning head for traffic using the street, a provision that is not currently allowed for.

While the above proposed land exchange has been “on the table” for some time between MoE and WCC recent negotiations have progressed particularly positively in an effort to reach a mutually acceptable outcome. To this end both MoE and WCC have agreed that there will be no monetary consideration paid by either party for the proposed land transfer by way of equality of exchange under the exchange agreement. MoE have agreed to meet the costs of WCC to affect the exchange, including all physical works associated with the relocation of services and construction of the vehicle turning area. These costs have been allowed for by MoE as part of the overall redevelopment of the school, the infrastructure works forming part of the school’s overall upgrade requirement.

A market valuation completed by Darroch for the respective land parcels has assessed the 22m² of land to be contributed by MoE at 9(2)(i) (if any) and by WCC at 9(2)(i) (if any). This valuation was commissioned by WCC. On receiving the valuation assessment, and based on the significant experience of the valuer completing the report, MoE advised that they were comfortable proceeding with negotiations on the basis of the valuation assessment provided by WCC.

We do not believe additional compensation is payable by either party on the basis that the terms and conditions of the agreement have been negotiated pursuant to section 50 of the PWA.

The attached agreement has been completed after negotiations between WCC and MoE, both parties’ legal representatives and TPG. The attached Land Exchange Agreement is considered fair and reasonable for both WCC and the Crown and is recommended for acceptance and execution.

Details of the proposed agreement are as follows:

TPG Job Number	714806
Land Information New Zealand File Number	CPC/2015/18470
Acquiring Authority	Ministry of Education
Authority to Act	Instructions received from the Ministry of Education to proceed with the acquisition confirmed by Trudie Ward, Project Delivery Manager – Capital Works in February 2018.
Purpose	Education

Confirmation that the Purpose is a Public Work

Section 2 of the Public Works Act 1981 defines a public work as every Government work or local work that the Crown or any local authority is authorised to construct, undertake, establish, manage, operate, or maintain, and every use of land for any Government work or local work which the Crown or any local authority is authorised to construct, undertake, establish, manage, operate, or maintain by or under this or any other Act; and include anything required directly or indirectly for any such Government work or local work or use. The proposed works fit within this definition.

Project Timeframe

The Thorndon School redevelopment and upgrade programme, construction works, is schedule for completion at the end of 2018.

Suitability of the Land for Purpose

The redevelopment of Thorndon School was approved following a comprehensive review of design option available for the site. In terms of meeting the requirements for easy and safe student movement around the school, while also providing for efficient operation of traffic, the proposed land exchange represents the most effective and suitable use of the land identified.

Claimants

Wellington City Council
101 Wakefield Street
Po Box 2199
Wellington 6140

Attn: John Vrien
John.vriens@wcc.govt.nz

Other Interests in Land

Nil

Claimant's Legal Representative

Simpson Grierson
Level 24, 195 Lambton Quay
PO. Box 2402
Wellington 6140

Attn: Donna Hurley
Donna.hurley@simpsongrierson.com

Land to be Acquired

Interest(s) to be Acquired

Freehold.

Location

The land to be acquired is a 142m² (section 1 SO Plan 524745) rectangular section at the north eastern end of Turnbull Street, in Thorndon, Central Wellington. Development in the immediate area comprises a mixture of commercial, office and residential use.



It is more particularly shown shaded orange in the below plan.



Legal Description Currently legal road. Identified as Section 1 on Survey Office Plan 524745.

Area to be Acquired 142m² being Section 1 on Survey Office Plan 524745.

Encumbrances The required land will be taken free from encumbrances.

Physical Description A flat rectangular piece of land at the eastern end of Turnbull Street, Thorndon, Central Wellington which is currently sealed legal road, shown shaded orange in the plan below.



Chattels Nil

Statutory Authority WCC will undertake stopping of the road to be acquired by MoE pursuant to section 345 and Schedule 10 of the Local Government Act 1974.

Amalgamation of the stopped road with MoE's adjoining land will be facilitated pursuant to section 117(7) of the PWA.

Zoning

The land to be acquired is legal road, however, it is situated within a residential zone under the Wellington City Council operative plan.

Statutory Compliance

We have not been directly engaged in MoE's due diligence review and reporting for the land (stopped road) to be acquired, and to this end, are not aware of the land being subject to any non-compliance, hazard or liability issues.

There are no improvements on the land, which require, or have, any statutory compliance matter which are required to be addressed.

We note that clause 17 of the exchange agreement records that the Crown will not make any claim against WCC for any loss or damage that the Crown may suffer, or incur, as a result of contamination in, or under, the soil of the stopped road land to be acquired. This is a reciprocal clause, the same obligations being placed on WCC with respect to the land to be vested in them as road.

Minerals**Non-Statute**

Minerals are not required from the subject land for or in connection with the public work and the land surface will be "only slightly rearranged".

The existence of a separate mineral title has not been investigated and in the event a separate estate is subsequently identified it will not be required for the construction or operation of the public work.

Statute

The statute minerals, Petroleum, Gold, Silver, and Uranium existing in its natural condition are reserved by the Crown pursuant to Section 10 Crown Minerals Act 1991.

Land to be Vested in Exchange

Legal Description

22m² being part of Lot 17 Deeds Plan 27 and Lot 1 Deposited Plan 4659 being part of the land comprised in Computer Freehold Register 782453, Wellington Registry.

Status**Lot 1 Deposited Plan 4659**

Acquired from Ruth Mary Sutherland and Alexandrina Thawley Sutherland in December 1971 (then CFR WN274/177), now held by

Her Majesty the Queen for education purposes – CFR 782453.

Lot 17 Deeds Plan 27

Acquired from James Henry Powell in 1968 (then CFR WN89/170), now held by Her Majesty the Queen for education purposes – CFR 782453.

Encumbrances

The land will be disposed of free from all encumbrances.

The land will be vested in WCC as legal road.

Physical Description

The land to be transferred to WCC is a flat 22m² rectangular parcel of land on the northern periphery of Thorndon School fronting Turnbull Street.



Chattels

Nil

Statutory Authority

The exchange land will vest in WCC pursuant to sections 20 and 50 of the PWA.

Declaration of the land as road will be completed pursuant to section 114 of the PWA.

Section 40 Considerations

As the exchange land is vesting in WCC for a further public work pursuant to section 50 of the PWA, section 40 of the PWA does not need to be addressed. Section 40 of the PWA will need to be addressed should WCC wish to dispose of the land in the future.

Department of Conservation Consultation	Department of Conservation advised on 10 September 2018 that the requirements of section 24(2A) and 24AA of the Conservation Act 1987 have been satisfied, and the disposal of the area may go ahead in the normal manner.
Historic Places Trust	Approval was given by Heritage New Zealand on 7 September 2018.
Housing New Zealand	Housing New Zealand advised on 6 September 2018 they have no interest in the exchange land.
Ministry of Business Innovation and Employment	MBIE advised on 5 September 2018 they have no interest in the exchange land.
Protection of Māori Interests	<p>The exchange land is considered relevant land under the Port Nicholson Block (Taranaki Whānui ki Te Upoko Te Ika) Claims Settlement Act 2009.</p> <p>Transfer of the land will be completed subject to provisions of section 104 of the Settlement Act with notice being provided as per the requirements contained within section 112.</p> <p>The RFR obligations will pass to WCC with respect to any future disposal actions.</p>
Zoning	The exchange land is zoned inner residential under the Wellington District Plan, with a specific designation relating to Thorndon School.
Statutory Compliance	<p>We are not aware of interest in the exchange land for conservation, historic, or cultural reasons, or for any other purpose likely to require further consideration prior to disposal.</p> <p>We note the exchange land is not recorded on Wellington Regional Council's Selected Listed Use Register as having had HAIL activities associated with it.</p>
Minerals	<p>Non-Statute</p> <p>There are no registered memorials to indicate minerals may have previously been removed from the titles. We have not fully researched the minerals as the ownership of such is not a significant issue in respect to the Crown land for exchange. There is no known or likely historical mineral reservation or minerals of significance in</p>

the locality.

Both site acquisitions were made pursuant to the Public Works Act 1928. The taking of land pursuant to the Public Works Act 1928 did not include the non-statute minerals unless required for the public work. In this instance the non-statute minerals would not have been required and so would not have been included in the taking. The non-statute minerals are accordingly presumed to remain in Computer Freehold Registers WN274/177 and WN89/170.

Statute

The statute minerals, Petroleum, Gold, Silver, and Uranium existing in its natural condition are reserved by the Crown pursuant to Section 10 Crown Minerals Act 1991.

Valuation

For the Wellington City Council

Completed by Ken Blucher, Registered Valuer for Darroch Limited, as at 4 December 2017.

Land to be Acquired \$105,000 plus GST (if any)

Land to be Vested \$38,500 plus GST (if any)

Valuation Comment

Valuation of the land parcels to be exchanged was undertaken by WCC. The valuation was undertaken by Ken Blucher, Registered valuer and Director of Valuation at Darroch, Wellington. Mr Blucher is an established and experienced valuer within the Wellington property Market.

Valuation of the land parcels was undertaken in accordance with the International Valuation Standards, the Australia and New Zealand Valuation and Property Standards along with appropriate code of ethics and performance standards.

Based on the experience of the valuer involved, on receiving confirmation of the market value assessed for the property and the advice confirmed in the report MoE confirmed it was comfortable to proceed on the basis of the valuation assessment received. To this end no further independent valuation advice was sought by MoE.

We note that the proposed transaction with WCC will result in MoE receiving a significantly larger area of land than that which will be exchanged and vested as road in WCC. In considering the variation in land area to be exchanged MoE have confirmed they are comfortable with the obligations negotiated as part of the exchange agreement, and which they are to meet, around contribution to WCC

costs in completing the transaction.

Agreement Details

Compensation Agreed

The parties have agreed that the Crown will be responsible for all physical works required under the agreement, together with all WCC costs. Accordingly, the parties have agreed that there is nil consideration payable by either party for the land exchange by way of equality of exchange, and the consideration passing from one party to the other under the agreement will be treated as being equivalent in all respects.

Reimbursement of Fees

Clause 14 of the agreement provides for the Crown to meet all of WCC's costs in relation to the negotiation, and signing of the agreement, including (but not limited to) all reasonable survey, legal, consultancy, valuation, publication and registration costs and disbursements, the cost of all statutory processes including Gazettal costs, and any costs related to any Environment Court consideration of the road stopping (if required, with both parties agreeing to proceed with Environment Court actions).

Special Conditions

A brief overview of the agreement structure and clauses is provided below.

Clause 2: the agreement is conditional upon the completion of the stopping of road in relation to the land to be acquired; and the Minister issuing a Gazette Notice declaring the exchange land to be road and vested in WCC.

Clause 4: sets out the road stopping procedure to be followed.

Clause 6: provides that the Crown is responsible for the completion of the physical works required.

Clause 8: sets out the various notice requirements that must be met, together with the settlement procedures.

Clause 9: provides that the Crown must deal with any utilities under the land to be acquired.

Clause 11: provides that the Crown will attend to the preparation and approval of any survey plans required to give effect to the agreement.

Clause 12: sets out warranties in respect of both the land to be

acquired and the land to be vested.

Clause 14: provides for the Crown to be responsible for all costs.

Clause 15: provides for various Crown acknowledgements.

Clause 16: provides that neither party has made any representations or warranties in respect of the land to be acquired and the land to be vested.

Clause 17: provides that neither party shall claim against the other for any loss or damage due to contamination.

Clause 19: provides for the dispute resolution procedures should a dispute arise.

Clauses 22-23: contain the lowest price and GST provisions.

Survey and Legalisation

Survey of the respective land parcels to be exchanged has been completed, being identified as Section 1 (road to be stopped) and Section 2 (school land) on Survey Office Plan 524745.

The road stopping will be completed pursuant to section 345 and schedule 10 of the Local Government Act 1974. Amalgamation of the stopped road with the adjoining Crown/MoE land will be facilitated via Gazette Notice pursuant to section 117(7) of the PWA.

The school land identified for exchange will be declared road under section 114 of the PWA.

