

**Demographic Analysis for Silverdale School (1482), October 2013**

**Purpose**

Silverdale School is a full primary school located in Silverdale, Auckland City. The school is currently constructing eight additional classrooms and believes that when these are finished most will be in use. The Ministry is currently working with the Board of Silverdale School to amend its enrolment zone.

The Property Team has requested a demographic report to determine the likelihood of the need for further classrooms at Silverdale School.

The following report will consider factors, including the school's historical roll trend, council planned developments and underlying population to identify the reason(s) for roll growth to assess the needs of additional property provision in the school.

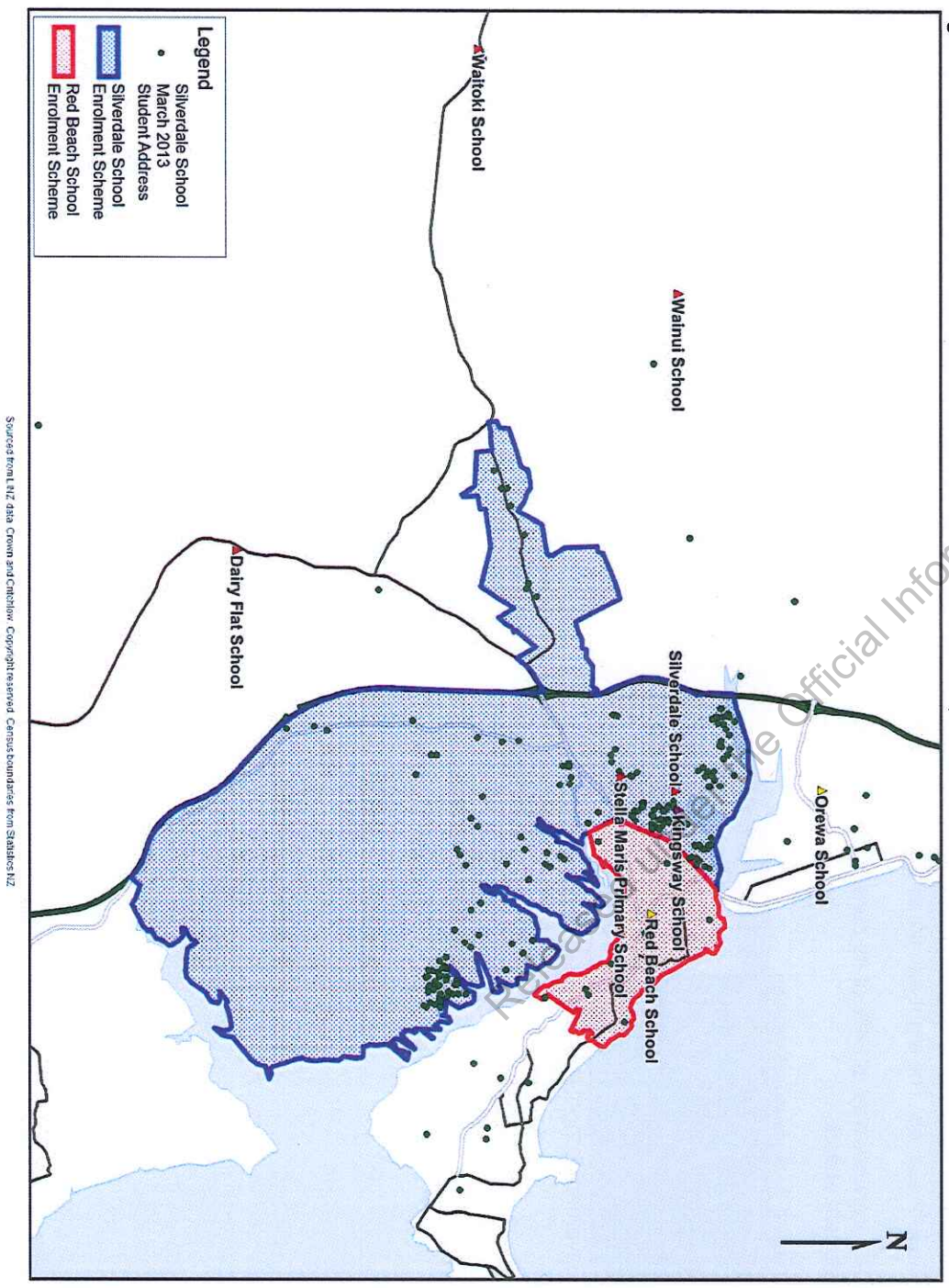
**Student Distribution**

Figure 1 shows the student distribution and surrounding network of schools for Silverdale School as of March 2013.

For the purposes of this report the network includes Kingsway School (Year 1-8 only), Orewa School, Red Beach School and Stella Maris Primary School.

The student distribution of Silverdale School is relatively condensed within its enrolment scheme home zone but some students do attend the school whilst residing out of zone.

Figure 1: Student Distribution and Network of Schools for Silverdale School, March 2013



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*Market Share*

Table 1 shows the schools attended by students residing in zone for Silverdale School as at March 2013.

Almost 50% of students residing in zone are attending Silverdale School and a further 21% attend either Kingsway or Stella Maris Primary schools.

Table 1: Market Share, March 2013

| School Name                 | Student Count | Market Share |
|-----------------------------|---------------|--------------|
| Silverdale School           | 295           | 47%          |
| Kingsway School             | 100           | 16%          |
| Orewa College               | 44            | 7%           |
| Stella Maris Primary School | 34            | 5%           |
| Red Beach School            | 31            | 5%           |
| Dairy Flat School           | 22            | 3%           |
| Northcross Intermediate     | 21            | 3%           |
| Orewa School                | 13            | 2%           |
| Home Schooling              | 11            | 2%           |
