



NATIVITY CHURCH

BUILDING REDEVELOPMENT POSSIBILITIES

TO BE DISCUSSED
AND EXPLORED

FEBRUARY 2020



WHERE WE ARE NOW

Our vision is to strengthen and restore Nativity Church, providing the means to engage with our community and ensure its future usefulness for generations to come.

"To upgrade and strengthen Nativity Church, safeguarding it for generations to come"

Nativity Church was built by the community through a series of building projects over a 119-year period. For generations, the church has been a place where the community has gathered to celebrate and grieve. The church space is the hub of the Parish and all the community work and outreach it performs.

Our parish has been given until 2033 to earthquake strengthen the transept and chancel.

Rather than see this as a challenge, we view this as the perfect opportunity to look at the mission objectives of our parish and explore how redeveloping buildings can help us to achieve these.

We want to see Nativity truly living up to our vision to:

Draw people to faith in Christ - to help people know Jesus and trust in the good news he brings.

Grow people in their commitment to Christ - to support them so they develop spiritual maturity, understanding more of God's love as they grow in their relationship with Him.

Reach beyond ourselves with the love of Christ - to show others the love that God has for them by demonstrating authentic love to our neighbours wherever they are; in our workplaces, in our community and in our wider world.

THE CONCEPTS PROPOSED IN THIS DOCUMENT ARE A STARTING POINT.
AS YOU READ THROUGH THE FOLLOWING PAGES, CONSIDER

"DO THESE CONCEPTS ALIGN WITH THE VISION FOR OUR CHURCH?"



"To re-energise the buildings by improving their flexibility to enable outreach to our community while meeting the existing needs of our parishioners."

OUR MISSION

We must ensure that any investment we make into buildings aligns with our parish Mission Action Plan (the 'Vision' for our Church)

Draw people to faith in Christ

Changes to our existing buildings, whether renovation or new construction, should be conducted with the goal of being able increase our opportunity to share the gospel with our community. As you look at the concepts contained within this document, ask yourself "Will these changes help us promote the gospel within Marlborough?"

Grow people in their commitment to Christ

As we draw together as a community around this project, we are provided with countless opportunities to demonstrate our commitment to Christ in the way we work together and serve one another. We must never lose sight of the fact that following Christ is our goal!

Reach beyond ourselves with the love of Christ

What new ministry opportunities may be possible through these building redevelopments? How can we use these buildings in a manner that will demonstrate Christs' love and provide opportunities to share the gospel message?

CONSULTATION

These buildings belong to our community.
Your feedback regarding building changes has been valuable
in helping us start this process.

SUMMARY OF PREVIOUS CONSULTATION

Nativity parish has been consulted regarding what you view as our primary needs moving forward. The key messages that came from this included:

1. having spaces to suit a variety of service types, outreach activities and community groups
2. the ability to cater for special events of varying form and size
3. retaining the history and beauty of the building
4. the need for energy efficient design
5. provision of ample storage

The parish also provided a number of specific examples of things that needed to be changed or improved, most of which have been categorised under "1. Having spaces to suit a variety of service types, outreach activities and community groups."

OUR APPROACH

The three stages

Before we can even consider strengthening the church building, we need to ask the questions:

