

Wellesley's Masterplan Stakeholder Engagement Presentation

VISION

Each boy has every opportunity to excel.



MISSION

We bring out the best in each boy: body, mind and spirit.



What is the Masterplan?



- 10 – 15 year vision for Wellesley's architectural and landscaping plans
- Guide to decision making for Wellesley's infrastructure
- Not a detailed design exercise
- Ensures considered allocation of resources

What the Masterplan seeks to achieve

- Will assist to future proof Wellesley
- Enhance personalised and well rounded learning
- Make the best of Wellesley's unique location & special character
- Position Wellesley at forefront of educational practice

Why prepare a Masterplan?

- To enrich & sustain Wellesley's infrastructure in a structured and planned way
- Ensure the school has facilities to deliver on its strategic goals:
 - Personalised leading edge learning
 - Grow new educational opportunities
 - Engaging enterprising school community
 - Sustain and enrich Wellesley's unique environment
- Allows us to align the financial plans with infrastructure planning
- Opportunity to engage school community in the vision for the future

The process so far



MPC
Committee
set up

RFPs sought
- Warren &
Mahoney,
Boffa
Miskell
selected

Consultation on
what parents,
staff, boys
wanted &
needed

Consultation
& extensive
research -
WM + BM
prepared
draft MP &
timeline

We
welcome
your
feedback

Key findings

- Playgrounds beyond use by date
- Swimming pool not fit for purpose
- Congestion is a problem – parking and around inner and outer quads
- Reception, staff areas and some classrooms in DBH need refreshing & upgrading
- Wellesley needs:
 - future focused facilities – particularly STEM
 - to capitalise on magnificent setting
 - better use of outdoor spaces



ALL

The solutions



- New playgrounds
- New cutting edge STEM facility
- New outdoor learning and wellness spaces
- Upgrade pathways and access incl bus shelter
- Upgrade Days Bay House
- New parking area beneath existing tennis courts

KEY MOVES:

- ① New STEM facility building in prominent location
- ② Carpark under Turf
- ③ Existing STEM classroom re purposed – Performing Arts / De -Stress Space
– Dedicated Wellness Centre
- ④ Relocated and enlarged Staffroom – Including New Toilet/Change Facilities
- ⑤ Existing Staffroom re purposed as Collaborative Workspace
- ⑥ Provision of covered outdoor learning environments
a. Existing Library courtyard enlarged to open up into new outdoor space
- ⑦ Refurbishment of Yr 8 Senior school classrooms
- ⑧ New bus shelter in conjunction with Hutt City Council



KEY MOVES:

- ① Use existing landform, trees, logs, boulders and abrupt level changes to encourage physical literacy through climbing, jumping and balancing in a natural play space
- ② Provide challenging and stimulating age-specific play equipment to remodelled Junior and Middle School playgrounds
- ③ Provide loose-play equipment to encourage collaboration, negotiation, compromise and leadership
- ④ Utilise the streams along both east and west boundaries of the campus for natural play
- ⑤ New seating areas beneath existing trees offer a place of quiet and calmness
- ⑥ Bleachers/informal terraces – offer play opportunities for physical skill and challenge
- ⑦ Ground level of new STEM facility building offers opportunities for parkour structures



