TE ANAU SCHOOL
LONG TERM DEVELOPMENT PLAN

Vision Statement: "a connected and progressive learning environment"

Te Anau School is a co-educational State Primary School in the township of Te Anau, Fiordland. Te Anau School caters for Foundation Class to Year 6 pupils.
The school is located at the entrance to the town centre. The outside area is highly valued and well utilised by the school and wider community.
There is a mix of Board-procured (multipurpose Cayford Block, school house, equipment shed) and Ministry infrastructure (library, hall, administration block and classrooms).
PTA and community funded projects supplement these facilities (such as the courtyard area, sandpit, scooter and bike racks, and a newly upgraded pool).

The township and school are steadily growing, placing pressure on our aging infrastructure.
The 75 years old school requires significant upgrade work as well as low to medium complexity maintenance
to ensure our students have a safe, healthy and modern learning environment. This document sets out a 20-year vision for our school property;
based on a multidisciplinary planning process undertaken by the Board of Trustees.

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1.0 INTRODUCTION

The development plan draws together aspirations to develop the property over the next 20 years. It is recognised that future development will need to occur in phases – this plan will provide a coordinated approach to individual projects. Scheduling of projects is tied to roll growth, condition assessment and approval by the MoE.

This development plan:

- proposes solutions to existing site issues and outlines how development on the site can occur, to achieve the long term plan,
- looks at ways in which the future development of Te Anau School can foster and strengthen the strategic goals of the school,
- considers the location of new developments and the impact these can have.

The design, massing and location of new buildings should complement the existing built scale and landscaping to reinforce the school's location and character. The design of new buildings must also incorporate a greater duality of use and greater flexibility in terms of building footprints. A key focus for the future is the ability to deliver modern teaching in conducive learning environments.

1.1 Key Drivers

The Te Anau Community and Te Anau School is currently in a stage of growth. We are determined to plan for coordinated and sustainable growth. Key drivers include; environment, setting, transport and changes in education. During recent Strategic Plan consultation the unique local environment and maximising our local area for learning were significant themes.

Environmental Factors

The population of Te Anau enjoy the outdoors and wish to have a connection with the environment. The students of Te Anau School are no exception enjoying green play spaces, active play and being outside. As students enjoy being active bike and scooter tracks are a consideration. There is currently no indoor option for sport or active 'learning through play' activities; which would be desirable and well utilised.

Most of the buildings were built in the 1960s and the Hall and Cayford Block are repurposed relocated buildings which are unfit for purpose and facing maintenance issues (failing cladding, asbestos ceiling and insufficient capacity – the hall cannot house the whole school). New development is required.

Our current buildings have a northerly aspect to catch the sun, the prevailing wind is a Northerly, however we have good shelter being in the centre of town and a large hedge on the Northern corner of the property.

Setting

The school is siuated in the centre of town which allows excellent access to key community features such as the library, Events Centre and lake. It also means our school is highly visible from the town centre and a focal point as visitors arrive. As Te Anau grows there will be further development within the town centre. We wish to strengthen connections with this area and complement any development. We have considered municipal usage of common and adjoining areas of our footprint.

Te Anau Primary lies in the heart of Te Anau at the gateway to the town. It has close connections to the Library and the Events Centre and is within walking/ biking distance from residential areas in the town.

MP-01
DRAWING: Context Plans
REVISION #:
ISSUED: 1/11/2017
PROJECT #: 0017

Te Anau School Masterplan

PHOTO KEY

1: View from corner looking to town.

2: View from carpark

3: View from school entrance

4: View from Library

5: View from Holiday Park

MP-02

DRAWING: Context Photos

REVISION #:

ISSUED: 1/11/2017

PROJECT #: 0017

Delia Bellaby, ARCHITECT
Design & Make Ltd
1065D Hillside Manapouri Rd RD 1
Te Anau

M: 022 362 6916
E: delia@designmake.co.nz
www.designmake.co.nz

Te Anau School Masterplan

Transport

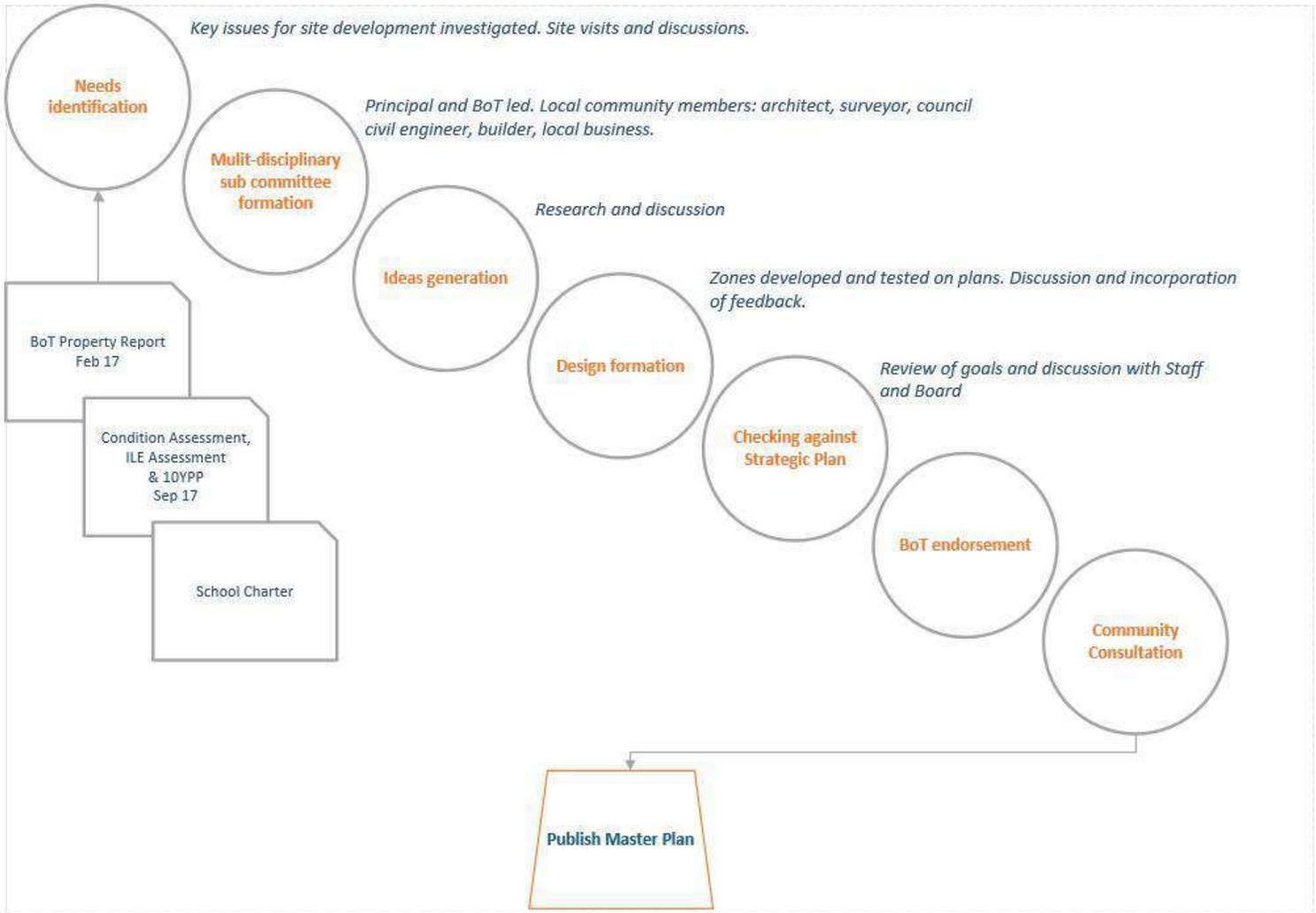
Being in the centre of town and bordering a state highway, we need to be aware of access points, traffic flow, staff and parent parking, drop off points, scooter and bike parking and main entrance areas. Students access our school from many directions however it would be positive to limit access points to three or four. This central location also allows our students to make their own way to school through use of bikes, scooters, and walking. We wish to promote this.

