



windsor park
baptist church

PHYSICAL REDEVELOPMENT PLAN



Windsor Park Baptist Church

Equip

WindsorCreative

This is an evolving document of the why, what and how of the proposed physical redevelopment plan of the Mairangi Bay—and potentially Waiheke Island—site of Windsor Park Baptist Church. As of 1st March 2022, this document is intended as a brief introduction, a sniff of what will follow; we recognise that this will grow into a significant piece of work as time passes.

STEERING TEAM *(all members of Windsor Park Baptist Church)*

Grant Harris

Senior Pastor
Windsor Park
Baptist Church

Roger Jensen

Finance Manager
Windsor Park
Baptist Church

Bruce Anderson

CFO
Christian Savings

Paul Collins

Barrister
Shortland Chambers
(former chair of WPBC)

Caleb Finlayson

Youth Pastor
Windsor Park
Baptist Church

Greg Taylor

Owner/Creative
Director
Tommi Communications

Sonny Jing

Self-employed
Accountant
HCCA Chartered
Accountants

Holly Walton

Staff Member
Windsor Park Baptist
Church
(& architect)

Margaret Coyle

Human Resources
Tandem (& deputy chair
of WPBC)

Andrew Guthrie

Site Manager
Woodview
Construction Ltd

Ethan Miller

Pastor of Engagement
& Equipping
Windsor Park
Baptist Church

Plus representatives from Equip Trust, Windsor Park Hub Ltd, and Windsor Park LifeCare Trust.



**FROM EVERYONE
WHO HAS BEEN
GIVEN MUCH,
MUCH WILL BE
DEMANDED;
AND FROM THE
ONE WHO HAS
BEEN ENTRUSTED
WITH MUCH,
MUCH MORE WILL
BE ASKED.**

LUKE 12:48

THE SPIRITUAL PREMISE OF STEWARDSHIP

The Bible is clear about the responsibility of stewardship that is entrusted to followers of Jesus. I've always been very challenged about that, both personally and in my leadership of the two churches that I've pastored (Northpoint Baptist Church in New Plymouth and now Windsor Park Baptist Church). Without wanting to write extensively on the subject, some of the passages that feed into this overall premise are:

Proverbs
3:9, 13:11, 16:3, 13:22

Matthew 6:19-24
'For where your treasure is,
there your heart will be also.'

Matthew 25:14-30
The Parable of the Talents

Luke 12:42-48
The Parable of the Wise Manager

1 Timothy 6:17-19
'Command them to do good, to be rich in good
deeds, and to be generous and willing to share.'

I could go on.

As mentioned, the premise of stewardship not only applies to us as individuals, but to churches, therefore the Scriptures need to be read in terms of corporate responsibility for the assets entrusted to us.

Windsor Park has a strong history of being good managers of our assets, and we wouldn't be where we are today without living that out. Over the last decade this responsibility has only increased, due largely to the significant increases in Auckland property values. However it has been achieved, the responsibility still resides with us at this time.

To provide an indication of the assets we are responsible for, we've recently undertaken a revaluation of our landed assets here in Mairangi Bay and Waiheke Island, and an overall equity position shows:

