

04 August 2022

PARISH CONSULTATION FOR THE PRESBYTERY

Dear parishioner,

The adhoc committee for the presbytery has prepared a document for consultation as to how better utilize the building, a major parish asset, in a manner that provides improved accommodation and office facilities and other ongoing benefits.

To facilitate better understanding of the consultation document, the presbytery will be opened to all parishioners on the following dates:

9th August (Tuesday)	11th August (Thursday)	12th August (Friday)	13th August (Saturday)
10:30am to 11:30am	10:30am to 11:30am	10:30am to 11:30am	4pm to 5pm
(Kerry)	(Kerry)	(Garry)	(Garry)

You may have a great idea for use of the building and accommodating our Priest. We would love to hear them and your feedback. Please either email them to presbytery.stjosephlevin@gmail.com or place in the **suggestion box** in the church foyer no later than the end of August. Please include a cost benefit, how they would be financed and how they meet all of the objectives listed in the document.

In Christ,

Fr. Dennis Nacorda

PP, St. Joseph's Levin

The Presbytery

Background:

The current church was officially opened in 1956. The presbytery was built in the same era and to a similar style. It is a large building over two levels. The lower level (290 sq mts) comprises two self-contained flats (presumably one for a parish priest and one for a housekeeper – each flat comprises a bedroom with ensuite and a living room), a functional but small kitchen, a laundry, an entrance, a dining room, a living room, a toilet and an office. The upper level (79 sq mts) comprises 4 decent sized bedrooms, each with a handbasin, and two studies. There is also a full bathroom. The presbytery was built in and for an era when several priests and a housekeeper would have been in permanent residence with a need to provide for other visitors who may be staying for several days at a time (eg visiting missionaries or church dignitaries). A recent verbal report from a builder cited it to be well constructed, sound and a quality building. Apart from some redecorating and converting the open fireplace in the lounge to gas heating, very little has been done to upgrade the building over the years. It is approx. 70 years old.

The Issue:

Times have changed! The presbytery is a dated, large, rambling building with a number of entrances that potentially allow people to enter and freely wander around, including into private areas. It is not insulated and has limited heating. In winter, it is cold and uncomfortable and is both difficult and expensive to heat. There is now only one permanent resident so security is an issue and day to day cleaning and care are a significant task.

Outcome:

To better utilize a major parish asset in a manner that provides improved accommodation and office facilities and other ongoing benefits.

Objectives:

- To provide our Priest with a warm, secure and comfortable home.
- To maximise the utility of the building and surrounds.
- To update the building to current legal requirements (eg insulation, heating).
- To be self-funding or provide an income that services the funding.
- To maintain the essential style and character of the building.

Proposal # 1:

(see also attached document in addendum).

Essentially the proposal is to convert the building into 3 or 4 one bedroom apartments. Two would be on the upper floor and one or two on the ground floor. One of ground floor apartments would be our Priests residence. The parish office would also be on the ground floor at the front and have its own access opening either on to the carpark or driveway. It would not be accessible from the rest of the building. Depending on the final plan, there may need to be a small extension at the front of the building. To be workable, the office needs to comprise: general office, Priests office, interview room and utility room for storage of records, etc. It would also need it's own toilet. The estimated cost for this conversion is between \$450,000 and \$500,000.

The remaining flats would be either rented or ideally sold. The land to the left and at the rear of the building would be common ground for the residents. Garaging would be for the residents.

Financing:

The parish has \$100,000 on deposit with the Archdiocese Development Fund (ADF). This is essentially a 'rainy day' emergency fund. It could be a source of finance to fund the initial stages of this project. However, ideally, later stages of the project would see it being repaid.

Other financing would consist of a combination of the following:

- Fundraising. We would like to invite all the various groups to organize fundraising events. The more these events raise, the less will need to be found from other sources.
- A loan (probably from ADF but also from other lenders such as a bank).
- Sale of completed apartments.

In the event the apartments are not sold, then the rental income would need to service the loan. We are not a wealthy parish and could not afford to service a loan solely from collections.

Proposal # 2:

(see also attached document in addendum).

This proposal physically isolates both floors and the office from the rest of the building and provides for improved insulation and heating. Downstairs would be a self-contained residence for a single priest and the parish office. It would be largely unchanged from existing configuration and makes use of the bedroom and ensuite in the original housekeepers flat as part of our priest's accommodation. Upstairs would also be a self-contained space for short term guests with one of the current bedrooms and a study being converted to a living area and kitchen. It is not envisioned this area would be rented or sold.

Costing: (estimated)

Ground Floor

Install wrought iron grill up stairwell	2,000
Install wall to block off downstairs	3,000
Install small kitchenette for office use	5,000
Install heat pump	7,000
First Floor	
Remove bath. Install shower & Toilet	20,000
Install new kitchen	25,000
Install batts in ceiling. Repair and paint windows	40,000
Install heat pump	7,000
TOTAL	109,000

Financing:

(refer also comments under Financing in proposal # 1).

Initially the ADF deposit or borrowing could be used to fund this. However, it would be preferable to fundraise the amount required either upfront or to repay the ADF deposit after completion.

