MINISTRY OF BUSINESS, INNOVATION & EMPLOYMENT
HĪKINA WHAKATUTUKI

BRIEFING

Taranaki Economic Action Plan – Proposals for Consideration

Date:	2 March 2018	**Priority:**	High
Security classification:	In Confidence	**Tracking number:**	1984 17-18

Action sought

	Action sought	Deadline
Rt. Hon Jacinda Ardern **Minister for Arts, Culture and Heritage**	**Agree** to invest up to $5.0 million in the Taranaki Cathedral Project.	9 March 2018
Hon Kelvin Davis **Minister of Tourism**	**Agree** to invest up to $5.0 million in the Taranaki Cathedral Project. **Agree** to invest up to $13.340 million in the Taranaki Crossing Experience.	
Hon Grant Robertson **Minister of Finance**		
Hon Phil Twyford **Minister of Transport**		
Hon David Parker **Minister of Economic Development**		
Hon Shane Jones **Minister for Regional Economic Development**		
Hon Eugenie Sage **Minister for Conservation**	**Agree** to invest up to $13.340 million in the Taranaki Crossing Experience.	
Fletcher Tabuteau **Parliamentary Under-Secretary for Regional Economic Development**	For your information.	

Contact for telephone discussion (if required)

Name	Position	Telephone		1st contact
Stephanie Weller	RED Implementation Manager	04 901 3898	9(2)(a)	✓
Mark Patterson	Senior Advisor	9(2)(a)		

Minister's office to complete:

☐ Approved ☐ Declined
☐ Noted ☐ Needs change
☐ Seen ☐ Overtaken by Events
☐ See Minister's Notes ☐ Withdrawn

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BRIEFING

Taranaki Action Economic Plan – Proposals for Consideration

Date:	2 March 2018	**Priority:**	High
Security classification:	In Confidence	**Tracking number:**	1984 17-18

Purpose

The Taranaki region has been working with central government since mid-2016. The region wants to launch its Regional Economic Action Plan, which includes requests for central government support.

As part of the launch, the Ministry of Business, Innovation and Employment (MBIE) received two applications to the Regional Growth Initiatives Multi-Year Appropriation to fund the:

a. Taranaki Cathedral Church of St Mary New Plymouth (up to $5.0 million); and

b. Taranaki Crossing Experience (up to $13.340 million).

As a Minister with delegated authority for proposals up to $20 million [CAB-18-MIN-0005 refers], MBIE seeks your approval to invest up to $5.0 million in the Taranaki Cathedral Project, and up to $13.340 million in the Taranaki Crossing Experience.

The Regional Economic Development delegated Ministers Group consisting of Ministers Robertson, Twyford, Parker and Jones will be meeting on Monday 12 March 2018, along with relevant portfolio Ministers to consider the applications.

Recommended action

The Ministry of Business, Innovation and Employment recommends that the **Minister for Arts, Culture and Heritage, Minister of Tourism, Minister of Finance, Minister of Transport, Minister of Economic Development, and Minister for Regional Economic Development**:

a **Note** as a Minister with delegated authority for proposals up to $20 million, approval is sought from the Minister for Arts, Culture and Heritage, Minister of Tourism, Minister of Finance, Minister of Transport, Minister of Economic Development, and Minister for Regional Economic Development, together with any other relevant portfolio Minister [CAB-18-MIN-0005 refers].

Noted

b **Note** Senior Regional Officials have reviewed the proposal and recommend investment from the Regional Growth Initiatives Multi-Year Appropriation in the Taranaki Cathedral Church of St Mary New Plymouth.

Noted

c **Approve** as one of the delegated Ministers the proposal of up to $5.0 million in the Taranaki Cathedral Project from Vote Business, Science and Innovation Regional Growth Initiatives Multi-Year Appropriation.

Approve / Decline

MINISTRY OF BUSINESS, INNOVATION & EMPLOYMENT
HĪKINA WHAKATUTUKI

The Ministry of Business, Innovation and Employment recommends that the **Minister of Tourism, Minister of Finance, Minister of Transport, Minister of Economic Development, Minister for Regional Economic Development, and Minister of Conservation**:

d **Note** as a Minister with delegated authority for proposals up to $20 million, approval is sought from the Minister of Tourism, Minister of Finance, Minister of Transport, Minister of Economic Development, and Minister for Regional Economic Development, together with any other relevant portfolio Minister [CAB-18-MIN-0005 refers].

Noted

e **Note** Senior Regional Officials have reviewed the proposal and recommend investment from the Regional Growth Initiatives Multi-Year Appropriation in the Taranaki Crossing Experience.

Noted

f **Approve** as one of the delegated Ministers the proposal of up to $13.340 million in the Taranaki Crossing Experience Project from Vote Business, Science and Innovation Regional Growth Initiatives Multi-Year Appropriation, for Cabinet approval.

Approve / Decline

Stephanie Weller
RED Implementation Manager,
Labour, Science and Enterprise, MBIE
..5./..3../2018

Rt. Hon Jacinda Ardern
Minister for Arts, Culture and Heritage
...../...../.....

Hon Kelvin Davis
Minister of Tourism
...../...../.....

Hon Grant Robertson
Minister of Finance
...../...../.....

Hon Phil Twyford
Minister of Transport
...../...../.....

Hon David Parker
Minister of Economic Development
...../...../.....

Hon Shane Jones
Minister for Regional Economic Development
...../...../.....

Hon Eugenie Sage
Minister of Conservation
...../...../.....

Taranaki and the Regional Economic Development (RED) Programme

1. The Taranaki region was included in the RED Programme in July 2016 as a region experiencing positive economic outcomes but looking to diversify and grow. Initiated by the Taranaki Mayoral Forum, New Plymouth District Council (on behalf of the four local councils of Taranaki[1]) commissioned a consultant to develop an economic strategy for the region.

2. On 31 August 2017, the Taranaki strategy 'Tapuae Roa – Make Way for Taranaki' (the Strategy) was officially launched in New Plymouth, supported by the lead team, comprised of representatives from the four councils of Taranaki, business leaders, representatives from the eight local Iwi[2] of Taranaki, and central government.

3. Since the launch of the Strategy, the lead team have drawn up a regional economic action plan, which outlines how the region will meet these objectives.

The Taranaki Historical Cathedral Project

4. MBIE received an application from Taranaki's Historical Cathedral Project Board seeking Regional Growth Initiatives Multi-Year Appropriation support for the restoration and protection of New Zealand's oldest stone church, Taranaki Cathedral Church of St Mary New Plymouth.

5. Through the 'Tapuae Roa – Make Way for Taranaki' Regional Economic Action Plan, the Cathedral has been identified as a key priority project for the region.

6. The Cathedral as it stands was built in a number of stages over its 175 year history. The building has significant cultural and historical significance to both the immediate community and its visitors. It portrays the settlement of Europeans in the Taranaki region and the proceeding relationship between Māori and Pakeha over the past 175 years.