Changes in Education

Ultimately, roll growth drives this plan (see Appendix A). It is essential that we plan to provide sufficient fit-for-purpose spaces; including classrooms, library and a hall facilities. As the way students learn develops these spaces need to be flexible and technology-ready.

1.2 Process and Programme

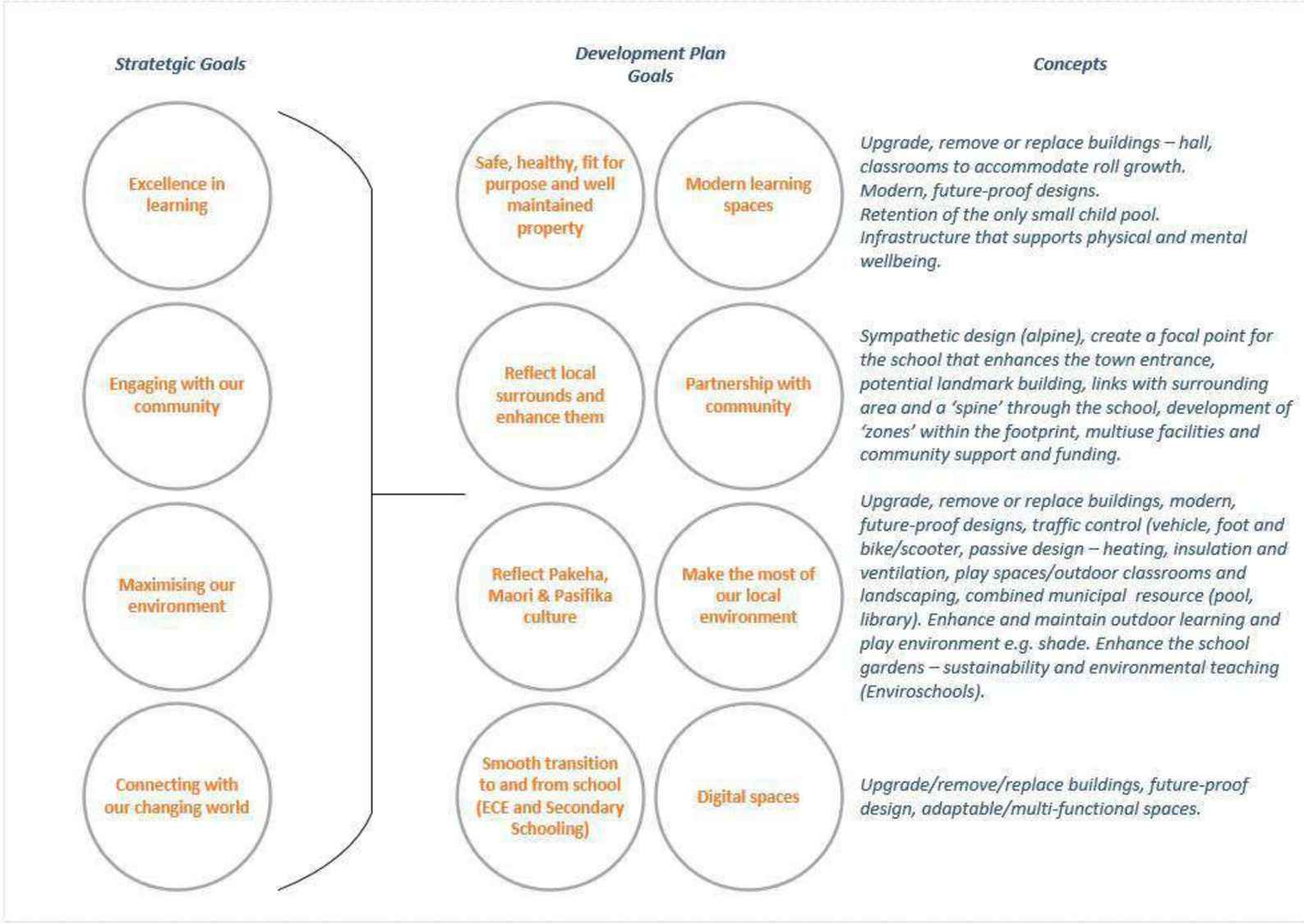
The following process was undertaken to formulate the development plan:



2.0 GOALS AND VISION

2.1 Development Vision - "a connected and progressive learning environment"

The school board has a clearly articulated strategic vision for the school. The following diagram links the development plan goals to the strategic goals with examples of how this could manifest in property developments. The development vision is to deliver a **connected and progressive learning environment** to our students, staff and community.


