

Anglican Church Bream Bay Opportunity Shop Scoping Document

Brief Building Background

The building at 54 The Centre which currently houses the Op Shop was built as accommodation for teachers at the Waipū Area School and was used to house teachers after the Area School closed and Bream Bay College opened in 1972. Teachers continued to live in the house for a short time after that time

From 1978-1980 Peter Couper was a member of the then Whangarei District Council (WDC) which assumed ownership of the building with the intent of it being available for community use. For a while a craft group was using the house.

In 1986 the Anglican Church started using part of the building for the Opportunity Shop and has had ongoing use since then.

(Thanks to Pat Couper and the parish records for this history)

In 2021 the interior of the shop was renovated with community/Lions club assistance.

Annual gross income from the Op Shop over recent years has been approximately \$70,000, and in the last two years 50% of this income has remained with the church to support the church's operating budget. The balance goes towards covering Op Shop costs and to community charities.

September 2024 a Building Survey¹ was carried out for the Whangarei District Council which identified multiple structural defects in the building and potential Health and Safety risks which ordinarily would lead to the building being condemned.

June 2025 John Burt (WDC Property Manager) and Louis Rattray, (WDC Manager of Parks and Recreation) met with Mark Henrickson, Sally Haigh and Sue Hancock to discuss the report and its implications. They noted that any investment in the building by the WDC would have to be at the community and/or ratepayers cost. The budget cycle for the Council through to 2027 had been set and there was no money in the WDC coffers to pay for remediation of this building. The estimate for remediation was at least \$500,000. We were given up to a year to find a solution for the building, or to relocate the Op Shop

Progress to date March 2026

A subcommittee of Vestry was established in June 2025 to come up with recommendations for the parish to move forward. A summary of each meeting was given as a Bulletin² to be circulated to Vestry and offered by request to the entire parish membership. They remain available by request. There are currently six Bulletins.

In summary

It is important to note that For all options, before we can invest money, we must have Diocesan Faculty approval and approval from the Diocesan Trust Board to spend investments on a specific project.

1. Renovation of the existing building has funding and logistical problems. The parish would not be allowed by the Anglican Diocese to invest monies into a building and land which is owned by the WDC³. As stated above, funding would have to come from the community which may rightly raise the objection that it is paying for a building that would be used primarily for the benefit of the church. Fundraising would likely take a year or more and if successful, there is the lead in time to contracting a builder. To use volunteer labour would push the timeline out further as exemplified by the community's experience of renovating some of the museum buildings.
We don't have 1-2 years or more to secure a safe workplace for the Op Shop, making this option not viable.
2. Rental space in Waipū is extremely limited and expensive. The Op Shop needs a minimum of 100m² and on current rental prices, a third to a half of the projected shop income would be spent on rent.
3. Building at 8 Nova Scotia Drive Waipū (on the vacant section adjacent to St Peters church which has a separate title) has been explored. A Geotechnical Survey⁴ of the 8 Nova Scotia site has been completed showing that it is buildable but there are requirements that we would need to meet to ensure the foundations and building are sound.
 - A local builder's estimate is \$3000 per m² which would push us to the top limit of our budget for a 100m² building, with little reserve to pay for the inevitable extras and service connections, decking and paving.
 - "Off the shelf" buildings have been investigated. A Keith Hay classroom is beyond our budget. One of the Footprint Homes is within budget but at 83 m² is smaller than we need.
 - Transbuild commercial building is currently being explored. It is code compliant with modular factory constructed panels allowing flexibility in size and layout. A preliminary quote is being prepared at the time of writing. It appears that the cost sits in the \$2200 - \$2500/m² range(+GST)
4. "Secondhand" renovated homes would be affordable and give the shop the space it needs, but there are logistical/process challenges. These buildings have become very popular so we would have to put a deposit down to secure the building before commissioning an appropriate renovation. A building plan has to be drafted to meet Diocesan Faculty and WDC Building consent requirements. This is a complex but not impossible option, though it does mean we have another "older" building to maintain. This option warrants discussion with the Archdeacon and Faculties committee of the Diocese.

Funding

Annual gross income from the Op Shop over recent years has been approximately \$60,000, and in the last two years 50% of this income has remained with the church to support the church's operating budget. The balance goes towards covering Op Shop costs and to community charities.

The parish has the following funds (rounded figures)

Invested with the General Trust Board of the Diocese	\$229,000
Term Deposits which the Op Shop has had for a“rainy day”	\$50,000
Op Shop savings account	\$6,000
Op Shop trading account (currently)	\$70,000
Total maximum project budget	\$355,000

A comparison chart was drawn up to help guide vestry discussions⁵. A rough estimate for all options to connect to services, pay for reports for building consent and for the consent itself is \$50,000. Foundations for most options will be extra. (The Geotech report⁴ states piles must be 1.5m below ground level, which is more than the standard 0.6m)

Parking is not required by WDC, but concrete across the berm and for truck access to the rubbish skip is an extra cost for approximately 6 m³.

All the building options require the parish to use most if not all its investments and savings, unless the size is reduced. These leave no funds to manage other urgent unexpected costs.

Timing

It has taken nine months to get to this point. We have three months to come up with a feasible solution which Vestry can present to WDC, the Diocesan Faculties Committee and the Diocesan Trust Board (which have approved the use of investment funds in principle, but still must approve their use for a specific project).

A contingency plan has been drafted (see Bulletin #1) should we need to vacate the building urgently.

Our tenancy is being renewed on a monthly basis and provided there is no disastrous deterioration in the current building, we could continue to trade if we can demonstrate an active relocation plan.

Renovation of the current Op Shop is dependent on a fundraising campaign and then however long the renovation will take.

Relocation of a second-hand building could be a matter of several weeks after one becomes available (if approval is quickly forthcoming from the Faculties committee and the General Trust Board), plus renovation and reconstruction time.

Most of the new building options have a 6-20 week timeframe from contract signing to the issuing of a code of compliance allowing us to trade.

Sue Hancock
Sally Haigh
Mark Henrickson

Appendices (Available on request)

1. 54 The Centre Conditions Assessment Report
2. Bulletins # 1-6
3. Parish Statute – Auckland Anglican Diocese
4. Geotech report 25-0247 – 8 Nova Scotia Drive
5. Comparison chart