
**Feasibility Study Relating to Conservation,
Refurbishment and Extension of St Anne's Church
Hall, 67 Northland Road, Wellington**



Dr Geoff Bertram
25 Donald Street
Karori
Wellington 6012
Tel. (04) 9774348

Dr Carolyn Cordery
2 Fillbridge Way
Karori
Wellington 6012
Tel (04) 4767949

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EXECUTIVE SUMMARY

This study addresses the community demand for, and feasibility of, a project to refurbish and upgrade the existing hall of St Anne@Ward Church in the Wellington suburb of Northland. An analysis of the Northland-Wilton community's needs for hall facilities to accommodate social and cultural activities, and of the attributes of existing facilities in the locality, identifies a well-defined gap which is a close fit with the proposed development.

Specific attributes which were highly valued by the community and would be provided by the hall upgrade are well heated, ventilated and lit small-group spaces with level access, close to public transport and available throughout the week (when the two local school halls are pre-empted by school and after-school uses). The upgraded St Anne's hall would be complementary to the existing Northland Memorial Community Centre (NMCC), not a competitor. NMCC has a very large street-level space suitable for large group recreational and sporting events, but its few small-group spaces are cramped and have poor access, and there is no prospect of work being done in the near future to improve the quality of the NMCC facilities.

The underlying research has included community consultations, documentary and financial analysis, interviews with key community figures, and a questionnaire survey distributed across the suburb. Alternative projects to address the identified deficit in community facilities are evaluated, and found to fall short of the St Anne's option.

The study concludes that the project to upgrade and extend the St Anne's church hall will add significantly to the cultural and social capital of Northland-Wilton. The residents of this community value the hall both for its heritage character and as an asset that can meet their needs as a community. Rental income from community activities in the upgraded hall is projected to cover the costs of its maintenance and operation, provided that it is appropriately refurbished and extended and efficiently managed. However, operational rentals will not be sufficient to service a loan of any size if this is required to fund capital works, which means that in order to make this project a reality, fundraising will be required. Without grant funding of around \$350,000, the project is not viable and the recommended default option for the parish is to defer indefinitely any capital expenditure on the property.

Option 3 provides welfare to the community - based on gaps and revealed expressed needs. It therefore merits funding to supplement the substantial sum which the parish is prepared to contribute to this project. Without such funding, there is no cost-effective option for the parish to do more than retain the heritage hall in its current decrepit state.

Author Information and Declaration of Interest

Dr Bertram is Senior Lecturer in Economics at Victoria University of Wellington, a partner in the Wellington-based consultancy Simon Terry Associates, and a Senior Adviser in the Brattle Group, a US and UK consulting practice. He has attended services at St Anne's Church since 1987, has served on the parish vestry and has been involved in the development of refurbishment plans for the church and hall over the past decade. He does not live in the Northland-Wilton area and did not participate in the questionnaire survey which was part of this study.

This report is written in his professional capacity, for the purpose of evaluating the feasibility and likely impact of the proposal to restore and upgrade the hall structure.

Dr Cordery has attended services at St Anne's Church since late 2007 and is currently a member of the hall funding group. Similarly to Dr Bertram, this report is written in her professional capacity, to assess the feasibility of the parish hall's refurbishment and extension. She is both a researcher and an advisor on financial issues in the not-for-profit sector (being Chair of the Not-for-Profit Sector Advisory Committee of the New Zealand Institute of Chartered Accountants and also a member of the Funding and Accountability Working Group coordinated by the Office of the Community and Voluntary Sector). She does not live in the Northland-Wilton area and has not participated in the questionnaire survey which was part of this study.

In order to resolve the possibility of a potential conflict of interest, given the background of Dr Bertram and Dr Cordery as parishioners, both the methodology for the study and the draft report have been peer-reviewed by McDermott Miller Associates of Wellington, a well-established consulting firm with relevant experience in this area.

Disclaimer: While every effort has been made to ensure the accuracy of information in this report, no liability is accepted for errors of fact or opinion, or for any loss or damage resulting from reliance on, or the use of, the information it contains.

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1. Introduction

The Northland-Wilton Anglican parish has commissioned this study to consider the community demand for, and feasibility of, a project to refurbish and upgrade the historic hall co-located with the St Anne@Ward church¹ at the corner of Northland and Randwick Roads in the Northland village precinct. Replacement or redevelopment of the hall was envisaged in the strategic plan developed by the parish when it purchased the hall along with the church in October 1999 (a summary of the parish work on these properties is in Appendix 1).

Due to the time elapsed since then, and the need for a study to support funding applications, this feasibility study was commissioned in November 2008. The process was divided into four phases as follows:

1. review of the parish's current strategies and plans;
2. community analysis (including identifying community and parish needs);
3. evaluation of preferred options;
4. report preparation and presentation.

The range of options for development on the site is limited by the fact that the hall, along with the church, is subject to a Historic Place Category II listing and must be retained onsite. The parish has in the past unsuccessfully sought, from the Wellington City Council, planning consent to remove or demolish the hall, in order to construct a new purpose-built facility to meet the identified needs of the parish and the local community in the most cost-effective way. Faced with the constraint that the existing structure may not be demolished, nor altered in a way that destroys its historic heritage character, the parish has developed a plan for restoring the fabric of the hall, constructing new kitchen, toilet, storage and meeting spaces on the rear of the site as an extension to the hall, and building a new combined entrance lobby for the church and hall.

The plans for this development, which have been consented by the City Council, are in Appendix 2, and costings by a quantity surveyor are in Appendix 3. The Wellington City Council Heritage Advisor has confirmed that the project is consistent with the preservation of the heritage values associated with the hall and church².

1.1. Objectives of the study

The objectives of this study are to analyse the contribution to the local community that would be provided by an upgraded and refurbished hall on the St Anne's site and to analyse the financial feasibility of this project. In addition to a brief analysis of

¹ The name was adopted when the Anglican congregation moved from its original church building at the corner of Woburn Road and Northland Road to the brick church purchased from the Ward Memorial Methodist congregation. The name is a means of keeping the Ward name alive in the suburb and acknowledging the 1933 dedication of the brick church as a memorial to the Rev Ward and his wife.

² Email by Therese Cooper Wellington City Council to Dr Carolyn Cordery, 16 February 2009 and also supported by the Resource Consent, April 2008.

alternative possible solutions provided by other facilities, three options for St Anne's hall are examined. These are:

- the full proposed upgrade and extension project, congruent with historic values, as described above, increasing both the community functionality and the revenue-generating potential of the hall;
- preservation and renovation of the fabric of the hall structure, with no upgrade of the facilities and hence little improvement in the hall's functionality for providing service to the wider community;
- a deferred-spending alternative in which neither the costs nor the benefits of the development project are incurred. This option implies continuing decline in the use and usefulness of the hall, and potentially its eventual deterioration to a derelict state.

1.2. Boundaries of the study

This feasibility study has been developed from the following investigations:

- a review of documents covering the period when the resource consent was negotiated (2002-2008). During this period a number of community consultations was undertaken and documented;
- projections based on costs as advised by Quantity Surveyors and information gained as to revenues generated by other facilities in the locality and neighbouring suburbs;
- consultation with community leaders and other interested parties in the period during which this feasibility study was conducted (December 2008-February 2009);
- visits to the existing hall facilities serving the Northland-Wilton community and a review of the extent to which they would compete with (i.e. could be regarded as substitutes for) a refurbished St Anne's hall; and
- a written questionnaire survey distributed to all households in the Northland-Wilton area.

1.3. Summary

Refurbishment and extension of the St Anne's church hall would fill a clear gap in the existing community facilities of Northland-Wilton and would preserve an architectural heritage that is valued by the wider regional and national community. This is evidenced by the strong objections lodged by the New Zealand Historic Places Trust to the relocation or demolition of the hall, and by the refusal by the Wellington City Council to consent to that course of action. It is a common observation that the 'existence value' to the wider community of heritage structures in private ownership raises difficult issues because of the absence of any market in which such values can be manifested or assessed, and the general practice of leaving the costs of maintenance and renewal to fall on the property owners.³

³ These issues are extensively discussed in the Australian Government Productivity Commission Report No 37, *Conservation of Australia's Historic Heritage Places*, April 2006.

The financial feasibility of the hall development project hinges critically on the availability of external funding to supplement the parish's financial resources. Section 6 of this study addresses this issue in detail. Without such funding, the redevelopment project is not feasible and the recommended default is to do nothing with the hall apart from minimal unavoidable maintenance. The intermediate option of restoring and preserving the hall fabric without improving its functionality for community and parish purposes would involve the parish in expenditures that would put severe pressure on its already precarious finances, for no gain other than compliance with its role as custodian of heritage values which are important to the New Zealand community. A decision to adopt this course of action could be taken by the parish on its own judgement, possibly on the basis of its desire to be seen as a 'good citizen', but such a decision would require the balancing of intangible gains to others against hard financial costs to the parish. It would not provide a compromise solution to the tension between heritage and cost-effectiveness, because the parish would be abandoning its own priorities while bearing the cost of satisfying a diffuse public preference for heritage conservation.

Other intermediate options such as installing new toilet and kitchen facilities on the rear of the site without addressing the severely-dilapidated condition of the hall itself would also be poor value for money because of the low probability of being able to secure sufficient rental income to cover the maintenance and operating costs of the new facilities, and the consequent likelihood of financial collapse for the parish.

In summary, the project is a "lumpy" investment decision, involving a choice between a full-scale makeover and extension of the hall, versus an indefinite deferral of any capital expenditure. The financial situation of the parish rules out any possibility of proceeding with the full project without external funding.

The bulk of this study is concerned with aspects of feasibility that will be relevant if funding for the full redevelopment project can be secured. Section 2 reviews the existing facilities in the suburb, with particular attention to their attributes from the point of view of providing meeting spaces in the community. Section 3 summarises the demographics of the Northland-Wilton community and relates these to the future need for community services. Section 4 reports on the community's needs and the ways in which the refurbishment and extension of the St Anne's church hall could provide solutions. Section 5 presents a draft management plan and projected usage estimates. Section 6 analyses the financial aspects of the project, including the finances of the parish and its ability to sustain the cost of redeveloping the hall. Section 7 sets out the recommendations as summarised here.

The central conclusion is that although there is sufficient community demand for the proposed hall redevelopment to warrant proceeding with it, the parish must be able to access external funding for the capital costs, and will have to manage potential bookings efficiently in order for a refurbished and extended hall to be an asset to the suburb of Northland-Wilton.

Northland shops and 50 metres from a bus stop with frequent service. The hall has a kitchen, servery and toilet in an attached lean-to. It can hold up to 50 people seated, while the church has a capacity of 120. Consequently the hall is useful only for small gatherings, and cannot meet all of the needs of the current parish. The hall is used by the parish for Youth Group and Sunday School as well as vestry meetings and for morning tea after church. It is also used as an overflow for funeral services, and to provide afternoon teas at funerals and weddings. In addition, it is used weekly by the Toy Library (who store their stock in the hall's cupboards) and monthly by the senior citizens for their meetings. It is also a community polling place.

The hall is in a serious state of disrepair as a result of rising damp, rotten weatherboards and subsidence. Work is required on exterior weatherboards and sections of the stud work (problems here are affecting structural stability) and the hall requires new foundations, bearers and sections of floor.

Basic services are well below acceptable standard, including drainage, stormwater and sewerage. The electrical system is obsolete. Consequently, extensive subfloor and services reconstruction is required. The access way from the street currently involves negotiating two steps and other obstacles and therefore does not fully meet Accessibility codes, reducing access for those with disabilities.

The poor condition and restricted size of the hall severely limits its use for community and parish functions. Consequently the number of people using this hall has fallen over the past two decades, despite its favourable location.⁴ The parish charges only a small amount to those users that remain: the Toy Library pays \$200 p.a. and the Senior Citizens' Club \$10 per use.

2.1.2. Northland Memorial Community Centre (NMCC)

The NMCC is owned by the Wellington City Council and independently operated by a management group selected from among the community and users. The management committee takes responsibility for building maintenance, while the Wellington City Council supports/subsidises a community worker based at the Centre. Other funds come from sale of advertising space in a quarterly newsletter to Northland residents.

The Centre was built in the 1950s and is a large barn-like concrete structure on three levels:

1. The upper level, formerly the RSA clubrooms, now hosts a meeting room suitable for a maximum of 20 people. A narrow staircase renders access to this part of the facility difficult. This room is currently utilised for Play Group and Mah Jong, and by a book discussion group.
2. The middle, main level is a very large hall with a high ceiling. It accommodates a full-sized basketball court and stage. It is suitable especially for sporting and physical activities such as rock-and-roll dancing, school

⁴ One anonymous respondent to the questionnaire survey of local residents conducted as part of this study writes that "in the past we used the hall a lot for karate, Pilates, and social events; even Plunket had a room there".

basketball, badminton, frisbee practice, martial arts, school assemblies and children's dance parties. The acoustics of this hall are very poor, with a pronounced echo from the high roof, which makes it a difficult venue for meetings, drama, quiz-nights etc, although all of these activities use the facility for lack of a more suitable alternative.

3. The lower level basement space is occupied by the Northland Scout Den, the Northland Early Childcare Centre and the After School Care programme, and is also used by a Pilates group. It has a low ceiling, poor acoustics, concrete floor and a congested layout due to several concrete pillars supporting the floor of the main hall above.

The NMCC has low visibility from the main street of Northland and has recently put in signage which addresses this to a limited extent. There is no carparking space for NMCC other than Woburn Road and adjacent streets, which fill up quickly when there is a large function.

The NMCC hosts many groups and potential regular new users must be signed off by the management committee and the coordinator. Thus there is sometimes negotiation on whether new groups can use the facility. Charges levied by the NMCC are (as shown in Table 1) \$15 per hour for nonprofit organisations and \$36 per hour for commercial users.

2.1.3. Northland School Viggers Centre

The Northland School Viggers Centre is a narrow hall constructed in a space excavated into the hillside underneath the main classroom block. Access is difficult, and the acoustics and kitchen facilities are poor. The hall is used by the school for indoor activities (assemblies are held at the Northland Memorial Community Centre) and also by community groups such as Guides and Brownies. Limited carparking is available outside the school grounds on Harbour View Road and Northland Road, and there are about a dozen parking spaces inside the school gates.

Charges to use the Viggers Centre are \$20 per hour or \$50 per day.

2.1.4. Cardinal McKeefry School hall

Cardinal McKeefry School hall is the most user-friendly of the other facilities. It is a modern hall, built in 1970, which is used by the school for its normal functions and also for an After School Care programme. It does not advertise its availability, although with the Principal's permission it is infrequently accessed for meetings and medium-sized social functions. It has good-quality kitchen facilities and carparking space in the school grounds as well as in Albemarle Road. Charges are by arrangement.

2.1.5. Western Suburbs Rugby Football Club

The Rugby Football Club in Ian Galloway Park consists of two spaces upstairs above a training gymnasium with a sawdust floor. The main large hall is adjoined by a smaller space through a three-quarter sized partition. It has adequate kitchen and toilet facilities, and ample carparking is available along the access road and underneath the building. Its main use is as a place for social functions for the Rugby Football Club although it can be hired for large groups. It also hosts a regular Gymbaroo programme (pre-school movement classes with parents) and a Karori Probus meeting (for retired executives) approximately monthly. The advertised charge is \$250 per use.

The primary users of this facility are rugby players from all the western suburbs, particularly Karori. Its location on the edge of the park adjacent to Karori cemetery, and more than 100 metres off the nearest public road (Curtis Street), makes it inconvenient and potentially unsafe for pedestrian access, especially at night. There is no public transport within a kilometre of the hall. These factors account for the very low utilisation of this facility by the Northland-Wilton community at present (see the survey results in Appendix 4).

2.1.6. Otari School hall

The hall at Otari school is a relocated church hall, set up as a classroom during the week and used each weekday after school for the After School Care programme. The hall space is approximately 130 square metres, plus basic kitchen and toilet facilities. Wheelchair access is provided. The facility is used for tap-dancing two nights a week and on one day in the weekend. In addition it is hired occasionally for private social functions, particularly wedding receptions (the Otari native plants park next door is a common wedding venue). Rental is \$40 per half day for non-local users.

2.1.7 Summary

The attributes of these facilities are summarised in Table 1.

Table 1: Attributes of Northland-Wilton Community Facilities⁵

Attribute	St Anne's Church hall	Northland Memorial Community Centre	Northland School (Viggers Centre)	Cardinal McKeefry School hall	Western Suburbs Rugby Football Club	Otari School	St Anne's Church hall proposed project
Bus stop nearby?	Yes	Walk of 100m	Yes	500m walk	No	Yes (but not linked to Northland)	Yes
Parking on-site or on street	Some	Some	Some	Yes	Yes	Yes	Some
Accessible for disabled patrons	No	Large hall only	No	Yes	No	Yes	Yes
Kitchen and toilet facilities meeting current standards	No	Yes	No	Yes	Yes	Yes	Yes
Acoustics for drama, music etc	Good	Poor	Poor	Good	Poor	Good	Good
Easily heated, well lit and ventilated	Poor	Average	Poor	Good	Average	Good	Good
Suitable for large groups (50+)	No	Yes – ground floor hall	No	Yes	Yes	No	Depends on usage. Generally not
Suitable for small groups	Yes, but sub-standard	Yes – basement and 2 nd floor only (access issues)	Yes	Yes	No	Yes	Yes
Openly available to community for hire	Yes	Yes	Yes	No	Yes	Yes	Yes
Costs ⁶	Negotiated	\$15/hour nonprofit or \$36/hour commercial user	\$20/hour or \$50/ day	Negotiated	\$250 per evening	\$10/hour, \$30 half day, \$60/day. Non-local users \$15/hr, \$40/ half day, \$80/day	\$15/hour nonprofit or \$36/hour commercial user

⁵ Data obtained from community. For example, letter from Northland Community Liaison Group 4 December 2002 on Resource Consent application.

⁶ These are similar to other halls in adjacent areas. For example, in Karori, St Ninian's charges \$15/hour for nonprofits using facility regularly or \$25 1st hour and \$20 thereafter for casual users. For commercial users the rate is between \$30 and \$40 per hour.

2.2. Groups in the Northland-Wilton area

The Wellington City Council notes that “high levels of participation in the community, including sports clubs and groups, are critical to resilient and safe communities.”⁷ In the facilities described above, a number of groups already meet, as shown in Table 2.

In order to grow safer communities, the Wellington City Council seeks to have residents more actively engaged in their own communities and to be better connected in strong networks. In order to do that, there need to be (amongst other pre-conditions) appropriate community facilities to provide the social infrastructure. However, the Wellington City Council believes it does not necessarily have to provide these assets and that communities should draw upon resources owned and maintained by other groups. It is currently undertaking a facilities review to ascertain the needs across the Wellington area. While the Council continues to undertake its community facilities review, it has stated its desire to work in partnership with current providers and build on the assets owned by other stakeholders in communities, rather than extending or building new Council-owned facilities.⁸

The Council notes that “facilities need to be located so that physical access is optimal.”⁹ This means that proximity to public transport routes, urban centres, shops, school and other facilities are important in choosing where facilities should be sited. Individual communities may have particular attributes that they prefer. To that end the questionnaire developed for this feasibility study (see Appendix 4) sought feedback from the Northland-Wilton community as to the particular attributes that were most important to them. Survey respondents were asked to rank the attributes they sought in community facilities on a scale of 0 to 5 where 5= very important, 0 = not important. Figure 2 shows the mean responses.

It can be seen that, in the eyes of survey respondents, heat/light/ventilation, suitability for small groups, and level access, rank ahead of available parking and closeness to public transport. Respondents have ranked ‘heat, light and ventilation’ as most important. These responses are important in the consideration of the types of facilities that are needed in the Northland-Wilton area.

⁷ Wellington City Council. 2006. Social and Recreation Strategy. p.4.

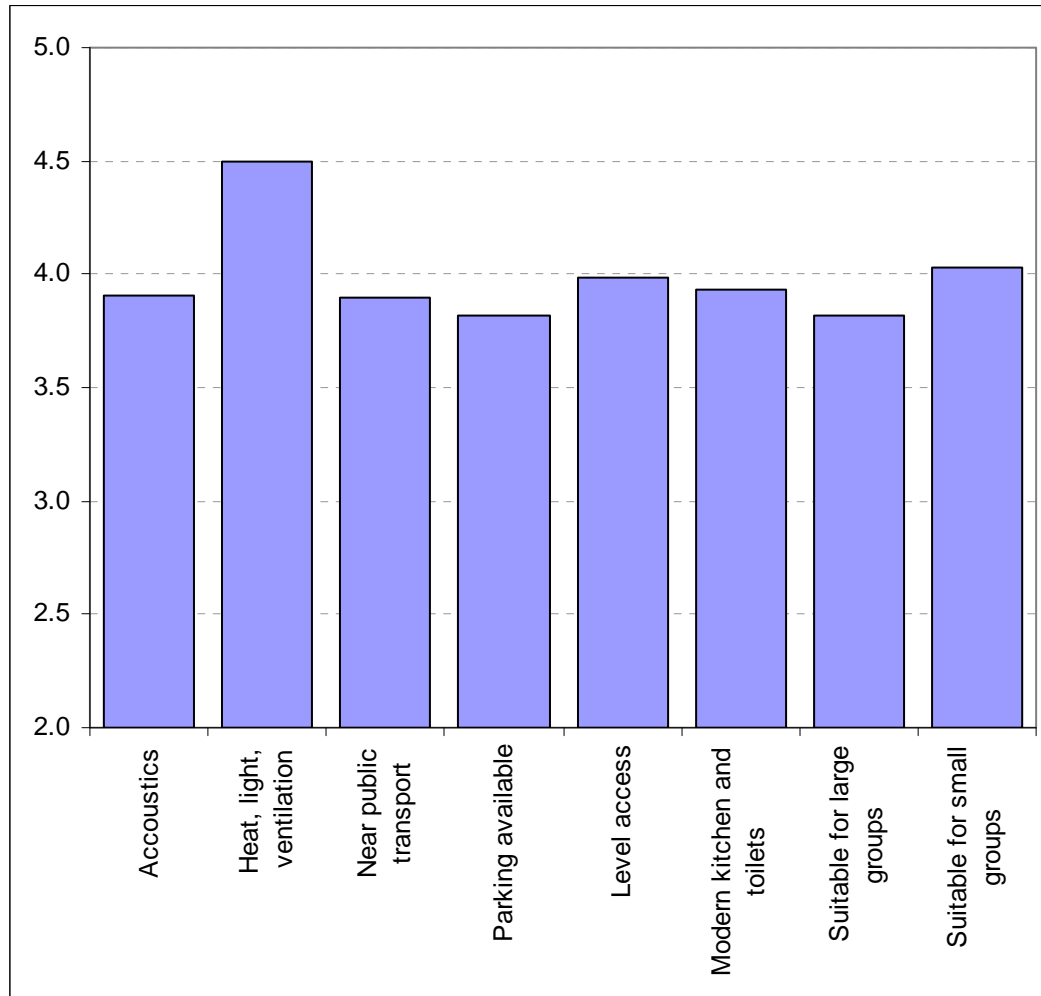
⁸ Meeting with City Communities team, 12 February 2009.