Stratetgic Goals
Development Plan Goals
Concepts
Excellence in learning
Safe, healthy, fit for purpose and well maintained property
Modern learning spaces
Upgrade, remove or replace buildings – hall, classrooms to accommodate roll growth. Modern, future-proof designs. Retention of the only small child pool. Infrastructure that supports physical and mental wellbeing.
Engaging with our community
Reflect local surrounds and enhance them
Partnership with community
Sympathetic design (alpine), create a focal point for the school that enhances the town entrance, potential landmark building, links with surrounding area and a 'spine' through the school, development of 'zones' within the footprint, multiuse facilities and community support and funding.
Maximising our environment
Reflect Pakeha, Maori & Pasifika culture
Make the most of our local environment
Upgrade, remove or replace buildings, modern, future-proof designs, traffic control (vehicle, foot and bike/scooter, passive design – heating, insulation and ventilation, play spaces/outdoor classrooms and landscaping, combined municipal resource (pool, library). Enhance and maintain outdoor learning and play environment e.g. shade. Enhance the school gardens – sustainability and environmental teaching (Enviroschools).
Connecting with our changing world
Smooth transition to and from school (ECE and Secondary Schooling)
Digital spaces
Upgrade/remove/replace buildings, future-proof design, adaptable/multi-functional spaces.

3.0 SITE

3.1 Existing Plan

MP-03

DRAWING: Existing School Plan
REVISION #:
ISSUED: 1/11/2017
PROJECT #: 0017

Delia Bellaby, ARCHITECT
Design & Make Ltd
1085D Hillside Manapouri Rd RD 1
Te Anau

M: 022 362 8916
E: delia@designmake.co.nz
www.designmake.co.nz

Te Anau School Masterplan

4.0 DEVELOPMENT PLAN

A conceptual plan, based on “zones” such as play, teaching and learning, is below. Several plans were considered, interdependencies debated, and this plan was settled upon. It is intended to guide future planning and is high level.

The following are benchmarking examples provided through reference images of relevant school projects locally, nationally, and internationally. Emphasis has been placed on practical concepts which future proof the school property and maximise our environment. The Arrival Space, Internal and External 'Spines', Hall, Amphitheatre, Outdoor Classrooms, and 'Cross-Over' Spaces are discussed in the next section.

1 Arrival Space

2 Internal 'Spine'

3 Hall

4 Amphitheatre

5 External 'Spine'

6 Outdoor Classrooms

7 'Cross-over' Spaces

DRAWING: Image Sheet
REVISION #:
ISSUED: 1/11/2017
PROJECT #: 0017
MP-05

Delia Bellaby, ARCHITECT
Design & Make Ltd
10850 Hillside Manapouri Rd RD 1
Te Anau
M: 022 362 6935
E: delia@designmake.co.nz
www.designmake.co.nz

Te Anau School Masterplan

Key Design Elements

1) **Arrival Space**
   A usable public plaza with some seating/ planting (see images). This could potentially extend in front of the pool building and incorporate some of the large corner reserve space, helping connect to the municipal focal point whatever that be and the library/ town. *If the Arrival Space is more public, the school gate can become internal as part of the hall area (see dashed line). This would allow some of the Hall/ Resource building to be more easily accessible by different public user groups.*
2) **Internal Spine**
   Multi-function, passive design, transition.
3) **Hall**
   Multi-purpose (auditorium suitable for primary aged students and their whanau – uses, digital spaces), two phases, passive design techniques,
4) **Amphitheatre**
   Make most of environment, break times as well as events (pet day, performances, sports days)
5) **External Spine**
6) **Transition, connection with community, flow.**
7) **Outdoor Classrooms / Playscapes**
8) **Maximising environment, promoting active play, collaboration and making the most of available space (MLE)**
9) **Crossover spaces**
   Cohesion, maximising environment.