Pros and Cons:

Obviously neither proposal is a total solution and by necessity, both are compromises. Proposal 1 provides a reasonable living solution for our priest. It is higher risk. Assuming sale of the 3 apartments, it is self-funding and potentially provides a sum of money surplus that boosts our reserves or could fund another project. The big trade-off is it doesn't provide for visitors and we effectively lose the use of a large part of a significant asset. Proposal 2 is lower risk and retains control and use of the entire building. It has minimal impact on the layout of the current building. However, we might also want to improve décor and some other facilities at a later date and it does not provide for that. It is not self-funding and will require considerable fund-raising effort. There is no surplus.

Fundraising:

We would need to look well beyond bake sales and sausage sizzles to raise this sort of money. Ideally, funds raised would come from outside the parish (public events, grants, subsidies, etc) so as not to be a burden borne solely by parishioners. We need some innovative ideas here. The parish is not in a position to service borrowing unless a rental income covers this. There is a risk with borrowing if interest rates rise above a break-even point.

It is perhaps opportune to suggest to parishioners making or updating their wills to consider including a small bequest to the parish building fund.

Other Options:

Other ideas have been discussed. These included selling the building. Others are largely centered around re-purposing parts of the building or undertaking some improvements. However, none meet all of the objectives listed above. Please note, the parish center is there and should be used for meetings or gatherings. There will be no provision for meetings or gatherings in the redesign of the presbytery. Remember, it is our priest's home and his privacy needs to be respected.

You may have a great idea for use of the building and accommodating our Priest. ***We would love to hear them and your feedback. Please either email them to presbytery.stjosephlevin@gmail.com or place in the suggestion box in the church foyer no later than the end of August.*** Please include a cost benefit, how they would be financed and how they meet all of the objectives listed above.

What's Next:

This document is essentially a starting point. The effort to date has been to research and gather information to present to the parish at large in a coherent manner and seek feedback and input. The way forward will be to incorporate that feedback and input into a final proposal that must then be submitted to the Archdiocese for approval which must be obtained before any work can be done or commitments made. Then we are into getting quotes, permits, plans, etc, arranging finance, fundraising and attending to all necessary details. Construction can only start once those processes are completed.

There is plenty of scope for people with the necessary skills to be involved. In fact, we will be looking for people to form a group to oversee the project once we get to that point. We will also be looking for people or existing groups in the parish to be involved in fundraising to provide the necessary finance to get this underway. This last part can start anytime and we would love everyone to be involved. I foresee some fun events!

There is still a lot to do and a lot of detail to be finalized. This is simply an overview to get support in principle from the parish. The actual detail is still to be worked on.

Thanks:

We would like to acknowledge the invaluable contributions of Wayne Bishop, Harcourts and John McIvor who have freely given of their expertise and advice to get this proposal to this point. Also Fr Dennis and members of the finance committee and parish council for the work done so far.

Addendum:

The following documents are attached below to provide further background info:

- Quote for painting outside. Prepared last year.
- Original document for proposal 1
- Builders report (overview)
- Proposed plan for apartments (concept only)
- Extract from land agents assessment for sale and rental of apartments
- Plan for proposal # 2
- Background documents for proposal two.

PROPOSAL 1

This is a summary of the first proposal at the present time.

That we convert the presbytery into 4 self-contained, one bedroom apartment flats with a refurbished office and reception room.

One of the apartments would be retained by the parish as the residence for the parish priest and the other 3 apartments be sold.

A corporate body would be set up to manage common interests such as insurance rates/maintenance and to make sure operational rules are enforced.

The apartments could be first offered for sale privately within the catholic community such as maybe advertising them in the welcome newspaper and we could also call for expressions of interest in our own parish newsletter and on the parish website.

Selling privately would save us the cost of real estate's commission which would be a significant amount of money.

A local real estate agent has been consulted who has assessed the value of these apartments to have a sale value of each at 250 to 300 thousand dollars.

The cost of construction of each apartment has been estimated by a builder to be at the present time, at about \$130,000.00

If we were to work on a sale value of \$275,000.00 for each apartment which is believed to be attainable, after the cost of construction; the parish should end up with a profit of around \$435,000.00.

If we were to sell the apartments pre-construction with the payment of a securing deposit that would help offset the cost of any bridging finance needed.

A first right of refusal clause could be included in the sales contract so as to give the parish the first right of opportunity to buy back any of the apartments as they come back up for sale in the future.

Residence carport parking could be along the block wall at the rear of the presbytery that is currently a garden area.

Under NZ law churches are exempt from property tax. However, an Archdiocese tax will apply to any surplus.

If this proposal is agreed to, we would start with building the flat for Fr. Dennis first using the money from the ADF fund which matures this year, which is \$130,000.00

Finally, the parish would be using its resources to make a contribution to social justice and affordable housing. This may prompt a person or couple who are currently living in a 3 bedroom family home to make it available to the market for those who need the extra rooms and thus provide some relief to the housing crisis we have in our country at the moment.

This could have the following benefits:

- A net financial gain to the parish estimated at over \$400,000.
- It would relieve the parish of the responsibility and cost of maintaining an ageing building.
- It would provide a self-contained flat for the resident priest.
- It would include a small parish office space located at the front.
- It may be seen to be contributing to helping with the problem of housing supply shortage.

