



Parish Consultation Workshop

26 February 2017

Draft Project Roadmap

Month	Consultation/ consideration steps	Notes	Phase
January/ February	<ul style="list-style-type: none"> • Draft consultation plan (facilitator) • Agree consultation plan (SEAT) • Endorse consultation plan (Vestry) • Agree implementation responsibilities (SEAT/ facilitator/ others) • Communicate roadmap to parish 	<p>Also, agree scope and timing of assessment/ investigations work - needs to be reflected in SEAT's overall project plan</p> <p><i>Roadmap and aims and principles could be summarised into a communications piece for parish and community</i></p>	Phase 1
February (second half)	<p>First consultation workshop: Parish Directions <i>To involve: St Albans parish Possibly also other contributors from community Appreciative inquiry approach – our contribution, celebrating our strengths, how can we contribute for the future</i></p>	<p><i>Aim – introduce relevant demographic and other background information Outcome: confirm current and future activity areas for St Albans, with parish Vision, Mission and Values as a key reference point</i></p>	
March (first half)	<p>Second consultation workshop: Activities assessment <i>To involve: St Albans parish and</i></p>	<p><i>Aim – examine the activities in detail and their risks, priorities, and co-dependencies</i></p>	

	<p><i>stakeholders (potential focus groups)</i></p> <p><i>Information: some basic information about the Eastbourne community and its future would be useful here</i></p>	<p><i>Outcome:</i></p> <p><i>Describe the buildings, facilities and other requirements that result from the priority activities</i></p> <p><i>Brainstorm criteria to be considered in solutions</i></p>	
March (second half)	<p>Small group work</p> <p>Initial development of solutions concepts for meeting requirements (brainstorming)</p>	<p><i>Recommended that some pre-work be done – perhaps by SEAT – to brainstorm solutions concepts & develop criteria for assessing</i></p>	Phase 2
April (early)	<p>Third consultation workshop: Solutions concepts</p> <p>Further development and exploration of solutions concepts, leading to a long short list</p>	<p><i>This could be small groups followed by larger group bringing it together</i></p> <p><i>Important to judge the pace so that creative ideas are explored, rather than rejected outright</i></p>	
April (later)	<p>SEAT prepare initial report on information, consultation and description of options (including long list) and criteria</p> <p>Report completed & circulated by end April</p>	<p><i>This step is important so that all can see their ideas recognised, in a more digested form that helps make choices. Definitive record of key information</i></p>	
May (mid)	<p>Fourth consultation discussion/ workshop</p> <p>Review and feedback</p>	<p><i>Small or large groups?</i></p> <p><i>Parish and community</i></p> <p><i>Decision group involved</i></p>	
Late May	<p>Decision Committee meets to short list/ commission detailed assessments</p>	<p><i>Timescale may depend on issues raised by feedback and/or need for further investigation</i></p>	
	<p>“Short list” is socialised with Diocese</p>		Phase 3
tbc	<p>Detailed technical costings etc.</p>		
tbc	<p>Decision Committee selects prepared option</p>		

Wellington Anglican Diocese Property Principles

Diocesan values which underpin the principles set out below:

- We are Episcopally led
- We are a relational people
- We are one church with local community expression
- We are family.
- We make disciples.
- We care for the lost, last, and least.
- We act with integrity, honesty and respect.
- We live within our means.

Buildings - Principles going forward

- Mission will always drive the decisions on our buildings:
 - Whatever we build or improve should ensure our Missional potential is greater than if we had not embarked on the investment.
 - In particular, in some cases we will need to spend capital in order not to diminish existing Mission, such as earthquake strengthening of some buildings.
 - We will not invest capital without thinking about the wider context of Mission in the local area, which will include discussion at cluster level.
 - Property must not be a drain or cost to our church life and mission.
- Our long term goal is to have buildings which reach required standards in terms of earthquake and other risks, are well maintained and meet our strategic Missional needs:
 - We must plan new buildings or acquisitions for the next 50 years, which means they have to be saleable if they cease to be used as Mission Units.
 - At any location we will aspire to the best long term solution, rather than the expedient.
 - Our property should ideally cover its cost, but in any event should be well-maintained, well used, and suitable both for our mission, and for the wider local community.
- All mission units are required to have a vicarage, unless exemption is granted.

- Where a Parish cannot pay its way we prefer to allow the property to be fallow for a period before there is a move to sell the asset, thought it must be maintained.

Maintaining Missional Presence within the Diocese

- We will not lightly give up any current location, but we will be open to consolidation:
 - Money released from sale of worship buildings will go to Mission purposes.
 - As part of our commitment to being family, 10% of any net property sale proceeds is encouraged to be given to be given to the Diocesan Development Fund
- Where a building is surplus or not used, we will work on the principle that money for that building was originally provided to build the Kingdom of God in that broad region. Using such sources purely for maintenance purposes is outside this policy.

