

St Francis of Assisi, Ohariu

Review of our current buildings



20 December 2017

This is a report following consultation for a review of our Parish buildings. A building report on the three Presbyteries and Churches of St Francis of Assisi, Ohariu was commissioned in May of 2017. This report was carried out by Brian Hill, an ex-facilities manager and Louis Schraader, a quantity surveyor. The aim of this report was to understand the full implications of how much it would take to bring our buildings back to an acceptable standard under the new merged parish. The building report was publicised to all parishioners in June of 2017.

A process of consultation began during July of 2017. The first stage being an open process whereby parishioners were asked to make submissions about thoughts and ideas for a way forward, and to consider the question of how many churches and presbyteries we really need. The second stage of consultation in October/November was definitive feedback using a form prepared from the range of ideas generated by the first consultation.

A total of 36 submissions were received from parishioners from the first consultation, and a total of 125 feedback forms were received from the second consultation.

This is a complex issue touching on what is near and dear to many parishioners way of life. The Pastoral Council and the Finance Committee is appreciative of the many ideas and suggestions that parishioners have submitted.

Consultation process and outcomes

Stage 1 July 2017

Following the recommendations of the building report in the summary on the St Andrew's Church on page 3, it is stated: **"As the Church is a public building the degree of risk is greater than the presbytery. The Church is also regarded as a health and safety risk due to intermittent leaks causing slippery floors"**. Fr Peter was obliged to close St Andrew's Church.

Dear Parishioners 2 July Newsletter

Last week you will have heard that St Andrew's Church has been closed for health and safety reasons caused by leaks. With the coming of winter, the building is no longer considered suitable for Mass.

Understandably, people have been upset because of this closure, and I acknowledge that the Newlands community will face considerable disruption for a while. In the interim, the 5pm Mass has been transferred to Johnsonville, with an extra Mass at 12pm in Johnsonville to allow parishioners from Newlands to choose what best suits them from the times available.

A building report has been commissioned and it is now available on the Parish website. Next weekend there will be speakers at all Masses to present this report to parishioners. There will also be

*a summary of the building report attached to next week's newsletter, inviting feedback. For people wishing to give feedback please write to P O Box 13016, Wellington 6440 or email ohariuparish.feedback@gmail.com Please be assured that your feedback is valued. **Fr Peter***

Comments from Parishioners

Parishioners were provided with an opportunity to provide comment on the building report published in June. At this stage, the process was an 'open book' with no options proposed or suggested. Anyone could suggest any ideas. This process was publicised as "The state of our buildings. Have your say". Submissions were open until 15 August

Building Report published 30 July Newsletter

The state of our buildings. Have your say!

Please remember to put in your feedback by 15th of August to ohariuparish.feedback@gmail.com or write to PO Box 13016, Wellington

Feedback from the Building Report 20 August Newsletter

Thank you to all those people who took the time to send in their thoughts and ideas to the feedback email address. 36 separate submissions have been received as a result of asking for feedback on the Buildings and Maintenance Report. The submissions have covered a wide and diverse range of views of our way forward. They will now be studied in detail by members of our Finance Committee who have a meeting scheduled for 29 August. Following the Finance Committee addressing the submissions the Pastoral Council will be briefed and invited to give their views of the options available for our way forward. It is envisaged this process may take up to two months. Parishioners will be kept informed as this process is worked through. Fr Peter & Fr Doug

Key Points from each of the 36 Submissions

1. Renovate the Johnsonville Presbytery for 2 priests then sell Khandallah Presbytery, then put a flat roof on the Newlands Church as it is the largest and can fit the whole Parish.
2. It's impossible to raise that much money so sell Newlands
3. Newlands is the weakest link. It is the responsibility of Church leaders to unite us, not divide us.
4. Sell Presbytery at Khandallah or Sell land at Newlands or sell Challenge property to fix Newlands
5. Liquidate the entire Newlands property to develop Johnsonville and the schools
6. Spoken to many people and No one favours the closing of a Church
7. Mass times at Khandallah not suitable – many are leaving
8. Sell surplus land at Newlands as was done with St John's in Khandallah to fix Newlands Church
9. Can't afford to fix all 3 Churches – one should be sold
10. With only 2 priests we don't need the Newlands presbytery, so sell along with the Newlands Church and allocate proceeds to the other 2 Churches
11. One person aggrieved about the process of the closure of St Andrews
12. Sell Newlands and Khandallah to create a hub in Johnsonville