The downsides to this proposal could include:

- The parish permanently loses a major building asset which it would no longer be able to use.
- The parish loses control of who lives in the three flats, and how they behave, how many visitors, how much noise they make, how many vehicles are coming and going at all times of day or night. It is impossible to ask that 'being Catholic', or even being respectful of Catholic/Parish activities is a condition of owning and living in the flats. They can be re-sold any number of times.
- The presbytery building is very close to the church building, and three different groups of owner/residents making their lives so close, would likely impinge on the activities (social and liturgical) of the parish.
- Three different owners/residents will have at least 3 cars, and more likely will have one car each (if a couple) meaning up to six cars, which will need parking space. The proposal suggests that residents' parking

would be developed at the back of the presbytery building. This would mean that parking traffic would continually be going past the priest's flat, as well as the side-chapel entrance, and creating disturbance.

- The only green space (around the back of the Presbytery) would be lost in favour of car-parking.

PROPOSAL 2

An alternative proposal is offered here: **keeping the whole building as priest accommodation, and a mission-focus providing accommodation.**

In this proposal, a private living and working area for the priest is established (likely to be the ground floor, back area). This would be fully self-contained to ensure privacy.

The rest of the downstairs could be configured to meet the needs of the parish for office space, group meetings, etc.

The upstairs would be developed to enable the parish to provide short-term accommodation (interim housing), particularly for parish members and families who have such a need. These include people who are looking for their own place, those who may be on short-term contract, those who have lost their house due to fire, tornado etc. Priority would be given to parishioners (or Catholics from out of town who have just moved to Levin), but short-term accommodation could also be provided to others in the community, such as those whose house has been damaged by, for example, flood, etc. Possibly even refugees - the Red Cross is planning for Colombian refugees (who are likely to be Catholic) to resettle in Levin.

It would also give accommodation options for visitors to the parish, such as parish mission groups, visiting speakers and guests, guests and family of the priest who may like to visit.

(Note: This proposal does NOT suggest that the building be used as WINZ-referred emergency accommodation.)

A kitchen would be developed upstairs, which would be shared by the people living there. Bathroom facilities would also be shared. Those who use this accommodation would be expected to pay for the time they are staying (but the parish would not expect them to pay 'market rent').

The advantages of this proposal:

- The parish is actively providing for acute housing needs. It is more in line with the mission of the Church (to help those in need).
- The parish keeps control of the whole building.

- There are fewer people living in the building, with less disturbance to the priest and parish activities.
- Fewer cars that need parking.
- The priest has a separate, private living and working space.
- There is more space for the use of the parish.

Disadvantages of this proposal

- There is cost to upgrading the priest's living area, cost to installing kitchen upstairs, and other alterations and maintenance required (although far less than the cost of creating four separate flats).
- The financial return is not known (although it would be expected to be enough, over time, to cover the costs of alterations and maintenance).
- There is more 'active management' required, in terms of who is living there, dealing with issues that arise, maintenance, etc. (Although this could be seen as not a disadvantage, but actually an opportunity for parishioners to get involved in supporting and getting to know the short-term residents.)

SUMMARY

Both options provide separate living and working space for the resident priest.

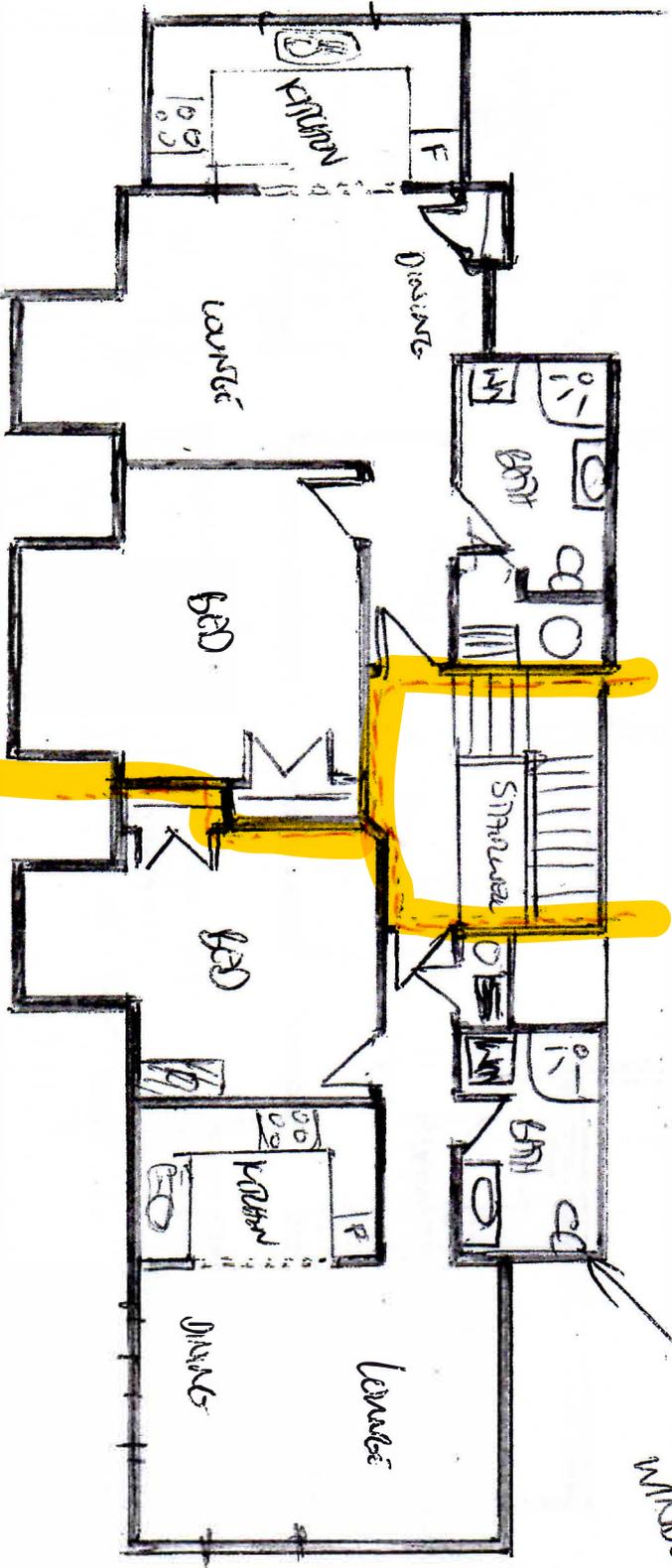
The first option potentially leaves the parish with a windfall of over \$400,000, yet it permanently loses its building asset, and permanently loses control of who is on and around the property. Large amount of money gained from the sale, which can be used for other mission-oriented purpose.