| Pinehurst School            | 9             | 1%           |
| Other (23 Schools)          | 49            | 8%           |
| <b>Total</b>                | <b>629</b>    | <b>100%</b>  |

**Background**

Table 2 shows background information for Silverdale School and its surrounding network of schools as of October 2013.

Silverdale School was at 83% of its current capacity with an October 2013 roll of 429 students creating a surplus of 91 student spaces. The eight additional classrooms are included in Silverdale School's capacity.

The network was at 84% of its current capacity with an October 2013 roll of 2431 students creating a surplus of 452 student spaces.

Table 2: Background Information

| Summary                   | School's Status | Network's Status |
|---------------------------|-----------------|------------------|
| Current TSS Count         | 22              | 113              |
| Current Capacity (approx) | 520             | 2883             |
| Peak 2013 Roll            | 429             | 2431             |
| Surplus/ Deficit          | 91              | 452              |
| % Utilisation             | 83%             | 84%              |

Silverdale School is on a site of approximately 4.7Ha.

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## Roll Assessment

Table 3 shows the historical March, July and October roll of Silverdale School between 2008 and 2013.

The roll of Silverdale School has increased at an increasing rate over the past five years, since the school's relocation, and as the Millwater residential subdivision has evolved.

Table 3: Historical March, July and October roll

| Historical Roll                  | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 |
|----------------------------------|------|------|------|------|------|------|
| March                            | 191  | 202  | 244  | 265  | 312  | 384  |
| July                             | 202  | 223  | 260  | 288  | 321  | 403  |
| October                          | 202  | 231  | 273  | 310  | 352  | 429  |
| Growth between March and October | 11   | 29   | 29   | 45   | 40   | 45   |

Table 4 shows the zoning status of students attending Silverdale School as of March 2013.

Whilst the majority of students are in zone, about 8% of students have been enrolled as out of zone. There are some "not applicable" students who were enrolled at the school before the school moved to its current location.

