

**Present:** Fr Michael McCabe, John O’Sullivan (Steering Committee Chairperson) Mary Cook and Wullie Grant (Steering Committee) Glenn Gardiner (Director, DLA), Ian Helliwell (Lead Architect, DLA) Barry Possinneskie (Possinneskie Consultants Ltd, PCL) & Parishioners (Parishioners Names scanned and attached for 14 May 2.30-4pm) (Parishioners Names scanned and attached for 14 May 7-8.30pm) (Parishioners Names scanned and attached for 14 May 2.30-3.30pm)

**Opening Prayer:** OLOK Parish Prayer – Ephesians 3

### **Presentation Agenda**

Introduction  
Concept Design Proposal  
Preliminary Project Programme  
Questions

### **Introduction**

John O’Sullivan spoke to the following notes:

- Steering Group have been trying to meet the current and future needs of the Parish in all our efforts to date. Our Church and Parish Centre must be affordable, buildable, maintainable, modest and welcoming.
- We spent some time and money working with the Australian architects who designed Stella Maris in Broadbeach, Australia and developed a design concept using a Stella Maris template adjusted for OLOK needs and conditions. However in March we concluded that this approach would be unaffordable and would have become more and more challenging should we have progressed beyond the concept stage. We decided that working with a local architect would be the wise way forward.
- Our work to date with various architects (SPA, Patrick McGuinness, DLA) has been productive and helpful in discerning a way forward. We have absorbed the useful elements of work done to date, we have simplified the process going forward and our local architects (DLA) are working to adapt what we have to use New Zealand materials and to ensure integration with the buildings and landscaping already established on our site.
- Our aim is still to deliver an integrated church and Parish Centre, though this may happen in two or more stages. We now recognise the commercial reality that whatever design we go with will be expensive (\$7m+) and that we need to put in place a pledge campaign to raise these funds as a matter of urgency.
- We are now in a position to deliver an update as we have received the first sketches from the amended concept design process.

A summary of Mary’s introduction:

- Mary introduced Glenn Gardiner from DLA as Architect/Director and Ian Helliwell as Project Architect (DLA).
- DLA have listened carefully to their brief and read all 175 submissions from Parishioners.
- The Steering Committee feel we have developed a very positive relationship with DLA.

- The Steering Committee have been very impressed with their response time.
- At the Paraparaumu meeting on 14 May 2.30pm Mary also introduced Barry Possinneskie as Project Manager for the Parish as he had successfully managed the School Project.
- The Building process will only begin once we have money or pledges for half of the total required.
- Any questions to be asked at end of Ian's presentation.

A summary of Glenn Gardiner's introduction:

- DLA is a company with 45 years' experience.
- Their Head Office is in Wellington where both Ian and he are based.
- They are working closely with the Steering Committee and Contractors such as LTMcGuinness.
- They have taken on board the 175 submissions and are delighted to assist the Parish on this Project.

Ian Helliwell spoke to a power point presentation slides on the following points:

#### **Concept Design Proposal**

- Site influences – peat proximity, connection to statue
- Site positioning of church building – views into site – entry to church building facing the school
- Plan layout: Stages 1 & 2 – simplicity, modest, clarity.
- Stage 1 only (without Parish centre)
- Elevations – what the Church would look like from West, North-facing views
- Indicative Perspectives

Barry Possinneskie introduced himself at the meeting held at Paraparaumu and hoped he could bring the same success to the Project as he had done for the School. Glenn spoke to the Project Programme at the 7pm meeting and the 2.30pm meeting on 15 May at Waikanae as Barry was unable to be there. The Project Programme was outlined as follows:

#### **Preliminary Project Programme**

- |   |                           |
|---|---------------------------|
| • Preliminary Design estimates of cost- 10 weeks      | 8th May - 10th July 2018  |
| • Engage Sub-consultants for input into Prelim Design | 10th May - 10th July 2018 |
| • Resource Consent Application*                       | 8th May - 10th July 2018  |
| • Approvals/ Cardinal/ Rome submission*               | 13th July 2018            |
| • Contract Documentation - 16 weeks                   | 16th July – 12th Nov 2018 |
| • Tender Period – 3 weeks                             | 13th Nov - 4th Dec 2018   |
| • Approval / Acceptance- 2 weeks                      | 5th Dec - 17th Dec 2018   |
| • Construction-12 months                              | Jan 2019 – Dec 2019       |

\*two provisionals out of our control which can affect the timing and end completion date.

## Questions from meetings held 14/15 May (grouped by subject)

### External Design – Building/Landscaping/Car parking

Q. What seismic rating will you be building to?

A. Build to IL3 rating (Importance Level 3) because of capacity.

Q. What is the size of the footprint?

A. 31metres x 22metres.

Q. I am interested in maintenance free exterior cladding. Would you comment on the exterior maintenance? How long would you expect the building to last?