The second option will involve some financial outlay, and only a 'slow return'. Yet it retains control of the building and provides ongoing short-term accommodation to those with an acute need, serving local Catholics, as well as possibly those in the wider community. It also invites active, mission-focused parishioner involvement and engagement

APPENDICES TO PROPOSAL 1

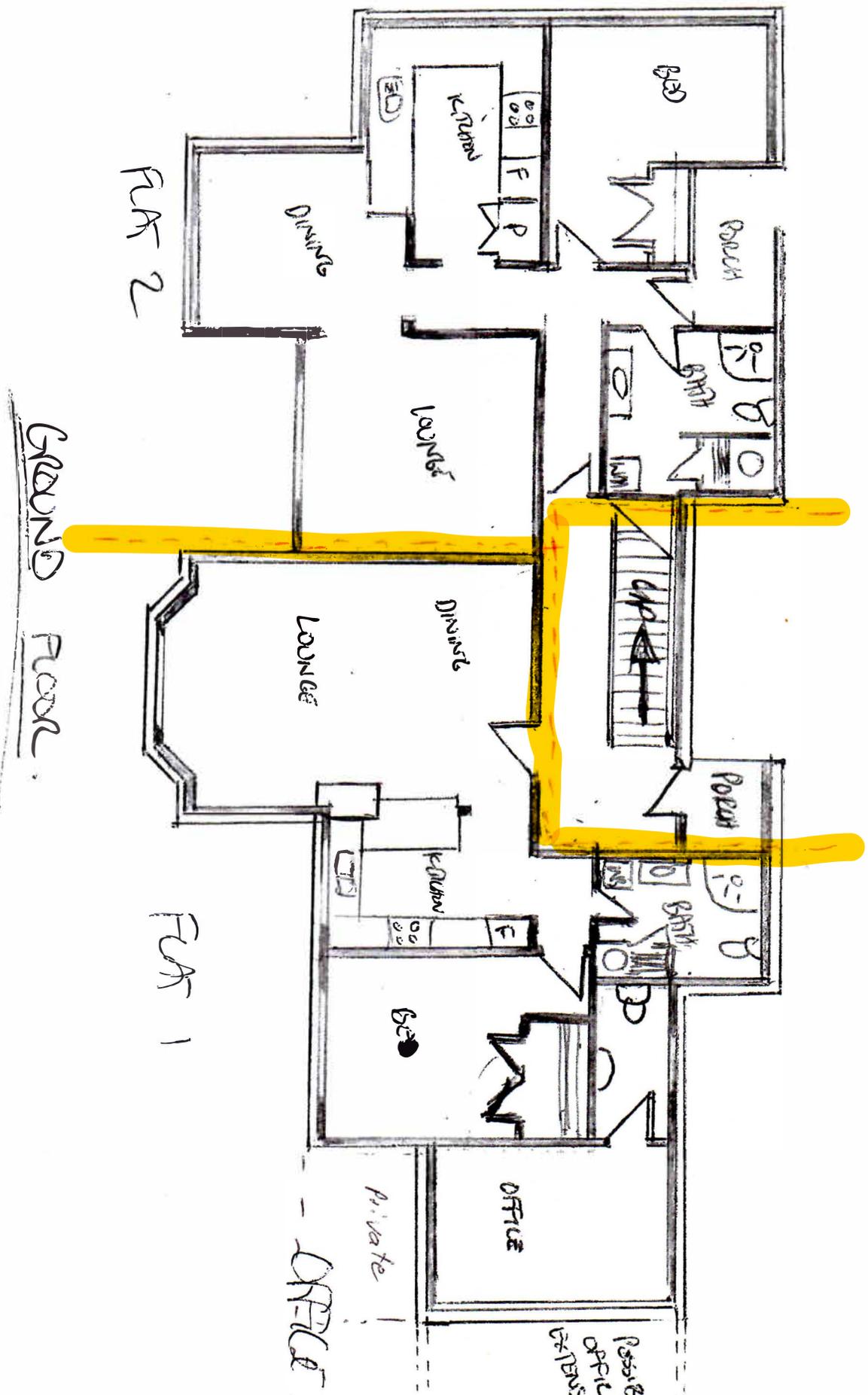
FUR 3

FUR 4



WATER
 BATH ROOM
 NEW DOOR FRAME
 NEW DOOR / DOOR FRAME

FIRST FLOOR.



FAR 2

FAR 1

GROUND FLOOR

OFFICE

Private

OFFICE

Bed

Kitchen

DINING

DINING

LOUNGE

LOUNGE

POUR

Bed

BATH

KITCHEN

DINING

BATH

Passing OFFICE

9 May 2022

Dear John

MARKET APPRAISAL –Catholic Presbytery, Weraroa Road Levin

Thank you for the opportunity to supply you with an appraisal on the above.

The property is unique in what is being proposed as there are no comparable properties of this nature.

I've enclosed some sale statistics of one bedroom properties that have been sold and a desktop appraisal from our rental division.

The price range I feel is achievable to market each of the flats individually as sighted on the proposed plan is \$430,00 - \$450,000.

To market the property as four flats within the one building \$1,800,000 - \$1,830,000

Methods of Marketing

Marketing with an Exclusive Programme (Listing with a Price)

- Harcourts website www.harcourts.co.nz
- realestate.co.nz website
- Signage
- Extensive data base

Marketing with an Auction Programme

The Auction method of marketing may be beneficial by removing the price and creating competition from cash buyers.

Marketing with a Deadline Sale

This method of marketing combines the option of having a price or buyer enquiry over price plus a fixed time frame with all offers submitted on the "closing" day.

Commission Rate

The standard fee upon completion of a sale is \$500.00 administration fee, plus 4%, plus GST, however I would be happy to negotiate a rate with you.

Summary

This is an estimate of market value and is not a registered valuation. Market conditions do change and should you require a registered valuation we recommend you obtain the services of a Registered Public Valuer.

I look forward to and I would be proud to work with you to achieve a successful sale if we are favoured with your instructions.

Yours faithfully

TEAM GROUP REALTY LIMITED

Desktop Rental Appraisal

9 May 2022

48 Weraroa Road, Levin

Given the current market conditions, it is our opinion that the proposed 1 bedroom properties could achieve a rent of between \$320 and \$350 per week.

These figures have been based on properties of a similar calibre within the locality of the property and on the basis that the property complies with current insulation and healthy homes standards.

This rental assessment has been carried out in my capacity as a Residential Lettings Consultant, not a Valuer, and I accept no liability for the final rental figure received. This rental assessment is valid for one month from the date issued.

Yours sincerely

APPENDICES TO PROPOSAL 2

Plan for Presbytery

This plan gives details for the 'alternative' proposal for the presbytery, which is the development of short-term housing for parishioners in need, plus separate flat for the resident priest.

Upstairs: Shared Accommodation for those with short-term need.

- Three bedrooms would be kept 'as is'.
- The easternmost room would become the shared lounge and dining area, and the small room adjoining (at the end) would become the kitchen. A kitchen would need to be installed: Sinkbench, hot and cold water, shelves/pantry.
- An additional shower and toilet would be installed in the space where the current bathtub is located.
- Bats would be installed in the ceiling, and interim heating would be by small column heaters in each room. (A heat pump system could be considered later.)

Downstairs: Priest's Accommodation and Parish Office

- The external door nearest the church would become the access to upstairs only. So a barrier/wall would be installed at the bottom of the stairs which blocks access to the rest of the downstairs. A further barrier would be needed going up the staircase (perhaps wrought iron grille?) to make sure no one can climb over into the downstairs areas.
- The eastern/back area would be sealed off to create a self-contained area for the resident priest. This area may or may not include the large middle room (with the gas heater in it).
- The priest's kitchen/dining area would likely need a heat pump.
- An extra heat pump may be needed in the priest's bedroom or adjoining rooms (or just column heaters for the time being).
- Underfloor insulation could be installed for the priest's living area (or under the whole building, depending on cost).
- The rest of the downstairs area would be unchanged, and used as parish office space (it could be changed later according to the needs of the parish). The only thing needed is installation of a small kitchenette for tea and coffee etc for office workers and groups that meet there.

Building Maintenance

- The wiring has been provisionally assessed as 'OK'. It may need further assessment.
- The windows will need painting and some refurbishing.

