

## **Pre-Application Meeting Record – Notice of Requirement**

**Meeting Date:** 31/08/2022

**Time:** 12.30pm - 1.30pm

**Venue:** Te Ruma Akoranga - GDC office, Gisborne

### **Present:**

Deb Taylor – MoE Senior Delivery Manager, Land Investment and Planning

Alex Edge – MoE Assistant Delivery Manager – Land Investment and Planning

Hyebin Han – MoE Advisor – Natural & Built Environments

Ryan O'Leary – The Property Group, Planning Manager, Palmerston North

Shane McGhie – GDC, Principal Advisor,

Esta Kowhai – GDC, Team Leader District Consents

Barry Sanders – GDC, Development Engineer

Paula Hansen – GDC Senior Policy Advisor

### **Meeting notes:**

#### **Introductions**

#### **Background**

1. The Ministry seeks to designate the Notice of Requirement area for Education Purposes. The intention is to relocate Te Kura Kaupapa Māori O Horouta Wānanga (Horouta Wānanga).
2. Horouta Wānanga originally established as a satellite of another Kura and operated out of a house near Te Poho o Rāwiri Marae
3. Horouta Wānanga become a self-managing Wharekura from 2016 and currently operates out of the Ex-Hostel associated with Gisborne Boys High School.
4. . Horouta Wānanga want to be near the Marae as the curriculum is set around the Marae and is ingrained into it.
5. The Ministry seek to acquire a portion of (or the whole of) Barton Street to have ownership across the entire area.
6. The Ministry will seek public notification of the NOR application.

#### **The Site**

7. Site 17 is an old Mobil depot, it has petrol contamination. Testing has been undertaken by Tonkin + Taylor and there is an existing covenant registered on the property that it can't be used for residential use until 2026. Can't grow or eat food from the soil.
8. Testing indicates that contamination but not as bad as originally thought. Further testing will be undertaken and compared to the most recent testing results. There are lower levels of contamination that will still need remediation, which MOE intend to do properly. Further resource consent(s) may be requested under the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health.
9. Although soil could be managed on site they don't want to take short cuts. It will depend on how they will remediate the contaminated area. MoE will take advice from its contaminated land experts as development progresses.

10. MoE own all of the sites (except Barton Street) and will amalgamate them all. Houses on site that has asbestos will be demolished. Clearing of site are due start February 2023 – there is currently an issue with some squatters.
11. Since most of the houses are old, will also test for lead contamination from paint – this will be around the halo of the house where paint may have been washed off onto the ground.

### **The NOR**

12. They [MOE] are yet to confirm procurement for design or the outline plan of works. That will not be included in the NOR process. The outline plan of works will come after.
13. MOE is managing schools through designations. This is the Ministers preferred way to manage schools and kura, in part due to the management of funding. Once designated, triggers the funding to build. Can't build until designated.
14. Designations mean that they don't have to keep coming back for district consents.
15. School has a current roll of 156 and planning for 300. The kura is a destination school (not a main stream school) and will accommodate Years, 0-13. Currently the kura is a mix of 60% primary school and 40% secondary (80).
16. Strong desire to find a site for Horouta Wānanga that is culturally appropriate and linked to Kaupapa.
17. Physical connections from the school and Marae on the other side of the road could be considered further. Could a crossing be possible?
18. Cycle way Crawford Street – concerns raised that there are logging trucks going down that road.
19. Applications will include:
  - a. Traffic Assessment – Eastcape Consulting
  - b. Cultural values assessment
  - c. Contamination – preliminary investigations
  - d. Letters of support and evidence of consultation presented with application)
20. Seeking to lodge end of September with a complete NOR to be lodged to progress as soon as possible.
21. External consultant will assess the NOR for Council.
22. Conditions will be offered by MoE, being a set of conditions that have been tested and are applicable across NZ – consistent and appropriate.
23. The Set of conditions will be offered upfront and MoE prefer that these are agreed with GDC prior to s42A reporting.
24. Noise from port – Council noted that this should be addressed as the. Port is close by (potential reverse sensitivity issues ?).
25. Designation land owned by MOE except Barton Street. Barton Street is a crown derived reserve under the Reserves Act 1977 (not a road). MoE and Council have entered into an MOU. However, to release the land agreement is required by DOC and still needs to go through that process.
26. Concerns around preliminary design – Council noted stormwater/flood hazards on the area. – Information to be sent through by Council.