Assets	\$31,275,000
Liabilities	\$4,992,603
Surplus	\$26,282,397

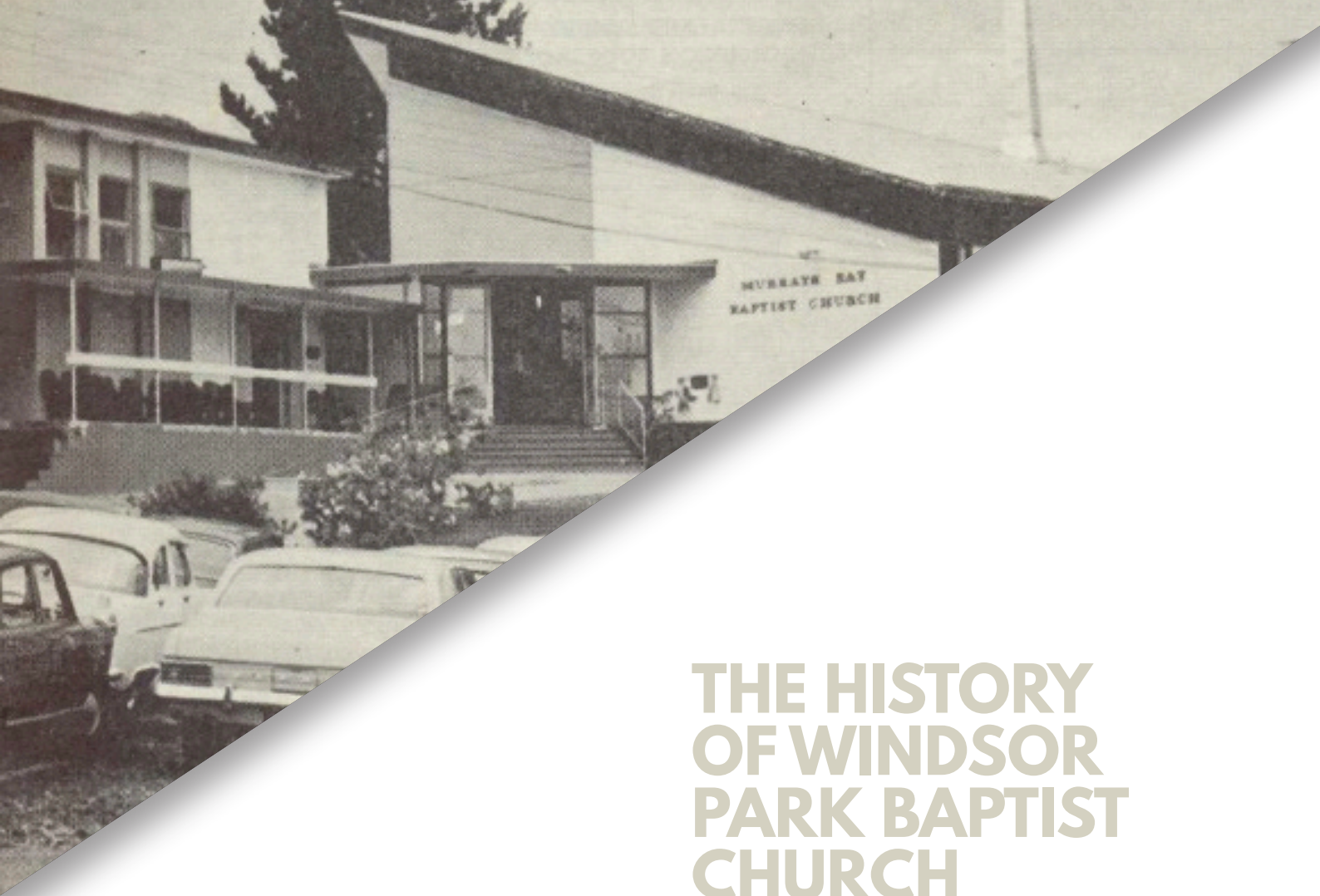
Equity 84%

As a leader, I feel this responsibility to be managing these resources well and providing for the next generation, as this previous generation has done for me/us.



A small, upright green plant with several small, yellow, pointed buds at the top is growing from a bed of reddish-brown mulch. The plant has several pairs of small, dark green, oval-shaped leaves. The background is a blurred field of the same mulch, creating a sense of depth. The lighting is bright, casting soft shadows on the mulch.

**THE
WHY**



THE HISTORY OF WINDSOR PARK BAPTIST CHURCH

In 1951 Calvary Baptist Church was incorporated to be a local church in East Coast Bays, ministering the Good News of Jesus to its area. Originally planted in Outram Hall, Murrays Bay, the congregation of Calvary Baptist came from a relatively wide geographic spread of the neighbouring suburbs.

Moving further up Beach Road in 1953 to its own premises was a significant decision and process, and over the next forty-three years, Murrays Bay Baptist Church — as it was renamed — continued to be a church with courage, making decisions to innovate in the way it went about being the church during those changing post-war years and through the rapid growth of the North Shore in the 1970's and 1980's.

In 1996 the church made another courageous decision when it decided to purchase and relocate 2.7km's away to what was the DB Windsor Park Tavern site at Windsor Park. The renamed church, Windsor Park Baptist Church, continued to be a church with courage, making decisions to innovate in the way it went about being the church during changing times — it's a familiar theme.