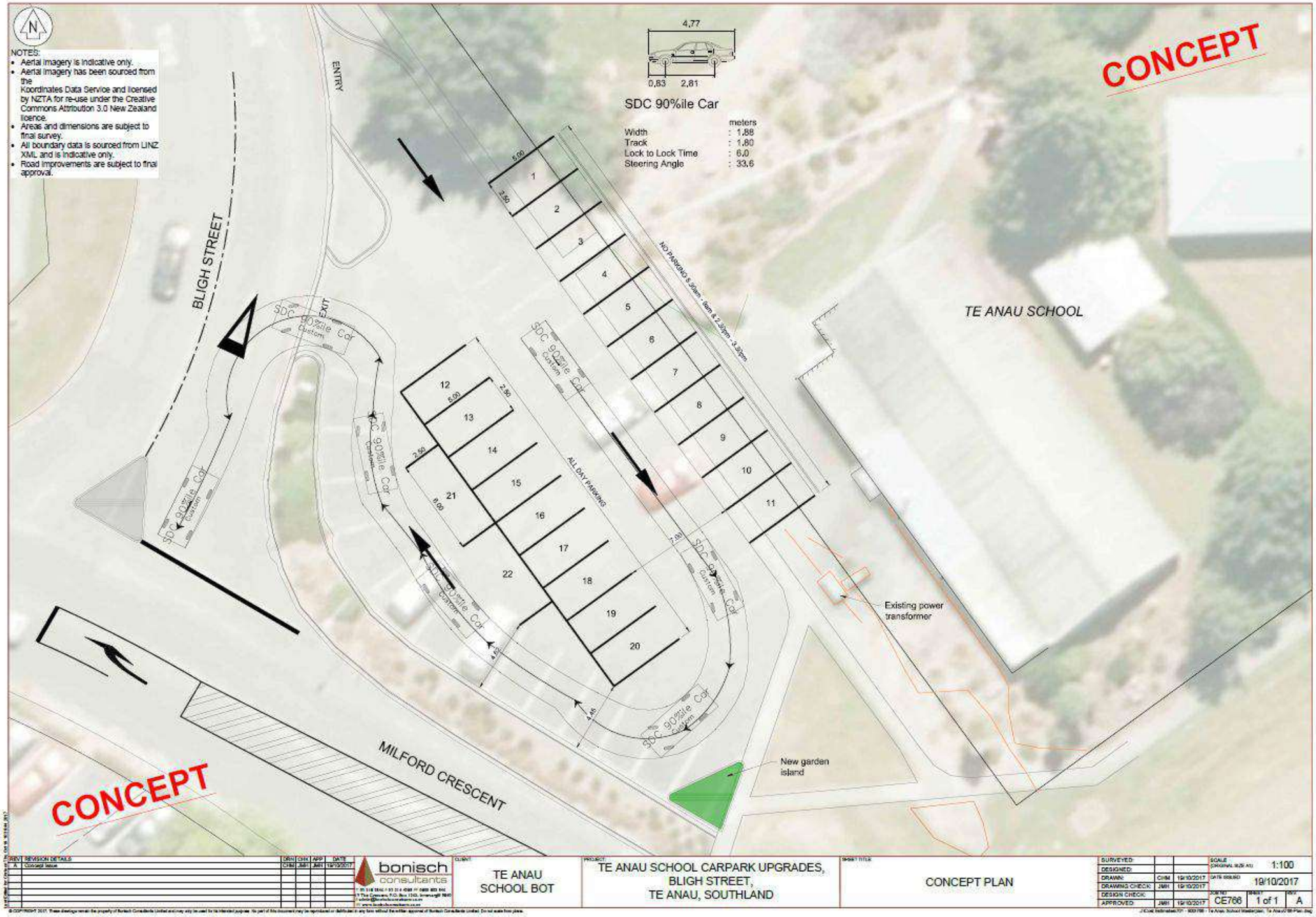
Transport and parking

Bus, car, bike/scooter and foot traffic, ingress and egress points, and traffic flow have also been considered. The diagram over page is one concept for redevelopment of the council owned carpark in front of the school. There are some current safety issues which have been discussed with the local council. Problems include the number of parks available after school, campervan parking (sightlines getting clocked), encroachment on pavements and the safety of the adjoining pedestrian crossing (which is road patrolled by students and staff after school). Possibilities include:

- *creating staff and bus off road parking in front of the proposed hall area*
- *barriers to demarcate carparks from the footpath*
- *signage,*
- *limiting public use between 8.15-9am & 14.30 till 15.15, and*
- *redesign to allow for a drop off zone. Roading engineer / community board / council input required.* I would advise a no campervans sign to aviod sightlines getting blocked and parking issues.

Sports field

There is potential to take the level of the sports field down (currently the running track is across two levels) and use the fill to create landscaped areas including an amphitheatre and scooter/bike track. Shade should be considered and the plantings utilised to best effect.


NOTES:
Aerial imagery is indicative only.
Aerial imagery has been sourced from the Koordinates Data Service and licensed by NZTA for re-use under the Creative Commons Attribution 3.0 New Zealand licence.
Areas and dimensions are subject to final survey.
All boundary data is sourced from LINZ XML and is indicative only.
Road improvements are subject to final approval.
CONCEPT
4,77
0,83
2,81
SDC 90%ile Car
meters
Width : 1,88
Track : 1,80
Lock to Lock Time : 6,0
Steering Angle : 33,6
BLIGH STREET
ENTRY
EXIT
MILFORD CRESCENT
TE ANAU SCHOOL
NO PARKING 8.30am - 9am & 2.30pm - 3.30pm
ALL DAY PARKING
Existing power transformer
New garden island
CONCEPT
TE ANAU SCHOOL BOT
TE ANAU SCHOOL CARPARK UPGRADES, BLIGH STREET, TE ANAU, SOUTHLAND
CONCEPT PLAN
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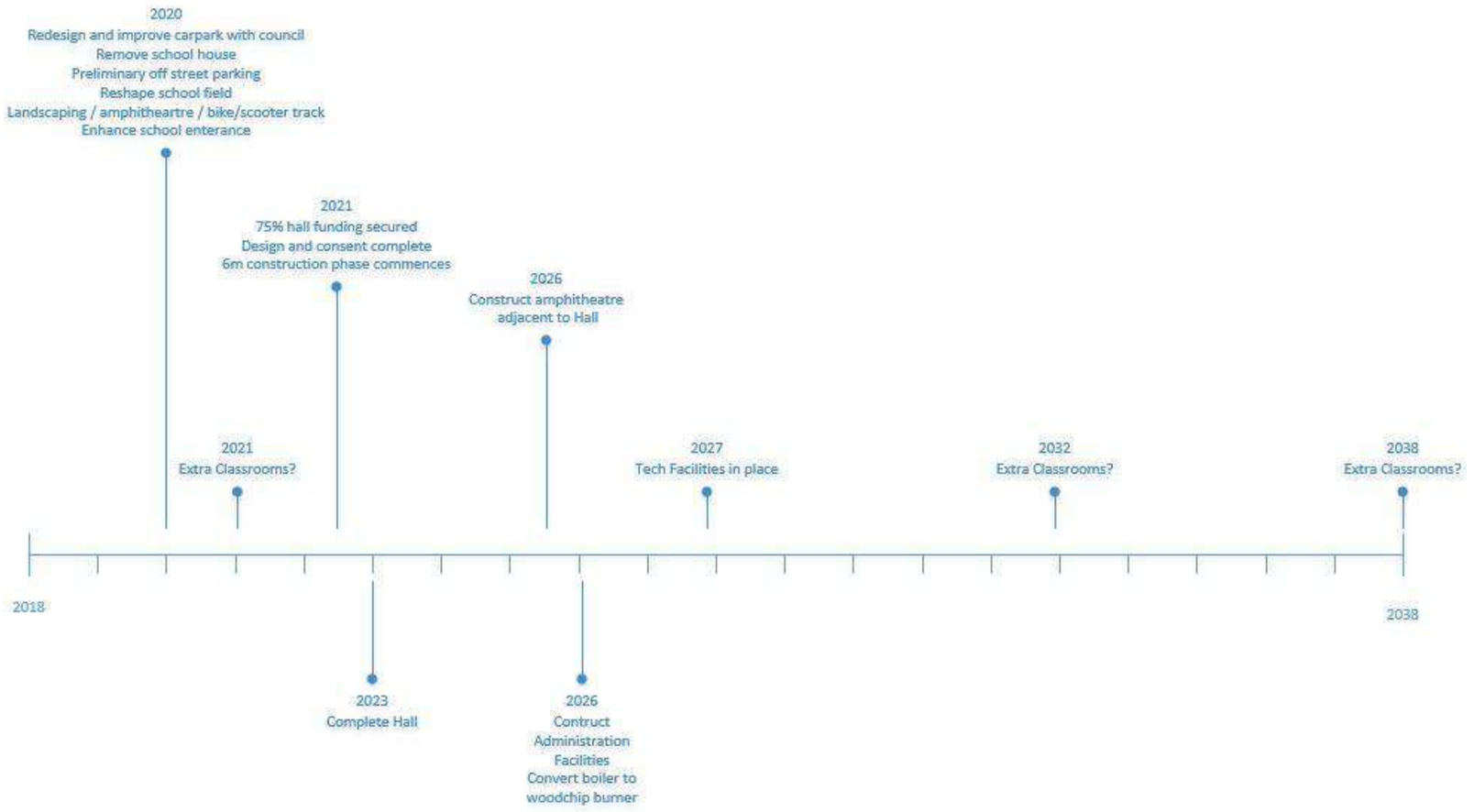
A