⁹ Wellington City Council. n.d. Community Facilities Policy. p.6.

Table 2: Community groups meeting in the Northland-Wilton area

Target age group	Activity	Draws from	Facility used
0-5	Toy Library	Northland-Wilton	St Anne's church hall
0-5	Northland Community Crèche	Northland-Wilton	NMCC (basement)
0-5	Dancing for pre-schoolers	Northland-Wilton	NMCC (main level)
0-5	Playgroup	Northland-Wilton	NMCC (upstairs)
0-5	Pre-school gym (Gymbaroo)	Northland-Wilton/Otari/Karori	Western Suburbs RFC (upstairs)
5-64	Irish Dancing	Northland-Wilton	St Anne's church hall
5-64	Tap Dancing	Northland-Wilton-Otari	Otari School hall
5-15	Cubs/Keas/Scouts	Northland-Wilton	NMCC (basement)
5-13	Brownies/Guides	Northland-Wilton	Viggers Centre
5-12	Basketball (school activity)	Northland School	NMCC (main level)
5-12	School assembly	Northland School	NMCC (main level)
10-14	Drop-In Centre	Northland-Wilton	NMCC (main level)
5-14	Frisbee Practice	Northland-Wilton	NMCC (main level)
5-16	Martial Arts	Northland-Wilton	NMCC (main level)
5-13	Northland After School/holiday Care	Northland-Wilton	NMCC (main level)
5-13	Cardinal McKeefry After School/holiday Care	Northland-Wilton and Otari	Cardinal McKeefry school hall
5-13	Otari After School/holiday Care	Wilton-Otari	Otari School hall
15-45	Rugby	Greater South/West Wellington	Western Suburbs RFC
15-64	Badminton	Northland-Wilton	NMCC (main level)
25-70+	Mahjong	Northland-Wilton	NMCC (upstairs)
25-70+	Pilates	Northland-Wilton	NMCC (basement)
25-70+	WEA book discussion	Northland-Wilton	NMCC (upstairs)
25-70+	Tinakori Lions	Northland-Wilton	NMCC (main level)
45-70+	Harbour City Rock 'n' Roll	Greater South/West Wellington	NMCC (main level)
65+	Senior Citizens Group	Northland-Wilton	St Anne's church hall
65+	Ezee Meals	Northland-Wilton	St Anne's church (deliveries) and NMCC (bookings)
65+	Probus	Northland.Wilton/Karori /Otari	Western Suburbs RFC (upstairs)

Figure 2: Average responses to the question “How important are these attributes in community facilities? (5= very important, 0 = not important)”



2.3. Role of Infrastructure in Community Quality of Life

Various ways in which a ‘sense of community’ contributes to quality of life have been identified, and to some extent quantified, in the recent Quality of Life Survey undertaken in Wellington.¹⁰ In that survey, 57% of residents stated that they felt a sense of community, and of those who did not feel a sense of community, 31% stated this was because there was a ‘lack of communication/events in the neighbourhood’¹¹. In the same survey, while 66% of participants noted that their family groups provided important socialisation opportunities, more than one-third of respondents also belonged to a hobby or interest group (37%), a sports club (33%) and/or a church or spiritual group (32%). Those who belonged to hobby or interest groups were significantly more likely to rate their quality of life as ‘extremely good’. These responses imply that providing spaces for these events to take place and for groups to meet is vital to build community social capital and to improve citizens’ quality of life.

¹⁰ TNS New Zealand, *Quality of Life Survey 2006 Report*, Wellington City Council, 2007, http://www.bigcities.govt.nz/pdfs/2006/Quality_of_Life_Wellington.pdf.

¹¹ Ibid. p.118.

In addition, the retention of historic halls such as the one on the St Anne's Church site is supported by the Wellington City Council's Urban Development Strategy,¹² again for reasons that relate to sustaining a sense of community. These halls contribute to a stronger sense of place amongst local residents, while church buildings constitute important focal points in streetscapes and in the self-identification of village/suburban communities.

2.3.1. Role of St Anne's parish in the community

St Anne's parish has long been part of the Northland community. The parish and its operations form part of the non-profit sector. This sector is significant in terms both of operating expenditures and of the volunteer and paid workforce.¹³ The community at St Anne's is no exception, with parishioners involved in hundreds of hours of volunteering every month: delivering Ezee Meals to the elderly or infirm confined to their homes, donating and delivering food for the Wellington City Mission Foodbank, assisting at local schools with reading recovery, and taking leadership roles in local groups such as Guides and Scouts. As well, in the past, parishioners from St Anne's and the Roman Catholic parish in the area have provided ethics and religious education in schools. Religious organisations are an important part of New Zealand's culture and heritage, comprising 10% of the 97,000 non-profit organisations, as defined by Statistics New Zealand (2007). Although many of the religious organisations are small (as is St Anne's), the cumulative effect of a large number of places of worship is substantial.¹⁴ Around 1990, the Anglican Parish of Northland-Wilton surveyed residents as to the value they placed on the continuing presence of the church in Northland. There was almost unanimous support for its continuance, with respondents noting, for example:

It is a valued institution with a long history of community participation and an aid to all-comers.

It's nice to think it is there at the back of the community ... its presence is a comfort.

As outlined in Appendix 1, in 1999 when the parish bought the Ward church and moved from its original premises adjacent to the NMCC, the purchase included the historic hall which required refurbishment or replacement. Wellington City Council Heritage Policy Advisor at the time, Barbara Fill, noted that the hall had "historic and spiritual value for the community" and the New Zealand Historic Places Trust confirms that the hall contributes towards the 'heart' of the community in terms of townscape values.¹⁵ The neighbours confirm:¹⁶

¹² Wellington City Council, 2006. *Urban Development Strategy*, <http://www.wellington.govt.nz/plans/strategies/pdfs/urbandev.pdf>.

¹³ Sanders, O'Brien, Tennant, Sokolowski and Salamon (2008) found the non-profit sector contributes new value added to New Zealand's GDP of 4.9% and employs paid and volunteer staff equivalent to 9.6% of the active workforce.

¹⁴ In the 2006 census, 554,925 individuals noted an affiliation with the Anglican church.

¹⁵ Letter from Historic Places Trust (Yvonne Legarth) to Gordon and Elizabeth Orr 12 May 2003.

The Northland shopping centre is framed by the church and hall, which, with the Fire Station across the road, serve as landmarks in the area ... the church is doing a valuable job in providing a venue for the community ...

Another supporter noted that the church is open every day, cementing its place at the heart of the community.¹⁷ As the only historic church in the area, the church and hall provide space for funeral services of local identities. These services can fill the church to overflowing and the hall potentially provides an overflow area¹⁸ as well as a place for refreshments after such a service.

While the Australian Government's Productivity Commission confirms that properties such as this hall provide a "deep and inspirational sense of connection to community"¹⁹ it also notes that the cultural value of such properties such as these are dependent on the property being adapted and maintained, while retaining key heritage features.

¹⁶ Letter from Christina Barton and James Fenton to the Resource Consents Team at Wellington City Council 18 December 2002.

¹⁷ Letter from Arnold and Jeannette Blades to New Zealand Historic Places Trust 2 March 2003.

¹⁸ This point was endorsed in the letter from the Northland Community Liaison Group to the Resource Consents Team at Wellington City Council 4 December 2002.

¹⁹ Australian Government Productivity Commission Report No 37, *Conservation of Australia's Historic Heritage Places*. Productivity Commission Inquiry Overview, April 2006, p.11.

3. Northland-Wilton Demographics and Trends

This section considers the community for which the facilities outlined in the previous section are provided. Northland is perceived by many of its residents to be a village community. Sited at the edge of Wellington city, residents are within walking distance of government buildings and are also served by regular bus routes (numbers 13, 22 and 23) and indirectly by Karori buses. The Northland Census Area Unit (CAU) abuts those for Wilton-Otari and Karori North in the North and West and Karori East and Kelburn in the South and East. Wadestown also abuts the Wilton-Otari CAU.

Wilton-Otari is located between Northland and Wadestown and is a purely residential area lacking a commercial or social hub of its own. Most services are obtained either in one or other of the neighbouring suburbs, or in the Wellington CBD where most residents work. The southern part (Wilton) links naturally to Northland, while the northern part (Otari) links to Wadestown. The boundary separating the St Anne's parish from the Wadestown parish runs through the middle. The research for this report focuses on Wilton proper, but it is convenient for the present section to utilise data by CAU for demographic analysis.

An upgraded hall in the Northland area could be used by residents from Wellington City, due to good public transport, and also potentially as a complement to halls in the neighbouring areas of Kelburn and Karori. Therefore, while for the purposes of this study the CAUs that are of primary interest are Northland and Wilton-Otari, comparisons are made with the neighbouring areas of Karori East, Karori North, Kelburn and Wadestown.

3.1. Age and income demographics

The Northland CAU recorded 2690 residents in the 2006 census. Average household income was \$90,500. Wilton-Otari CAU recorded a total of 4269 residents in the 2006 census. This area has a lower average income than Northland, and the lowest of the six CAUs in Table 3 and Figure 3.

As can be seen from Table 3, over the past decade the average household income has risen in Northland by 48% and Wilton-Otari by 39%, but income levels in these two CAUs remain lower than the neighbouring suburbs.

Household income is one good indicator of community well-being, as higher incomes improve citizens' ability to achieve health and education needs, as well as to meet expectations in respect of quality of life. However, areas of lower income can compensate to a considerable extent by the provision of appropriate community facilities to improve the quality of life for residents.

Figure 3: Average income by household in six CAUs

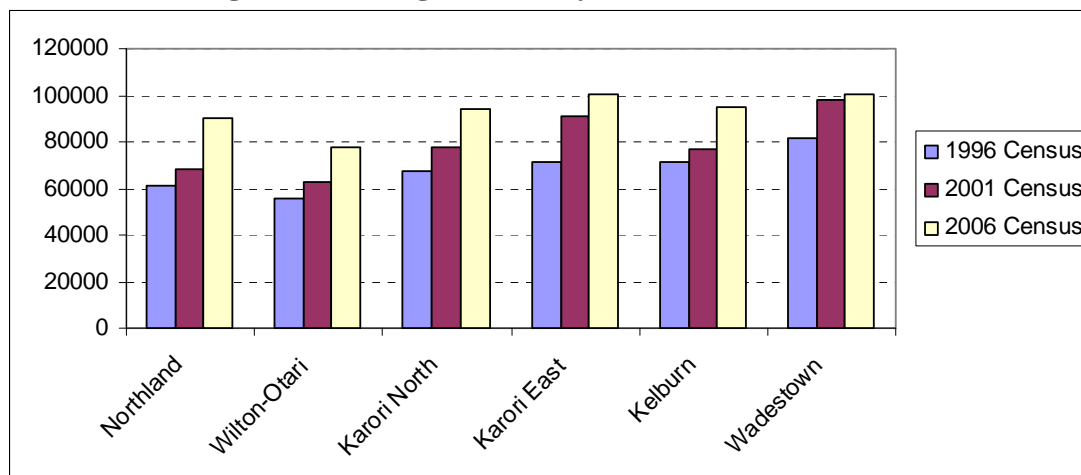


Table 3: Changes in household income in 6 CAUs between 1996 and 2006

CAU	1996	2001	2006	Difference	% change
Northland	60,900	68,500	90,500	29,600	48.60%
Wilton-Otari	55,900	62,900	77,800	21,900	39.18%
Karori North	67,700	78,000	94,100	26,400	39.00%
Karori East	71,600	90,700	100,000	28,400	39.66%
Kelburn	71,000	77,000	94,900	23,900	33.66%
Wadestown	81,400	98,300	100,000	18,600	22.85%

With the exception of Kelburn, the populations of Northland and Wilton-Otari are younger on average than those of their neighbouring suburbs (Table 4). This is partly due (as in Kelburn) to proximity to Victoria University.

Table 4: Age demographics of six neighbouring suburbs in Wellington in 2006

Suburb	Age grouping				Total residents	Average Age of residents
	0-14	15-39	40-64	65+		
Northland	16.4%	49.8%	28.6%	5.2%	2580	31.5 years
Otari-Wilton	18.5%	40.8%	32.9%	7.9%	4266	35.3 years
Karori North	22.3%	33.0%	34.5%	10.2%	2520	36.6 years
Karori East	22.2%	30.0%	36.4%	11.4%	3465	38.4 years
Kelburn	12.1%	55.9%	26.0%	6.0%	3642	26.7 years
Wadestown	20.4%	38.0%	35.1%	6.5%	3258	36.5 years

Households with children and households without children are equally represented in the suburbs of Northland and Wilton-Otari, and there has been an increase in both young and older people since the 1996 and 2001 census, as shown in Figure 4 and Figure 5.

Figure 4: Northland census data for age demographics

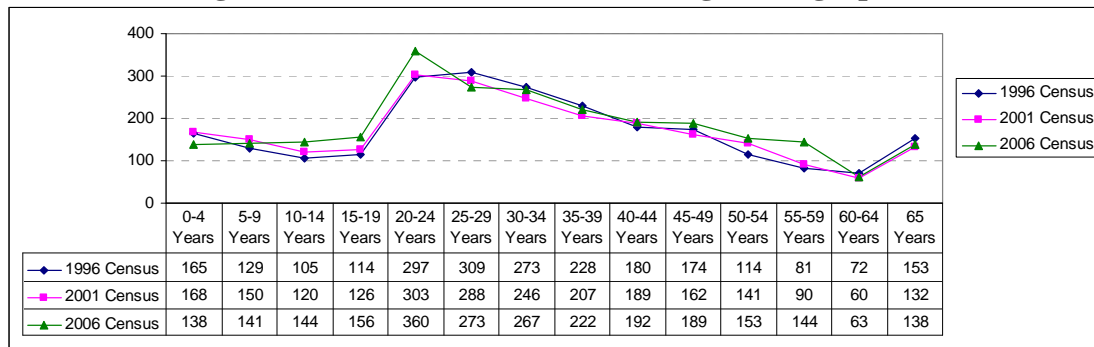
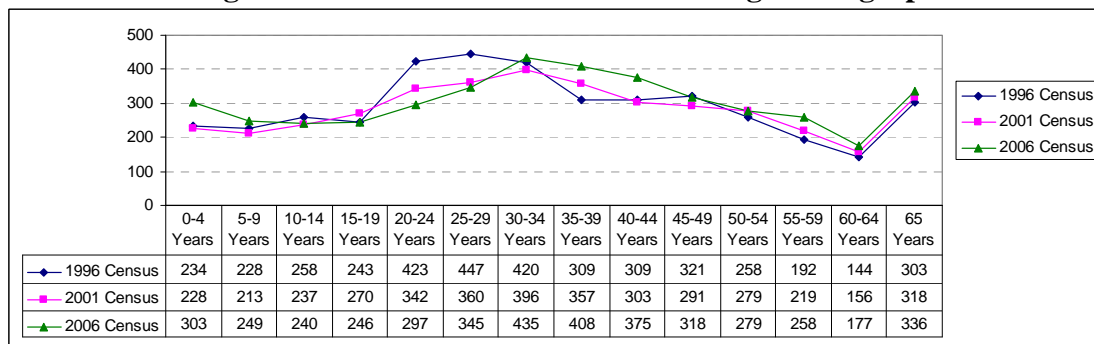


Figure 5: Wilton-Otari census data for age demographics



Comparison of the age profiles over the decade 1996-2006 indicates that social trends, and consequent needs for community services and activities, differ markedly between the two CAUs. Northland has a persistent peak in the 20-34 (especially the 20-29) age group, which remains unchanged over the three censuses. This indicates a high degree of turnover among young adults in the suburb, partly due to the presence of a university student population but also signalling a large transient cohort of mobile young professionals, whose need for and use of community facilities will be likely to centre around recreational, sporting, and social-gathering activities.

Wilton-Otari, in contrast, exhibits a shifting peak and a rising left-hand 'tail' in its demographic profile, consistent with a pattern of young adults purchasing first homes in the 1980s and 1990s, remaining settled in the area through the subsequent years, and starting families, with the result that the number of children aged 0-4 increased by 75 between the 2001 and 2006 censuses. The demographic dynamics of Wilton-Otari therefore signal a rising need for early childhood services, after-school care, holiday programmes and the like, targeted at this emerging bulge in the age structure, which is projected to remain in the age structure for the next decade before dropping back (see Figure 6).

Both CAUs have substantial cohorts of over-65-year olds, and both show signs of a steady ageing of the population cohorts aged 45-49 and above in 1996, and 55-59 and above in 2006. A rising need for services for senior citizens can be anticipated as these groups move into retirement.

While Statistics New Zealand estimates that the differentials between average ages of residents will remain, it projects that the populations of Northland and Wilton will grow and age gradually:²⁰

- The number of residents in the 65+ age group is anticipated to more than double in the next 25 years: in Northland it will rise from 140 in 2006 to 360 in 2031, in Otari-Wilton it will rise from 350 in 2006 to 850 in 2031.
- The number of residents in the 15-39 age group is expected to remain relatively steady (at around 1,350) in Northland, but it will fall in Otari-Wilton from 1,890 to 1,640.
- The number of under 15 year-olds is anticipated to remain relatively steady (at around 450) in Northland, although it will fall slightly in percentage terms. In Otari-Wilton it will fall after 2016, from 820 in 2006 to 670 in 2031.

These projected trends can be seen in Figure 6 below.

Figure 6: Projected changes to age groups resident in Northland and Otari-Wilton

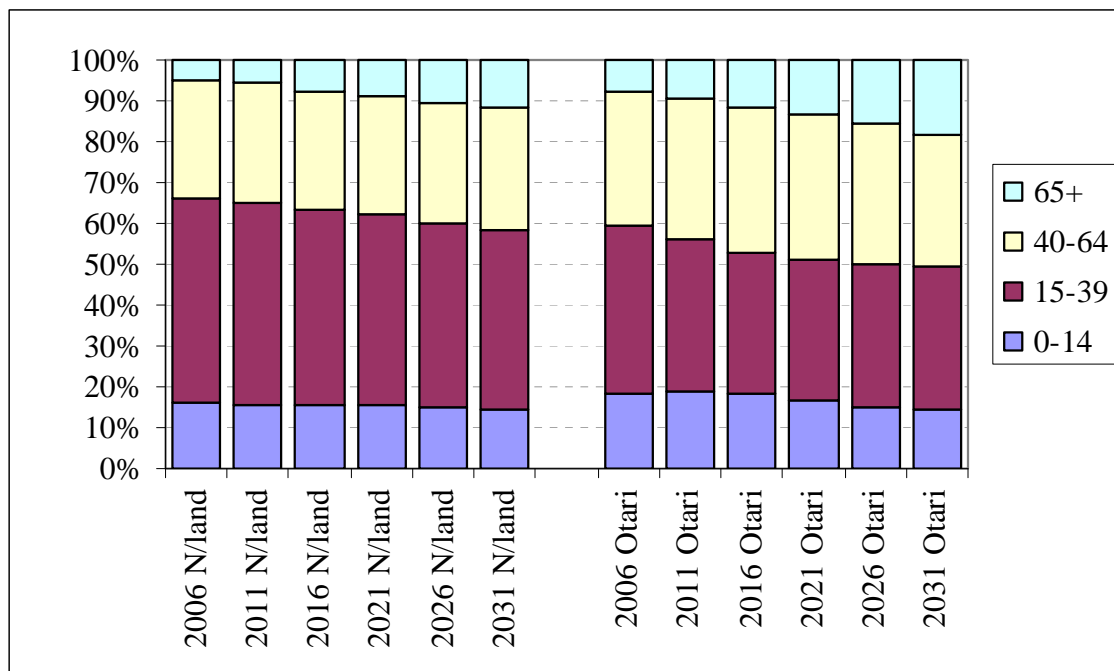
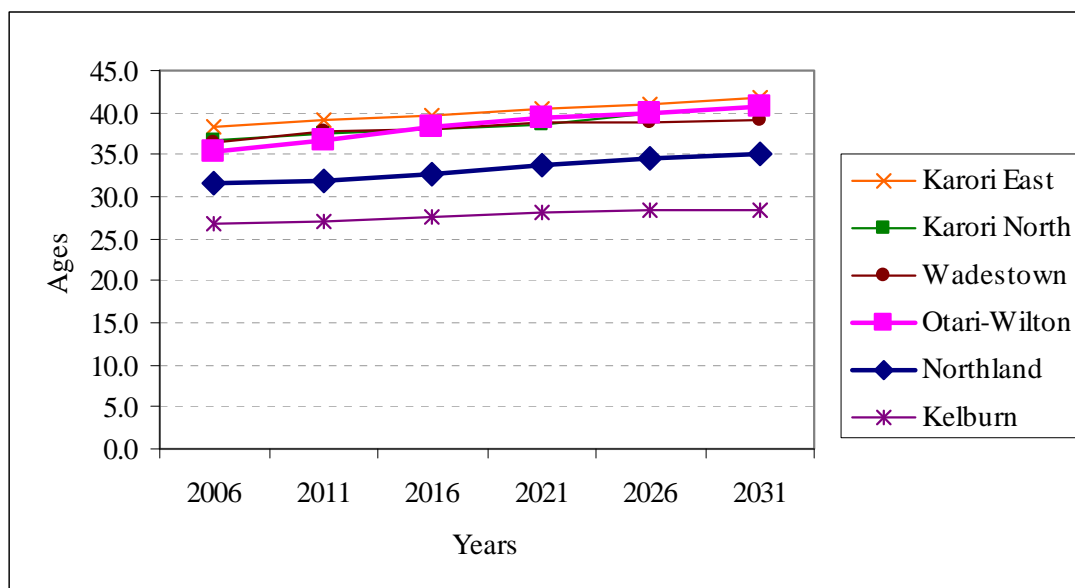


Figure 7 compares the median ages of the projected populations for all of the neighbouring suburbs and for Northland and Wilton-Otari. Each of these suburbs will experience an ageing trend.