Table 4: Zoning status of Silverdale School's funding roll by year level, 1st March 2013

| March          | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Total |
|----------------|--------|--------|--------|--------|--------|--------|--------|--------|-------|
| In zone        | 37     | 45     | 46     | 63     | 47     | 46     | 24     | 15     | 323   |
| Out of zone    | 0      | 7      | 5      | 2      | 7      | 4      | 3      | 1      | 29    |
| Not applicable | 0      | 0      | 0      | 0      | 0      | 2      | 19     | 11     | 32    |
| Total          | 37     | 52     | 51     | 65     | 54     | 52     | 46     | 27     | 384   |

## Future Roll Assessment

This section assesses both qualitative and quantitative data based on Statistics New Zealand's (SNZ) underlying population projections, building consents and local council's development plans within the school's catchment.

### Roll projection based on historical retention rate

Table 5 shows Silverdale School's historical peak rolls (2008-2013) and the projected roll for 2014-2018. The predicted rolls are not regarded as conclusive projections; rather, they constitute a scenario based purely on the school's historical enrolment pattern.

The roll has increased continuously over the past six years and is projected to continue doing so over the next five years.

The growth is spread across all year levels due to the residential developments taking place in the Silverdale area.

Table 5: Silverdale School's historical peak rolls (2008-2013) and projected peak rolls (2014-2018) by year level

| October        | Y 1 | Y 2 | Y 3 | Y 4 | Y 5 | Y 6 | Y 7 | Y 8 | Total |
|----------------|-----|-----|-----|-----|-----|-----|-----|-----|-------|
| 2008           | 45  | 36  | 23  | 21  | 34  | 13  | 16  | 14  | 202   |
| 2009           | 47  | 41  | 34  | 25  | 24  | 34  | 10  | 16  | 231   |
| 2010           | 57  | 43  | 40  | 36  | 29  | 24  | 29  | 15  | 273   |
| 2011           | 48  | 48  | 45  | 41  | 43  | 32  | 26  | 27  | 310   |
| 2012           | 56  | 48  | 54  | 52  | 43  | 44  | 26  | 29  | 352   |
| 2013           | 66  | 58  | 54  | 70  | 60  | 51  | 46  | 24  | 429   |
| Projected 2014 | 79  | 63  | 62  | 63  | 79  | 68  | 47  | 53  | 514   |
| Projected 2015 | 79  | 76  | 68  | 73  | 71  | 89  | 63  | 54  | 573   |
| Projected 2016 | 79  | 76  | 82  | 79  | 82  | 80  | 82  | 72  | 632   |
| Projected 2017 | 79  | 76  | 82  | 97  | 89  | 92  | 74  | 94  | 683   |
| Projected 2018 | 79  | 76  | 82  | 97  | 110 | 100 | 85  | 84  | 713   |

