

# St Francis of Assisi Parish, Ohariu



## 2021 Property Review

# 2019 Directive from Cardinal John (1)

- ▶ We are called to be “missionary disciples”, which in the words of Pope Francis, makes an attitude of “we’ve always done it this way” not only damaging to the Church, but invalid.
- ▶ Here is our situation:
  - We have too many churches and presbyteries for our Mass count, and for the number and age of our priests.
  - Some of the churches require large sums of money to address their earthquake resilience and general maintenance.
  - Pope Francis and the Synod have challenged us to be more outward-looking and to serve those who are marginalised or disadvantaged.

## 2019 Directive from Cardinal John (2)

- ▶ So, I am directing every parish to carry out a review of its churches and presbyteries, including parishes with only a single church. The review is to be with me, complete with developed proposals, no later than 30 October 2021.
- ▶ The review will identify how many churches the parish needs to cater for its Mass count (taking into account the availability of priests and lay pastoral leaders), and the ideal location of the church or churches. For most, if not all parishes with more than one church, this will mean reducing the number of churches in the parish. Provision for accommodation of priests is part of the review.
- ▶ You need to be prepared to be radical in your thinking and discernment.

# VISION of the Archdiocese of Wellington

We, the Catholic People of the Archdiocese of Wellington,

challenged to follow Christ,

are called to proclaim the Kingdom of God by:

celebrating God in our lives

sharing our living faith

growing in Community

and working for justice and peace



# SYNOD 2017 : Property Reviews (1)

Property Reviews are the result of a prayerful discernment based on the following principles

- ▶ People are the Church's primary asset
- ▶ Pastoral needs, mission and the common good are paramount
- ▶ There is a 'preferential option for the peripheries'.
- ▶ Bi-culturalism and care for creation are integral
- ▶ The future needs of parishes and the Archdiocese are considered
- ▶ Buildings are open and welcoming, child and youth friendly
- ▶ Buildings contain spaces which are flexible and multifunctional
- ▶ Our churches and sacred spaces are places of beauty
- ▶ Dialogue takes place with other churches and the wider community
- ▶ The rights of parishes are respected.

# SYNOD 2017 : Property Reviews (2)

Haere, tukuna... ki te manaaki rawa

Go, you are sent to manage your assets wisely

- ▶ Open church doors at all times!
- ▶ Review access to buildings with regard to mobility and disability
- ▶ Create community hubs that are meeting the needs of the community
- ▶ Think of marae in looking at how buildings can serve the community hub to reflect diversity.
- ▶ Create flexible space rather than fixed pews - enhances faith expression
- ▶ Use facilities for other purposes outside of mass eg playgroups, after-school activities, outreach (eg soup kitchen), drop in centre, café, counselling, leisure activities, crèche, events, social activities, seminars.

# SYNOD 2017 : Property Reviews (3)

Haere, tukuna... ki te manaaki rawa

Go, you are sent to manage your assets wisely

- ▶ Develop family-friendly spaces by providing facilities for child-care in our churches eg breast feeding.
- ▶ Consider potential conversion of unoccupied building into social or community housing, drop in centres, other forms of help for the poor.
- ▶ Revenue based use of assets eg hall hire, after school care.
- ▶ Use the different skills within the parish community eg accountants, tradies, and have a skills register.

“The worship of ancient golden calf (cf. Ex 32:1-35) has returned in a new and ruthless guise in the idolatry of money and the dictatorship of an impersonal economy lacking a truly human purpose” [Pope Francis EG 65]

# VISION of St Francis of Assisi Ohariu Parish



*We are missionary disciple's of Christ, in a community of communities, being transformed in our lives and transforming others and our world.*



# Mission of St Francis of Assisi Ohariu Parish



*We, the People of St Francis of Assisi Ohariu Parish, embrace a vision for a Church that is grounded in the Vatican II vision of baptism as the fundamental call to discipleship*

*We envisage a Parish that is strong in its faith, strong in its sense of community, welcoming, culturally diverse and culturally safe, inclusive and hospitable to all people, and willing to be actively and effectively engaged in bringing about a more just and equitable society where the intrinsic dignity of all people is reflected in its ecclesiastical, social and political structures and practices.*

# THE MERGER: *an opportunity*

*to renew our communities*

*to share human, spiritual, financial and physical resources*

*to reclaim and harness the spirit of Vatican II*

*to explore different ways of spreading the Gospel.*

*to be living witnesses to the Gospel in the world*

*to develop a new vision and plan*

**How does our property enable this ?**



# Pre Post Merger

Parish	2015 Pre Merger	Now
St Peter and Paul's		
Priests	1	Sunday Mass 1
Sunday Masses	3	
St Andrews		
Priests	2	Part time Priest Supported by Retired Priests
Sunday Masses	2	Sunday Mass 1
St Benedict's		
Priests	1	
Sunday Masses	2	Sunday Mass 1

