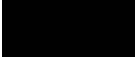




19 February 2021



Tēnā koe 

Thank you for your email of 20 November 2020 to the Ministry of Education requesting the following information:

1. *A complete list of all schools transferred to iwi under Treaty of Waitangi settlements to date, showing, for each school:*
  - *The name and address of the school;*
  - *The name of the iwi that now owns the school land;*
  - *The date of the transfer;*
  - *The area of land transferred;*
  - *The value of the land at transfer date;*
  - *The type of property transferred - i.e. just the land, while the buildings remain owned by the Ministry (as in the Kawerau ā Maki case), or perhaps land and buildings in some cases; and*
  - *The current annual rent being paid by the Ministry for the land.*
2. *A copy of any policies or guidelines developed by either the Ministry or the Office for Māori Crown Relations relating to:*
  - (a) *criteria for identifying school properties to include in Treaty settlements; and*
  - (b) *guidelines for fostering subsequent relationships between iwi/landlords and the schools that are transferred to them.*
3. *A copy of any reports produced by the Ministry on the outcomes of transferring school properties to iwi, including subsequent relationships between iwi and the schools and any recommendations about potential changes in policies or guidelines for future transfers.*

Your request has been considered under the Official Information Act 1982 (the Act).

As you may be aware, the Crown is committed to resolving historical grievances resulting from its past acts or omissions which breached the Treaty of Waitangi. Treaty settlements aim to resolve those historical claims against the Crown and provide some redress to claimant groups. One aspect is commercial redress, which provides the opportunity to purchase specific Crown assets (usually property) such as schools, police stations, courthouses, and/or surplus property no longer required for Crown purposes and held in landbanks.

The Office for Māori Crown Relations – Te Arawhiti (formerly the Office of Treaty Settlements) negotiates the settlement of claims and manages the Treaty settlement process. This includes coordinating the various landholding government departments and agencies involved in the historical Treaty settlement process. More information about the kinds of redress provided to

claimant groups and details about the stages of the settlement process is available on the Te Arawhiti website.

The Ministry of Education (the Ministry) is authorised by Cabinet to make some Crown-owned land that the Ministry administers available for commercial and/or cultural redress through the sale and lease-back of some operational school sites. Only land beneath a school is transferred to iwi which is then leased back to the Crown on a perpetual basis, with the ownership of improvements being unaffected by the transfer. The school's day-to-day operations are not impacted by the sale and lease-back arrangement.

With regards to your questions in part one of your request, I am providing you with a spreadsheet, attached as **Appendix A**, which details the sale and lease-back school sites (land only) transferred to iwi under Treaty of Waitangi settlements.

With regards to part 2(a) of the request we have identified four documents that fall into the scope of *policies or guidelines developed by either the Ministry or the Office for Māori Crown Relations relating to criteria for identifying school properties to include in Treaty settlements*.

I am releasing to you one document in full and withholding the remaining three documents. The details of the documents as well as my decision on their release are attached as **Appendix B** to this response. While I am withholding documents one and two, the contents of these documents are summarised at a high level in document three.

Regarding part 2(b) of your request, the Ministry does not have any policies or procedures specifically around guidelines for fostering subsequent relationships between iwi/landlords and the schools operating on sites that are transferred to them. Therefore, I am refusing this part of your request under section 18(e) of the Act, as the information does not exist. The Ministry is committed to upholding, honouring and giving practical effect to the Treaty of Waitangi in all our work, including actively building genuine partnerships with Māori as individuals, whānau, hapū, iwi, Māori communities, and Māori educational organisations.

With regards to part three of your request, the Ministry has not produced any reports on the outcomes of transferring school properties to iwi, including subsequent relationships between iwi and schools, or any recommendations to potential changes in policies or guidelines for future transfers. Therefore, I am refusing this part of your request under section 18(e) of the Act, as the document alleged to contain the information requested does not exist.

Please note, the Ministry now proactively publishes OIA responses on our website. As such, we may publish this response on our website after five working days. Your name and contact details will be removed.

Thank you again for your email. If you have further questions please feel free to contact our media team in the first instance at [media@education.govt.nz](mailto:media@education.govt.nz). If you are unsatisfied with my response, you have the right to ask an Ombudsman to review it. You can do this by writing to [info@ombudsman.parliament.nz](mailto:info@ombudsman.parliament.nz) or Office of the Ombudsman, PO Box 10152, Wellington 6143.

Nāku noa, nā



Kim Shannon  
Head of Education Infrastructure Service

**Appendix A      List of all sale and lease-back school sites (land only)**  
**transferred to iwi under historical Treaty of Waitangi settlements**