Use of Historic Money for Buildings

- Proceeds from the sale of an existing building or drawings on an historic capital fund would be expected to be reinvested in a manner which does not reduce the expected overall value of the overall portfolio. Again using such sources purely for maintenance purposes is outside this policy.

Practical Outworkings of the Principles

- Parishes must consult with the Diocesan Property Manager at outset of discussions regarding capital expenditure or significant maintenance, before planning begins.
 - Mission units prepared to commit fresh funds to a Missional project are more likely to receive approval than those seeking solely to use proceeds from the sale of existing surplus buildings, or use historic capital funds.
 - Some proposals to release historic capital for engineering evaluation/ strengthening or general safety purposes purpose may be approved by Management Committee/ Board of Trustees on specific application.

- Money released from sale of worship buildings will not be spent on accrued maintenance.
- Parishes with their own Trusts are encouraged to follow the same principles.

St Alban's Church and Hall Usage and Eastbourne/Bays Demographic Profile

1 Users of St Alban's Church and Hall during 2014-2016

Hall Hire

Wellington Ballet Studio	regular classes
Women's Fitness	regular classes
Okiwi Trust	monthly meetings
East Harbour Environmental Assoc	meetings and public consultations
Wellington Youth Choir	rehearsals in hall + concert in church
Wainuiomata Choir	rehearsals in hall + concert in church
Butterfly Creek Theatre	occasional use for rehearsals
California Dreamers Singers	occasional rehearsals
Eastbourne Children's Choir	rehearsals
Tai Chi	wet weather venue
Nia Dance	regular classes
Family events & children's birthday parties	

Church Events/Retreats/Gatherings

Wellesley College	church service each term
Urban Vision	annual discernment days
St Michael's Kelburn	covenanters retreat (3 annually)
Pauatahanui Meditation Group	quiet day
Hutt Baptist	retreat day
St David's Naenae	gathering jointly with St Alban's
Hutt Valley Kaumatua	occasional visits
Neighbouring Parishes Cluster	occasional
San Antonio's	Messy Church
St Ronan's	Messy Church
Hutt Valley Anglican combined youth	gatherings
Hospitality after most funerals held in St Alban's	

Kitchen

Food for Thought	regular – up to 3 times a week (till 2016)
3Little Birds Catering	2-3 times a week
NuFood	twice weekly
Honey Extraction (2 groups)	seasonal Jan/Feb
Fermented Foods	one-off kitchen demonstration

St Alban's Uses

Pop in & Play	weekly - term time
Sunday fellowship	morning tea
Children's ministry	
Movie nights	
Garden Party afternoon teas	
Vestry meetings	
Parish Korero	
Mission Fairs	
Fellowship evenings – Women's Evenings	
Study Series and Courses	
Retreat Events run by St Alban's	

2 Eastbourne Population Profile

The information below comes from the Eastbourne Community Board Survey undertaken in 2014 and was initially extracted from the NZ Census 2013.

Eastbourne total population 2013 Census	4665
Population over age 15	3779
Percentage over age 15	81%
Median age of all residents	55 years

LOCATION	2013 Census Distribution
Point Howard	7%
Lowry Bay	12%
York Bay	3%
Mahina Bay	4%
Sunshine Bay	0.3%
Days Bay	13%
Eastbourne & beyond	57%

If further information is required, this will need to be decided and the information extracted directly from the Census.

3 **Active Eastbourne Organisations and their role**

An endeavour was made to obtain any available booklet/list/directory of Eastbourne organisations providing cultural, social, sports or other activities for local residents. Such publications have existed in the past.

Approaches seeking information from the Eastbourne Community Board, Eastbourne Library and Eastbourne Herald, all produced the same response, that there wasn't currently such a community directory. The nearest equivalent is the monthly "What's On" published in the Eastbourne Herald, which lists organisations and contacts for events being held in the near future.

The St Alban's community needs to decide whether this an important piece of information, and if so to work out a process for putting together a community directory.

Summary of Mission and Ministry, St Alban's Parish of Eastbourne, February 2017

St Alban's Vision, Mission and Values

Vision

"Every household in the Hutt Valley is connected to a household of God".

Mission

"Together committing to God, together committing to God's family, together committing to our neighbourhood and our community."

Values

What are the values that we need in order to fulfil our mission?

- accountability
- passion
- honesty / integrity
- forgiveness
- servants hearts
- faithfulness
- obedience / perception
- commitment / perseverance
- honouring one another
- loving
- non-judgemental / accepting
- trust
- welcoming / openness
- peace
- hope
- joy
- unity

Overall Parish Demographic

In 2013 we had to provide a statistical summary of the preceding 5 years' attendance and age demographics, which showed that although the parish had experienced a considerable time of growth prior to that period, the overall trend during those 5 years was slight decline. That decline continued in the following years and in 2015 levelled out and began to grow again. Since the transition to Wellesley our overall numbers of attendance have been consistent and in some areas have shown growth.

