

VICTOR HARBOR BAPTIST CHURCH INC

MAY 2021

PROPERTY DEVELOPMENT



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THIS BROCHURE SETS OUT THE PLANS FOR THE BUILDING PROJECT AND THE IMPLICATIONS FOR THE CONGREGATION.



THE STORY

PSALM 81:10 (ESV) OPEN YOUR MOUTH WIDE, AND I WILL FILL IT.

The options explored...

1. **To Refurbish** - given the constraints of the existing design it would be difficult to increase capacity.
2. **To Relocate** – the current location allows VHBC to effectively serve the South Coast between Hindmarsh Island to Normanville. To build somewhere else would mean competing with developers for land and struggling to get approval to build a place of worship.
3. **To Rebuild** - the greatest value proposition, particularly with the strategic location.

The past fifteen years has seen Victor Harbor Baptist Church grow in size and impact, with the building narrative continuing to gain momentum. In 2012 the members approved the purchase of the 269 Port Elliot Road block with future development in mind. This prayerful decision grounded any future development to the current site. About four years ago the congregation at VHBC endorsed a major building initiative now referred to as 'Building in Faith - Transforming Lives', or *Imagine*.

With the appointment of the Planning Development team in 2016 came the initial proposal based on consultation with the congregation and church departments that the development needed to:

- Meet current and future church and community needs
- Be responsive to a growing regional population with diverse needs and ministry opportunities
- Make the best use of the current site
- Be Kingdom driven

The brief for the Planning Development team was to complete a Concept Plan that reflects the vision of the congregations' Needs Analysis Report (May 2017).

In 2019 the church purchased the adjoining property of 275 Port Elliot Road. This expanded the property footprint and meant the Development team developed the Concept Plan further to accommodate the increase in m2. With the appointment of Mountford Williamson Architecture came the architectural plans and the Planning Application to Victor Harbor Council, which was approved in April 2021.

THE NEED

Some reading this were involved in the previous church build in the early 90's. What took place then allowed for 'future generations [to] hear about the wonders of the Lord' (Psalm 22:30-31). So too this proposed project will ensure 'His righteous acts will be told to those not yet born'. This property development is about opportunity for the future and leaving a legacy for future generations. Buildings don't change lives, but they enable ministries that do! Several elements about the Hayborough buildings/property were identified in the consultation process as nearing end of usefulness with upgrade impractical. Some examples include:

- Youth hall - at end of useful life.
- Hospitality - too small, near end of useful life.



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- Kitchen - too small, aging, not appropriate standards for food preparation and service.
- Children's ministry and Playgroup - poor space not designed for purpose.
- Toilets and amenities - do not meet current capacity or standard requirements.
- Worship space - outgrown, limited capacity for growth.
- Car park - scattered, unformed, unsealed.
- Outdoor spaces - competes with car domination of site.
- Operational maintenance for buildings - noncompliance with various building code regulations for public buildings inhibit an effective maintenance program.

THE VISION

THIS SECTION INCLUDES THE OUTCOMES OF THE NEEDS ANALYSIS REPORT.

Our primary purpose is to glorify God. We do this through loving God, loving our neighbour, and making disciples in obedience to the commands of Jesus.

Building in Faith, Transforming Lives presents us with the opportunity to unite around a renewed Kingdom vision to be a growing church in the Fleurieu community. A new building will enable the development and growth of current ministry and activities as well as providing the necessary space for future ministries.

VHBC is ideally situated as a place of significant spiritual impact being located on the expanding Southern Fleurieu Peninsula.

The consultation process reinforced the need for a multi-purpose, modern, intergenerational building, with facilities for all ages and families. It needs to have suitable capacity and facilities to provide for a range of community (church and local) based, needs, activity and events – both current and yet to be imagined.

To achieve a 'fit for purpose' outcome, future development for the site should aim to:

- Be modern, integrated and multi-functional;
- Be sensitive to a diverse range of use and user needs;
- Encourage a sense of community;
- Be of service to the community;
- Be environmentally sensitive and sustainable.
- Help to prepare for, focus on, and participate in worship;
- Be accessible, safe and welcoming.



THE COST



THIS SECTION INCLUDES THE ESTIMATED FINANCE NEEDED IN ACHIEVING THE PROJECT RESULT.