Timeline


2020
Redesign and improve carpark with council
Remove school house
Preliminary off street parking
Reshape school field
Landscaping / amphitheartre / bike/scooter track
Enhance school enterance
2021
75% hall funding secured
Design and consent complete
6m construction phase commences
2026
Construct amphitheatre
adjacent to Hall
2021
Extra Classrooms?
2027
Tech Facilities in place
2032
Extra Classrooms?
2038
Extra Classrooms?
2018
2038
2023
Complete Hall
2026
Contruct
Administration
Facilities
Convert boiler to
woodchip burner

ACKNOWLEDGEMENT:
The School wishes to acknowledge the input of Johnathan Hodson, Delia Bellaby, Nick Lewis,
Paul Young and Rachel Williams in forming this long term plan. Their expertise and commitment are sincerely appreciated.

Demographic Analysis for Te Anau School (4026), December 2016

Purpose

The purpose of this report is to provide information on the population in the area around Te Anau School, and investigate the roll trends of Te Anau in conjunction with the population projections to evaluate what actions could prevent overcrowding at the 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.

Background

Te Anau School is a contributing primary school (Yr 1-6) located in Te Anau, Southland. The school has 10 teaching spaces or capacity for 236 students. The 1st of October roll in 2016 was 252, meaning the school was operating at 107% of available capacity.

The network of schools including Te Anau and Mararoa Schools were operating at 95% utilisation based on their 1st of October rolls.

Te Anau School currently does not have an enrolment scheme.

Table 1: Background information

Summary	School's status	Network's Status
Current TSs Count	10	13
Current Capacity (approx)	236	311
Peak 2016 Roll	252	297
Surplus/ Deficit	-16	14
% Utilisation	**107%**	95%

Te Anau School is on a site of approximately 3.3Ha.

Roll Assessment

Since 2013 the 1st October roll for Te Anau has been increasing, from 189 in 2013 it increased to over 200 in 2014 and as of October 2016 the roll had increased to 252 (Table 2). From March of each year the school has had students enrol over the school year. Between 2011 and 2013 the number of students enrolling during the year was under 10, but in 2014 and 2016 this increased to over 30 additional students between March and October.

Table 2: Historical March, July and October roll

Historical Roll	2011	2012	2013	2014	2015	2016
March	194	187	180	172	205	213
July	188	194	186	189	215	236
October	198	191	189	202	216	252
Growth between March and October	4	4	9	30	11	39

Table 3: Zoning status of Te Anau School's funding roll by year level, 1st March 2016

March	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Total
In zone	0	0	0	0	0	0	**0**
Out of zone	0	0	0	0	0	0	**0**
Not applicable	30	47	34	33	29	40	**213**

Total	**30**	**47**	**34**	**33**	**29**	**40**	**213**

Future Roll Assessment

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

1) Roll projection based on historical retention rate

Table 4 shows Te Anau School's historical peak rolls (2012-2016) and the projected roll for 2017-2019. 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 for Te Anau is projected to increase over the next three years potentially reaching 286 in 2019 (Table 4). Looking at the retention rate between years in the past the roll has generally decreased between year levels, for example in 2014 there were 43 Year 1s while in 2015 there were 32 Year 2s, however going from 2015 to 2016 the retention rate in general either saw an increase in students or it stayed relatively the same; 48 Year 1s in 2015 became 51 Year 2s in 2016.