Our congregation demographic is biased towards those in retirement age, with low representation for children, families, teenagers and young adults.

Areas of Ministry and Mission

All our mission and ministry is shaped by our threefold commitment to connecting with God, connecting with God's family and connecting with our community and neighbours. In other words, it intentionally must grow our relationship with God, grow our relationship with each other and be missionally facing to grow the Kingdom of God.

Our mission and ministry grows out of our discipleship. In prioritising discipleship, we empower each other to lead and grow the areas of God's Kingdom to which we are each called.

Seniors: Our Take a Break initiative provides a needed ministry for seniors in Eastbourne who are often isolated from other services and fellowship. This has been a well-supported community partnership and is well resourced with volunteers from within the parish. Our Thursday congregation grows because of this monthly initiative.

Men and Women's Fellowships: A regular men's group provides a place of connection, prayer and reflection within a monthly rhythm that includes an easy place for men outside of church community to connect. Strengthening a broader leadership team of men for this ministry is currently needed. Our women's ministry includes similar opportunities for prayer and fellowship and open events and evenings for people outside of usual church community. A new regular rhythm for women is currently being discerned and there are women with passion to lead this ministry.

Youth and Young Adults: We have a young adults group who meet regularly and grow in discipleship. This group do not readily connect within our regular worship services. We work alongside the Diocese youth programmes. There is potential to seed an intermediate youth ministry, particularly working with the connections with Wellesley College, although this requires energy, capacity and a team.

Families: There are three main areas of mission and ministry with and for families: Pop in and Play for preschool aged families, family missional community, and all-age worship through Messy Church and our Sunday gathering. This is a huge area of potential, growth and need.

Wellesley: Partnering with Wellesley College to inform, support and strengthen its Special Character has grown considerably in recent years but there is huge scope to grow this partnership further. This growth relates to a

further deepening of chaplaincy presence within the College, continuing to strengthen our shared termly worship and connection with local Wellesley families, and the potential for our building response to reflect opportunities for continued partnership.

Introducing Christianity: We have developed a simple, home-based hospitality approach to sharing the basics of Christianity and have had a fantastic team run this initiative. There appears to be an overall lack of confidence in sharing the Gospel with others or inviting people to be part of introductions to Christianity. This is an area that we can develop and grow in confidence (and there are other programmes, such as Alpha or the Catechumenate (Adult Way of Faith) that can strengthen this part of our life together).

Wider Hutt Valley: Connecting with the needs of our broader community has been important in linking with initiatives in Taita Pomare, Kokiri Marae and our response to arriving refugees. There is so much potential to lean further into these areas of local transformation as leaders grow and are empowered to develop these connections and ministries.

Overseas mission: Promoting understanding and sharing our resources with the wider church has been an important part of this parish and continues to play an important part of our belonging to the wider family of God. Being a mission sending parish should always be in our heart beat.

Discipleship and Missional Communities: We connect with the Diocesan discipleship tools of Cursillo, EFM and 3dm. Cursillo has not been a strong part of this parish, but opportunities to join will be available this year. Several people have taken up the invitation to begin the EFM course with others from across the wider Wellington area in the last few years. We have been one of the first parishes exploring 3dm, which provides intentional discipleship huddles to equip and release missional leaders. Alongside this discipleship is the leading out of missional communities: communities of people with a core leadership team who have an intentional missional presence for a particular place / demographic or need. Our families' missional community and our Knit Wits have been pilots of this fresh church expression.

Contemplation: St Alban's has many contemplative Christians and opportunities to gather together in contemplative practices. Deepening ourselves to be a contemplative parish, with a rhythm of shared daily offices, meditation, and centering prayer has great potential.

Retreat: Our retreat ministry is founded on the sacred space and sacred community of prayerful hospitality and connection with God. This is a ministry that was growing from strength to strength until the loss of our buildings.

Ecumenical connections: Our geography creates a closeness of community with our Christian brothers and sisters. We worship together and we embark on mission and ministry together at different levels and different ways throughout the Church year. We are being asked to consider our discernment with an ecumenical lens.

Worship

We have hunger for traditional liturgical worship.

We have hunger for simple, contemplative worship.

We have hunger for free-flowing praise and prayer.

We have hunger for all age tactile family worship.

We have hunger for silence.

We have hunger for joyful and diverse music.

What might it look like for St Alban's to be a community facing facility that connects with and grows family, community and life?

What might it look like for St Alban's to be an intentional contemplative community that connects deeply with God and offers a place of sanctuary and sacred encounter?

What might being part of church mean for the missing generations within our congregation in future years? What might it look like to gift such a church to our children's children?