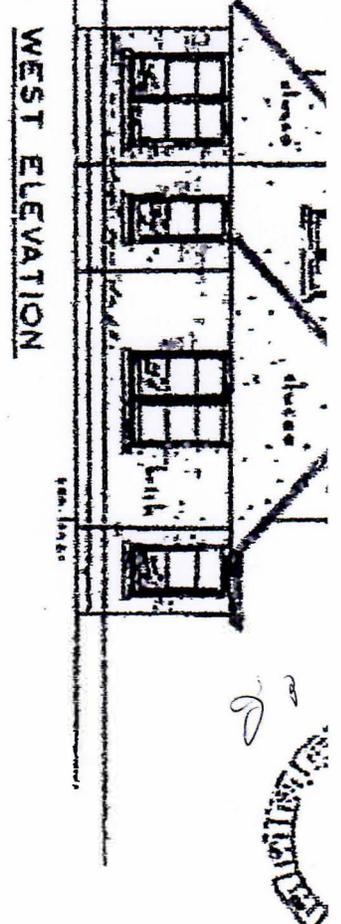
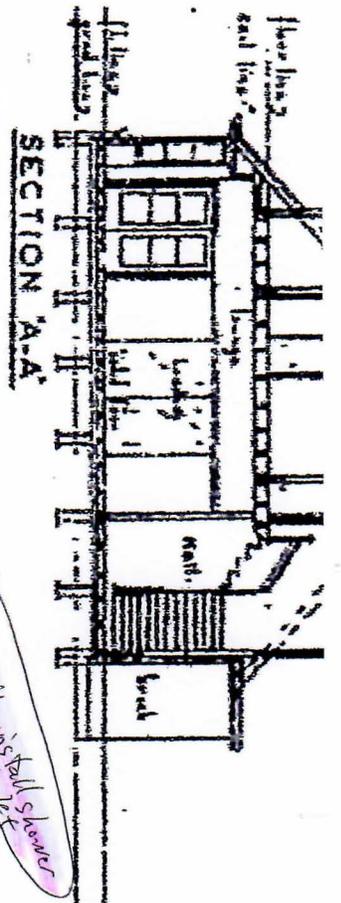
Costings

Costings have been worked out and itemised by a builder, totaling just over \$100,000.

Income

All those who stay would be asked to pay a weekly amount. This would vary depending on the circumstances of each individual/couple/family. If the accommodation is being consistently used, it is envisaged that the income would be between \$200 and \$500 per week (or \$10,000 to \$26,000 per year). This would more than cover building maintenance, and would also over time pay for costs of the alterations.

The parish may like to pay someone to manage the accommodation (who is coming and going, vetting and conditions for staying). This could be between \$50 and \$100 per week. Less if there are fewer guests (and less income), and more if there are more guests (and more income).



