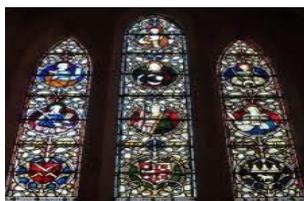


# CHRISTCHURCH CATHEDRAL RESTORATION



PRESENTED BY

GREAT CHRISTCHURCH BUILDINGS TRUST

## **GREAT CHRISTCHURCH BUILDINGS TRUST**

This Trust (GCBT) has been created by the citizens of Christchurch concerned at the proposed demolition of significant buildings in the city since the series of earthquakes in 2011. It represents individuals, businesses, professionals and local communities who seek to work with owners of the pre-eminent buildings of the city.



The Trust's objective is to ensure essential buildings that are part of Christchurch's critical cultural and spiritual fabric and make up part of the city's infrastructure, are not lost in the haste to rebuild the city. The Trust is willing to work with the Canterbury Earthquake Recovery Authority (CERA) and building owners to achieve this outcome.

The protection of key sites and buildings will ensure the future success of the Christchurch inner city, as a financially viable living and working environment. Christchurch must retain the essential buildings that allow its citizens, visitors and businesses to enjoy the best features of heritage, in conjunction with the new, within the inner city.

### **Christchurch Cathedral**

The Trust's specific and immediate concern has been the proposed demolition of Christchurch Cathedral. The Trust recognises the immense significance of the symbol of the Cathedral to the city of Christchurch. It is the outstanding feature for most residents and visitors. It is the image of the city. It is the centre of the city. It is the heart of the people. The Anglican Church, who are the owners, are caretakers for all the citizens. The Cathedral is the financial magnet for tourism and business of Christchurch. It also has a powerful

significance for most of the residents, as both the secular and spiritual heart of the city.

The Trust wants to work with the Government, Christchurch City Council, CERA and the owners to achieve the restoration of the Cathedral. The Trust is willing and able to help finance and manage the restoration.

## **History**

The early settlers, who arrived in 1840, determined in 1848 to build a Cathedral on a site, at the centre of the planned city. A design by the leading British Gothic Revival architect Gilbert Scott was chosen, and subsequently developed by Benjamin Mountfort. In 1864 the foundation stone was laid. The Christchurch Cathedral was finally completed in 1904. Since that time it has been the heart of the city both literally and emotionally. It is used by the City Council to inspire its logo, and is the most widely recognised building in New Zealand. The square in which it sits is known as Cathedral Square.



## **Earthquake February 2011**

A major earthquake struck Christchurch on 22 February 2011. In the following months there were over 12,000 aftershocks. These quakes largely destroyed most of the inner city. 187 people were killed, with thousands more injured. Over 180,000 homes were lost or damaged. These events have severely stretched the emotional and financial resources of the people and the city. Christchurch is only now just beginning to recover.



As a result of the damage to the Cathedral, by March 2012 the Church planned the deconstruction of the Cathedral. This determination united many of the citizens and heritage groups to ask the Church to stop the demolition. The Church did not accept the offers of support and help for restoration, and determined to continue with the demolition. The GCBT approached the Minister of Earthquake Recovery and asked for a halt to the demolition whilst an Independent Panel of Structural Engineers (IPSE) was allowed to assess the building.



The IPSE report concluded the Cathedral could be safely restored. The Church was asked, by GCBT in July 2012, to engage with IPSE to find a way to restore the Cathedral. This dialogue did not take place and the Church further determined to demolish the Cathedral.

Regrettably the GCBT had no choice but to ask the courts to intervene, to try and prevent the demolition of the Cathedral.

### **Conflict**

The GCB Trustees are saddened by the events that have transpired between the Church and the GCBT over the last year.

The GCB Trustees sought to help the owners save this beautiful and essential building for Christchurch and its citizens. In recognition of its deep significance to the past lives within the city, and as a beacon of hope for the future. It



encompasses the strength and resolve of the city to stand strong and together, at such a destructive and unhappy time for its citizens.