7. The Cathedral Project will secure the Taranaki Cathedral for the people of New Plymouth, the Taranaki region and the nation. This project will:

   a. Upgrade, re-energise and restore the Cathedral, safeguarding a Category 1 Heritage building and its history for generations to come;

   b. Showcase the story the buildings tell of the relationship between Māori and Pakeha; a story of pride and shame that will resonate with all New Zealanders; and

   c. Create another nationally significant tourism offering in the Taranaki region that combines with existing key tourism offerings such as Parihaka and Mount Taranaki to showcase the history of Taranaki.

4. A detailed business case of the full Taranaki Cathedral Project is attached as **Annex One**.

Who is contributing to the Taranaki Historical Cathedral Project

5. The table below provides a breakdown of contributors to the Taranaki Historical Cathedral Project.

[1] Taranaki Regional Council, New Plymouth District Council, Stratford District Council, South Taranaki District Council
[2] Ngati Tama, Ngati Mutunga, Ngati Maru, Te Atiawa, Taranaki, Nga Ruahine, Ngati Ruanui, Nga Rauru

Contributor	Amount	Funding status
Community Funding	9(2)(g)(i)	Confirmed
Heritage Funding		To be confirmed
Central Government (Regional Growth Initiative Fund) - phase one	5,000,000	To be confirmed
Co-funding Unsecured	9(2)(g)(i)	To be confirmed
TOTAL		

Mounga ki Moana: Taranaki Crossing Experience Project

6. MBIE received an application from Venture Taranaki Trust seeking Regional Growth Initiatives Multi-Year Appropriation support for the Mounga ki Moana: Taranaki Crossing Experience Project.

7. Through the 'Tapuae Roa – Make Way for Taranaki' Regional Economic Action Plan, the Mounga ki Moana: Taranaki Crossing Experience Project has been identified as a priority tourism project for the region.

8. The region consider Mount Taranaki as the cultural and spiritual heart of the region. It dominates the view from every angle and many consider the Te Mounga to represent home. Recently recognised as a person in its own right during the Mounga settlement process with Iwi, Mount Taranaki is a sacred toanga. As the central hub of Taranaki, both visually and geographically, it stands sentinel to Taranaki's turbulent past and acts as a lynchpin to the wider cultural tourism product and stories throughout the region.

9. The proposed Taranaki Crossing Experience is a series of unique experiences that make up the mountain to sea journey, with the aim of becoming a key tourist attraction in the region. The Experience will also enhance and expand on the Taranaki Mounga Project – a unique, landscape ecological restoration project aiming to increase biodiversity on the mountain.

10. The entire Taranaki Crossing Experience is approximately 41km, between Dawson Falls on the eastern side of Mount Taranaki to Oakura on the edge of the Tasman sea. As part of the project, the North Egmont Visitor Centre, situated approximately 1,000 metres up Mount Taranaki, and its surrounding infrastructure, will be upgraded to a world class visitor centre. The Centre will become the hub of the Taranaki Crossing Experience and be used to educate and inform visitors about local culture, the mountain's significance, history, conservation efforts, biodiversity and flora and fauna.

11. The Taranaki Crossing Experience provides a multitude of experiences including:

    a. A series of one-day experiences, with accommodation and hospitality;

    b. Individual one-day experiences;

    c. A multi-day experience with accommodation in Egmont National Park; and

    d. An interactive and educational experience at the North Egmont Visitor Centre.

Who is contributing to Taranaki Crossing Experience

12. The table below provides a breakdown of contributors to the Taranaki Crossing Experience.

Contributor	Amount	Funding status
Department of Conservation	4,200,000	Confirmed
New Zealand Transport Authority	900,000	Confirmed
MBIE Tourism Infrastructure Fund	708,500	Confirmed
Taranaki Regional Council	3,500,000	Confirmed
New Plymouth District Council	740,000	Confirmed
MBIE Regional Growth Initiative Multi-Year Appropriation	13,340,376	To be confirmed
TOTAL	**23,388,876**	

Central government agency consultation

13. MBIE has consulted with the Ministry for Primary Industries (MPI), Te Puni Kōkiri (TPK), Ministry for Culture and Heritage (MCH), Department of Conservation (DOC) and the Treasury on these two projects.

Risks

Taranaki Historical Cathedral

14. MCH has noted in its feedback that it is supportive of the project, however the Cathedral project is not eligible for Regional Culture and Heritage Funding or Heritage EQUIP funding, as churches of primary religious purposes do not meet the criteria. MCH has notified the Taranaki's Historical Cathedral Project Board of this.

15. MBIE understands that the Taranaki Historical Cathedral Project Board may approach central government (specifically the Regional Growth Initiatives Multi-Year Appropriation or Provincial Growth Fund) for further support of the project post the initial restoration and protection phase of the Cathedral. MBIE has not indicated that further funding could be available, however has stated any further funding requests would need to go through the same assessment and due diligence process as with any other project for consideration.

Taranaki Crossing Experience

16. There is a low risk that if the actual capital expenditure costs of the projects overrun the forecast costs, investment ring-fenced for future operating expenditure could be used to cover the shortfall. Venture Taranaki Trust has worked with the DOC on verifying the expenditure required to undertake the necessary upgrades for the experience including building in a 15 per cent contingency for the project and are comfortable of the forecast budget as it stands.

17. There may be concern that the project will have an environmental impact on the mountain and its surroundings. To mitigate this, the project will enhance the existing landscape, and the ecological restoration project (Taranaki Mounga Project) by improving infrastructure, facilities and links to expanded conservation products while increasing biodiversity on the mountain. Managing the forecasted increased traffic flows, and ensuring that clearly defined, and well managed paths are in place will be pivotal to minimising this risk.

18. MBIE believe that any further risks can be mitigated via further feasibility/business case investigation, and through the investment agreement process.

Next steps

19. The Regional Economic Development delegated Ministers Group is meeting to consider the proposals on Monday 12 March 2018.

20. If you approve investment for the Taranaki Historical Cathedral Project and the Taranaki Crossing Experience, MBIE will continue to work with the region to formalise an announcement, which is anticipated to take place as part of the 6 April 2018 Taranaki Action Plan launch.

21. MBIE will work with your offices and the applicants to proceed with the projects once approved to finalise launch event logistics.