²⁰ Much of the projected information has been downloaded from Statistics New Zealand <http://wdmzpub01.stats.govt.nz/wds/TableViewer/tableView.aspx>

Figure 7 : Projected median ages of populations in neighbouring suburbs



3.2. Employment and travel patterns

Following a sustained period of economic growth in New Zealand, the 2006 census reported a steady increase in the number of Northland residents employed full time and a large increase in those in part time employment. While the number of residents unemployed in Northland dropped from 93 to 69 during that period, it remained stable in Otari-Wilton, rising from 102 to 105 during the ten years from 1996 to 2006.

As to transport, there has been a steady increase over the past ten years in the number of Northland residents who walk to work, and in those who reported taking a bus to work on census day. Northland households are less likely to own a car than those in their neighbouring suburbs (except Kelburn) as shown in Table 5 below. This reflects their closeness to the city. One in twelve households in Otari-Wilton do not own a car, probably due to poor public transport services. Off-street parking is at a premium in both suburbs.

Table 5: Percentage of households who do not own a car

Census Area Unit suburb	Percentage of households who do not own a car
Northland	13.0%
Otari-Wilton	8.0%
Karori North	8.6%
Karori East	6.0%
Kelburn	14.9%
Wadestown	7.5%

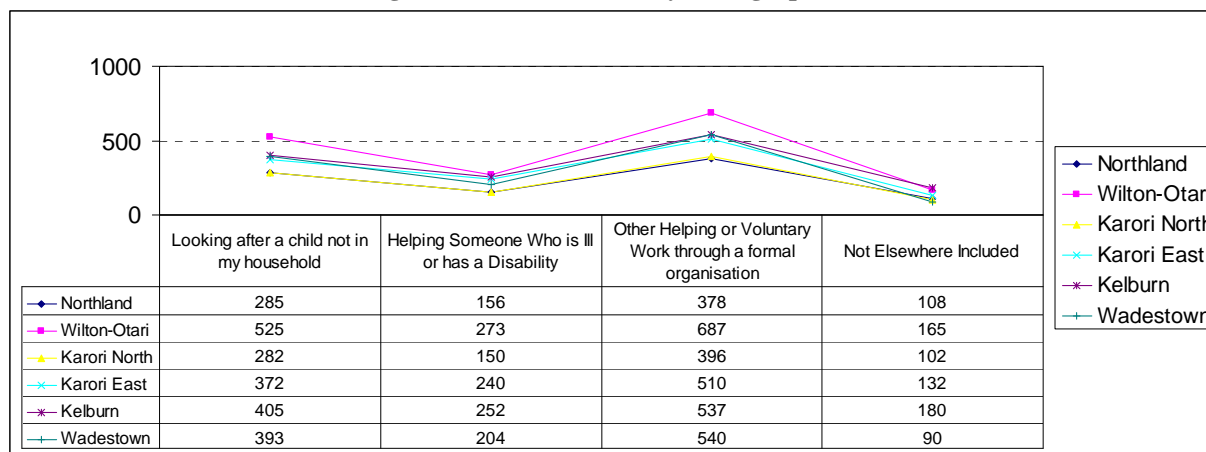
3.3. Limitations

The data in this summary have been extracted from Statistics New Zealand databases (including projections which may be subject to errors and omissions, but which are widely used in assessing needs in New Zealand).

The data is presented by CAU only. Although meshblock data is available for prior census periods, it has not been developed by Statistics New Zealand for projections of population growth. Users of facilities in the Northland and Wilton areas are likely to come from parts of neighbouring suburbs (in particular Wilton and parts of Karori North, Karori East and Kelburn), but without using meshblock projections, the future demographics of these other users cannot be extrapolated.

One area of possible concern arising from this analysis is that in comparison to several surrounding CAUs, Northland residents are less likely to volunteer for activities outside their homes. The 2006 data shows the percentage of residents volunteering for a formal organisation, in the different CAUs as: Northland, 17.6%; Otari-Wilton, 19.8%; Karori North, 20.4%; Karori East, 19%; Kelburn, 16.7% and Wadestown, 20.9%. There are a number of possible explanations for this, including the young average age of the residents. Volunteers are typically older and a student population is more likely to be studying than volunteering. The question of volunteering was explored with key informants who reported that they had not found greater difficulty with finding leaders in Northland than groups in other suburbs – but this may be a result of fewer groups operating. Figure 8 shows the volunteer demographics of the CAU residents.

Figure 8: Volunteer activity demographics



3.4. Some Implications of this data for the project

1. It is likely there will be a steady demand for facilities to meet the needs of under-15 year olds, as this group is not expected to decline.
2. There is likely to be a growing demand for facilities to meet the social needs of older residents.

3. Consistently lower median incomes in Wilton-Otari and Northland CAUs indicate a likely premium on the value of community facilities and services relative to the situation in higher-income neighbouring suburbs. Observationally, however, high-quality upgraded hall facilities are already available in those other areas, while Northland-Wilton infrastructure continues to lag.
4. The unusually large number of households without cars in Northland points to a need for Northland facilities to be located near public transport and other facilities and services. Wilton, in contrast, has a high rate of car ownership and its residents are accustomed to travelling out of their suburb to access services. Both these considerations point to the advantages of halls located in or near the Northland village precinct.

4. Needs assessment and concept plan

The preceding sections have outlined the availability of community facilities and activities for particular groups, as well as projected demands for these on the basis of census data. This section assesses more directly the locally-perceived need for improved community facilities in Northland, and analyses several options that may be feasible ways to meet those needs.

4.1. Methodology

Community support for the St Anne's hall upgrade project was assessed by:

- Reviewing historic documents from the resource consent process;
- Interviewing and seeking email feedback from, leaders in the Northland community; and
- Feedback from a written questionnaire distributed to Northland-Wilton residents, as described in Appendix 4.

4.2. Current and projected needs of Northland-Wilton

In a recent Wellington City Council consultation on community services, one respondent noted:

(For) Northland it's important to get services and facilities that will encourage lively interaction that builds communities. This means particularly encouraging people on foot and bikes rather than in cars, in families and taking leisure activities to be in these centres.²¹

According to the Wellington Quality of Life Survey²², people in different age groups belong to different networks, as shown in Table 6.

Table 6: Percentage breakdown of networks belonged to by age, from Quality of Life Survey - Wellington

Network	15-24 years	25-49 years	50-64 years	65+ years
Sports club	40	33	20	45
Church or spiritual group	30	27	45	40
Hobby or interest group	31	36	42	55

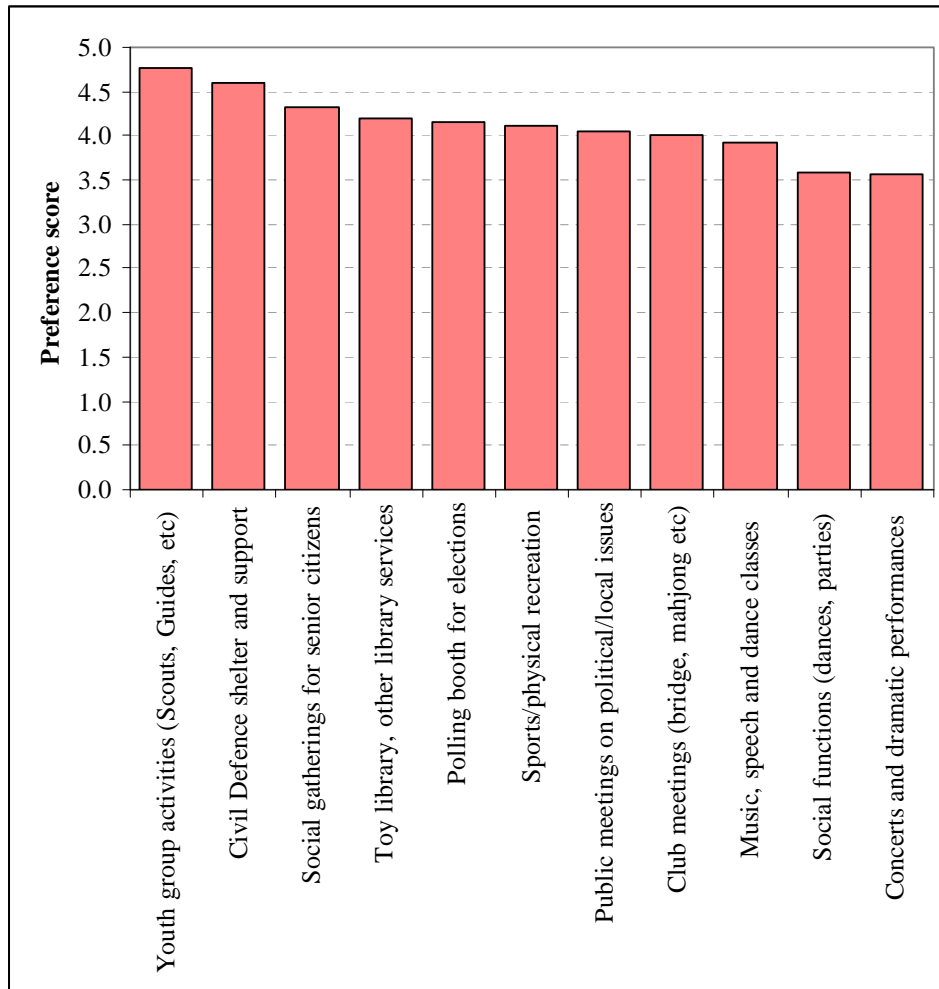
While a number of groups have been established to deliver leisure activities to different age groups (as noted in Table 2), the questionnaire survey reported on in

²¹ Summary of consultation and feedback on Draft Centres Policy. Wellington City Council. 2008.

²² Quality of Life Survey downloaded from http://www.bigcities.govt.nz/pdfs/2006/Quality_of_Life_Wellington.pdf.

Appendix 4 asked the residents of Northland-Wilton to rank the value of local community activities from 0 to 5 where 0 = no value, and 5 = high value. The results of that ranking are provided in Figure 9.

Figure 9: Responses to the question “How valuable, in your opinion, are these local community activities? (0= no value, 5 high value)”



The top five activities in Figure 9 all require facilities on the scale of the St Anne’s hall, and most of the remainder include events on a small-medium scale. Only sports and physical recreation generally require spaces of the sort provided by the street level of the NMCC.

In response to a free-format question (see Table A4.5 in Appendix 4) respondents also mentioned play groups, Plunket, and after-school care for the younger age groups. A number of informants interviewed for the study noted that access difficulties at NMCC limit meetings for pre-schoolers and their parents. For example, interviewees stated:

There is a real need for social play groups involving parents of small children, but access for prams is difficult.

I would hate to leave a pram downstairs (unsecured) and it is not feasible to take it upstairs with you.

No other facilities target under 5 years-olds, and for this reason there is an ongoing need for space that has level access for parents of young children, and for the young children themselves.

Apart from physical recreation in the NMCC and the rugby club, there are at present few activities for residents in the 16-64 age group. Table 6 shows that around 35% of people in this broad age group belong to sports clubs, church and/or hobby groups; but due to the shortage of appropriate space, groups that previously met in Northland-Wilton have dissolved or moved to other suburbs. For example, one resident noted that a yoga group that had been successfully meeting at St Anne's church hall had moved to Kelburn due to the disrepair of the hall.

Demographic trends indicate that there is likely to be a growing demand for facilities to meet the social needs of residents in the 65 plus age group, and Figure 9 shows clear local support for activities designed for senior citizens. There are few such services at present, and any increase in services would be constrained by the shortcomings of the existing facilities. One respondent noted:

There is a need for space for informal daytime meetings, internet sessions for older people, community health instruction, Tai Chi etc ... At present there is not much in the way of facilities to help older community members, nor those with disabilities ...

The meeting spaces at NMCC are not accessible for older and disabled citizens and therefore this need is currently not met. St Anne's church hall (which has small spaces that are accessible) is in disrepair. Although a Senior Citizens group currently meeting there believes St Anne's church hall "is an important facility for the Senior Citizens",²³ one attendee noted that it was important that there were "clean modern toilets and tea facilities for comfort".²⁴ This is currently not the case.

In the free format area of the questionnaire, respondents mentioned discussion and conversation groups, a backup publicly-available toilet adjacent to the village precinct for occasions when the Council toilet is unfit for use, arts and crafts, art classes, historical activities, and yoga. It is clear from numerous informants, as well as from the survey findings, that there is a real need for more properly-appointed, easily-accessible places where older residents can meet for social gatherings.

The Anglican parish, which caters to people across all age groups, also requires better hall facilities. As one parishioner noted:²⁵

We need a space to hold community meetings, dances, fairs, concerts and fund raising and hospitality events in a comfortable and appropriate environment.

²³ Letter from Ruth Kibblewhite to the Resource Consents Team at Wellington City Council December 2002.

²⁴ Letter from Arnold and Jeannette Blades to New Zealand Historic Places Trust. 2 March 2003.

²⁵ Letter from Sue Watson to the Resource Consents Team at Wellington City Council 2 October 2005.

Meeting these needs is one reason the St Anne's church hall project developed.

4.3. Concept plans to meet the needs

This sub-section canvasses the options that may be available to meet the needs identified above. These are categorised as follows:

- (i) extending NMCC's facilities;
- (ii) extending other facilities under private/other ownership; and
- (iii) refurbishing and extending St Anne's church hall.

4.3.1. Extending NMCC's facilities

As can be seen from Table 5, NMCC hosts many community activities, but in order to meet all community needs it would be required to have quality spaces suitable for small groups. Any changes to the facility would need to be negotiated with the Wellington City Council, the management committee and the current regular users of the facility. Because the Centre already occupies most of the site, there is no scope for additions at street level, and the large hall on that level could not readily be subdivided without losing its capacity to host large-group and recreational activities. Provision of improved smaller spaces upstairs would require heavy expenditure to provide access for the disabled and elderly.

Groups that are currently not using the NMCC often require level access for aged participants and for young families with prams etc. In addition, some groups (for example, the Toy Library) have storage requirements that are not currently met by the NMCC. From the interviews with the current NMCC committee and past Presidents, it appears there is no appetite amongst the groups that manage the NMCC to support extra storage for the Toy Library as a potential user, nor are there funds to support the addition of small meeting rooms that are easily accessible from the street for aged or young users.

4.3.2. Extending other facilities under private/other ownership

The other facilities within a two-kilometre radius of St Anne's which were identified by this feasibility study are:

- the Viggers Centre at Northland School
- the Cardinal McKeefry School hall
- the Rugby Football Club at Ian Galloway Park.

In the case of the school properties, these facilities are managed for the express benefit of the school children who use the facilities every day. The researchers found no appetite for the extension or changes to be made to these facilities to meet the needs of the wider community.

In the case of the Rugby Football Club, again the main users of this hall are the members of the RFC itself. While residents can book and use the hall for social

functions, the RFC has relatively high use of these facilities for its own activities, and its location is a major handicap.

4.3.3. Refurbishing and extending St Anne's church hall

As outlined in Appendix 2, the vestry at St Anne's church has developed a concept to meet the community's needs and also those of the parish. A car park is to be made available on site (for ceremonial purposes mainly), with other parking available in the precinct area and along Randwick and Northland Roads. The proposed project will deliver:

1. A main hall measuring 70m². This will meet the specifications of seating 50 people banquet style and is adequate for small groups, meetings and classes. Acoustics are good with no need for amplification and the floor is wooden tongue and groove, suitable for dance classes.
2. A second meeting room of 20m² with storage space for the Toy Library.
3. A large new kitchen with sink, dishwasher, and full cooking facilities;
4. Modern toilet facilities for men, women and paraplegic patrons.
5. Storage facilities for other groups up a flight of stairs.

Except for the storage noted at 5, all of these facilities are on one level and would be accessible from the street without steps.

The proposed changes have attracted support from various leaders in the community. For example, a past-president of NMCC noted:²⁶

We believe the smaller meeting space would be a valuable asset to the local community. The proposed hall would provide a facility that is currently not available in the area. It would be complementary to the Northland Memorial Community Centre.

These sentiments have been echoed to the researchers by current employees and leaders at NMCC. In addition, in the community survey, respondents were invited to provide comments either on the survey or about facilities in the Northland-Wilton community. Twenty-nine respondents took the time to provide extra comments in this manner and they all related to the St Anne's Church hall project. Their comments are transcribed in Appendix 5. Twenty-five of these respondents were unequivocally supportive of the St Anne's church hall project, one was supportive but also wanted facilities in Wilton, two would prefer facilities in the Wilton-Otari area and only one respondent stated that the current facilities (NMCC) are adequate for the Northland-Wilton area and that the St Anne's project is not required.

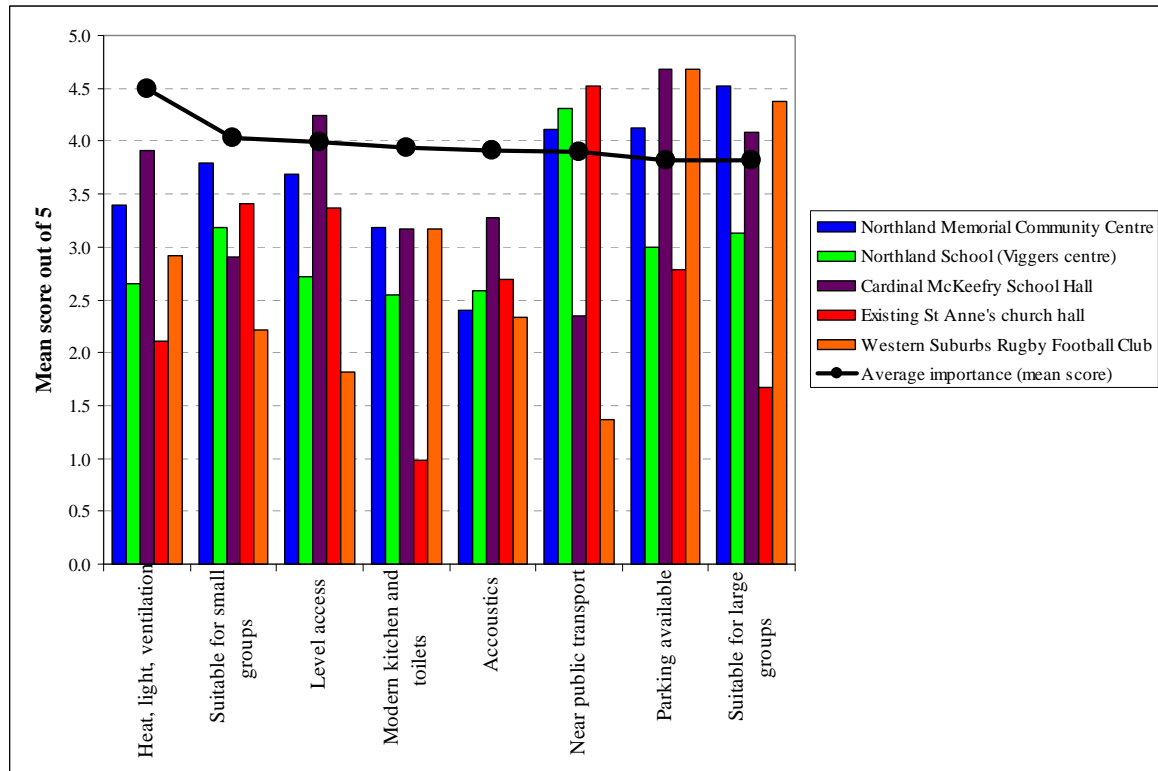
4.4. Mismatch between existing facilities and resident aspirations

One of the most telling charts derived from the survey analysis in Appendix 4 is Figure A4.5, reproduced below as Figure 10. The heavy black line shows the ranking

²⁶ Letter from Pip Jackson to the Resource Consents Team at Wellington City Council 18 December 2002.

by residents of eight attributes of community facilities, on a scale from 0 to 5; the attributes are ordered along the horizontal axis in descending order of the scores given to them by survey respondents. The bars show the scores given to the actual attributes of each of the five halls currently available for community activities within 2 km of St Anne's, allowing the church hall to be compared with its potential competitors. The differentials in these bars show the attributes where St Anne's church hall can complement current facilities.

Figure 10: Mean scores of attributes of community facilities in Northland and Wilton-Otari



There is a clear inverse relation between the desired attributes and the available facilities. The St Anne's upgrade would fill much of the gap apparent at the left-hand side of the chart by aiming for high-scoring heat/light/ventilation., acoustics, access, and kitchen and toilet facilities, while leveraging off its already-established advantage in terms of location close to the village precinct and public transport. It will fill a clear gap in small group facilities.

5. Draft Management Plan

5.1. Usage estimates

The proposed upgrade of the St Anne's hall should have particular appeal to groups wanting intimate spaces, a sprung wooden floor, good acoustics and light, level access and closeness to transport. Whether there is sufficient demand from such groups to sustain the upgrade project as an economic proposition is an issue assessed here and in Section 6.

To some extent, increased usage of the St Anne's facility would come from relocation of activities from other halls in the area which lack one or more of the key attributes of the upgraded St Anne's; this applies particularly to the upstairs spaces at NMCC. While such a gain in quality for already-provided community activities would be welcome, the more important issue is the extent to which net new activities in Northland-Wilton would develop on the basis of the upgrade. Some activities which were abandoned or relocated out of the area due to deterioration of the hall might return; other possible users would be entirely new.

5.1.1. Experience of other similar facilities

As part of this study, a review was undertaken of two facilities in near-by suburbs that had also been renewed after community consultation on suitable facilities. These were the St Ninian's Centre in Karori and St Luke's Centre in Wadestown. In each case, the refurbishment and building of new facilities by the respective churches has led to an increase in community demand for their facilities. Key informants from these parishes suggested that the churches use the halls for around 15-20 hours a week and that the halls are available for community bookings 60-70 hours a week. In each case a well-run hall booking system managed by an administrator means that groups are sure the hall is available for their use when they expect. In addition the administrator ensures that cleaning and other maintenance issues are dealt with appropriately.

These facilities experienced an increase from regular groups such as yoga, pilates, tai chi, dance and language lessons, but also from *ad hoc* bookings for private functions (e.g. birthday parties and anniversary celebrations), flower and antique shows, and seminars. One of the administrators noted she was "overwhelmed by the variety and volume of groups" using the facility.²⁷

5.1.2. Rental projections

The St Anne's church hall already meets some needs of those under 5 (and their parents) through the provision of storage and space on a Saturday morning at the Toy Library. The Toy Library has been a long-standing user, is very supportive of the hall upgrade, and has been unable to identify any other available space in the Northland-Wilton suburb for its activities. Their current rental of \$200 p.a. needs to be increased

²⁷ Interview with administrator at St Ninians – Karori-Northland Uniting Parish.

to reflect financial realities and to capture the value of upgraded storage and benefits from use of the hall. It is estimated that the rent for this activity could be increased to \$750-1,000 p.a. following refurbishment.