Construction Contract Implications

The Crown is responsible for:

1. all physical works required to complete construction of a vehicle turning area on the land to be exchanged; and
2. installation, removal, decommissioning, termination and/or relocation of any utility services under the land to be acquired.

Funding for the above works has been provided for as part of the funding budget for the overall school redevelopment.

Disposal Implications

With the exception of the school exchange land no additional areas of surrounding Crown land are available for disposal.

Disposal of the land will be exempt from section 40 of the PWA as the land will be utilised for a further public work by WCC.

Crown disposal obligations associated with land under the Port Nicholson Block (Taranaki Whānui ki Te Upoko Te Ika) Claims Settlement Act 2009 will be addressed (sections 104 and 112) as part of the disposal process.

Property Management Issues Nil

Comments

Completion of the above land exchange will maximise the redevelopment works currently being undertaken on the Thorndon School site. The proposed exchange provides a natural and safe link for students to pass from the main school teaching area to the school's outdoor space, while also enhancing traffic flow through the creation of a designated turning head for traffic using Turnbull Street.

Agreement has been reached between MoE and WCC for there to be no monetary consideration paid by either party for the proposed land exchange by way of equality of exchange.

The proposed land exchange is considered fair and reasonable and accordingly, it is recommended for approval subject to the terms and conditions of the attached agreement.

This document has been peer reviewed by Robert Johnston, Property Consultant, The Property Group Limited, Christchurch.

Conclusion

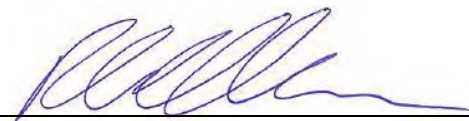
That the obligations detailed in the report and recited in the Land Exchange Agreement attached relating to the acquisition of 142m² being Section 1 on Survey Office Plan 524745 from Wellington City Council, and the vesting of 22m² being Section 2 on Survey Office Plan 524745 in exchange be approved in accordance with section 345 and Schedule 10 of the Local Government Act 1974 and sections 20, 50, 114 and 117 of the Public Works Act 1981.



CHRIS LEECH

Senior Property Consultant

Date: 11 September 2018



ROBERT JOHNSTON

Senior Property Consultant
and Nominated Person

Date: 11 September 2018

Accepted/Not Accepted

I, **Kim Shannon, Head of Education Infrastructure Service, Ministry of Education, Wellington** have the delegated authority to accept the conclusion herein and confirm that the Ministry of Education;

1. accept of the obligations specified in the relevant exchange agreement, and
2. will meet all non-monetary undertakings specified in the exchange agreement. *[strike through if not applicable]*

Head of Education Infrastructure Services
Ministry of Education
Acquiring Authority

Date:

Approved/Declined

DELEGATEE

Land Information New Zealand

Date:

LAND INFORMATION NEW ZEALAND ATTACHMENTS

Original Agreement(s)	✓
Computer Freehold Register (not more than 13 days old)	✓
Land Requirement Plans	✓
Department of Conservation Clearance	✓
Heritage New Zealand Clearance	✓
Office of Treaty Settlements Clearance	✓
Owner's Valuation	✓

Off

EIS Project Governance Framework

Change Request Form

Project / School Name	3040 – Thorndon School		
Programme / Region	Major Redevelopment, Capital Works, Central Southern		
Project Manager / Case Manager / Property Advisor	Delivery Manager – Trudie Ward Property Advisor – Will Lamb		
Date	22/11/2017	Urgency (H/M/L)	H

Description of change

This memo seeks your approval to update the project budget for Thorndon School.

In December 2015 funding was approved to undertake a major redevelopment of Thorndon School, located in central Wellington for a capital cost of 9(2)(i)

The redevelopment was required due to the existing buildings have significant weather-tightness and structural integrity issues. During the project kick off in April 2017, the previous Minister of Education committed to an additional scope to be included in the project which was to the completion of a turning head in Turnbull Street for the school to improve the safety of students and access way to the school (See attached concept design). Noting the Council had previously engaged with the school regarding a land swap.

A design and project scope has been developed and completed working closely with the Wellington City Council. An agreement in principle between the Council, the Ministry and the school has been reached and it is expected the turning head project costs are likely to be in the order of 9(2)(i)

The turning head is considered very important to the overall health and safety of the children and would benefit both the school, Council and community as the facility::

- stops the need for vehicles to cross the surrounding footpaths
- increases students' safety around the school front entrance as vehicles remain in the street away from the children.
- allows for the children to cross to the play field safely as they are no longer crossing a busy road.

Based on the Concept Design cost estimate the total project approval needs to be increased from 9(2)(i) being an increase of 9(2)(i)

Reason for change

Change Request	
	Total
(A) Current budget	9(2)(i)
(B) Funding requested	9(2)(i)
(A + B) Revised total budget	9(2)(i)

EIS Project Governance Framework

Change Request Form

This request is for 9(2)(i) of redevelopment funding to deliver a land swap and turning head development at Thorndon School.

Additional funding is needed to complete the land swap with the Wellington City Council and construct the turning head in Turnbull Street, Thorndon, Wellington.

Approval is recommended because child safety is currently comprised, a workable solution has been brokered with the stakeholders.

Options

Approve the funding submission for 9(2)(i) to enable the land swap enabling the development of the turning head on Turnbull Street, Thorndon.

Proposed approach to resolve

It is recommended that you:

Approve the funding submission for 9(2)(i) to enable the land swap enabling the development of the turning head on Turnbull Street, Thorndon to support the safety of children and vehicle movements at the entrance to the school.

Benefits of the project that align with Ministry and EIS objectives

The following benefits are for the full project

	1	2	3	4	5	6	7
Benefit		Sustainability/condition	Quality/fit for purpose	Quality/fit for purpose	Availability/ access (Facilities)	Availability/ efficiency	Availability/ access (Land)
Feature		Core/regulatory	Core	Moderate/advanced	Core/regulatory	Core/regulatory	Core/regulatory
Benefit Name		Ensures resilient and sustainable assets	Promotes learning possibilities enabled through a safe and healthy learning environment	Enables learning possibilities through ensuring the learning environment meets the schools vision for teaching and learning	Promotes learning possibilities enabled through ensuring sufficient teaching spaces available for the roll	Promotes value for money and good asset management and efficiency of provision of space through rationalisation of space above entitlement	Enables options to build facilities to promote learning possibilities (refer to no. 5)
Measure description	Identified weather tightness and significant condition assessment issues that were present at the beginning of the project are rectified (none remain)	Identified structural issues that were present at the beginning of the project are remediated (none remain)	The new/upgraded learning environments meet DQLS standards (ie provides at least the core level internal environment (i.e. ventilation, heating, lighting and acoustics) to promote positive teaching and learning	All new and upgraded spaces meet the schools vision for teaching and learning as set out in the education brief	The number of teaching spaces available meet the schools entitlement based on the projected roll (build roll 325)	The number of teaching spaces available meet the schools entitlement based on the projected roll (build roll 325)	Land is swapped/purchased in Thorndon and at the right scale based on the turning head and road crossing need
Will the benefit be met in the current project	Yes Weather tightness and asbestos	Yes Will meet >67% of NBS	Yes The new teaching spaces will meet the DQLS	Yes The new spaces will meet the schools vision for teaching and learning	Yes The project will add 13 new teaching spaces to meet the entitlement based on build roll	Yes There is no space provided above entitlement	Yes The project will acquire land at Thorndon Wellington based on

EIS Project Governance Framework

Change Request Form

	No weather tightness and significant condition issues – new facility remains and POE sign off as achieved	No earthquake prone issues at end of project - POE sign off as achieved	DQLS achieved – POE sign off as achieved	School signs off that the design meets their vision – POE sign off as achieved	Additional TS complete and available – POE sign off as achieved	POE sign off as achieved	Turning head and road crossing need Land is swap/purchased relative to need
--	---	---	--	--	---	--------------------------	--

Off

EIS Project Governance Framework

Change Request Form

Impact of proposed changes

Impact on Scope	The increased budget will allow for the development of the turning head and land swap at Thorndon School.
Impact on Risk	Reduces health and safety risk for students.
Impact on Schedule	The construction works will increase the overall duration of the project.
Impact on Budget	Increase by 9(2)(i)
Impact on Stakeholders	The current construction project will extend in duration. Positive benefit ultimately with the safety of the students and community.
Impact on Benefits	Increased benefit through this change of additional land to meet school access needs, additional benefit of reducing health and safety risk.
Impact on Resources	Additional engagement for contractor involvement required.
Other impacts	Generates positive reputation with the Council.

Off

EIS Project Governance Framework

Change Request Form

Cost of Change


The current budget is 9(2)(i) including 9(2)(i) however following a review of this the total project approval in principle needs to be increased from 9(2)(i) being an increase of 9(2)(i)

Please find attached the following supporting documentation:

- Concept Design

Endorsement and approval


Endorsement of proposed change:

Role	Signature	Date
Delivery Manager		13.12.2017
Programme Manager		13/12/2017
Programme Finance Manager		13/12/17

Recommendation of Deputy Head EIS Capital Works:

Role	Recommendation	Signature
Angela Hawkings	<input checked="" type="radio"/> Endorsed / <input type="radio"/> Not Endorsed 	 Date: 13/12/17

Approval from Investments Board/ Delegated Authority
Head of Education Infrastructure Service

Role	Decision	Signature
For Kim Shannon	<input checked="" type="radio"/> Approve / <input type="radio"/> Decline 	Date: 20 DEC 17

From: [Deb Taylor](#)
To: [Dora Tuimaseve](#)
Subject: Thorndon School - land swap portion
Date: Friday, 28 September 2018 3:16:03 p.m.
Attachments: [Survey Office Title Plan - SO 524745.pdf](#)
[image002.png](#)

Kia ora Dora,
See plan attached.

Nga mihi
Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | National
Infrastructure Services
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48 Hereford Street, Christchurch

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We work together for maximum impact *Ka mahi ngatahi mo te tuinga nui tonu*

Great results are our bottom line *Ko nga huanga tino pai a matou whaingā mutunga*

Off



Title Plan - SO 524745

Survey Number SO 524745
Surveyor Reference 9417 - TURNBULL ST
Surveyor Peter Alan Maunder
Survey Firm AdamsonShaw (Wellington)
Surveyor Declaration I Peter Alan Maunder, being a licensed cadastral surveyor, certify that:
(a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and the Rules for Cadastral Survey 2010, and
(b) the survey was undertaken by me or under my personal direction.
Declared on 15 Aug 2018 04:38 PM

Survey Details

Dataset Description SECTIONS 1-4
Status Approved as to Survey
Land District Wellington
Submitted Date 15/08/2018
Survey Class Class A
Survey Approval Date 16/08/2018
Deposit Date

