

**Table 3: Estimated Costs of Redcliffs School Site Development**

	Partial Rebuild (Repairing existing buildings and constructing new as required)		Complete New Build	
	300	400	300	400
Capacity Roll Size	300	400	300	400
Development Cost	\$5 - 7m	\$7 - 9m	\$11 - 13m	\$13 - 15m
Bund Cost	\$1.5m	\$1.5m	\$1.5m	\$1.5m
<b>Total Cost</b>	<b>\$6.5 - 8.5m</b>	<b>\$8.5 - 10.5m</b>	<b>\$12.5 - 14.5m</b>	<b>\$14.5 - 16.5m</b>

33. The school's hall has been surrounded by rock from cliff collapse and will need to be demolished. Relocatable classrooms were removed after the school vacated the site. The remaining classroom buildings on site range from having been built in 1907 to the early 2000's, and did not suffer any significant earthquake damage. All of these buildings have been well maintained and are in good condition.
34. As the majority of the school property is deemed to be in satisfactory condition, the Ministry does not consider that a complete new build would be necessary. If the school was returned to this site, a partial rebuild is the property solution that would be progressed (the option referred to as Option 1A in the Beca report). The current estimate for a partial rebuild of the school as per Option 1A, including relocation of some existing buildings, is within the available budget in the Christchurch Schools Rebuild (CSR) programme for Redcliffs School. The CSR provided for \$11.5m (inclusive of fees and contingency). ✓  
Good
35. A partial rebuild would enable an earlier return to the Redcliffs School site than a new build (although neither property solution could be progressed until necessary demolitions have taken place, as described in paragraph 77).

### Network Assessment

36. The July 2014 actual roll of Redcliffs School was 219 students. This roll comprised 181 (82.6%) European/Pākehā, 25 (11.4%) Māori, seven (3.2%) Asian, one (0.5%) Pasifika, and five (2.3%) students of other ethnicities. Historic rolls are shown in Table 4.

**Table 4: Redcliffs School July rolls 2003 - 2014**

2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
409	418	418	429	412	404	400	396	284	254	237	219

37. A map showing the student distribution for the school, as at March 2014, is attached as Appendix 6. ✓
38. The two nearest state schools to Redcliffs School are Mt Pleasant School and Sumner School. Mt Pleasant School had a July 2014 roll of 342. Sumner School had a July 2014 roll of 453. Profiles of these schools are attached as Appendix 7. ✓

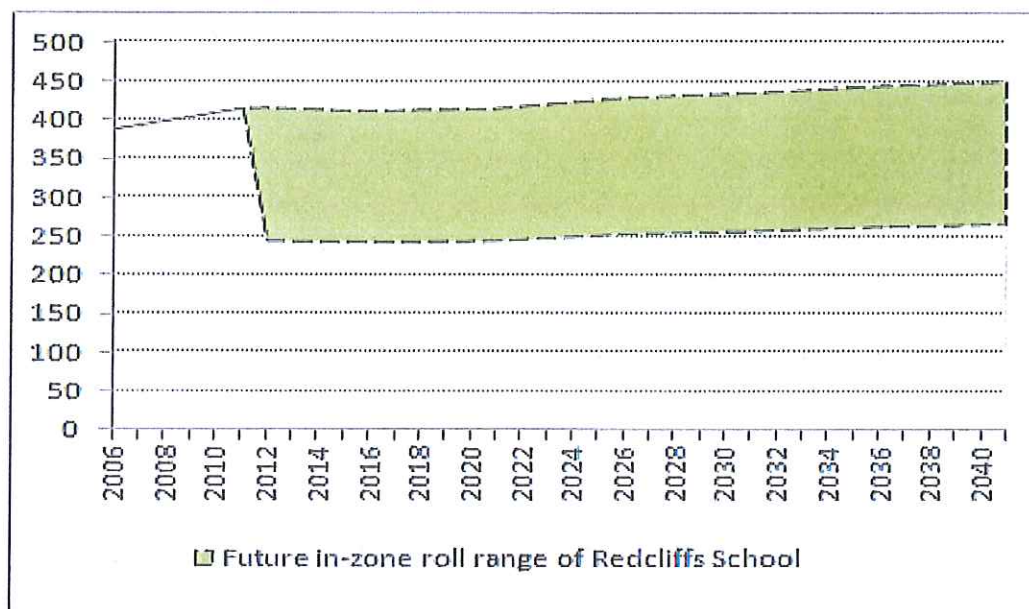
39. The Urban Development Strategy (UDS) partners<sup>1</sup> released household and population projections early in 2012, with an update to household projections in early 2014. According to these projections, little change is expected in the number of households in the Redcliffs area in the short to medium term, with a slight increase in the long term.
40. Future rolls have been projected for Redcliffs School based on its 2014 roll, household projections from local councils, and population projections from Statistics New Zealand. These are set out in Table 5.