The St Anne's hall also hosts a regular Senior Citizens Club. This Club is also very supportive of the upgrade which will ensure they will have level access to ambient meeting space. They currently pay \$10 per use (monthly).

The community survey distributed during February 2009 (see Appendix 4) also identified a number of potential uses within the community which an upgraded and extended hall at St Anne's will be able to meet. It is suggested that a charge for use be based on similar facilities in the area, so as to complement, rather than compete with them, and also so that the facility is marketable. A fee of \$15 per hour is reasonable for residents and nonprofit groups. Some higher range of rental fees would be appropriate for users who have a greater capacity to pay.

The feedback from both the community survey and interviews enabled estimates to be developed of the range and likely rental yield of activities the upgraded hall could reasonably be expected to attract. These are presented in Table 7.

Table 7: Expected rental usage for St Anne's in the first year after redevelopment

Activity	Current level (p.a.)	Expected increase to (p.a.)
Toy Library	\$200	\$1,000
Senior Citizens groups ²⁸	\$200	\$1,000
Irish Dancing Classes	\$1800 (new, 2009)	\$1,800
Polling Booth	\$250	\$250
Play Group ²⁹	-	\$1,200
Ballet/Jazz School ³⁰	-	\$6,000
After school tuition ³¹	-	\$1,800
Yoga/Pilates/Book Club ³²	-	\$1,200
Community meetings – especially of disability interest groups ³³	-	\$800
Social functions (e.g. birthday parties, anniversaries)	-	\$1,000
Other meetings	-	\$1,500
Total	\$2450	\$17,550

In addition to the groups listed above whose rental income is projected on the basis of feedback gathered in the course of this study, there is also the potential for the church

²⁸ Increase assumes an added group meeting 20 times a year paying \$20 for each meeting.

²⁹ Increase assumes a new group meeting for 2 hours, one day per week for 40 weeks.

³⁰ A dance school situated in Kelburn and Karori has indicated interest in the hall. Usage is estimated at 9 hours per week for 40 weeks.

³¹ Increase assumes a tuition-based organisation running 3 hour sessions one day per week for 40 weeks

³² Increase assumes one new group meeting for 2 hours, one day per week for 40 weeks. It is likely there could be more than one of these clubs operating.

³³ Increase assumes one group will be attracted to meet at the upgraded hall per week for 40 weeks at \$20 charge.

itself to take on other activities that would generate rental revenue. For example, to meet the needs of the Wilton-Otari population especially, after school care and holiday programmes may be demanded, especially where there are waiting lists at programmes run by neighbouring facilities.

A gross revenue target of between \$15,000 and \$20,000 per year would therefore seem feasible with effective marketing and management of the upgraded facility. Significantly higher revenues could be attainable only in the event that a for-profit core tenant became the principal user of the facility, a development that would be likely to conflict with its function as a community facility available to non-profit activities. With no such for-profit tenant identifiable, and on the assumption that the parish's own core business is the provision and support of non-profit services to the community, analysis of the project's economics will proceed on the basis that annual rental revenue is not expected to exceed \$20,000.

5.2. Marketing strategy

A marketing strategy would include regular advertising in the NMCC quarterly newsletter, and working through community groups to advertise the availability of the rooms. The February 2009 questionnaire to Northland and Wilton residents has already raised the profile of the hall, along with a local newspaper article.³⁴ The parish should continue to use such methods to inform the community of the hall and its potential use.

The parish could also market the facility through the internet, which would require either development of its own dedicated website, or placing the hall with an internet-based renting agency, or both. For example:

- hirethings.co.nz charge nothing to list a hall for hire and 3.5% success fee, and are used by some schools in the region to advertise their facilities
- finda.co.nz has a section for community halls for which there is no cost to list
- the parish could develop and maintain its own site at a minimal level to signpost the facility (as NMCC current does).

5.3. Administration

Alongside these measures to facilitate booking of the hall by would-be users, it will be necessary for the parish to significantly improve its current very *ad-hoc* administrative arrangements. Some person located in the locality and easily contacted throughout the day and evening would have to:

- hold the bookings log and keep it up to date;
- have delegated authority to take bookings;

³⁴ Spier, S. "How would you like your hall" *City Life West and North News*, February 18-24, 2009.

- ensure that cleaning and maintenance of the hall are kept up; and
- keep track of payments.

As the parish does not have a paid administrator, and there is no prospect of creating such a formal position on either a full-time or a part-time basis, this administration of the hall would have to be located with a community volunteer. The census data in Figure 8 show that about 1,000 persons in Northland-Wilton are engaged in voluntary work in formal organisations outside the home, which means that a pool of potential candidates for the role exists. There is no need for the individual recruited to come from the church's own congregation, as their main areas of interaction will be with non-church groups. Some monetary reward would be advisable both to secure and retain a reliable person and to place the relationship between the parish and the administrator on a formal footing. Rather than a salary, such payment would appropriately take the form either of a fixed annual sum, or of a percentage of gross rental revenue. Given the financial constraints within which the parish must operate (see Section 6) the appropriate order of magnitude would be no more than 20% of rentals; on \$15,000 of gross rent this would come to \$3,000 p.a., and we would regard this as the maximum sustainable level of payment unless some unexpectedly good outcomes emerge as the project is carried to fruition (assuming that the upgrade proceeds, since absent the project, no administrator would be required and the issue of payment would not arise).

6. Finances and Management

This section considers the parish finances, its investment options and operational costs, before making recommendations as to the project under consideration.

6.1. Methodology

Financial viability for the project was assessed by:

- assembling data on the parish's past and present financial situation;
- reviewing costings from a qualified Quantity Surveyor;
- assessing market value from properties in community;
- assessing market rentals from other community facilities in the environs;
- assessing value-in-use by extrapolating the projected rental profile; and
- assessing non-use values from community support.

The financial impact of this project can be separated into two sections: the capital costs and the operational costs. Both are contingent on the precise investment options chosen from the various possibilities canvassed in section 6.3 below. Ultimately, the viability of the St Anne's church hall project rests upon the ability of the parish to fund and manage the hall on a sustainable basis.

6.2. Parish finances

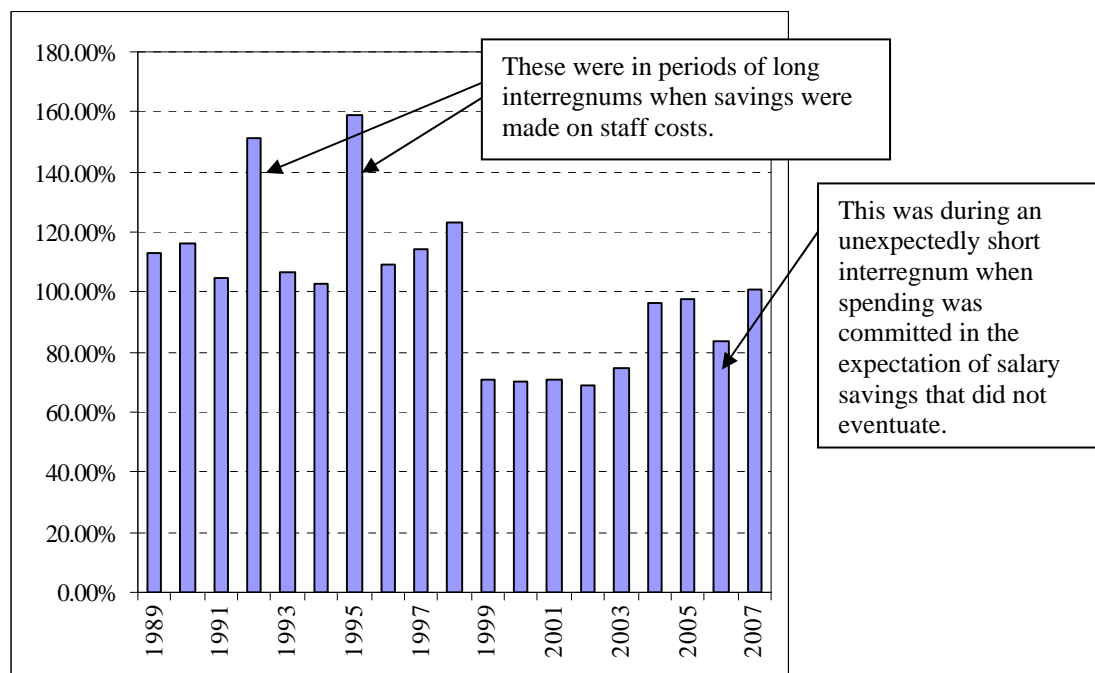
The Anglican parish of Northland-Wilton has been in existence for approximately 100 years. It is not a wealthy parish, falling in the lower quartile of parishes in the Diocese for total income. Its major income is from parishioners' offerings, rentals and fundraising within the community to cover staff expenses and to maintain the buildings and programmes. Since the 1991 sale of St Stephen's church in Wilton to the Wilton Play Centre, the parish has amassed capital funds which have been invested in money market products and, from time to time, equities. In 1997-98 it sold the original St Anne's hall and then the Church in Woburn Road, yielding enough to enable it to purchase the site which it currently occupies.

The parish's net re-development funds have grown from \$190,000 in 2000 to \$243,000 at the end of 2008. However, in order to meet the upgrade of the purchased properties, to work towards the Resource Consent for the upgrade of the hall, and to meet increased expenditure in the parish, interest from these re-development funds has been used from 1999 to present.

Figure 11 below shows that the operating expenses of the parish barely covered operating outgoings over the period from 1989 until the move to the new location in 1999/2000, when the financial situation worsened sharply and cashflow deficits were incurred for several years. In the years ending March 31 2004-2007 income from parish sources (donations, Ezee meal sales, fundraising and rent, supplemented by non-redevelopment-fund interest) covered 94.5% of the parish expenses. It should be

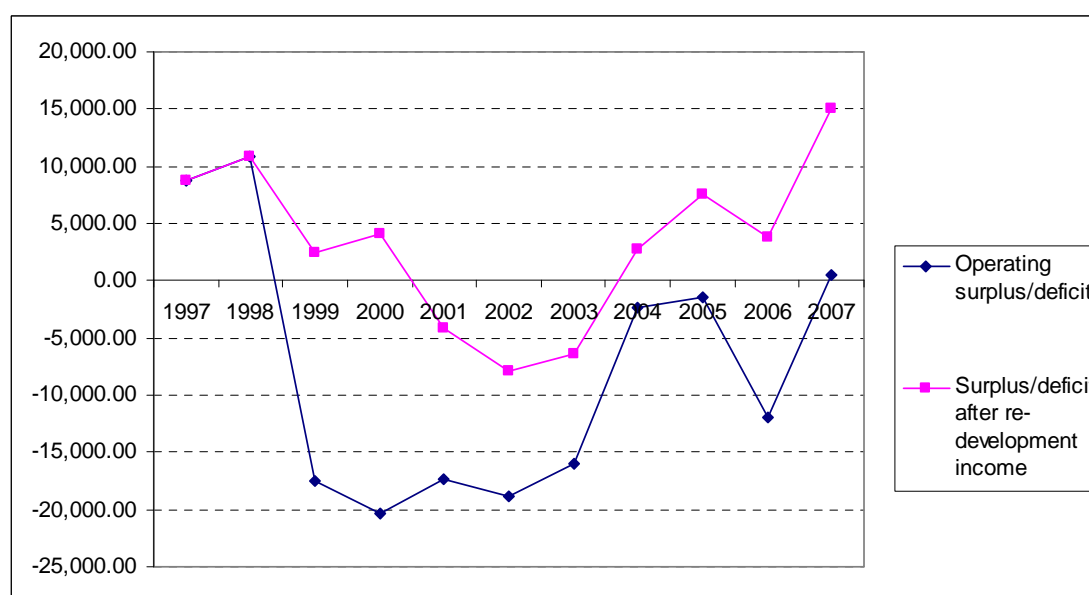
noted that the parish has spent \$28,161.36 since 2002 on plans and consenting procedures for the hall project. These expenses are included in operating expenses.

Figure 11: Proportion of total expenses covered by parish revenue (1989-2007)



The recent trend back to break-even, interrupted by an unexpectedly short interregnum period during 2006, has not yet consolidated the financial position. In particular, the parish has been unable to generate significant revenues to fund the outgoings on rates and insurance from its facilities, and it has used the re-development interest to fund its operations as well as the expenditure incurred in the hall project to date, as Figure 12 shows.

Figure 12 : Surplus & deficit for Anglican Parish of Northland-Wilton 1997-2007



The parish's finances are therefore marginal, in that recently it has consistently made a small loss or broken even on a cash basis. It is important for the future of the parish that it maintains its links to the local community and secures increased revenues from its assets in order to become financially sustainable.

The redevelopment fund has had an average return of 9.1% or \$17,000 p.a since the year 2000. While these investments have been managed astutely, the current market for interest bearing deposits and similar securities is likely to see the return drop to around \$9,600 p.a.. If the hall project does not go ahead, these funds would be available to the parish for its ongoing programmes, or could be amassed over time to invest in an eventual upgrade to the hall. In the event that the hall is not upgraded to a state that enables it to earn the rental income projected in Section 5 above, the income from the re-development fund investments will be essential to financial viability. This rules out spending the fund, or a significant part of it, on any intermediate investment options that do not generate revenue flows at a rate at least comparable to market interest yields.

6.3. Investment options

6.3.1. Outlays to date

To date the parish has incurred capital outlays on the Ward Memorial Church site comprising

- the purchase price of \$247,000 in 1998 (GV \$345k);
- strengthening work on the church by McKee Fehl at a cost of \$120,000;
- renovation of the church windows in 2005-2006 at a cost of \$14,000;
- outlays on architectural drawings, consultant fees, and Wellington City Council fees associated with the long-drawn-out consenting history described in Appendix 1. These total \$28,161 since 2002.

6.3.2. Benefits and Costs of Various Options

For the purpose of economic analysis, the benefits from the hall project can be measured along two distinct dimensions:

- the heritage values secured to both the local and the wider community by preservation of the existing hall (existence value); and
- the capacity of a new or redeveloped structure to meet the need for particular community services and activities, separate from the aesthetic/cultural/spiritual significance attached to any particular structure (value-in-use).

Similarly, the costs of the project can be partitioned, to a first approximation at least, into those incurred for the purpose of securing heritage values, and those incurred to provide direct services to the local community.

Taking various possible combinations of sub-projects provides a list of five possible courses of action:

1. Defer any improvement expenditure. The parish would maintain the status-quo level of service from the hall, by spending only as necessary to repair or replace failing components and services. This would secure, in the short run, the existing ability of the parish to use the hall for morning teas, small meetings, and the Toy Library, but would rule out any hall-based expansion of community activities, and so would leave its revenue-earning potential unchanged. At some time in the future it is likely that without large-scale capital spending the hall would become unusable; at that point a decision would have to be taken whether to undertake the expenditure or allow the structure to become derelict.
2. Refurbish the heritage hall fabric on a stand-alone basis, with no expenditure on other facilities. This would fulfil the parish's role³⁵ as guardian of the heritage values recognised by the Wellington City Council and the New Zealand Historic Places Trust on behalf of the wider community, but would not significantly enhance the ability of the hall to sustain a wider range of community services and activities, due to the sub-standard toilet and kitchen facilities and absence of secure storage space.
3. Undertake the full restoration and extension of the heritage building, adding a new entrance, kitchen, toilets, additional meeting space and storage spaces. This would enable the hall to fill the gaps identified in the existing range of hall facilities in Northland-Wilton while preserving and refurbishing the hall's heritage fabric.
4. Construct new kitchen, toilet, and storage facilities on the rear of the site while leaving the hall itself in its present condition. This would improve the quality of services to the community somewhat, but without an attractive upgraded hall to service, the new facilities would be effectively orphaned and would be unlikely to secure significantly improved revenue.
5. Demolish the existing hall and build a new hall facility to the most cost-effective design consistent with delivering target services for parish and community. This would meet identified community needs at a cost up to \$200,000 below that of option 4, but has been ruled out by the parish's inability to secure Resource Consent from Wellington City Council, in the face of community and national opposition to loss of the heritage structure

A review of these quickly narrows the real choices down to the first three options. The demolition option has been ruled out by regulatory constraints, and the construction of new facilities at the rear of the site with no change in the state of the hall would not give value for the \$400,000 of outlay required (Table 8 below). The

³⁵ It should be noted that the legal owner of the property, as per the title deeds, is not the parish but the Anglican Diocese of Wellington. There is a case that the responsibility for preserving the heritage value of diocesan structures rests with the Diocese as legal owner rather than with the parish as occupant.

effective choice is therefore a three-way one amongst the status quo, restoration of the heritage fabric with no other improvements, and the full redevelopment project. The separate calculation of costs for the heritage and upgrade components of the full project in various reports to the parish by quantity surveyors (reproduced in Appendix 3) enables separate analysis of these three.

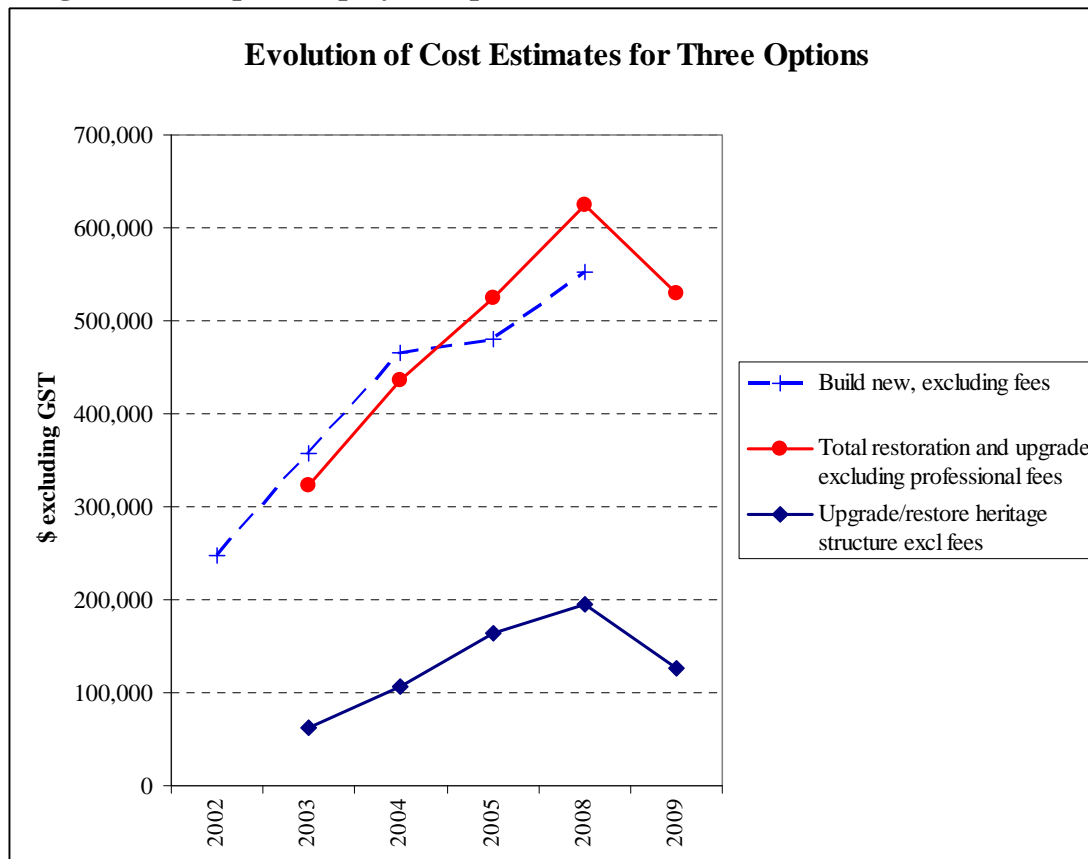
The evolution of estimated capital costs for the three options since 2003 is set out in Table 8. The major changes are due to escalating building costs but it should be noted also that the detail of the project has evolved over time.

Table 8: Evolution of Capital Costs for the Major Options

Date of costing exercise	Feb 2003	June 2004	October 2005	August 2008	January 2009
Maintain status quo (option 1)	0	0	0	0	0
Upgrade/restore heritage structure only (option 2)	63,000	106,900	163,900	195,000	125,703
Add extension with new toilets, kitchen, storage and meeting spaces, entrance	259,800	328,500	361,350	430,000	403,440
Total restoration and upgrade excluding professional fees (option 3)	322,800	435,400	525,250	625,000	529,143
Professional fees @ 12%	38,736	52,248	63,030	75,000	63,500
Total restoration and upgrade including professional fees	361,536	487,648	588,280	700,000	592,642

Sources: August 2002 Brown and Watson costing, reported in Possenskie Consultants Ltd costing dated June 17, 2004.
 February 2003 from Possenskie Consultants Ltd letter to NZ Historic Places Trust dated 7 February 2003.
 June 2004 from Possenskie Consultants Ltd costing dated June 17, 2004.
 October 2005, August 2008 and January 2009 from successive costing exercises by Possenskie Consultants Ltd as shown in Appendix 3.

Figure 13: Graphic display of capital-cost estimates for St Anne's church hall



The initial advice to the parish in 2000-2001 from a number of expert sources was to demolish and build a hall from scratch, and this option was chosen in 2002. It eventually had to be abandoned due to inability to secure Wellington City Council consent to demolish or remove the heritage hall structure (see Appendix 1). The cost of this option was estimated in 2002 to be \$248,000 plus fees (12%). This was potentially financially feasible, given that the parish at that time held a Redevelopment Fund derived from sale of property over the preceding decade with a balance of \$197,335 as at December 31 2001, plus other investments.

It is apparent from Table 8 and Figure 12 that the passage of time has radically altered the economics of the three worthwhile options remaining open. Between 2002 and 2009, building-cost increases doubled the cost of all the re-development options, even after taking account of a sharp drop in the cost estimates between August 2008 and January 2009. Over the same period 2002-2009 the balance in the parish Redevelopment Fund rose by less than 20%, as interest earnings had to be used to fund current parish expenses (including ongoing costs of the consenting process such as architect, consultant and Council fees).