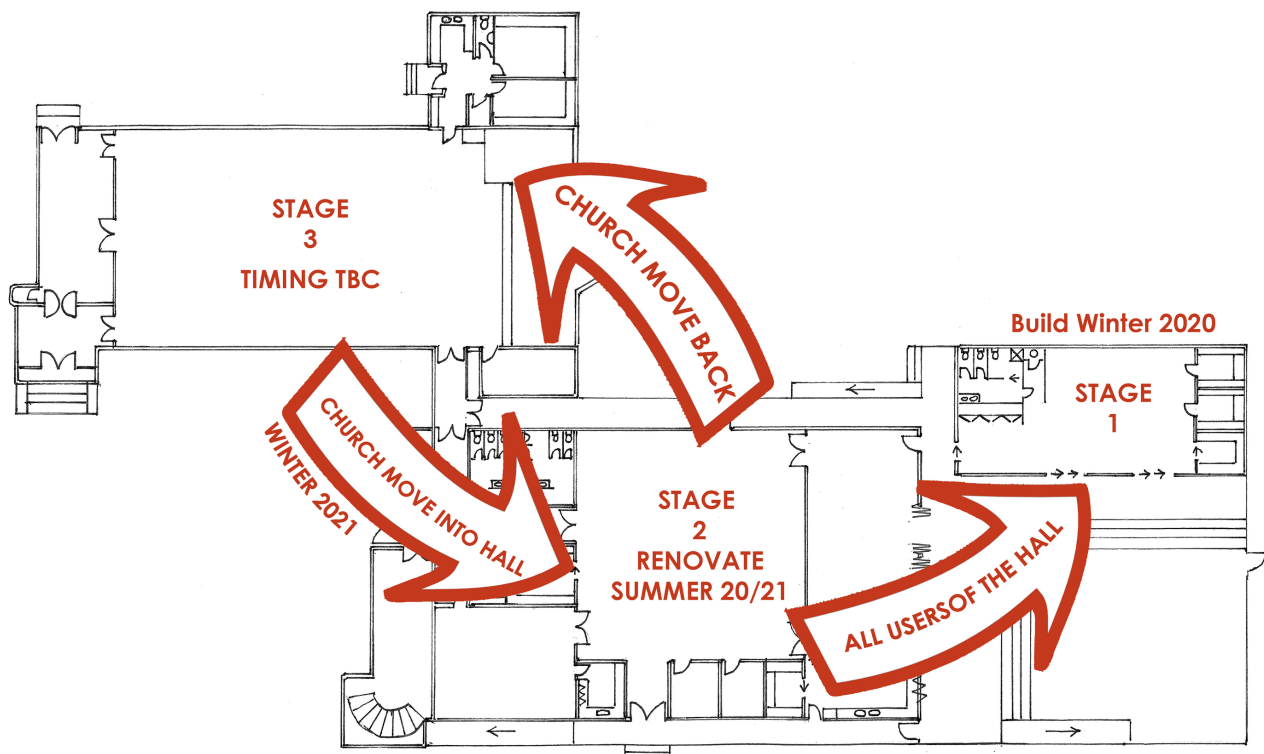
- Where is the church going to meet while construction is underway? (Bearing in mind that construction could take several years)
- How will these redevelopments align with our Mission Action Plan?

Furthermore, our parish raised some specific issues that also need to be addressed, such as:

- The kitchen facilities are inadequate
- Insufficient number of toilets for the groups that meet within our buildings and line of sight issues with current layout
- Insufficient storage space
- Hall doesn't currently meet the needs of our children's ministries
- Poor acoustics in the hall

BUILDING STAGES

To address these issues, we propose that the parish consider adopting a three-stage approach to redevelopment:



STEPPING STONES

Ensuring that all groups have a place to meet while construction is underway.

This three-stage approach will meet several objectives.

- To create stepping stones - this minimises disruption to the church and the various groups using the church buildings.
- It gives the church the opportunity to make improvements to the property to increase utilisation, functionality and financial returns on the buildings.
- It provides the church with the opportunity to take time with Stage 3, ensuring the strengthening and rebuild of the main church building is done well.

STAGE ONE (OPTIONAL) CONSTRUCT THE "FAMILIES OUTREACH BUILDING"

STAGE TWO REDEVELOP THE HALL

STAGE THREE RECONSTRUCT AND STRENGTHEN THE CHURCH



STAGE ONE?

Possible construction of a Families Outreach Building at the North end of the Hall

CONCEPT DRAWINGS



POSSIBLE STAGE ONE - BUILD A FAMILIES OUTREACH BUILDING

We propose that the new building includes:

- a large open-plan space to allow for multiple uses
- two unisex toilets and a disability toilet and shower area
- a small kitchen
- two generous storage rooms
- wrap around outdoor decking which will create an 'amphitheatre'
- outdoor seating and shade sails
- safe outdoor play area which is fully fenced

PROS

The reasons for this building construction include:

- It can be started and finished before the hall redevelopment begins. This allows all groups (including Tunes 4 Tots, Nativity Kids and Te Piki Oranga) to use the new building while the hall is being redeveloped, which means that everyone has a home during all stages.
- It is cost effective to construct and can be built under a fixed tender.
- It can be accessed via the hall or church, but is also independent of both. By having toilets and a kitchen it will be self-contained and accessible.
- It provides a facility that can be used for many purposes by a variety of groups. This means that it can be hired out during the week, providing a greater return on investment.
- It could be relocatable should it no longer be required.

