

MINISTRY OF EDUCATION

BEACHLANDS SOUTH MEETING

Meeting Minutes

Date: 12 May 2026

Time: 9:30 am - 10:30 am

Attendance:

In person			
Brett Russell	BSLP	Daniel Whitaker	RPG
Graeme Harvey	RPG		
Deb Taylor	MoE	Blair Firmston	MoE
Rod Aros Aravena	MoE		
Apologies			
Rob Bassett	BSLP	Bevan Hames	Hapai

Generated by AI. Be sure to check for accuracy.

Meeting Overview

Summary of Discussion

The Beachlands South Development School site is proposed to be delivered through the Ministry's standard approach, with only minor nuance required for the secondary school because it is needed later than the primary school. The discussion confirmed that designation remains the preferred planning pathway, as it signals education use and community intent without predetermining the land transaction. For the primary school, the Ministry is targeting a standard acquisition in the 2027/28 financial year for a turnkey site including land, boundary services, and roading readiness, supported by a valuation over approximately 3 hectares and a business case for funding. For the secondary school, the likely approach is an option agreement supported by a substantive memorandum of agreement, reflecting later delivery timing, evolving land requirements, and current funding constraints. The meeting also noted the establishment of the New Zealand School Property Agency from October, which is expected to sit separately from the Ministry of Education and may introduce greater flexibility while largely maintaining current ways of working.

- Confirmed Beachlands South Development School site can proceed through the Ministry's standard delivery approach, with a more nuanced transaction structure only for the secondary school.
- Reconfirmed designation as the preferred planning mechanism to secure education land use and provide community confidence ahead of acquisition.
- Outlined the likely primary school transaction pathway, including valuation, business case approval, fair and reasonable pricing, and milestone-based payment arrangements.
- Confirmed the secondary school is likely to be progressed through an option agreement with a valuation floor and later uplift mechanism.
- Noted that the Ministry's annual funding windows continue to constrain acquisition timing and budgets across the national programme.

MINISTRY OF EDUCATION

BEACHLANDS SOUTH MEETING

- Recorded that the New Zealand School Property Agency will be established from October and is expected to operate separately from the Ministry while keeping the current process broadly intact.

Key Dates and Timing

- Network confirmation on timing is expected by the **end of May**.
- The likely delivery window for the **primary school** is **2029-2030**.
- The likely delivery window for the **secondary school** is **2030-2035**.
- The Ministry is targeting the **2027/28 financial year** (July 2027 to June 2028) to transact for the primary school land and associated turnkey site works.
- From **October**, the New Zealand School Property Agency is expected to be established separately from the Ministry of Education.
- Any valuation used under the **Public Works Act** must be no more than **6 months old** at the relevant point in the process.

Discussion Items

- Land Acquisition and Transaction Structure:** discussed the process, timing, and structure for acquiring land for a new primary and secondary school, including the use of Memorandum of Agreement (MOA), option agreements, and the valuation process, with input from other stakeholders such as Auckland Council and Watercare.
 - Standard Transaction Approach:** Deb Taylor explained that the Ministry's preferred approach is a standard land acquisition transaction for the primary school, with a slightly nuanced approach for the secondary school due to its later requirement. The process involves independent valuations, negotiation, and a business case to secure funding, with the Ministry aiming to transact in the 2027/28 financial year.
 - Valuation and Payment Milestones:** The group agreed that both parties would obtain independent valuations for the land, with the final price determined through negotiation and justification to Land Information New Zealand (LINZ). Payment for the land would be structured in milestones, with initial payment on settlement and subsequent payments tied to completion of services and roading to the site, all funds held in trust until disbursed.
 - Option Agreement for Secondary School:** For the secondary school, Deb Taylor proposed using an option agreement, where the land is valued at the time of entering the agreement, setting a minimum price. The agreement would include mechanisms for future valuation and negotiation of any uplift, ensuring flexibility for both parties as the project progresses.
 - Funding Uncertainty and Prioritisation:** Deb Taylor and Blair Firmston highlighted the uncertainty around future funding windows, noting that the Ministry only receives one-year funding allocations and must prioritise land purchases nationally. The transition to the New Zealand School Property Agency (NZ SPA) may provide more flexibility, but current processes require transparency about funding limitations.
 - Land Area Requirements:** The parties confirmed that approximately 2-3 hectares are needed for the primary school and 5-6 hectares for the secondary school, with a total of 9.75 hectares currently set aside. The final allocation may be adjusted based on design and configuration, with any surplus potentially used for housing.