Table 4: Te Anau School's historical peak rolls (2012-2016) and projected peak rolls (2017-2019) by year level

October	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Total
2012	38	26	29	34	30	33	1	**191**
2013	36	32	27	27	31	36	0	**189**
2014	43	35	32	31	27	34	0	**202**
2015	48	32	35	33	31	37	0	**216**
2016	57	51	35	33	32	44	0	**252**
2017_proj	46	52	53	36	32	42	0	**261**
2018_proj	46	43	54	53	35	42	0	**273**
2019_proj	46	43	45	54	52	46	0	**286**

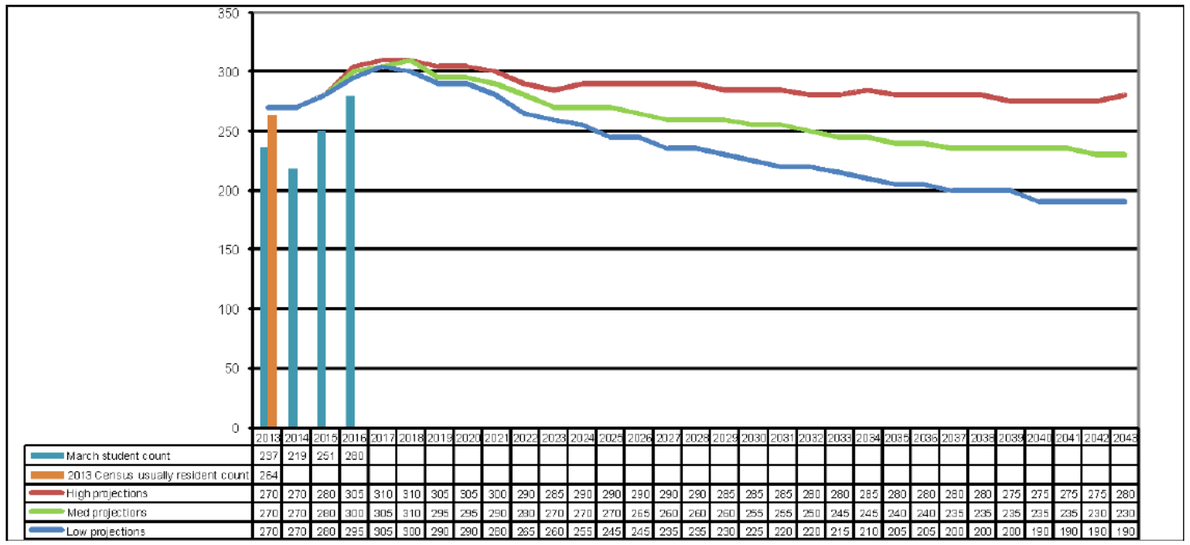
Note: The projected rolls are calculated using weighted historical retention rates only.

2) Underlying population projection

Figure 1 shows Statistics New Zealand (Stats NZ) projections (2013 base) for the Y1-6 (age 5-10) population residing in Te Anau School's catchment, together with the total number of Y1-6 students geolocated in the catchment from recent Roll Returns. For the purposes of this analysis, the catchment area has been defined by the Census Area Units (CAUs) of Te Anau, Mararoa River.

The population aged 5-10 years old is projected to increase over time, peaking in 2018 at just over 300 students and then slowly decreasing into 2022. In the long term the population is projected to stay stable around 275 going by the high scenario, decrease to about 235 going by the medium scenario, or decrease to just fewer than 200 going by the low scenario.

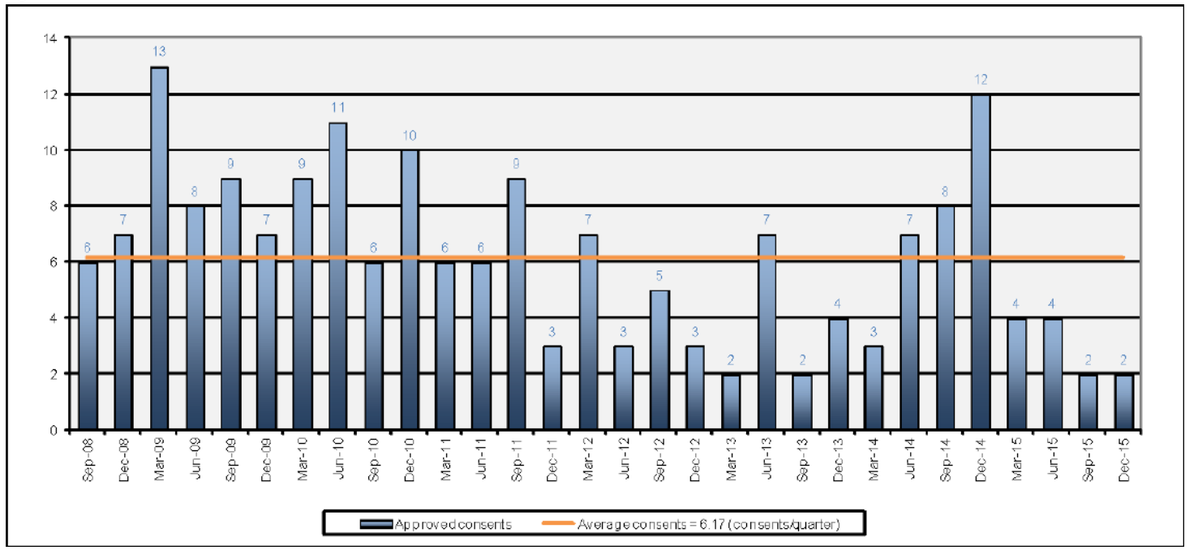
Figure 1: Projected underlying population age 5-10 and reported student count in Te Anau School's catchment, 2013-2043



3) New Dwelling Consents

Figure 2 illustrates the number of new dwelling consents issued quarterly in Te Anau School's catchment from Sep 2008 to Dec 2015. There has been an average of 6 dwelling consents issued between September 2008 and December 2015. After the peak of 12 consents in December 2014, 2015 saw a decrease in consents dropping to 2 in September and December 2015. There is currently no dwelling consent data available for 2016.

Figure 2: New residential consents issued in Te Anau School's catchment, 2008-2015



4) Local Authority Planning Considerations

The Southland District Council is trying to attract more people to the region through urban renewal in order to combat the population decline they were seeing, as stipulated in their October 2015 Regional Development Strategy. This could potentially see more students moving into the area, especially since the council's plan was to attract families.

5) Summary of Future Roll Assessment

Te Anau School has provided some roll projection numbers to support their application for roll growth funding (Table 5). The school projects that there roll will decrease slightly in 2017 and then increase to 267 in 2018, which follows the same general trend of the projection using the historic trends projecting that the roll will increase going forward. The projection using the historic roll trends however predicted the roll would continue to increase instead of decreasing in 2017.