A. At the entranceway the concept shows a large canopy using cedar – this does have some maintenance. The roofing being considered is long-run steel – less fixing and suitable for the environment. Any material will need maintenance somewhere down the line – we still need to develop costings. The building would have a 100 year life-span.

Q. It is a long sloping roof – What type of insulation would be used to help cut down noise?

A. Still in early stages but are mindful of factors like rain etc.

Q. Any provision for solar panels to help with heating costs?

A. This could be looked at to help offset costs.

Q. Have you given any consideration to what materials you could use to minimise any possible graffiti?

A. Not at this stage – would need to investigate what could be done to limit graffiti but use of any special materials does come at a cost.

Q. Will the cross depicted on the outside of the building have the figure of Jesus on it?

A. No Just a cross but there will be a crucifix in the Sanctuary.

Q. The design looks great – but there is nothing on the roof to show it is a church – is there a reason?

A. We haven't had that discussion – it had not been raised before.

Q. Is the entrance west facing?

A. Yes North-west.

Q. Are the landscaping costs included in the final budget figure?

A. Yes.

Q. Have the ecological issues around water retention on the site been considered?

A. The ecological infrastructure design was done by Cuttriss Consultants when site was initially developed – water retention on site was designed for the church and school.

Q. Is the ground level where the area for the church site building and allowance for run-off?

A. Yet to finalise this but part of the process with KCDC is reticulation and to deal with run-off. All of this was considered in the initial site design for both school and church.

Q. You cannot drive under the portico in the concept design. Had you considered when you have funeral with a hearse and getting the coffin in and out – also for wedding parties?

A. It is important for funerals and weddings and also as you get older being able to have drop off access under cover so we will need to address those issues.

Q. I think this is a fantastic concept – however I have recently become a little disabled and would like to know if there will be a few more disabled carparks available?

A. Yes the concept design drawings show 5 more disabled carparks closer to the new church building.

Q. Is the car park going to be extended?

A. Long term plan could be to develop the grassed area to the side of the Hall.

Q. There does not seem to be enough carparks now – what are you proposing to do about this?

A. The carparks at Waikanae and at the old St Patricks site have never been big enough and people have had to park on the roads then – we do have the grassed area to the side of the St Patricks Hall that we can develop if necessary. We currently have 150 carparks and the latest requirement says 1 carpark to every 6 people. We will be revisiting this with KCDC to see what the requirements are.

Q. Existing car parks are exposed to wind and rain and it is a long walk – Could consideration be given to a covered walkway between the carpark and church?

A. We would all agree it would be nice to have and we would certainly like to look at it – it is all cost related.

Q. I am concerned about the area for unloading of passengers – is there capability for unloading of a bus?

A. The understanding is that passengers arriving by bus will be a very rare occurrence. Improvement to set down facilities will be considered.

## **Internal Design**

Q. I noticed on the sketches the zigzag beams – are these going to be visible?

A. Yes we need to provide adequate bracing and more than likely will be exposed.

Q. Any ideas of the materials for internal construction?

A. Still up for consideration – probably carpet tiles for church but still a lot of work to do before that point.

Q. What is the texture of the flooring – is it soft? Will it be noisy?

A. Materials are not finalised yet so these points will be taken into consideration.

Q. Firstly I would like to commend you on the concept. Based on how churches are freezing – what is heating/cooling system going to be?

A. We have a preference to work around natural ventilation – an air-conditioned environment becomes expensive – for heating we would anticipate use of a radiant heat – options could come down to costs.

Q. Will there be wheelchair access to all facilities & confessional, and also safety rails in bathrooms?

A. Wheelchair access has to be provided along with adequate width of corridors.

Q. I could not quite get the detail of the egress/ingress (in particular thinking of out-of-hours access to office/sacristy).

A. Direct access from gathering area. All doors will open outwards for ease of egress.

Q. Have the liturgical standards been considered when constructing the reconciliation room?

A. The liturgical standard of two doors and glass front and soundproofing has been allowed for.

Q. Have the materials on roof been considered and are they likely to minimise sound?

A. Long-run Steel is being considered at present for roof but yet to be finalised. An acoustics engineer will be consulted to help with this.

Q. Has consideration been given to acoustics?

A. Consideration will be given to acoustics with an acoustics engineer – Yet to have full discussion - some walls are angled to reflect sound – space to be modelled depends on requirements. Neil Garton will also be consulted.

Q. Why is the meeting area greater/same as church?

A. The meeting area is a quarter of the size – we still need these smaller areas as we need to remember we are building for the future when the Parish could well be between Paekakariki and Levin.