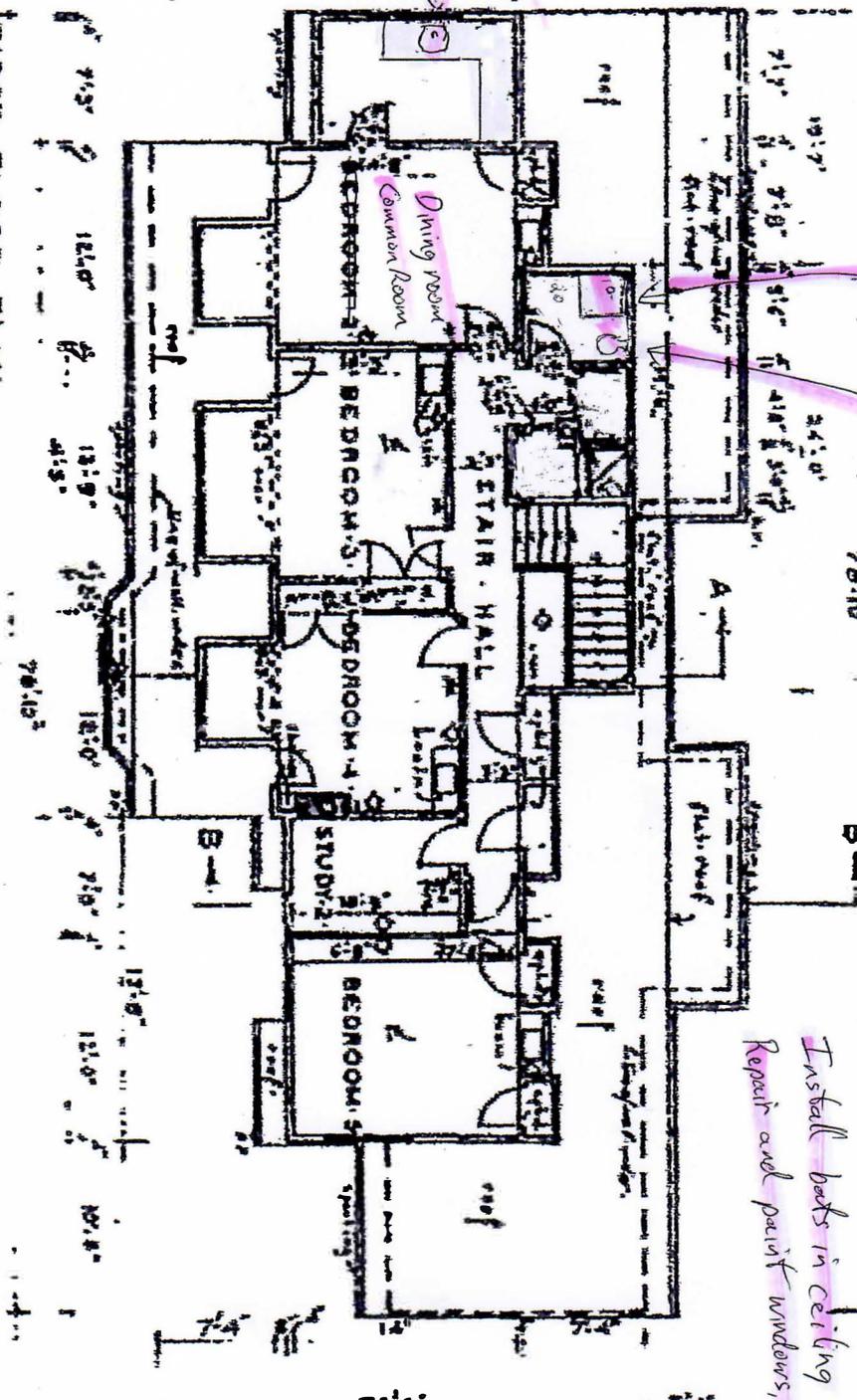
SECTION A-A

WEST ELEVATION

Remove part of wall to install shower \$200.00

48-56 Weyman Road
 Install bats in ceiling
 Repair and paint windows, as required \$40.00