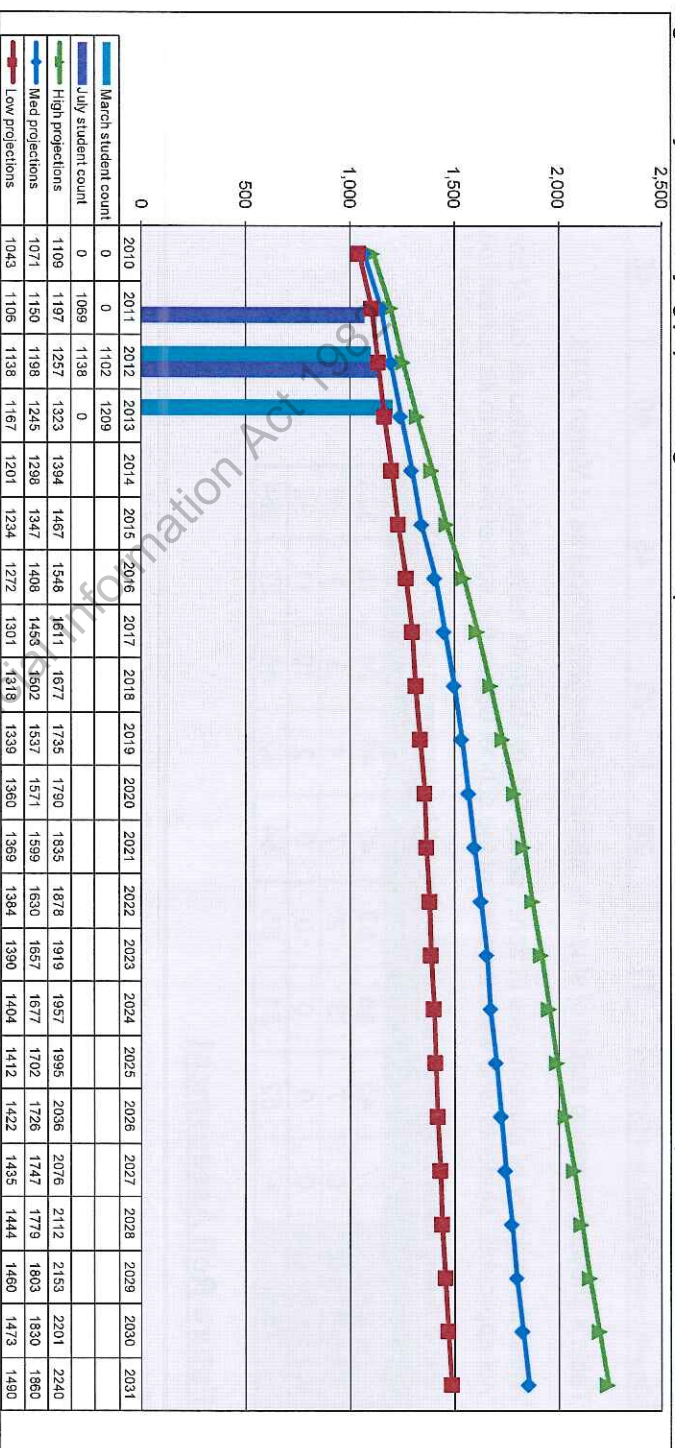
Note: The projected rolls are calculated using weighted historical retention rates only.

### Underlying population projection

Figure 2 shows Statistics New Zealand's (SNZ) projections (2009) for the Y1-8 (age 5-12) population residing in Silverdale School's catchment, together with the total number of Y1-8 students reported in the catchment in the most recent Roll Return. For the purposes of this analysis, the catchment area has been defined by the Census Area Units (CAUs) of Red Beach, Silverdale South, and Silverdale North.

The population is projected to continuously increase out to 2031. The observed number of Year 1-8 students residing in the catchment was marginally below the medium projections for March 2013, but has been increasing at a faster rate than projected. It will likely be at or above the medium projections by July 2013.

Figure 2: Projected underlying population age 5-12 and reported student count in Silverdale School's catchment, 2010-2031