13. Cost should not be the determining factor. Newlands needs a Church. Prayer and discernment as a community required.
14. One Church or Presbytery to be sold or break up Newlands land into smaller parcels.
15. Selling land to go into an unfortunate and dated building would surely not be the best possible solution.
16. Subdivide and sell land at Newlands, use money to demolish Khandallah Presbytery then build 2 units for income for St Bens.
17. Sell Khandallah Presbytery to fix Newlands
18. Sell Newlands car parks and Presbytery to fix the Newlands Church
19. Lease all the land at Newlands for permanent income, sell the Khandallah complex and build Mega Church at Johnsonville
20. Advice to the committee
21. Dispose of Newlands to fix the other 2 Churches
22. Sell St Andrews to fix Khandallah Presbytery
23. Sell Newlands and rent a place locally for the people to meet
24. Sell some land to fix Newlands, do a deal with a developer to own a couple of units for future rental
25. Newlands people need an apology, Church should be reopened
26. There needs to be some sort of Church in Newlands
27. Sell surplus land at Newlands to fix Church, then use what's left to address other problem areas. 438 people signed
28. Sell the Newlands complex and the Khandallah presbytery. Then buy the convent land when it becomes available, put a school hall/community centre on the Challenge land. Enlarge St Peter & Pauls and increase parking.
29. Convert Johnsonville presbytery to chapel, meeting rooms and an administration centre, priests live at Khandallah. Lease Newlands land retaining a portion for a small church or chapel.
30. Demolish the Newlands Church and build a smaller multipurpose Church/Hall on the site. Then build several rental units to provide income.
31. All 3 Churches should be properly fixed. Sell Newlands and Khandallah presbyteries. When the time comes sell Khandallah Church (which is not used to capacity) to build Mega Church for Northern suburbs at Johnsonville.
32. Sell some land to build an easy care Church/Hall community centre.
33. Set up 3 building committees and use loans and fundraising to fix assets.
34. Forced closure of St Andrews wrong.
35. Sell Newlands complex and allocate resources to other 2 Churches
36. One Church should be sold to fix the other 2.

Buildings Update 17 September Newsletter

The Parish Pastoral Council has now received information on the feedback from the Building Report. There were a number of scenarios (options) presented. The Pastoral Council has begun to look at each of these. Their focus at this stage is to consider the pastoral (human) implications of each scenario. They will be assessing the impediments (negatives) and the opportunities (positives) of each of these options.