Territorial Authorities

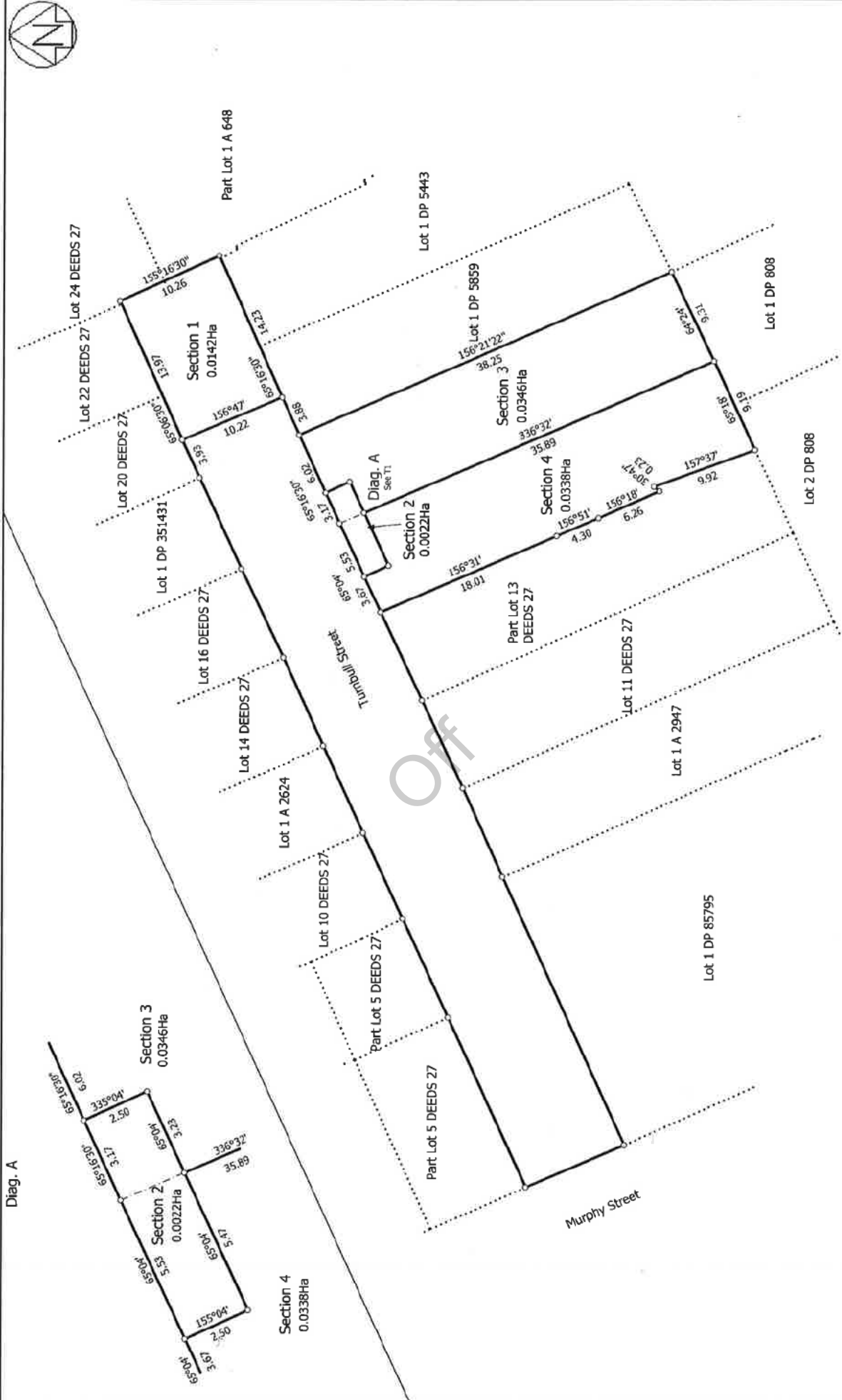
Wellington City

Comprised In

CT 782453

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Section 4 Survey Office Plan 524745	Fee Simple Title Road	0.0338 Ha	
Section 1 Survey Office Plan 524745	Legalisation	0.0142 Ha	
Section 2 Survey Office Plan 524745	Legalisation	0.0022 Ha	
Section 3 Survey Office Plan 524745	Fee Simple Title	0.0346 Ha	
Total Area		<u>0.0848 Ha</u>	



T 1/1

Land District: Wellington

Digitally Generated Plan
 Generated on: 16/08/2018 07:13am Page 2 of 2

SECTIONS 1-4

Surveyor: Peter Alan Maunders
 Firm: AdamsonShaw (Wellington)

Title Plan
 SO 524745
 Approved on: 16/08/2018

From: [Deb Taylor](#)
To: [Chris Leech \(cleech@propertygroup.co.nz\)](mailto:cleech@propertygroup.co.nz)
Subject: FW: 17141 - 180926 - Turning Head - PEDESTRIAN ACCESS
Date: Monday, 1 October 2018 12:10:05 p.m.
Attachments: [Pedestrian Access - Proposed.pdf](#)
[Pedestrian Access - Existing.pdf](#)

Nga mihi
Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | National
Infrastructure Services
DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832
48 Hereford Street, Christchurch

From: Matt Jeffery | McKenzie Higham Architects [mailto:Matt@mckenzie-higham.co.nz]
Sent: Thursday, 27 September 2018 2:19 p.m.
To: Trudie Ward <Trudie.Ward@education.govt.nz>; Deb Taylor
<Deb.Taylor@education.govt.nz>
Subject: RE: 17141 - 180926 - Turning Head - PEDESTRIAN ACCESS

Trudie, Debs

Revised pedestrian access plans.

If you require any further changes please let me know.

Cheers

Matt Jeffery
Associate
P 04 903 4975

**MCKENZIE
HIGHAM**
ARCHITECTS



McKenzie Higham Architects
Level 1, 171 Vivian Street, Te Aro,
PO Box 9792, Wellington, 6141, NZ



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From: Trudie Ward <Trudie.Ward@education.govt.nz>
Sent: Wednesday, 26 September 2018 6:12 PM
To: Matt Jeffery | McKenzie Higham Architects <Matt@mckenzie-higham.co.nz>; Deb Taylor <Deb.Taylor@education.govt.nz>
Subject: RE: 17141 - 180926 - Turning Head - PEDESTRIAN ACCESS

Thank you Matt, for your effort on this given your work load.
But a change to be made before this can go out – the new paving behind the water tank needs to go to grass. The project will not fund a BoT project to put paving here.

Debs please do not release drawings

Trudie Ward | Projects Delivery Manager - Contractor | Capital Works
DDI +64 4 463 7080 | Mobile +64 27 406 3166

From: Matt Jeffery | McKenzie Higham Architects [<mailto:Matt@mckenzie-higham.co.nz>]
Sent: Wednesday, 26 September 2018 5:49 p.m.
To: Trudie Ward <Trudie.Ward@education.govt.nz>; Deb Taylor <Deb.Taylor@education.govt.nz>
Subject: FW: 17141 - 180926 - Turning Head - PEDESTRIAN ACCESS

Hi Deb, Trudie

Pls find proposed pedestrian access sheet for your approval.

Let me know if you require any changes.

Cheers

Matt Jeffery
Associate
P 04 903 4975

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HIGHAM**
ARCHITECTS



McKenzie Higham Architects

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PO Box 9792, Wellington, 6141, NZ



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From: Matt Jeffery | McKenzie Higham Architects
Sent: Wednesday, 26 September 2018 12:54 PM
To: Trudie Ward <Trudie.Ward@education.govt.nz>; Deb Taylor
<Deb.Taylor@education.govt.nz>
Subject: 17141 - 180926 - Turning Head - PEDESTRIAN ACCESS

Hi Trudie, Deb

PDF of plan showing retention of pedestrian access BTW Turnbull Street & Hobson Crescent.

Let me know if you require any changes? Particularly around wording..

Cheers

Matt Jeffery
Associate
P 04 903 4975

**MCKENZIE
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McKenzie Higham Architects
Level 1, 171 Vivian Street, Te Aro,
PO Box 9792 Wellington, 6141, NZ



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A TURNBULL STREET
Proposed landscaping between Thorndon School & Kimiora Green



B RAMP / KIMIORA GREEN
No proposed changes



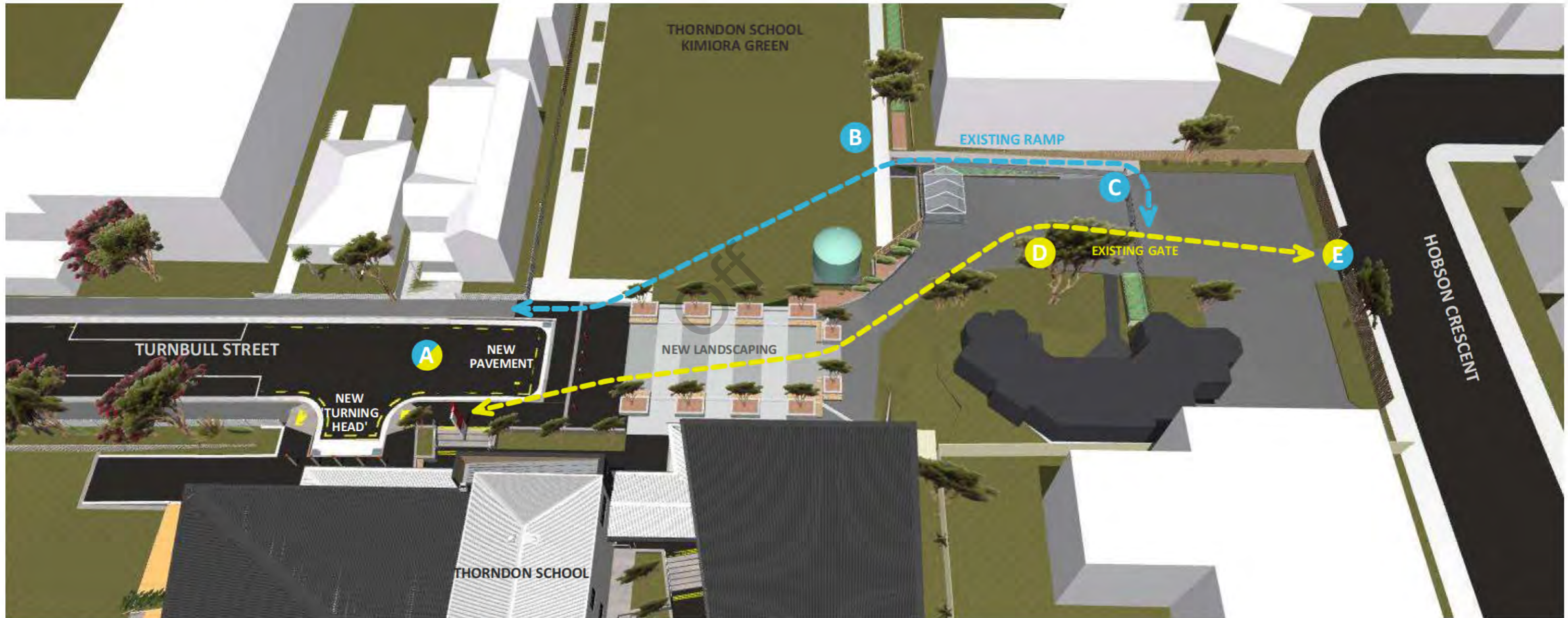
C RAMP / HOBSON CRESCENT
No proposed changes



D PATH BEYOND EXISTING GATE
Looking toward new landscaping



E HOBSON CRESCENT CARPARKING
No proposed changes



Proposed Pedestrian Access Routes - Between Turnbull Street & Hobson Crescent [existing access retained]

CONCEPT DESIGN



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Phone 04 384 8192



A TURNBULL STREET



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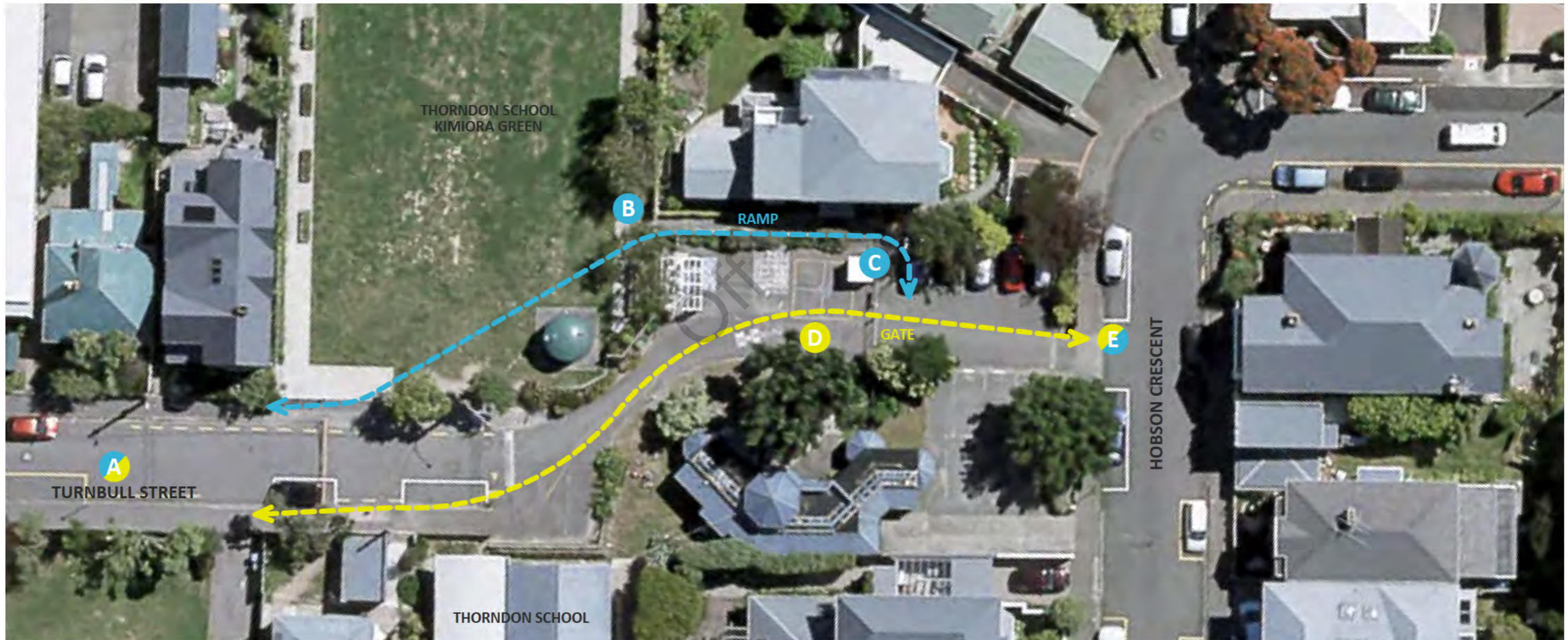
C RAMP / HOBSON CRESCENT