Table 5: School's roll projections 2016-2018

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Total
Total Current Roll (June 2016)	57	48	34	36	32	34	11		252
- Out of Zone Enrolment (OOZE)									0
- ORRS (High)									0
- ORRS (Very High)									0
- Current Maori Immersion (**Levels 1 & 2**)									0
			139			102		11	252
Total Predicted Roll (1 Oct 2016)	57	48	34	36	32	34	11		252
- Out of Zone Enrolment (OOZE)									0
- ORRS (High)									0
- ORRS (Very High)									0
- Maori Immersion (**Levels 1&2**)									0
			139			102		11	252
Total Predicted Roll (1 Oct 2017)	42	46	48	37	35	32	4		244
- Out of Zone Enrolment (OOZE)									0
- ORRS (High)									0
- ORRS (Very High)									0
- Maori Immersion (**Levels 1&2**)									0
			136			104		4	244
Total Predicted Roll (1 Oct 2018)	45	47	46	48	37	35	9		267
- Out of Zone Enrolment (OOZE)									0
- ORRS (High)									0
- ORRS (Very High)									0
- Maori Immersion (**Levels 1&2**)									0
			138			120		9	267

Network Considerations

Figure 3 and Table 5 compare the aggregate Peak rolls from 2012-2016 and projected 2017-2019 rolls for Te Anau School's network of schools with the total capacity of this network. As of October 2016 there were 14 free spaces across the network of schools; Mararoa School had 30 free spaces while Te Anau was overcapacity by 16 students.

Mararoa has seen a small increase over time, going from 42 in 2012 to 51in 2014 and then back down to 45 in 2016. Over the next three years Mararoa is projected to increase slightly to 55 in 2018 and 53 in 2019, with this growth Mararoa would still have space for between 20 to 22 students with its capacity of 75. With Te Anau's projected growth of 34 students in 2019 however this would outstrip the networks capacity; being 28 students over capacity.

It is worth noting the Mararoa is a Full Primary School unlike Te Anau which is a Contributing Primary School.

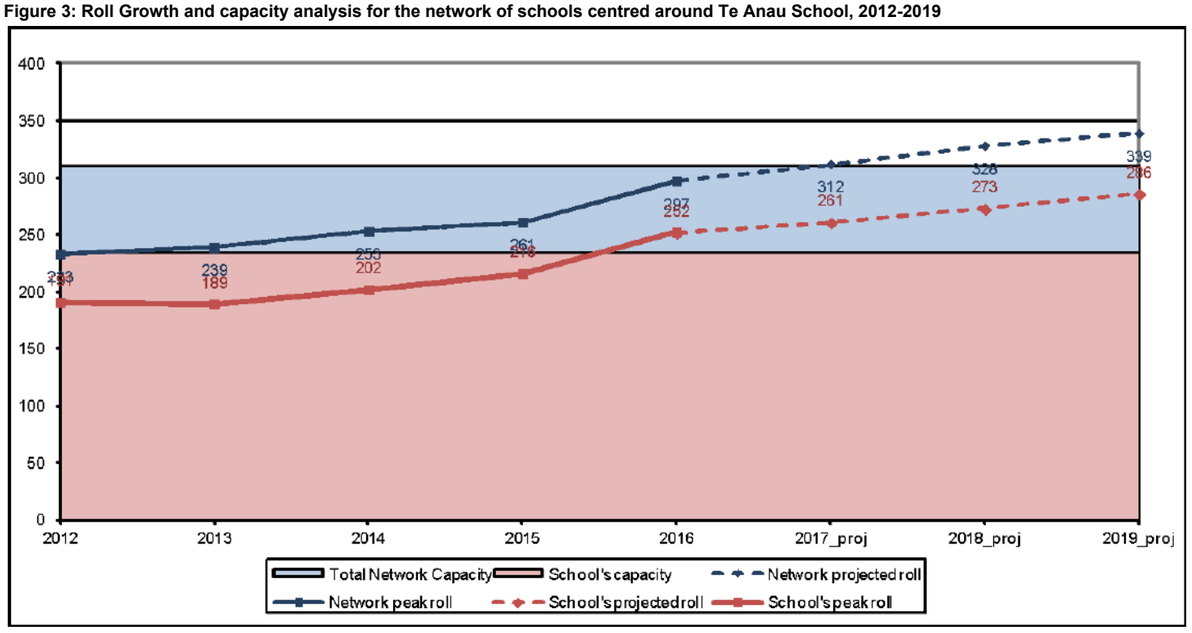
Table 5: Peak rolls for network of schools surrounding Te Anau School, 2012-2019

				Peak Rolls (10th October Rolls for Primary (Y1-6 & Y1-8); 1st March Rolls for all others)									
School Name	Type	TS Count	Current Capacity	2012	2013	2014	2015	2016	2017_proj	2018_proj	2019_proj	OOZ (Mar 2016)	surplus/ deficit (on 2016 roll)
Te Anau School	Y1-6	10	236	191	189	202	216	252	261	273	286	N/A	-16
Mararoa School	Y1-8	3	75	42	50	51	45	45	51	55	53	N/A	30
Total		13	311	233	239	253	261	297	312	328	339	0	14

*Schools in **italics** have enrolment schemes.*

Actual Roll | Projected Roll

Figure 3: Roll Growth and capacity analysis for the network of schools centred around Te Anau School, 2012-2019



1) Student Distribution

Of the 213 records provided by the school in the March 2016 Roll Return, 205 records were able to be geocoded (Figure 4). Of the geocoded records, approximately 191 (93%) of the students physically resided within Te Anau School's TEZ.