Annexes

Annex One: The Taranaki Historical Cathedral Project Business Case

Annex Two: Mounga ki Moana - Taranaki Crossing Experience Project Business Case

Annex One: The Taranaki Historical Cathedral Project Business Case

Annex One: The Taranaki Historical Cathedral Project Business Case

MINISTRY OF BUSINESS, INNOVATION & EMPLOYMENT
HĪKINA WHAKATUTUKI

Regional Growth Initiatives Multi Year Appropriation

3b. Business Case Templates
April 2017

CONTENTS

MINISTRY OF BUSINESS, INNOVATION & EMPLOYMENT
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Regional Growth Initiatives Multi Year Appropriation
Business Case

Project Name
Taranaki's Historic Cathedral Project

Regional Lead/Applicant

Prepared by	Jenny Goddard, Project + Design Manager
Prepared for	Taranaki's Historic Cathedral Project Board
Date	January 29 2018
Version	V5

Document Control

Document ID	THCP-01	
File name	**THCP RGI Application**	
Version Number	Issue date	Changes/actions
V1	**January 17 2018**	**Issue to team**
V2	**January 18 2018**	**Issue for RGI review**
V3	**January 18 2018**	**Updated for MCH comment**
V4	**January 21 2018**	**Final Issue**
V5	**January 29 2018**	**Amended Final Issue**

Document sign-off

Name	Role	Sign-off date
John Eagles	**Chair, THCPB**	**29 January 2018**

Checklist and other annexes

COMPLETED

Executive summary	√
Strategic case	√
Economic evaluation	√
Project plan	√
Operational budget	√
Management plan	√
Next steps	√

You should also attach any supporting documents. This must include evidence of endorsement by the regional lead which will be responsible for the relevant project, and could also include letters of support from regional stakeholders, governance documents, designs/concept development, feasibility studies, economic or risk evaluations or any document which supports assumptions, measurements or judgements made in the business case. Please list these in order below, and reference each document.

	Document (title)	Purpose
1	**Project Brief**	Public consultation and communication
2	**Holmes Consulting Preliminary Design Report**	Report prefacing current stage of engineering design. Actual design drawings available if required (note: large file)
3	**Preliminary Estimate, Rawlinsons Quantity Surveyor**	Key project information
4	**Image of interior enhancements to Cathedral**	Public consultation + communication
5	**Invitation to Hui Reflections on The Historic Cathedral Project - Judge Sarah Reeves + Wharehoka Wano, Taranaki Iwi Trust**	Transcript of interviews at Hui, September 2017
6	**Our Shared Story, Rob Green**	Current example of Visitor experience development
7	**Public statements of endorsement by civic leaders**	Fundraising document
8	**Letter of endorsement from Kelvin Day, CEO Pukeariki Museum**	Key Regional stakeholder

9	**Letter of endorsement from Stuart Trundle, CEO Venture Taranaki Trust**	Key Regional stakeholder
10	**Letter of endorsement from Terry Parkes, chair Art in Public Places**	Key Regional stakeholder
11	**Letter of endorsement, Heritage Taranaki**	Key Regional stakeholder
12	**Letter of endorsement, Suzanne Porter, CEO Taranaki Arts Festival Trust (TAFT)**	Key Regional stakeholder
13	**Letter of endorsement by THCPB Chair, J Eagles**	Key Regional stakeholder
14	**Letter of endorsement by Archbishop Philip Richardson**	Key Regional stakeholder
15	**Letter of endorsement, Taranaki Chamber of Commerce**	Key Regional stakeholder

EXECUTIVE SUMMARY

- Funding of $5M is sought for the Taranaki's Historic Cathedral Project. The Project will restore and protect New Zealand's oldest stone, Taranaki Cathedral. It will enable the building and graveyard to be the centre piece of professionally curated displays that showcase the story of European settlement in Taranaki and the relationship between Maori and Pakeha over 175 years. Through a truthful telling of a turbulent and colourful history that saw the Church acting as a garrison, the project will make a unique contribution nationally to enhanced bi-cultural understanding and relationships in the future.

- The restoration and upgrade of Taranaki Cathedral is a 9(2)(b)(ii) project. This is the vital first stage 9(2)(b)(ii) project which sees the site significantly altered. The existing wooden Vicarage, a distinctive turn of the century villa will be relocated within the site to be much closer to the Cathedral allowing it to take on a new role as a key community facility. Between it and the Cathedral a beautiful world class welcoming space, an Atrium, will be built that will signal a radical inclusiveness from the very point of entry on to the site. The development will acknowledge the life, leadership and achievements of Ta Paora Reeves, Puketapu Te Atiawa, Archbishop, Governor General, international negotiator and peace envoy. This will be a destination that provides the visitor with a transformative educational and interpretative experience.

- The aim is to start construction in May 2019 with the works expected to take 15 months. Ideally the $5M RGI funding would be spread over 2.5 years with a $2 M payment second quarter 2018 and 2 payments of $1.5 M in the first quarters of 2019 and 2020. This split would allow The Project to meet the fund-raising threshold for Lottery Environment + Heritage Fund support in mid 2018. To date $1.1 M has been raised by the community and church with steady progress being made. TSB Bank is an important contributor with a $1m overdraft facility pledged to bridge short term cash flows.

- Consultants are well advanced on the upgrading design. Architectural work is proceeding to design enhancements that will touch the building lightly, but greatly improve its flexibility and comfort as a community gathering space for music, discussion and drama.
  Conservation work to overcome areas of stone damage, moisture ingress and scope deferred maintenance is well underway.
  The essential strengthening components will be largely unseen as every effort is made to minimise visual impacts upon the heritage fabric of the building. Steel pins and high-tech grouts will be hidden within the stone walls using techniques mastered in the Canterbury rebuild. Steel and ply bracing elements will be concealed between the slate roof and timber ceiling and additional concrete placed under the foundations.

- The formal objectives of this project are
  - to upgrade, re energise and restore Taranaki Cathedral, safeguarding a Category 1 Heritage building and its history for generations to come
  - to showcase the story the buildings and site tell of the relationship between Maori and Pakeha that happened here; a story of pride and shame told in a way that will resonate with all New Zealanders and ultimately contribute to enhanced bi-cultural relationships in the future.
  - to create a nationally significant tourist drawcard assisting the region to meet Visitor Sector growth targets identified in the Regional Growth Strategy, Tapuae Roa.

STRATEGIC CASE

Investment objectives

Project Objective One	**To upgrade and restore Taranaki Cathedral**
Existing arrangement	Taranaki Cathedral is the oldest stone church in New Zealand and is recognised as a Category 1 Heritage Building. The building and its surrounding graveyard are vitally important components in the region's history and are in danger of being lost forever as this building silently deteriorates. The building has been closed to the public since February 2016 after being declared Earthquake Prone. All activities previously housed in the Cathedral have been moved off site to a Hall. Tourists are not allowed to enter the building. No maintenance is being undertaken on the building despite evidence of roof leaks and stone deterioration. Some readily relocatable treasures within the building have been removed to safe storage and as the duration of the closure bites planning has begun for relocation and storage of further treasures.
Business need/scope	The Cathedral was built by the community through a series of building projects over a 175 year period. For generations the Cathedral has been a place where the community of Taranaki has gathered to celebrate and grieve. The Cathedral space is the hub of the Parish and all the community work it performs. Closure has removed the revered space and its stories from the lives of the very families who built it with a consequent loss of pride, historical fabric and cultural identity. Closure impacts upon the regional economy as important commemorations and family weddings and celebrations are conducted elsewhere, often out of the region. Prolonged closure threatens the strength of existing community outreach programmes and work with the vulnerable in the community. Closure has removed a unique tourist offering from the Taranaki region
How will the project meet this need?	Upgrade and restoration works will allow Taranaki Cathedral to reopen, enabling this community to reconnect with its past, and safeguard a unique historical asset, allowing it to play an ongoing role in the economic life and identity of the Taranaki region. It is the essential first step in the Taranaki's Historic Cathedral Project.