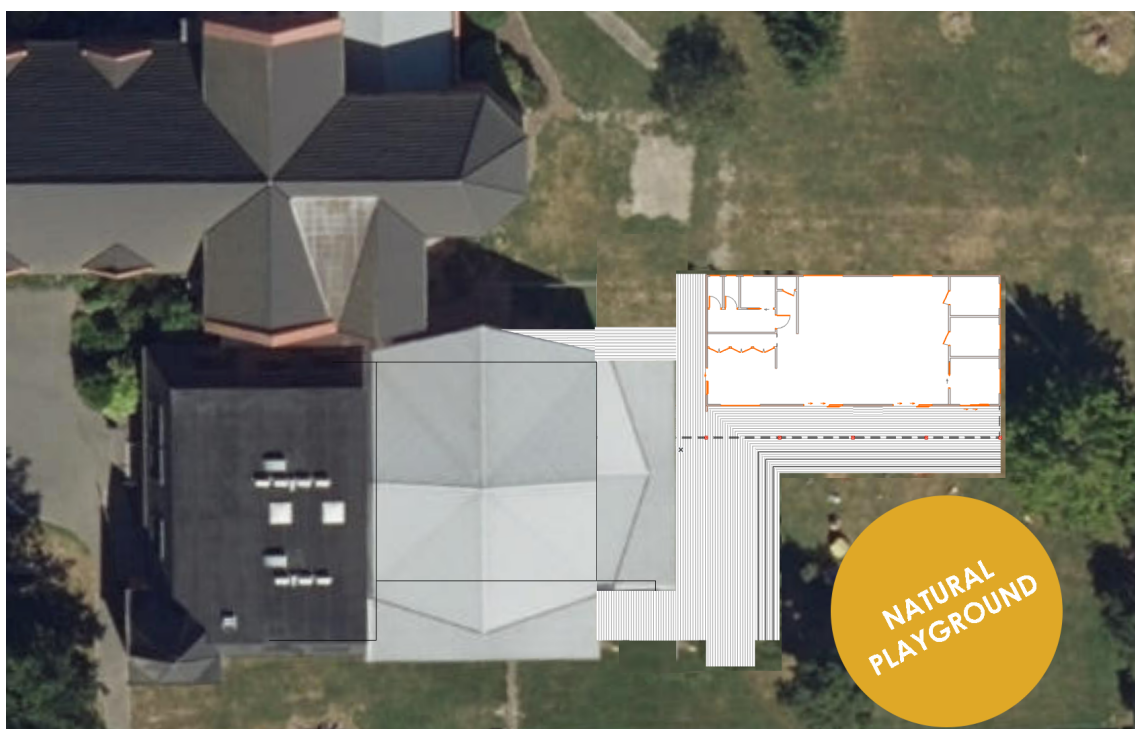
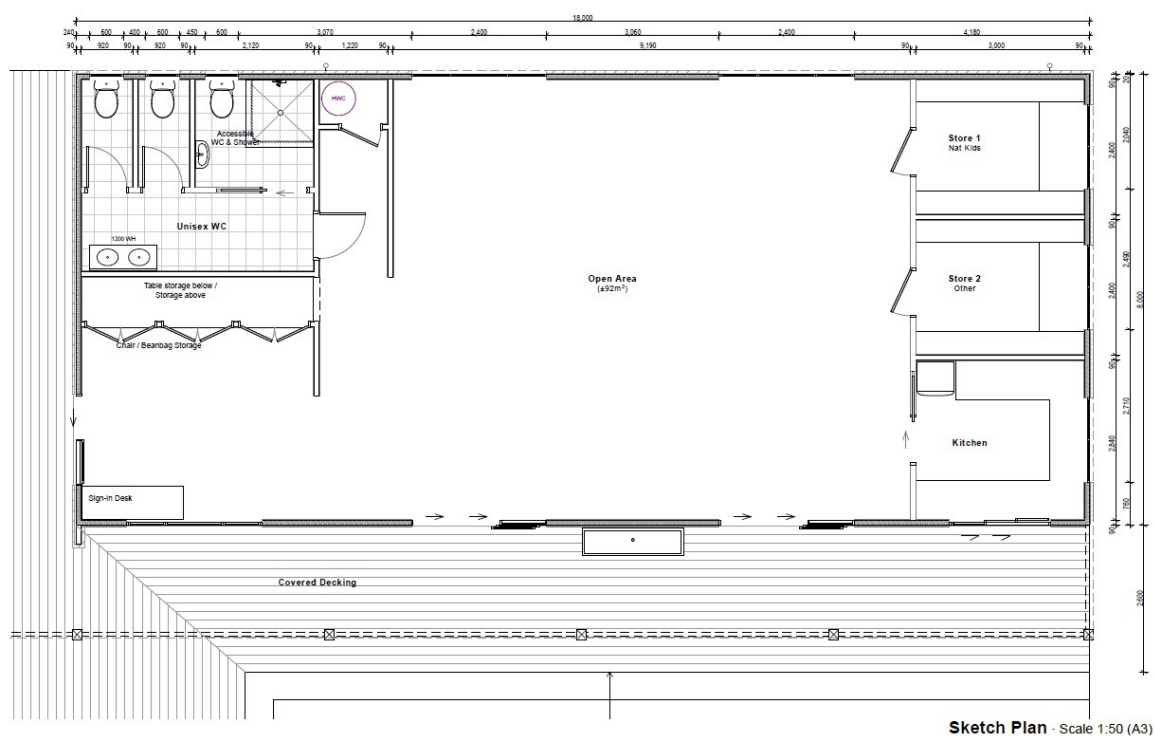
The Families Outreach Building is as much about the outdoor space as the indoor, maximising the underutilised area north of the hall.