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| Sale and lease-back school site name (land only)                 | Address                                          | Lessor/Owner                                              | Transfer/Start Date | Current Annual Rent | Area sqm | Area (Hectares) | Type of Property | Sale price from Finance records | Notes                                                               |
|------------------------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------|---------------------|---------------------|----------|-----------------|------------------|---------------------------------|---------------------------------------------------------------------|
| Ahipara School                                                   | Ahipara Road Ahipara                             | Te Waka Pupuri Putea Trust                                | 17/12/2015          | \$ 7,920            | 29,641   | 2.9641          | Ground lease     | \$ 132,000.00                   |                                                                     |
| Amisfield School                                                 | 2 Moffat Road                                    | Raukawa Iwi Development Limited                           | 3/11/2017           | \$ 11,000           | 27,696   | 2.7696          | Ground lease     | \$ 176,000.00                   |                                                                     |
| Apanui School                                                    | 92 McAlister St                                  | Ngati Awa Group Holdings Limited                          | 26/04/2005          | \$ 99,960           | 38,616   | 3.8616          | Ground lease     | \$ 584,391.55                   |                                                                     |
| Appleby School                                                   | Moutere Highway, RD 1 Hope                       | Te Hoiere Asset Holding Co Ltd                            | 1/08/2014           | \$ 20,000           | 14,092   | 1.4092          | Ground lease     | \$ 320,000.00                   |                                                                     |
| Auckland Point School                                            | 111 Haven Road Stepneyville                      | Rangitane o Wairau Settlement Trust                       | 20/03/2015          | \$ 37,960           | 4,190    | 0.419           | Ground lease     | \$ 579,046.57                   |                                                                     |
| Awanui School                                                    | 172 State Highway 1                              | Te Runanga o Ngai Takoto Trust                            | 17/12/2015          | \$ 3,552            | 29,497   | 2.9497          | Ground lease     | \$ 59,200.00                    |                                                                     |
| Awatapu College                                                  | 434 Botanical Road                               | Rangitane o Manawatu Investment Trust                     | 4/07/2019           | \$ 323,500          | 78,834   | 7.8834          | Ground lease     | \$ 5,176,000.00                 |                                                                     |
| Birchwood School                                                 | 15 Durham Street Stoke                           | Ngati Apa Whakaea Limited Partnership                     | 10/05/2017          | \$ 70,000           | 25,348   | 2.5348          | Ground lease     | \$ 1,120,000.00                 |                                                                     |
| Blenheim School                                                  | 42 Alfred Street                                 | Te Hoiere Asset Holding Co Ltd                            | 7/11/2014           | \$ 35,095           | 10,694   | 1.0694          | Ground lease     | \$ 584,910.00                   |                                                                     |
| Brightwater School                                               | 106 Ellis Street Brightwater                     | Koata Limited                                             | 28/07/2015          | \$ 36,878           | 18,768   | 1.8768          | Ground lease     | \$ 590,050.00                   |                                                                     |
| Broadgreen Intermediate School                                   | 193 Nayland Road Stoke                           | Koata Limited                                             | 28/07/2015          | \$ 122,382          | 48,972   | 4.8972          | Ground lease     | \$ 1,958,120.00                 |                                                                     |
| Broadwood Area School                                            | 1041 Broadwood Road Broadwood                    | Te Waka Pupuri Putea Trust                                | 17/12/2015          | \$ 3,450            | 56,243   | 5.6243          | Ground lease     | \$ 57,500.00                    |                                                                     |
| Brooklyn School (Motueka)                                        | 256 Umukuri Road Brooklyn                        | Ngati Apa Whakaea Limited Partnership                     | 10/05/2017          | \$ 15,278           | 11,432   | 1.1432          | Ground lease     | \$ 244,440.00                   |                                                                     |
| Campbell Bay Primary                                             | 77 Aberdeen Road Campbells Bay                   | Te Kawerau Iwi Schools Limited Partnership                | 24/04/2020          | \$ 1,428,967        | 38,014   | 3.8014          | Ground lease     | \$ 23,816,122.00                |                                                                     |
| Canvastown School                                                | Main Road (5044 SH 6)                            | Te Hoiere Asset Holding Co Ltd                            | 1/08/2014           | \$ 9,876            | 16,125   | 1.6125          | Ground lease     | \$ 158,020.00                   |                                                                     |
| Clevedon School                                                  | 13-17 North Road Clevedon                        | Ngai Tai Ki Tamaki                                        | 27/09/2018          | \$ 96,000           | 26,904   | 2.6904          | Ground lease     | \$ 1,600,000.00                 |                                                                     |
| Collingwood Area School                                          | 36 Lewis Street                                  | Te Runanga o Ngati Rarua                                  | 1/08/2014           | \$ 26,667           | 51,764   | 5.1764          | Ground lease     | \$ 426,670.00                   |                                                                     |
| Dovedale School                                                  | Dovedale Road, RD 2                              | Koata Limited                                             | 3/06/2016           | \$ 8,889            | 5,868    | 0.5868          | Ground lease     | \$ 142,220.00                   |                                                                     |
| Enner Glynn School                                               | 10 The Ridgeway Wakatu                           | Ngati Apa Whakaea Limited Partnership                     | 10/05/2017          | \$ 53,755           | 22,826   | 2.2826          | Ground lease     | \$ 827,000.00                   |                                                                     |
| Fairhall School                                                  | New Renwick Road Fairhall                        | Te Atiawa O Te Waka-a-Maui Trust                          | 25/05/2018          | \$ 27,500           | 13,324   | 1.3324          | Ground lease     | \$ 440,000.00                   |                                                                     |
| Fairhaven Primary School                                         | 120 Boucher Avenue Te Puke                       | Te Kapu O Waitaha Trust                                   | 11/07/2013          | \$ 41,770           | 3,191    | 0.31907         | Ground lease     | \$ 529,000.00                   |                                                                     |
| Firth Primary School and Matamata Intermediate (Shared Site)     | 45 Station Road and Smith Street                 | Ngati Haua Iwi Trust                                      | 4/03/2015           | \$ 67,500           | 68,394   | 6.8394          | Ground lease     | \$ 1,080,000.00                 |                                                                     |
| Galatea School                                                   | 1 Mangamate Road, RD1, Galatea                   | Te Runanga o Ngati Manawa                                 | 7/06/2013           | \$ 5,220            | 2,305    | 0.23051         | Ground lease     | \$ 87,000.00                    |                                                                     |
| Golden Bay High School                                           | 12 Waitapu Road                                  | Tama Asset Holding Company Ltd                            | 1/08/2014           | \$ 4,875            | 4,600    | 0.45995         | Ground lease     | \$ 156,000.00                   |                                                                     |
| Hampden Street School                                            | 250 Hampden Street                               | Rangitane Investments Limited                             | 1/08/2014           | \$ 75,400           | 13,369   | 1.3369          | Ground lease     | \$ 1,160,000.00                 |                                                                     |
| Havelock School                                                  | 47 Main Road                                     | Te Atiawa O Te Waka-a-Maui Trust                          | 25/05/2018          | \$ 15,250           | 13,726   | 1.3726          | Ground lease     | \$ 244,000.00                   |                                                                     |