Project Objective Two	**To showcase the Story of our Past and Future**
Existing arrangement	The oldest stone church in New Zealand is closed. The interior, rich with artefacts and stories of the relationships between Maori and Pakeha from earliest New Zealand settlement is unavailable as a visitor and educational experience. Educational visits from schools and tour groups have ceased since closure The Cathedral was an integral part of Pukeariki's Historic Walking Tours but since closure the tour quickly skirts the exterior of the building with a consequent loss of regional tourist income and engagement from visitors.
Business need/scope	Taranaki Cathedral and its site and are superbly placed to tell the stories of European settlement and the changing relationships between Maori and Pakeha since earliest times. There is a thirst amongst New Zealanders, especially our youth for the real stories of our history that can be experienced here- of Land wars, a disillusioned settler community and a garrison church. Some stories will engender pride and some shame, but their telling will be to the education and interest of all because they are reflective of not just this region's history but of our nation. Visits to cultural institutions and historic places are a significant reason for many people to travel domestically and internationally. Taranaki Cathedral and its site have the potential to be a huge tourist drawcard for the region.
How will the project meet this need?	The Historic Cathedral Project will re open the building bringing our history alive for all visitors – young, old, local or international. The destination will provide a transformative educational and interpretative experience through professionally designed displays, audio visual guides and multi media resources. This will be a truthful and engaging telling of an at times turbulent relationship between Maori and Pakeha as the cathedral and the region grew over 175 years. The second stage of The Project acknowledges the life and achievements of Sir Paul Reeves, Ta Paora, a man of two cultures who saw Taranaki Cathedral "as a place where the right relationship between Maori and Pakeha could be modelled"[‡]. His life story and contribution to peace-making globally points to the exciting future of reconciliation as the bi cultural partnership develops here in our country. Iwi engagement is well underway and will add a hugely important cultural dimension to this project. Taranaki's Historical Cathedral Project will ensure the visitor sector has a unique, nationally significant offering that differentiates Taranaki from other regions. For this reason it is understood that there will be specific references and prioritisation of The Cathedral Project in Visitor Sector Action Plans developing from the Tapuae Roa Strategy document. [‡]See Annex 5: Judge Sarah Reeves, Hui in New Plymouth September 2017

Project Objective Three	**Re-energise the building by improving its flexibility as a community gathering space for music, discussion and drama.**
Existing arrangement	The Cathedral has a wonderful acoustic with a renown organ but its inflexible pew seating and succession of floor levels hinders its usage for variously sized and types of occasions. The building's current lighting is inflexible and detracts from the ambience and beauty of the architectural form. The existing gas heating system performs poorly and is contributing to moisture movement through the stonework.
Business need/scope	There is demand from the performing arts community for a space with the atmosphere and size of the Cathedral but the current interior configuration precludes that use – it is totally inflexible and unsuited to requirements of today's audience. Diversification of use is required. Cathedrals in United Kingdom have safeguarded their relevance and positions as important cultural centres by ensuring they can meet the needs of their communities and are seen as ideal places to host activities as diverse as art exhibitions and business interest groups meetings and debates. ‡ ‡Cathedrals & Their Communities: A report on the diverse roles of cathedrals in modern England. Dept for Communities and Local Government
How will the project meet this need?	New comfortable and readily moveable seating will be introduced and a single raised floor through the sanctuary area will be created to serve a wider range of users. New heating and responsive lighting will be designed to improve the comfort and experience within the building The Chapel area of the Cathedral will be enclosed by glazing to allow this beautiful intimate space to be always available for quiet contemplation even while visitors or others are using or moving around the building.

Key strategic risks

Risk	Responsible party	Risk treatment (by applicant)
Inadequate funding extends closure and community disengagement occurs. Church abandons building and commissions demolition to ensure public safety.	Taranaki's Historic Cathedral Project Board	Taranaki's Historic Project Board formed. Initial project scope developed and tested with 20 key community leaders and stakeholders, public and parish feedback. Project scope altered to reflect public input. The Historic Cathedral Project launched and a fund raising professional engaged to advise on fund raising strategy. Fund raising committee headed by experienced leader. Team actively seeking a range of public and private funding opportunities. Lottery Environment + Heritage Fund will be targeted with thorough application + ensure advisers to Fund (Heritage NZ) are continuously consulted and well informed of The Project Communication strategy developed to keep public and parish engaged and informed throughout (website, radio, social media). Key local stakeholders – Ngatit Te Whiti , Taranaki Iwi Trust, NPDC, Heritage Taranaki provided with one on one updates. Parish forums regularly held.
Seismic event occurs with significant loss of the building and contents prior to upgrade occurring	Taranaki's Historic Cathedral Project Board	Design work towards the upgrade is well advanced but construction can only proceed when funding in place. Currently safety of public is assured by closure of the building. Removal of easily relocatable items from interior has occurred. Removal of organ and reredos currently being planned A 3D Laser scan of the building interior and exterior has recorded the building and its current condition in detail. The building is insured.

Inadequate interest from Visitor Sector	Taranaki's Historic Cathedral Project Board	The project scope and intent is well researched and supported. Visits to cultural institutions and historic places are a significant reason for many people to travel domestically and internationally. Tapuae Roa, Taranaki Regional Economic Growth Strategy Aug 2017 states the visitor sector is currently under developed with significant potential to build upon the cultural life and history of the region..."premium products can attract premium rewards" Kelvin Day, Pukeariki Museum General Manager states "having access to the physical spaces and the stories that this project plans to deliver will enhance the offerings available and draw in people to the region who may not have considered coming before". See Annex B.
Robustness of proposed engineering design – will it work, is it best solution?	Taranaki's Historic Cathedral Project Board	Holmes Consulting was selected as Structural Engineer as they have vast experience in earthquake engineering in Christchurch and Wellington. An Engineering Peer review was considered best practice however and is currently underway. Heritage NZ are supportive of the peer review. Results are pending but have resulted in further site investigations being ordered.
Robustness of Cost Estimates- Are costs realistic?	Taranaki's Historic Cathedral Project Board	Rawlinsons Quantity Surveyors have provided estimates on upgrade costs at Engineering Concept and again at Engineering Preliminary Design stages. Further estimates will be undertaken by Rawlinsons at the conclusion of the Peer Review and at Developed Design stage (see Project Timeline, pg 19). This information will be fed in to and allow for updates of the Operating Budget (pg 25). This information will be relayed to funders as required.
Resource Management Act delays	Taranaki's Historic Cathedral Project Board	New Plymouth District Council planners are fully informed of the project and a Non-Notified Resource Consent application is required for this first upgrade stage. Heritage NZ are fully informed and supportive of the upgrade. An Archaeological Assessment of the excavations required has been completed and Heritage NZ have granted an Archaeological Assessment Authority Local iwi , Ngati Te Whiti have welcomed involvement in the project. They have been consulted and signed off on necessary excavation work required (foundations).

