

St Michael's Catholic School

Remuera

"Christ is Ever Present"

St Michael's Catholic School Masterplan 2018

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1 Introduction

1.1 History

St Michael's is an integrated Catholic Primary School for boys and girls from Year 0 to Year 6. St Michael's was established in 1916 on its present site in Beatrice Road, Remuera by the Religious Order of the Sisters of St Joseph who ran the school until 1977. The Sisters of Cluny were associated with St Michael's until 1993. Today, lay staff are appointed to run St Michael's Catholic School.

St Michael's serves the Roman Catholic Diocese of Auckland, and more specifically the Remuera and Parnell Parishes. Pupils represent several cultural and ethnic groups and come from a variety of socio-economic groups.

St Michael's Catholic School is housed in two buildings with the Senior classes in the original building and the Junior classes in our new block which was officially opened by Bishop Patrick Dunn on 29 February 2004.

On the 19th August 2011 we opened a much needed facility the 'St Mary MacKillop' School Hall officiated by Bishop Patrick Dunn and Monsignor Brian Arahill.

In recent years the school has turfed the lower tennis courts and a new junior playground has been built with the help of the diocese and PTA.

1.2 Purpose of this Report

This document provides the current long-term development strategy that supports the service delivery requirements of the school. It aligns many diverse considerations into a strategic long-term vision for land and buildings combining both educational and facilities planning to ensure financial resources are optimised.

This document should be used as a guide by the BOT when considering the future development projects in the school. The plan should be reviewed regularly by the BOT to ensure it reflects any changes to the School charter or any other relevant policy documents.

2 Master Planning Vision

The SMCS School Charter includes the following Vision Statement:

CARING, ADAPTABLE, INSPIRED, LEARNERS WHO “NEVER SEE A NEED WITHOUT DOING SOMETHING ABOUT IT”.

The property plan must be consistent with the long-term site-related goals for SMCS to achieve this vision outlined in the Charter:

- To create opportunities for personal encounter with Christ.
- To care for, acknowledge and nurture our diverse community of learners.
- To inspire our students to take ownership and responsibility of their learning.
- To foster a connected community through open communication and regular interaction.
- To strengthen spiritual, physical, social and emotional well-being (hauora) of students, staff and community.

The plan is also aspirational – to have the best site usage and facilities of its Catholic School peer group in Auckland and to improve student achievement.

3 Master Planning Process

The original masterplan was created in 2015 and the current BOT commenced the review of the Master Planning process in 2017 as part of the Charter review. The BOT engaged with the school community in August 2017 and as part of this process we were able to capture feedback from the SWOT analysis.

Once we have validated the current plan with the community the BOT will need to consider the logical order for any projects and any impacts on future development of the site.



4 Master Planning

4.1 Ministry Requirements

The Ministry of Education's School Property Guide provides a template to determine the maximum roll that is permitted based on the existing floor areas of school buildings.

The following tables show the school role at 230, the forecasted school roll as at December 2018 and a possible increase to 300 to illustrate the extent of additional floor areas (in sqm.) that would be required within the existing land size of SMCS. The negative numbers shaded in red show the increase in floor space required to support the increase in maximum roll numbers.

Feb 2018 School Roll

230

	Classroom T/S (excl gym)	Classroom area	Library area	Admin area	Resource area	Hall area	Other area	Total net area	Total gross area
School Entitlement	9	680	45	146	52	115	0	1038	1349
Current Area	11	733	65	156	83	132	11	1180	1496
Difference	2	53	20	10	31	17	11	142	147

Dec 2018 forecast School Roll

262

	Classroom T/S (excl gym)	Classroom area	Library area	Admin area	Resource area	Hall area	Other area	Total net area	Total gross area
School Entitlement	11	810	49	155	55	131	0	1200	1560
Current Area	11	733	65	156	83	132	11	1180	1496
Difference	0	-77	16	1	28	1	11	-20	-64

Maximum School Roll

300

	Classroom T/S (excl gym)	Classroom area	Library area	Admin area	Resource area	Hall area	Other area	Total net area	Total gross area
School Entitlement	13	967	52	166	59	150	0	1394	1812
Current Area	11	733	65	156	83	132	11	1180	1496
Difference	-2	-234	13	-10	24	-18	11	-214	-316

Gross area – the area enclosed by all the exterior walls of a building. It includes everything within the building, such as teaching spaces, mezzanines, internal partitions, corridors, toilets, lifts, stairwells and cleaners' cupboards.

