

Maria Assumpta Beachhaven

Land Options Discussion & Consultation Document

Parishioners will be aware that for some time now the Parish has been active in gaining an income from the land at the rear of the Parish Centre. Previous plans are no longer active and the Parish must look again at the land and possibilities for future use.

The Parish Finance Committee has a small subcommittee which has looked at this issue and now has a series of options to place before the Parish for discussion and consultation.

The Parish Pastoral Council [PPC] has been consulted and asked to provide information on the needs [programmes and activities] of the parish and the income we need to generate to make these happen in the future.

The Finance Committee has also indicated the income we need every week to remain a viable Parish.

It is very clear that the Parish does NOT have a regular income to meet the current needs of this Parish and it is only additional fund raising such as 'fairs and garage sales' that enables us to meet our current financial obligations.

In this discussion document there are the four suggested options. We have no commitment to any of these options. Each 'option' has a series of advantages and disadvantages listed. You may consider that there are others which are not listed. You may have an additional 'option' that is not listed and could be an additional further option.

Please Note you are NOT being asked to vote on each option. We are not interested in votes at this stage but rather to get on paper your ideas.

You as a Parishioner should now take the following action.

- **Read this document carefully and tell us what you think as an individual OR**
- **Meet with others in the parish in a small group and discuss this and submit your views AND**
- **Submit your views in either writing or verbally or by email to one of the Committee members**
- **The Property Committee Members are willing to meet with groups to discuss this material.**

Our contact details are:

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Get your comments back to us by the 30 October 2009

Names/Number of People who discussed this Option:

Option 1

DO NOTHING AT THIS TIME

The land was originally given for the building of a school, however this will not happen in the future and there is no legal requirement within the terms of the gift to do this in the future.

At present the land is being used by a small group and paying a very small sum of rent. This does not cover our costs [rates etc].

At present there is no urgent request from another party to use the land for any purpose as there is very little money about for any medium sized development.

The current value of the land as recently assessed by a registered valuer is between \$1.4m and \$1.7m.

Advantages of this Option	Disadvantages of this Option
We wait out the current economic situation and hope that this will end eventually and then decide what we should do after that.	The value of the land will/could reduce in this economic downturn. It could take many years to return to its former value.
There may be more interest in the land and any potential development that could result from a better economy in the future.	The Parish does not receive an income from the land while we do nothing
The current people using the land are OK and not causing us any trouble.	While the Parish makes no decision we cannot gain any capital from the land [if we sold it]
We are managing as a Parish as we are and we can continue to manage like this in the future.	The Parish has no ability to fund extra programmes or activities which could be beneficial to the parishioners or our wider community
	The Parish has no ability to employ staff and is dependent on volunteers.
	The Parish is dependent on gaining income from a variety of other means which do not give a regular income on which we can rely.
	We constantly have to juggle our funds to enable us to pay our regular bills. This causes considerable concern.

Can you think of any advantages or disadvantages which we have not added and which you think we should consider when thinking about this option. Please list these below. Use additional pages if you need to. If English is not easy for you then do not worry about how it is written – we will understand this.

Advantages	Disadvantages

Why do you think it is important that we do nothing with the land at this time or in the near future?

Names/Number of People who discussed this Option:

Option 2

SELL ALL OF THE LAND

Advantages	Disadvantages
The Parish becomes cash rich.	Once we sell we have no access to capital gain of the land in the future
The Parish no longer has to worry about money and would not have to fund raise as often as now.	The current climate is poor to sell this land so we might not get the price we would want.
The Parish gains an annual income from investing the funds from the sale	We would have some control over the use of the land once it is sold but cannot tie its use up totally.
The Parish has the ability to improve Parish assets through the capital it has gained through the sale.	The Parish would be required to invest the money in a designated Diocesan fund which will not pay as much interest as elsewhere.
The Parish is able to employ staff if necessary	The income from this investment might not cover our possible future costs
The Parish is able to provide additional programmes and activities for the parish community and the community of Beachhaven.	If we spend some of the money on improving our assets – then this would reduce further the income and we might still have to fund raise in the future.
The Auckland Diocese would have access to the capital for Diocesan needs.	The income from the money from the sale might not increase greatly over time and we could still find ourselves short of money in the future.
It is a clean break and we do not have to worry about or be responsible for the land again.	We might have projects in the future for which the land might have been very useful – but this is no longer available.
	If the cost of employing staff increases over time we might need to fundraise again.
	Knowing we have all this capital may mean that we reduce our ability to gain volunteers for our activities.
	Knowing we have this capital may mean many of our Parishioners will reduce their financial contributions in the future.

Can you think of any advantages or disadvantages which we have not added and which you think we should consider when thinking about this option. Please list these below. Use additional pages if you need to. If English is not easy for you then do not worry about how it is written – we will understand this.