Over the last 25 years, we've done a lot to the Windsor Park property, added caféwindsor, purchased an old McDonald's restaurant and converted it to Small Fries

Christian Childcare Centre, and built a brand-new block as part of that ministry. Equip has continued to expand its activities and has required more physical space as part of that. We've knocked out walls, built walls — sometimes the same wall several times! — renovated many parts of the facility, used the facilities for a funeral home start-up, and generally we've done whatever we can do to make our buildings the best they can be for a functioning church. The width of our ministries has continued to expand with the birth of Windsor Park Hub Limited and the Windsor Park LifeCare Trust.

Overall, we have a wonderful 71-year history of courage in being a church who uses our physical tools to aid transformational prophetic ministries. We've been good stewards of that which God has entrusted to us, which means that as we begin 2022, we're a large and wide community of faith, with deep roots across multiple ministry settings as we seek to do life and faith together, living up to our vision statement which is to build stronger communities by putting our faith into action. Collectively across our ministries, we employ around 160 staff with a combined annual budget of approx. \$11 m. If everyone turned up on a Sunday — which thankfully they don't — Windsor Park Baptist Church would have a congregation of 1,500+.

OUR CURRENT CHALLENGES

We celebrate

our history — a history born in a desire to be a great local church that has a God-inspired story to tell. The story thus far, is wonderful.

Right now, we hope we're in the tail-end of dealing with the greatest health challenge of our lifetimes, the COVID 19 global pandemic. As we consider our future, our physical site here at Windsor Park has at times been eerily quiet during multiple lockdowns, while the digital space is providing us with the innovative ability to still be a church with a heart to share the Good News of Jesus Christ. Not holding Sunday services hasn't stopped us being an active church due to the ability to pivot and make quick decisions. We know that the way the church functions will be increasingly different into the future because of the last two years we've experienced.

For several years we've also been facing increasing complexity and cost with our property and plant. We can't get away from the fact that we're operating in a converted 1970's-era tavern, a sprawling complex that was built for an entirely different purpose than what we use it for. Some examples of this increasing complexity include:

Our fire-retardant systems are deficient and prevent us from any further development — as well as providing a health and safety risk.

Our plumbing is nearing — or past — its use-by-date. Repairs are regular and difficult.

Our underground services are deteriorating. A recent water leak cost \$17,000 to first find, and then to repair.

Many of our rooms that are used for multiple purposes are tired and need overhauling. Complicating that, we still have considerable asbestos present, especially in our ceilings, which are safe when untouched, but when maintenance needs to be carried out on or around them . . . well, the challenges are real and very expensive to rectify.

Our [very large] carpark is well advanced in its cracking — remember it was laid perhaps 40+ years ago. A guesstimate to repair it from a civil contractor is a figure we can't bear to publicly publish or look at very often; there are lots of zeros in the figure.



OUR FUTURE CHALLENGES

Windsor Park

has always been a church that embraces the future. There's a prophetic edge about the ministries that we have started and the decisions we have made, and there's no reason to suggest that we want to be anything different — it's the DNA that God planted in our founders. The birth of an Online Campus — and the advent of WindsorPark@Home — is but one recent example of the value of proactively embracing change, even when we're unsure why we're embracing it. The Spirit goes before us, we simply trust and obey.

Current evidence from around the world continues to increasingly show one thing — the church of the future will be different from the church of the past. Words like 'hybrid', 'multi-campus' and 'digital' permeate the language of missiologists across the globe. Without going into all the details, we know that the more traditional model of church as we know it has been declining for decades — the truth sometimes hurts when we look at it honestly. As one example, the amount of people who identify themselves as Christian in NZ has dropped from 72% in 1991 to 47% in 2018.

However, we don't want to throw the baby out with the bathwater. We celebrate the role of the church in our society, and we know that the church still remains Plan A in God's redemptive plan for the world, and there is no Plan B.

Embracing the best of tradition and the prophetic edge of the future is the DNA of the Windsor Park Group, and utilising our physical assets for maximum advantage in achieving our mission is the ongoing work we want to involve ourselves in.

With all of the above in mind, the time has come to consider a full physical redevelopment of both the Mairangi Bay and the Waiheke Island properties.

In summary..

Question

Why are we looking at a physical redevelopment plan at both our sites at Mairangi Bay and Waiheke Island?