As at early 2009 the cost of full redevelopment is \$600,000 (inclusive of fees) which is roughly \$350,000 more than the Redevelopment Fund balance. This places the project outside the feasible range for this parish, unless external funding of the order of \$350,000 can be secured, even assuming that the resulting facility is able to secure sufficient revenue to fully substitute for the current flow of interest income on the

redevelopment fund as projected in Table 7 above. The relevant numbers, to a first approximation, are shown in Table 9.

Table 9: Funding the Capital Cost of Option 3

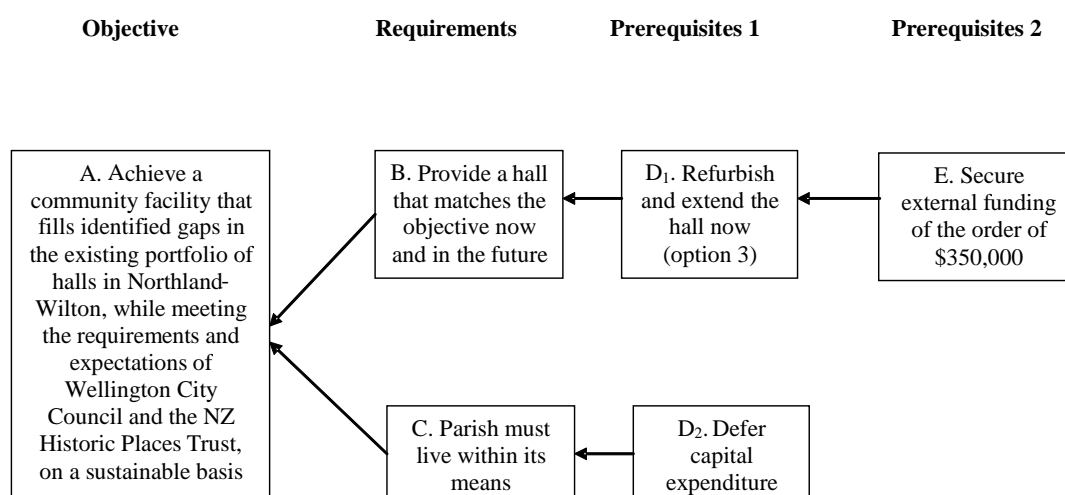
Full cost of option 4	592,000
Redevelopment fund balance	240,000
Funding deficit	352,000

Given the financial difficulties the parish would be likely to encounter if the full amount of the redevelopment fund is spent at this stage, **it is our considered professional view that option 3 is not feasible unless external funding of the order of at least \$350,000 can be secured.**

6.3.3. Framing the decision

To frame the problem facing the parish, the decision tree in Figure 14 may be helpful. The two necessary conditions for securing the overall objective are B and C: as well as providing a hall to meet the community's needs, the parish must live within its means. B cannot be secured without committing to D₁, while C cannot be secured without D₂ unless E is added to the picture (In effect, the current hall is sub-standard and must be refurbished to meet community demands and requires \$350,000 of external funding. Otherwise, capital expenditure must be deferred in order for the parish to live within its means). Absent E (external funding), objective A will have to be abandoned for the moment and D₂ adopted to secure at least C.

Figure 14: Decision Tree for St Anne's church hall



Further consideration of the feasibility and desirability of the various options therefore requires some assumptions about funding. For this purpose three assumptions have been explored:

Scenario 1: No external funding available

In this case, the issue for the parish is how much of its financial resources it should commit to the hall. Option 1 (defer capital spending) is consistent with maintaining parish and community activities at their status-quo level for some time, though it would arguably commit the parish to an eventual decline in the quality of hall services and possibly the complete loss of those services.

Option 2 (restore the existing hall fabric with no other capital outlays) is financially feasible in the sense that the cost would be less than the Re-development Fund balance, but would leave the parish with an asset whose revenue-earning potential would be extremely limited, given that commercial rentals could not be charged for a hall without adequate kitchen and sanitation. The parish would in effect be taking the view that heritage values outweighed alternative uses of the funds available, since the renovation would make only a limited difference to the range of activities that the hall could accommodate and support. In our view the parish would be fully entitled to take this position, but the benefits from the expenditure of up to \$200,000 would be mainly aesthetic rather than practical/functional, and the liquidation of most of the balance in the re-development account would leave parish finances precarious, given the inability to recover substantial rentals from the hall.

On our reading of the costs and benefits, the preferred option in this scenario is likely to be option 1, the “wait and see” option, keeping the hall structurally intact in its present state until circumstances change sufficiently to warrant switching either to development or to abandonment of the structure.

Scenario 2: External funding sufficient to restore the heritage fabric

Under Scenario 2, option 2 would become a straightforward choice. The core cost of preserving and restoring heritage fabric would be picked up by the external funder. Provided that the grant funding significantly exceeded \$100,000 then, even if the parish had to contribute some amount from its redevelopment account, this could be justifiable on the basis of the substantial existence value attached to the hall by the local community (see Appendix 4). The parish would be left financially sustainable, even though the revenue-earning capacity of the restored structure would remain low because of substandard auxiliary facilities, and there would be only a marginal gain in functionality for community activities.

In this case, our view would be that the choice between options 1 and 2 is open for the parish to make, and as we assume the grant could not be secured without committing to the restoration project, we would regard option 2 as feasible though not necessarily desirable unless 100% funded from external sources. Option 3 remains non-feasible.

Scenario 3: \$350,000 of grant funding available

In this case, option 3 becomes financially feasible. Commitment by the parish of its full \$240,000 Redevelopment Fund balance would bring the total available funding up to a level sufficient to cover the capital expenditure, while the revenue-earning potential of the fully redeveloped site should, if effectively marketed and managed, secure parish finances on a sound footing. **In this case we would advise adoption of option 3 as the preferred choice.**

6.4. Operational costs

While the primary choice amongst the investment options will be driven by the relative capital costs and the availability of external funding to cover these, some subsets of choices will be driven also by the issue of operational costs.

The Anglican parish of Northland-Wilton already bears the day-to-day operational costs of its church and hall. The refurbishment and extension of the hall is likely to increase those operational costs. Estimates in Table 10 show incremental costs due to the upgrade as \$7,500 p.a., against a projected increase in rental of \$16,550. These figures assume that a bookings person would have to be retained in order to sustain this level of rental income, as noted earlier. If a suitable person were located from amongst the Northland-Wilton community to manage bookings and key return for \$2,500 p.a., it is projected that the net revenue from the hall would be \$7,350. In addition it would be wise to provide for a \$6,000 p.a. deferred maintenance allocation.

Table 10: Operating cost estimates for St Anne's hall

	Current level p.a.	Expected level under option 4 p.a.	Increase p.a.
Revenues (hall)	\$1,000 ³⁶	\$17,550	\$16,550
Less Expenses:			
Rates, power and insurance total	(\$7,500)	(\$10,500)	(\$3,000)
of which, hall (est)	(\$1,900)	(\$4,600)	(\$2,700)
Cleaning of hall	-	(\$1,500)	(\$1,500)
Minor repairs and maintenance (hall)	(\$800)	(\$1,600)	(\$800)
Bookings	-	(\$2,500) ³⁷	(\$2,500)
Total	(\$2,700)	(\$10,200)	(\$7,500)
Net revenue from hall	(\$1,700)	\$7,350	\$9,050
Major deferred maintenance allocation (1% of building value)	\$2,000 p.a.	\$6,000 p.a.	\$4,000 p.a.
Total	(\$3,700)	\$1,350	\$5,050

³⁶ Rental income in recent years has been \$650 or less; the newly-won Irish Dancing revenue shown in Table 7 is still speculative for the long run.

³⁷ The booking function represents an overhead role to ensure that the cleaning is adequate and to increase the usage of the facility. It is expected that this expenditure would result in an extra \$3-4,000 of revenue (from community bookings, social functions and other meetings) listed in Table 7. Dependent on the success of this person, the parish may be able to afford \$50-\$60 per week as a stipend.

Putting these figures into the context of other parish operational flows yields the Year 1 projection in Table 11. This Year 1 projection is reasonably conservative as to rental revenue, and estimates for subsequent years in Table 11 reflect possible upside gains including the impact of a full Holiday Programme, plus allowance for cost inflation.

Table 11: Projections for St Anne's church finances following hall upgrade and extension

	Year 1	Year 2	Year 3	Year 4	Year 5
Revenue					
Parish cash surplus on normal operations before hall hire & hall costs	9,000	9,450	9,922	10,419	10,940
Room hire	17,550	18,428	22,113	23,219	24,380
Programme fees Holiday programme	0	0	16,000	33,600	35,280
Sundry	0	0	0	0	0
TOTAL	26,550	27,878	48,036	67,237	70,599
Expenditure					
Rates, power, insurance	10,500	11,025	11,576	12,155	12,763
Minor maintenance	1,600	1,680	1,764	1,852	1,945
Cleaning	1,500	1,575	1,654	1,736	1,823
Bookings	2,500	2,625	3,500	3,675	3,859
Advertising	0	500	525	551	579
Staff costs Holiday programme	0	0	9,000	18,900	19,845
Programme costs Holiday programme			6,000	12,600	13,230
Other	0	0	0	0	0
TOTAL	16,100	17,405	34,019	51,469	54,044
Operating surplus/deficit	10,450	10,473	14,017	15,768	16,555
Major maintenance allowance	6,000	6,000	6,000	6,000	6,000
Net	4,450	4,473	8,017	9,768	10,555

Assumptions

1. Groups and social functions using the hall will increase reflecting bookings & marketing activity.
2. Rates, power & electricity costs will increase in line with CPI & expected increase in valuation.
3. Major maintenance allowance stands in for depreciation charge and increases with CPI.
4. Holiday programme envisaged for students aged 10-15 not currently catered to by NMCC.
5. Holiday programme runs for 20 students for 4 weeks in Year 3 and for 8 weeks in Year 4.
6. All figures are stated exclusive of GST.

Table 11 projects a cash surplus of \$10,450 in Year 1, rising to \$16,555 in year 5 on optimistic assumptions. As a return on approximately \$600,000 invested, this represents 1.7% - 2.8% p.a.. After making provision for major maintenance, the net

return is \$4,450-\$10,555 or 0.7% - 1.8%p.a. The hall is therefore limited as a commercial proposition as current interest rates would suggest that an investor could expect a less risky return from a bank deposit of 4.0% (before tax).

However, the hall, if upgraded with external grant funding, **is sustainable** as a community facility going forward, and will clearly provide the community with substantial value over and above that represented by the rents payable for activities in the hall. The existence value of the hall to the local community appears (from the evidence reviewed in Appendix 4) to approximate \$300,000 or more. This is without taking into consideration the benefits to the wider New Zealand community of preservation of a heritage structure such as the St Anne's church hall.

7. Conclusions and Recommendations

Northland-Wilton has community facilities but they do not fully meet the community's needs. In particular there is a readily-identifiable set of attributes that are valued by the community but which are not matched by the existing facilities (see Figure 10 above): suitability for small groups; level access; good heat, light and ventilation; modern kitchen and toilet facilities; location close to public transport; and good acoustics.

St Anne's church has a hall which, if restored and upgraded, would meet these requirements, but the hall is currently in disrepair. The parish is willing to upgrade and extend the hall for community use, and has \$240,000 set aside for redevelopment, which amounts to a tangible contribution of over 40% of the capital cost. The project enjoys community support, and fits the aspirations of local residents as reflected in their responses to the questionnaire survey conducted as part of this study.

Without external funding of at least \$350,000, the project cannot proceed. A smaller amount than this might enable the hall fabric to be preserved, but without much gain to the community or the parish.

A planning balance sheet (in Table 12) allows for tabular presentation of options under consideration, although the process can be subjective. The options presented should be understood in terms of the data in this feasibility study which details the costs, revenues, and community and parish feedback.

The data in Table 12 indicates that Option 3 – the restoration and upgrade of the St Anne's church hall - is the best of the three options. Option 1 allows an historic building to remain dilapidated, with a strong likelihood of its eventual removal from community use due to inability to meet current public building codes; but it is affordable for the parish in the event that external grant funding cannot be secured.

Option 2, to restore the heritage fabric only, provides benefits over and above option 1, but at no gain to the parish beyond retaining an historic hall for their own use. The upgrade costs do not include a new kitchen and toilet and therefore it is unlikely that public building codes can be met. A limited amount of community use is envisaged with some rental revenues, if the building-code issues can be resolved.

Option 3, to restore, upgrade and extend the St Anne's Church hall, is the most favourable, but is contingent on the availability of grant funding. It results in a positive outcome for both the community and the parish. The historic fabric is retained within the community and, in addition, a community hall is provided that meets the needs of residents.

Table 12: Planning Balance Sheet

	Option 1 No capital spending	Option 2 Restore heritage fabric only	Option 3 Restore, upgrade and extend
Cultural and environmental values			
Effects of option on heritage values?	Negative	Favourable	Favourable
Social Values			
Effects of option on community values?	Neutral in short-run, negative in long run	Slightly positive	Strongly positive
Available during weekdays?	Yes	Yes	Yes
Physical Attributes scores*			
Heat light, ventilation	47	67	100
Suitable for small groups	85	85	113
Level access	85	100	125
Modern kitchen and toilets	26	26	128
Acoustics	69	77	128
Near public transport	115	90	103
Parking available	74	74	74
Average score	72	74	110
Compliance with public building codes (access, sanitation, hygiene)	Negative	Patchy/uncertain	Positive
Economic values			
Capital outlays			
Costs to date (sunk)	\$28,161	\$28,161	\$28,161
Estimated future capital costs	Nil	\$150,000	\$592,000
Parish contribution	Nil	\$15,000	\$240,000
Funding deficit	Nil	-\$135,000	-\$352,000
assume deficit met by:			
Wellington City Council grant		\$50,000	\$50,000
Lotteries Commission grant		\$75,000	\$280,000
Community fundraising		\$10,000	\$22,000
Operating income			
Annual revenue (Year 1)	\$1,000	\$1,000	\$17,550
Annual operating costs (Year 1)	-\$2,675	-\$2,675	-\$10,200
Net operating surplus p.a. (Year 1)	-\$1,675	-\$1,675	\$7,350
Foregone income from Redevelopment Fund	\$0	-\$600	-\$9,600
Hall contribution to parish cashflows p.a.	-\$1,675	-\$2,275	-\$2,250
Net impact of option on parish cashflows	\$0	-\$600	-\$575
Maintenance allowance annual accrual	-\$2,000	-\$2,000	-\$6,000
Possible upside? (on revenues)	No	No	Yes
Existence value to community (lower-bound estimate)	Between zero and \$300,000	\$300,000	Over \$300,000
Overall summary: changes to:			
Heritage/environment	- or 0	+	+
Parish finances	0	-	-
Parish facilities	0	0	++
Community facilities	0 or -	0	++
Compliance	0	+	++
Bottom line for parish	0	-	++
Bottom line for community	0	+	++

* Scores created as the ratio of the attribute in the facility to the "importance of attribute" score from Table A4.6, times 100.

In summary, if upgraded and extended the St Anne's hall can be a viable and valuable community facility. Since projected revenues cannot cover the fully capital cost of the renovation and extension, funding will of necessity have to come from external grants if the project is to proceed. Without external funding in the vicinity of \$350,000, the best option for the parish is to defer all capital spending of the hall and to settle for the status quo - that is, leave the hall in its current condition.

If funding is secured that is sufficient only to preserve the heritage fabric, the opportunity to do this should be welcomed, but with no expectation that the work will result in a facility that can be financially self-sustaining in the future.

Acknowledgements

We thank those who assisted directly with this study, including McDermott Miller Ltd, Wellington City Council City Communities team, Northland Memorial Community Centre staff and management committee (past and present), City Life North and West journalists, residents of Northland and Wilton (including members of the Northland Community Liaison Group and those who completed questionnaires), administrator/contact person at St Ninian's and St Luke's churches and the vicar and parishioners of St Anne@Ward.

Appendix 1: Recent History of the Planning Process

The St Anne's Anglican congregation purchased the church property at 67 Northland Road, Wellington from the St Ninian's Uniting Parish (formerly the Kelburn-Karori Uniting Parish) of the Methodist and Presbyterian churches in October 1999. Prior to occupying its new premises, the parish employed McKee Fehl Constructors to undertake a full strengthening of the brick church to Wellington City Council earthquake standards. This work was completed in 2001.

The site supports the church and two wooden structures. One of these is a roughly constructed lounge dating from the 1950s, of no architectural or heritage value. The other is the original Primitive Methodist church, constructed in 1904 by early Northland settlers Isaac and William Clark. This building, which has been used as a hall since the adjacent brick church was completed in 1933, is typical of the colonial style of architecture of the early twentieth century, being timber framed, clad with rustic weatherboards, and lined with tongue-and-groove panelling, with high walls, tall narrow windows glazed with both coloured and plain glass, and a steeply pitched gable roof.



The church and the hall, but not the lounge, are jointly registered as a Category II Historic Place under the Historic Places Act 1993. This registration status, with

church and hall registered together, is unique in the Wellington area³⁸, and significantly narrows the options available to the parish.

The two wooden buildings have suffered from deferral of maintenance over many decades, and both are in a serious state of disrepair. To conserve the hall will require complete repiling and reconstruction of the floor, removal of extensive rot from the walls, and restoration of the entire fabric. The toilet and kitchen facilities, located in a similarly dilapidated lean-to extension which was added to the hall many decades ago, are not compliant with current health, sanitary or access standards and would have to be replaced if the hall were to continue to be used for community and parish purposes.³⁹

Having outlaid a substantial sum on bringing the church up to standard in 1999-2000, the parish sought professional advice on what to do with the hall. The parish prepared a brief of its needs and those of the community users (including the Toy Library, Senior Citizens Groups, Guides and Brownies). The essential features required by users were:

- an entranceway with a canopy as a gathering and meeting space;
- an area capable of seating 50 in banquet style;
- a smaller area for meetings;
- appropriate kitchen and toilet facilities;
- storage for parish equipment and other users' equipment.⁴⁰

As the church-related functions had essentially the same requirements as several identified secular community activities, it made sense for the central planning objective to be to maximise the usefulness of the hall to the wider community, subject to the constraint of parish affordability after taking into account any grant funding that was able to be secured. The parish considered a number of proposals, including building a new structure for which they applied for a Resource Consent in 2002. Opposition to demolition of the hall was expressed by the New Zealand Historic Places Trust and some residents of Northland, as the heritage values and aesthetic qualities of the hall, of which the parish is in effect a custodian on behalf of the wider community, are positive.

A series of meetings followed in an attempt to identify a compromise solution. A number of alternative schemes were devised and consulted on. The consent application was suspended until 2005, when a revised scheme was submitted to the Council, again based on relocation or demolition of the hall and its replacement with a modern structure. Further discussions with interested parties continued through 2006 with formal hearing of the consent application again deferred. Finally in 2007, after five years of community negotiations, the parish agreed on a project to fully restore and upgrade the hall, in the knowledge that without substantial external funding the default would be to leave the parish with its status quo of a steadily decaying hall.

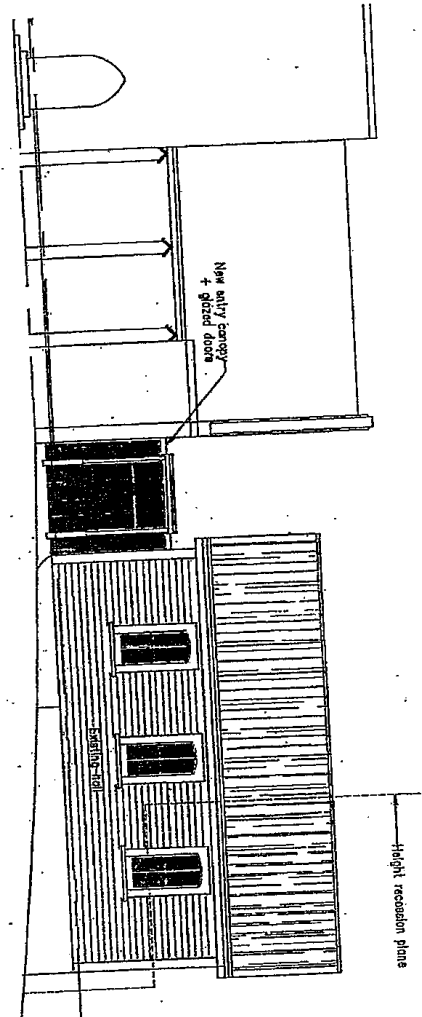
³⁸ Letter to Gordon and Elizabeth Orr from Yvonne Legarth, General Manager Central Region, New Zealand Historic Places Trust, 12 May 2003; Statement by Elaine Bolitho, June 1999 and Wellington City Council Heritage Building details from internet (downloaded 22/11/2008).

³⁹ Communication with Dave Lowe, Architect.

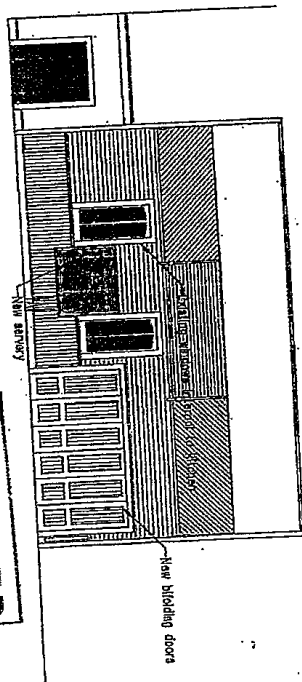
⁴⁰ Information extracted from "Brief for re-development of social area" by Anglican Parish of Northland Wilton, 2002.

The new scheme was submitted to the City Council in September 2007 and was granted a resource consent on 3 April 2008. All neighbours to the site (one of whom opposed the first plan) and the New Zealand Historic Places Trust expressed support for the project, and to our knowledge there are no unresolved issues remaining. All of the objectors to the original proposal consented to the new scheme, and no new objections have come forward.