D PATH BEYOND EXISTING GATE



E HOBSON CRESCENT



Existing Pedestrian Access Routes - Between Turnbull Street & Hobson Crescent

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Level 1, 171 Vivian Street, Te Aro, Wellington 6011
Phone 04 384 8192

From: [Deb Taylor](#)
To: ["James Clareburt"](#)
Subject: FW: Acquisition dates - Thorndon School
Date: Tuesday, 2 October 2018 12:59:18 p.m.
Attachments: [image001.png](#)
[image002.png](#)

FYI

Nga mihi
Deb

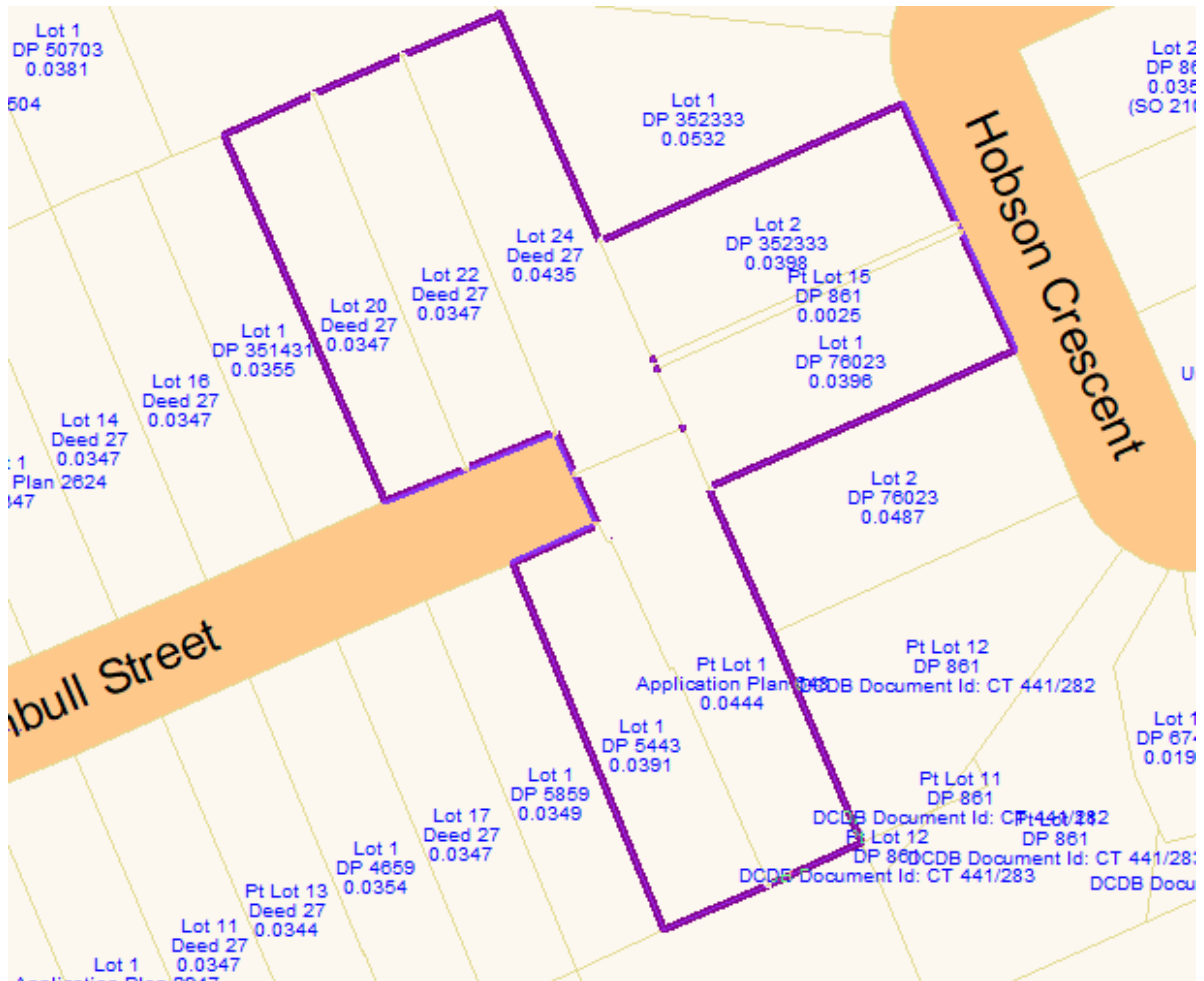
Deb Taylor | Project Delivery Manager Acquisitions & Designations | National Infrastructure Services

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48 Hereford Street, Christchurch

From: Suzy Petersen [mailto:xxxxxxxx@xxxxxxxxxxxxxx.xx.xx]
Sent: Tuesday, 2 October 2018 12:21 p.m.
To: Deb Taylor <Deb.Taylor@education.govt.nz>
Subject: Acquisition dates - Thorndon School

Hi Deb,

Chris has asked me to look into when various sites comprising Thorndon School were acquired by the Crown. I have researched back to the Gazette Notices of the parcels highlighted below and have collated them in a table format for you.



Legal Description	Currently held	Date Acquired
Lot 20 Deeds Plan 27	NZGZ 1971 p 2373 (formerly WN401/2)	October 1964
Lot 22 Deeds Plan 27	NZGZ 1971 p 488 (formerly WN401/3)	March 1971
Lot 24 Deeds Plan 27		
Lot 2 Deposited Plan 352333	CFR 782453 (formerly 214491, formerly NZGZ 1968 p 503)	April 1968
Part Lot 15 Deposited Plan 861	CFR 782453 (formerly NZGZ 1969 p 1726)	September 1969
Lot 1 Deposited Plan 76023	CFR 782453 (formerly WN42C/709, formerly NZGZ 1965 p 1515)	September 1970
Part Lot 1 Application Plan 648	CFR 782453 (formerly NZGZ 1970 p 1721)	September 1965
Lot 1 Deposited Plan 5443	CFR 782453 (formerly NZGZ 1971 p 2905)	December 1971

If you need anything further, please don't hesitate to ask.

Kind regards,

Suzy Petersen

Senior Property Consultant



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E: Spetersen@propertygroup.co.nz

W: www.propertygroup.co.nz

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PO Box 7240 Sydenham, Christchurch, 8240

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Off

From: [Deb Taylor](#)
To: [Clive Huggins](#)
Cc: [Trudie Ward](#); [Rebecca Robertshawe](#)
Subject: Turnbull Street
Date: Tuesday, 2 October 2018 5:56:03 p.m.
Attachments: [image004.png](#)
[Pedestrian Access - Proposed.pdf](#)
[Pedestrian Access - Existing.pdf](#)
[image008.png](#)

Importance: High

Kia ora Clive,

Submissions closed yesterday for the road stopping and land exchange in Turnbull Street. I've been advised that there are five objections with the potential of another late objection. This process has been carried out under section 342(1)(a) and Schedule 10 of the Local Government Act 1974.

Schedule 10 requires any objections to be referred to the Environment Court. We need to encourage the submitters to withdraw their objections as soon as possible. All the objections are concerned with pedestrian access through the school.

There has been informal pedestrian access over the owned land parcels between Turnbull Street and Hobson Crescent (purple outline). The land parcels within the purple outline were acquired by the Crown between 1964 and 1971. Although there was a driveway connecting Turnbull Street to Hobson Crescent, there is not a legal road connection. The driveway enabled the drop off/pick up of special needs children to the school. It was not for public vehicle use.



Although the project doesn't change this informal access, a couple of the submitters want legal access imposed as part of the stop/swap.

I have spoken to the Principal, he advises he has been contacted directly by some members of the public about the stop/swap. He has reassured them that the informal access will not be closed unless necessary. The school has the ability (gates) to stop access. He advised that the school did lock one of the gates for a few days. This was to direct the public access to a more appropriate informal route through the school.

If the objectors do not withdraw, the Council (and Ministry) would have to decide whether to go

ahead with the stop/swap. If the decision was to proceed, the matter has to be referred to the Environment Court (in line with Schedule 10). The Ministry would be liable for the Council's Environment Court costs. I am uncertain where the costs of the objectors would sit.

If the objectors withdraw, we then have an agreement and we are able to proceed with the project.

The Approved Change Request records the original driver for this project. In April 2017, Minister Kaye (the then Minister of Education) committed to an additional scope to be included in the Thorndon School redevelopment project. That was the completion of a turning head in Turnbull Street for the school to improve the safety of students and access way to the school.

I consider that our Duty of Care mandate is in direct conflict with the Ministry providing legal access for the public. For example, BoT have to undertake mandatory police screening of any person working on a school site that may have unsupervised contact with children. Unsupervised contact with children may be enabled, for any member of the public, due to legal access instrument.

Next steps

I recommend:

- A property person from the Council, myself and the Principal of the school meets with each of the individual objectors. We can present the proposed plan to them. Hopefully this should reassure them that informal access remains. We can also explain the importance of the school being able to control access. I am wanting to progress this for the week beginning 15 October. The Principal is available that week.
- The Ministry obtain some specialist RMA legal advice to understand the implications of potentially advancing to the Environment Court.
- This information be distributed to relevant MoE personnel so there are "no surprises".

Can we please discuss before the end of the week?