Our desire is for God to use the new building for the extension of His Kingdom and to provide an evangelical witness for future years.

We are conscious of the need to move forward on this journey prayerfully, committing every step to God for His guidance and direction. We believe God will provide the means if we faithfully and obediently look to Him.

The approximate cost of this project is estimated at \$3.5m. This is an intimidating amount of money for any congregation. However, we believe that God's plan for the congregation is to serve this location, and therefore we are looking to raise the necessary funds. The leadership is committed to executing our building plan with as little debt as possible, understanding that ministry is not sustained through money, but through obedience.

The total sum required for the building project is undeniably challenging, but the biblical principle for giving is that each is to give generously as they can afford (as the Lord has blessed them - 1 Cor. 16:2). We are not expected to give what we don't have, or beyond, but to give from what we have (2 Cor. 8:12). When we do we can trust that God will provide for His work.



WE ARE EXCITED BY THE PROSPECT OF A NEW CHURCH BUILDING AND BELIEVE THAT THIS IS GOD'S NEXT STEP FOR US AS A CONGREGATION, PARTICULARLY AFTER RECEIVING APPROVAL OF THE PLANNING APPLICATION.

THE STRATEGY



THIS SECTION INCLUDES THE PROPOSED STRATEGY TO FINANCE THE PROJECT THROUGH TO COMPLETION.

The Development Team along with the Elders and Leadership Team are prayerfully considering finance options from the following sources:

1. The church property account and savings
2. Congregational giving: one off gifts + ongoing giving + signed pledges
3. Interest free loans
4. Bequests
5. Bank loan from Baptist Financial Services
6. Assistance from congregation volunteer trades people/professionals/suppliers

We are asking that people consider committing to regular giving for a time period (5 years), to allow the leadership to plan financing the project. It is understood that any commitment made may be subject to change as individual circumstances change.

- Pray daily, 'Lord I/we want to give sacrificially. Please show me/us how to make a gift that will stretch my faith.
- Give yourself time to consider creative and responsible ways to decrease expenses and/or increase income.
- Individually, or as a family, consider the following Biblical passages: Proverbs 3:1-10; 11:24-25; Matthew 6:19-21; Luke 6:38; 16:10-13; 2 Corinthians 8:1-12; 9:6-12; 1 Timothy 6:17-19.
- Obey God by making your commitment trusting Him to provide.
- Use the enclosed commitment card and return it on or before **Thanksgiving Sunday, 25th July 2021**, followed by a **Celebration service on 1st August** as we announce the combined total of our giving and commitment.

Sacrifice means willingly giving the best I have for a great purpose. We cannot all give the same amount, but we can all give sacrificially. Giving to 'Building in Faith - Transforming Lives' needs to be in addition to our regular giving, so our existing ministries do not suffer.



THE PLANS



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THE COMMITMENT

Whilst not legally binding, a signed pledge is a requirement of Baptist Financial Services that we need to meet to secure finance. Pledges/commitments will remain confidential within the finance team and loan application process.

COMMITMENT SLIP

MY/OUR GIFT

The enclosed or direct deposit one off upfront gift of \$.....
(cheques payable to Victor Harbor Baptist Church building fund)

is part of my/our current building fund pledge

or

is in addition to my/our current building pledge

I/we will make a gift of an interest free loan to the **Imagine** building fund to the value of:

\$..... over _____ years

YOUR COPY

MY/OUR PLEDGE

Yes I/we will pledge for five years giving \$ every (circle one) fortnight/ month / quarter/ year/ other towards the **Imagine** building fund. Total pledge being \$.....



MY/OUR GIFT

The enclosed or direct deposit one off upfront gift of \$.....
(cheques payable to Victor Harbor Baptist Church building fund)

is part of my/our current building fund pledge

or

is in addition to my/our current building pledge

I/we will make a gift of an interest free loan to the **Imagine** building fund to the value of:

\$..... over _____ years

CHURCH COPY

MY/OUR PLEDGE

Yes I/we will pledge for five years giving \$ every (circle one) fortnight/ month / quarter/ year/ other towards the **Imagine** building fund. Total pledge being \$.....



COMMITMENT SLIP

Title First Name Last Name

Street Address..... Post Code.....

Phone Email