High level objectives alignment

Stakeholder	Relevant high level objective(s)	Explain contribution/alignment
Ministry for Culture & Heritage	To promote a confident and connected culture	The Cathedral was built by the community through a series of building projects over a 175 year period. For generations the Cathedral has been a place where the community of Taranaki has gathered to celebrate and grieve. The Cathedral space is the hub of the Parish and all the community work it performs. Taranaki Cathedral and its historic site hold a unique story of European settlement and the relationship between Maori and Pakeha settlers. This Project will use the site and buildings, professionally designed displays, audio visual guides and multi media resources to tell this story, making a unique contribution to enhanced bi-cultural understanding and relationships in the future.
	To support maintenance of cultural infrastructure such as heritage buildings, museums, art galleries and performing arts venues	Taranaki Cathedral is New Zealand's oldest stone church. It is a Category 1 Heritage building. Indefinite closure threatens the buildings existence. This Project ensures its retention and heritage values remain as well as touching the building lightly to enhance its usability as a community space for performance, debate or exhibition.
Tapuae Roa Strategy- (Taranaki Regional Economic Development Strategy)	Growth of Taranaki's Tourism and Visitor Sector	Taranaki Cathedral is New Zealand's oldest stone church. It is a Category 1 Heritage building, a nationally recognised treasure. An upgraded and re energised Cathedral safeguarding and showcasing the stories of the region widens domestic and international visitor options in the region and will be an important part of achieving the aspirational target of 7.5% increase in tourism per annum. This historic building, site and story offers an all year, all weather experience engaging the visitor of any age or fitness on multiple levels.

Venture Taranaki Trust	Drive and facilitate sustainable, diverse economic growth in Taranaki....the place to visit	A re opened Cathedral can cement Taranaki's reputation not just as a centre for the arts, but as a destination for heritage and culture. Currently the region has few historical attractions and nothing of the cathedral's mana and scale. An upgraded and re energised Cathedral safeguarding and showcasing the stories of the region widens domestic and international visitor options in the region.
MBIE- Regional Economic Development	Promote regional economic development focussed on growing employment and investment	Taranaki Cathedral is New Zealand's oldest stone church. It is a Category 1 Heritage building, a national treasure. An upgraded and re energised Cathedral safeguarding and showcasing the stories of the region widens domestic and international visitor options in the region.
NPDC	Provide unique cultural and visitor experiences Preservation and appreciation of built heritage (Heritage Strategy)	Already recognised as the number 2 region in the world to visit (Lonely Planet 2017), An upgraded and re-energised Cathedral safeguarding and showcasing the stories of the region offers a unique domestic and international visitor experience. Taranaki Cathedral is New Zealand's oldest stone church. It is a Category 1 Heritage building. Indefinite closure threatens the buildings existence. This Project ensures its retention and heritage values not only remain, but are brought alive.
Heritage NZ	Preservation of heritage. Public accessibility, education and appreciation of social and built heritage	Taranaki Cathedral is New Zealand's oldest stone church. It is a Category 1 Heritage building. Indefinite closure threatens the buildings existence. This Project ensures its retention and heritage values remain while enhancing the interior to improve engagement for visitors. The Historic Cathedral Project will re open the building bringing our history alive for all visitors – young, old, local or international. - Through professionally designed displays, audio visual guides and multi media resources there will be a truthful and engaging telling of an at times turbulent relationship between Maori and Pakeha as the cathedral and the region grew over 175 years. The Historic Cathedral Project will bring a greater appreciation of Taranaki's social and built heritage.

MBIE	Progressively upgrade older building stock to reduce the risk to the public.	Upgrading and earthquake strengthening of heritage buildings ensures safety of public users and preservation of heritage fabric. Strengthening of unreinforced masonry buildings (URM) in close proximity to strategic transport routes is a priority. Taranaki Cathedral is located on a busy State Highway (45) with its 12m high URM northern gable just 3 metres from the footpath. This project upgrades and earthquake strengthens New Zealand's oldest stone church.
Heritage Taranaki	Preservation of heritage. Public accessibility and education about heritage	Taranaki Cathedral is New Zealand's oldest stone church. It is a Category 1 Heritage building. Indefinite closure threatens the buildings existence. This Project ensures its retention and heritage values remain while enhancing the interior to improve engagement for visitors. The Historic Cathedral Project will re open the building bringing our history alive for all visitors – young, old, local or international. - Through professionally designed displays, audio visual guides and multi media resources there will be a truthful and engaging telling of an at times turbulent relationship between Maori and Pakeha as the cathedral and the region grew over 175 years. The Historic Cathedral Project will bring a greater appreciation of Taranaki's social and built heritage.
Diocese of Waikato & Taranaki	Earthquake Prone Buildings policy states priority should be appropriately focussed on high risk buildings where long term sustainability is assured.	Taranaki Cathedral is New Zealand's oldest stone church. It is a Category 1 Heritage building, a national treasure. It holds stories of the Church and the region through the good and bad times. Telling its story through professionally designed displays, audio visual guides and multi media resources has the capacity to be a huge educational and transformative experience for all who come. The building has a sustainable future as an historic building, a place of commemoration, celebration, worship, education, performance and bi cultural understanding.

ECONOMIC EVALUATION

NOTE; At this early stage of development no formal economic evaluation has been completed although there has been significant discussion about the possible economic contribution. Other studies in New Plymouth, eg Berl, have been considered for relevant background data. This schedule outlines options.

Performance Measure	Low estimate	Medium estimate	High estimate	Basis and what will be needed to move from low to high estimates
Number of domestic visitors annually*	43,000	64,500	86,000	Low estimate based on visitors adding ½ day to itinerary while in New Plymouth, with interest in local history and genealogy. High estimate on significant music, art, drama events in Cathedral and a powerful story and exhibition attracting those who are historic and cultural tourists as one of the more significant reasons to visit Taranaki. Provides a wet weather option and exhibitions and offering is refreshed every 3 to 5 years. Adds an extra day to their stay.
Number of international visitors annually* *This excludes attendance at church services, funerals, weddings etc	7,000	10,500	14,000	Low estimate based on visitors adding ½ day to itinerary while in New Plymouth, with interest in local history and genealogy. High estimate on significant music, art, drama events in Cathedral and a powerful reconciliation story and exhibition attracting those who are historic and cultural tourists as one of the more significant reasons to visit Taranaki. Promotions by Air NZ and government diverting tourists away from congested areas will influence number growth. Provides a wet weather option and exhibitions and offering is refreshed every 3 to 5 years Adds an extra day to their stay. Wedding numbers will increase including from out of region.
Percentage satisfaction with visit	85%	90%	95%	Amount of investment will produce a quality product and increase satisfaction
Number of school students attending	4,000	6,000	8,000	Puke Ariki averages 14,000 per annum with a changing exhibition programme –this number focuses on relevance to school curriculum. Significant educational and learning opportunities. This has been a feature of the cathedral prior to its close.
Contribution to Regional Income	$4.02M	$7.3M	$12.2M	Based on international visitors spending approx $390 per person as per the Berl report for the Govett Brewster/Len Lye Centre for each option. National visitors have been estimated at 40% spending $75(low), $125(medium) or $200(high) each
Local economic opportunities	$1.4m			50% of the $7.6m construction value will be labour of which 30% will be specialist and sourced externally. This represents a regional impact of 20 person years on site at $200 per day or $42k pa. There are opportunities for training of local people in specialist work such as stone masonry and slate roof work. These skills are in demand in New Zealand as earthquake remediations and rebuilds take place throughout the country.