Nga mihi

Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | National Infrastructure Services

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We back ourselves and others to win *Ka manawanui ki a matou, me etahi ake kia wikaoria*

We work together for maximum impact *Ka mahi ngatahi mo te tuinga nui tonu*

Great results are our bottom line *Ko nga huanga tino pai a matou whainganga mutunga*





A TURNBULL STREET
Proposed landscaping between Thorndon School & Kimiora Green



B RAMP / KIMIORA GREEN
No proposed changes



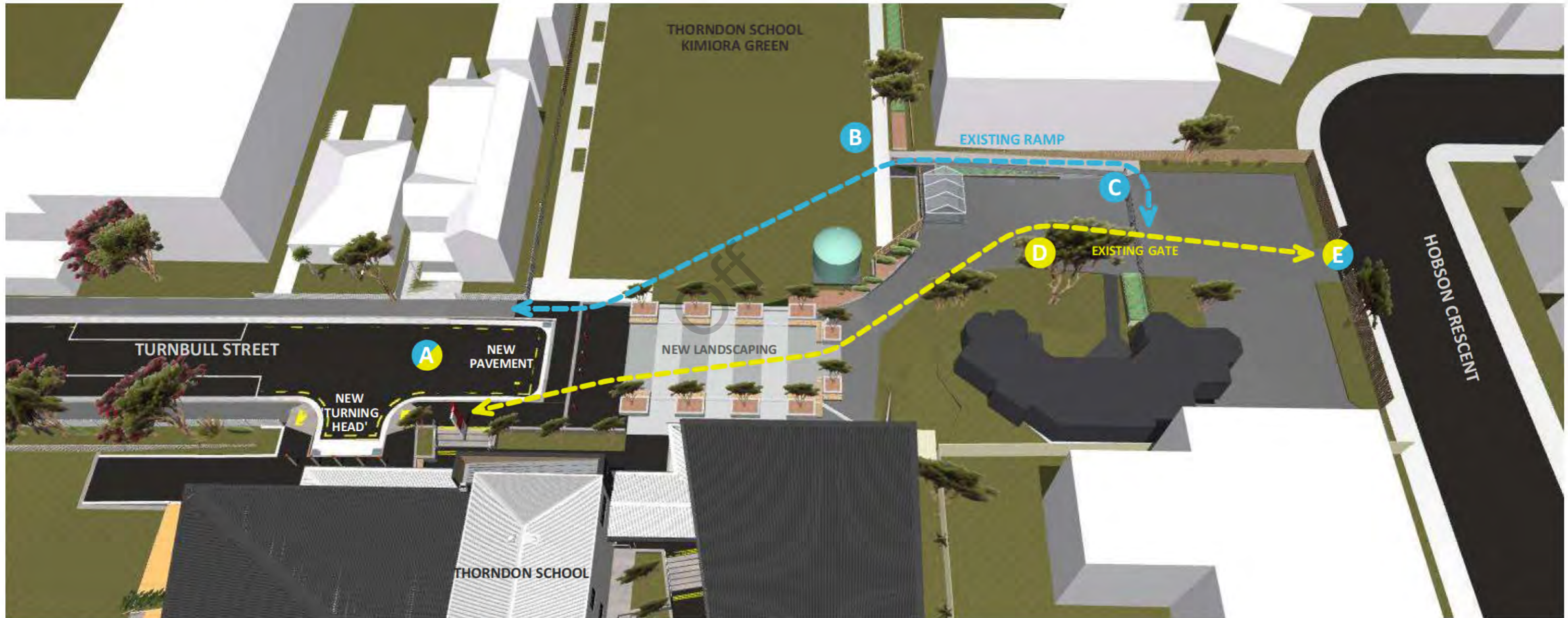
C RAMP / HOBSON CRESCENT
No proposed changes



D PATH BEYOND EXISTING GATE
Looking toward new landscaping



E HOBSON CRESCENT CARPARKING
No proposed changes



Proposed Pedestrian Access Routes - Between Turnbull Street & Hobson Crescent [existing access retained]

CONCEPT DESIGN



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HIGHAM**
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Phone 04 384 8192



A TURNBULL STREET



B RAMP / KIMIORA GREEN



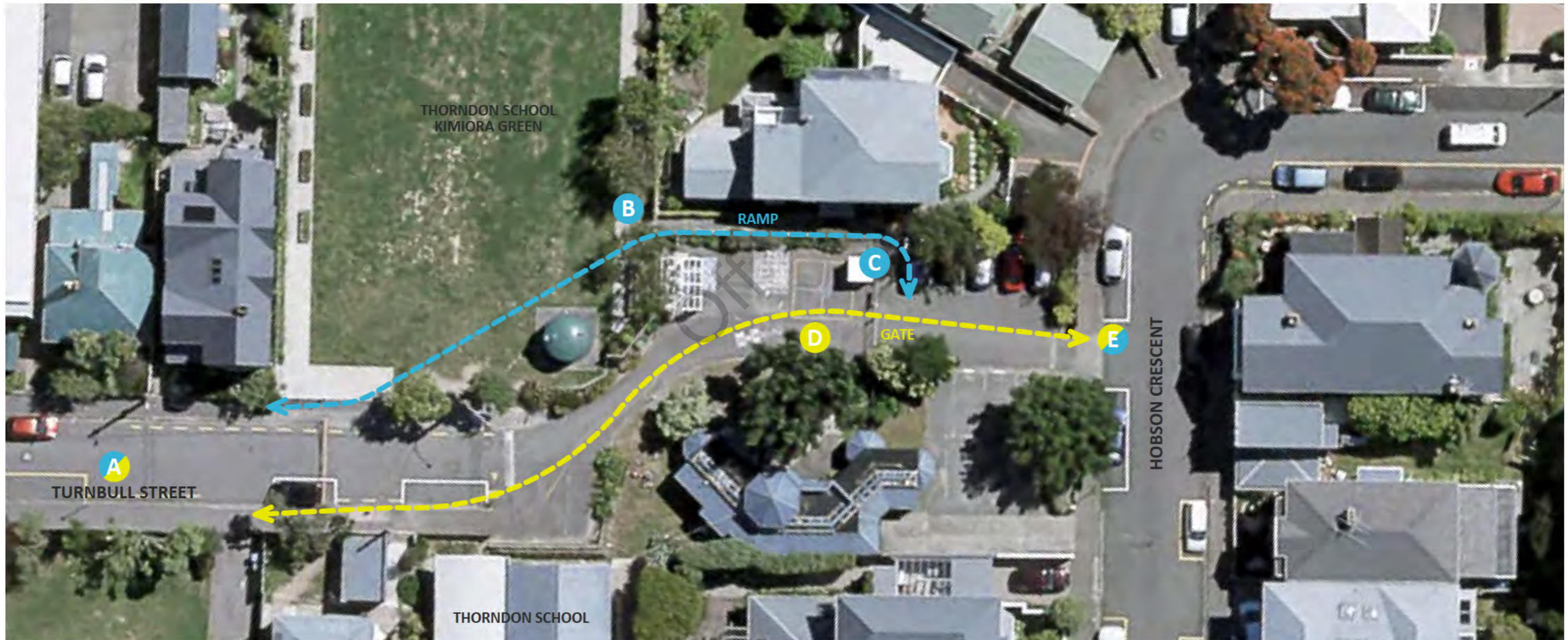
C RAMP / HOBSON CRESCENT



D PATH BEYOND EXISTING GATE



E HOBSON CRESCENT



Existing Pedestrian Access Routes - Between Turnbull Street & Hobson Crescent

ILLUSTRATION ONLY - NOT TO SCALE



**MCKENZIE
HIGHAM**
ARCHITECTS

Level 1, 171 Vivian Street, Te Aro, Wellington 6011
Phone 04 384 8192

From: [Deb Taylor](#)
To: [Trudie Ward](#)
Subject: TPG Invoice
Date: Friday, 5 October 2018 5:02:53 p.m.
Attachments: [Pages from TPGs invoices-2.pdf](#)
[image002.png](#)

Hi Trudie,
To pay please. I can confirm that the work has been done.

Nga mihi

Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | National
Infrastructure Services

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We work together for maximum impact *Ka mahi ngatahi mo te tuinga nui tonu*

Great results are our bottom line *Ko nga huanga tino pai a matou whaingā mutunga*

Off



Level 1, 6 Albion Street
 PO Box 49
 Napier 4140
 Phone: 06 834 1232
 Fax: 06 834 4213
 www.propertygroup.co.nz

TAX INVOICE
 GST No. 71-584-508

TO:
 MINISTRY OF EDUCATION (Christchurch)
 PO Box 2522
 CHRISTCHURCH, 8140
 Attn: Deb Taylor

Invoice Number:	SIN072098
Invoice Date:	16-Sep-18
Customer Number:	MIN006
Order Number:	

DESCRIPTION

714806 - Thorndon School – 12 Turnball Street – MOE/WCC Land Exchange

AMOUNT
9(2)(i)

Complete communications and negotiations with WCC regarding final form and wording of Exchange Agreement, including drafting and provision of amended clauses for their (and legal representatives) consideration/approval. Final form of Exchange Agreement agreed to.

Complete upload of property details to LINZ Portal to meeting Crown statutory Clearance requirements with respect to exchange of land. General communications with WCC re progress with public notification of road stopping and MoE progress on various actions - agreement sign, statutory clearances etc.

Draft and finalise LINZ Clearances Report and Conclusion and forward to MoE for signing with supporting documentation.

Further communications with Port Nicholson iwi with respect to proposed land exchange and timing of intended notice of exchange. Discussion with MoE, various parties, re issues around possible alteration of land to Deferred Settlement land from current RFR status.

Review survey plan and confirm legalisation process to be met.

All incidental communications and actions.

For enquiries please phone:
 Chris Leech
 (03) 363 5909

GST

Total Amount Due

9(2)(i)



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INVOICE PAYABLE BY THE 20th OF THE FOLLOWING MONTH

For direct payments: The Property Group Limited, Westpac Napier
 Bank Account 03-0698-0544180-00

Please email remittance to: tpgfinance@propertygroup.co.nz

REMITTANCE ADVICE	
Amount Enclosed	\$
For Office Use Only	
Customer Name	MINISTRY OF EDUCATION (Christchurch)
Customer No.	MIN006
Invoice No.	SIN072098

From: [Deb Taylor](#)
To: [Kevin Currin](#)
Cc: [Lucy Jones](#); [Clive Huggins](#)
Subject: Thorndon School: Turnbull Street road stopping
Date: Wednesday, 10 October 2018 2:17:08 p.m.
Attachments: [image006.png](#)

Hi Kevin,

Thanks for your time the other day to discuss the road stopping at the end of Turnbull Street.

Just to ensure that we are both on the same page after that discussion. I advised you that I had spoken with Council and the Principal (Alistair) at Thorndon School. Wendy O'Neill (Council) and I have agreed that we will contact all the objectors to see if we can encourage them to withdraw their opposition to the stopping. As this may need face to face meetings with single individuals we discussed that it would just be Wendy, Alistair and myself that would attend. You were happy with this arrangement. If we were to have any meetings with larger numbers of people attending (say a larger residents meeting), we would let you know and you could decide your attendance on a case-by-case basis. I also confirmed that I would keep you in the information loop. Does that cover our conversation accurately?

Nga mihi

Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | National Infrastructure Services

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We work together for maximum impact *Ka mahi ngatahi mo te tuinga nui tonu*

Great results are our bottom line *Ko nga huanga tino pai a matou whaingā mutunga*

From: [Deb Taylor](#)
To: [Trudie Ward](#)
Cc: ["Matt Jeffery | McKenzie Higham Architects"](#)
Subject: RE: Thorndon access
Date: Tuesday, 16 October 2018 11:31:33 a.m.
Attachments: [image002.png](#)

One of the objectors... I had a good conversation with Council yesterday... will email you with next steps later today...

Nga mihi
Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | National Infrastructure Services
DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832
48 Hereford Street, Christchurch

From: Trudie Ward
Sent: Tuesday, 16 October 2018 9:31 a.m.
To: Deb Taylor <Deb.Taylor@education.govt.nz>
Cc: matt@mckenzie-higham.co.nz
Subject: FW: Thorndon access

Regards
Trudie Ward | Projects Delivery Manager - Contractor | Capital Works
DDI +64 4 463 7080 | Mobile +64 27 406 3166

From: Michael Flyger
Sent: Tuesday, 16 October 2018 9:15 AM
To: Trudie Ward <Trudie.Ward@education.govt.nz>
Subject: Thorndon access

FYI...

<https://news.fuseworksmedia.com/4bc38d33-e44e-4825-8790-10bc87158e71/1678094d-cfbc-4f8c-b9ce-1e9cdf1998dc>

Michael Flyger | Advisor - Capital Works | EIS Engagement
DDI +6444395333 Ext 5333
19 Aitken Street, Wellington

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Great results are our bottom line *Ko nga huanga tino pai a matou whaingā mutunga*



Off

From: [Deb Taylor](#)
To: [Trudie Ward](#)
Subject: FW: Oral Submissions for - Road Stopping and Exchange - Legal Road in Turnball Street Adjoining Thorndon School
Date: Friday, 9 November 2018 10:43:46 a.m.