**Table 5: Redcliffs School projected rolls 2019 - 2029**

2019	2024	2029
190	191	202

41. However, the data that these projections are based on does not take into account the large number of households in the Redcliffs area that are currently unoccupied, but which are likely to be repaired and reoccupied. These temporarily unoccupied dwellings are contributing to the post-quake drop in roll at Redcliffs School. In the long term, as house repairs are completed outside the CERA Residential Red Zone, occupation rates in these areas are likely to return to close to pre-quake levels. The roll projections above do not account for the likelihood that the number of students per household will increase some way towards these pre-quake levels.
42. In light of the limitations of this data, Figure 2 shows a projected roll range for Redcliffs School from 2012 onward based on pre- and post-quake population/household assumptions and enrolment patterns.

**Figure 2: In-zone Roll Projections**



<sup>1</sup> Christchurch City Council, Waimakariri District Council, Selwyn District Council, the New Zealand Transport Authority, and Environment Canterbury.



43. As Figure 2 illustrates, the large number of variables affecting both population and enrolment patterns means that there is a significant difference between the lowest and highest projected rolls for Redcliffs School. If the number of children per household returns to the pre-quake levels, the roll may reach the upper limit of the shaded area. However, at this stage it is not possible to know with any certainty how far towards this upper projection the roll may reach, nor at what rate such an increase could take place.
44. It is also not possible to determine the extent to which the post-quake change in roll and enrolment patterns can be attributed to the temporary relocation of the school to the VADEC site, the reduction in Redcliffs population, or other variables affecting local population and parental choice.

ok

### Quality of Education Provision

45. The 2013 Education Review Office (ERO) report stated that *the school has made significant progress in meeting the recommendations in the 2009 ERO report. The school has well established systems and practices to promote high quality teaching and to continue to improve what happens for all students.* ✓
46. The ERO report also commented that *students are achieving highly in reading and well in mathematics and writing. They have made significant progress in literacy and numeracy despite the Christchurch earthquakes and changing the school site.* ✓
47. At the time of the 2013 review, ERO indicated that is likely to carry out its next review of the school in four to five years. Good
48. The majority of students are achieving at or above the National Standards. In 2013 81.2% were at or above in reading, 77.6% at or above in writing and 71.7% at or above in mathematics. Māori students at Redcliffs School made more progress in all three areas than Redcliffs School students overall. Good

### Consultation with Board of Trustees about a Return to Site

49. The Board of Trustees of Redcliffs School has been provided with past and current reports, including a copy of MWH's draft report of April 2014, and responded with a submission to the Ministry requesting that the Ministry commence planning for a return to the Redcliffs School site. The Board's submission is attached as Appendix 8, and is summarised below:
- *Since relocating in June 2011, the Redcliffs School Board of Trustees has worked tirelessly to maintain a positive school culture and optimistic outlook for its community, through ongoing and open information sharing and communication*
  - *During this time the school has also been successfully performing its core business of teaching and learning, as demonstrated by its recent ERO report*
  - *The school community has remained patient and positive while the necessary scientific analysis has taken place*

Very good work under very difficult circumstances

- *Now that all site safety and mitigation information has now been completed, the Board requests that a decision be made as soon as possible, so that the community can move forward*
- *The Board considers that returning the school to its original site is also important for the economic wellbeing and future growth of the East/Bays area of Christchurch. A new build of the school in Redcliffs would be a highly visible commitment to the wellbeing of this community.*

## Community Consultation about Return to Site

50. The Redcliffs School Board of Trustees has previously conducted the following consultation:
- In 2012, the Board commissioned Beca to report about returning the school to three different sites in the Redcliffs area, including the original site with hazard mitigations in place. Approximately 200 parents attended a presentation of this report. The majority of attendees' preferred option was the original school site, as long as safety could be assured.
  - In May 2014 the Board shared MWH's draft findings with the community. The Board reports that the written and verbal feedback received from the community was positive about a return to site.
51. If you decide that Redcliffs School should be returned to its former site, the Ministry would work with the Board to engage with the wider community about the return to site, including: ✓
- Sharing the finalised MWH report with the community. The Board intends to hold a community site visit and have the relevant experts present evidence;
  - Surveying the enrolment intentions of families and whānau of current students if the school returns to the Redcliffs School site; and
  - Surveying the enrolment intentions of families and whānau living within the Redcliffs School planning catchment with pre-school aged children if the school returns to the Redcliffs School site.
52. The results of such consultation would more accurately determine "market share" figures (i.e. the proportion of students from the area likely to attend Redcliffs vs. other schools). This would be used for future projections, would inform property planning requirements, and would determine whether there are capacity issues that would need to be addressed at other schools within the local network due to existing students changing schools, or families within the planning catchment selecting a school other than Redcliffs School. *Informed by the likely timeline*

## Alternative Options for the Future of Redcliffs School and its students

53. If you are not satisfied, based on the information provided, that Redcliffs School should be returned to its site, an alternative option for its future will need to be considered.