MINISTRY OF EDUCATION

BEACHLANDS SOUTH MEETING

- f. **Alternative Capital and Leasing Solutions:** Brett Russell advised that there could also be Capital and Leasing solutions involving some of the BSLP Partners, namely the NZ Superfund Infrastructure Fund and Hapai's Investment Fund and setting up PPP Contracts for the delivery of the school.
2. **Design, Configuration, and Site Planning:** discussed the configuration of the school sites, including earthworks, site layout, access, and integration with community parks, as well as the need for flexibility in design to accommodate future requirements.
 - a. **Site Layout and Earthworks:** The team reviewed the current status of earthworks, retaining walls, and site levels, with Brett Russell and Graeme Harvey describing the stepped layout for primary and secondary schools, access roads, and the integration of fields and community parks. The site has been benched and soil reports indicate good ground conditions.
 - b. **Design Flexibility and Constraints:** Blair Firmston emphasised the importance of understanding which site features are fixed and which can be adjusted, as these will become design constraints. The group discussed providing indicative layouts for resource consent purposes, with the option to adjust through Section 127 mechanisms if needed.
 - c. **Shared Facilities and Council Partnerships:** Blair Firmston described ongoing discussions with Auckland Council about sharing facilities and integrating school and community assets. While progress is being made, the group agreed to proceed with a standard approach for now, with the possibility of future collaboration if circumstances allow.
 - d. **Access, Roads, and Transport Planning:** Rod Aros Aravena raised questions about road access and the need for adequate transport links, including the potential issue of missing cycleways. Brett Russell confirmed that additional roads are planned to ensure proper access, and the group agreed to coordinate on these aspects during the design phase.
 - e. **Indicative Planning and Public Communication:** The group agreed to use indicative site plans for planning submissions, with Deb Taylor preferring minimal detail to avoid setting public expectations prematurely. The intention is to designate the entire site for education purposes, signalling commitment to the community while retaining flexibility.
3. **Stakeholder Engagement and Next Steps:** The participants outlined the need for ongoing engagement with stakeholders such as Auckland Council, Watercare, the Ministry, and the community, and agreed on next steps including site visits, further design work, and advancing the valuation process.
 - a. **Stakeholder Coordination:** Brett Russell described ongoing meetings with Auckland Council, parks, and Watercare, as well as the need to keep the community informed about school development. The group acknowledged public interest and the importance of clear communication regarding project timelines and intentions.
 - b. **Board and Ministerial Updates:** Brett Russell noted the requirement to update their board and respond to queries from government representatives, including Eric, Chris Bishop, and Chris Laxton. The group discussed the process for involving the Minister and the importance of maintaining appropriate channels.
 - c. **Site Visits and Information Sharing:** The team agreed to organise site visits for key stakeholders to review progress and site conditions. Brett Russell offered to facilitate these visits, and Deb Taylor confirmed that further information and introductions would be provided as funding and project phases advance.
 - d. **Next Steps in Design and Valuation:** Rod Aros Aravena outlined the need to proceed with design evaluation and to clarify requirements for each project stage. The group agreed to share relevant information, coordinate on engineering details, and initiate the

MINISTRY OF EDUCATION

BEACHLANDS SOUTH MEETING

valuation process, with Deb Taylor confirming that the Ministry would cover reasonable costs associated with these activities.

4. **Policy, Process, and Organisational Changes:** Deb Taylor and Blair Firmston discussed the transition to the New Zealand School Property Agency (NZ SPA), the implications for land acquisition policy, and the ongoing evolution of funding and prioritisation processes within the Ministry.
 - a. **Transition to NZ SPA:** Deb Taylor explained that from October, the New Zealand School Property Agency will be established, potentially providing more flexibility in land acquisition and funding processes. The group discussed the anticipated impact on project delivery and the need to adapt to new organisational structures.

Action Items

Primary and Secondary School Site Valuation Process	Send a summary to the landowner outlining the valuation process and expected timing for the school site, including details on how the subdivision and development costs will be factored in	Deb Taylor
Design Configuration and Site Layout	Provide feedback to the landowner on the preferred configuration and layout for the primary and secondary school sites, including whether the road between the sites is required and the extent of land needed for each school, to inform the fast track and planning process.	Deb Taylor Blair Firmston
Demand Response Formalisation	Proceed with submitting the formal demand response for the school sites and keep pushing for confirmation from the network team, aiming to have this in place by the end of May.	Blair Firmston
Site Visit Coordination	Arrange a site visit for the relevant Ministry of Education representatives to view the school site and its current condition, coordinating with the landowner for suitable timing.	Brett Russell
Development Cost Information Provision	Compile and provide detailed development cost information for the school land to the Ministry of Education's accredited agent, ensuring costs are separated from the wider master plan development costs as required for the valuation process.	Daniel Whitaker
Indicative Planning Documentation	Review and decide whether to include indicative school building layouts or only designate the land for education purposes in the planning documentation, considering the preference to avoid fixed building images.	Deb Taylor Brett Russell Blair Firmston