| Henderson Primary School                                         | 11B Montel Avenue Henderson                      | Te Kawerau Iwi Schools Limited Partnership                | 24/04/2020          | \$ 770,425          | 22,343   | 2.2343          | Ground lease     | \$ 12,840,423.00                |                                                                     |
| Herekino School                                                  | 2529 Kaitaia-Awaroa Road Herekino                | Te Waka Pupuri Putea Trust                                | 17/12/2015          | \$ 2,400            | 26,303   | 2.6303          | Ground lease     | \$ 40,000.00                    |                                                                     |
| Hilltop School                                                   | 88 Rokino Road                                   | Tuwharetoa Property Investment Ltd                        | 12/12/2013          | \$ 64,800           | 24,862   | 2.4862          | Ground lease     | \$ 1,080,000.00                 |                                                                     |
| Hira School                                                      | 800 State Highway, RD1 Hira                      | Te Hoiere Asset Holding Co Ltd                            | 7/11/2014           | \$ 13,333           | 11,554   | 1.1554          | Ground lease     | \$ 213,330.00                   |                                                                     |
| Horohoro School                                                  | 69 Apirana Road                                  | Pumautanga Trust                                          | 2/07/2009           | \$ 10,200           | 25,243   | 2.5243          | Ground lease     | \$ 160,000.00                   |                                                                     |
| Hunua School                                                     | 43 Lockwood Road Hunua, R D 3                    | Ngati Tamaoho Settlement Trust                            | 5/09/2018           | \$ 34,440           | 17,894   | 1.7894          | Ground lease     | \$ 574,000.00                   |                                                                     |
| Hutt Valley High School                                          | 84-114 Woburn Road Lower Hutt                    | Tai Hekenga Limited Partnership                           | 3/09/2019           | \$ 1,470,000        | 72,372   | 7.2372          | Ground lease     | \$ 21,000,000.00                |                                                                     |
| Kaipara College                                                  | 36 Rautawhiri Road (and Awaroa Road) Helensville | Nga Maunga Whakahii O Kaipara                             | 11/07/2013          | \$ 88,800           | 96,915   | 9.6915          | Ground lease     | \$ 1,480,000.00                 |                                                                     |
| Kaitaia College - Site 1                                         | Redan Road                                       | Te Runanga o Ngai Takoto Trust and Te Runanga O Te Rarawa | 26/11/2019          | \$ 19,910           | 34,486   | 3.4486          | Ground lease     | \$ 282,677.54                   | Joint owned by Te Rarawa and Ngāi Takoto iwi. Rent divided equally. |
| Kaitaia Intermediate School                                      | 45 North Road                                    | Te Runanga o Ngai Takoto Trust and Te Runanga O Te Rarawa | 26/11/2019          | \$ 7,325            | 30,233   | 3.0233          | Ground lease     | \$ 244,173.91                   | Joint owned by Te Rarawa and Ngāi Takoto iwi. Rent divided equally. |
| Kaitaia Primary School                                           | Church Road                                      | Te Runanga o Ngai Takoto Trust and Te Runanga O Te Rarawa | 26/11/2019          | \$ 7,137            | 28,314   | 2.8314          | Ground lease     | \$ 237,913.04                   | Joint owned by Te Rarawa and Ngāi Takoto iwi. Rent divided equally. |
| Kaukapakapa School                                               | 977 Kaipara Coast Highway Kaukapakapa            | Nga Maunga Whakahii O Kaipara                             | 11/07/2013          | \$ 20,500           | 19,511   | 1.9511          | Ground lease     | \$ 328,000.00                   |                                                                     |
| Kawerau College (Tarawera High School)                           | 120 River Road                                   | Tuwharetoa Ki Te Tai Charitable Trust                     | 12/12/2013          | \$ 17,520           | 91,434   | 9.1434          | Ground lease     | \$ 292,000.00                   |                                                                     |
| Kohukohu School                                                  | 10 Beach Road Kohukohu                           | Te Waka Pupuri Putea Trust                                | 17/12/2015          | \$ 8,640            | 9,625    | 0.9625          | Ground lease     | \$ 144,000.00                   |                                                                     |
| Lake Rotoiti School                                              | St Arnaud Area Tophouse Road (SH 63)             | Rangitane Investments Limited                             | 1/08/2014           | \$ 26,000           | 11,229   | 1.1229          | Ground lease     | \$ 400,000.00                   |                                                                     |
| Lake Rotoma School                                               | Manawahe Road                                    | Pumautanga Trust                                          | 2/07/2009           | \$ 9,600            | 15,996   | 1.5996          | Ground lease     | \$ 160,000.00                   |                                                                     |
| Linkwater School                                                 | 1357 Queen Charlotte Drive Linkwater             | Te Hoiere Asset Holding Co Ltd                            | 7/11/2014           | \$ 9,594            | 14,619   | 1.4619          | Ground lease     | \$ 153,500.00                   |                                                                     |
| Lower Moutere School                                             | 8 School Road                                    | Rangitane Investments Limited                             | 1/08/2014           | \$ 15,600           | 23,398   | 2.3398          | Ground lease     | \$ 240,000.00                   |                                                                     |
| Lynmore Primary School                                           | Illes Road Lynmore                               | Pumautanga Trust                                          | 2/07/2009           | \$ 69,130           | 39,940   | 3.994           | Ground lease     | \$ 1,480,000.00                 |                                                                     |
| Mahana School                                                    | 15 School Road                                   | Tama Asset Holding Company Ltd                            | 2/10/2017           | \$ 17,223           | 13,465   | 1.3465          | Ground lease     | \$ 275,560.00                   |                                                                     |
| Maitai School                                                    | 93 Tasman Street                                 | Koata Limited                                             | 1/08/2014           | \$ 32,135           | 3,436    | 0.3436          | Ground lease     | \$ 514,160.00                   |                                                                     |
| Mapua School                                                     | 4 Stafford Drive                                 | Te Hoiere Asset Holding Co Ltd                            | 7/11/2014           | \$ 22,778           | 22,252   | 2.2252          | Ground lease     | \$ 364,440.00                   |                                                                     |
| Maraetai Beach School                                            | 154 Maraetai Dr Maraetai                         | Ngai Tai Ki Tamaki                                        | 27/09/2018          | \$ 172,800          | 26,904   | 2.6904          | Ground lease     | \$ 2,880,000.00                 |                                                                     |
| Marlborough Boys College                                         | 5 Stephenson Street                              | Rangitane Investments Limited                             | 1/08/2014           | \$ 182,000          | 83,197   | 8.3197          | Ground lease     | \$ 2,800,000.00                 |                                                                     |
| Marlborough Girls College and Bohally Intermediate (Shared Site) | 21 McLauchlan Street                             | Te Hoiere Asset Holding Co Ltd                            | 16/12/2016          | \$ 280,000          | 128,000  | 12.8            | Ground lease     | \$ 4,480,000.00                 |                                                                     |
| Matihetihe School                                                | West Coast Road                                  | Te Waka Pupuri Putea Trust                                | 17/12/2015          | \$ 2,070            | 16,141   | 1.6141          | Ground lease     | \$ 34,500.00                    |                                                                     |
| Matipo Road School                                               | 63B Matipo Road Te Atatu Peninsula               | Te Kawerau Iwi Schools Limited Partnership                | 24/04/2020          | \$ 621,903          | 28,162   | 2.8162          | Ground lease     | \$ 10,365,043.00                |                                                                     |