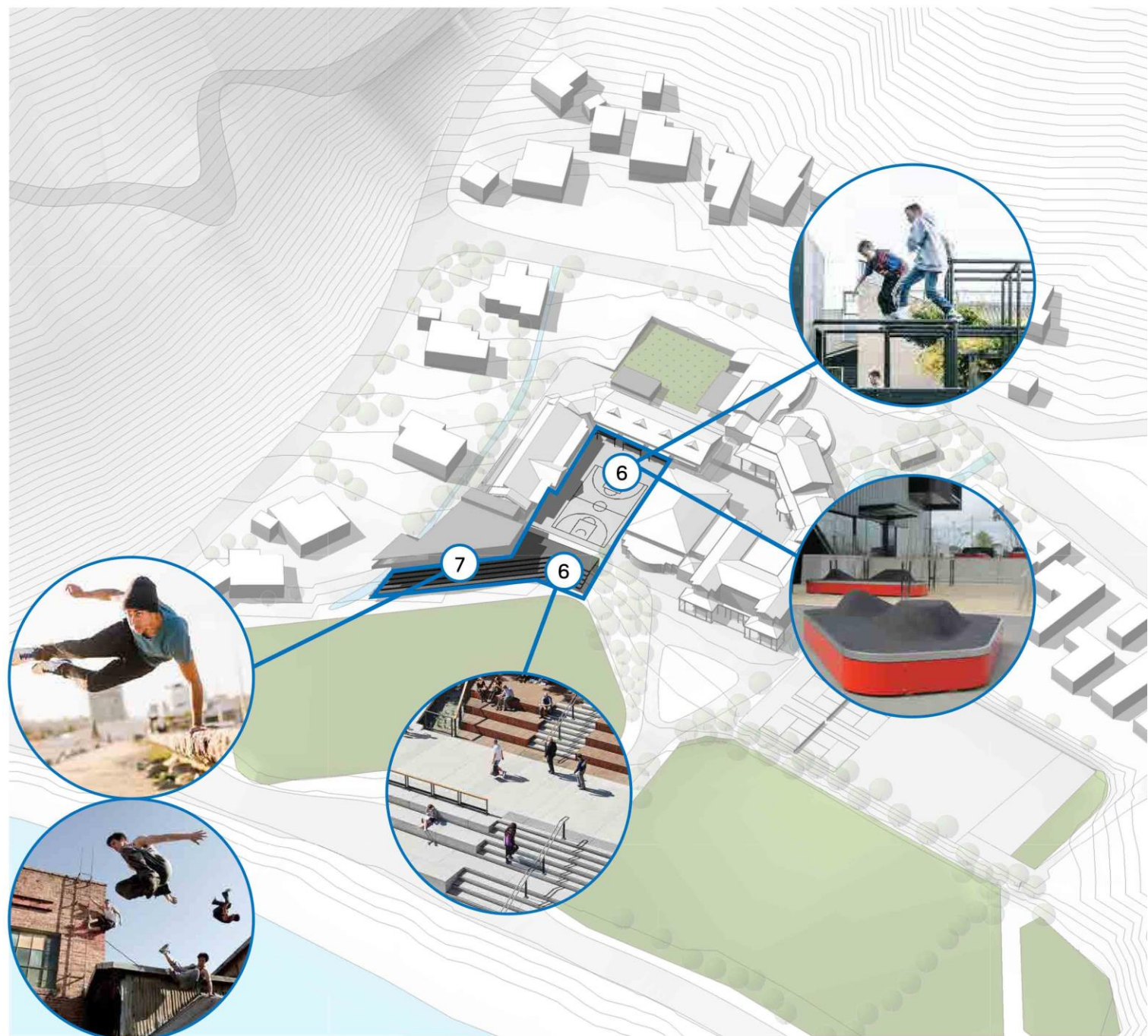
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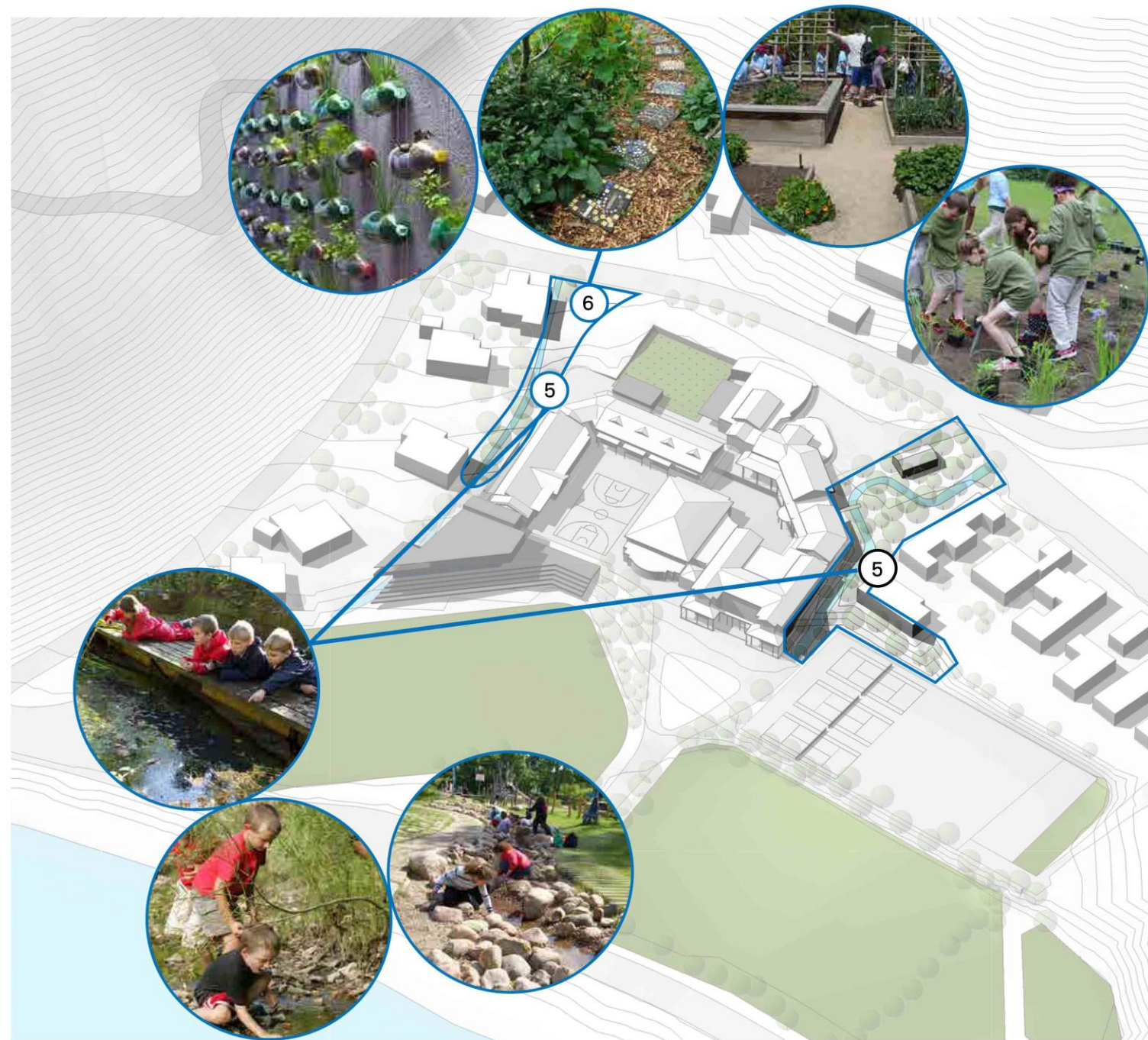
KEY MOVES:

- ① Provide a range of spaces offering different opportunities for outdoor learning. How can areas of the curriculum be enriched by utilising the full potential of the campus:
- ② Provide supporting infrastructure eg. campus-wide IT connectivity, storage areas for outdoor learning resources, movable furniture to allow personalisation of spaces and shelter from the wind/shade from the sun
- ③ Bleachers/informal terraces – amphitheatre for expressive arts
- ④ Re-purpose existing under-utilised spaces as outdoor learning opportunities
- ⑤ ‘Eco-pods’ - Interaction with the stream, native planting and enhanced habitats to explore biodiversity, natural systems and sustainability
- ⑥ ‘Garden feast’ – grow our own produce to enrich the teaching of food technology
- ⑦ ‘Secret Glades’ for imaginative storytelling and creative writing
- ⑧ Outdoor Chapel



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KEY MOVES:

- ① Provide a segregated student walkway along Entrance Drive incl. boardwalk
- ② Provide a student walkway from Marine Drive drop-off to the Junior School
- ③ Provide a sheltered bus waiting area on Marine Drive in conjunction with Hutt City Council
- ④ Create a 'Campus Route' connecting the school with its wider landscape interactions and activities, scooter route
- ⑤ Campus Route activities, opportunities and interventions



Enabling the solutions means losing the pool



- Pool currently not fit for purpose:
 - Only serves junior school – less than 30% of whole school
 - Pool used only 6 – 8 weeks on average
 - Requires expensive upgrade to increase usage
 - Middle & seniors use Eastbourne pool & sea
- Cannot be converted to community facility in current location
- Focus will be on using better facilities at Eastbourne & Huia Pools

Proposed timeframe



Short Term 1 – 5 years

- New playgrounds
- Upgrade outer quad and tennis courts
- Refurbish Days Bay House
- Build outdoor learning areas

5+ years

- New STEM facility
- New middle block toilets
- Existing STEM room converted – performing arts/destress facility
- Carparking

Funding the plan

- Will require mix of borrowing and fundraising
- Total Cost approx. \$10m
- Current debt levels \$1.4m – down from \$3.5m after building Centennial Hall
- Conservative modelling shows we can borrow and repay up to \$5m
- Building levy 2019 rises to \$150 per boy to help service debt
- Not necessary to raise fees for stage 1 – first 5 years

Conclusion



- Exciting opportunities to enhance boy's experiences at Wellesley
- Maintains Wellesley's special character
- Better use of great location between the bush and the sea
- Supports our strategic goals especially personalised learning

Questions & Feedback



- Your questions and feedback are welcome, either directly to the Principal (Michael) or the to the Board (Owen) by emailing directly or to MPC@Wellesley.school.nz