



St Benedict's Parish Khandallah

Tuesday, 20 October 2009

In November 2007 St Benedict's Parish Khandallah sent a booklet out to all parishioners about future developments in the Parish about the future requirements of the Parish in terms of land and buildings. This was followed by a series of meetings in February 2008 where ideas and thoughts were shared and collated. As a result of these activities another booklet was prepared in July 2008 (Both these booklets are available for download from our website <http://stbenedicts.org.nz/index.php/publications>). This second booklet was circulated prior to the Annual General Meeting on 3rd August 2008.

At this AGM the joint recommendations of the Building Committee, Parish Council and Finance Meeting were presented and adopted. These recommendations were:

- That St Benedict's Parish consolidate onto one site;
- That the site be at Everest Street, Khandallah;
- That steps required to liquidate the Ngatoto Street site be taken;
- That alterations at Everest Street be designed to keep expenditure within 60% of the proceeds from the sale of Ngatoto Street site;
- That the parish support the hiring of facilities/halls for all parish events that the parish properties cannot accommodate

A further item was added

- that a Special General Meeting be held to seek approval for the final plan before implementation.

Since that meeting a group has been working to provide more details and costings to move the project to its next phase. This was to be presented at the Annual General Meeting in August 2009. Unfortunately the work took longer than expected and the last set of costing were received only days before the meeting. These costings were higher than those agreed to at the AGM in 2008, (double what had been expected) mostly as a result of having to make the Everest Street site comply with current building regulations.

These matters were aired at the Annual General meeting 2009 and that meeting agreed in principle to the work continuing and the most up to date costing and proposals be presented for acceptance by the parish at a Special General Meeting. See Notice of Meeting at the bottom of this page

A brief summary of the proposal of the work to be undertaken is listed below. Detailed timelines are not available as yet about the sale of the Ngatoto Street property or the start date of the work to be undertaken at Everest Street.

Further details and architects impressions of what is proposed are available on the Parish website and also on view in the foyer of St Benedict's and St John's Churches.

Yours faithfully,

Father Tony Kearns
Parish Priest

Paul Whitehouse
Chairperson
Parish Council

Paul Neazor
Chairperson
Finance Committee

Philip Colquhoun
Chairperson
Building Project Committee

NOTICE OF MEETING

**ST BENEDICT'S PARISH SPECIAL GENERAL MEETING
SUNDAY 8TH NOVEMBER 2009 AT 1:00PM
ST JOHNS HALL, 36 NGATOTO STREET, NGAIO,
WELLINGTON**

ESTIMATE OF COSTS OF THE BUILDING PROJECT

1	<p>Ramp for Accessibility Access – Building Regulation requirement This requirement was expressed as a requirement also for the parish as its meetings</p>
2	<p>Gathering Space, kitchen, toilets, crying room and egress - Building Regulation requirement (partial) This provides a more useable gathering space at St Benedict’s Church, providing for tea making facilities. Opening doors will allow greater access to the nave of the Church. The toilets are a building requirement. The rear egress is required to comply with the building consent to repair the roof of the church.</p>
3	<p>Earthquake Strengthening – Building Regulation requirement This is to remove the inner brickwork from the church and provide further bracing to the building walls, to comply with current building regulations. The Wellington City Council is to begin a review of all public buildings and their earthquake strength.</p>
4	<p>Fire and Egress Costs – Building Regulation requirement This work is required to comply with the building consent for the roof repairs</p>
5	<p>Sanctuary Windows replacement – essential maintenance These windows currently leak and need to be replaced.</p>
6	<p>Sanctuary and Sacristy Alterations – Building Regulation requirement (partial) The floor of the sanctuary will be lowered to provide better emergency egress out of the building. It will also provide for a better linkage between the nave and sanctuary for readers etc who undertake ministries. The sacristy alterations are required to allow the back door to be used for emergency egress.</p>
7	<p>Floor Covering With the sanctuary and nave floor being altered re-carpeting will be required.</p>
8	<p>Minor Work - electrical, moving of the organ hearing loop etc This involves moving the current power board and providing a hear loop and new heating, moving the organ etc</p>
9	<p>Consultancy Costs (15%) Standard costing</p>
10	<p>Contingency Costs (10%) Standard costing</p>
11	<p>Financing Costs This covers the projected costs of financing the project until proceeds from the sale of the Ngatoto street property are realized.</p>
	<p>TOTAL COST OF WHOLE PROJECT \$650,000</p>