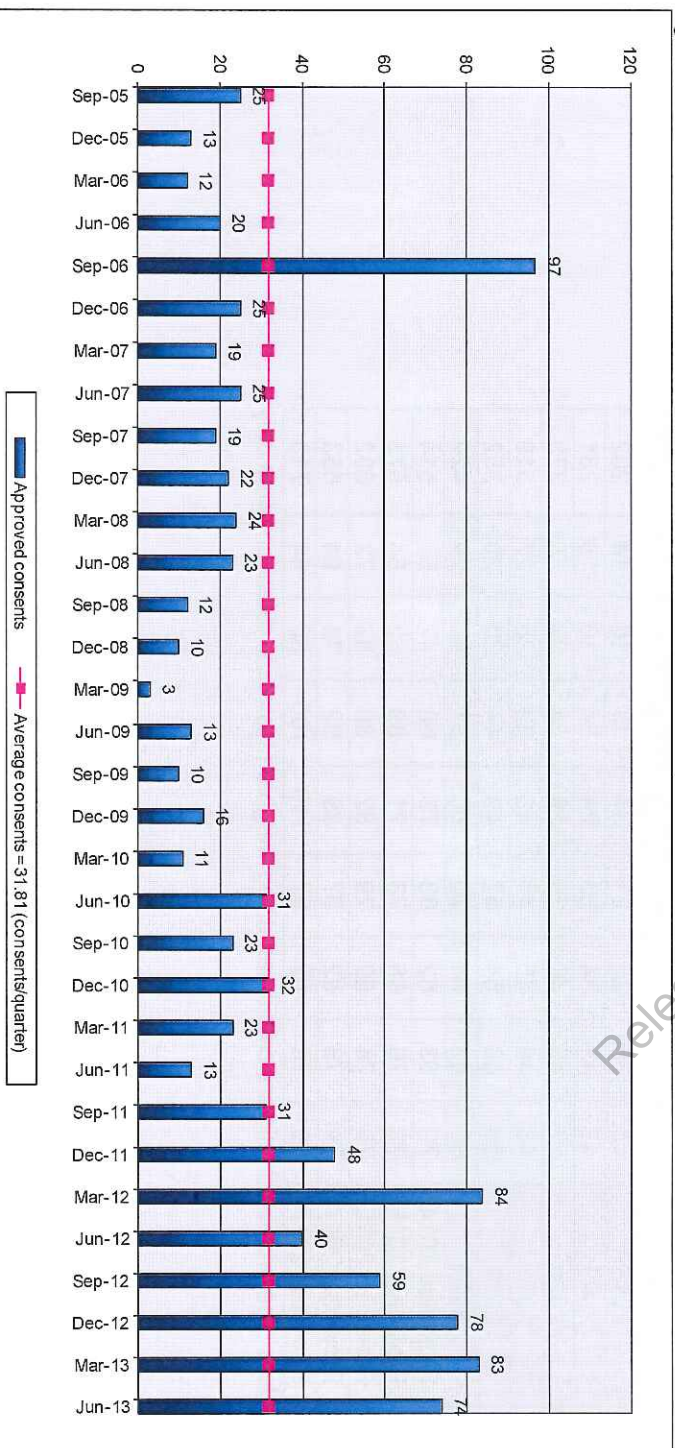


### New Dwelling Consents

Figure 3 illustrates the number of new dwelling consents issued quarterly in Silverdale School's catchment from Sep 2005 to Mar 2013.

There has been a large number of consents issued over the past two years as a result of the Millwater Development and smaller subdivisions that are being turned into residential housing.

Figure 3: New residential consents issued in Silverdale School's catchment, 2005-2013