| Sale and lease-back school site name (land only) | Address                               | Lessor/Owner                                              | Transfer/Start Date | Current Annual Rent | Area sqm | Area (Hectares) | Type of Property | Sale price from Finance records | Notes                                                               |
|--------------------------------------------------|---------------------------------------|-----------------------------------------------------------|---------------------|---------------------|----------|-----------------|------------------|---------------------------------|---------------------------------------------------------------------|
| Mayfield School (Blenheim)                       | 79 Hutcheson Street                   | Rangitane Investments Limited                             | 1/08/2014           | \$ 53,950           | 20,181   | 2.0181          | Ground lease     | \$ 830,000.00                   |                                                                     |
| Mokoia Intermediate / Owkata School              | Brent Road Owkata                     | Pumautanga Trust                                          | 2/07/2009           | \$ 95,590           | 60,703   | 6.0703          | Ground lease     | \$ 1,350,000.00                 |                                                                     |
| Morrinsville College (School Site)               | Alexandra Avenue                      | Ngati Haua Iwi Trust                                      | 4/03/2015           | \$ 126,000          | 103,546  | 10.3546         | Ground lease     | \$ 2,016,000.00                 |                                                                     |
| Motueka South School                             | 12 Courtenay Street (405 High Street) | Ngati Apa Whakaea Limited Partnership                     | 10/05/2017          | \$ 52,442           | 27,485   | 2.7485          | Ground lease     | \$ 806,800.00                   |                                                                     |
| Motupipi School                                  | 435 Able Tasman Drive                 | Tama Asset Holding Company Ltd                            | 2/10/2017           | \$ 10,556           | 11,356   | 1.1356          | Ground lease     | \$ 168,890.00                   |                                                                     |
| Mountview School                                 | 31 Rangatira Street                   | Tuwharetoa Property Investment Ltd                        | 12/12/2013          | \$ 32,400           | 19,460   | 1.946           | Ground lease     | \$ 540,000.00                   |                                                                     |
| Muriwai School                                   | 1684 Wharerata Road, RD 2             | Tamanuhiri Tutu Poroporo Trust                            | 17/11/2014          | \$ 4,500            | 16,997   | 1.6997          | Ground lease     | \$ 72,000.00                    |                                                                     |
| Murupara School                                  | 84 Pine Drive                         | Te Runanga o Ngati Manawa                                 | 7/06/2013           | \$ 4,020            | 2,890    | 0.289           | Ground lease     | \$ 67,000.00                    |                                                                     |
| Nayland College                                  | 166 Nayland Road Stoke                | Koata Limited                                             | 1/08/2014           | \$ 233,625          | 88,489   | 8.8489          | Ground lease     | \$ 3,738,000.00                 |                                                                     |
| Nayland Primary School                           | 225 Nayland Road Stoke                | Te Hoiere Asset Holding Co Ltd                            | 7/11/2014           | \$ 71,500           | 23,763   | 2.3763          | Ground lease     | \$ 1,100,000.00                 |                                                                     |
| Nelson Central School                            | 70 Nile Street                        | Te Hoiere Asset Holding Co Ltd                            | 7/11/2014           | \$ 114,827          | 18,412   | 1.8412          | Ground lease     | \$ 1,766,570.00                 |                                                                     |
| Nelson Intermediate                              | 112 Tipahi Street                     | Te Runanga o Ngati Rarua                                  | 1/08/2014           | \$ 77,796           | 44,905   | 4.4905          | Ground lease     | \$ 1,244,740.00                 |                                                                     |
| Ngataki School                                   | 5265 Far North Road                   | Te Manawa O Ngati Kuri Trust                              | 17/12/2015          | \$ 3,552            | 20,873   | 2.0873          | Ground lease     | \$ 59,200.00                    |                                                                     |
| Ngatimoti School                                 | 4 Greenhill Road. RD 1                | Tama Asset Holding Company Ltd                            | 2/10/2017           | \$ 15,556           | 17,728   | 1.7728          | Ground lease     | \$ 248,890.00                   |                                                                     |
| Ngongotaha School                                | 22 School Road Ngongotaha             | Pumautanga Trust                                          | 2/07/2009           | \$ 46,200           | 28,101   | 2.8101          | Ground lease     | \$ 540,000.00                   |                                                                     |
| Northland School                                 | 14 Harbour View Rd                    | Tai Hekenga Limited Partnership                           | 3/09/2019           | \$ 238,000          | 5,569    | 0.5569          | Ground lease     | \$ 3,400,000.00                 |                                                                     |
| Oakura School                                    | 16 Donnelly Street Oakura             | Taranaki Iwi Holdings Limited Partnership                 | 26/10/2017          | \$ 128,400          | 26,530   | 2.653           | Ground lease     | \$ 2,140,000.00                 |                                                                     |
| Ohope Beach School                               | 70 Pohutukawa Avenue Ohope            | Ngati Awa Group Holdings Limited                          | 26/04/2005          | \$ 60,000           | 14,673   | 1.4673          | Ground lease     | \$ 367,388.75                   |                                                                     |