## Alternative Sites

54. In developing options for the future of Redcliffs School, the Ministry undertook an investigation of possible alternative sites for Redcliffs School through an external consultant. This took place approximately two years ago, and three options were proposed at the time. Two of these were not viable options due to already being sold or poor ground conditions.

### *Barnett Park*

55. The possible alternative site that was identified through that investigation was Barnett Park, which is owned by the Christchurch City Council. However, there are potential geotechnical and rolling boulder issues with this site. There is a significant escarpment at the rear of the site which funnels down into the park. Further investigation of the site would be required to assess potential issues and risks. The site's configuration and access, being long and narrow, are also not optimal for a school site.
56. We are aware that any proposal to utilise Barnett Park could provoke significant opposition from the wider Redcliffs community. Previous developments proposed for the site, such as an Early Childhood Centre and a skate park, met with significant backlash from the local community.
57. For these reasons, the Ministry does not consider this site to present a good option for the future of Redcliffs School.

### *VADEC Site*

58. Although it would be possible for Redcliffs School to be accommodated on the VADEC site permanently, this is also not considered to be a good option for the future of the school. The VADEC site is not well located to serve the Redcliffs community, and it is likely that over time students from the Redcliffs area would instead choose to attend Mt Pleasant and Sumner Schools, as these are closer to Redcliffs.

## Merger

59. As an alternative to returning Redcliffs School to its former site, the school could be merged with one of its neighbouring schools, i.e. Mt Pleasant School or Sumner School. However, the Ministry does not consider that merger would be a good option in this case. Following the process of considering and consulting on a range of proposals for school closures and mergers, the primary schools' network in greater Christchurch has entered a phase of certainty, as final decisions have been made and implemented (or are in the process of implementation). While Redcliffs School has been an exception in that its future has remained uncertain during this time, this uncertainty has not previously extended to Mt Pleasant and Sumner Schools. Involving either of these schools in a new merger proposal would create uncertainty and potential disruption for their communities, and may also create uncertainty for the wider Christchurch primary schooling network.

✓  
Agree

## Closure

60. If you are not satisfied, based on the information provided, that Redcliffs School should be returned to its site, the Ministry's recommendation is that you initiate consultation with the Redcliffs School Board about the possible closure of the school. The following sections discuss the potential implications of closure in terms of the schooling network and property provision. If you decide that consideration should be given to the possibility of closing the school, further information and advice would be provided to you as part of that process.

## Network Implications of Closure of Redcliffs School

### Network Capacity

61. If Redcliffs School was closed, most of the students living in Redcliffs are likely to instead attend Mt Pleasant and Sumner Schools, as these are the nearest state schools. Table 6 shows the potential effect of the closure of Redcliffs on these schools. This is based firstly on the current rolls of the schools, and then assumes a long-term (2029) roll of 400 students who might otherwise attend Redcliffs School if it remains in the network. This model assumes a 50:50 split of students between the two schools and no alteration to existing school enrolment zones other than to cover the current Redcliffs School zone. It should be noted that this model is intended only to provide an early indication of the possible effects of a closure on the local network. The actual effects would depend on parents' decisions about what schools to enrol their children at. Further modelling could be undertaken and provided to you in the course of your consideration of a proposed closure.

**Table 6: Network without Redcliffs School**

School	Current Capacity (student spaces)	Approx. Site Area Capacity*	Based on 2014 rolls			Based on a Redcliffs roll of 400		
			Est. Roll	Surplus / deficit student spaces	Surplus / deficit based on site area	Est. Roll	Surplus / deficit student spaces	Surplus / deficit based on site area
Mt Pleasant School	357	440	453	-96	-13	509	-152	-69
Sumner School	502	1200	571	-69	629	572	-70	628
<b>Total</b>	<b>859</b>	<b>1640</b>	<b>1024</b>	<b>-165</b>	<b>616</b>	<b>1,081</b>	<b>-222</b>	<b>559</b>

\* Based on the site capacity calculation of 1 Ha + 14m<sup>2</sup> per student

62. Based on current rolls, a redistribution of Redcliffs School students between Mt Pleasant School and Sumner School would result in a deficit of school property at both schools, and the Mt Pleasant School site would slightly exceed its theoretical site capacity.
63. Roll decline is projected to occur at Sumner School between 2014 and 2029, meaning that there is no significant difference between the two projected rolls for this school, as the potential increase in students from the Redcliffs catchment would effectively counteract the projected decrease in students from the Sumner catchment.