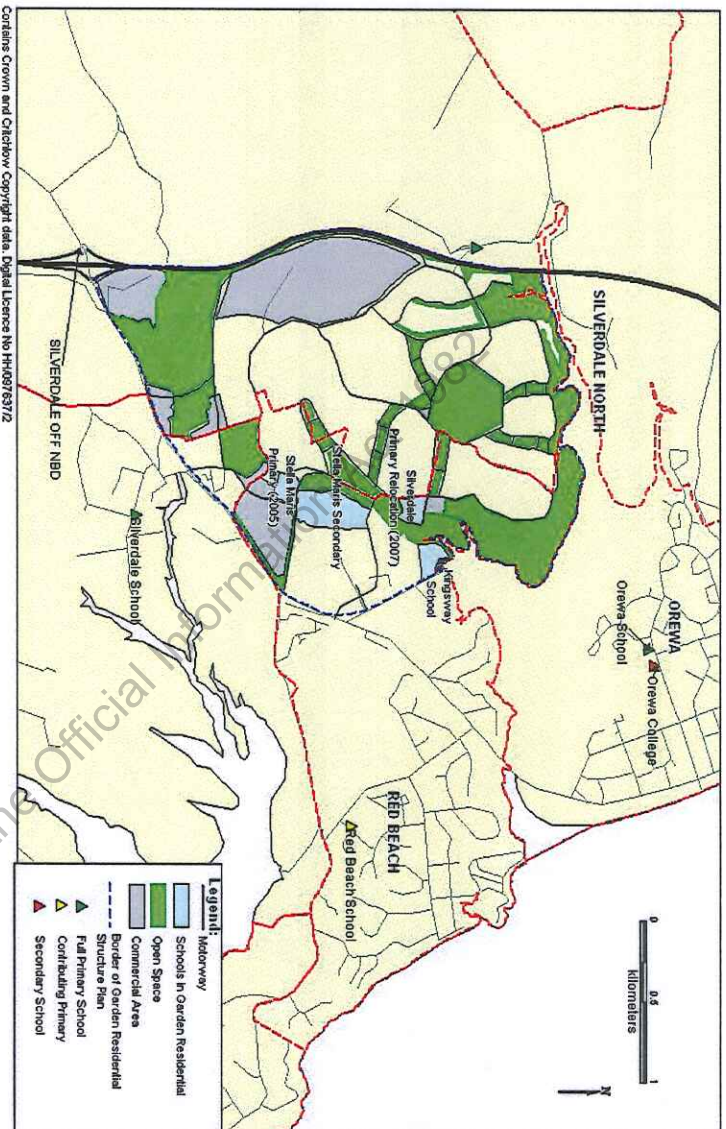


## Local Authority Planning Considerations

### **(Gathered from 'Background Report to Relocate Silverdale School', 2004)**

In May 2004, Rodney District Council produced an adopted structure plan for the development of Silverdale North. The focus of the structure plan was on the new development area which the Council has named **Garden Residential Development Area (GRDA)**<sup>1</sup>. Figure 4 shows the outline of GRDA in greater detail. GRDA is one of the few remaining greenfields inside the Metropolitan Urban Limits (MUL) that was designated to accommodate Auckland's growth<sup>2</sup>.

Figure 4:  
**Garden Residential Structure Plan**



As can be seen, this area is located in the south-east of Silverdale North Area Unit (AU) and western part of Red Beach AU. According to the adopted structure plan by the council, GRDA will contain 3253 new households which will attract an estimated population of 8458 when it completes in 10 to 15 years time.

Silverdale School in Leigh Road is located approximately 2km North of its previous site and has a total land area of 5.27 which can comfortably accommodate 700 students.

The timeframe given by the council for the completion of this development is 10 to 15 years (2014 - 2019).

Further progression on the above plans are shown in Appendices 1 and 2.

### **Comment from Millwater Development (28/11/2013)**

When all stages of the development are complete there will be 3000 houses. So far, 500 houses have been built and 800 sections have been sold but yet to be built on. The development's projected completion is between 2018 and 2020.

The demographic of people buying in the Millwater area include young families, second home buyers and retirees. When complete, Millwater is projected to have a population of 10,000 people. This equates to around 1,000 primary aged children.

<sup>1</sup> Millwater and Stillwater Developments

<sup>2</sup> As identified in Auckland Regional Growth Strategy (1999) and subsequently Northern and Western Sector Agreement(2001)

## Network Considerations

Table 5 compare the aggregate Peak rolls from 2008-2013 and projected 2014-2015 rolls for Silverdale School's network of schools with the total capacity of this network.

The roll of the network has increased by 424 students over the past six years and is projected to continue increasing over the next two years.

As of October 2013 the network was operating with a surplus of 452 student spaces. The majority of this space is available at Stella Maris Primary School followed by Orewa School.

Two schools, Silverdale and Red Beach, operate enrolment schemes and both have enrolled some out of zone students.

Silverdale School itself has a surplus of 91 student spaces by will likely be at capacity by October 2014 and require additional capacity by October 2015. This capacity will be in addition to the eight classroom block currently being constructed.