ECONOMIC EVALUATION

Cost/benefit breakdown

	PREFERRED OPTION *Requested investment*	*EXISTING SITUATION*
Period of expected economic benefits from project (years)	Extend the life for at least another 175 years	Cathedral is 175 years from first construction.
Capital/whole of life costs	This has yet to be assessed	An economic review will be conducted as stage two is finalised.
Cost-benefit analysis of monetary costs and benefits		
Present value of monetary benefits	Unable to determine at this time	An economic review will be conducted as stage two is finalised.
Present value of costs	As per budget	Final planning for stage two being finalised.
Net present value	Unable to determine at this time	An economic review will be conducted as stage two is finalised.
Benefit/cost ratio	Unable to determine at this time	An economic review will be conducted as stage two is finalised.

PROJECT PLAN

Outline the procurement process used/to be followed

1 PROCUREMENT OF DESIGN CONSULTANTS

A Project Manager has been appointed to represent the Owner and Taranaki 's Historic Cathedral Project Board. The Project Manager is a Registered Architect with widespread experience in heritage and building survey work. The PM reports to the Governance Board. Sign off on all procurement will be the responsibility of the Board.

The following list of consultants have already been engaged in this project:

Holmes Consulting (Structural Engineering)
Tennent Brown Ltd, (Architects)
Rawlinsons (Quantity Surveyors)
Ivan Bruce (Archaeologist)
Ian Bowman (Conservation Architect)
Win Clarke (Structural engineer, peer review)

These consultants have been selected based on their specialised knowledge in the relatively unique field of restoring unreinforced masonry buildings of this age and type or their work with sacred heritage fabric. Credentials/references of each was discussed / evaluated with other project managers involved in earthquake rebuild projects (in Christchurch) and heritage rebuilds. Each consultant has/is contracted for services based on fee estimates for defined stages of the work.

Work is currently underway to confirm a small team to shape the brief (the content and key measurables) of the Visitor Experience. Pukeariki Museum General Manager, Kelvin Day has offered expertise and key iwi figures have signalled support for involvement. Work has begun amongst the wider Cathedral parish on content with a "Shared Story" educational series that began in October 2017. The connections and feedback from this series are providing invaluable pointers and material for the proposed experience. See Annex 6: Our Shared Story.

Once content and personnel are confirmed, a brief and tender opportunity will be provided to experienced Exhibition & Display Designers (see Timeline pg 19).

2 PROCUREMENT OF BUILDING CONTRACTOR

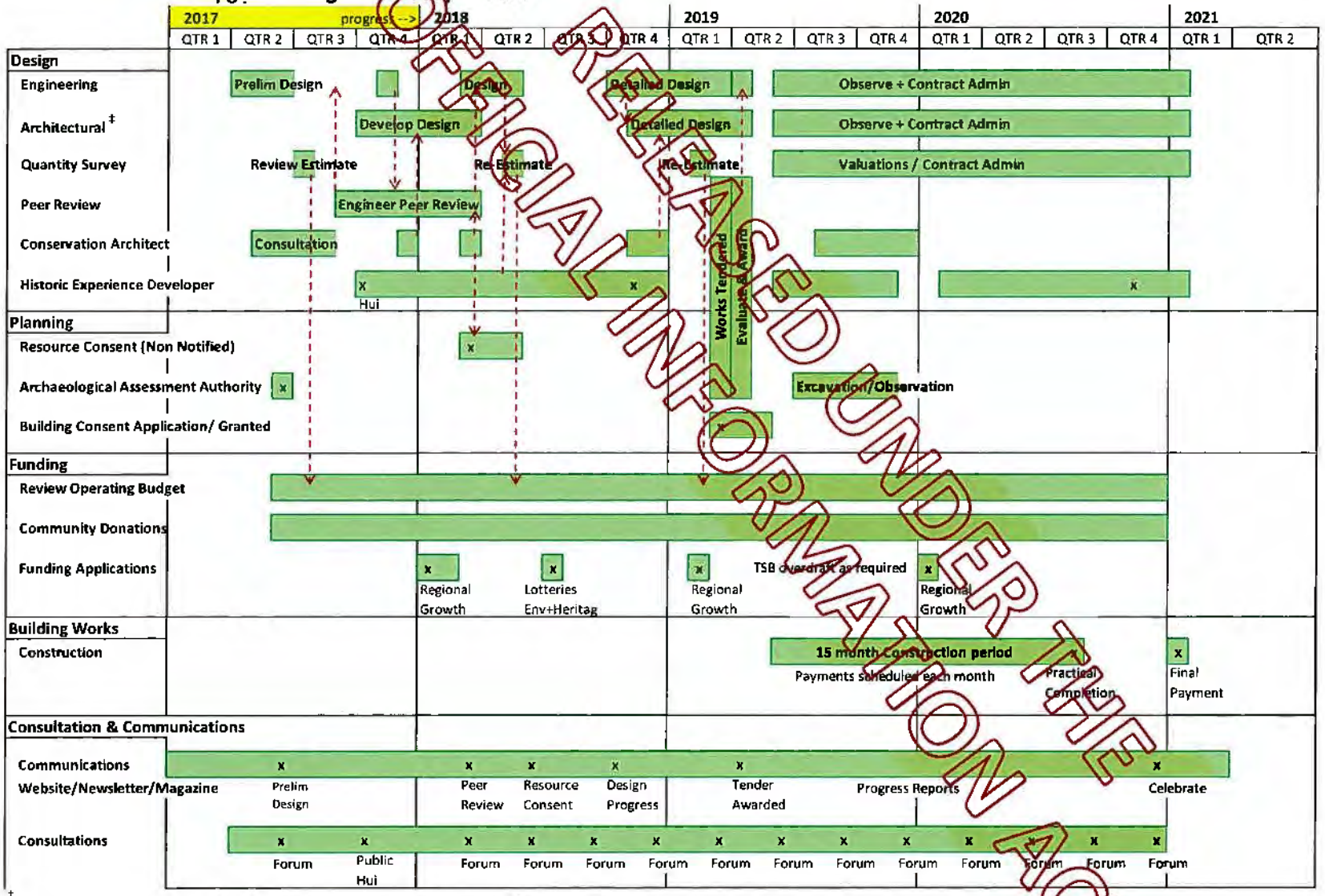
The construction skills required in this project are highly specialised and will use high tech drilling equipment and grouts. The trades people that will be required are also quite rare- skilled stone masons and slate roof applicators for instance.