Net area – the usable area within rooms such as teaching spaces, resource rooms, administration spaces, gyms, libraries, auditoriums, halls and multi-purpose spaces. It excludes corridors, reception areas, cleaners' cupboards, toilets.

Whilst the Master Plan options outlined in this Master Plan do not explicitly allow for additional classrooms, it is assumed that any additional classrooms would be built on the Kings lawn so as not to inhibit the existing lower field playing areas.

Future BOTs may also wish to consider the process for increasing the school roll by applying via the Diocese to the Ministry of Education for funding for additional classrooms.

In making this decision, the BOT at the time will need to consider the merits of increasing the roll with respect to the impact on infrastructure, such as parking and the limited size of the school grounds (assuming this has not been increased in years to come).

4.2 School Roll Projections

The Master Planning process has assumed that SMCS will continue to be at or near the full roll of 270 students for the foreseeable future. The roll is limited by the floor area of the school buildings.

This is predicated on SMCS continuing to provide high quality Catholic education for primary school students, the current waiting list, and no significant change in community demographics.

4.3 Existing Buildings Site Plan

Refer Appendix 1 for site plan.

4.3.1 Link with St Michael's Parish

The Master Plan for the School must be considered in unison with the St Michael's Parish and its long term plan.

The SMCS site is dominated by the St Michael's church, and parish house. There is a satisfactory pathway that links the Parish and SMCS however this may be reviewed in the future. There is access from SMCS via the Parish Centre to the Church that is frequently used by the students.

The BOT has to ensure that it engages with the Parish on any potential property projects to ensure that any impacts on the school grounds and learning outcomes are contemplated.

4.3.2 Environmental and Design Considerations

The SMCS school site is 10,112m² in size, with three distinct tiered zones:

- King's lawn;
- School buildings – classrooms and hall; and
- Lower field, swimming pool, and all weather turf courts.

The value of the school site is significant in Remuera and is surrounded by high value residential homes. Any future land acquisition would need to be undertaken by the Diocese/Parish and is therefore not considered in the Master Plan.

The lower field is sheltered by the natural south-western amphitheatre. The downside is that the runoff floods the lower playing field and makes it unusable for most of winter.

4.3.3 School Access

This is one issue of concern to the SMCS community. The current configuration is inefficient and is potentially unsafe when congested at peak drop-off and pick up times.

The pedestrian crossing and lane access from Bassett Road to the school grounds is quite satisfactory despite the lane being a shared driveway with a Bassett Road residence.

4.3.4 Lower field, Swimming Pool and All Weather Turf

A combination of clay-based soils and poor or non-existent drainage makes the lower field (in particular) unusable for the majority of the school year. Winter sports teams resort to using either the all weather turf courts or the school hall when the lower field is unusable. Whilst great care is taken using the hall, recently there has been a greater demand by sports teams for use of the hall which will increase the wear and tear and long term maintenance costs.

In October 2016 the new all weather turf surface was installed over the lower hard court along with drainage and fencing maintenance. This project was part of the previous masterplan and completed ahead of the original forecast timing.

The swimming pool is a legacy asset. Historically it was expected that a child would learn to swim at school. The pool continues to be an underutilised asset as it is used for approximately 4-6 weeks at the start of the school year and sits unused for the remainder of the year, whilst still requiring to be maintained and being a potential hazard during this period. In addition, the pool is shallow and unheated which makes it difficult for teachers to encourage children to swim in the pool and it is largely unusable for actual swimming for senior school students as their hands touch the bottom during freestyle.

A recent report on the swimming pool shows that the pool needs to be painted in the next two years and the buildings are in need of some maintenance.

4.3.5 Kings Lawn

The Kings Lawn with its sloping contour is slightly separate from the rest of the school and is exposed to the prevailing wind. Whilst the sloping contour means that it is better drained than the Lower Field, the wind makes it a colder option for children's lunchtime activities (with the majority of the school year during colder months).

Large native trees and surrounding neighbours present challenges for the use of this land.

4.3.6 Playgrounds

The senior playground is well designed and compliant with the latest safety standards. A height restriction for this playground was added in 2016 to ensure the safety of the smaller children on the playground.