Q What is the capacity of the meeting room?

A. 80 seated at the tables – the small meeting room 8-10 around a table. The meeting room can open up and be used in conjunction with the gathering space. More people would be able to fit if seating only without the tables.

Q. Would there be a quiet area for mothers?

A. Not at present – will be utilising other areas – the parish centre meeting room will be the area for parents to take babies.

Q. Very Impressed with the design concept but just thinking of where the children's liturgy will be held if Stage 1 only is done?

A. The Liturgy would be held in the Hall but we hope Stage 2 will follow on immediately.

Q. With regard to the church accommodation of 500 is the kitchen adequate?

A. Costs prohibit us from providing a commercial kitchen – it will be bigger than the current kitchen in St Patrick's Hall and will have a bigger servery opening.

Q. Other than the areas provided for in the Sacristy is their further provision for storage?

A. There are smaller areas around the building allowed for storage and an area in the Parish Office.

Q. In terms of children sitting on the floor for periods at a time has consideration been given to type of flooring?

A. We have not made any final decisions yet.

Q. I love the design and notice there appears to be a lot of glass – sitting in Mass could this create a lot of distractions?

A. Around the perimeter of the building there will be concrete blocks for seating with planting behind. The chapel looks out to the pond and landscaping will be key to linking it all together. A Columbarium is being considered as part of the landscaping plan to allow the burial of parishioners' ashes on the Church grounds.

### **Sanctuary/Nave**

Q. As you walk into the Church what will you see either side of the Sanctuary?

A. Glass one-third up and walls two-thirds up. The glass on the sides of the church gives the flexibility to open doors and allow for overflow – Glass also gives you that “come on in” feeling to try and make the Church open and welcoming for all. The concept does not yet show all of the internal look – you will see a church and it will be warm and reflect an integrated site of where we have come from. Articles in storage will be used to help reflect this.

Q. Is the nave on a flat floor – can it be raised at the back?

A. It came through strongly in the submissions not to have a raised floor.

Q. Regarding the flat/sloping question – if the Sanctuary was raised it makes it more visible – the sanctuary is the pinnacle point. What is the current design?

A. Three low steps – also with a ramp on one side.

Q. Concerns about elderly people being able to use steps to Sanctuary?

A. There is a ramp access to the right of the Sanctuary.

Q. Will there be pews or chairs and will there be any kneelers?

A. There will be some chairs with arms, as requested by the elders. There will also be a mix of chairs which can be freestanding and pews and kneelers.

Q. Regarding the nave of the Church is there flexibility of seating? (thinking of procession in and out)

A. We are looking at the procession coming in one side and going out the other side.

### **Chapel**

Q. What is the seating capacity of the Chapel?

A. 50.

Q. I presume the tabernacle can be seen from the Church and the Chapel?

A. We have had a lot of discussion about this – (St Peters in Rome does not have it in the church – it is in side chapel and not visible from the church). Currently we do not have a quiet place for prayer which we need – We now also have a donor who has given \$400,000 specifically for a Chapel.

Q. When you enter the gathering space can you see the tabernacle?

A. This is being taken into consideration – the whole point of the Chapel is to draw you in to a sacred centre – there will be a light showing. Bear in mind at St Peters in Rome the Blessed Sacrament is to the right and behind thick velvet curtains so that it is a personal, private and reverent space. This is our chance to get it right for everyone.

Q. I love the design but struggle with the Lord down the back – I was wondering about the placement of the Tabernacle?

A. This is still only the concept design – the final position is still flexible.

Q. All the chairs have their back to the Tabernacle?

A. This is a concept only we are still working on it.

Q. If you want to spend more time in the Chapel will the Blessed Sacrament be present?

A. This is at the concept stage only and we will be taking everyone's concerns into consideration.

## Costs

Q. Any idea between minimum and maximum cost?

A. We realise that whatever we build it will be expensive – the only estimate we have at present is \$6-\$7million.

We have \$500,000.00 in Bank - \$650,000 in pledges still to come in of which \$400,000 is specifically for the Chapel as per the donor's request.

We will be running two waves of fundraising – the community fundraising which has raised \$190,000 - and a new pledge giving campaign which we will run to address capital funding shortfall.

Q. How much do we need to start?

A. We need half of the cost to start – so if it is \$7m we need \$3.5m.

Q. Does the cost include Stages 1 & 2?

A. Yes \$6-7m estimate for both stages at this point.

As a country we are limited by Rome to spend \$4m on Capital Projects so we would need approval from Rome if we do both stages as one – We talk about two stages – Stage 1 being the \$4m Church and Stage 2 being the \$3m Parish Centre – the idea being to start Stage 2 on completion of Stage 1.