01
1:100
East Elevation



02
1:100
Longitudinal Section

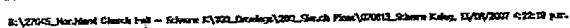


RECEIVED
17 OCT 2007
NZAPT CENTRAL REGION

Rev #	Description	Date
1	Initial design	10/07/07
2	Revised design	10/07/07
3	Final design	10/07/07
4	Construction documents	10/07/07
5	As-built drawings	10/07/07
6	Final design	10/07/07
7	Revised design	10/07/07
8	Final design	10/07/07
9	Revised design	10/07/07
10	Final design	10/07/07
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96	Final design	10/07/07
97	Revised design	10/07/07
98	Final design	10/07/07
99	Revised design	10/07/07
100	Final design	10/07/07

SK-02
17 OCT 2007
NZAPT CENTRAL REGION

Interact
ARCHITECTS
DESIGNERS
100 Newmarket Road, Auckland
0622 222222
www.interact.co.nz



Appendix 3: Costings by Quantity Surveyor

Possenniskie Consultants Limited

QUANTITY SURVEYORS ■ CONSTRUCTION COST CONSULTANTS ■ PROJECT MANAGERS



Berry Possenniskie FNZIQS Director
Martin Price ANZIQS B.Cons (QS)
Natasha Selmon ANZIQS B.Cons (QS)

77 Queens Drive, P.O Box 30766, Lower Hutt, NZ
Telephone: 04 566 3500 Fax: 04 566 3403
Email: poss.assoc@extra.co.nz

7 February 2003

New Zealand Historic Places Trust
PO Box 2629
WELLINGTON

Attention: Mr R McClean

Dear Sir

RE: NORTHLAND CHURCH HALL

As requested our preliminary budget estimate of cost for upgrading of the Northland Church Hall together with the new additions is as follows:

ESTIMATE SUMMARY

Existing Church Hall	
Demolish existing lean-to and adjacent buildings, internal storage area	\$ 6,800.00
Allow to lift and repile existing church hall, replace baseboards, sub-floor ventilation	\$21,800.00
Polythene laid over ground	\$ 400.00
Wash down and paint existing exterior walls	\$ 4,800.00
Wash down and paint existing roof	\$ 2,200.00
Reglaze existing windows with clear glass	\$ 800.00
Remove existing windows, form openings, new toplights	\$ 4,400.00
New external fire door	\$ 2,000.00
Sand & polyurethane existing floor	\$ 2,600.00
Repaint interior of hall	\$ 5,200.00
Relocate switchboard, new light fittings	\$ 2,500.00
General making good	\$ 1,800.00
Contractors preliminaries and margin	\$ 7,700.00
TOTAL ESTIMATE CHURCH HALL	\$ 63,000.00

New Entry, meeting1, kitchen, toilets, etc (excludes meeting 2, coffered ceiling)	
Foundations and floor slab	\$ 12,075.00
Structural frame	\$ 3,500.00
Roof including framing, gutters, downpipes, etc	\$ 24,700.00
External walls & finishes	\$ 29,800.00
Windows and external doors	\$ 19,100.00
Internal partitions & finishes	\$ 15,225.00
Internal doors	\$ 8,400.00
Floor finishes	\$ 6,800.00
Ceiling finishes	\$ 6,600.00
Fittings & fixtures	\$ 18,000.00
Sanitary plumbing	\$ 21,500.00
Electrical	\$ 8,500.00
Drainage	\$ 8,000.00
Entry canopy	\$ 15,000.00
Contractors preliminaries & margin	\$ 26,600.00
TOTAL ESTIMATE NEW ADDITIONS	<u>\$ 223,800.00</u>

Meeting Room 2 additional costs	<u>\$ 36,000.00</u>
Coffered ceiling additional costs	<u>\$ 6,500.00</u>

GRAND TOTAL ESTIMATE **\$ 329,300.00**

Excluded from estimate:

1. GST
2. Professional fees
3. Cost escalation or change in tender market conditions after February 2003
4. Kitchen appliances
5. Loose furniture or fittings
6. Building / Resource consent
7. Contingency sum

We wish to emphasise the above estimates are 'budget' cost estimates only and are based on the information supplied by James Fenton which may require measuring and survey of existing buildings.

Should you require any further information or details please do not hesitate to contact the writer.

Yours faithfully

POSSENNISKIE CONSULTANTS LIMITED



B A POSSENNISKIE

c. James Fenton

c. Dave Lowe

QS Analysis

- June 17 2004

	Brown & Watson Aug '02 Original Plan	Posseniskie June '04 Curent Plan
TOTAL (excludes GST, consent fees, professional fees.)	248,000	465,300
COMPONENTS		
Demolition & site prepn	10,311	10,500
Foundations/floor	24,043	54,425
Structural frame	1,350	10,370
Upper Floor	-----	1,775
Roof & roof frame	32,425	46,655
External Walls	21,913	79,161
Ext. windows & doors	15,373	15,150
Internal partitions/paint	22,380	37,230
Internal Doors/hardware	11,100	23,300
Floor finishes	17,745	13,830
Ceiling finishes	15,657	13,830
Fittings & fixtures	6,470	17,000
Sanitary Plumbing	14,860	22,200
Heating & ventilation	4,250	4,500
Fire Services	1,900	8,500
Electrical	9,500	27,585
Drainage	4,500	6,000
External works	7,207	14,270

Possenniskie Consultants Limited

QUANTITY SURVEYORS • CONSTRUCTION COST CONSULTANTS • PROJECT MANAGERS



Barry Possenniskie FNZIQS Director
Natasha Salmon ANZIQS B.Cons (QS)

1 Cuba Street, Petone, P O Box 30766, Lower Hutt, NZ
Telephone : 04 566 3500 Fax : 04 566 3403
Email : poss.assoc@xtra.co.nz

16 June 2004

Interact
Architects & Designers
P O Box 27-517
Marion Square
WELLINGTON

Attention : Mr D. Lowe

Dear Sir

RE: NORTHLAND CHURCH HALL

As requested we enclose our preliminary assessment of costs for the comparison of upgrading the existing Northland Church Hall together with the construction of a new entry, meeting rooms, kitchen and toilets and the construction of a new Northland Church Hall together with ancillary facilities.

The existing Northland Church Hall if upgraded is still an old building and a continual maintenance programme should be implemented to maintain the building in a sound condition.

ESTIMATE SUMMARY

Upgrade existing Church Hall	\$ 106,900.00
New entry, meeting rooms 1 & 2, kitchen & toilets	<u>\$ 328,500.00</u>
TOTAL	<u>\$ 435,400.00</u>
 Construct new Northland Church Hall	 <u>\$ 465,300.00</u>

Details of estimate enclosed.

Possenniskie Consultants Limited

QUANTITY SURVEYORS • CONSTRUCTION COST CONSULTANTS • PROJECT MANAGERS



Barry Possenniskie
Natasha Salmon

FNZIQS Director
ANZIQS B.Cons (QS)

1 Cuba Street, Petone, P O Box 30766, Lower Hutt, NZ
Telephone : 04 566 3500 Fax : 04 566 3403
Email : poss.assoc@xtra.co.nz

28 October 2005

Interact
Architects & Designers
P O Box 27-517
Marion Square
WELLINGTON

Attention : Mr D. Lowe

Dear Sir

RE: NORTHLAND CHURCH HALL – ESTIMATE UPDATED / REVISED

As requested we enclose our updated / revised preliminary assessment of costs for the comparison of upgrading the existing Northland Church Hall together with the construction of a new entry, meeting rooms, kitchen and toilets and the construction of a new Northland Church Hall together with ancillary facilities.

The existing Northland Church Hall if upgraded is still an old building and a continual maintenance programme should be implemented to maintain the building in a sound condition.

ESTIMATE SUMMARY

Upgrade existing Church Hall	\$ 163,900.00
New entry, meeting rooms 1 & 2, kitchen & toilets	\$ 361,350.00
TOTAL	<u>\$ 525,250.00</u>

Construct new Northland Church Hall	<u>\$ 481,000.00</u>
-------------------------------------	-----------------------------

Details of estimate enclosed.

Excluded from estimates:

1. GST
2. Professional fees
3. Contingency sum
4. Cost escalation or change in tender market after October 2005
5. Kitchen appliances
6. Loose furniture & fittings
7. Building / Resource consent

Possenniskie Consultants Limited

QUANTITY SURVEYORS • CONSTRUCTION COST CONSULTANTS • PROJECT MANAGERS



Barry Possenniskie
Natasha Salmon

FNZIQS, Registered QS, Director
ANZIQS, B.Cons (QS)

1 Cuba Street, Petone, P O Box 30766, Lower Hutt, NZ
Telephone: 04 566 3500 Fax : 04 566 3403

28 August 2008

Interact
Architects & Designers
P O Box 27-517
Marion Square
WELLINGTON 6141

Attention: Mr D. Lowe

Dear Sir

RE: NORTHLAND CHURCH HALL – ESTIMATE UPDATED

As requested we enclose our updated preliminary assessment of costs for the comparison of upgrading the existing Northland Church Hall together with the construction of a new entry, meeting rooms, kitchen and toilets and the construction of a new Northland Church Hall together with ancillary facilities.

The existing Northland Church Hall if upgraded is still an old building and a continual maintenance programme should be implemented to maintain the building in a sound condition.

ESTIMATE SUMMARY

Upgrade existing Church Hall	\$ 195,000.00
New entry, meeting rooms 1 & 2, kitchen & toilets	<u>\$ 430,000.00</u>
TOTAL	<u>\$ 625,000.00</u>
 Construct new Northland Church Hall	 <u>\$ 553,000.00</u>

Excluded from estimates:

1. GST
2. Professional fees
3. Contingency sum
4. Cost escalation or change in tender market after September 2008
5. Kitchen appliances
6. Loose furniture & fittings
7. Building / Resource consent

Should you require any further information or details please do not hesitate to contact the undersigned.

Yours faithfully
POSSENNISKIE CONSULTANTS LIMITED

B A POSSENNISKIE

Possenniskie Consultants Limited

QUANTITY SURVEYORS • CONSTRUCTION COST CONSULTANTS • PROJECT MANAGERS



Barry Possenniskie
Natasha Salmon

FNZIQS, Registered QS, Director
ANZIQS, B.Cons (QS)

1 Cuba Street, Petone, P O Box 30766, Lower Hutt 5040
Telephone: 04 566 3500 Fax : 04 566 3403

13th January 2009

Interact
Architects & Designers
P O Box 27-517
Marion Square
WELLINGTON 6141

Attention: Mr D. Lowe

Dear Sir

RE: NORTHLAND CHURCH HALL

As requested we enclose our updated preliminary estimate of costs for the upgrading of the existing Northland Church Hall together with the construction of a new entry, meeting room, kitchen, toilets and upstairs storage area.

Our estimate has been based on the sketch plans SK01-SK06 dated 16th July 2007.

ESTIMATE SUMMARY

Upgrade existing Church Hall	\$125,702.00
New entry, meeting room, kitchen, toilets & upstairs storage area	\$403,440.00
Professional fees	\$ 63,500.00
TOTAL	<u>\$592,642.00</u>

Excluded from estimate:

1. GST
2. Cost escalation or change in tender market after January 2009
3. Kitchen appliances
4. Loose furniture & fittings
5. Building Consent fees

Should you require any further information or details please do not hesitate to contact the undersigned.

Yours faithfully
POSSENNISKIE CONSULTANTS LIMITED

B A POSSENNISKIE

NORTHLAND CHURCH HALL
FOR
NEW ZEALAND HISTORIC PLACES TRUST
NORTHLAND / RANDWICK ROAD
PRELIMINARY ESTIMATE OF COST

ITEM	DESCRIPTION	QUANTITY	UNIT	TOTAL	
				RATE	AMOUNT
	UPGRADE EXISTING CHURCH HALL				
1 - 7	<u>Demolition</u>				12,500.00
	External				
1	Allow to demolish and remove complete building size approx 7700 long x 4700 wide		Sum		5,600.00
2	Allow to demolish and remove lean-to approx size 3300 long x 2000 wide x 3500 high. (Front entrance)		Sum		1,350.00
3	Ditto approx 4400 long x 3800 long x 4200 high (Kitchen area)		Sum		2,900.00
4	Ditto toilet area approx size 2000 wide x 2500 long		Sum		800.00
	Internal				
5	Allow to remove existing internal storage area and raised platform approx size 5000 long x 2000 wide		Sum		650.00
6	Cut & trim opening for new servery	1	No	350.00	350.00
7	Ditto for new Bi-fold doors	1	No	850.00	850.00
8 - 12	<u>Replace Timber Floor</u>				31,000.00
8	Demolish and remove existing timber floor	75	m2	45.00	3,375.00
9	New timber bearers, joists and floor boards, sanded, polyurethaned	75	m2	285.00	21,375.00
10	Allowance for piles to new timber floor		Sum		4,000.00
11	Replace baseboards, paint		Sum		1,750.00
12	Allowance to form sub floor ventilation		Sum		500.00

Possenniskie Associates Limited

EXISTING HALL - Page 1 of 3

Feasibility Study: St Anne@Ward Hall

Printed: 15/01/2009

ITEM	DESCRIPTION	QUANTITY	UNIT	TOTAL	
				RATE	AMOUNT
30 - 30	<u>Heating</u>				5,000.00
30	Allowance for new electric heating to hall		Sum		5,000.00
31 - 31	<u>Fire Services</u>				3,500.00
31	Allowance for fire alarm system, smoke detectors		Sum		3,500.00
32 - 32	<u>General making good</u>				3,000.00
32	General making good and reinstatement		Sum		3,000.00
					104,562.50
Preliminary & General				6.5%	6,800.00
Contractor's Overheads & Margin				7.5%	8,350.00
Contingency Allowance				5.0%	5,990.00
TOTAL OF ESTIMATE				\$	125,702.50

NORTHLAND CHURCH HALL
FOR
NEW ZEALAND HISTORIC PLACES TRUST
NORTHLAND / RANDWICK ROAD
PRELIMINARY ESTIMATE OF COST

ITEM	DESCRIPTION	QUANTITY	UNIT	TOTAL	
				RATE	AMOUNT
	NEW BUILDING - ENTRY, KITCHEN, TOILET & UPSTAIRS STORAGE				
1 - 1	<u>Site Preparation</u>				1,000.00
1	Allowance for site preparation		Sum		1,000.00
2 - 4	<u>Foundations & Floor Slab</u>				15,245.00
2	Concrete floor slab, dpc, hardfill, sand, float, mesh	101	m2	95.00	9,595.00
3	Thickmessings to floor slab	50	m	75.00	3,750.00
4	Thicknessing to blockwall	20	m	95.00	1,900.00
5 - 5	<u>Structural Frame</u>				5,000.00
5	Allowance for structural beams and posts (Provisional Sum)		Sum		5,000.00
6 - 6	<u>Structural Walls</u>				17,860.00
6	200 concrete block walls	94	m2	190.00	17,860.00
7 - 7	<u>Upper Floors</u>				6,845.00
7	Timber framed upper floor to storage area, particle board flooring	37	m2	185.00	6,845.00
8 - 24	<u>Roof including Framing, Gutters, Downpipes, Skylights, Flashings, etc</u>				46,892.00
8	Timber rafters, colourcoat roofing on building paper, netting, insulation	66	m2	157.00	10,362.00
9	Eaves	8	m2	95.00	760.00
10	Fascia, barge board	40	m	65.00	2,600.00
11	Gable, parapet flashings	34	m	85.00	2,890.00

Possenniskie Associates Limited

NEW BUILDING - Page 1 of 5

ITEM	DESCRIPTION	QUANTITY	UNIT	TOTAL	
				RATE	AMOUNT
12	Velux roof windows	3	No	1850.00	5,550.00
13	Make good at junction with hall roof	5	m	85.00	425.00
14	Spouting	7	m	65.00	455.00
15	Internal box gutter	5	m	135.00	675.00
16	Dropper downpipe	1	No	150.00	150.00
17	Rainwater head and downpipe	1	No	500.00	500.00
18	Timber framed low roofs, plywood sarking, torch on membrane roofing	43	m2	315.00	13,545.00
19	Flash at brick / block walls chased in	13	m	85.00	1,105.00
20	Flash at adjacent walls	26	m	85.00	2,210.00
21	Skylight built in	3	m2	650.00	1,950.00
22	Box gutter	9	m	135.00	1,215.00
23	Rainwater heads & downpipe	2	No	500.00	1,000.00
24	Sundry flashings	Sum			1,500.00
25 - 28	<u>Entrance Canopy</u>				7,895.00
25	Steel framed entrance canopy, plywood sarking, torch on membrane roofing	10	m2	385.00	3,850.00
26	New gutters	7	m	135.00	945.00
27	Rainwater heads & downpipes	2	No	350.00	700.00
28	Feature columns to canopy including concrete foundation	2	No	1200.00	2,400.00
29 - 33	<u>External Walls & Finishes</u>				23,760.00
29	Plaster & paint blockwork walls	94	m2	85.00	7,990.00
30	External timber framed walls, timber weatherboards, building wrap, insulation, gib board linings internally, stop, paint, trim	37	m2	295.00	10,915.00
31	Ditto all as last but Titan board cladding	9	m2	255.00	2,295.00
32	Flexiwrap flashing system to window & door openings	20	m	28.00	560.00
33	Sundry trim & finishes	Sum			2,000.00

Feasibility Study: St Anne@Ward Hall

Printed: 15/01/2009

ITEM	DESCRIPTION	QUANTITY	UNIT	TOTAL	
				RATE	AMOUNT
34 - 38	<u>Windows & External Doors</u>				11,050.00
34	Reuse existing window from church hall entry	1	No	250.00	250.00
35	New window to match last	1	No	1300.00	1,300.00
36	Single external door & frame	2	No	1600.00	3,200.00
37	Double main entry doors & sidelights	1	No	4800.00	4,800.00
38	Reuse window to St. Annes church in infill panel		Sum		1,500.00
39 - 40	<u>Stairs & Balustrades</u>				8,100.00
39	External staircase to upper level storage	1	No	3200.00	3,200.00
40	Balustrade to stairs & landing	14	m	350.00	4,900.00
41 - 45	<u>Interior Walls & Finishes</u>				32,482.00
41	Internal timber framed partitions, gib board linings, stop, paint, trim	145	m2	150.00	21,750.00
42	Strap & line blockwork walls	52	m2	88.00	4,576.00
43	Extra value for gib Aqualine linings to toilets & kitchen	138	m2	12.00	1,656.00
44	Allowance for bracing & fire rating		Sum		2,500.00
45	Sundry internal finishings		Sum		2,000.00
46 - 50	<u>Internal Doors</u>				21,450.00
46	New glazed entry doors to St. Annes Church, include for removing existing doors, reframing & making good		Sum		6,500.00
47	Single internal doors & frames	5	No	950.00	4,750.00
48	CA sliding doors	2	No	1300.00	2,600.00
49	Double doors & frame	1	No	2100.00	2,100.00
50	Set of four bi-fold doors to toy library	1	No	5500.00	5,500.00
51 - 51	<u>Hardware</u>				5,000.00
51	Allowance for hardware		Sum		5,000.00
52 - 56	<u>Floor Finishes</u>				9,980.00
52	Vinyl to toilets, kitchen	33	m2	95.00	3,135.00

Possenniskie Associates Limited

NEW BUILDING - Page 3 of 5

Feasibility Study: St Anne@Ward Hall

Printed: 15/01/2009

ITEM	DESCRIPTION	QUANTITY	UNIT	TOTAL	
				RATE	AMOUNT
53	Carpet to lobby, corridor, meeting room	63	m2	75.00	4,725.00
54	Matwell	1	No	1500.00	1,500.00
55	Allowance for knaplock bars, etc		Sum		200.00
56	Stair nosings	12	m	35.00	420.00
57 - 58	<u>Ceiling Finishes</u>				6,381.00
57	Gib board ceilings on battens, stop, paint	105	m2	57.00	5,985.00
58	Extra value for gib Aqualine linings	33	m2	12.00	396.00
59 - 63	<u>Fittings & Fixtures</u>				26,500.00
59	Vanity units	2	No	850.00	1,700.00
60	Kitchen fittings & bench tops	13	m	1500.00	19,500.00
61	Storage unit	1	No	1800.00	1,800.00
62	Kitchen servery	1	No	1500.00	1,500.00
63	Sundry hardware, grab rails, mirrors, etc		Sum		2,000.00
64 - 71	<u>Sanitary Plumbing</u>				28,450.00
64	Mains & meter		Sum		2,500.00
65	WC pan, cistern, pipework	3	No	1850.00	5,550.00
66	Urinal ditto	1	No	2100.00	2,100.00
67	Wash hand basins, taps, trap, pipework	3	No	1650.00	4,950.00
68	Kitchen wash up sinks, ditto	2	No	1500.00	3,000.00
69	Dishwasher connection	1	No	350.00	350.00
70	Hot water cylinder	1	No	3500.00	3,500.00
71	Grease trap	1	No	6500.00	6,500.00
72 - 74	<u>Heating & Ventilation Services</u>				15,000.00
72	Heat pumps	2	No	5000.00	10,000.00
73	Extract systems from toilets		Sum		3,500.00

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Feasibility Study: St Anne@Ward Hall

Printed: 15/01/2009

ITEM	DESCRIPTION	QUANTITY	UNIT	TOTAL	
				RATE	AMOUNT
74	Kitchen extract	1	No	1500.00	1,500.00
75 - 75	<u>Fire Services</u>				7,500.00
75	Allowance for fire alarm system, smoke detectors		Sum		7,500.00
76 - 78	<u>Electrical Services</u>				19,585.00
76	New switchboard & mains		Sum		5,000.00
77	Electrical services	101	m2	85.00	8,585.00
78	Allowance for light fittings (PC Sum)		Sum		6,000.00
79 - 79	<u>Drainage</u>				7,500.00
79	Allowance for new drainage connections		Sum		7,500.00
80 - 84	<u>External Works</u>				12,135.00
80	Concrete block planter walls	18	m2	185.00	3,330.00
81	Concrete footing to last	7	m	85.00	595.00
82	Allowance for landscaping (Provisional Sum)		Sum		1,000.00
83	Road crossing approx 6000 wide	1	No	3300.00	3,300.00
84	Driveway & paving	46	m2	85.00	3,910.00
					335,610.00
Preliminary & General				6.5%	21,810.00
Contractor's Overheads & Margin				7.5%	26,810.00
Contingency Allowance				5.0%	19,210.00
TOTAL OF ESTIMATE				\$	403,440.00

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Appendix 4: Questionnaire Survey of Northland-Wilton Residents

A questionnaire was developed to explore residents' perceptions of the need for various community activities, their evaluation of the quality of existing facilities in Northland, and their familiarity with and frequency of use of those facilities. A separate question sought residents' contingent valuation of the St Anne's Church hall, as indicated by "the amount you would be willing to pay on an annual basis to retain the hall in the community". Questions were asked also about respondent age and household structure. A copy of the questionnaire form is reproduced at the end of this appendix.

Because resources were not available to follow-up the mailbox drop of the questionnaire by door-to-door interviews, the response rate depended upon voluntary return of completed questionnaires to drop-boxes at local schools, in the foodmarket in Northland village precinct, and at the church and vicarage. The 82 returned forms represented roughly a 5% response rate on the slightly fewer than 2,000 questionnaires distributed. The sample selection bias inherent in reliance upon voluntary return of the forms, and the relatively small sample size, need to be borne in mind in interpreting the results reported below.