A new junior playground was built into the slope in front of the junior block in term 4, 2016. The new location preserves the lower playing field. We think this is important to maximise the lower playing field space to preserve the option of installing a soccer/rugby turf sometime in the future.

The old playground on the lower field recently failed a health and safety inspection and has been removed.

4.3.7 School Buildings

No change assumed for the following school buildings:

- Administration;
- Library; and
- Hall.

Classroom styles and education space may change in the next 20 years to reflect among other things advancements in teaching styles and technology this will have an impact on classrooms and teaching areas.

The Diocese/Parish as owner of SMCS's land and buildings will need to be consulted, support and ultimately approve any major refurbishment, extension or renovation of existing buildings. The senior block is listed as a heritage building, which is restrictive as and when future developments are considered

All three future Site Options that follow in this document include an additional storey for the junior block and the addition of classroom under the existing senior block in the 12-20 year timeframes.

4.3.8 St Mary MacKillop' School Hall

The new St Mary Mackillop hall has proved to be an invaluable asset for the school community.

The hall was part funded by a loan taken out between the Catholic Diocese of Auckland and the St Michaels Parish. The current interest rate of the loan is 5% and the school collects annual donations that are paid into the property fund to service this loan.

It is important that the community understand the importance of this facility to the school and how donations are currently the sole source of financing. It is important that the level of school donations be maintained to ensure the parish is able to meet its repayment responsibilities.

The BOT is looking at options with the support of the PTA to decrease the current term of repayment (20 years) and this needs to be a continued focus.

4.3.9 Role of ICT

The school has a fibre connection and utilises a combination of cabling and wireless for connectivity in the classrooms. This is deemed to be adequate for the foreseeable future.

The increasing use of the Cloud by the school will see less need for physical computer hardware, such as servers on site.

Bring Your Own Device has not required any significant changes in the classrooms.

5 Constraints, Risks and Exclusions

The Master Plan has been prepared based on the following assumptions:

5.1 Constraints

The BOT has identified the following constraints when a particular capital work is contemplated:

- The senior block is listed as a heritage building
- Staff car parking numbers are limited to the spaces beside the church and may present access issues to the school site if the driveway was narrowed;
- Drop-off and pick-up areas for parents create potential hazards, particularly in Beatrice Avenue;
- Keeping a natural feel when considering artificial turf;
- Council consents;
- Current infrastructure set-up;
- Drainage;
- Future roll increases;
- Financial resources – only options that could realistically be funded by PTA fundraising, donations, community grants and the diocese;
- Ability to service the loan repayments on the Hall.

5.2 Risks

No specific risk assessment exercise has been undertaken at this stage. This would be undertaken on a case-by-case basis with regards to a specific capital works prior to that works commencing. At that time the level of contingency included in cost estimates would be judged based on the level of design information available, confidence surrounding potential for residual cost risk, omission and design development and relevant professional input. The main risks identified at that stage and considered pertinent to that project's cost performance are likely to be as follows:

- Ground conditions and site topography requiring additional soft spot excavation and imported fill or additional foundation requirements;
- Ground contamination;
- Existing live or redundant services not identified;
- Connections to existing infrastructure services;

- Programme / delays / weather;
- Market conditions;
- Fire Engineering / reports which may require additional Fire protection requirements;
- Building consent conditions – requiring additional modifications to existing classrooms / buildings; and
- Access for removal of assets to be replaced.

All of these risks could present financial risks to the overall cost of the particular project. The current BOT would therefore recommend that an additional risk contingency be allowed for within the budget / business case for each individual project, to cover land / risk encumbrances.

