

To: Expert Panel – Auckland Surf Park Community

From: Cameron Wallace – Barker & Associates Limited

Date: 8 October 2026

Re: Auckland Surf Park Community - Response to Paragraph 8 of Minute 3 of the Expert Panel

1.0 Introduction

1.1 Purpose

The purpose of this memo is to provide a response to Paragraph 8 of Minute 3 of the Expert Panel considering the Auckland Surf Park Community project [FTAA-2606-1246]. Paragraph 8 states:

[8] Please identify the likely generation of school students within the development and the closest primary and secondary school options available and provide an assessment of how students will access at least those facilities.

1.2 Summary

At full development / occupation, approximately 200 school-aged children could be anticipated as residing within the Surf Park Community. This comprises around 105 primary-aged children, 30 intermediate-aged children and 65 secondary-aged children.

The closest public schools serving the development are Dairy Flat School (Years 0-6) and Orewa College (Years 7-13). Both schools have enrolment zones which extend over the site. Dairy Flat School is located approximately 1.4km / 2-min drive from the site while Orewa College is located approximately 10.5km / 15-minutes' drive from the site.

School and public bus routes provide access from the site (via Dairy Flat Highway) to Orewa College, whilst the site is also served by bus routes servicing proximate state-integrated and private schools, including Kingsway and Kristin School. School bus services to other public schools in Whangaparāoa and on the North Shore are also available from the Hibiscus Coast Bus Station.

2.0 Analysis

2.1 Demographic Comparisons

At the outset it should be noted that the proposal is a novel and unique application involving the establishment of a surf park and supporting community / neighbourhood. As such, there are no clear benchmarks against which the application can be assessed. However, there are no proposed restrictions on housing within the development and as such, they could accommodate ordinary households.

To estimate the likely school-aged population, Stats NZ's 2023 Census profiles for seven comparator SA2s were reviewed. These provide household-size, dwelling-mix and age-profile benchmarks. Separate data pooled across Rodney, Hibiscus and Bays, and Upper Harbour Local Board areas provides bedroom-specific

occupancy rates, used as a broader-area proxy because confidentiality suppression affects the detailed SA2 data available. Table 1 compares the SA2 profiles with the proposal.

Table 1 - SA2 Comparison with the Surf Park Community

SA2 / proposal	People per household 1	Aged 5–17 ²	1 bed ³	2 beds	3 beds	4 beds
Millwater Central	3.1	22.9%	0.3%	7.4%	21.0%	51.8%
Millwater South	3.5	24.7%	0.5%	5.4%	13.1%	48.0%
Milldale	3.2	18.7%	1.3%	8.1%	22.1%	58.3%
Orewa West	3.3	19.0%	1.2%	7.4%	16.0%	45.7%
Hobsonville Point Park	2.6	15.2%	8.2%	31.9%	35.1%	20.2%
Long Bay	3.4	21.7%	1.6%	6.8%	17.0%	31.2%
Albany Central	2.0	10.1%	44.4%	44.4%	8.4%	2.5%
Surf Park Community	2.38⁴	19.2%⁵	5.6%	34.8%	47.5%	11.5%

The Surf Park Community comprises 169 two-bedroom and 231 three-bedroom homes (82.3% combined), 56 four-bedroom homes, 27 one-bedroom apartments and three studios. The application’s two- and three-bedroom share exceeds all seven comparators, including Hobsonville Point Park (67.0%). This supports a lower household-size assumption than in areas dominated by larger homes. The table shows four-bedroom dwellings separately from homes with five or more bedrooms. Albany Central provides a smaller-household sensitivity comparison but its 88.8% one- and two-bedroom share limits direct comparability. These area-level comparisons indicate an association, rather than establishing the number of children in each dwelling type.

¹ SA2 household sizes are published 2023 Census averages. The proposal’s household size is estimated from local-board bedroom-specific rates applied to its dwelling mix.

² SA2 school-age shares approximate ages 5–17 from five-year Census age bands, assuming an even distribution within each band. Primary, intermediate and secondary ages are represented by 5–10, 11–12 and 13–17 respectively.

³ SA2 bedroom shares relate to occupied private dwellings in the 2023 Census; proposal shares use all 486 homes. Five-plus-bedroom homes are not shown.

⁴ Estimated occupancy based on the proposed dwelling mix and local-board occupancy rates, with 1.2 people assumed per studio. Rates are derived from rounded counts.