Answer

Because we believe God is prompting us to courageously usher in the next season of ministry using our physical tools in new ways that enable new opportunities.





THE
WHAT



THE OPPORTUNITY AT MAIRANGI BAY

Over the last few years, we've been working through some strategic objectives that will enable Windsor Park Baptist Church to be well-placed to embrace the future. As the next generation of leaders continue to emerge, it is vital that we have in place strategic objectives around financial sustainability as well as carefully building foundations that will enable the church to remain a strong fixture of our local community for decades to come.

Due to various factors that are working in our favour—and with some deep relationships already in place—we're being presented with an **opportunity to completely reimagine what the physical needs of the church and its ministries are for the future and to consider a total site redevelopment**. I imagine this is the kind of thinking that went on for those who brought us to our current site 25+ years ago.

A very brief outline of the possibility that exists goes like this:

Determine what our physical needs are for the future. Several years ago we committed to remaining on our current site in Mairangi Bay—it's right in the middle of the community we serve.

Prepare a master plan of what a new church building would look like on our site, including ministries such as Equip in this plan,

Look at all the options that exist regarding redeveloping surplus land at Windsor Park and if there is the possibility of remaining involved in the future development according to our preference and risk tolerance.

An initial brief that includes [potentially] the sale of some land and the opportunity to be part of a future development shows there is potential to end up with new purpose-built facilities designed for the future of the church with a more stable and sustainable financial position at the end, in line with what we've previously detailed in our Strategic Objectives.



THE OPPORTUNITY ON WAIHEKE ISLAND

Our Waiheke Island campus is physically located in a tired and small building which is no longer fit-for-purpose. Here's one example, it has an external toilet—a long drop no less—that is very literally starting to slip down the hill! It's an odd experience to use it! Initial consultant reports suggest that the site is quite good and could be easily developed into a user-friendly community facility that would be fit-for-purpose. This project may run in tandem with Mairangi Bay, but is significantly smaller in scope and will not require the same level of review and planning.

It goes without saying that we recognise that both these opportunities require significant expert advice to determine their feasibility and outcomes. This document is simply outlining the opportunity and acknowledging that we're beginning a process that will take time to work through.



**THE
HOW**

IT'S A PROCESS

We recognise that we are approaching the starting line, but we aren't even quite there yet. We're just warming up for what will be a substantial project. Below are some brief thoughts of what a redevelopment process might look like:

Step 1 Establish a steering team that will govern the projects to ensure good process is followed and that our community is engaged. This has already been achieved (see the start of this document).

This team will agree on the anticipated outcomes of the projects to ensure we stay the course on what we hope to achieve. They will then guide every step of the process and ensure that our community is well-informed of progress.

Step 2 Undertake due diligence and some top-level feasibility reports to determine whether the desired outcomes are possible.

We've already begun this step by receiving legal advice around details of our titles and actioning some remedial work in that space. We've also recently updated our registered valuations on our properties — a process we do every few years anyway.

Step 3 Summarise the key DNA of Windsor Park so that we remain true to the vision and mission that has worked itself out over the last 70 years.

Engage a chosen preferred partner to begin a more thorough analysis of the possibilities that exist that leads towards the production of a master plan.

This will include extensive consultation around what a new physical campus might look like at Mairangi Bay and on Waiheke Island.


Step 4 Present the project reports to the members of the church for final approval.

We recognise that this is a significant project and one that needs considerable consultation and investment, but this is not the first time we've started projects like this and so we approach it prayerfully and with a proven history that God guides us.



CONCLUSION

In the Bible there is a Greek word that is often used for the word 'time.' It's the word *Kairos*. You can read about it in Mark 1: 14-15, Luke 12:54-56, Luke 19:44, Romans 13: 11-13 and 2 Corinthians 6: 1-2. While there are subtle differences in its use in each section, the overriding theme is that there are certain seasons when we need to read the times and when God calls us to action. At that time there is a certain burden or responsibility tied up in the recognition of the Kairos moment. I believe this is a *Kairos* time for us, an opportunity that God has placed before us that will usher in the continued growth and transformation of His church, that will continue to grow His kingdom well after our chapters at Windsor Park have concluded. May the Spirit continue to direct us.



Grant Harris

Senior Pastor

14th March 2022