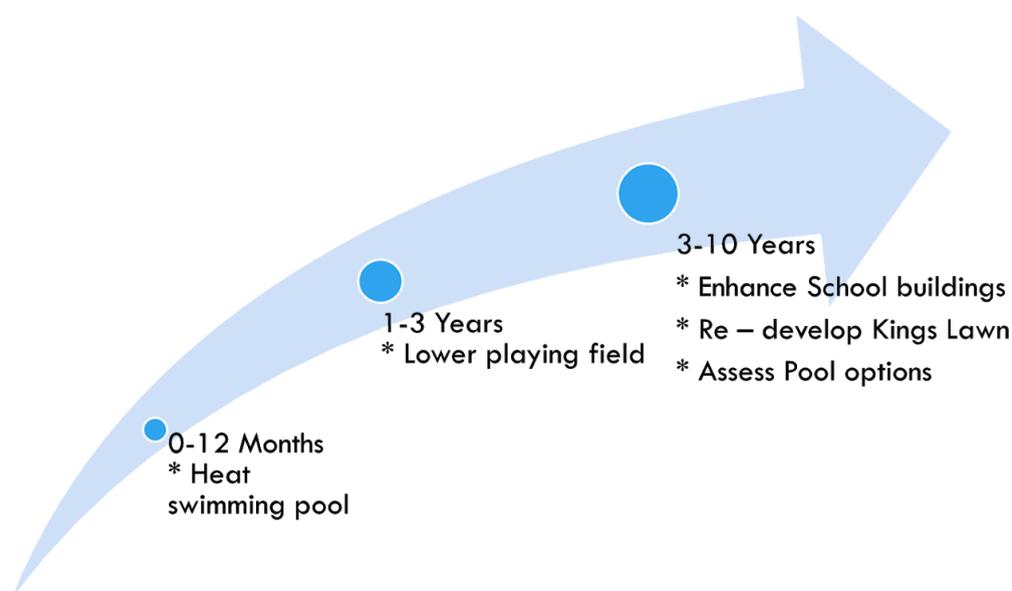
5.3 Exclusions

This Master Plan does not contain any recommendations to begin any major capital works at the time this report has been compiled. For this reason, the BOT considered that it would not be prudent to provide headline costings for the projects contemplated in the report as the time and costs to prepare such estimates would have to be duplicated when the contemplated project actually eventuated, i.e. the BOT's view was that it would be better to spend money with professional consultants only once and in the passage of time a number of key assumptions used in the preliminary estimates are likely to have changed, e.g. changes to the unitary plan / resource consents from the time of this report; costings for the capital works; and an associated repairs and maintenance plan.

6 Staging of Priorities

Following the process outlined in Section 3, the following graphic summarises the short (0-1 year), medium (1-3 years) and longer (3-10 years) term priorities as agreed by the BOT.

The current focus is on the pool and lower playing field , which are both unusable for large periods of the year.



7 Site Options

The swimming pool and lower field area present options that deliver the largest benefits to the community in the short to medium term.

7.1 Swimming pool

The BOT recently requested a report on the pool to understand the pool's condition and any potential expenditure that may be required in future years. The findings of the report were that the pool plant was in good condition and should have 5-10 years life remaining. The report recommended that the pool tank should be repainted and some maintenance was required on the adjoining buildings. Ongoing maintenance has already been allowed for in the SMCS long term maintenance plan. The report also noted that a heat pump and cover for the pool would improve the usability of the pool.

The future of the swimming pool needs to be considered when deciding on any future development of the lower playing field.

The options for the pool are below:

Options	Pros	Cons
Do nothing	No cost	Too cold for juniors Too shallow for seniors
Keep and heat	Usable for longer periods	Too shallow for seniors More costly to operate
Demolish	More playing space for field Reduced H&S risk	Travel to Newmarket pool Parents like pool 2013 Yr 6 students voted to retain pool
Major upgrade	Major enhancement of school campus	Costly for small school Parking insufficient for major pool facility
Relocate to King's lawn	As above	As above Reduces surplus land Impact on parish

At the current time the costs to remove the pool or undertake a major upgrade are prohibitive. The most viable options are to continue to use the pool as it is or to look to increase its use by installing a heat pump. The BOT will investigate these options and make a recommendation.