# Mass Counts

Church	2009		2015	2016	2017	2018	2019	2020	Capacity
St Peter & Paul's	784		639	595	835	659	445	326	300
St Andrew's	321		219	224	Closed	168	238	209	450
St Benedict's	342		245	197	204	233	242	208	300
<b>Total</b>	<b>1,447</b>		<b>1,103</b>	<b>1,016</b>	<b>1,039</b>	<b>1,060</b>	<b>925</b>	<b>743</b>	<b>1050</b>

All ADW				2016	2017	2018	2019	2020
All Parishes				12,970	12,972	12,900	12,854	10,492

# NZ Stats Census Data on Religion

NZ Stats Census Data	2006	%	2013	%	2018	%
<b>New Zealand</b>						
<b>Religions Affiliation</b>	<b>4,027,947</b>		<b>4,242,048</b>		<b>4,699,755</b>	
<b>Christian</b>	<b>2,027,418</b>	<b>50%</b>	<b>1,858,977</b>	<b>44%</b>	<b>1,717,179</b>	<b>37%</b>
<b>Catholic</b>	<b>508,437</b>	<b>13%</b>	<b>492,105</b>	<b>12%</b>	<b>470,919</b>	<b>10%</b>
<b>Wellington City</b>						
<b>Religions Affiliation</b>	<b>179,466</b>		<b>190,956</b>		<b>202,737</b>	
<b>Christian</b>	<b>82,509</b>	<b>46%</b>	<b>74,298</b>	<b>39%</b>	<b>63,573</b>	<b>31%</b>
<b>Catholic</b>	<b>27,441</b>	<b>15%</b>	<b>26,061</b>	<b>14%</b>	<b>22,575</b>	<b>11%</b>
<b>St Francis of Assisi Parish</b>	<b>42,474</b>		<b>46,080</b>		<b>49,854</b>	
<b>Religions Affiliation</b>	<b>21,486</b>	<b>51%</b>	<b>19,884</b>	<b>43%</b>	<b>17,286</b>	<b>35%</b>
<b>Christian</b>	<b>7,002</b>	<b>16%</b>	<b>6,978</b>	<b>15%</b>	<b>6,195</b>	<b>12%</b>
<b>Catholic</b>						

# Planned Giving Revenue

Church	2009	2015	2021
St Peter & Paul's	\$72,557	\$79,323	\$70,919
St Andrew's	\$41,256	\$28,846	\$20,561
St Benedict's	\$67,869	\$67,036	\$49,926
<b>Total</b>	<b>\$181,682</b>	<b>\$175,205</b>	<b>\$141,406</b>

These are net amounts after deduction of levies payable to the archdiocese  
2021 was impacted by COVID lockdowns

# Current Property Status

## ▶ **St Peter & Paul's Church, Hall and Presbytery**

- ▶ 1 Sunday Mass, 2 weekly Masses, 3 weekly liturgies
- ▶ Use by other parish groups / rentals 12 hours / week
- ▶ Presbytery - rental / emergency housing

## ▶ **St Andrew's Church and Presbytery**

- ▶ 1 Sunday Mass
- ▶ Use by other parish groups / rentals 14 hours/ week
- ▶ Presbytery residential rental, refugee emergency housing

## ▶ **St Benedict's**

- ▶ 1 Sunday Mass, 5 weekly liturgies
- ▶ Use by other parish groups / rentals ~ 4 hours / week
- ▶ Presbytery residential rental

# Asset Condition & Asset Management

- ▶ **St Peter & Paul's Church, Hall and Presbytery**
  - ▶ Seismic NBS 67%
  - ▶ Seated capacity \* 300
- ▶ **St Andrew's Church and Presbytery**
  - ▶ Seismic NBS 60%
  - ▶ Seated capacity \* 450
- ▶ **St Benedict's**
  - ▶ Seismic NBS 80%
  - ▶ Seated capacity \* 300

Note Seat capacity from WCC Building Warrant of Fitness  
Excludes seating in the halls or foyers



# Our Schools

- ▶ While they are separate legal entities we should consider our schools and the relationship each has with our churches
- ▶ St Benedict's is used by the St Benedict's school for weekday masses.
- ▶ If St Benedict's were sold the school would need a spiritual space and would need to consider transport to any new parish church for school masses.
- ▶ St Peter & Paul's is used by St Brigid's school for weekly liturgies, term masses and singing
- ▶ Previous property strategies have considered development of intermediate classes and/or a school hall at 27 Dr Taylor Terrace for St Brigid's.

# St Benedict's

## Church

- ▶ Only 1 Sunday Mass / Daily weekday liturgies
- ▶ Limited seating capacity /no opportunity to increase
- ▶ Used regularly by school
- ▶ Could be shared use by school
- ▶ NBS 80% Windows are only immediate maintenance issues

## Presbytery

- ▶ Requires significant internal & external maintenance
- ▶ Good rental income
- ▶ Has meeting room used for children's liturgy
- ▶ Requires subdivision for sale

## Disposal / Redevelopment

- ▶ Best disposal scenario is to sell both church & presbytery circa \$2.5 -3.0 million

# St Andrew's

## Church

- ▶ Only 1 Sunday Mass
- ▶ Good seating capacity
- ▶ Little or no use weekdays
- ▶ Requires significant maintenance and new roof