| Opunake High School                              | 155 Tasman Street                     | Taranaki Iwi Holdings Limited Partnership                 | 26/10/2017          | \$ 34,320           | 69,935   | 6.9935          | Ground lease     | \$ 572,000.00                   |                                                                     |
| Otamarakau School                                | 2216 Old Coach Road                   | Ngati Makino Iwi Authority                                | 28/03/2013          | \$ 8,880            | 1,619    | 0.16187         | Ground lease     | \$ 148,000.00                   |                                                                     |
| Pakiri School                                    | 4 Bathgate Road Pakiri                | Ngati Manuhiri Settlement Trust                           | 18/12/2012          | \$ 13,104           | 8,094    | 0.8094          | Ground lease     | \$ 201,600.00                   |                                                                     |
| Paparore School                                  | 157 West Coast Road                   | Te Runanga o Ngai Takoto Trust                            | 17/12/2015          | \$ 7,440            | 27,193   | 2.7193          | Ground lease     | \$ 124,000.00                   |                                                                     |
| Parakai School                                   | 10 Fordyce Road, Parakai Parakai      | Nga Maunga Whakahii O Kaipara                             | 11/07/2013          | \$ 28,500           | 23,663   | 2.3663          | Ground lease     | \$ 456,000.00                   |                                                                     |
| Picton Primary School                            | 5 Buller Street                       | Te Atiawa O Te Waka-a-Maui Trust                          | 25/05/2018          | \$ 24,000           | 11,650   | 1.165           | Ground lease     | \$ 436,000.00                   |                                                                     |
| Pukeatua School                                  | 2110 Arapuni Road Pukeatua            | Taumatawiiwi Trust                                        | 9/02/2015           | \$ 8,250            | 25,885   | 2.5885          | Ground lease     | \$ 132,000.00                   |                                                                     |
| Pukepoto School                                  | 818 Kaitaia-Awaroa Road               | Te Runanga O Te Rarawa                                    | 17/12/2015          | \$ 7,872            | 47,980   | 4.798           | Ground lease     | \$ 131,200.00                   |                                                                     |
| Queen Charlotte College                          | 173 Waikawa Road                      | Te Atiawa O Te Waka-a-Maui Trust                          | 25/05/2018          | \$ 59,250           | 78,383   | 7.8383          | Ground lease     | \$ 948,000.00                   |                                                                     |
| Rai Valley Area School                           | 6700 State Highway 6                  | Koata Limited                                             | 3/06/2016           | \$ 8,148            | 23,701   | 2.3701          | Ground lease     | \$ 130,360.00                   |                                                                     |
| Ranzau School                                    | 111 Ranzau Road Hope                  | Rangitane Investments Limited                             | 1/08/2014           | \$ 20,800           | 12,140   | 1.214           | Ground lease     | \$ 320,000.00                   |                                                                     |
| Rapaura School                                   | 349 Hammerichs Road Blenheim          | Te Runanga o Ngati Rarua                                  | 1/08/2014           | \$ 14,981           | 12,616   | 1.2616          | Ground lease     | \$ 239,700.00                   |                                                                     |
| Redwoodtown School                               | 90 Cleghorn Street                    | Rangitane Investments Limited                             | 1/08/2014           | \$ 75,400           | 32,072   | 3.2072          | Ground lease     | \$ 1,160,000.00                 |                                                                     |
| Renwick School                                   | 26 Havelock Street (High Street)      | Ngati Apa Whakaea Limited Partnership                     | 10/05/2017          | \$ 56,084           | 26,487   | 2.6487          | Ground lease     | \$ 862,830.00                   |                                                                     |
| Richmond School                                  | 14 Cambridge Street Richmond          | Rangitane Investments Limited                             | 1/08/2014           | \$ 62,400           | 27,575   | 2.7575          | Ground lease     | \$ 960,000.00                   |                                                                     |
| Riverlands School                                | 4 School Road, RD4                    | Ngati Apa Whakaea Limited Partnership                     | 10/05/2017          | \$ 13,123           | 12,318   | 1.2318          | Ground lease     | \$ 201,890.00                   |                                                                     |
| Riwaka School                                    | School Road, RD 3 Riwaka              | Ngati Apa Whakaea Limited Partnership                     | 10/05/2017          | \$ 16,667           | 16,091   | 1.6091          | Ground lease     | \$ 266,670.00                   |                                                                     |
| Rotokawa School                                  | 6 Rotokawa Road                       | Pumautanga Trust                                          | 2/07/2009           | \$ 17,400           | 24,181   | 2.4181          | Ground lease     | \$ 302,000.00                   |                                                                     |
| Salisbury School                                 | 67 Salisbury Road Richmond            | Rangitane Investments Limited                             | 1/08/2014           | \$ 252,200          | 98,185   | 9.8185          | Ground lease     | \$ 3,880,000.00                 |                                                                     |
| Spring Creek School                              | 52 Ferry Road                         | Koata Limited                                             | 3/06/2016           | \$ 31,626           | 22,836   | 2.2836          | Ground lease     | \$ 506,010.00                   |                                                                     |