FYI

Nga mihi
Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | National Infrastructure Services

DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832
48 Hereford Street, Christchurch

From: Helena Patuwai [mailto:Helena.Patuwax@xxx.xxxx.xx]
Sent: Wednesday, 7 November 2018 3:29 p.m.
To: Deb Taylor <Deb.Taylor@education.govt.nz>
Subject: Oral Submissions for - Road Stopping and Exchange - Legal Road in Turnball Street Adjoining Thorndon School

Kia ora Deb,

Thank you for your recent oral submission on Road Stopping and Exchange - Legal Road in Turnball Street Adjoining Thorndon School. In your submission you indicated that you would like to be provided with an opportunity to speak to your submission at the Oral Hearing. This email is to confirm your request and the time for you to speak to the **Road Stopping and Exchange - Legal Road in Turnball Street Adjoining Thorndon School**.

- Please confirm by email asap if you are still attending this meeting. You will get 10 minutes to present including questions and answers. Aim to finish speaking after 7 minutes encase Councillors have questions.

Date: 21 November 2018

Time: 9.15am for 9.30am start. Public Participation will start between 9.30-9.40am

Venue: Committee Meeting Room 1
101 Wakefield Street
Wellington CBD

Note:

- If you are bringing material please bring 10 copies for the Councillors
- If you are bringing a power point please bring on a USB stick for our technology system

Nāku noā, nā

Helenā Pātūwāi

Kāitohutohu mānāpori - Democrācy Advisor | Rātongā Mānāpori me te Māhi Ngātāhi - Democrācy Services |

Kāuiherā o Poneke - Wellington City Council

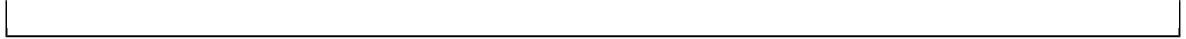
M 027 803 0388

E Helenā.Pātuwāi@wcc.govt.nz | W Wellington.govt.nz |  

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Off

From: [Deb Taylor](#)
To: "Chris Leech"
Subject: RE: Thorndon School: 16 -18 Turnbull Street, Thorndon, Wellington
Date: Friday, 9 November 2018 3:51:14 p.m.
Attachments: [image001.png](#)

Thanks Chris. I've let John know but will you send him a copy of the signed document please?

Nga mihi

Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | National
Infrastructure Services

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48 Hereford Street, Christchurch

From: Chris Leech [mailto:CLeech@propertygroup.co.nz]
Sent: Friday, 9 November 2018 3:47 p.m.
To: Deb Taylor <Deb.Taylor@education.govt.nz>
Subject: FW: Thorndon School: 16 -18 Turnbull Street, Thorndon, Wellington

Hello Deb

Here is a copy of the signed Thorndon School agreement for you.

Basically all is in place now, we just need to go through the process. I will formally notify the iwi as required.

The main matter now is obviously the completion of the road stopping and the objections you are dealing with.

Kind regards

Chris Leech

Senior Property Consultant



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W: www.propertygroup.co.nz

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Off

From: [Deb Taylor](#)
To: [Trudie Ward](#)
Subject: FW: Walk around Thorndon School/Turnbull Street
Date: Tuesday, 13 November 2018 10:35:06 a.m.
Attachments: [image004.png](#)

Hi Trudie,
John doesn't need you on Wednesday.

Nga mihi
Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | National Infrastructure Services
DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832
48 Hereford Street, Christchurch

From: John Vriens [mailto:John.Vriens@wcc.govt.nz]
Sent: Tuesday, 13 November 2018 10:20 a.m.
To: Deb Taylor <Deb.Taylor@education.govt.nz>
Subject: RE: Walk around Thorndon School/Turnbull Street

Hi Deb

No we don't need Trudie there.

Alistair will more than suffice and I will show Councillors the concept plan you supplied.

Regards

Nga mihi nui
John Vriens
Senior Property Advisor | Property | Wellington City Council
P 04 801 3246 | M 021 227 3246 | F 04 801 3200
E John.Vriens@wcc.govt.nz | W Wellington.govt.nz

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From: Deb Taylor [mailto:Deb.Taylor@education.govt.nz]
Sent: Monday, 12 November 2018 4:21 p.m.
To: John Vriens
Subject: Walk around Thorndon School/Turnbull Street

Kia ora John,
I'm pretty sure I asked you this last week and you responded that you didn't think it was necessary... did you want Trudie Ward (delivery manager for the Thorndon School project) on hand for your walk through on Wednesday?

Nga mihi
Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | National Infrastructure Services
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Great results are our bottom line *Ko nga huanga tino pai a matou whainganga mutunga*



Off

From: [Deb Taylor](#)
To: [Clive Huggins](#)
Subject: Bullet points for presentation re Turnbull Street/Thorndon School
Date: Tuesday, 13 November 2018 11:54:22 a.m.
Attachments: [image003.png](#)
[image005.png](#)
[image008.png](#)
[image010.png](#)
[image001.png](#)
[image004.png](#)

Kia ora Clive:

Bullet points for you/Rob/Kim regarding the Turnbull Street closure of road. Hearing on 21 November 2018:



- The subject of the hearing is a land swap between Wellington City Council and MoE/Crown.
- The MoE wants to acquire approximately 142sqm of land at the end of Turnbull Street.
- In compensation the MoE will swap 22sqm of land on its Thorndon School site to provide for a turning head.
- MoE will also pay for all the Council/third party services to be terminated (at the new end of Turnbull Street) and pay for the construction works to create the turning head. This includes the lowering of part of Turnbull Street.
- The works/swap will enable a safer path for the children to access their playing area and more integrated school area.
- There were approximately 80-90 submissions in support and approximately 10 in objection. Five of those objectors have withdrawn their objection after discussion with the Ministry. The other four objectors would not consent to talking to the Ministry. The Thorndon Residents Association is one of the objectors and will submit at the hearing.
- The Crown owns all the land that surrounds the 142sqm end of Turnbull Street (the land it is wanting to acquire). That land was acquired between October 1964 and December 1971.
- There has never been legal public access through the site from Turnbull Street to Hobson Crescent – neither pedestrian or vehicular.
- The vehicular connection from Turnbull Street to Hobson Crescent is a driveway that was utilised to drop off/pick up students attending the special school. These were students that needed transportation via vans rather than cars.
- Historically, the public has been able cut through from Hobson Crescent to Turnbull Street but this is an informal arrangement at the Ministry's and Thorndon School BoT and

Principal's goodwill.

- The MoE cannot and will not provide an easement over its land for public access 24/7.
- Allowing public access 24/7 would impact on the Ministry's duty of care mandate.
- Under the Vulnerable Children's Act, all contractors in a situation where they may have unsupervised access to children have to be police vetted. Any accessway through the school may provide the public with unsupervised access also. The Ministry cannot agree to that.
- The works being planned will not physically impede the current informal access.
- The Principal is comfortable with how the informal access operates at present.
- All the objectors can do is to try and convince the Council that the road should not be stopped/swapped. The Council cannot enforce access rights onto the Crown land.

Nga mihi

Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | National Infrastructure Services

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Great results are our bottom line *Ko nga huanga tino pai a matou whinga mutunga*



From: [Deb Taylor](#)
To: [Trudie Ward](#)
Subject: Re: Oral submission for the Road Stopping and Exchange FINAL.docx
Date: Tuesday, 20 November 2018 2:58:26 p.m.
Attachments: [image002.png](#)

That is so much Trudie. Saves me going into the office from the airport tonight.

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: Trudie Ward <xxxxxx.xxxx@xxxxxxxxxx.xxxx.xx>
Date: 20/11/18 2:37 PM (GMT+12:00)
To: Deb Taylor <xxx.xxxxxx@xxxxxxxxxx.xxxx.xx>
Subject: RE: Oral submission for the Road Stopping and Exchange FINAL.docx

Yep will print off now for the morning

Regards

Trudie Ward | Projects Delivery Manager - Contractor | Capital Works
 DDI +64 4 463 7080 | Mobile +64 27 406 3166

From: Deb Taylor
Sent: Tuesday, 20 November 2018 2:02 PM
To: Trudie Ward <xxxxxx.xxxx@xxxxxxxxxx.xxxx.xx>
Subject: Re: Oral submission for the Road Stopping and Exchange FINAL.docx

Hi Trudie: are you in the office this afternoon? Would you be able to make 15 copies of the submission and bring it with you in the morning?

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: Trudie Ward <[xxxxxx.xxxx@xxxxxxxxxx.xxxx.xx](#)>
Date: 20/11/18 1:46 PM (GMT+12:00)
To: Deb Taylor <[xxx.xxxxxx@xxxxxxxxxx.xxxx.xx](#)>
Subject: RE: Oral submission for the Road Stopping and Exchange FINAL.docx

Nice and to the point see you in the morning.

Regards

Trudie Ward | Projects Delivery Manager - Contractor | Capital Works
 DDI +64 4 463 7080 | Mobile +64 27 406 3166

From: Deb Taylor

Sent: Tuesday, 20 November 2018 10:51 AM

To: 'John Vriens' <xxxx.xxxxxx@xxx.xxxx.xx >; Trudie Ward <xxxxxx.xxxx@xxxxxxxxxx.xxxx.xx >; A Du Chatenier <xxxxxxxxx@xxxxxxxxxxxxxxxxxxxx.xxxxxx.xx >

Subject: Oral submission for the Road Stopping and Exchange FINAL.docx

Kia ora kotou,

Please find attached our Oral Submission for the hearing tomorrow. It is short and to the point

I'm thinking that we'll get a few questions.

I'm happy to discuss any aspect of this – just give me a call or send me an email.

Nga mihi

Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | National Infrastructure Services

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From: [Deb Taylor](#)
To: [Clive Huggins](#)
Cc: [Christine Murphy](#); [Megan Hubbard](#); [Nancy Robbie](#)
Subject: RE: Bullet points for presentation re Turnbull Street/Thorndon School
Date: Thursday, 22 November 2018 12:40:47 p.m.
Attachments: [wardtr_21-11-2018_12-10-21.pdf](#)
[image002.png](#)
[image006.png](#)

Thanks Clive. Also, confirming that the attached OIA was given to me. We understand that Mr **9(2)(a)** was at the meeting as a resident of Thorndon **not** as **9(2)(a)**. Trudie passed on the OIA to Nancy Robbie for processing.

Nga mihi

Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | National
Infrastructure Services
DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832
48 Hereford Street, Christchurch

9(2)(g)(i)

9(2)(g)(i)

From: Deb Taylor

Sent: Tuesday, 13 November 2018 11:54 AM

To: Clive Huggins <xxxxx.xxxxxxx@xxxxxxxxx.xxxx.xx>

Subject: Bullet points for presentation re Turnbull Street/Thorndon School

Kia ora Clive:

Bullet points for you/Rob/Kim regarding the Turnbull Street closure of road. Hearing on 21 November 2018:



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Nga mihi

Deb

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Great results are our bottom line *Ko nga huanga tino pai a matou whaingā mutunga*

Off

21 Nov 2018

9(2)(a)

Under the OIA

I request full details
of any and all public
safety incidents on record
as a result of walking access
between Turnbull St and
Hobson Cr.

21 Nov 2018

9(2)(a)

Under the OIA

I request full details
of any and all public
safety incidents on record
as a result of walking access
between Turnbull St and
Hobson Cr

From: [Deb Taylor](#)
To: [Christine Murphy](#); [Megan Hubbard](#); [Nancy Robbie](#); [Clive Huggins \(x@x\)](#); [Trudie Ward](#)
Subject: FW: Heads up: Turnbull Street road-stopping
Date: Friday, 23 November 2018 2:08:06 p.m.

Kia ora Kotou,
To keep everyone in the loop, please see below... The yellow highlighting is mine...