What might it look like for all the churches of Eastbourne to create such places together?

High level costs for reinstating the Church and Hall

Q: How much will it cost to strengthen the church and hall, without enhancing them?

The cost to fix the church and hall has not been determined to any degree of accuracy/ certainty. This can only be done after engineers confirm workable solutions for the church and hall, and complete sufficient detailing of those solutions to allow costing - with a defined degree of certainty attached.

Q: Do the engineers have possible solutions?

Church: At the presentation of the 2nd seismic report, David Wood from Beca suggested that it may be possible to strengthen the church by building and fixing buttresses to the external faces of the church walls. He described these as a largely external solution that would minimise impact on the interior of the church.

Hall: David suggested that demolition and rebuilding of the centre section of the hall would likely be the most cost effective option for reinstating the hall as-is. This would involve removing and replacing the exterior brick walls, strengthening interior walls at each end of the centre section, and replacing the roof over that section.

Q: Have the engineers given any indication of costs?

At the same presentation of the 2nd seismic report, David was asked what costs might be attached to the solutions he had suggested (outlined above). He did not come prepared with costs, but did supply some very high-level guesses which are given below.

Church: David suggested that church wall buttressing might cost \$200,000 to \$300,000. As the discussion continued, he leaned more towards the \$300,000 figure, and noted that contingency to cover unanticipated work would be additional. Rob Burrige suggested that given the church roof needs replacing, it would be sensible to do that while the strengthening work was being done. Re-roofing was not included in David's \$300,000 figure.

Hall: David suggested that rebuilding the centre section of the hall might cost \$200,000. Again, this would not include any contingency cost to cover unanticipated work.

Total for very high-level cost guesses:

\$500,000 + contingency for unanticipated work + church reroofing.

Notes:

1. The degree of accuracy of the \$500,000 figure is not defined. The real figure could be much higher. It may not even represent the lower end of the cost range.
2. We do not know how much should be set aside to cover the unanticipated work contingency. Given the age of the church and hall, we should expect unanticipated work to arise.
3. We do not know what the reroofing cost would be.
4. Given the above unknowns we are not able to set a budget for this work.

Q: How do we get certainty on costs?

To get a cost estimate that has a reasonable degree of accuracy attached (e.g. $\pm 20-25\%$) we would need to engage engineers to develop the solution designs to a degree where costs could be quantified. The effort required from the engineers to do that is not yet known, however Rob Burrige has indicated that this might require 80 man-hours to complete. Assuming an average charge-out rate of \$200 per hour, the cost to obtain this cost estimate could be \$16,000. A next step would be to ask the engineers to advise their anticipated effort and costs.

A fundraising committee is being convened by Denis Packer and Heather Molloy who are gathering offers of support and fundraising ideas.

Summary of information provided on-line by Hutt City Council for 11, 13 & 14 Ngaio Street

Valuation & Rating information:

	Land Area (sqm)	Capital Value (current)	Land Value (current)	Rates (LHCC)	Rates (GWRC)	Total Rates	Capital Value (from 1/7/17)	Land Value (from 1/7/17)
Lot 1 Church 13 Ngaio St	1114	\$740,000	\$580,000	\$381.00	\$0.00	\$381.00	\$750,000	\$580,000
Lot 2 Hall 14 Ngaio St	512	\$550,000	\$380,000	\$1,488.50	\$0.00	\$1,488.50	\$560,000	\$380,000
Lot 3 Vicarage 11 Ngaio St	784	\$670,000	\$530,000	\$3,236.07	\$967.56	\$4,203.63	\$740,000	\$530,000
Total	2410	\$1,960,000	\$1,490,000	\$5,105.57	\$967.56	\$6,073.13	\$2,050,000	\$1,490,000

Source: Rates Reports for each property

District Plan Activity Area designation (zoning): General Residential

Tsunami Zone Group: Orange

Exposure Zone: High Risk

Wind Zone: Very High

General Residential:

“Residential dwellings and activities, subdivision patterns, open space, vegetation and a general absence of nonresidential, or large scale commercial or industrial operations, all contribute to the residential character and amenity values associated with the general residential areas of the City. It is important that activities are managed to ensure residential character is retained, and amenity values are maintained and enhanced.”

Aerial photos of the properties and more details about the zoning provisions are available to view at the consultation workshop.

Summary of Trust Finances for 2016

- **Total investments** \$691,970 Face Value;
market value would be slightly higher
- **Income** \$25,394
- **Distributions** To the Parish \$22,653 including \$15,000
(allocated monthly) and \$7,653 to BECA
(seismic survey)

\$2.741 capitalisation (11% in lieu of usual 20%,
funds being insufficient)
- **Rateable Values** Vicarage \$750,000; Hall \$550,000

Full audited accounts will be available for the Parish AGM.