| Springlands Primary School                       | Murphys Road Springlands              | Te Atiawa O Te Waka-a-Maui Trust                          | 25/05/2018          | \$ 69,500           | 26,116   | 2.6116          | Ground lease     | \$ 1,112,000.00                 |                                                                     |
| Stoke School                                     | 601 Main Road Stoke                   | Ngati Apa Whakaea Limited Partnership                     | 10/05/2017          | \$ 76,875           | 27,552   | 2.7552          | Ground lease     | \$ 1,230,000.00                 |                                                                     |
| Tahunanui School                                 | 69 Muritai Street Tahunanui           | Ngati Apa Whakaea Limited Partnership                     | 10/05/2017          | \$ 53,966           | 20,670   | 2.067           | Ground lease     | \$ 863,450.00                   |                                                                     |
| Taneatua School                                  | 44 McKenzie Street                    | Tuhoe Te Uru Taumatua                                     | 21/06/2016          | \$ 8,040            | 29,351   | 2.9351          | Ground lease     | \$ 134,000.00                   |                                                                     |
| Tapawera Area School                             | Main Road Tapawera                    | Ngati Apa Whakaea Limited Partnership                     | 10/05/2017          | \$ 13,975           | 59,076   | 5.9076          | Ground lease     | \$ 215,000.00                   |                                                                     |
| Tasman School                                    | 1829 Aporo Road, RD 1                 | Tama Asset Holding Company Ltd                            | 2/10/2017           | \$ 27,484           | 20,113   | 2.0113          | Ground lease     | \$ 439,750.00                   |                                                                     |
| Tauhara College                                  | 101 Invergarry Road                   | Tuwharetoa Property Investment Ltd                        | 12/12/2013          | \$ 96,000           | 81,336   | 8.1336          | Ground lease     | \$ 1,600,000.00                 |                                                                     |
| Tauhara School                                   | 90 Crown Road                         | Tuwharetoa Property Investment Ltd                        | 12/12/2013          | \$ 36,000           | 22,882   | 2.2882          | Ground lease     | \$ 600,000.00                   |                                                                     |
| Tauhoa School                                    | 15 Tauhoa Road Tauhoa                 | Nga Maunga Whakahii O Kaipara                             | 11/07/2013          | \$ 5,655            | 8,800    | 0.88            | Ground lease     | \$ 87,000.00                    |                                                                     |
| Taupo Intermediate                               | 22 Kotare Street                      | Tuwharetoa Property Investment Ltd                        | 12/12/2013          | \$ 78,000           | 48,353   | 4.8353          | Ground lease     | \$ 1,300,000.00                 |                                                                     |
| Taupo Primary                                    | 79 Ruapehu Street                     | Tuwharetoa Property Investment Ltd                        | 12/12/2013          | \$ 183,600          | 16,187   | 1.6187          | Ground lease     | \$ 3,060,000.00                 |                                                                     |
| Taupo-nui-a-Tia College                          | 122 Spa Road                          | Tuwharetoa Property Investment Ltd                        | 12/12/2013          | \$ 153,600          | 89,961   | 8.9961          | Ground lease     | \$ 2,560,000.00                 |                                                                     |
| Tawera Bilingual School                          | 164 Ngahina Road                      | Tuhoe Te Uru Taumatua                                     | 21/06/2016          | \$ 2,820            | 16,172   | 1.6172          | Ground lease     | \$ 47,000.00                    |                                                                     |
| Te Aro School                                    | 360 The Terrace Te Aro                | Tai Hekenga Limited Partnership                           | 3/09/2019           | \$ 707,000          | 15,081   | 1.5081          | Ground lease     | \$ 10,100,000.00                |                                                                     |
| Te Hapua School                                  | Te Hapua Road                         | Te Manawa O Ngati Kuri Trust                              | 17/12/2015          | \$ 2,304            | 21,656   | 2.1656          | Ground lease     | \$ 38,400.00                    |                                                                     |
| Te Hihi School                                   | 767 Linwood Road Karaka               | Ngati Tamaoho Settlement Trust                            | 5/09/2018           | \$ 31,320           | 19,469   | 1.9469          | Ground lease     | \$ 522,000.00                   |                                                                     |
| Te Kao School                                    | 6603 Far North Road                   | Te Runanga Nui O Te Aupouri Trust                         | 17/12/2015          | \$ 3,796            | 70,770   | 7.077           | Ground lease     | \$ 74,400.00                    |                                                                     |
| Te Kura Kaupapa Maori o Pukemiro - Site 2        | Redan Road                            | Te Runanga o Ngai Takoto Trust and Te Runanga O Te Rarawa | 26/11/2019          | \$ 10,961           | 34,486   | 3.4486          | Ground lease     | \$ 414,365.94                   | Joint owned by Te Rarawa and Ngai Takoto iwi. Rent divided equally. |
| Te Kura Kaupapa Motuhake o Tawhiuau              | 897 State High Way 38 (43 Miro Drive) | Te Runanga o Ngati Manawa                                 | 7/06/2013           | \$ 3,180            | 2,307    | 0.23065         | Ground lease     | \$ 33,000.00                    |                                                                     |
| Te Kura Mana Maori o Matahi                      | 1176B Opuarau Road                    | Tuhoe Te Uru Taumatua                                     | 21/06/2016          | \$ 1,800            | 18,494   | 1.8494          | Ground lease     | \$ 30,000.00                    |                                                                     |