Nga mihi
Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | National Infrastructure Services
DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832
48 Hereford Street, Christchurch

From: John Vriens [mailto:xxxx.xxxxxx@xxx.xxx.xx]
Sent: Friday, 23 November 2018 1:38 p.m.
To: Deb Taylor <xxx.xxxxxx@xxxxxxxxx.xxx.xx>
Subject: FW: Heads up: Turnbull Street road-stopping

FYI Deb

John Vriens
Senior Property Advisor | Property | Wellington City Council
P +6448013246 | M +64212273246 | F +6448013200
E John.Vriens@wcc.govt.nz | W Wellington.govt.nz | |

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From: Julia Anderson
Sent: Friday, 23 November 2018 1:33 p.m.
To: Media
Cc: Sue Allen; John Vriens
Subject: Heads up: Turnbull Street road-stopping

Hi media team,

A heads-up that the proposed Turnbull Street road stopping is heating up. Councillors will soon meet with Thorndon Residents Assoc (TRA) to discuss the objections to the road stopping proposal. One of the TRA group involved is **9(2)(a)**

9(2)(a) who works for 9(2)(a). He has hinted about writing a story on the dispute.

What's it about?

The Ministry of Education wants to do a land swap with Council for ground at the end of Turnbull Street where Thorndon School is located. As a condition of the swap, the Council requires a vehicle turning area to be constructed at the end of in the street to make it safer. That's what the road stopping proposal is about.

Thorndon residents have informal access through the school grounds. They want this formalised and are using the road stopping consultation process to highlight it. MOE cannot formalise the access because of laws around public rights of way through school premises (because of risk to children). MOE and the school have assured residents the informal right of way will continue.

What's happening now?

After this week's regulatory committee, ward councillors have asked Dem Services to set up a meeting between them and TRA for further discussions.

Who is the key contact at WCC?

John Vriens. He has summarised the issues very clearly and concisely in the email below. He has asked his counterpart of MOE to advise their media team this issue is in the offing. If they get media calls about us, the intention is they would contact us before responding.

J

Julia Anderson

Strategic communications lead, City Planning | Wellington City Council

M 027 803 0542

E Julia.Anderson@wcc.govt.nz | W Wellington.govt.nz |

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From: John Vriens

Sent: Friday, 23 November 2018 12:33 p.m.

To: Charles Kingsford; Siobhan Procter; Julia Anderson; Helena Patuwai; Dominic Tay; David Chick

Cc: Soon Teck Kong; Neil Johnstone

Subject: RE: Turnbull Street road-stopping

Hi All and especially Julia

This is a land exchange proposal between Council and MOE at the very end of Turnbull Street (a dead end and very narrow street) to facilitate the construction of a vehicle turning area to improve traffic management and safety in this street. Transport Networks required the vehicle turning area as a condition of the land exchange proposal.

At the very end of the street (legal road) where a “road stopping” is proposed, is surrounded only by Thorndon School land. The MOE and Thorndon School fully support this proposal and made oral submissions (in support) to The RPC meeting held on Wednesday this week. The written submissions and a covering report provide more detail and this is all on our website for that meeting.

Four objectors, including the Thorndon Residents Association (TRA), also made oral submissions to object to the proposal at the same RPC meeting.

The objectors want Council to compel the MOE and Thorndon School to formalise an access easement over the school’s land to provide Legal access between the end of Turnbull Street and Hobson Crescent. A convenient short cut for Thorndon residents.

The residents have enjoyed informal access through the school grounds over many years and despite assurances from MOE and the Thorndon School that there is no intention to prevent this walking access in future – the objectors and Association want this formalised. We can’t compel a legal easement through (Crown) school land (a lot of issues for a Primary School!!) and this is a separate matter than the road stopping and land exchange proposal

After the RPC meeting the RPC Councillors spoke at length with the objectors and there was also some discussion with the MOE representatives present for some time as well. In short Councillors were trying to encourage further dialogue between the objectors and Association directly with the school.

9(2)(a) is a member of TRA and was supporting Marion Cowden (Chair of the Thorndon Residents Association) and actively involved in the discussion. He made the point (as he works for 9(2)(a)) that this was a media risk for Council.

I believe a further meeting is being arranged (by Democracy Services??) between the Ward (and some RPC) Councillors and the TRA. I know that Deb Taylor (MOE) would be available, as would I.

I trust this clarifies where/who the media risk is from (9(2)(a) and the TRA) as it certainly is not the School or any parent of children there.

Regards

John Vriens

Senior Property Advisor | Property | Wellington City Council

P +6448013246 | M +64212273246 | F +6448013200

E John.Vriens@wcc.govt.nz | W Wellington.govt.nz | |

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From: Charles Kingsford
Sent: Friday, 23 November 2018 11:26 a.m.
To: Siobhan Procter
Cc: Julia Anderson; Soon Teck Kong; John Vriens; Neil Johnstone
Subject: RE: Turnbull Street road-stopping

Hello Siobhan

John Vriens (Senior Property Advisor) is the lead person in relation to the WCC property selling (to MoE) and the acquisition of a small parcel of land by WCC (from MoE) to create a turning head near the end of Turnbull street . Neil J and I have been working with John on the engineering detail. I have attached recent emails.

Regards Charles

Charles Kingsford

T/I Traffic Engineering | | Wellington City Council

P +6448038641 | M +64212278641 | F

E Charles.Kingsford@wcc.govt.nz | W Wellington.govt.nz | 

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From: Siobhan Procter
Sent: Monday, 19 November 2018 9:37 a.m.
To: Soon Teck Kong; Charles Kingsford
Cc: Julia Anderson
Subject: FW: Turnbull Street road-stopping

Hi Soon/ Charles

Is this one of yours?

Regards

Siobhan

From: Julia Anderson
Sent: Monday, 19 November 2018 9:36 a.m.
To: Siobhan Procter
Subject: Turnbull Street road-stopping

Hi Siobhan

The proposed Turnbull Street road stopping was mentioned at our comms team mtg this morning as a potential media risk because I think parents of the nearby school may already be complaining.

The first I got wind of it was on the regulations committee agenda last week. Not sure how much time there is to front-foot this now, but can you advise who is the lead in your area?

J

Julia Anderson
Strategic communications lead, City Planning | Wellington City Council
M 027 803 0542
E Julia.Anderson@wcc.govt.nz | W Wellington.govt.nz | |

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Off

From: [Deb Taylor](#)
To: [Trudie Ward](#)
Subject: Invoice for processing
Date: Thursday, 29 November 2018 1:32:07 p.m.
Attachments: [Pages from Invoices TPG-2.pdf](#)
[image002.png](#)

Kia ora Trudie,
Apologies for the delay in getting this invoice to you. For payment...

Nga mihi

Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | National
Infrastructure Services

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We work together for maximum impact *Ka mahi ngatahi mo te tuinga nui tonu*

Great results are our bottom line *Ko nga huanga tino pai a matou whaingā mutunga*

Off



Level 1, 6 Albion Street
PO Box 49
Napier 4140
Phone: 06 834 1232
Fax: 06 834 4213
www.propertygroup.co.nz

TAX INVOICE
GST No. 71-584-508

Page 1 of 1

TO:
MINISTRY OF EDUCATION (Christchurch)
PO Box 2522
CHRISTCHURCH, 8140
Attn: Deb Taylor

Invoice Number:	SIN072392
Invoice Date:	14-Oct-18
Customer Number:	MIN006
Order Number:	

DESCRIPTION

714806 - Thorndon School – 12 Turnball Street – MOE/WCC Land Exchange

AMOUNT

9(2)(i)

Communications with MoE re easement locations affecting relevant required land title. Communications with both Council and MoE regarding objections to road closure received and potential implications/management. Complete status and acquisition history review of land parcels affected by proposed exchange – specifically those parcels currently providing informal pedestrian access through the school site at the head of Turnbull Street. All incidental communications and actions.

Off

For enquiries please phone:
Chris Leech
(03) 363 5909

GST

Total Amount Due

9(2)(i)



Level 1, 6 Albion Street
PO Box 49
Napier 4140
Phone: 06 834 1232
Fax: 06 834 4213
www.propertygroup.co.nz

REMITTANCE ADVICE

Amount Enclosed \$

For Office Use Only

Customer Name MINISTRY OF EDUCATION
(Christchurch)

Customer No. MIN006

Invoice No. SIN072392

INVOICE PAYABLE BY THE 20th OF THE FOLLOWING MONTH

For direct payments: The Property Group Limited, Westpac Napier
Bank Account 03-0698-0544180-00

Please email remittance to: tpgfinance@propertygroup.co.nz

From: [Deb Taylor](#)
To: [Trudie Ward](#)
Subject: Fwd: Costs to date - Turnbull road stopping
Date: Saturday, 8 December 2018 8:11:35 a.m.
Attachments: [image006.png](#)

As discussed

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: John Vriens <xxxx.xxxxxx@xxx.xxxx.xx>
Date: 7/12/18 2:47 PM (GMT+12:00)
To: Deb Taylor <xxx.xxxxxx@xxxxxxxxxx.xxxx.xx>
Subject: RE: Costs to date - Turnbull road stopping

Hi Deb

Costs to date including GST total 9(2)(i) as follows:

9(2)(i) - Valuation
 - Survey
 - Public Notices (2 on Dominion Post)
 - Legal Services

I estimate that there another 9(2)(i) in legal fees and the Final Public notice in the Dominion Post about 9(2)(i). These won't be expended by the February meeting but would be well later.

The Environment Court estimates are trickier. The last one I took there went to mediation stage (only) and cost a little more than 9(2)(i). So EC to this stage I would allow 9(2)(i).

Going to Court itself depends on time and witnesses etc. I'm guessing 9(2)(i) to 9(2)(i). The time factor could be a year to get a hearing though.

Shall I try and lock in 19 December as per my previous email or just wait till Capital Projects complete their review?

Also we met the Walking Access Commission this morning and they said they would never normally engage in this type of situation (access through a school) – they fully appreciate the dynamics there and were concerned about what the residents were saying about their support.

Regards

John Vriens

Senior Property Advisor | Property | Wellington City Council

P +6448013246 | M +64212273246 | F +6448013200

E John.Vriens@wcc.govt.nz | W Wellington.govt.nz | |

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<http://wellington.govt.nz/~media/Images/email-signatures/wcc-banner-new.jpg>



From: Deb Taylor [mailto:Deb.Taylor@education.govt.nz]
Sent: Tuesday, 4 December 2018 1:13 p.m.
To: John Vriens
Subject: Costs to date - Turnbull road stopping

Kia ora John,

Further to my telephone call, can you please let me know as soon as you can Council costs (that MoE agreed to fund) to date for the above project?

Also, if you could estimate any other costs should the matter be presented at the February Governance meeting.

In terms of the Environment Court costs, have you been to court over a road stopping matter that may give an estimate?

Nga mihi

Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | National Infrastructure Services

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We work together for maximum impact *Ka mahi ngatahi mo te tukinga nui tonu*

Great results are our bottom line *Ko nga huanga tino pai a matou whainganga mutunga*

From: [Deb Taylor](#)
To: [Trudie Ward](#)
Subject: FW: Turnbull St road stopping issue
Date: Friday, 14 December 2018 2:16:13 p.m.

FYI

Nga mihi

Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | National Infrastructure Services
 DDI +64 3 378 7398 | Mobile +64 21 748832

From: 9(2)(a)
Sent: Friday, 14 December 2018 1:16 p.m.
To: Deb Taylor <Deb.Taylor@education.govt.nz>
Cc: A Du Chatenier <principal@thorndonprimary.school.nz>
Subject: Fw: Turnbull St road stopping issue

Kia ora Deb,

9(2)(a) here, you may recall that I am on the Thorndon BoT and attended the meeting at the Council in respect of the above matter.

Following receipt of the email highlighted below from Cllr Malcolm Sparrow (and several below that if you have the time to trawl through them?!) it occurred to me that WCC, collectively, might now be falling foul of the Ombudsman; in as much as they (the Councillors) are now choosing to actively delay a decision on the Road Stopping Up/Land Swap in respect of a matter that is (in my view) manifestly not relevant to the decision, i.e. the desire of a handful of residents to further a demand for a right of way through the school grounds.

A quick look at the office of the Ombudsman web site yielded a good decision making guide from which I have extracted the following and highlighted 2 relevant bullet points (See below).

I therefore wonder whether a complaint from either me as a Thorndon resident, or from the Board, or the Ministry, or from, perhaps, multiple concerned parents and carers (or even all of these parties if it will shift matters along) to the Ombudsman would have the effect of making the Council get on with making this decision sooner rather than later?