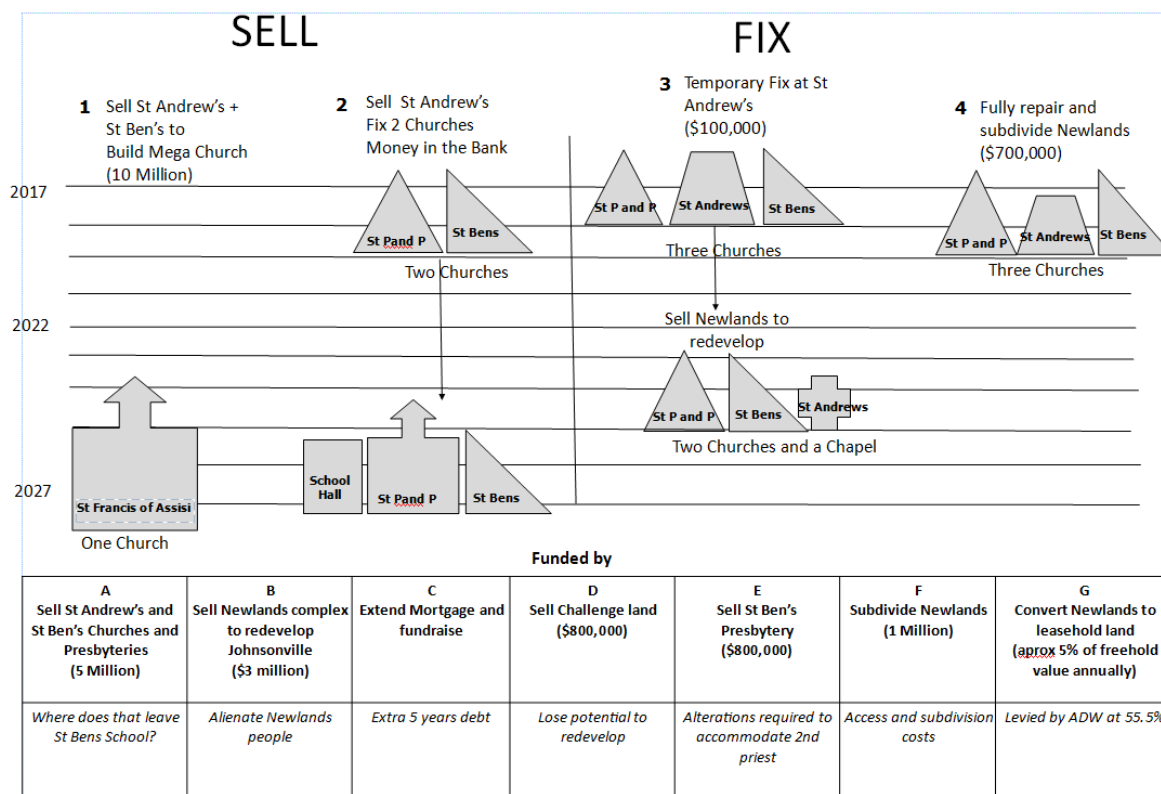
The Finance Committee and the Pastoral Council meet again in October. More information will be available to parishioners after that. Many other Parishes are also facing similar issues and it has become a topic for the Synod of the Archdiocese, "Go, you are sent..... to use your assets wisely".

Fr Peter

Minutes from the PPC meetings are available from the Parish Website on the Leadership page.

Stage 2 November 2017

The Finance Committee and the Parish Council used the diagram below as a key graphic in the design of the Expo.



Parish Expo 29 October Newsletter

An Expo featuring the various options for our Parish buildings is scheduled to begin on the weekend of 11/12 November. It will run until the end of November giving everyone an opportunity to view and comment on the best solution for the future of our Parish. The projected timeline for the process is on the Church notice board and on the Parish Website.

EXPO DISPLAY <http://stfrancisohariu.nz/Image/Expo.pdf>

Many people asked for information on the exact numbers coming to each Church and what the income was for the Parish. Additional information was provided at the Expo in an attempt to answer these and many more queries. The documents provided were

1. A frequently asked questions paper
2. A copy of the compiled standard statistics produced for the Archdiocese every year, with a breakdown of percentages per community

A total of 150 feedback forms were received from the three church communities as indicated in the table below.

Khandallah	Johnsonville	Newlands
3 G	3 F	4 E
3 B/E	4 F	4 F
3 B	1 A	1 C
3 ?	2 B	4 C/D
3 B/F	4 F	4 D/E
2 B/D/F	2 B	2 D
2 F	4 CDFG	4 ?
4 D/F	2 G	4 F/G
2 B	3 ?	4 C
3 G	4 F	4 C/F
2 B	4 F	1 D/E
3 B	3 G	4 F
3 F	4 E/F	4 C
3 B/G	1 A	3 CDE
4 C	3 F	3 D
2 G	4 F	4 CDF
2 C	4 C/D	4 C
3 F	2 B	4 F
4 C	2 B	1 D/E
3 B/G	2 B	4 C
3 D/F	2 B	4 F/G
2 B	2 B	4 C
2 B	2 B	4 C/E
3 G	3 E/F	4 F
3 D	4 C/E	4 F
2 B	1 A	? E/F
4 C	4 E/F	1 C
4 F	4 C	4 C/F
1 A/B	2 B	4 C
3 B	2 B	4 D
4 ?	2 B	4 C
3/4 C/E	4 C/D	4 C
3 D	3 G	4 C
4 C	4 F	4 C
4 D	4 F	4 C
2 B/D	1 F	4 E
4 C	4 F	3 ?
3 C	2 DEG	
3 C	4 CEF	
2 E	3 G	
3 F	2 B	
? ?	2 BDE	
4 ?	4 CEF	
2 B	4 C/E	
3 F	1 AB	
4 C	4 ?	
3 B	4 F	
4 C	1 A	
3 E	4 C	
3 ?	? ?	