| Sale and lease-back school site name (land only)    | Address                                            | Lessor/Owner                               | Transfer/Start Date | Current Annual Rent | Area sqm | Area (Hectares) | Type of Property | Sale price from Finance records | Notes                                               |
|-----------------------------------------------------|----------------------------------------------------|--------------------------------------------|---------------------|---------------------|----------|-----------------|------------------|---------------------------------|-----------------------------------------------------|
| Te Kura Taumata O Panguru                           | 2178 West Coast Road Panguru                       | Te Waka Pupuri Putea Trust                 | 17/12/2015          | \$ 2,448            | 37,838   | 3.7838          | Ground lease     | \$ 40,800.00                    |                                                     |
| Te Puke High School - Litt Park                     | Te Puke High School / Litt Park, Park Lane Te Puke | Te Kapu O Waitaha Trust                    | 11/07/2013          | \$ 45,790           | 41,999   | 4.1999          | Ground lease     | \$ 527,000.00                   |                                                     |
| Te Puke High School - Tui Street                    | Tui Street Te Puke                                 | Te Kapu O Waitaha Trust                    | 11/07/2013          | \$ 41,610           | 30,222   | 3.0222          | Ground lease     | \$ 580,000.00                   |                                                     |
| Te Puke Intermediate                                | 133 Cameron Road                                   | Te Kapu O Waitaha Trust                    | 11/07/2013          | \$ 56,300           | 4,197    | 0.41974         | Ground lease     | \$ 713,000.00                   |                                                     |
| Te Puke Primary School                              | Cameron Road                                       | Te Kapu O Waitaha Trust                    | 11/07/2013          | \$ 34,420           | 2,443    | 0.24432         | Ground lease     | \$ 436,000.00                   |                                                     |
| Te Wharekura o Ruatoki                              | Mission Road                                       | Tuhoe Te Uru Taumatua                      | 21/06/2016          | \$ 6,390            | 40,569   | 4.0569          | Ground lease     | \$ 106,500.00                   |                                                     |
| Te Wharekura o Te Kaokaoroa o Patetere              | 117 Buckland Street                                | Raukawa Iwi Development Limited            | 3/11/2017           | \$ 16,750           | 30,742   | 3.0742          | Ground lease     | \$ 268,000.00                   |                                                     |
| Tirau Primary School                                | 69 Main Road                                       | Raukawa Iwi Development Limited            | 3/11/2017           | \$ 20,000           | 24,834   | 2.4834          | Ground lease     | \$ 320,000.00                   |                                                     |
| TKKM o Whakarewa I Te Reo Ki Tuwharetoa             | 56 Waikato Street                                  | Tuwharetoa Property Investment Ltd         | 12/12/2013          | \$ 44,400           | 21,296   | 2.1296          | Ground lease     | \$ 740,000.00                   |                                                     |
| Tokoroa High School and Intermediate (Shared Site)  | Billah Street (139 Elizabeth Drive)                | Raukawa Iwi Development Limited            | 3/11/2017           | \$ 36,000           | 163,664  | 16.3664         | Ground lease     | \$ 576,000.00                   |                                                     |
| Tongariro High School                               | 22 Waipapa Road                                    | Ngati Turangitukua Charitable Trust        | 15/11/1999          | \$ 49,700           | 71,617   | 7.1617          | Ground lease     |                                 | Historic sale. Unable to find record of sale price. |
| Tua Marina School                                   | 1 Campbells Road Tua Marina                        | Te Runanga o Ngati Rarua                   | 1/08/2014           | \$ 9,344            | 12,435   | 1.2435          | Ground lease     | \$ 149,500.00                   |                                                     |
| Upper Moutere School                                | Moutere Highway Upper Mouere                       | Rangitane Investments Limited              | 1/08/2014           | \$ 18,200           | 15,838   | 1.5838          | Ground lease     | \$ 280,000.00                   |                                                     |
| Urenui School                                       | 1 Takiroa Street                                   | Te Runanga o Ngati Mutunga                 | 20/12/2006          | \$ 11,375           | 28,328   | 2.8328          | Ground lease     | \$ 135,133.14                   |                                                     |
| Uruti School                                        | 11 Uruti Road                                      | Te Runanga o Ngati Mutunga                 | 20/12/2006          | \$ 1,950            | 21,979   | 2.1979          | Ground lease     | \$ 23,757.58                    |                                                     |
| Waiharara School                                    | 8 Katavich Road, RD 4                              | Te Runanga o Ngai Takoto Trust             | 17/12/2015          | \$ 5,232            | 19,066   | 1.9066          | Ground lease     | \$ 87,200.00                    |                                                     |
| Waimana School                                      | 6 Raroa Road                                       | Tuhoe Te Uru Taumatua                      | 21/06/2016          | \$ 3,540            | 12,141   | 1.2141          | Ground lease     | \$ 59,000.00                    |                                                     |
| Waimauku School                                     | 2 Muriwai Road Waimauku                            | Nga Maunga Whakahii O Kaipara              | 11/07/2013          | \$ 76,800           | 39,634   | 3.9634          | Ground lease     | \$ 1,280,000.00                 |                                                     |
| Waimea IntemEDIATE / Waimea College / Henley School | 60-72 Salisbury School Richmond                    | Rangitane Investments Limited              | 1/08/2014           | \$ 546,000          | 207,725  | 20.7725         | Ground lease     | \$ 8,400,000.00                 |                                                     |
| Waipahihi School                                    | 20 Parata Street                                   | Tuwharetoa Property Investment Ltd         | 12/12/2013          | \$ 55,200           | 25,006   | 2.5006          | Ground lease     | \$ 920,000.00                   |                                                     |
| Wairau Valley School                                | 30 Morse Street                                    | Koata Limited                              | 3/06/2016           | \$ 11,255           | 20,234   | 2.0234          | Ground lease     | \$ 180,080.00                   |                                                     |
| Waitaria Bay School                                 | 5668 Kenepuru Road                                 | Koata Limited                              | 3/06/2016           | \$ 10,323           | 16,806   | 1.6806          | Ground lease     | \$ 165,170.00                   |                                                     |
| Wakefield School                                    | 66 Edward Street Wakefield                         | Te Hoiere Asset Holding Co Ltd             | 7/11/2014           | \$ 43,125           | 24,179   | 2.4179          | Ground lease     | \$ 690,000.00                   |                                                     |
| Waterview Primary School                            | 19 Oakley Avenue                                   | Te Kawerau Iwi Schools Limited Partnership | 24/04/2020          | \$ 633,025          | 21,370   | 2.137           | Ground lease     | \$ 10,550,411.00                |                                                     |
| Wellington Girls College                            | Pipitea Street Thorndon                            | Tai Hekenga Limited Partnership            | 3/09/2019           | \$ 1,109,500        | 15,341   | 1.5341          | Ground lease     | \$ 15,850,000.00                |                                                     |
| Whakatane High School                               | Goulstone Road                                     | Ngati Awa Group Holdings Limited           | 26/04/2005          | \$ 138,000          | 41,329   | 4.1329          | Ground lease     | \$ 623,228.95                   |                                                     |
| Whitney Street School                               | 9 Whitney Street                                   | Te Hoiere Asset Holding Co Ltd             | 29/06/2016          | \$ 60,443           | 21,882   | 2.1882          | Ground lease     | \$ 967,090.00                   |                                                     |
| Witherlea School                                    | 214 Weld Street Witherlea                          | Te Hoiere Asset Holding Co Ltd             | 4/10/2017           | \$ 65,871           | 22,493   | 2.2493          | Ground lease     | \$ 1,053,930.00                 |                                                     |
| Woodhill School                                     | 1555 State Highway 16 Helensville                  | Nga Maunga Whakahii O Kaipara              | 11/07/2013          | \$ 15,600           | 10,999   | 1.0999          | Ground lease     | \$ 240,000.00                   |                                                     |