CONS

The downsides for this building construction include:

- cost
- hall usage may decrease long-term with more groups choosing to use the new facilities

CONCEPT DRAWINGS



STAGE TWO

Hall redevelopment

STAGE TWO - RENOVATE THE HALL

All groups that currently use the hall or lounge can use the new Families Outreach building while renovation of the hall is underway. If we decide not to go ahead with Stage One, we will need to find spaces for current hall users during this time.

We propose that the hall is renovated to include:

- increased floor space by removing the stage area
- re-configuring the side storage rooms
- adding a dropped ceiling with acoustic paneling to improve heating and acoustics
- adding an efficient heating/cooling via ducted air conditioning
- new carpet throughout, including the lounge
- new cabling, including those needed for speakers, microphones and sound desk
- installing an integrated fire alarm system

That the kitchen be moved to the north eastern end of the hall. This will allow for:

- a semi-commercial kitchen to be installed
- external access to the kitchen
- increased working area and separate butler's pantry
- storage areas to be placed between the kitchen and the lounge

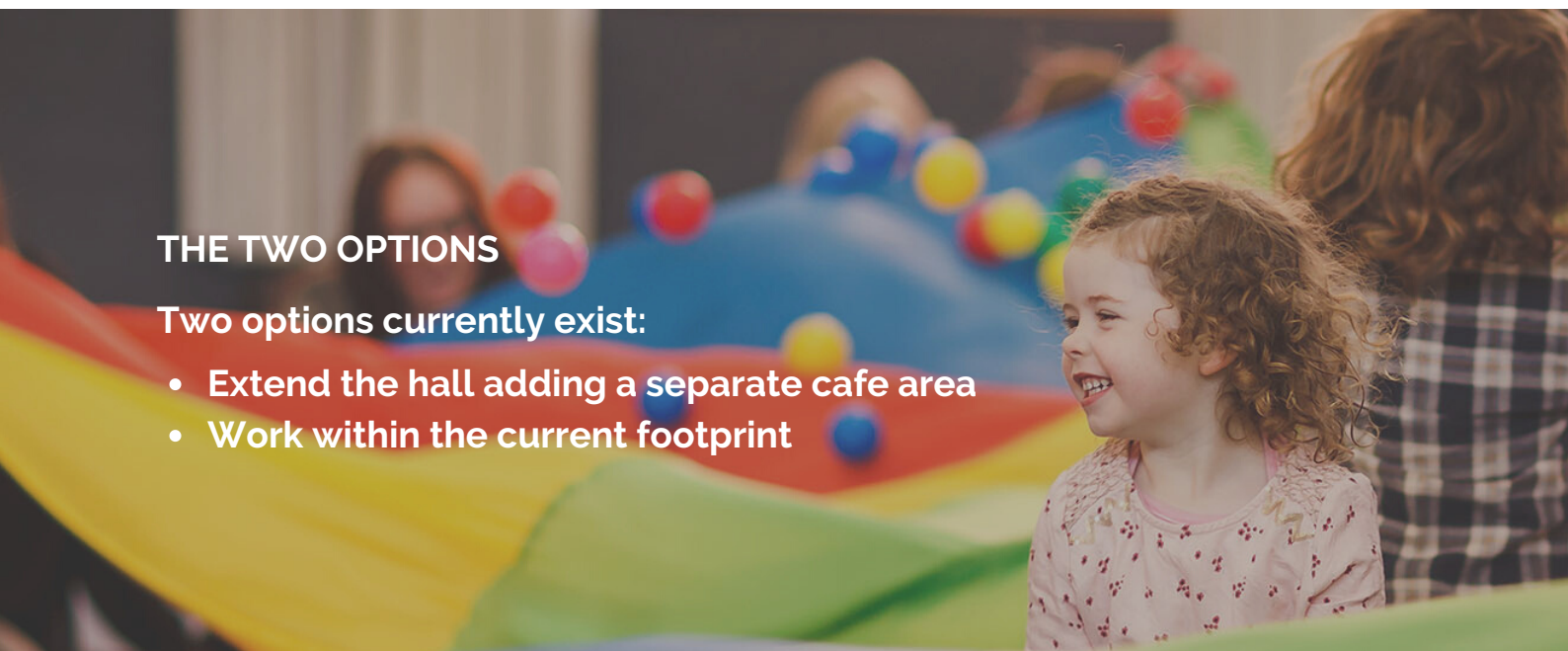
The toilet area be expanded to include:

- women's toilets x 4
- men's toilets x 2 and x 2 urinals (one of these will be child-height)
- a larger disability toilet with easier access that includes a baby change table and either a child's toilet or a shower
- an improved configuration to reduce public visibility

THE TWO OPTIONS

Two options currently exist:

- **Extend the hall adding a separate cafe area**
- **Work within the current footprint**



CONCEPT DRAWING ONE - WITH EXTENSION

PROS

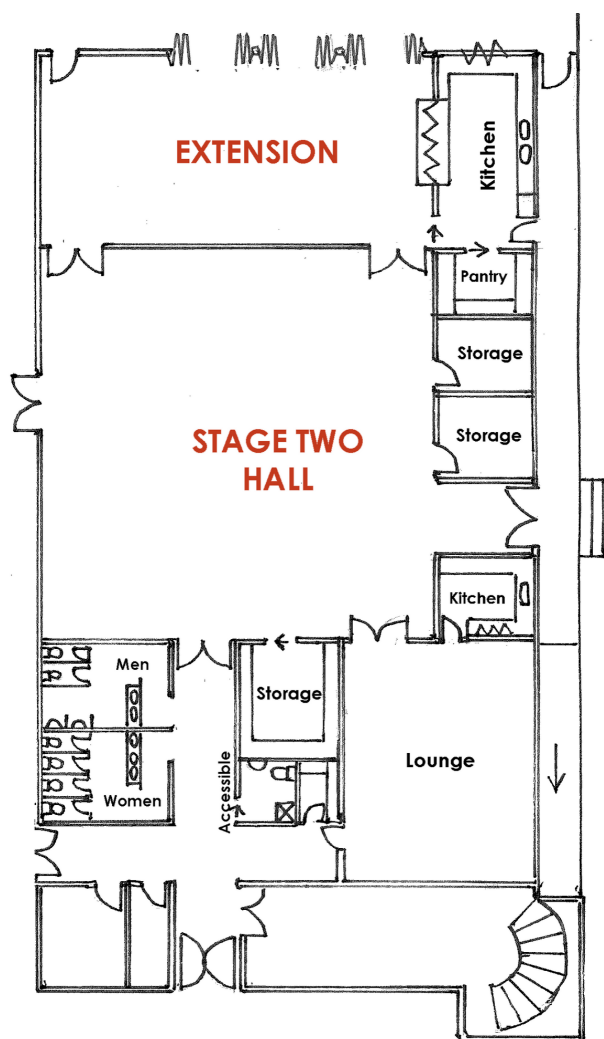
Adding an extension to the north wall and kitchenette next to the Lounge will provide:

- additional space for functions, and is particularly well suited for catering purposes
- two storage spaces in the hall area that can be used for tables/chairs and music gear storage
- a new external entrance to hall on the eastern side for ease of access
- kitchenette directly accessed from the Lounge
- ample space, including a separate cafe area, in the case that the church must meet in the hall for a long period of time while funds are raised for Stage Three, and construction is underway
- no conflict between church and food servery areas
- bifold doors open out onto deck and playground

CONS

The downsides of the extension include:

- cost
- space might not be fully utilised once Stage 3 is complete
- additional construction time
- increased distance between church and Families Outreach building (if Stage One is built)



CONCEPT DRAWING TWO - WITHOUT EXTENSION

PROS

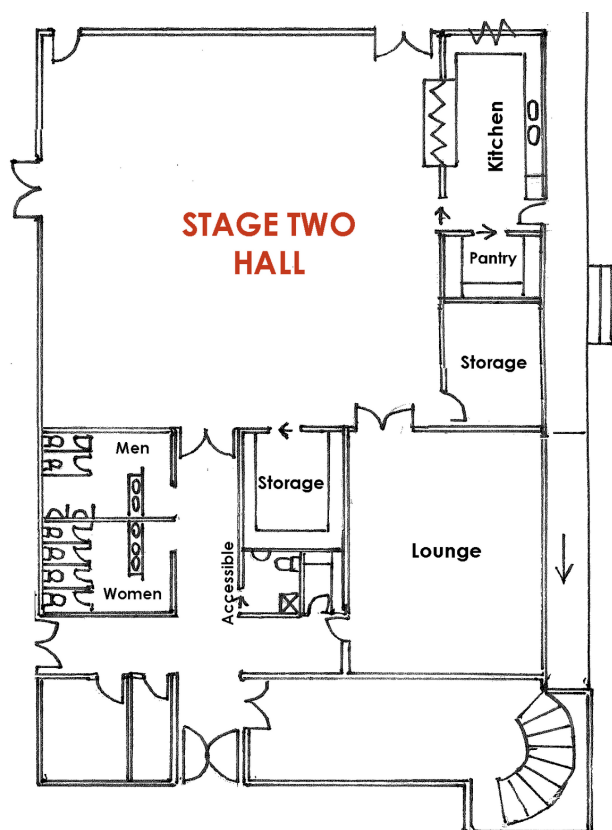
By remaining in the existing footprint, the advantages are:

- quicker construction time
- lower cost
- Families Outreach building is closer to the hall

CONS

The disadvantages of remaining in the existing footprint are:

- decreased storage space
- very little space to host morning tea after the service while the church meet in the hall
- lose an external entrance to the hall
- the lounge will have no direct access to kitchen facilities
- opening the north wall with bi-fold doors is not an option