For this reason, Holmes Consulting have recommended Early Contractor Involvement (ECI). This involves utilising the expertise and experience of a particular contractor or tradesperson as the documents and design is finalised to ensure ease of buildability. This is likely to mean that certain sub contractors (rather than a main contractor) would gain status of Nominated Subcontractor so that any main contractor tendering for the work would use that person for that section of the works.

Outline the key project requirements, used/to be used in procurement
Open tendering will not be used as the skillset required and scale of contractor required precludes many operators. Instead a pre-qualification of tenderers will be required. Key information required from potential Contractors will be : Overall experience in unreinforced masonry restoration Track record in projects of this size- demonstrate sound financial and time management Satisfactory references from clients with similar projects Financial security/ resources Staff resources – skills, numbers, experience Insurances in place and current Health + Safety record

Project timeline

Taranaki Cathedral Upgrade - High Level Project Plan



‡ Note: Architectural includes misc consultants (mechanical, fire, acoustic, electrical engineer).

Scheduled Payments

DATE	Project milestone	Associated payment	Evidence/reporting required
Sep 2018—Feb 2019	Early Contractor Involvement- to inform specialist work		
January 2019	Call for pre registration and qualification of main contractors		
January 2019	Review of cost estimates based on detailed design		
February 2019	Contract Documents completed (coordinated by Architect). Application for Building consent		
February 2019	Selection and notification of Tenderers		
March 2019	Tender package released. NZIA Conditions of Tender		
April 2019	Tenders close		
April 2019	Evaluation of Tenders		
May 2019	Contract award. NZIA SCC 2016 (or current version)		
May 2019	Building Consent Granted. Construction begins		
June 2019	Construction continues, Monthly Progress Claim assessed and paid	see Note 1, 2	see Note 1, 2, 3
July 2019	Construction continues, Monthly Progress Claim assessed and paid	see Note 1, 2	see Note 1, 2, 3
August 2019	Construction continues, Monthly Progress Claim assessed and paid	see Note 1, 2	see Note 1, 2, 3
Sept 2019	Construction continues, Monthly Progress Claim assessed and paid	see Note 1, 2	see Note 1, 2, 3
Oct 2019	Construction continues, Monthly Progress Claim assessed and paid	see Note 1, 2	see Note 1, 2, 3
Nov 2019	Construction continues, Monthly Progress Claim assessed and paid	see Note 1, 2	see Note 1, 2, 3
Dec 2019	Construction continues, Monthly Progress Claim assessed and paid	see Note 1, 2	see Note 1, 2, 3
Jan 2020	Construction continues, Monthly Progress Claim assessed and paid	see Note 1, 2	see Note 1, 2, 3
February 2020	Construction continues, Monthly Progress Claim assessed and paid	see Note 1, 2	see Note 1, 2, 3
March 2020	Construction continues, Monthly Progress Claim assessed and paid	see Note 1, 2	see Note 1, 2, 3
April 2020	Construction continues, Monthly Progress Claim assessed and paid	see Note 1, 2	see Note 1, 2, 3
May 2020	Construction continues, Monthly Progress Claim assessed and paid	see Note 1, 2	see Note 1, 2, 3
June 2020	Construction continues, Monthly Progress Claim assessed and paid	see Note 1, 2	see Note 1, 2, 3

July 2020	Practical Completion. Partial payout of retentions	see Note 1, 2	see Note 1, 2, 3
August 2020	Defects Liability Period	see Note 1, 2	see Note 1, 2, 3
September 2020	Defects Liability Period	see Note 1, 2	see Note 1, 2, 3
October 2020- to Jan 2021	Defects Liability Period over when works completed satisfactorily. Payout of retentions	see Note 1, 2	see Note 1, 2, 3

Notes:

1. NZIA Lump Sum contract SCC1 with monetary sums as required will be used. Under NZIA Conditions of Contract monthly progress claims will be made to the Contractor based on value of work done and materials expended. (Quantity Surveyor, Architect, Engineer and Project Manager are involved to assist with accurate valuations).

2. The Contract allows for retentions (set percentages) to be held from each payment with a release of 40% of that retention at Practical Completion. Final payment will be made after the satisfactory conclusion of the Defects Liability Period (minimum of 3 months after Practical Completion).

3. Governance Board treasurer is a Chartered Accountant providing a high level of oversight to all payments

Key project risks

Risk	Responsible party	Risk treatment (by applicant)
Poor quality of Construction Tenders	PM, QS	Procurement method chosen will avoid this. Early Contractor Intervention and Pre Qualification of Tenderers will ensure market is well informed of scope of project and contractors have the information and ability to tender.
Tender prices exceed budgeted funds	PM, QS,	Quantity Surveyor updates estimates as project develops allowing greater accuracy. (see Project Timeline, pg 19). These estimates will allow for the Operating Budget to be updated. The Quantity Surveyor Estimate of $8.1M includes a contingency. For additional risk mitigation a $400,000 all of project contingency has been required by Governance Board. The 'In-kind' contributions to the project are already flowing in which will assist budget control.
Lower than expected Visitors and Use of Upgraded Cathedral	PB	The Project Board has listened to the community to ensure relevance. The initial project scope was developed and tested with 20 key community leaders and stakeholders, the parish and public. Project scope was then altered to reflect and align with feedback received. The Historic Cathedral Project was then launched. The Our Shared Story (see Annex 6) series currently being run is providing clear evidence of interest in the historical story that will be professionally showcased. Kelvin Day, Pukeariki Museum General Manager "having access to the physical spaces and the stories that this project plans to deliver will enhance the offerings available and draw in people to the region who may not have considered coming before. See Annex 8 Seventeen organisations involved in musical performance- choirs, orchestras, amateur and professional – have been interviewed to discuss the potential use of an enhanced Cathedral space and their feedback has been incorporated in to designs. Overseas evidence provides proof that diversification of use of Cathedral spaces is supported . Cathedrals in United Kingdom have safeguarded their relevance and positions as important cultural centres by ensuring they can meet the needs of their communities and are seen as ideal places to host activities as diverse as art exhibitions and business interest groups meetings

		and debates.* *Cathedrals & Their Communities: A report on the diverse roles of cathedrals in modern England. Dept for Communities and Local Government
(Risk to Funder) Project achieved at lower expenditure than budgeted	PM, QS	Rawlinsons Quantity Surveyors have provided estimates on strengthening costs at Engineering Concept and again at Engineering Preliminary Design stages. These have been used to develop the Operating Budget, (pg 25). Further estimates will be undertaken by Rawlinsons at the conclusion of the Peer Review and at Developed Design stage (see Project Timeline, pg 19). This information will be fed in to and allow for updates of the Operating Budget. This information will be relayed to funders who may wish to adjust their support accordingly.
Existing building condition differs from expectation or changed scope of work required with cost implications	PM, E, A, QS	Extensive investigation work of wall interiors undertaken during Peer Review phase to inform engineering design. Thorough documentation from consultants to avoid areas of unclear scope. Thorough planning and consideration of alternatives during design stages to avoid change or scope creep. There is a contingency built in to budget
Contractor error in tender pricing endangers their viability and ability to complete project	PM, QS	Price is only one factor in tender award. QS involvement in evaluation of tenders will eliminate unrealistic prices and identify large errors mitigating this risk
Poor weather slows work and threatens cost blow out	PM	Contract is lump sum so weather does not influence cost. The placement and maintenance of an all-weather shrink wrap around the building will be included in the Tender Conditions to prevent delay /weather damage
Contractor lacks necessary skills	PM	Pre qualification of Tenderers will prevent this situation
Fire or flood or vandalism damages building during works	PM	Contract Works Insurance will be taken out by building owner. Securing of building site is Contractor's responsibility.
Contractor has accident damaging his plant and equipment	PM	Contractor will be required to have adequate levels of Public Indemnity Insurance, Motor Vehicle and Plant Insurance.