⁵ Estimated proportion based on SA2 comparators.

2.2 Dwelling Occupancy

The occupancy assumptions comprise a studio allowance and pooled 2023 Census household-size-by-bedroom rates for Rodney, Hibiscus and Bays, and Upper Harbour Local Board areas:

- 1.2 people for studio dwellings (assumed);
- 1.58 people for one-bedroom dwellings;
- 1.94 people for two-bedroom dwellings;
- 2.60 people for three-bedroom dwellings; and
- 3.24 people for four-bedroom dwellings.

Rates are weighted by household counts within each bedroom category and applied to both detached homes and apartments. Applied to the proposed dwelling mix, with 1.2 people per studio, they give approximately 1,156 residents and an average household size of 2.38 (using unrounded rates). A proportional 10% allowance for secondary homes and short-stay accommodation⁶ reduces the usual-resident estimate to approximately 1,040. Studios and one-bedroom homes are assumed to contain no school-aged children, leaving approximately 999 residents in two-bedroom and larger homes. The equal-weight school-age share is 18.9% across all seven SA2s, or 20.4% excluding Albany Central. Applying these shares to 999 residents gives a range of approximately 189 - 204 children within the development. For simplicity, this has been rounded to **200**. The resulting share of the total population is 19.2% ($200 \div 1,040$) as shown in Table 1.

3.0 Access

The closest public schools serving the development are Dairy Flat School (Years 0-6) and Orewa College (Years 7-13). Both schools have enrolment zones which extend over the site. Dairy Flat School is located approximately 1.4km / 2-min drive from the site while Orewa College is located approximately 10.5km / 15-minutes' drive from the site.

The 2023 Census journey-to-education analysis for Dairy Flat North and neighbouring Dairy Flat West SA2 indicates travel to a range of surrounding SA2s. These include areas containing Kristin School / Albany Junior High, Long Bay College, Rangitoto College, Northcross Intermediate, Westlake Boys / Girls and Kingsway Senior School are all common destinations. For example, approximately 10% of current school aged residents travel to Orewa College from the Dairy Flat North SA2, whilst 35% travel to nearby SA2s that feature a different intermediate or secondary school. This indicates a dispersed pattern of education travel.

The journey-to-education mode data indicates that approximately one-quarter to one-third of education travellers in the assessed Dairy Flat areas use public transport, with around two-thirds travelling as vehicle passengers or drivers. It is assumed that the majority of the public transport trips would be from school children attending secondary school (or older people accessing tertiary education). There is no specific journey-to-secondary school data available, but it would be reasonable to assume similar proportions would

⁶ Given the unique nature of the Surf Park it has been assumed that this may attract people who permanently reside outside of Auckland to purchase a secondary-home or alternatively be attractive to investor / Air B n B operators for let as short-term accommodation.

be achieved by the development owing to the level of public transport access currently available to school aged residents (as set out within sections 3.2 and 3.3 below).

3.1 Dairy Flat School

It is assumed that most primary aged students would need to access Dairy Flat Primary via private vehicles owing to both its distance from the Site (1.4km from the east-west collector) and lack of active mode-facilities along Dairy Flat Highway. The New Zealand Household Travel Survey indicates that active mode trips to primary schools falls away beyond an 800m distance.

3.2 Orewa College

Orewa College functions as the closest public intermediate and secondary school to the Surf Park Community. Dairy Flat Highway itself is currently serviced by two bus routes that provides access to Orewa College (Route 986 – transferring to Route 981 and Hibiscus Coast Bus Station and School Route 204). The Stage 1 Surf Park approval also included provision for new / upgraded bus stops on Dairy Flat Highway in proximity to the intersection with the east-west collector from which these services could be caught.

3.3 Other Schools

School Route 204 along Dairy Flat Highway also provide direct access to Kingsway Senior School while School Route B14 also travels along Dairy Flat Highway to and from Kristin School.

Route 986 travels between Albany via Dairy Flat Highway and the Hibiscus Coast Bus Station. At this station students can transfer to several onward public bus routes as well as dedicated school routes to a number of other facilities on the North Shore. Schools⁷ serviced by school routes which use Hibiscus Coast Bus Station include:

- Whangaparāoa College;
- Northcross Intermediate;
- Long Bay College; and
- Rangitoto College.

⁷ It is noted that the application site does not fall within the enrolment zones of any of these schools and future residents have no right to attend these.