Install New Kitchen \$25,000



FIRST FLOOR PLAN

LEVIN

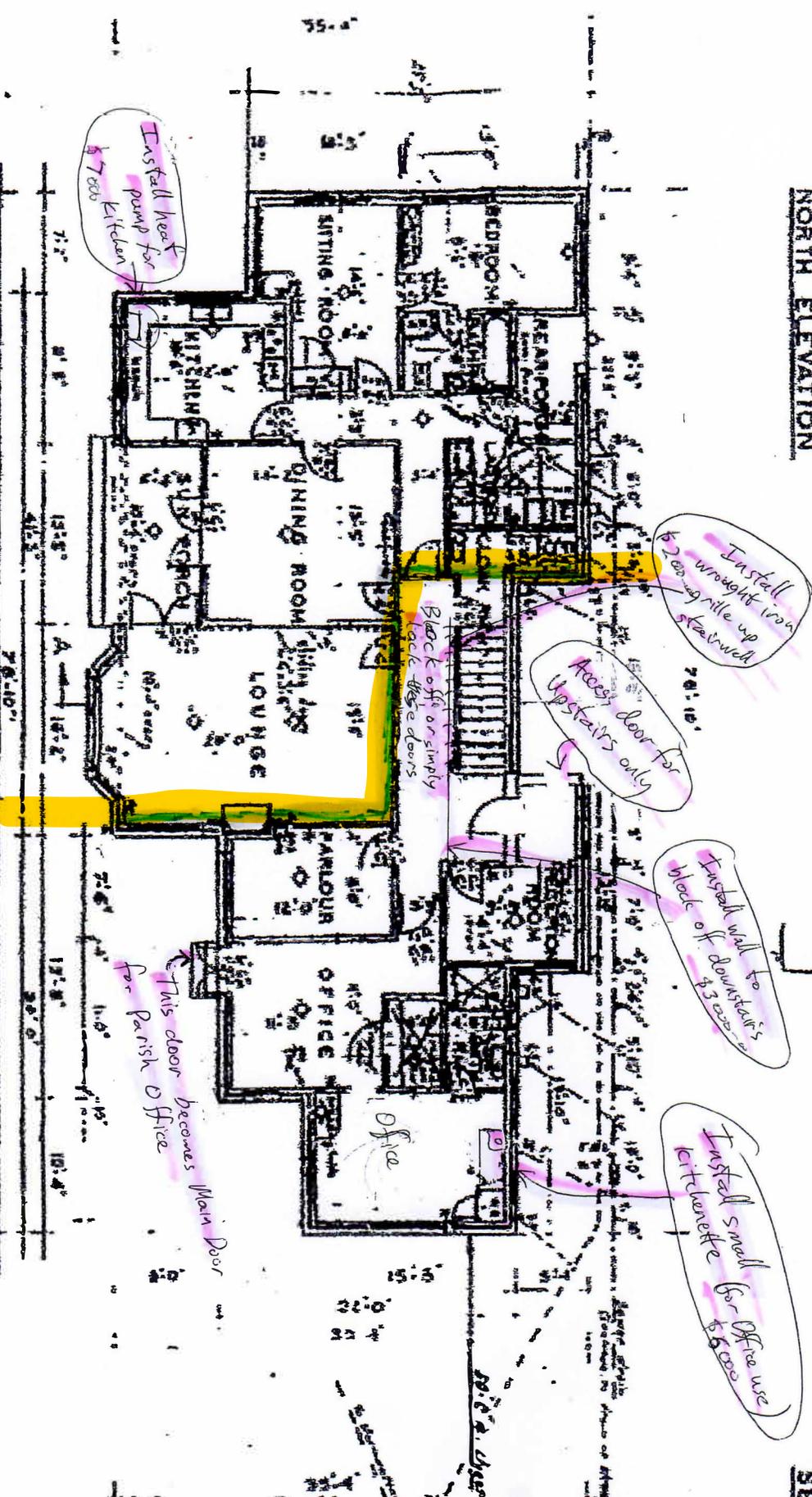
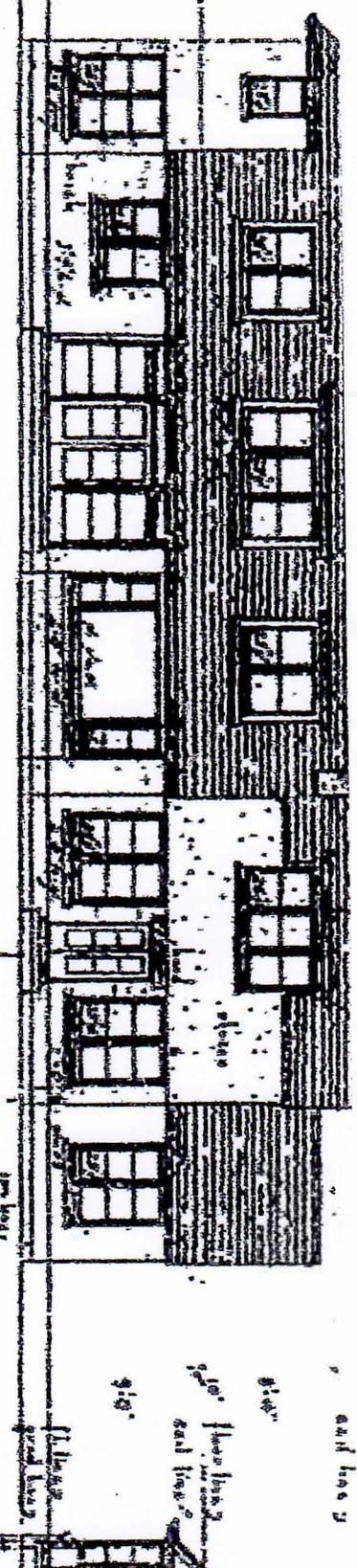
JAMES T. CRAIG
 ARCHITECT & CO.
 1000 W. ST. WATON.