2 B	3 G
2 B	2 B
2 B	3 C
4 C	1 F
3 D	3 F
3 F	3 B
	2 B

KEY:	A = Sell Newlands and Khandallah
1 = One Church	B = Sell Newlands Complex
2 = Two Churches	C = Extend the mortgage and Fundraise
3 = Two Churches and a Chapel	D = Sell the Challenge property
4 = Three Churches	E = Sell the Khandallah presbytery
	F = Subdivide at Newlands
	G = Convert Newlands to leased land

Some people found that the feedback form did not provide adequate room to write all their comments including some additional alternatives. Some of the feedback forms were accompanied by further submissions and additional information. It was apparent that many parishioners were unhappy with the closure of St Andrew's Church and were still coming to terms with balancing their wish to keep the status quo against the financial reality.

The results

Of the 150 responses to the Expo, the following breakdown is provided using the key above. Many people chose more than one funding option, and more than one combination of Churches as indicated in the previous graph. The top two funding options were *subdivide and fundraising*.

How many Churches?

1	(One Church)	11
2	(Two Churches)	33
3	(Two Churches + Chapel)	41
4	(Three Churches)	60

K1	J7	N3
K14	J18	N1
K27	J11	N3
K12	J21	N27

How would this be funded?

A	Sell Newlands and Khandallah	6
B	Sell Newlands Complex	38
C	Extend the mortgage and Fundraise	44
D	Sell the Challenge property	22
E	Sell the Khandallah presbytery	21
F	Subdivide at Newlands	43
G	Convert Newlands to leased land	15

Future planning

Following the process timeline, the next steps will be further consideration by the committees and more consultation. Future planning issues include maintaining a sustainable income, the growing population of the area, the increasing cultural diversity within the parish and greater mobility.

Demographics

The latest figures from the Department of Statistics were used to look at population growth in our area. Johnsonville and Newlands are now both medium density housing areas and have seen an over 2% growth rate in population. The trend is that this growth is seen in the numbers wishing to attend our Catholic Schools but not in the numbers attending our Catholic Churches. The Khandallah area has remained constant.

Schools

The school communities are an integral part of our Parish, and must be considered in any decision we make. The 2018 School Enrolments for next year at St Brigid's have been closed for a while now and there is a waiting list of Catholic children. The roll is capped at 330 and no further expansion can be achieved on the current site. Parents are having to choose other schools such as St Benedict's in Khandallah, Sacred Heart in Thorndon and St Francis Xavier in Tawa.

Health, safety and transport:

Churches should be safe and healthy places with adequate structural integrity, weather tightness, managed fire risk and disabled access. Car parks should also be managed to avoid any accidents and if possible the church is accessible by public transport.

Timeline

May	Building Report commissioned
June	Building Report results publicised to parishioners
July	1st Stage of Consultation – Building report submissions requested
August	All submissions reviewed by PPC and Finance Committee
Sept	Collating the options
Oct	2nd Stage of Consultation - Expo begins 11/12 November
Nov	Indication of preference from the parishioners
Dec	Review of feedback by PPC and Finance
Feb	Shortlist of preferred options/Feasibility study
Feb/March	Consultation with the Archdiocese
April	3rd Stage of Consultation
May	PPC and Finance Committee resolutions
June	Proposal letter to the ADW