1. Familiarity with St Anne's Church hall.

Table A4.1 shows responses to the question "how familiar are you with St Anne's Church hall?"

Table A4.1
How familiar are you with St Anne's Church hall?

	Number	%
Been inside it in the last year	50	61
Been inside it, but not in the last year	13	16
Never been inside it, but noticed it from the outside	13	16
Never taken any notice of it	3	4
Don't know	3	4
Total	82	100

Over three-quarters of respondents have been inside the hall at some time, and 61% of respondents have entered the hall in the past year. Only 8% reported never having taken any notice of the hall or entered "don't know". The hall's prominent location in the village precinct is consistent with this widespread familiarity. The high proportion of respondents who reported having been inside could be consistent with a tendency for the survey sample to be biased towards members of the congregation, Toy Library, and senior citizens club, all of whom have particular interest in the hall and hence may have been more likely to return their questionnaires. While this source of possible bias cannot be discounted, a substantial number of respondents will have entered the hall to vote in the 2008 General Election for which it served as a polling

booth.⁴¹ In addition there have been a number of well-attended funerals and weddings drawing in local residents from outside the church's own congregation.

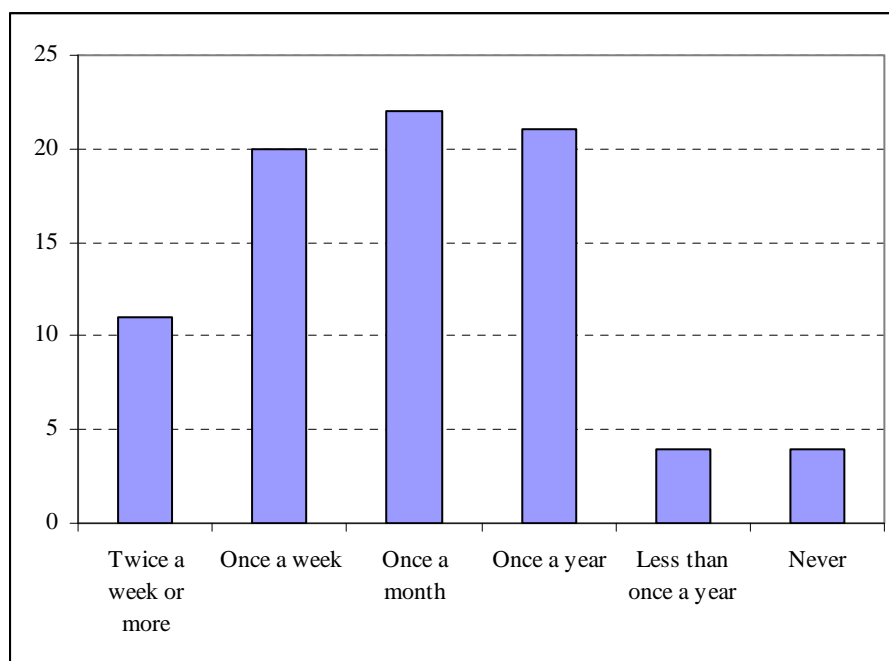
2. Frequency of use of community halls

Table A4.2 and Figure A4.1 show responses to the question "how often would you, or a member of your household, attend activities or events held in one of the halls in the community?"

Table A4.2
How often would you, or a member of your household, attend activities or events held in one of the halls in the community?

	Number	%	Cumulative %
Twice a week or more	11	13	13
Once a week	20	24	38
Once a month	22	27	65
Once a year	21	26	90
Less than once a year	4	5	95
Never	4	5	100
Total	82	100	

Figure A4.1



⁴¹ In the November 2008 General Election, 694 votes were cast at the St Anne@Ward polling booth and 813 at Northland School. The comparable figures for 2005 were 699 and 769. (<http://www.electionresults.govt.nz/>)

37% of respondents' households utilize local halls once a week or more, and 65% once a month or more. Only 10% use the halls less than once a year. This indicates a high level of utilisation of the community's facilities.

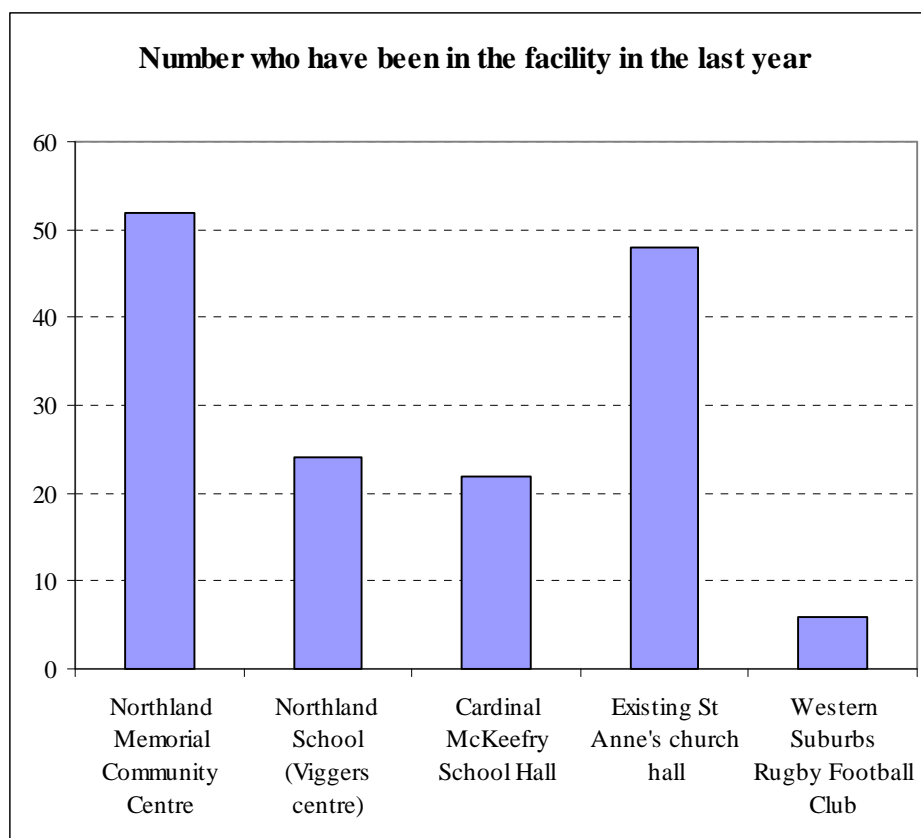
3. Use of particular existing facilities

Table A4.3 and Figure A4.2 show the responses hall by hall to the question "have you been in this facility in the past year?". High usage of the NMCC and St Anne's hall contrast strongly with the very low utilisation of the rugby club rooms and the relatively low utilisation of the two school halls. These figures are consistent with other information assembled in Section 2: the school halls are used primarily by parents of children attending the school, and the rugby club rooms are in an isolated location and are used mainly by club members, most of whom come from outside the Northland-Wilton area (especially from Karori). The high reported utilisation rate of the St Anne's hall is consistent with the possibility that the survey sample is weighted towards members of the congregation, but there is no way to check this. As noted above, the numbers using the hall for Toy Library and voting in elections far outweigh the numbers in the church congregation, and the results in Table A4.3 could easily be accounted for by these activities in combination with church-related uses.

Table A4.3
Have you been in this facility in the past year?

	Number who report having been in the hall in the past year	Number responding to the question w.r.t. this facility
Northland Memorial Community Centre	52	77
Northland School (Viggers centre)	24	69
Cardinal McKeefry School Hall	22	69
Existing St Anne's church hall	48	73
Western Suburbs Rugby Football Club	6	70

Figure A4.2



4. Value of Community Activities

Table A4.4 and Figures A4.3 and A4.4 show the responses to the question “how valuable, in your opinion, are these local community activities?”, using a scale from 0 to 5 with 0 = no value and 5 = high value. Activities are ranked in order from highest-valued to lowest-valued.

Table A4.4
How valuable, in your opinion, are these local community activities?

	Mean score	Number of responses	% of responses with score of 5	% of responses with score of 4	% of responses with score of 4 or 5
Youth group activities (Scouts, Guides, etc)	4.8	77	77	19	96
Civil Defence shelter and support	4.6	78	78	13	91
Social gatherings for senior citizens	4.3	79	57	30	87
Toy library, other library services	4.2	78	56	22	78
Polling booth for elections	4.2	78	56	17	73
Sports/physical recreation	4.1	76	42	38	79
Public meetings on political/local issues	4.1	78	47	25	71
Club meetings (bridge, mahjong etc)	4.0	77	40	32	73
Music, speech and dance classes	3.9	74	25	27	52
Social functions (dances, parties)	3.6	77	27	25	52
Concerts and dramatic performances	3.6	75	26	32	58

Figure A4.3
Mean scores for value of community activities

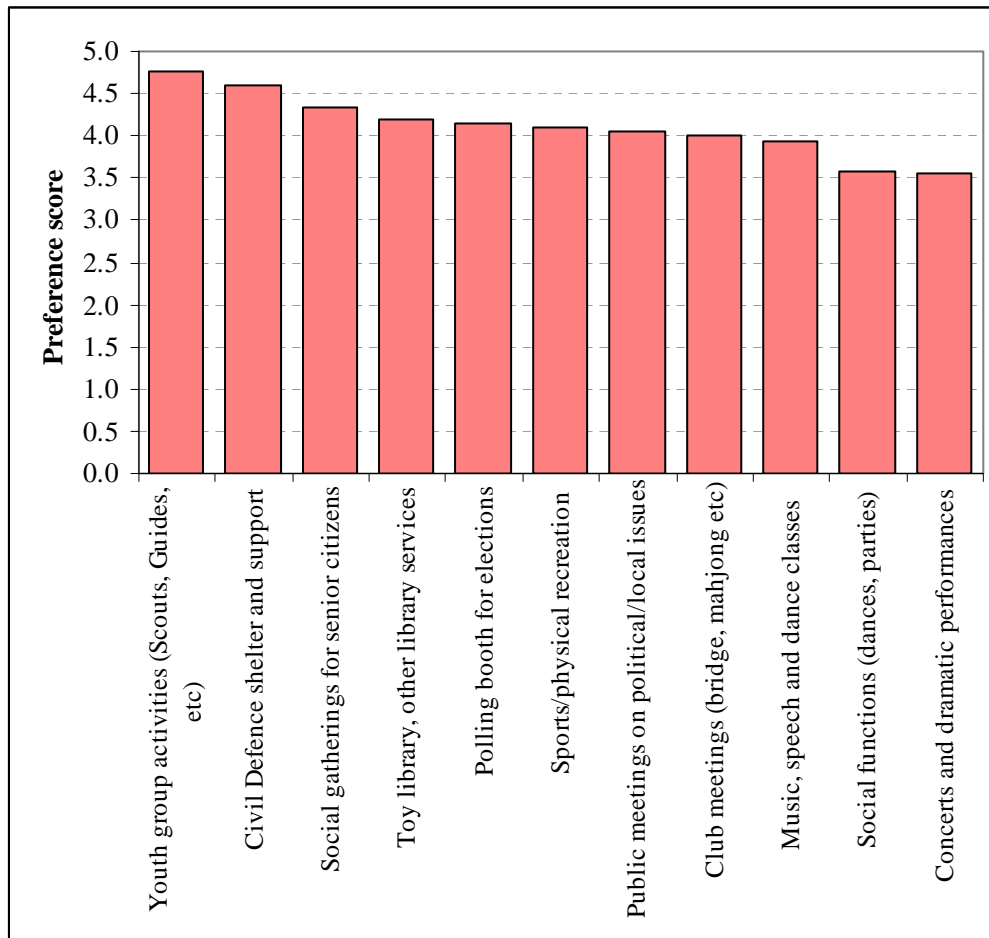
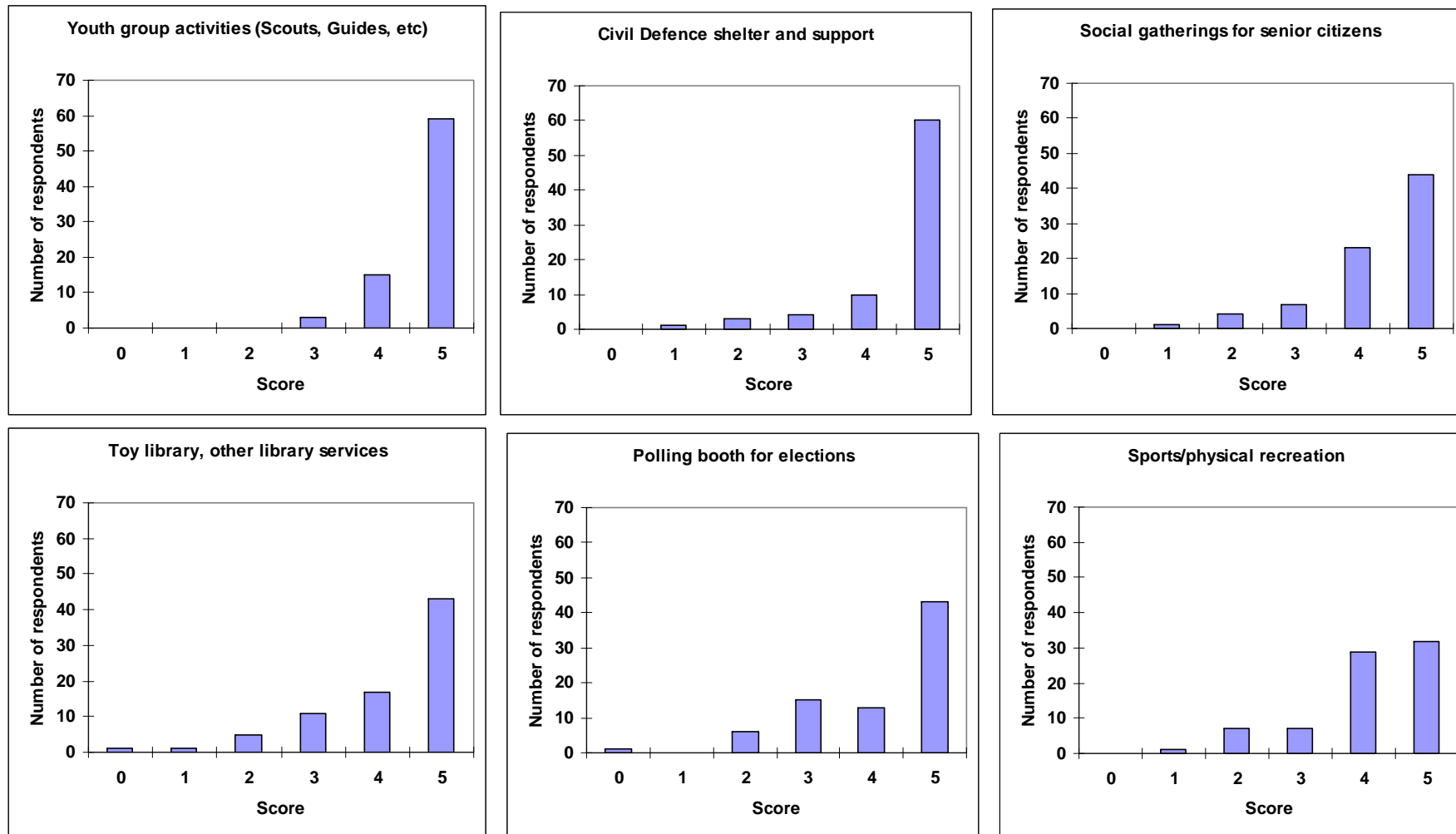
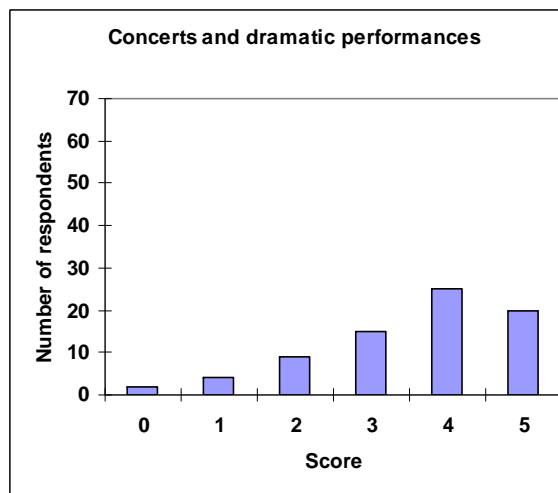
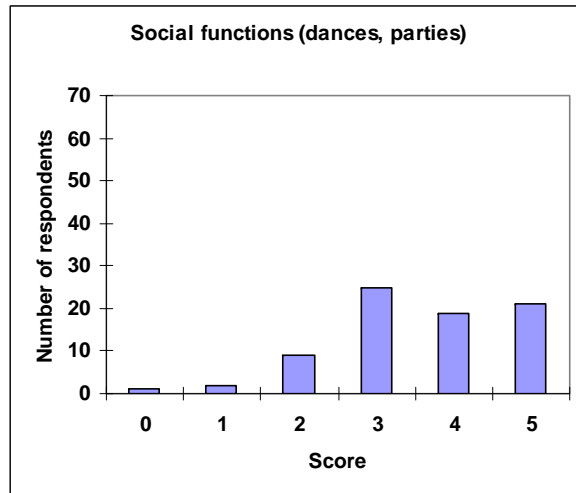
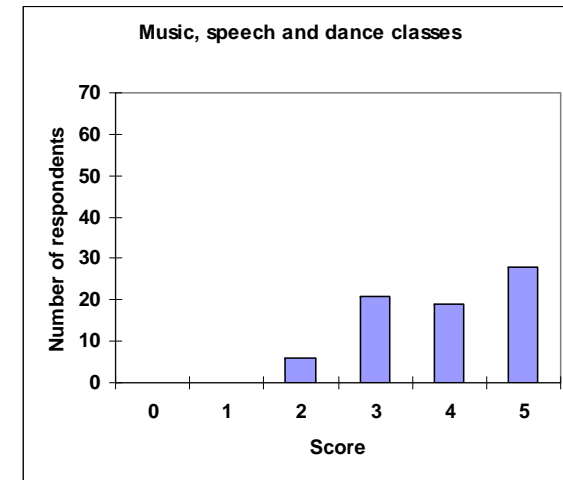
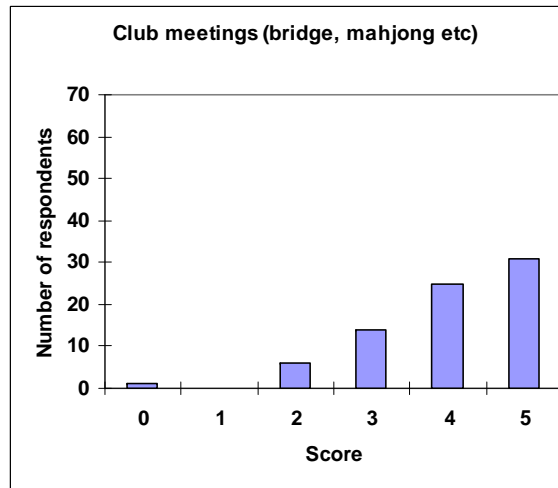
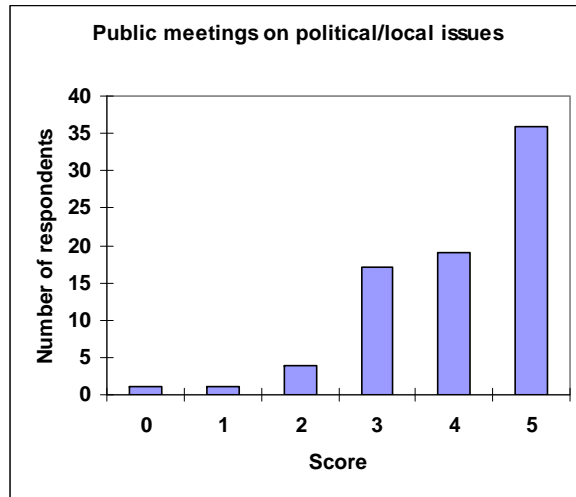


Figure A4.4: Histograms for value of community activities





The top four activities scored very highly, with over three-quarters of respondents scoring them 4 or 5. Two are activities for young people – the Toy Library for the 0-4 age group, and youth group activities for the 5-15 age group. One is a service for the elderly. The high score given to the fourth, civil defence, reflects a high degree of community consciousness of the need to have adequate facilities in the locality in the event of civil emergencies such as earthquakes.

At the bottom end of the ranking are activities which still score strong support; all had more than half the respondents scoring them 4 or 5 on the scale. The lowest two on the mean scores – concerts and dramatic performances, and social functions – are strongly supported by minority constituencies within the community and clearly merit the provision of facilities.

The question on valued activities included an open-ended option for other activities to be specified, and this attracted 25 individual responses set out in Table A4.5:

Table A4.5
Responses to open-ended question about valued activities

Activity	Mean score	Number of respondents
Fitness classes	5	1
Discussion/conversation groups	4	1
Dog obedience classes	4	1
Arts and crafts	..	1
Art classes, painting, sculpture	4	1
Historically oriented activities	4	1
Funerals overflow and reception/wake	5	1
Weddings, wedding overflow and reception/dance	4	3
Sunday schools	5	1
"Private hire"	5	2
Health clinics e.g. Plunket	5	1
Pre-teens' and teens' supervised activity	..	1
Yoga classes	5	1
Activities connected with Otari/Wiltons Bush Information Centre	5	1
After school care	5	1
Northland School assemblies	5	1
A clean, working public toilet	5	1
Craft shows and pet/animal shows	4	1
Space for extended family gatherings	5	1
Church activities and events	5	1
Early childhood groups	5	1
Play groups etc for pre-schoolers	4	1

Some of these overlap with the pre-specified categories in the question, but others reflect the range of activities for which a demand exists in the community. Notable among the overlaps are several highly-scored suggestions that would seem to fall into the pre-specified category “social functions (dances, parties)”, and which would raise the overall score for that category. While a majority of the suggestions would potentially work well in St Anne’s church hall, the extent to which these activities are

currently catered for by existing halls is evaluated in section 4 of this study. Dog obedience classes have not been suggested or offered previously, therefore demand for such classes is unknown.⁴² In addition, Plunket typically now delivers its services to homes with the number of visits based on socio-economic decile, rather than requiring a parent to visit a central site. The respondent may have been expressing a demand for play groups which often accompany Plunket facilities, and these are also dealt with in Section 4.

5. Importance of attributes of community facilities

Table A4.6 and Figure A4.5 show the responses to the question “how important are these attributes in community facilities?”, again with scores from 0 to 5, together with the scores given to these attributes in the five currently-existing halls within a two-kilometre radius of St Anne’s Church.