Sadly the determination to deconstruct the Cathedral by the Church has led to the unfortunate events that have seen the Courts being asked to adjudicate. The Trust has tried to establish a dialogue with the Church to ensure the restoration is undertaken. But to date these conversations have not been successful.

At present the Courts have determined that the Church, as legal owner, has the right to demolish the existing Cathedral and build a new one. However, the Courts have stated that there needs to be a decision to rebuild, before a decision to demolish can be made. At present a stay on the demolition remains in place until the CPT have satisfied the courts they have completed a proper decision making process



The Church has put forward 3 options to the community - new, replica or restoration. The GCBT supports the restoration option and has worked to show that this is the best option for the city, the church and the people of Christchurch – both now and for the future.

### **Restoration - Resolution**

The GCBT wishes to ensure the Cathedral is restored and has worked to satisfy all the concerns of the Church.

The uncertainty, legal wrangles, and conflict have created a most unsatisfactory situation for the whole of Christchurch. At a time when it needs unity, constructive projects and the protection of what little of its past remains, the city is left with this divisive and unresolved crisis at the heart of its city.

The Trust is anxious to see this conflict resolved, as this will allow the city to move forward quickly with the restoration of the Cathedral, but also free the Church to carry out its mission. To this end it offers the Church the following assistance.

### **Initial Stabilisation of the Cathedral**

1. The GCBT will pay for stabilisation, on a basis to be agreed.
2. The GCBT in liaison with the Church engineers, IPSE and CERA can finalise a plan for the stabilisation to be completed safely and securely as for any construction project
3. The GCBT will work with the Church to retrieve the remaining treasures in the Cathedral
4. The GCBT is willing to help manage the stabilisation of the Cathedral
5. The stabilisation can start almost immediately and be completed within 9-12 months
6. On completion of stabilisation the Cathedral will be at 34% of the latest earthquake code – and safe to work in for restoration
7. This stabilisation will make the Cathedral accessible and ready for full restoration work to be completed
8. The final restoration will achieve the maximum latest seismic strength required for all public buildings.



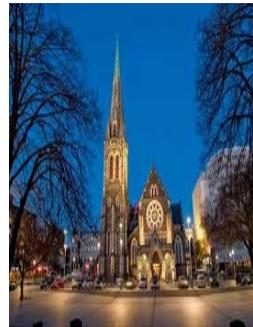
### **Church Benefits**

- i. The Church can concentrate on its wider mission
- ii. The Church is freed from lengthy and expensive court proceedings
- iii. The Church does not have to manage a major building project
- iv. The Church will not have to bear the full burden of fund raising for their Cathedral

- v. The CPT will be freed to work with other parishes and their needs as a result of the earthquakes
- vi. The Church will be able to use the project as beacon of progress in the heart of the city
- vii. The Church will have its Cathedral restored in a safe, fast and efficient timeframe
- viii. The Cathedral restoration could incorporate some changes for modern liturgical needs.
- ix. The restoration project will be an international project – bringing a special emphasis to the Anglican Church in Christchurch
- x. The project is likely to be recorded for documentary/film – which will allow the Church a high profile.
- xi. The rescuing of the Anglican Cathedral after such devastation will be a story of international importance

## **Restoration**

1. After extensive consultation the GCBT has concluded the most effective method to manage the restoration would be to establish an independent Legacy Trust, to oversee and manage the restoration of the Cathedral – this will ensure the best management and experts are brought to the project
2. This Legacy Trust would be established after consultation with the Church, Council, Government and other interested parties (the construction of the temporary stadium is an example of this type of Trust/management concept – the stadium was brought in on time and on budget.)
3. The GCBT wishes to see the Cathedral restored as quickly as practical, and within budget
4. The Legacy Trust concept can achieve this in 5-7 years



5. The Cathedral would remain the property of the Church and in their care and management upon completion of restoration
6. The Legacy Trust will be established to manage all elements of the project from construction, engineering, design, finance and funding
7. The GCBT in conjunction with the Legacy Trust will help secure the additional funds required, over and above the full insurance funds with interest, paid to the Church for the Cathedral building and contents
8. The GCBT has consulted with the Historic Places Trust to ensure a pragmatic approach can be taken to the restoration, thereby avoiding the requirement for a stone by stone reconstruction – and the acceptance and use of modern engineering techniques where applicable
9. The GCBT proposal is for the restoration to follow the maximum retention option for the Cathedral – this will largely see it remain in a similar shape, form and materials
10. But the GCBT also recognises some changes may be required for the liturgical needs of the Cathedral.