Scale: 1/8" = 1'-0"
 July 58

4617

Proposal # 2

1 (Scale)



PRESBYTERY CATHOLIC CHURCH

SEC

GENERAL APPENDICES

Church prespertry renovations

1 message

John McIvor <mcivor.john25@gmail.com>
To: Carolyn McIvor <carolyn.mcivor@gmail.com>

Wed, Feb 16, 2022 at 2:14 PM

Greetings all ,
Description of details and construction on the above church project .

Architecturally designed two story building designed for a specific use circa 1950
Bottom story brick veneer with timber framing sitting on a concrete ring foundation
Native wooden flooring - first floor as well
Top story cladding - 3 coat plaster render (stucco)
All exterior joinery is wooden
Roof - metal tile profile
Copper plumbing

Summary - this building is worthy of preservation

Important points of building alterations to consider-

- 1. windows and doors on the exterior cannot be moved due to the cost - and if this is done the building will have to be recladded
 - 2. strip all wall and ceiling linings inside and reinsulate
 - 3. Alter room configurations without changing Exterior joinery
 - 4 .Rewire
 - 5. Retain rimu and native timber for preservation
- And aesthetics

Discussion points

- 1. Insulation - and windows
- 2. Subfloor insulation - and dpc
- 3 . Copper plumbing
- 4. sound insulation - walls and ceiling -first floor
- 5. roof repairs
- 6. chimney
- 7. heating
- 8. parking
- 9. cost



BM Scott Ltd
6 Sheffield Street
Levin
Ph: 06 367 9799
Email: reception@bmscott.co.nz

Attention: Harry Bennik
Email: bennik@xtra.co.nz

Quotation

For: St Joseph's Catholic Church *Presbytery*
Project Address: 56 Weraroa Road, Levin
Date: 7th July 2021

Thank you for the opportunity to provide a quotation for Exterior Painting for your client at St Joseph's Catholic Church. *presbytery.*

Project Scope

- High pressure waterblast to remove contamination.
- Sand back any loose or broken paint.
- Spot prime any bare timber and rust areas where necessary.
- Walls – apply two coats of Resene Acrylic Low Sheen.
- Fascia, Soffit, Spouting's & Base – apply two coats of Resene Exterior Semi-Gloss.
- Windows & Doors – apply two coats of Waterborne Enamel.

Exclusions

- We require the painting areas to be clear of any other trades while contract is being carried out.

Allowances

- We have allowed to hire a cherry picker for the necessary areas.

Notes / Tags

- All colours to your approval.

Timing

We will need to receive formal acceptance of our quotation, prior to required start date so that we can make all necessary arrangements and lock in proposed dates.

Contract Price

To carry out the works as specified above including labour, equipment & materials necessary to complete the contract, the sum of \$40,500.00+GST.

\$46,575.00 inclusive of S.S.T