



30 August 2017

WELLESLEY COLLEGE

Dear Wellesley Community,

We are pleased to inform you of, and encourage your input into, the development of the Wellesley College building & landscape Master Plan.

1. What is the Master Plan?

The Master Plan will be the guiding blueprint for the development of the school's infrastructure facilities over the next 10+ years. After the development and articulation of the school's Strategic Plan, the need to develop, sustain and further our infrastructure to support these goals is crucial to the school. Our vision is for the Master Plan to encapsulate the school community's combined input into the new facilities that are needed to support the delivery of the personalised educational experience that Wellesley College strives to bring to every pupil attending the school now and into the future.

The final output will be a document including schematic diagrams, graphical descriptions, prioritisation and time frames that can be used by the board and community to plan for and execute key infrastructure projects

It will be the result of extensive research and consultation with all stakeholder groups. Creative input will be from two of New Zealand's leading firms experienced in completing independent school master plans:

- Warren & Mahoney (W&M) <https://warrenandmahoney.com/>
(Architectural firm)
- Boffa Miskell (BM) <http://www.boffamiskell.co.nz/>
(Landscape and urban design firm)

Wellesley College Independent Primary School for Boys

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The process will be overseen by a Master Planning Committee (MPC) comprising board, staff and parent representatives:

Brendan Pitman	(Principal)
Jason Green	(Board Member and Chair of the MPC)
Robert Cross	(Wellesley Business Manager)
Sarah Bleier	(Teacher and MPC Staff Representative)
Peter Dowell	(Parent, property consultant and old boy)
Alan Blundell	(Parent, architect and Parents Association representative)

2. Why Prepare a Master Plan?

An organisation that stands still, goes backwards! Wellesley must be at the forefront of international educational practice if it is to meet its vision of giving each boy the opportunity to excel.

Wellesley is blessed with a unique learning environment, infrastructure and seaside setting. The Master Plan will sit alongside the school's long-term maintenance plan to ensure the school has and maintains its infrastructure. The Master Plan is highlighted as an important guiding document in the school's strategic plan, which can be viewed at:

<http://www.wellesley.school.nz/news/strategic-plan-2016/>

3. What will the Master Plan address?

The Master Plan will address several projects that have already been identified by the College as priorities for the next few years. These include:

- Re-roofing of our Junior School
- Re-development of the school's now aged playground facilities and outdoor spaces
- Consideration of resiliency options for Days Bay House
- Possible development of the current swimming pool into a covered community facility
- What to do with tennis courts as the lease expires in 2020
- School ownership of neighbouring properties
- New staffroom and administration areas
- Consideration of the best ways to optimise the environment – which includes creeks and under-utilised spaces

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However, we do not wish the above list to in any way limit stakeholders from giving input that they believe will assist with achieving the school's outlined goals in the Strategic Plan. Nor do we wish it to stifle any innovative and creative thinking for the future in primary boys' education.

The MPC wishes to ensure it is addressing what future learning environments and spaces look like at Wellesley, in line with the needs of our boys, research and the future of boys' education. W&M & BM were selected after an extensive selection process. A factor that particularly impressed the MPC was the knowledge that these firms have of trends in education, both locally and internationally. In fact, the architect working with us attends education conferences as part of her normal work schedule in order to keep abreast of current research.

4. How will it be determined which projects to do first?

The preparation of the Master Plan will also involve determining:

- What are Wellesley's key priorities?
- How do we best gain momentum on the implementation of the plan?
- What is prudently affordable for Wellesley?

The balancing of our desire to sustain and enrich Wellesley's unique learning environment must not in any way jeopardise the school's financial viability. Any significant project will be subjected to an appropriate feasibility analysis, using the school's financial model, before any work is commenced. The board is determined not to overcommit the school, and maintains a conservative approach to financial management and debt funding of inter-generational infrastructure.

5. How will Stakeholders be able to have input into the Master Plan?

The MPC in conjunction with W&M/BM have developed a stakeholder consultation plan with the following key elements:

- Dissemination of a pack from W&M/BM to create thinking about our Master Plan's development. This will also be available on the school's website for regular updates
- Students will engage in classroom discussions and exercises seeking to determine the boys' ideas about what they like, don't like and would like at Wellesley
- Staff views will be sought, including via a lunchtime "drop in" approach where W&M/BM will seek to gain ideas and thoughts about facilities at Wellesley

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- Parents will be encouraged to participate in online surveys which will give them a chance to share their ideas. They will also be able to share thoughts by email (see the last dot point below)
- Our local parish will be invited to input in a similar manner to the teachers, as will the wider Anglican church
- The board and MPC will have a workshop session at the board's September meeting.
- Other stakeholders will also be able to provide direct feedback to our MPC email address - MPC@Wellesley.school.nz.

All the above input is scheduled to occur over the period 29 August to 25 September. Once the first round of design work is done, stakeholders will be provided a further opportunity to give feedback.

We will be sending out update newsletters as the process continues, so that all stakeholders are aware of progress, and will also keep the website updated.

6. What is the timeline?

- 29 Aug – 25 Sept – stakeholder input
- 26 Sept – 18 Oct – design work
- 19 – 22 Oct – MPC review and feedback on preliminary design work
- 23 Oct – 29 Oct – stakeholder feedback
- 30 Oct – 13 Nov – work through to final design/prioritisation/broad costing
- 20 November – presentation of draft Master Plan to the board
- 20 – 27 Nov – finalise Master Plan.

If you have questions about any aspect of the Master Plan and/or the process, please feel free to contact Brendan, Robert or the MPC:

Brendan Pitman: 021 562 803 / Brendan@wellesley.school.nz
 Robert Cross: 027 445 8236 / Robert@wellesley.school.nz
 MPC: MPC@Wellesley.school.nz

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We look forward to everyone's input into this very important step in continuing to develop the vision for Wellesley. It is an exciting opportunity to ignite discussions and thinking on the future of the spaces, architecture and infrastructure that Wellesley will offer. We encourage you to bring your ideas, your thoughts and your imagination to this process.



Brendan Pitman
Principal



Geof Shirtcliffe
Chair of the Board of Trustees

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