### **Engineering and Quantity Surveying**

1. The GCBT accepts that its Independent Panel of Structural Engineers (IPSE) and the Church's engineers Holmes Consulting are mainly in agreement about the design and process for the stabilisation and restoration
2. Collegial discussions between these groups would solve any outstanding issues
3. The GCBT quantity surveyor (QS), also largely accepts the figures from the Church's QS as to construction costs. Whilst they are conservative costs, due to the nature of restoration work, the GCBT QS accepts this is appropriate

4. However, the GCBT does not accept the escalated restoration costs of the Church, which have been overstated by a 15 year delayed start with inflation/escalation compounding, to achieve a cost of \$220m
5. Additionally, the GCBT QS has been able to factor in some of the costs associated with the pro bono/discounts that have been offered for the restoration project. This has enabled the GCBT to estimate the restoration cost at \$67m
6. This restoration project could be significantly enhanced by an independent management scheme (Legacy Trust concept)
7. The IPSE plan, design and seismic strengthening along with the immediate commencement of the make-safe and restoration work, enables the GCBT to be confident of a seismically safe repair and restoration of the Cathedral.
8. The IPSE Engineers conclude that 100% of the Seismic codes for public buildings can be achieved without base isolation
9. Many offers of pro bono work and discounts have been offered for the restoration project. The GCBT QS has not factored all those savings into the cost projections, due to the variable nature of those offers. It is anticipated considerable savings will be realised from these offers, further reducing the cost of restoration below \$67m
10. The Legacy Trust's dynamic and robust management scheme will ensure the greatest cost reductions are achieved and the best time frame can be met

### **Legacy Trust**

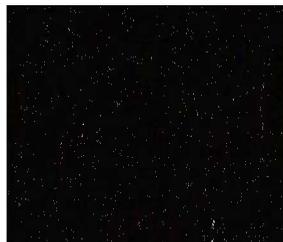
The GCBT believes the establishment of a wholly new Trust to manage the restoration project would ensure the best management structure. The Legacy Trust could be made up from representatives

from the community, church, industry etc., who have the best skills for the project.

- ✓ It would permit the Church to concentrate on its pastoral matters
- ✓ It would permit the most skilled group to be identified
- ✓ It would liaise closely with the Church and Council
- ✓ It would remove the conflict between the parties
- ✓ It would ensure confidence amongst suppliers and sponsors
- ✓ It would provide an integrated management structure
- ✓ It could manage the finances to ensure it was kept in step with the work in progress
- ✓ It could seek local and national leaders to take positions of authority
- ✓ Thereby ensuring the commitment and support of international groups and other countries
- ✓ It would ensure the controversy of the last year is left behind

### **Restoration – Professional Support Network**

The GCBT Trust has established a network of business and community, construction and restoration specialists, engineers and architects, fund raisers and management – all ready and willing to achieve the restoration of the Cathedral. The objective of these groups is to assist with a viable rebuild of the Cathedral.



Additionally the Trust has established a network of business partners to work with the Trust to achieve its goal of facilitating the restoration of the remaining heritage and significant buildings in Christchurch.

These partners and supporters include:

University of Canterbury – School of Engineering  
Opus International – engineering resources  
Leighs Construction and other major NZ construction companies  
Ischebek (Titan) – european designed piling solutions company  
Morath – specialist drilling techniques  
R A Harrison – Insurance underwriters  
Southrim Ltd – Engineering/building solutions/advisers  
SGS – international accreditation resources  
Stone Masons Guild  
International Timber Guilds and Specialists  
Steel Manufacturers  
International Lead Glass Specialists

Many of these companies and groups are willing to offer pro bono services or heavily discounted services/supplies. In some cases reducing costs by 75%.