STAGE THREE

Church Reconstruction

CONCEPT DRAWINGS

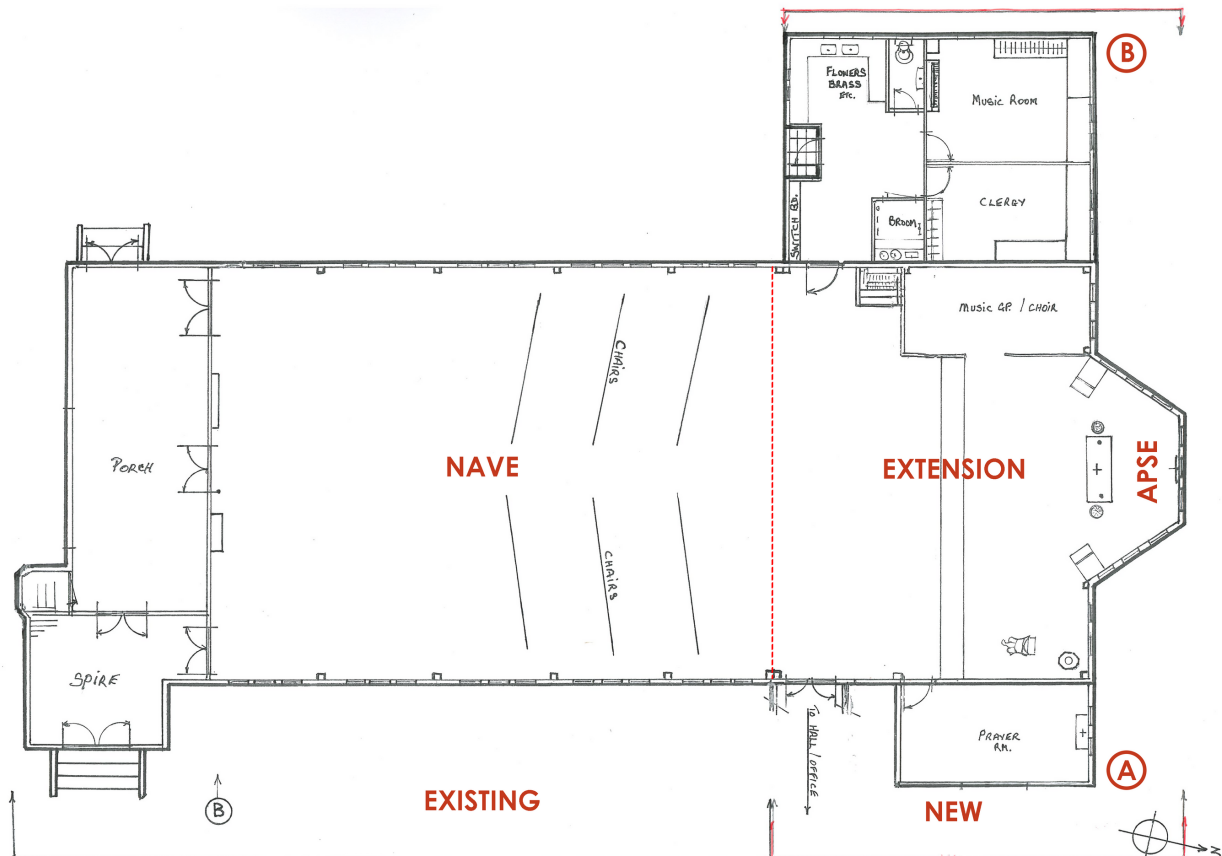


STAGE THREE- RECONSTRUCT AND STRENGTHEN THE CHURCH BUILDING

Church congregations will now meet in the comfortable new hall while church construction is undertaken. This removes the urgency to have the church construction completed quickly, allowing the parish to carefully decide preferred options and fund raise as needed.

One possibility that we will explore is where the church transept and chancel is deconstructed and rebuilt in a design sympathetic to the current nave. This will:

- extend the existing nave, following the same roofline
- retain the look of the building, creating a more simplified design without transept and chancel
- retain aged look by reusing bricks and roofing tiles
- bring the new extension up to 100% New Building Standard (NBS) which may improve the % NSB of the existing nave
- bring the floor level to match the nave, while the stage is raised by two steps
- allow a number of stain glass windows to be reinstalled within the new extension, apse and prayer room
- provide more room for the musicians and choir
- improve acoustics
- provide space for the organ console to be relocated
- improve heating efficiency by reducing heat loss