Table 5: Peak rolls for network of schools surrounding Silverdale School, 2008-2015

| School Name                 | Type        | TS Count   | Current Capacity | Peak Rolls   |             |             |             |             |             |             |             |           |            |  | OOZ (Mar 2013) | surplus/deficit (on 2013 roll) |
|-----------------------------|-------------|------------|------------------|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------|------------|--|----------------|--------------------------------|
|                             |             |            |                  | 10th October Rolls for Primary (Y1-6 & Y1-8); 1st March Rolls for all others |             |             |             |             |             |             |             |           |            |  |                |                                |
|                             |             |            |                  | 2008   | 2009        | 2010        | 2011        | 2012        | 2013        | 2014 proj   | 2015 proj   |           |            |  |                |                                |
| Kingsway School             | Y1-15       | 34         | 771              | 620  | 614         | 631         | 635         | 653         | 706         | 762         | 809         | N/A       | 65         |  |                |                                |
| Red Beach School            | Y1-6        | 29         | 662              | 619  | 646         | 696         | 678         | 644         | 666         | 682         | 676         | 61        | -4         |  |                |                                |
| Orewa School                | Y1-6        | 18         | 430              | 229  | 204         | 227         | 241         | 244         | 308         | 339         | 369         | N/A       | 122        |  |                |                                |
| <b>Silverdale School</b>    | <b>Y1-8</b> | <b>22</b>  | <b>520</b>       | <b>202</b>   | <b>231</b>  | <b>273</b>  | <b>310</b>  | <b>352</b>  | <b>429</b>  | <b>514</b>  | <b>573</b>  | <b>29</b> | <b>91</b>  |  |                |                                |
| Stella Maris Primary School | Y1-8        | 10*        | 500              | 337  | 334         | 343         | 353         | 362         | 322         | 331         | 328         | N/A       | 178        |  |                |                                |
| <b>Total</b>                |             | <b>113</b> | <b>2883</b>      | <b>2007</b>  | <b>2029</b> | <b>2170</b> | <b>2217</b> | <b>2255</b> | <b>2431</b> | <b>2615</b> | <b>2729</b> | <b>90</b> | <b>452</b> |  |                |                                |

Schools in *italics* have enrolment schemes. \*5 additional classrooms are yet to be integrated by National Office

|             |                |
|-------------|----------------|
| Actual Roll | Projected Roll |
|-------------|----------------|

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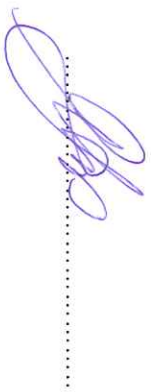
**Conclusion**

The roll of Silverdale School has increased significantly in response to significant in zone population growth. This increase is expected to continue over the next five years.

The Ministry is currently working with the school to amend its enrolment scheme to better control the roll growth and to make best use of the existing network of schools. Silverdale School is yet to respond to the Ministry with a proposed amendment.

An eight classroom block is currently being constructed but it is likely the roll will fill these eight teaching spaces by the time the block is completed at the end of 2014. Projections show that a further eight teaching spaces will be required to enable the school to cope with growth despite the zone amendment.

Network Analyst  
(Alyssa Jones)



Date: 28/11/13

**Recommendation**

That Silverdale School is provided roll growth funding for eight additional teaching spaces over and above the 8 currently being constructed;

AND

That the Ministry continues to work with the Board of Silverdale School to amend its enrolment scheme.

Senior Advisor, Education, Curriculum and Performance  
(Caleb Lewis)



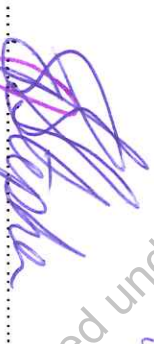
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Team Leader, Education, Curriculum and Performance  
(Carol Storey)



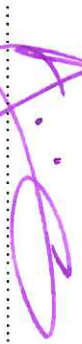
Date: 29/11/13

Property Advisor  
(Brent Stephen)



Date: 28/11/13

Regional Property Manager  
(Brian Mitchell)



Date: 28/11/13

Lead Network Advisor  
(John Karl)



Date: 2/12/13

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