The Trust also networks with local and national engineers, designers and construction experts to bring the best New Zealand professionals together with top international specialists.



This support is offered by these companies only because it is the Cathedral Restoration Project, which they all see as critically important to the city's recovery and the future of the people of Christchurch

### **Fund Raising**

- ✓ The GCBT has mostly completed its fund raising for the stabilisation
- ✓ The GCBT is now assured it can proceed with this portion of the project immediately
- ✓ The GCBT has been offered services and support to cover the costs as quoted by the QS of \$10m (already discounted to \$7m by pro bono support)

- ✓ The GCBT has contact with the following support for restoration
  - a) Local supporters
  - b) National sponsors
  - c) Governments
  - d) Heritage Sponsors
  - e) UNESCO
  - f) Prince of Wales Trust
  - g) International Fundraising Consultants
  - h) International Private Sponsors
- ✓ But the GCBT needs a clear commitment and mandate to restore the Cathedral by the owners, before these sponsors can finally commit their funds to the project.

### **Funding Dilemma**

The Church currently only has its insurance funds available for any of the 3 options they may choose. All three options will cost in excess of \$60m.

The GCBT has discovered great local, national and international support for a restoration project – but a much more muted response to a new or replica building.

The GCBT hopes that by offering the Church a fully funded and planned restoration, in a 5-7 year time frame, the Church will see the value in a restoration of the Cathedral. It will offer the city the certainty and continuity it needs at this time.

The dilemma for the GCBT is that it is unable to move forward with further fund raising, whilst there is no commitment from the Church to restore. The Church has indicated it is unlikely to commit to restoration unless it is certain the funds are available.

To move beyond this point, the GCBT is in the process of arranging to underwrite the additional funding required to complete the restoration. This offer is to provide funding for the sum of \$19m, which is estimated to be required over and above the funds received from the Church's insurance for the building and contents.

This scheme of providing underwriting for the full funding of the restoration, by the GCBT, ensures the Church can have complete security in deciding to restore the Cathedral.

The GCBT Trustees are an experienced and diverse group with a proven record of public, business and church management, who are willing and able to ensure there is a restoration of the Christchurch Cathedral.



### **Cost Breakdown**

The sum of \$67m over the 5 to 7 year period is regarded as accurate by the independent Quantity Surveyor employed by the GCBT. This cost is for the full restoration of the Cathedral, including the reinstatement of the tower, rose window, bells, organ, pews and all the Cathedral treasures.

Below is a draft and approximate funding scheme – these are preliminary figures, and more detailed discussions with the Church will allow the funding scheme to be finalised.

<b>Stabilisation</b>	<b>\$10m</b>	(QS figure – to be paid by GCBT, with pro bono industry help now \$7m)
<b>Church Contents Insurance</b>	<b>\$6m</b>	(organ/bells etc)
<b>Church Building Insurance</b>	<b>\$39m</b>	(reduced by \$5m – see next item)
<b>Less Expenses to date</b>	<b>-\$5m</b>	(estimated –Court to confirm)
<b>**Heritage Grants</b>	<b>\$10m</b>	
<b>**Donors</b>	<b><u>\$9m</u></b>	
<b><u>Total</u></b>	<b><u>\$69m</u></b>	(includes \$2m for maintenance trust)

\*\* The GCBT is currently working with local and overseas sponsors to have these sums underwritten. This will give the Church and the community the certainty that the restoration can be completed as proposed. It will also permit the Church to dedicate its work and attention to its mission, rather than have to be concerned by funding and building issues. The Church’s early commitment to restoration would allow the final funding to be secured.

Additionally, upon the completion of the restoration the Dean and Chapter Estate could be supported by a new Trust. This could be established, to provide for the future maintenance of the Cathedral and reduce the financial burden on the Church. This will ensure the Church can continue to care for the Cathedral on behalf of all the citizens of Christchurch in the years ahead.