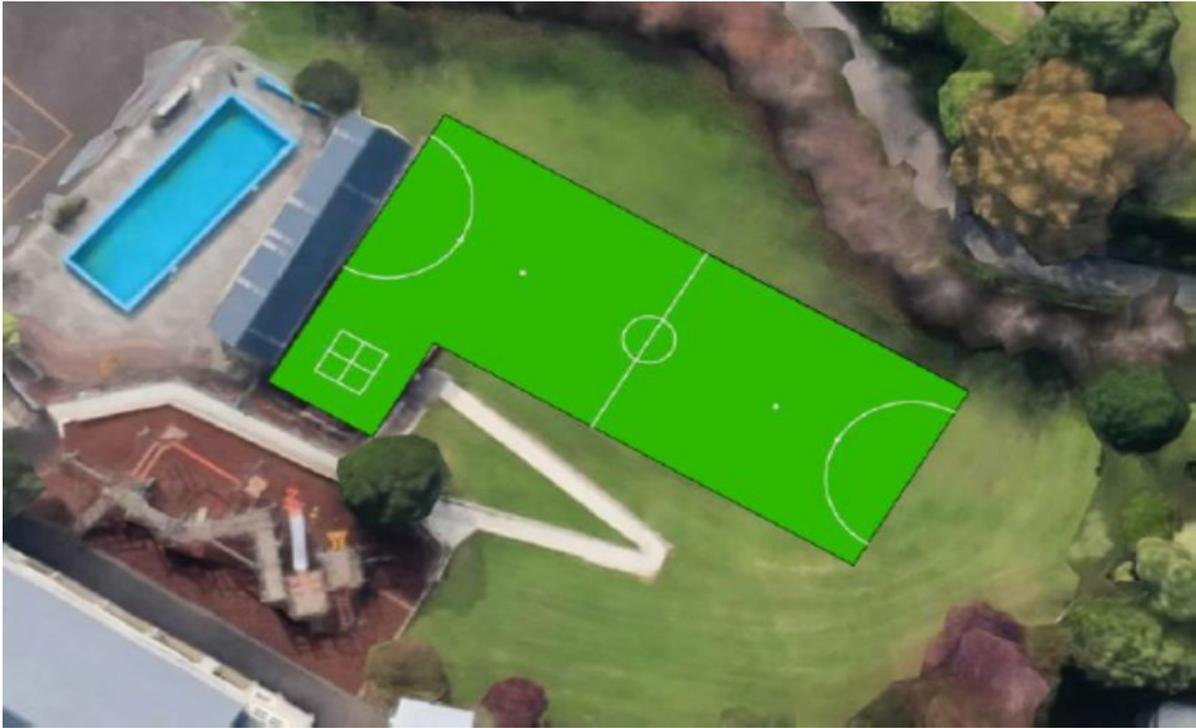
7.2 Lower Playing field

As previously outlined in 4.3.4 the lower playing field is unusable for large periods during the winter months of the school year. An all-weather playing surface on the lower playing field would be a major upgrade to the schools facilities and provide more space for the children to play and place less stress on other parts of the school. In the short term the swimming pool is assumed to stay in its current position but the use of this area may change in the future.

Options for lower playing field:

Options	Pros	Cons
Do Nothing		Unavailable for half of the year
Drainage and grass	Large grass area	Will be closed in heavy rain
All weather turf	Available all year round	Limits grass area for children

Proposed area



Our recommendation is that we look at the options for developing the lower playing field in the short to medium term and keep the pool in the same position.

Longer Term

Longer-term projects, such as increased parking or building new classrooms, will depend on growth in the school role, parish projects and any decisions made about the swimming pool.

Conclusion

This Master Plan provides a road map of the existing physical portfolio of land and buildings to a consensus future vision of an educational environment that is fully aligned with the vision of SMCS.

It provides recommendations for the BOT to consider when specific issues arises (e.g. the pool plant comes to end of life) or financial resources allow (e.g. once the current funding obligations for the funding of the St Mary Mackillop hall are at a desired level).

The Master Plan presented in this report outlines the two areas of focus for the BOT, the swimming pool and the lower playing field. There will be separate project documents on these areas to understand the options and costs involved.

This document should be used as a framework when considering any future capital works. It is important that this document is “live” and be regularly updated by future BOTs so that any significant capital works contemplated has an “eye to the future” in order to minimise the chance that money might be wasted, by for example a project being made redundant in the medium term, with the expectation that financial resources at SMCS will always be a challenge.

In conclusion, maintaining an up to date Master Plan should become a key responsibility of each future BOT to ensure that it is a “live” document, is regularly updated and the framework developed adhered to when SMCS considers significant financial commitments on its current site.

Appendix 1

Satellite view of property in 2012/13?



- | | | | |
|----|--------------------|-----|----------------------------------|
| 1. | Kings lawn | 7. | Lower Field |
| 2. | St Michaels Church | 8. | Junior Playground |
| 3. | Parish House | 9. | Junior Classroom Block |
| 4. | School Hall | 10. | Senior Classroom Block and Admin |
| 5. | Turfed Lower Court | 11. | Beatrice Rd |
| 6. | Swimming Pool | 12. | Bassett Rd |