



The Presbyterian Church Property Trustees

Building up the Presbyterian Church for God's Mission

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NEWSLETTER



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PIF Interest Rate continues to rise

The Interest Rate for the Presbyterian Investment Fund On Call Fund rose to 3.0% from 1 December 2022. The Trustees' Investment Committee meets this month and there is an expectation that the rate will continue to rise. The Committee will be watching what the Reserve Bank does at its next meeting on 22 February 2022. A rise, if any, in the PIF On Call rate will depend on what the RBNZ does.

The On Call Rate is currently lagging the Official Cash Rate (OCR). The PIF On Call typically provides a higher return than the OCR, all things being equal. However, when the OCR moves up or down, the PIF On Call rate takes a while to adjust. This was good for parishes when the OCR dropped to 0.25% p.a. in 2020, as the PIF On Call rate never fell below 1.0% p.a. We expect the PIF On Call rate to eventually catch and pass the OCR.

The Long Term Fund continues to pay regular interest of 3.0% p.a. plus inflation. Long Term Fund account holders were credited with inflation interest of 1.43% for the 4th quarter of 2022 (matching the CPI number recently released by Stats NZ).

2022 was a tough time for Long Term Fund account holders as both shares and bonds suffered significant falls in prices. Investment markets have stabilised somewhat, with rises in three of the last four months. The prospects for 2023 are far from clear – no one knows how high interest rates will have to rise to curb inflation, and whether this results in a recession. The good news for Long Term Fund account holders is that returns are coming off a low base and as such, are more insulated from price falls. That is, there is a greater prospect of better returns.

You can get in touch with us via email at trustees@presbyterian.org.nz or by calling 04 381 8290.

For Beneficiary Fund enquiries, please contact Melville Jessup Weaver (MJW), the Fund's Administrator, via email at presbyterian@mjw.co.nz, or calling 0800 266 787.

Earthquake Policy Exemptions – and Assessment Reviews

The Church's Earthquake Prone Building Policy has been updated to allow congregations to continue to use earthquake prone buildings pending strengthening. The exemption applies to those congregations that have completed a Life Safety Risk Assessment, in keeping with guidelines provided by the Ministry of Business, Innovation and Employment. Details of the process and what congregations need to do to secure an exemption are set out in the policy, which can be found online at <https://www.presbyterian.org.nz/for-parishes/church-property-trustees/property-property-handbook/earthquake-prone-buildings-policy>.

The Policy also includes the details of the grounds on which a congregation can seek an exemption from strengthening a building to at least 67% of New Building Standards. The Policy also details what is required to allow the Trustees to grant an exemption. Some exemptions have already been granted, but others have been declined because the process was not complete. In particular, congregations are asked to secure a Detailed Seismic Assessment as part of the process.

Finally, the updated policy also notes that building standards continue to evolve. New findings concerning the performance of some concrete structures mean that some congregations may have to revisit the seismic assessment for their buildings. It is up to each congregation to assess whether or not this might apply to them.

Facility Hire templates

Almost all churches allow others to use their facilities. For many this provides critical income. For others it is key to their connections with the wider community. Congregations are responsible for their own facility hire agreements. As we discovered during Covid, these can be very important. They set out the terms of use, the powers and responsibilities of each party, and a number of other points.



The Trustees have drafted a number of templates to assist congregations draft their own documents. You will need to tailor them to suit your own arrangements, but the templates might help ensure you cover all the bases. Check out the link below where you'll find:

- Cover letter
- Booking form
- Fee Schedule
- Hire Agreement
- A 'Things You Need to Know' form

<https://www.presbyterian.org.nz/for-parishes/church-property-trustees/property-property-handbook/facility-hire-templates>

Many thanks to the congregations that provided us with their versions as part of our process.

Giftng – to each other (not others)

The Trustees hold property for the continued use of the Presbyterian Church of Aotearoa New Zealand. Property can either be land and buildings, or the cash proceeds from the sale of land and buildings. Because it has been given to the Church for the continued use of the Church, we are not able to approve gifting of property to non-Presbyterian churches or community groups, regardless of the cause.

If your congregation is not able to use its property, you can apply to gift it to another Presbyterian congregation (or a Cooperative Venture with Presbyterian involvement). There are plenty of Presbyterian congregations doing great things that could do with additional property capital.

Glen Innis – Holiday Homes for Ministers and Families



The Trustees spent a night in the Holiday Homes at Glen Innis station in Central Hawkes Bay late last year and were reminded just what a great place it is – and how comfortable the houses are. There are two Homes available to ministers and their families, courtesy of the generosity of the McNutt family. A subsidy is available for travel from the South Island.

The Holiday Homes are subject to a regular maintenance programme, which keeps them in tip-top shape. Also, did you know the bathroom in the McNutt House has underfloor heating?

Check out details, including how to book, online at <https://www.presbyterian.org.nz/for-ministers/glen-innis-ministers-holiday-home>.



St John's Rotorua an architectural Winner

Congratulations to all those involved in the St John's Rotorua new build project, a double award winner! The building was the 2022 National Winner - ADNZ Commercial/Industrial Architectural Design award, and a Regional Winner - NZIA Public Architecture award. We featured the early days of the project in our Feb 2021 newsletter and a short video segment of the finished product featured in our 2022 Annual Report and presentation (which will be available on the PCANZ website shortly).

Wonderful Westmere

The Westmere Presbyterian Memorial Church is located on SH3 on the north-western outskirts of Whanganui. It is a rare example of a Presbyterian war memorial church, the foundation stone of which was laid in 1924.

The fact that the church is a war memorial planted a funding seed to allow the congregation to upgrade the complex. After lots of planning, including involvement from Heritage NZ, a three-stage project was conceived.



What did the project involve?

Stage 1 involved the upgrade and strengthening of the brick church. The building was re-opened and rededicated in April 2016. Stage 2 involved upgrading and strengthening the old wooden hall, built in 1955. Stage 3 involved replacing an existing lounge (built in 1991) that sat between the church and hall with a central atrium to join the church and hall more effectively.

The project is nearly finished. The hall and lounge floors have been raised so there is now a single floor level throughout the whole complex. The seating arrangement inside the church has been altered to allow for a new entrance, which in turn has allowed for a new stained-glass window at the front.



Where did the money come from?

As is often the case, funding has come a variety of sources. An old manse was sold, and parishioners have been generous, including a significant donation from one family. Other funding included lottery funding for heritage purposes and a loan from the Presbyterian Investment Fund. Parishioners also donated materials and their time to assist with construction.

And what has this meant for mission?

The improved outward appearance of the complex is noticeable to passing traffic and many favourable comments have been received. The local cafe reports, "the place is humming". Car parking is at a premium onsite.

"There is a buzz about the place on Sundays now." There are grandparents, parents and



families with over 50 young children regularly attending, plus teenagers and young adults, couples etc. The church seating for 90 individuals is almost full most Sundays and the possibility of a second morning service is not impossible. A large TV has been put into the Hall to accommodate overflow. Until the atrium, with its new café service and seating is available, the after-service morning tea sees a packed Hall, seating most attendees.