

Early Childhood Centre Site Development Project:

We're excited to share our plans to enhance the Early Childhood Centre space. By increasing the centre's capacity and partnering with a provider to lease the space, this project will bring social benefits to our wider community as well as significant and ongoing financial benefits to Karori Anglican as well as fulfilling our missional vision of strengthening our congregations connection with local families.

Key Milestones:

1. **Securing an Agreement to Lease:** Before any building work begins, we will finalize an agreement with a suitable early childhood education provider. The preference is for an established reputable Christian Provider, but if that is not possible then we will seek a provider who is established, reputable, aligns with our values and is willing to form part of our community. *(Estimated Timing: Following SGM)*
2. **Planning and Approvals:** This stage involves obtaining the necessary Resource Consent and Business Consent from the council, as well as creating detailed building plans. *(Estimated Timing: After Agreement to Lease signed)*
3. **Building Works:** This is when the physical construction and any necessary renovations will take place. *(Estimated Timing: Consents completed)*

Approximate Costs:

- Please note that the exact costs will be determined as we progress through the planning stages and obtain detailed quotes. These quotes and tenders will be assessed following our procurement policy and will be agreed through our usual approval process.
- Initial estimates have been supplied by a professional (architect), based on industry standards per square meter. The total anticipated costs are \$300,000
- Once established the lease of the centre will return to the parish between (\$100,000 - \$140,000 pa). This is a very favourable rate of return. The initial years return (2026) will be reduced as the leaseholder establishes their business but will then phase up to full enrolment and be indexed to market increase.

Funding Approach:

We are exploring a phased funding approach:

- **Initial Costs:** Use the remaining savings from the existing Early Childhood Education Centre

- **Main Project Costs:** Vestry will be requesting support from the Parish Trust Board, specifically considering the recent \$270,000 William MacDonald Bequest.

Next Steps:

- The Vestry (our governing body) has already agreed to proceed with the initial planning.
- This SGM on **May 19th** to discuss the project further in light of the KA vision and values and an eight year fiscal plan. The SGM will be requesting Parish Agreement to spend up to \$300,000 on the project subject to securing an agreement to lease with an appropriate provider.
- Vestry is establishing a steering committee to oversee the project and ensure that spending is authorised with due diligence.

Estimated Project Costs

Initial CAD Plans	\$3,000
Legal Costs	\$2,000
Consents (resource and building, and advisor costs)	\$20,000
Building Work	\$260,000
Project Management	\$12,000
Total costs	\$297,000

Indicative Timeline 2025

[illegible]

For Decision

Remit 1

Vestry is AUTHORISED to make payments up to \$300,000 (net of GST) to complete internal building works in Te Whare o Mere that will raise the Early Childhood capacity so an appropriate provider can take on a long term lease. This is subject to an agreement to lease being signed.

Remit 2

The SGM support the further exploration only of the pros and cons of various permutations of full or partial development of the Old Vicarage property.