Figure 4: Te Anau March 2016 Student Address Map

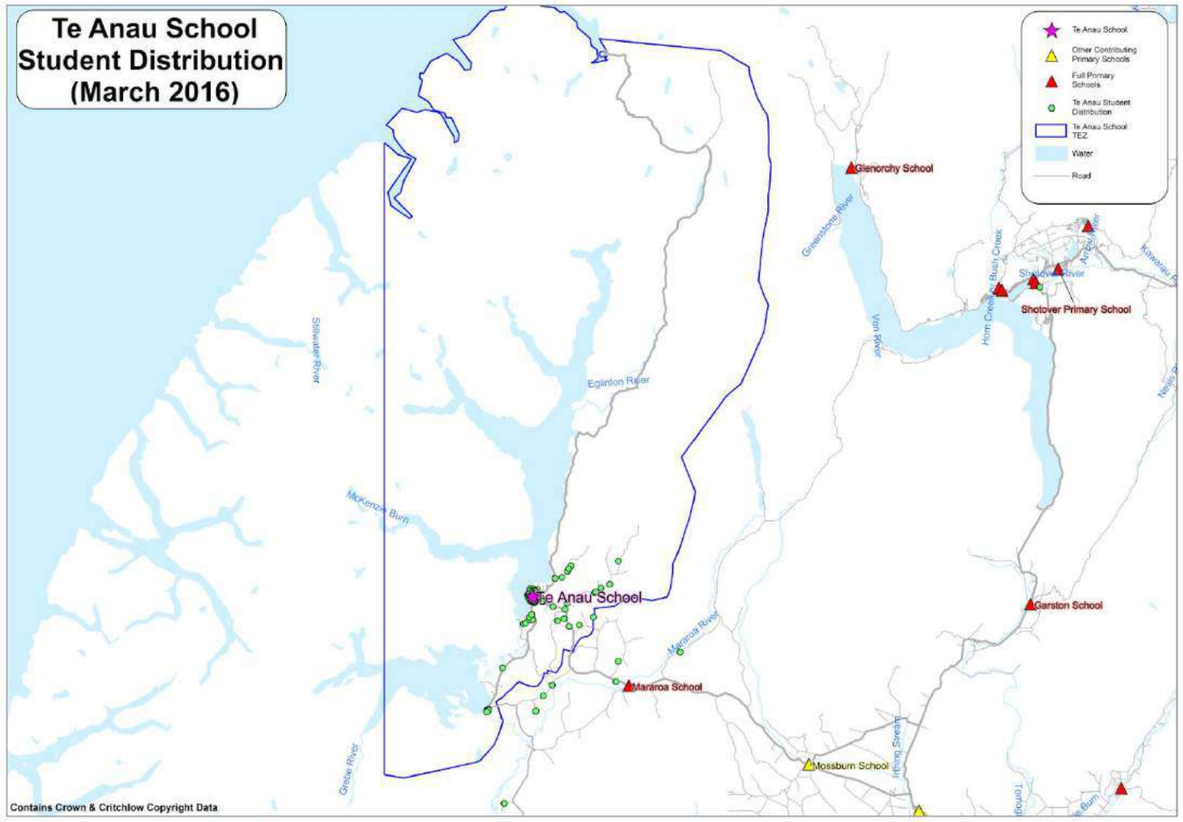


Table 6 shows the state school of attendance of Year 1-6 students who reside within Te Anau's TEZ from the March 2016 geocoded roll data. Approximately 94% of the students attend Te Anau School, a very high market share, which means that if additional Year 1-6 aged students were to come into the area Te Anau would be their most likely choice.

Table 6: State school of attendance of year 1-6 students residing in Te Anau's TEZ

School ID	School Name	Count	Market Share
4026	Te Anau School	181	94%
3984	Mararoa School	11	6%
498	Te aho o Te Kura Pounamu	1	1%
	Total	**193**	**100%**

2) Summary of the Network

As of October 2016 Te Anau School was overcapacity by 16 students, with the overall network having space for 14 students. The roll of Te Anau is projected to increase to about 270 students by 2018 according to both the historic roll trend projections and the projections made by the school, this growth would see Te Anau and the network running overcapacity.

The Statistics NZ population projections of 5-10 year olds see the population peaking in 2018 and then slowly decreasing over time, the Southland District Councils plan to attract more families to the region could change the projected decline in population and see additional students appear in the region in the future.

Te Anau School currently does not have an enrolment scheme; however a market share of 94% within their TEZ suggests that an enrolment scheme would not help prevent overcrowding at the school.

The current teaching space count at Te Anau is 10, a capacity of 236 students. An additional teaching space would increase this capacity to 258, which would be sufficient for their current 2016 roll; however, the roll is projected to increase over the next three years to 286 in 2019 which one additional teaching space would not be able to cover. Two additional teaching spaces would bring the potential capacity of the school up to 280 students, providing just short of the projected 286 students in 2019. The other school in the network Mararoa Schools which is a full primary school, but it only has 3 teaching spaces.

Conclusion

The school currently has 10 teaching spaces with a capacity for 236 students.

Current enrolment patterns and available projections suggest that more space is required if the population increases like the projections suggest, coupled with the fact that Te Anau was already overcapacity as of October 2016 (107% utilised). Te Anau currently does not have an enrolment scheme but its large market share of students within its TEZ means that an enrolment scheme would not be effective at preventing overcrowding.

An additional 2 teaching spaces would increase the capacity of the school to 280, just short of the projected roll in 2019 of 286 students.

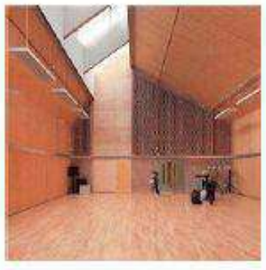
Network Analyst	Andrew Devonport	Date:	21/12/2016
Senior Advisor, Sector Enablement and Support	Aimee Te Tau	Date:	30/01/2017
Property Advisor	Gavin McKenzie	Date:	20/01/2017
Regional Property Manager	……..	Date:	……
Lead Network Advisor	Carey Clark	Date:	30/01/2017

Copies To:

B. Master Plan

1 Arrival Space

2 Internal 'Spine'



3 Hall

4 Amphitheatre

5 External 'Spine'

6 Outdoor Classrooms

7 'Cross-over' Spaces

MP-08

DRAWING:	Image Sheet
REVISION #:	
ISSUED:	11/09/2017
PROJECT #:	0017

Delix Selleby_ ARCHITECT
Design & Make Ltd.
1055D Hillside Mamepouri Rd RD 1
Te Anau

M: 022 362 8916
E: delix@designmake.co.nz
www.designmake.co.nz

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