64. Meanwhile, the property deficiencies at Mt Pleasant School are exacerbated when assuming a future roll of 400 for Redcliffs School, and a 50:50 split. However, if it was considered necessary in future, a change to the existing Mt Pleasant School enrolment zone could help to relieve the pressure on its site caused by the closure of Redcliffs School. The Mt Pleasant enrolment zone currently extends across the Heathcote River, covering an area near Bamford School.
65. At July 2014, 49 students attending Mt Pleasant School resided in the part of its enrolment zone that lies across the Heathcote River. If Mt Pleasant School was to withdraw its zone from this area, students from that area could attend other schools (such as Bamford School; July 2014 roll of 114), providing space at Mt Pleasant School for almost 50 more students from the Redcliffs area. Additional property could then be provided at other schools, such as Bamford School, where necessary.
66. Table 7 adjusts the projected roll figures that were provided for Mt Pleasant School in Table 6 to account for the described enrolment zone change. The projected rolls for Sumner School would be unaffected by this change.

**Table 7: Projected rolls for Mt Pleasant School in the case of Redcliffs School closure and adjustment to Mt Pleasant Enrolment Zone**

			Based on 2014 rolls			Based on a Redcliffs roll of 400		
School	Current Capacity (student spaces)	Approx. Site Area Capacity*	Est. Roll	Surplus / deficit student spaces	Surplus / deficit based on site area	Est. Roll	Surplus / deficit student spaces	Surplus / deficit based on site area
Mt Pleasant School	357	440	403	-46	37	459	-102	-19

67. However, it should be noted again that the modelled "50:50" split of students is unlikely to be the actual outcome of a closure. These models are only provided to give an indication of how the network could cater for current and future students from the Redcliffs area if Redcliffs School was closed. ✓
68. As has been described, there are a number of uncertainties that make it very difficult to gauge what the future "in-zone roll" for Redcliffs School will be, or the pace at which this might change. If Redcliffs School was closed then population growth would need to be carefully monitored, and the response to this growth carefully managed, to avoid placing strain on the local schooling network.

#### Access

69. Redcliffs School on the Redcliffs School site provides good access to primary education to students in the Redcliffs area.

70. Transport may be an issue for some families should Redcliffs School close. Mt Pleasant School is located on an elevated site, and is at a walking distance of approximately 2.5km, or 36 minutes, from the Redcliffs School site. Sumner School is at a walking distance of approximately 3.1km, or 39 minutes, from the Redcliffs School site.<sup>2</sup>
71. Based on March 2014 student address data, about 30 Redcliffs School students from the Redcliffs area live more than 3km from both the Mt Pleasant and Sumner School sites. These are students living inland from the Redcliffs School site on the upper reaches of Glenstrae and Moncks Spur Roads. ✓
72. Given the distance required to travel to either Mt Pleasant or Sumner Schools, in the event of a closure some Redcliffs students may require Ministry funded transport assistance. Further analysis of these factors could be provided to you in the course of your consideration of a closure proposal.

### Property Implications – Closure of Redcliffs School

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73. If Redcliffs School was closed, additional teaching spaces would need to be provided at Mt Pleasant and Sumner Schools so that more students from the Redcliffs area could be enrolled at these schools. The number of spaces required (and consequently the cost of providing this accommodation) would depend on the amount of growth in the Redcliffs in-zone roll, parental choice, and whether the enrolment scheme at Mt Pleasant School was adjusted.
74. The following tables provide indicative estimated property costs for each of the network scenarios considered in this report. As noted in paragraph 61, the modelling of these scenarios is based on is intended to provide an indication of possible effects of a closure. The actual amount of property required at other schools would ultimately depend on families' decisions about what schools children would attend. These scenarios are as follows:
- **Scenario 1** – Redcliffs School is returned to its site and a partial rebuild is undertaken of the school (including construction of a protective bund), as per the estimates provided by Beca. The costs shown for the other schools under this scenario are the current budget allocations for property work that will be undertaken at these schools as part of the Christchurch Schools Rebuild (CSR) programme.
  - **Scenario 2** – Redcliffs School is closed, and students are accommodated at Mt Pleasant and Sumner Schools.
  - **Scenario 3** – Redcliffs School is closed, and Redcliffs students are accommodated at Mt Pleasant and Sumner Schools. The enrolment zone of Mt Pleasant School is adjusted to exclude the area north of the Heathcote River, which could lead to the need for additional property at Bamford School.

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<sup>2</sup> Walking route distances and times sourced from Google Maps. Walking route times are based on adult walking speed and ability. ✓