



# AIDE-MEMOIRE

**To:** Hon Chris Hipkins,  
Minister of Education

**From:** Scott Evans, Hautū | Deputy Secretary – Te Puna Hanganga Matihiko,

**CC:** Andrew Stitt, Associate Deputy Secretary – Strategy, Investment & Policy, Te Puna Hanganga Matihiko. 9(2)(a)

**Date:** Monday 13 December, 2021

**Subject:** Cabinet Paper: Purchasing a site for new schools in Redhills, North Massey

## Purpose

1. On Thursday 9 December you lodged a Cabinet paper seeking approval to purchase a five-hectare site in the Redhills development, North Massey (Auckland). This aide-memoire provides supporting key messages to support you at the Government Administration and Expenditure Cabinet Committee (GOV) on Thursday 16 December.

## Key Messages / Talking Points

### *National Education Growth Plan*

2. The National Education Growth Plan (NEGP) signals where new schools will be required to 2030.
3. The Massey-Hobsonville-Kaipara catchment was identified as a high growth catchment in the NEGP. The NEGP identified several potential new schools in this catchment, and purchasing the Redhills site in North Massey will enable the Ministry of Education to deliver on the growth plan for this catchment.

### *Redhills development*

4. The Redhills development is north-west of Auckland, and one of the fastest growing residential areas of Auckland. The area will provide between 10,000-12,000 homes, expected to generate over 3,300 primary age students. To accommodate this growth additional education provision is required in the area, as demand can not be absorbed by existing schools.
5. The Ministry has worked with the developer to identify a five-hectare site suitable for education provision in the Redhills development. By working proactively with the developer in good faith, the Ministry has been able to influence changes to the planned subdivision to ensure optimal site and infrastructure specifications for future schooling.

### *Education provision*

6. The Ministry's network function assessed the existing provision in the catchment considering population projections. Current estimates indicate a forecast shortfall of 599 student places in the catchment in 2025. This level of growth cannot be fully absorbed by existing schools in the catchment.

7. The five-hectare site will accommodate around 1,000 ākonga across several types of education provision.

9(2)(f)(iv)



*A sustainable education land pipeline*

8. Each year the Ministry purchases new sites in areas where new schools are required. Historically the purchase price of new sites has fallen within the Ministry's delegation. In recent years, market movement has meant land purchases are increasingly falling within my delegation as Minister of Education. At around \$40.0 million the five-hectare site in Redhills, North Massey, requires Cabinet approval.
9. I am seeking Cabinet delegation of up to \$45.0 million to allow for additional costs associated with the purchase, including consultant costs, and any last-minute variation that occurs as the final site survey is concluded. If delegation was only secured for the current price, and any variation occurred, the Ministry would be unable to complete the purchase until an updated delegation could be secured from Cabinet, and this may impede the Ministry's ability to complete the sale.
10. Sustained increases in the property market have a serious impact on the Ministry's ability to acquire land for new schools. Not only has the cost of site acquisition increased significantly, particularly in Auckland, but there is also competition with developers for limited large sites.
11. The Redhills site has been valued by independent advisors engaged by the Ministry and the developer. The site was also valued by a Land Information New Zealand (LINZ) accredited agent. The purchase price represents the joint recommendation of these valuers.
12. The purchase of the Redhills site would be funded from the Ministry's baseline. The Ministry will seek capital injection for the purchase through Budget 22. Seeking capital injections to replenish Ministry baselines following site purchases is the currently agreed practice for funding the Ministry's land pipeline.

A handwritten signature in black ink, appearing to read 'S. Evans'.

Scott Evans  
**Hautū | Deputy Secretary**  
**Te Puna Hanganga Matihiko | Infrastructure & Digital**