It may of course be a route that will further hamstring matters and that waiting and then the Environment Court is the best course of action.

We would welcome your thoughts and view on this.

Tou pono

9(2)(a)

Ref: Office of the Ombudsman | Tari o te Kaitiaki Mana Tangata Guide | Page 4 & 5

Publication date: 1 October 2012 Good decision making

Making a good decision

When making a decision, officials must act reasonably and fairly within their powers. Decision makers should have regard to any specific legislative or procedural requirements, as well as satisfy general administrative law requirements. In general, decision makers should:

- act independently, in good faith and for a proper purpose;
- comply with relevant legislation;
- follow any relevant policies and guidelines, unless there is reason to make an exception; •
- take into account all relevant matters; •
- ignore matters that are not relevant to the decision;

apply the appropriate weight to the different factors relevant to the decision;
give proper consideration to the merits of the case; and
make the decision on reasonable grounds and based on supporting evidence.

Each case should be considered on its merits

If the relevant legislation states that certain matters must be taken into account in the decision making process, then these matters must be considered.

If the legislation allows for other matters to also be taken into account (including by use of the word 'includes' when setting out relevant factors), or does not state the matters to be taken into account, then it is important to consider the underlying purpose of the decision making power and what factors might be relevant to achieve that purpose.

Guidance can also be obtained from: • agency policies and guidelines; • previous decisions; • court or tribunal decisions; and • the overall objectives of the legislation under which the decision is made.

A fair process

A fair process should be followed in making a decision which impacts on someone. This will help to ensure that a fair and correct decision is made

To ensure a fair process, the decision maker should:

- give the person an opportunity to provide all relevant information;
- where appropriate, give the person a fair chance to comment before the decision is made;
- take measures to address any actual or perceived conflict of interest;
- act independently and have an open mind; and
- act without undue delay.

A person affected by a decision should be given an opportunity to provide all relevant information before a decision is made. Where a person is making an application for something,

----- Forwarded message -----

From: Councillor Malcolm Sparrow <Malcolm.Sparrow@wcc.govt.nz>

To: Alistair du Chatenier <principal@thorndonprimary.school.nz>

Cc: 9(2)(a) Councillor Iona Pannett <iona.Pannett@wcc.govt.nz>; Councillor Nicola Young <Nicola.Young@wcc.govt.nz>; Councillor Brian Dawson <Brian.Dawson@wcc.govt.nz>; Councillor David Lee <David.Lee@wcc.govt.nz>; Councillor Chris Calvi-Freeman <Chris.Calvi-Freeman@wcc.govt.nz>; Councillor Diane Calvert <Diane.Calvert@wcc.govt.nz>; Justin Lester <mayor@wcc.govt.nz>; Trudie Ward <Trudie.Ward@education.govt.nz>; 9(2)(a)

Sent: Wednesday, 12 December 2018 10:43:33 NZDT

Subject: Re: Turnbull St road stopping issue

Hello again

Just to make things clear, the decision by the Regulatory Processes Committee on whether or not to uphold the objections to the proposal in question, is being delayed until after the parties have met.

Regards

Malcolm Sparrow
WCC Councillor (Northern)
Portfolio Leader for Community Resilience
Cell 027 232 2320
Email malcolm.sparrow@wcc.govt.nz<mailto:malcolm.sparrow@wcc.govt.nz>

Sent from my iPhone

On 12/12/2018, at 9:35 AM, Alistair du Chatenier
<principal@thorndonprimary.school.nz<mailto:principal@thorndonprimary.school.nz>> wrote:

Kia ora Malcolm

Thank you very much for keeping us in the loop. Our school board are meeting tomorrow to clarify the school's position around the different aspects to this proposal. We should then be in a good position to be able to communicate consistently with the interested parties.

We are anxious to push forward on this project as we currently have contractors on site who are prepared to carry out the work involved. They will however decamp during February 2019.

Naku noa,
na Alistair du Chatenier
Principal
Thorndon School: Te Kura o Pipitea

On Tue, Dec 11, 2018 at 9:15 PM Councillor Malcolm Sparrow
<Malcolm.Sparrow@wcc.govt.nz<mailto:Malcolm.Sparrow@wcc.govt.nz>> wrote:
Kia ora Marion et al

Following our meeting on 27 November 2018 with Ward Councillors and the Thorndon Residents' Association, Council officers have been trying to arrange a meeting between all the interested parties prior to Christmas, to see if we can work through a positive way forward in relation to the Turnbull Street road stopping and land exchange proposal.

Unfortunately the Ministry of Education (MOE) representative is not able to attend any meeting until the New Year and apologises for any inconvenience that causes.

We will be in touch with you all again in January with the view to arranging a meeting between the parties in order to make progress on this issue. We are uncertain of the date at this stage and mindful that people could be on holiday.

In the meantime I wish you a very Merry Christmas and and all the best in the New Year.

Regards

Malcolm Sparrow
WCC Councillor (Northern)
Portfolio Leader for Community Resilience
027 232 2320
malcolm.sparrow@wcc.govt.nz<mailto:malcolm.sparrow@wcc.govt.nz>

From: 9(2)(a)
Sent: Thursday, 22 November 2018 5:19 p.m.

To: Councillor Malcolm Sparrow

Cc: 9(2)(a)

Councillor Nicola Young; Councillor Iona

Pannett; 9(2)(a)

Subject: Re: Turnbull St road stopping issue

Meeting in the Council building will be fine. Are you able to arrange a venue?

Regards

Marion

On Thu, 22 Nov 2018, 4:40 PM Councillor Malcolm Sparrow

<Malcolm.Sparrow@wcc.govt.nz<mailto:Malcolm.Sparrow@wcc.govt.nz>>

<mailto:Malcolm.Sparrow@wcc.govt.nz<mailto:Malcolm.Sparrow@wcc.govt.nz>>> wrote:

Thanks, 9(2)(a). That time suits me.

I will convey that to other councillors and hopefully it will suit some of them!

Are you happy to meet in the Council building? If there are, say, seven to ten of us, that might be preferable to a cafe in Murphy St!

Regards

Malcolm Sparrow

WCC Councillor (Northern)

Portfolio Leader for Community Resilience

Cell 027 232 2320

Email malcolm.sparrow@wcc.govt.nz<mailto:malcolm.sparrow@wcc.govt.nz>

<mailto:malcolm.sparrow@wcc.govt.nz<mailto:malcolm.sparrow@wcc.govt.nz>>

<mailto:malcolm.sparrow@wcc.govt.nz<mailto:malcolm.sparrow@wcc.govt.nz>>

<mailto:malcolm.sparrow@wcc.govt.nz<mailto:malcolm.sparrow@wcc.govt.nz>>>

Sent from my iPhone

On 22/11/2018, at 3:38 PM, 9(2)(a)

>>>> wrote:

Hi Malcolm

Thank you for your email. I have checked around and a number of us are available at 2pm on Tuesday.

Kind regards

9(2)(a)

On 21/11/2018 10:51 PM, "Councillor Malcolm Sparrow"

<Malcolm.Sparrow@wcc.govt.nz<mailto:Malcolm.Sparrow@wcc.govt.nz>

<mailto:Malcolm.Sparrow@wcc.govt.nz<mailto:Malcolm.Sparrow@wcc.govt.nz>>

<mailto:Malcolm.Sparrow@wcc.govt.nz<mailto:Malcolm.Sparrow@wcc.govt.nz>>

<mailto:Malcolm.Sparrow@wcc.govt.nz<mailto:Malcolm.Sparrow@wcc.govt.nz>>>> wrote:

Hi 9(2)(a)

Thanks you for taking the time, along with other Thorndon residents, to share your concerns about the Turnbull St road stopping issue at today's WCC Regulatory Processes committee meeting.

Following this morning's meeting WCC officers have been in touch with Ministry of Education staff to further discuss the issues you raised.

As councillors we would like to see the matter resolved in a satisfactory manner, viz continued public

access through school grounds from Hobson Cres to Turnbull St. We would therefore like to discuss this further with you and perhaps two or three other residents before the proposed December meeting of the committee. One or two local councillors (Lambton Ward) are also interested in joining the conversation.

Would a get-together perhaps one afternoon next week suit you? Please let me know what days might work.

Regards

Malcolm Sparrow

WCC Councillor (Northern)

Portfolio Leader for Community Resilience

027 232 2320

malcolm.sparrow@wcc.govt.nz<mailto:malcolm.sparrow@wcc.govt.nz>

<mailto:malcolm.sparrow@wcc.govt.nz<mailto:malcolm.sparrow@wcc.govt.nz>>

<mailto:malcolm.sparrow@wcc.govt.nz<mailto:malcolm.sparrow@wcc.govt.nz>

<mailto:malcolm.sparrow@wcc.govt.nz<mailto:malcolm.sparrow@wcc.govt.nz>>>

Off

From: [Christine Murphy](#)
To: [Angela Hawkings](#); [Rob Giller](#); [Lucy Ross](#); [Trudie Ward](#); [Deb Taylor](#)
Subject: xx January 2019 (003).docx
Date: Thursday, 20 December 2018 5:08:04 p.m.
Attachments: 9(2)(g)(i) [REDACTED]
Importance: High

Here we go – take 3 attached

Any comments – try and get back to me tomorrow – early – or sometime next year 😊

Christine Murphy | Strategic Reporting Manager | Education Infrastructure Service
DDI +64 4 463 8816

Off

From: [Deb Taylor](#)
To: [Trudie Ward](#)
Subject: FW: statement from the Walking Access Commission - Turnbull Street (Thorndon School)
Date: Friday, 21 December 2018 10:59:10 a.m.
Attachments: [image001.png](#)

FYI

Nga mihi

Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | National Infrastructure Services
DDI +64 3 378 7398 | Mobile +64 21 748832

From: John Vriens [mailto:John.Vriens@wcc.govt.nz]
Sent: Friday, 21 December 2018 10:48 a.m.
To: Deb Taylor <Deb.Taylor@education.govt.nz>; Kevin Currin <Kevin.Currin@education.govt.nz>
Subject: FW: statement from the Walking Access Commission - Turnbull Street (Thorndon School)

Hi Deb and Kevin

Just FYI - email below from the Walking Access Commission and I have already sent this to relevant Councillors. I will let them pass it on to the Residents Association, in due course.

I don't think this will necessarily have any bearing on your Capital works team thinking/decision, but it is still useful to have received this from the Commission.

Have a very good Christmas and New-year.

Kind Regards

John Vriens

Senior Property Advisor | Property | Wellington City Council

P +6448013246 | M +64212273246 | F +6448013200

E John.Vriens@wcc.govt.nz | W Wellington.govt.nz | 

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From: Susan Wallis [mailto:~~x@x~~]
Sent: Friday, 21 December 2018 8:46 a.m.
To: John Vriens; Lynda Edwardson
Cc: Wendy O'Neill; Chris Ward
Subject: statement from the Walking Access Commission

Hi John

I am happy to provide you with our statement on the Turnbull St road stopping.

The Walking Access Commission does not oppose this road stopping. Stopping the Road for the short section proposed has no bearing on the current informal public walking access. The Road stopping and exchange improves safety of school and street users. In principle we support public access but in this case don't agree that objecting to the road stoppage can or should be used as a lever to somehow make MOE formalise the existing or modified access.

We believe any future discussions should be between the Thorndon Residents Association and the Ministry of Education including the current school principal and maybe the school board. We are happy to help with any technical implications, such as how to create an enduring public walking easement, should MOE wish to formalise the access.

Wishing you all a very Merry Christmas.

Regards

Sue

SUSAN WALLIS

Operations Manager – Te Kaiwhakahaere Rauemi

New Zealand Walking Access Commission | Ara Hikoi Aotearoa

DDI: 04 815 8510 **M:** 027 279 1962 | **W:** www.walkingaccess.govt.nz

Level 15, Majestic Centre, 100 Willis Street, Wellington.

PO Box 11181, Manners Street, Wellington 6142

Promoting access in the outdoors