## Presbytery

- ▶ In good condition
- ▶ Good rental income
- ▶ Requires subdivision for separate sale

## Disposal / Redevelopment

- ▶ Options include:
- ▶ Development for social housing
- ▶ Sale of presbytery only
- ▶ Sale of surplus land and presbytery - loss of parking
- ▶ Best disposal scenario is to sell both church & presbytery
- ▶ Possible option to have option buy houses for social housing

# St Peter & Paul's

## Church

- ▶ Only 1 Sunday Mass
- ▶ Good seating capacity
- ▶ Open daily weekdays / two weekday masses / three liturgies
- ▶ Attended by school
- ▶ Needs modernisation of church and hall to improve utilisation and functionality

## House @ 27 Dr Taylor Terrace

- ▶ Rented to Challenge
- ▶ Requires significant maintenance

## Presbytery / Office

- ▶ In reasonable condition but not functional
- ▶ Good rental income

## Disposal / Redevelopment

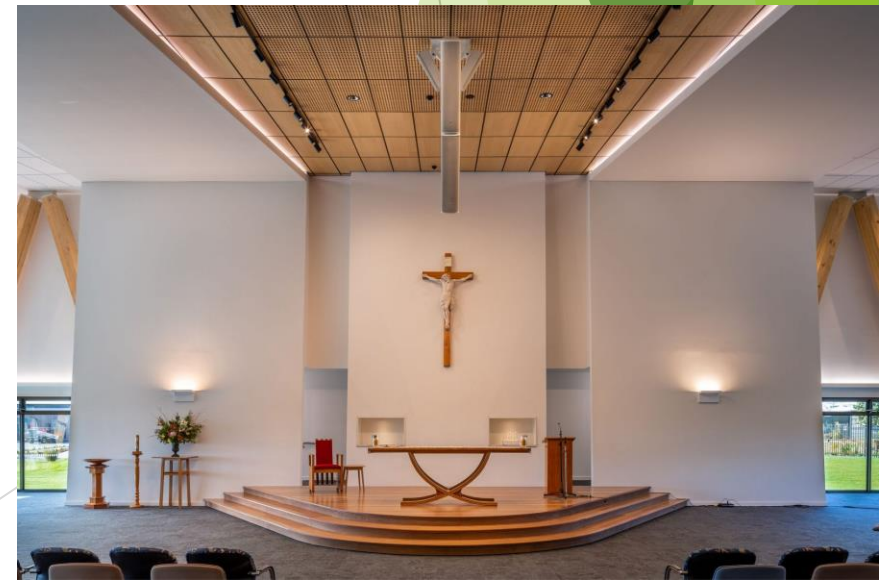
- ▶ Options include:
- ▶ Development for social housing @ 27 Dr Taylor Terrace
- ▶ Development of intermediate school classes or school hall
- ▶ Development of entire site for new parish church / community centre / social housing / parking / meeting spaces / accommodation

# Options for Future

		St Benedict's	St Peter & Paul's	St Andrews
▶ 1	Status Quo	Retain	Retain	Retain
▶ 2		Retain	Redevelop / New	Sell / Housing / School
▶ 3		Sell	Redevelop / New	Sell / Housing / School
▶ 4		Retain	Sell / Housing / School	Redevelop / New
▶ 5		Sell	Sell / Housing / School	Redevelop / New
▶ 6	New Site	Retain	Sell	Sell
▶ 7	New Site	Sell	Sell	Sell

# Case Study - Our Lady of Kapiti

Three churches / communities => One church / community centre



<https://dla.co.nz/project/our-lady-of-kapiti-parish-church/>

# Wellington South

Church	Parish Proposal	ADW Decision
St Francis de Sales Church / Island Bay	Redevelop with & transfer to school	Retain / Develop Main Parish Church
St Josephs / Mt Victoria	Close & Sell	Retain / Transfer to St Mary of Angels
St Bernard's / Brooklyn	Close & Sell	Close Sell
St Anne's / Newtown	Retain / Develop Main Parish Church	Retain as Weekday Chapel Social Services base

- ▶ ADW also directed rental / refugee properties be sold to fund purchase of more affordable properties in better locations

# Wairarapa

Church	Parish Proposal 1	Parish Proposal 2	ADW Decision
Masterton	Retain	Retain	Retain
Carterton	Retain	Close Sell	Close Sell
Greytown	Retain	Retain	Close Sell
Featherston	Retain	Close Sell	Retain
Martinborough	Retain	Close Sell	Close Sell

- ▶ Featherston church supports the school
- ▶ Carterton building proposed for use by school, lay pastoral leader etc
- ▶ Martinborough hall could be repurposed for missionary purposes



# Next Steps

- ▶ Now      Background information available
- ▶ July      Four conversation evenings
- ▶            Self arranged meetings of parish groups & communities
- ▶ August    Development of a few options for further consideration
- ▶            Opportunities for parish groups / communities to present proposals
- ▶ September Further consultation with parishioners, ADW, schools, communities
- ▶ October    Final proposal prepared for ADW by mid October