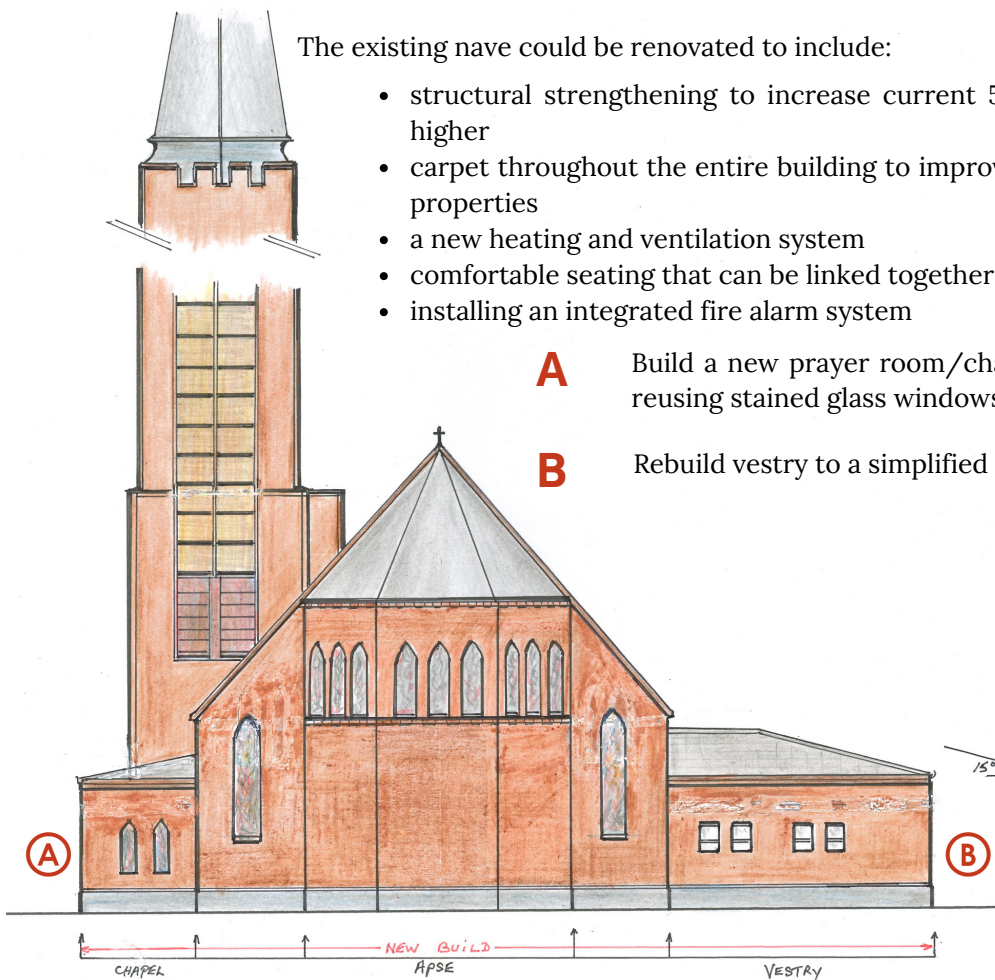


The existing nave could be renovated to include:

- structural strengthening to increase current 51% NBS to 67% NBS or higher
- carpet throughout the entire building to improve acoustics and thermal properties
- a new heating and ventilation system
- comfortable seating that can be linked together to form 'pews'
- installing an integrated fire alarm system

A Build a new prayer room/chapel on the eastern side, reusing stained glass windows.

B Rebuild vestry to a simplified and improved design.



MOVING FORWARD

In order to progress our strengthening and redevelopment plan, Nativity is required to submit a business case to our Nelson Anglican Diocese.

Nelson Anglican Diocese have requested that we provide them with a business case for this redevelopment that demonstrates how it aligns with our Mission Action Plan (our vision for the church) and includes our financial plan for funding this project.

Our Parish Treasurer has confirmed that Nativity has just over \$550k immediately available that can be used for the Families Outreach Building and hall redevelopment with other funds potentially available. Early projections indicate that this should cover a significant portion of the cost of both Stage One (should we go ahead with this building) and Stage Two.

We as a Parish need to demonstrate how we can raise the remaining funds that will be used to earthquake strengthen our main church building, including reconstructing or strengthening the northern end of the church, renovating the nave and constructing a new vestry building.

Once we have permission from our Diocese to proceed, we will be engaging professionals across multiple disciplines (such as engineers and architects) to assess the proposed plans in order to formalise a budget and potential timeline for all stages.

EXPECT MORE INFORMATION OVER THE COMING MONTHS

We will keep you informed! As our plan progresses, we will be providing you with updates either via specific meetings, Church notices, our website and in special update flyers.

If you have any questions about this process, please speak with any of our vestry members (see www.nativity.org.nz/our-governance.html for a list of current vestry members).

