



JOHN KNOX PRESBYTERIAN CHURCH REDEVELOPMENT

CONCEPT DESIGN INFORMATION FOR CONGREGATION

18 July 2022



DESIGN STATEMENT

Refer to the attached Preliminary Design drawings, dated 18.07.22 (*Note: there are two potential auditorium seating layouts shown*)

The principal design drivers for this project are:

1. Retention of the existing Stewart / Wyllie wing, including the Kitchen. Proposed internal alterations to provide a new Admin area and entry off the Carpark.
2. The church carpark is also retained on the north side of the building, essentially unchanged, except for the loss of 2x parks for the new North side church entry. This current location of the carpark is a favourable point as far as the Council Town Planners are concerned – away from the King/High intersection and visually concealed
3. The Presbyterian Support Services building remains on the East side. The new John Knox church building must engage and connect to this building for the continuance of the services provided by both facilities
4. The new church building should be no more than approx. 350m² in footprint to remain within the expected construction budget.
5. Location of the church building at the corner of High and King Streets and how the building addresses this important corner, at the entry to the Town centre:
 - a. The new church building is diagonally opposite the Town Hall, with its corner curved façade. We have introduced a similar soft curved edge to the Auditorium corner to reflect the Town Hall.
 - b. The Auditorium is positioned directly onto the High St boundary and designed to continue the nominal 5m wall height frontages along High Street, as an extension of the high-level frontages on this main axis into the Town centre. This continuance of the high-level wall frontage, including a good percentage of glazing into the Auditorium, meets the WDC's Urban Design rules for this aspect of the building.
 - c. The Commercial space is removed from this design option, therefore leaving an opportunity for a landscaped corner public/church amenity, ideally located for a North and North/West aspect. This space will further reinforce the importance of the King/High intersection, providing an external gathering space for the public and church

users. The design encourages the public to walk thru this area, while the main Foyer of the church is designed to open up directly onto the landscaped space.

Specific Design Brief matters:

1. **New Auditorium:** designed for a capacity of 250 people, and can be oriented as required, facing East or diagonally into the South/East corner
2. **Foyer:** designed to be approximately 1/3 of the area of the Auditorium. This is a 'rule of thumb' used to allow for a gathering space in itself and as an ideal 'bumping' space before and after the church service. A Kitchenette is provided in the adjacent Meeting space for morning tea service for those gathering in the Foyer. The Foyer provides direct access to the new landscaped space, as an ideal extension for an informal church gathering. The Foyer can also be used as an overflow space to the Auditorium.
3. **Hall** (current Stewart/Willie Lounges): The Hall can either be a meeting / catering space, with a capacity for approximately 90 people, located directly off the existing Kitchen, or as an extension to the Foyer by means of wide opening glazed sliding dividers.
4. **Meeting:** with a capacity for 12-15 people meeting for a formal or informal get-together. High visibility with glazed walls (and a wide glazed sliding divider) and provision of a Kitchenette. Room to be used by Parents and Bubs during services, with a window into the Auditorium.
5. **Admin:** The design includes a new Admin area located at the west end of the existing Stewart / Wyllie wing. The main advantages of locating the Admin area in this position is that it allows for natural light and ventilation, visibility thru to the Foyer, located next to the new North entry, increased Admin space compared to the current situation, and at the 'hub' of the church facilities. There is an added advantage in that removing the Admin from the new building footprint allows for more usable storage space and reduction in additional new build area required to meet the brief.
6. **Storage:** as mentioned above the design allows for approximately twice the area of storage than what is currently provided.
7. **Toilets:** The new toilet facilities are placed in same location as the current toilets, taking advantage of the existing drainage pipes. However, the new toilet numbers are designed for an Auditorium capacity of 250 people and doubling the number of toilets currently provided.

BUDGET

Concept Design Budget:

The concept design budget for the project is below.

Item	Budget (excluding GST)
Professional Fees	\$380,000
Consents	\$50,000
Insurance	\$25,000
Construction	\$2,000,000
Landscaping to corner	\$175,000
FF&A / Audio Visual	\$100,000
Contingency	\$270,000
TOTAL	\$3,000,000

Please note the ‘Construction’ budget (line item in table above) is subject to QS review, however has been based on the following rates:

- New construction: \$1,597,000 based on 355m2 new footprint x \$4,500/m2
- Existing facilities: \$270,000 1/3 increase in cost from 2019 estimate
- External site works: \$170,000 based on previous budget allocation and excludes landscaped street corner
- Total estimated Construction Cost: \$2,037,000

Available Funding:

Current available funding for the project is \$1.8M of parish funds and \$750k from Alpine Presbytery, a total of \$2.55M. Therefore, if the project budget is \$3M (as per table above), there is a funding shortfall in the region of \$450k.

In Rangzen’s experience, it is almost impossible to achieve even a simple church build in the current market for under \$3M. PXA have kept the design as simple as possible (for example the roof line and proposed materials) and limited the additional new build floor area while still meeting the space requirements of the brief. To reduce the area of new build required it resulted in a reconfiguration of the existing hall building, which is a more cost-effective option than increased new build floor area. It is important to note that the concept design budget doesn’t include an escalation factor and requires verification by a Quantity Surveyor at the completion of the Developed Design phase. The budget also assumes the project will move promptly through Church approvals and local authority consents over the next year.

TIMELINE/PROGRAMME

An indicative timeline for major milestones is below. This is based on timely decision making by the Parish, no hold periods and funding being secured prior to lodgement of the Building Consent in April 2023.

- **31 July 2022** - JKC Congregation Meeting and approval to proceed with Developed Design/Resource Consent submission
- August-October 2022 – Complete Developed Design documentation
- November 2022 – Prepare Resource Consent application & QS Estimate
- December – Submit Resource Consent / RC processing
- January 2023 – Commence Detailed Design documentation (for Building Consent)
- April 2023 – Submit Building Consent and Tender out for pricing
- June 2023 – Contract awarded
- July 2023 – Commence construction

CONSENTING

The project will require a Resource Consent and Building Consent. Rangzen (PM) and PXA (Architect) had a meeting with Waimakariri District Council in early July to introduce the project and discuss potential Resource Consent issues. The WDC planning representative was positive regarding the proposed design, noting the landscaping to King/High Street corner would enhance the street corner and the curves in the Church design reflect the Town Hall on the opposite corner. It was suggested that the space between Presbyterian Support Services and the Church should be planted and fenced from a safety perspective. There would be a non-compliance for no veranda on High Street, however as PSIS also doesn't have a veranda and is set back from the road, the planning representative didn't think this would be an issue in terms of granting the Resource Consent. The project would go through an Urban Design Committee review as part of the Resource Consent process. The Resource Consent would likely be processed on a "discretionary" basis.