## Appendix B Document Table

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| Document Number | Date     | Title                                                                                      | Decision on Release                                                        |
|-----------------|----------|--------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| 1               | Unknown  | Ministry of Education (MOE) School site sale and Leaseback policy information              | <b>Withheld in full under</b> section 9(2)(j) of the Act.                  |
| 2               | Unknown  | Ministry of Education (MOE) School site sale and leasebacks process information            | <b>Withheld in full under</b> section 9(2)(j) of the Act.                  |
| 3               | May 2017 | The Ministry of Education sale and leaseback (land only) of school sites information sheet | Release in full.                                                           |
| 4               | Unknown  | Information for Claimant Negotiators                                                       | <b>Withheld in full under</b> sections 9(2)(b)(ii) and 9(2)(j) of the Act. |

## **The Ministry of Education Sale and Leaseback (Land Only)**

The sale and leaseback of school sites (land only) will be explored with an iwi claimant group as early in the negotiations process as possible.

The Ministry of Education (MoE) and the Office of Treaty Settlements (OTS) will work together to consider what school sites may be available as sale and leaseback redress.

In considering what schools are available, MoE and OTS will take into account factors such as:

- parity with other iwi
- size of iwi
- nature of grievances, for example, whether the iwi was subject to raupatu
- iwi aspirations including cultural associations with school sites
- appropriate geographical spread and availability of other Crown redress
- operational considerations that may impact on the availability of the school site

Once specific school sites have been agreed for sale and leaseback redress, historical site checks and the resolution of overlapping claims will need to be undertaken by OTS. When historic site checks have been completed and any overlapping claims issues are resolved, the school sites can be included as sale and leaseback redress, provided the transfer value (for commercial redress properties) and the lease are agreed one month prior to initialling the Deed of Settlement (Deed).

Sale and leaseback properties may be transferred to the iwi on settlement or they may be included in a settlement as deferred selection properties.

If a school site is a deferred selection property, an iwi group will have a defined period of time (which varies between settlements, but is usually two years) to decide whether they would like to purchase the school site.

Finalised sale and leaseback redress may be subject to the following:

- Conversion to right of first refusal redress: If a school site becomes surplus prior to the Deed being signed it will cease to be a sale and leaseback property, also, if a school site is a deferred selection property and it becomes surplus prior to an iwi group notifying MoE that they wish to purchase the site, it will no longer be a sale and leaseback property. When the school site becomes surplus, it will be subject to a right of first refusal to the relevant iwi group.
- Resolving school house ownership interest of Boards of Trustees (BoT), if applicable: In some cases, school houses that are located on school sites are no longer in the ownership of MoE and are instead owned by the school BoT. If a school house is a BoT house, the MoE Treaty team will need to seek agreement from the school for the house to be included as part of a sale and leaseback school site. Under most settlement legislation MoE will have four months to work with the relevant school to see if a BoT house will be included as part of sale and leaseback redress.