The chart of these results in Figure A4.5 indicates that the existing facilities in the Northland area fall short of community aspirations. There is a general inverse relationship between the most highly-valued attributes and the attributes of existing facilities. The Northland Memorial Community Centre which is the core provider of community spaces scores relatively poorly on the three most highly valued attributes: heat/light/ventilation; suitability for small groups; and level access. It scores highest on the least-valued attribute, suitability for large groups. The identified gap in the existing facilities – a need for a hall suitable for small-group activities and with good heating, lighting, ventilation, acoustics, and level access – is precisely the niche that would be filled by the St Anne’s hall if refurbished and extended in accordance with the current plans.

The existing St Anne’s hall scores only 1 out of 5 for toilet and kitchen facilities, as expected; rates poorly on suitability for large groups; and has the lowest score on availability of parking. The refurbishment plan, if implemented, could realistically aim to raise all the currently low scores except that for parking. (Fortunately the refurbished hall will be targeted primarily at smaller group activities, which reduces the need for parking, but this nevertheless remains an obvious area needing further consideration. The village precinct provides a certain amount of angle-parking nearby, and the former service station forecourt across the road from the church might have potential for conversion to parking spaces; that option has not at this stage been investigated.) Particularly important in finalising the redevelopment plans would be to ensure good acoustics for the renovated hall facility, given the very low acoustical quality of the NMCC and the need for a conveniently-located space for activities requiring good acoustics.

The most conspicuously high-scoring existing facility across a number of key attributes is the Cardinal McKeefry School hall, which scores highly on heat/light/ventilation, level access, and parking availability, all of which would make it potentially a strong competitor were it not for location and availability. As the responses indicate, the Cardinal McKeefry hall is not close to public transport, and in

⁴² Wellington City Council provided us with a 2006 map of dog population to the human population. In the Wilton-Northland area dogs represented 4% (207 compared with 5052 humans).

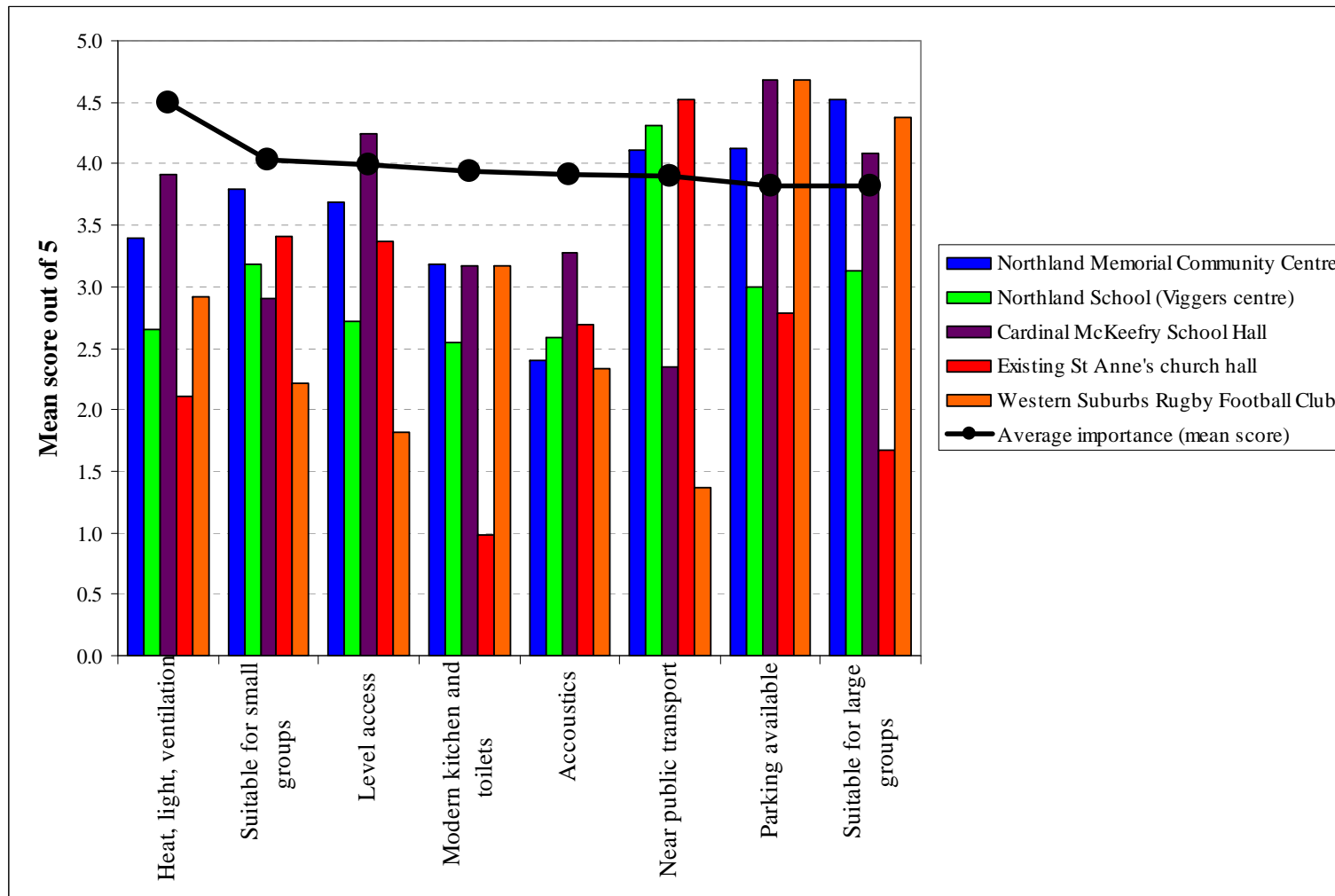
common with other school halls in the area it has limited availability during the week when the St Anne's hall would be freely available. Rather than competing, thus, the McKeefry hall should probably be viewed as complementary with St Anne's in terms of meeting expressed community needs.

It should also be noted that the response rate reflects a low level of current utilisation of this hall and the Western Suburbs Rugby Club hall. Of the 76 respondents who provided scores regarding the value of various attributes, only 28 were sufficiently familiar with the McKeefry hall to score its attributes, and only 22 provided scores for the rugby club. In strong contrast the NMCC was scored by 54 respondents and St Anne's hall by 50.

Table A4.6
How important are these attributes in community facilities?
To what extent do you think existing facilities have these attributes?

	Heat, light, ventilat ion	Suitable for small groups	Level access	Modern kitchen and toilets	Acoustics	Near public transport	Parking available	Suitable for large groups	Sum of mean scores	Number who have been in this facility in the last year	Number of respondents scoring the facility
Average importance (mean score)	4.5	4.0	4.0	3.9	3.9	3.9	3.8	3.8			
<i>Number of responses</i>	<i>76</i>	<i>75</i>	<i>76</i>	<i>76</i>	<i>76</i>	<i>75</i>	<i>75</i>	<i>75</i>			
Scores for existing facilities:											
Northland Memorial Community Centre	3.4	3.8	3.7	3.2	2.4	4.1	4.1	4.5	29.2	77	54
Northland School (Viggers centre)	2.7	3.2	2.7	2.5	2.6	4.3	3.0	3.1	24.1	71	35
Cardinal McKeefry School Hall	3.9	2.9	4.3	3.2	3.3	2.3	4.7	4.1	28.6	72	28
Existing St Anne's church hall	2.1	3.4	3.4	1.0	2.7	4.5	2.8	1.7	21.5	73	50
Western Suburbs Rugby Football Club	2.9	2.2	1.8	3.2	2.3	1.4	4.7	4.4	22.9	71	22

Figure A4.5
Valued (desired) attributes compared with scores for actual attributes of existing halls



6. Contingent valuation of St Anne's hall

Table A4.7 shows the results of the question "show the amount you would be willing to pay on an annual basis to retain the [StAnne's] hall in the community".

Table A4.7
Show the amount you would be willing to pay on an annual basis to retain the [StAnne's] hall in the community

Annual amount	Number of respondents	Total amount	Average (mean) amount
\$0.00	6	\$0.00	\$0.00
\$2.50	1	\$2.50	\$2.50
\$5.00	7	\$35.00	\$5.00
\$10.00	9	\$90.00	\$10.00
\$25.00	18	\$450.00	\$25.00
\$30.00	1	\$30.00	\$30.00
\$50.00	18	\$900.00	\$50.00
\$100.00	7	\$700.00	\$100.00
\$250.00	1	\$250.00	\$250.00
	68	\$2,457.50	\$36.14

68 of the 82 respondents to the survey (83%) answered this question and the average willingness to pay was \$36 per year. The 5% sample size is too small to enable this figure to be grossed-up to the total population of Northland-Wilton to whom the questionnaire was delivered, and the voluntary nature of the survey means the average willingness to pay of the respondents is likely to be biased upwards relative to the true WTP of the community as a whole. The fact that the upper bound on the community's WTP is as high as \$36 per person per year is already, however, sufficient to indicate substantial value of the hall in the eyes of the local population. If the survey result were representative (as it almost certainly is not) it would suggest aggregate willingness to pay across 2,000-odd households (assuming each respondent represents their household) of \$72,000 p.a. which would imply a present value well over a million dollars. If true WTP is half the survey result it would imply a \$700,000 present-valued existence value of the hall, at a discount rate of around 5%. If the true figure is one-quarter the survey result, this would still support an existence value over \$300,000 for the hall.

If the survey figure were grossed up to the total adult population of roughly 5,000 in the St Anne's catchment area of Northland-Wilton, the above estimates would more than double. Such a procedure would be unwarranted, however, given that one questionnaire was delivered per household, and individual respondents are likely to have been answering on behalf of their household unit rather than simply as individuals.

The two surprises in the contingent valuation results are the high response rate (since questions about money are especially apt to encounter resistance in the form of non-response) and the high average value revealed, well above the casual responses in the range \$0 - \$5 that are sometimes encountered in research of this sort. While a more sophisticated and comprehensive survey procedure than was feasible for this study would be required to firm up a quantitative estimate of WTP, the evidence from this limited exercise strongly indicates that the existence of the hall is highly valued by the community in which it stands.

Questionnaire

The St Anne@Ward Hall Project

The Hall of St Anne@Ward church has stood on the corner of Randwick and Northland Roads for over 100 years.

It has historic value, being the first church in Northland. It is one of the last surviving Victorian wooden churches in Wellington. It was converted into a hall for community and church use in 1933 when the existing brick church was opened. Its historic importance is recognised by a Category II listing under the Historic Places Act.

Currently the hall is used by the Toy Library, an Irish Dancing teacher, the Senior Citizens Club and the parish. If renovated and extended as planned, it will be suitable for a wide range of community activities.

Q: How familiar are you with the St Anne's Church hall?

- ☐ Been inside it in the last year
- ☐ Been inside it, but not in the last year
- ☐ Never been inside it, but noticed it from outside
- ☐ Never taken any notice of it
- ☐ Don't know



In the space below (or on an extra sheet), please provide us with comments about this survey or gaps you perceive in community facilities or services in the Northland-Wilton community.



Please return your completed questionnaire to the box at one of the following places by February 18th 2009:

Foyer of St Anne @Ward Church

Or
Cnr Northland and Randwick Roads

Or
Creswick Food Market, 59 Northland Rd

Or

The Vicarage, 14 Farm Road, Northland

Or

Northland School office, Northland Rd

Or

Orairi School office, Wilton Rd.

Thank You

This questionnaire will take between 2 and 5 minutes to complete. We appreciate your time in helping us to determine and measure the community need for an upgraded facility.

One questionnaire has been delivered per household in Northland-Wilton. You can obtain extra questionnaires from the places listed above.

Your thoughts are valuable, but please complete no more than one questionnaire per person.

If you would like more information or to discuss this questionnaire you may contact:

Dr Geoff Bertram—Consultant

Email bertram@paradisc.net.nz or tel.4635814

What community facilities are needed in the Northland-Wilton area?



We would like your opinion on how useful to Northland a planned upgrade to the St Anne's Church hall will be.

This information will be used to support Lotteries and other grant funding applications, as the funds the church has set aside are insufficient to complete the project.

This questionnaire is not a request for money.

Please help by completing and returning the questionnaire to a place listed on the back. All responses will be collated and data presented in summarised form only in funding applications.



A) Community activities in Northland-Wilton

Q: How valuable, in your opinion are these local community activities? Please rate them from 0 to 5 (where 0 = no value and 5 = high value)

- ☐ Youth group Activities (Scouts, Guides, etc)
- ☐ Club meetings (Bridge, Mahjong, etc)
- ☐ Social gatherings for senior citizens
- ☐ Social functions (dances, parties)
- ☐ Sports/physical recreation
- ☐ Toy Library, other library services
- ☐ Music, speech and dance classes
- ☐ Civil Defence shelter and support
- ☐ Concerts and dramatic performances
- ☐ Polling booth for elections
- ☐ Public meetings on political/local issues
- Other (specify):
☐ _____
☐ _____

Q: How often would you, or a member of your household, attend activities or events held in one of the halls in this community?

- ☐ Twice a week or more
- ☐ Once a week
- ☐ Once a month
- ☐ Once a year
- ☐ Less than once a year
- ☐ Never

B) Community facilities in Northland-Wilton

How important are these attributes in community facilities? (5= very important; 0 = not important)	Acoustics	Heat, light, ventilation	Near public transport	Parking available	Level access	Modern kitchen and toilets	Suitable for large groups	Suitable for small groups	Have you been in this facility in the last year? (Yes/no)
To what extent do you think existing facilities have these attributes (score from 5 = excellent to 0 = very poor)									
Northland Memorial Community Centre									
Northland School (Viggers Centre)									
Cardinal McKelvey School hall									
Existing St. Anne's church hall									
Western Suburbs Rugby Football Club at Ian Galloway Park									

C) St Anne's Church Hall

St Anne's Church Hall requires extensive restoration to be safe for community use. If the essential work is not done its future must be in doubt. The church will need to call upon the generosity of the wider community for funds to undertake the work and ensure the hall's availability for community use.

To help indicate the community value of the church hall, we would like you to show the amount you would be willing to pay on an annual basis to retain the hall in the community. Please circle on the table below, a maximum annual amount.

\$0	\$2.50	\$5.00	\$10.00	\$25.00	\$50.00	\$100.00
Specify different/greater amount:						

Q: In which age group are you?

- ☐ 0-14
- ☐ 15-39
- ☐ 40-64
- ☐ 65 and over

Please tell us about yourself

Q: How many people live in your household?

- ☐ Adults
- ☐ Preschool children
- ☐ Children at school
- ☐ Children at university/other

Appendix 5: Community Comments on Survey

Feedback was received from 29 respondents and these can be grouped into six sub-headings. Four of these are supportive of the St Anne's church hall project (25 respondents) and two are less so (4 respondents). The responses are provided below and are grouped as follows.

The four groupings which show support for the project are: general support (8 responses), emphasis on its complementary nature to other facilities (7 respondents), emphasis on its historical value (7 responses of which 2 recommend funding avenues), and experience of having used or considered using the hall (4 respondents). It should be noted that one respondent seeks facilities in Wilton but is also supportive of the St Anne's project.

Of the others who are less supportive, one group (represented by 2 respondents) believe that facilities are needed in the Wilton-Otari area and the other group states that the current facilities in the suburb are adequate (1 respondent).

POSITIVE

General support for project

I can see the potential the St Anne's church hall has within the community and I believe it would be utilised a lot more when upgraded. A more modern hall/facility will be far more appealing to community use.

Good survey! I want a new church hall.

Good on you. We need communities now more than ever.

Good questionnaire – easy to understand and respond to. All the best for the project!

Very few facilities in the area so it is important it is done and done properly.

We need storage space! Adequate for the needs of the toy library long term and for Scouts.

Current facilities great and well managed – keep it up.

Happy to support fundraising activities, not happy to specify donations in advance. Modern facility would be more appropriate than renovating current hall. St Luke's Wadestown is an excellent example.

Supportive of project as it is seen to complement existing facilities

I think St Anne's hall project would complement the Community Centre by providing a more 'lounge' like environment with better kitchen facilities,. The hall could be managed more closely to maintain these aspects than the NMCC can. The school hall seems less accessible (too internal to the school). The rugby club rooms are fine for more noisy events.

The Northland community, to my mind, clearly deserves more community facilities. What facilities it has it appears to make good use of. More good quality facilities would be used more. Northland is a great community!

Northland is a delightful suburb with completely unbalanced amenities. The arrival of the coffee shop is the best thing to happen in 30 years. The rest of the shops i.e. the fast food outlets are a blot on the landscape. One burger shop and one pizza place is plenty. We need a small pub or wine bar, a decent greengrocer and the hall.

I would like to see St Anne's hall retained and upgraded, but it does not have to fulfil all the functions of a community hall – we have the Northland CC for large groups and different activities too. Should be complementing not compete – Northland is too small for that. Seize the points of difference!

Publicise open days to visit these community facilities and join groups that use them.

A planned upgrade to the St Anne's church hall has the potential to provide an essential modern facility to meet the needs of people in the growing community of the Northland-Wilton area.

As a newcomer I feel that St Anne's Church Hall can usefully augment the nearby large Community Centre – together with St Anne's Church itself which is well provided for.

Supportive of project – for historical reasons

We value the historical importance of this building in the heart of our community and support its ongoing use.

Outside appearance of hall should remain unchanged. Powerpole and overhead lines should be removed (perhaps power company could be encouraged to help out).

It sounds terrific that there is a possibility to extend a historic local facility. It would be great to have activities for pre-teens and teens there. All the best!

I think all community facilities are helpful especially these days when the go there is often NO replacement! e.g. The Rigi church hall which was demolished recently – prior to that we had used it for our group's venue for years. You'd have to find some local funding. I suggest Roy McKenzie Trust and Lotto.

The NZHPT should contribute to its renovation, along with WCC.

I perceive a gap between civic expectations for heritage preservation and civic responsibility for marrying preservation with enduring utility. There are very present physical gaps between church and hall and between hall and appendages.

One respondent wrote a letter, a copy of which is attached to this appendix.

Supportive of project – mentions past use and potential uses

We have appreciated St Anne's Hall as a small, friendly concert venue for our son's and friends acoustic band performances. Better kitchen/toilet facilities and linkage to the church would also make this attractive for family gathering and birthdays.

It is essential for a Church community to have a hall. The present hall shows an immediate need of restoration. If provided as a Church Hall it inevitably also provides facilities for the wider community.

I would use the hall to go to yoga classes or a meeting which was of interest.

We have only recently returned to NZ from the UK and are only just settling into the community. We intend to use the services a lot more over the year than currently.

We have not greatly used these facilities lately, but did when the children were smaller and may well do in the future. Go for it!

Would prefer facilities elsewhere in the catchment area.

While I thoroughly support attempts to improve St Anne's I remain convinced we need a separate viable facility in Wilton suburb.

NEGATIVE

Would prefer facilities elsewhere in the catchment area.

Would like to see community meeting place in Wilton – at Otari-Wilton's Bush community organisations are now charged \$50 as a 'reduced price' for use of venue – it was free until at least mid-2007.

Would be nice to have activities in Wilton itself especially for people who don't have transport.

Does not believe the community needs an upgraded hall.

Community facilities are very important. However I feel we are well provided for in Northland with the excellent Community Centre and don't need to maintain the church hall for the same purpose.

St Anne's Church Hall Project

Thank you for the opportunity to comment on this community proposal.

My family were among the early settlers of Northland and were very active in community affairs in the area for many years from 1906.

As Roman Catholics they were never official parishioners of St Anne's or Ward Methodist (though their relatives, Chalkers and Platts were) but, as my mother used to say, Northland was a very ecumenical place long before the word was fashionable, and denomination mattered little to most people when it came to forging a community.

Now that the original St Anne's and its hall are private residences and St Vincent de Paul's ('The Rigi') is demolished, the original Methodist Church - now St Anne's Hall - is the only public space remaining to link the earliest residents with those of today, and it deserves to be retained, restored and renewed to meet the needs of modern times without losing the character inherent in its plain, strong construction.

The plans have been described to me and sound sensible and useful; thought out with the real needs of the community in mind - very much in the spirit of the planning of the original St Anne's Hall nearly a hundred years ago. When his Anglican friends were short of funds my Catholic grandfather Mick Walsh diverted windows he had bought to build a summerhouse to that project, saying he thought that in the long run they'd all get more use and pleasure out of the hall.

My mother said that as a teenager at dances there in the 'twenties, teaching singing and drama and mounting shows during the war, organising events for the young folk of the Northland Social Club, and running dances in the initial fundraising for what became St Thomas More's Church in the 'fifties, she remembered her father's words every time she noticed the windows, and thought with gratitude how right he had been.

When I was a child the Methodist Hall was often referred to as 'the little hall', and in comparison with St Anne's it was.

The stories I most often heard about it was as the sitting for the club nights of the Northland Social Club c. 1943 - 1948.

The club's dances and big events were held at St Anne's but their informal gatherings were at the little hall. Here, on most Friday nights the youth group played games, learnt dance steps, had boxing lessons from the local policeman, and prepared strategy and gear for the various matches coming up the next day - and it never mattered where people went to church.

Now, as 'St Anne's' the activities continue, and as I myself have found recently, the welcome is still warm, and ecumenical.

I believe the St Anne @ Ward Hall Project deserves community support as a

link between our past and future, as part of the continuing present. Parishes have as limited access to large amounts of money today as in the past, and to comply with modern regulations, especially in a situation where it is important to build in sympathy with existing structures, is very expensive. Someone needs to 'donate the windows'; the whole community needs to be involved.

Northland got off to a good start as a community a century ago. The young families, like my grandparents and their relatives and friends, were not wealthy people but felt much blessed in this place and its people. As a pre-schooler, spending days with my grandmother, I was aware of long-time, that my grandmother and Auntie Em and Auntie Alice and all the other people we met up the street doing the messages had been connected for an unimaginably long time; that they all belonged together. As we walked back down Farm Road, or sat by the fire, Nana would tell stories about the people we had met; stories from fifty years before when they were all young and enjoying one another's company in the community activities of their day, including as they worked on the churches.

Half a century later I hear stories of the current crop of Northland children and the things they do together at St Anne's. Now if in fifty years they tell their grandchildren of the redevelopment of the hall....and those grandchildren keep an eye on the maintenance and development until they are my current age...the next century is covered.

All those Platts, Chalkers, Walshs, and their neighbours will give a heavenly cheer.

Kay Poynton
Wilton
9th February, 2009