Q. How much have we got in the kitty?

A. 1million and debt free from the Site Development Stage. In 43 months we have come a long way in such a short time – we have got to this point without any design and now we have a 2year goal to have it built and open – With faith we can achieve this.

**Q. Will the money from the sale of the land (referring to Sections for sale on Presentation Way) be additional to the money we already have.**

A. That land is already sold (and included in the debt free Site Development Stage). We do still own the land at the side of St Patrick's Hall and long term may look at moving the Lockwood buildings at Parata Street on to this area.

**Q. In 18 months' time the goal is to have the new church completed. Have we got the money and how is it going to happen?**

A. At present time we own a half share interest in St Patrick's Hall and the Church site is debt free. We have approx. \$1m being made up of \$500,000 cash and \$500,000 in pledges made but not yet received. We will continue with the community fundraising which has raised \$190,000.00 to date. We will need to have a further capital fundraising campaign. We would like Stage 2 to follow on immediately from Stage 1 but this is all finance related. We need half to start – there are challenges to our faith but up until this point faith is what has got us here and parishioners have generously supported this – now we know what it looks like.

**Q. Fr Michael made mention about a donation of \$400,000 specifically for the Eucharistic Chapel.**

A. Yes - that is part of the \$500,000 pledges made but not yet received.

### **Bathroom Facilities**

**Q. Will there be a shower facility in bathroom area (thinking of the Centre being a community emergency evacuation point)?**

A. Shower facility can be catered for if considered necessary.

**Q. Are the toilets gender inclusive?**

A. The toilets are gender separate with more female toilets than male plus two unisex accessible toilets with baby changing facilities.

### **Audio & Visual Facilities**

**Q. Is it far too early to ask whether we envisage any hearing aid loop?**

A. Provision will be made for a hearing loop.

**Q. Where are we going to see the Screens displaying the words.**

A. There will be several options available for the placement of the audio visual screens – the glazing only goes up part way then there is solid walls either side of the sanctuary.

We will also be planning for audio and visual screens in gathering area and meeting rooms if people have to sit in there – so all can take part in the Mass.

**Q. Regarding the acoustics will we have a hearing loop and will the acoustics be good for music? Also will a screen either side of the sacristy be an issue for people sitting sideways?**

A. The relevant designers will be looking into all those details.

**Q. Is there going to be something visual if people are not in the nave?**

A. There will be some visual through the glass but we will be looking at audio and visual facilities in the gather space and in the meeting room.

**Q. Is there going to be an organ?**

A. A keyboard facility, but not an organ as big as the current instrument in OLOF, has been allowed for in the concept.

## **General**

**Q. Why is there a three week period for Tenders?**

A. To allow time to put pricing together and get sub-contractor prices – it is a competitive process.

**Q. I would like to see the church as a drop-in-centre – not keeping the church shut. Has this been considered?**

A. Yes - we agree with the idea of the building being about the mission of the church. The current concept design uses glass extensively which invites people to 'look in' or 'come in' and supports the mission to be an open and welcoming church.

**Q. The fundraising effort describes building of community with Stage 1 the church building and Stage 2 the gathering space – Why isn't it the other way around? As a community we will need to dig deep.**

A. Our first priority has always been to build a new parish church.

**Q. When Wgtn Free Ambulance were fundraising they had the local Menz Shed build a model – and they got a great response – Is it worth having a model made?**

A. A good point and a possibility but we have not had a model done as yet.

**Q Suggestion for further meetings to distribute copies of presentation.**

A. As these meetings were only about the concept drawings we considered minimising the financial costs. We will have the presentation on the website if you have access to a computer. We will also have poster size versions of the main drawings in foyers.

The website can be accessed from local library if you do not have computer at home.

## **Summary from Steering Committee Members**

John O'Sullivan thanked everyone for coming saying I am sure you will agree we have made the right decision by not going with the previous architects. As Chairman of the Steering committee I would like to thank Wullie, Mary and Michael and all those who have contributed their time and talents to get us to this point.

Mary Cook thanked everyone for coming and for their positive feedback. Mary thanked Glenn & Ian from DLA Architects and said we are now looking forward to organising a major capital fundraising campaign and will continue with the community fundraising programme which has been great for socialising and bringing the community together. Our Lady of Kāpiti Parish is only 5 years old in June 2018.

Father Michael informed the meeting that the Community Fundraising programme had raised \$190,000.00 – he used two examples; the Lunch Groups who had raised \$17,000, and the Produce Stalls who had raised \$27,920 to showcase the great gift in bringing everyone together. Fr Michael added that part of the plan for the future is to keep the church at Waikanae and turn it into a Parish Centre so that Mass can be held there as we are currently doing now at St Patrick's Hall. He thanked John Jones and Graeme Tuffnail for their work on developing plans for this.