Advantages	Disadvantages

Why do you think it is important that we sell the land/not sell the land at this time or in the near future?

Names/Number of People who discussed this Option:

Option 3

LEASE ALL OF THE LAND

Advantages	Disadvantages
The Parish would have the annual rent which would cover part or all of our budget requirements.	The land would be leased for other use and this would restrict our own advantages of ownership for the period of the lease.
The Parish would be able to review the rent on a regular cycle and so cover increased costs	Rent reviews could mean that we lose the 'tenant' in the future and this could place additional stresses on our Parish community
The land would still belong to the Parish.	The Parish would deposit their funds as usual in the Auckland. Diocesan development Fund but this would be much smaller so the Diocese has no ability to access a much larger capital sum.
The Parish would be able to 'save' some income for capital works in the future.	If the tenant departs the parish could be faced with huge costs if the 'project' for which the lease has been negotiated is not complete.
The Parish would have some control over the potential 'neighbours' and users of the land.	There is no clean break and the Parish would still have the final responsibility for the land and its occupants.
In choosing a potential lessee the Parish could become a 'partner' in the venture and have access to additional resources not considered at this time.	The Parish has the responsibility to choose wisely a suitable tenant. This could be very challenging. The Parish may be forced to accept a lessee being the only available one interested in the land.
The Parish would have the funds to offer additional programmes and activities in the future both for our own Parish community and the Beachhaven Community.	The cost of finding a potential tenant could be expensive.
The regular income would enable the Parish to look at the employment of staff.	It could take years before the Parish gains a reasonable income whilst the stages of the development are completed.
Future generations of Parishioners would have access to resources we have developed from the effective use of the resources of the land.	Future generations may not be very happy about the decisions we take over the lease of the land and a 100 year lease is the same as being sold as far as 3 or 4 future generations are concerned.
	Funding of developments on leasehold land is far more difficult so this will restrict the parish's ability to find a suitable tenant/developer.

Can you think of any advantages or disadvantages which we have not added and which you think we should consider when thinking about this option. Please list these below. Use additional pages if you need to. If English is not easy for you then do not worry about how it is written – we will understand this.

Advantages	Disadvantages

Why do you think it is important that we lease the land/not lease the land at this time or in the near future?

Names/Number of People who discussed this Option:

Option 4

SELL PART AND LEASE PART

Advantages	Disadvantages
The Parish would gain a smaller amount of capital as a smaller portion of the land is sold. The advantages of Option 2 – Selling the land would be valid but in a smaller amount.	The cost of identifying the portion of land to be sold could be expensive.
The parish would invest and receive some interest on this smaller sum which would improve our income in a restricted way.	The amount received for the sold portion may be significantly less than for the whole.
The Parish would have an income source during the period where the lease is being negotiated with another party on the remainder of the land.	The sum gained for this portion sold may not give the Parish an adequate income in the future if invested.
The Parish would retain control over the part of the land we do not sell.	If the interest of the capital raised by the partial sale is inadequate the Parish may be placed in a poor financial position in the future.
The advantages of leasing listed in Option 3 would also be valid but with a lesser amount of income.	The remaining land available for future leasing may be too small for any development which would give the Parish an adequate income in the future.
The Parish would be able to offer programmes and activities on a more restricted basis to our Parish community and the community of Beachhaven.	Finding a potential tenant could be more difficult with a smaller portion of land.
The parish would to a lesser extent be able to consider employing staff.	Protecting the Parish so that the new owners of the sold portion of land could not cause problems for any potentially new tenants of the leased portion of the land.
Some of the land would give future generations access to resources for programmes and activities.	If the development of the leased section is negotiated there is still the risk of the development not being completed and the Parish being left to complete/run the enterprise.
The capital sum from the sale and sums invested from rental income would give the Auckland Diocese access to monies through the Development Fund.	There is no clean break and the Parish would still be required to monitor the activities of the land over the next generations.
	Parishioners would need to be trained in the monitoring of this property and very careful records would need to be maintained.

Can you think of any advantages or disadvantages which we have not added and which you think we should consider when thinking about this option. Please list these below. Use additional pages if you need to. If English is not easy for you then do not worry about how it is written – we will understand this.

Advantages	Disadvantages

Why do you think it is important that we partially sell & lease the land/not partially sell & lease the land at this time or in the near future?

Names/Number of People who discussed this Option:

Option 5

Your Option which is not listed in this Discussion Document.

This option is for you to complete if you have an option which we have not considered in this Discussion Document. It is important that you are as clear as you can possibly be in listing the advantages and disadvantages of your option.

You will have noted that we have NOT listed potential uses of the land. This is not the time for this – we will do this in the next stage of consultation. We are only looking at potential other option.

Use additional pages if you need to. If English is not easy for you then do not worry about how it is written – we will understand this.

Advantages	Disadvantages

Why do you think it is important that we include this new option at this time or in the near future?