Contractor goes in to Liquidation after another project goes sour	PM	Pre qualification of Tenderers will alert selection panel of other projects contractors involved in, which should prevent this situation. Legal advice immediately required and site locked and all access prevented while situation sorted.
Worker injury	Contractor	Architects scope of work includes ensuring Health + Safety in design across all disciplines. Contractors Health + Safety record will be part of Pre- Qualification selection. Contractor controls site and must supply Project Specific Health + Safety Plan and keep Health + Safety registers.
Changes to Project Team	PB	Professional handover process enacted. Taranaki has a skilled workforce to draw upon.

Key to Responsible Party

E Engineer
CA Conservation architect
QS Quantity surveyor
PM Project Manager
A Architect
PB Project Board

Operating budget

A) CATHEDRAL ONLY BUDGET **TARANAKI'S HISTORIC CATHEDRAL PROJECT**

Operating Budget	2017 $k	2018 $k	2019 $k	2020 $k	2021 $k	2022 $k	2023 $k	2024 $k	Total $k
Expenditure									
Capital Expenditure - Building *	9(2)(b)(ii)								
Capital Expenditure - Exhibit/Display									
Contingency **									
TOTAL Capital Cost									
Operating Expenditure									
Campaign Costs									
Operating costs funded									
TOTALOperating Costs									
Co-funding Secured - Community									
Co-funding - planned - Heritage									
Co-funding - unsecured									
TOTAL									
Operating Funding Required									
Capital funding Required									
Total Capital and Operating Costs									
Total Funding (above)									
Funding Shortfall									

* Quantity Surveyor estimate includes contingency 9(2)(b)(ii) (industry standard for complex restoration of historic building).

** Additional all of project contingency as required by THCP Governance Board.

B) TOTAL PROJECT **TARANAKI'S HISTORIC CATHEDRAL PROJECT**

Operating Budget	2017 $k	2018 $k	2019 $k	2020 $k	2021 $k	2022 $k	2023 $k	2024 $k	Total $k
Expenditure									
Capital Expenditure									
Capital Expenditure - Building	9(2)(b)(ii)								
Capital Expenditure - Exhibit/Display									
Capital Expenditure - Atrium									
Vicarage Alteration									
Site Works									
Contingency - Cathedral									
Contingency - stage two									
TOTAL									
Operating Expenditure									
Future operating costs									
TOTAL									
Co-funding Secured - Community									
Co-funding - planned - Heritage									
Co-funding - unsecured									
Regional Growth Initiative									
TOTAL									
NET Annual Cash flow	9(2)(b)(ii)								

Note; TSB overdraft facility will accommodate annual deficits.

MANAGEMENT PLAN

1. Project Management Process

The construction project will be managed by professional consultants skilled and experienced in large scale, high value and complex building work. They report to The (Historic Cathedral) Project Manager, a Registered Architect of 25 years experience. All consultants have solid track records of similar project work .

The principal consultants are.

Holmes Consulting (Structural Engineering)
Tennent Brown Ltd, (Architects)
Rawlinsons (Quantity Surveyors)
Ivan Bruce (Archaeologist)
Ian Bowman (Conservation Architect)

2. Key Project Arrangements

Governance Structure

Key Roles

Governance Board Chair
John Eagles
Recently retired Solicitor. QSM for community service. Chairperson of Taranaki Anglican Trust Board Life member and committee member of Pukeiti. Life member and committee member of CCS Disability North Taranaki. Director Taranaki Rugby Union. Trustee of several other Charitable Trusts and Not For Profits

Building Committee Chair
Project and Design Manager
Jenny Goddard
Registered Architect, ANZIA, B Arch (hons), Dip Blg Survey
Chairperson Taranaki Arts Trail, Treasurer of Pukekura Rotary Club, Trustee Pukekura Education Trust, Trustee Taiuui Rest Home

Fund Raising Chair
Cathy Thurston
An accomplished General Manager with over 20 years experience at a senior executive level in both Human Resources and management with a passion for making a difference in the community and the determination to deliver. Experience in fundraising has included. Cathy led the project to raise funds for the Len Lye Centre which successfully met the funding target of $11.Sm.

Governance Board Member
Dean Peter Beck
Former Dean Christchurch Cathedral, highly experienced and respected leader.

Governance Board Member
Barbara Brockie, Chartered Accountant
Strong record of commercial accounting practice and support to the voluntary sector.

Building Committee member
Richard Handley
JP, Associate Chartered Accountant and Chartered Director
Richard Handley's professional background is in banking and with public service in health and education. He is currently a second term Councillor with New Plymouth District Council and Taranaki District Health Board and is on the Boards of several other educational and community organisations. He is a member of the Vestry of the Cathedral. Richard and his family live in New Plymouth.

Ownership

The Taranaki Anglican Trust Board will continue to be Owner of the building.
Governance of Taranaki Cathedral will be by an external stakeholder group comprising TATB, community representatives, Te Pihopatanga o te Upoko o te Ika, Iwi and Diocese of Waikato and Parish representatives

3. Post Project Evaluation

A robust review of the spend to budget, consultant effectiveness, actual vs projected project duration, and health and safety performance will be included in post project evaluation reports to funders. Experience gained from this review will be of benefit for the latter stage of the Historic Cathedral Project.

Measurement of achievement objectives

Visitor counts will be based on welcome desk attendant count.
Visitor survey re origin, satisfaction and commentary will be based upon similar done at Christchurch Cathedral and Len Lye Centre. Intention would be to survey seasonally for first 2 years.
Cathedral space bookings will provide clear evidence of usage month on month.

NEXT STEPS

Our project planning is well detailed in to the next 18 months.
Refer to our Project Timeline (flow chart) for next steps upon funding receipt.

THE CATHEDRAL PROJECT

A TARANAKI TAONGA

UNDERSTANDING OUR PAST, BUILDING OUR FUTURE

THE
CATHEDRAL PROJECT
A TARANAKI TAONGA
UNDERSTANDING OUR PAST, BUILDING OUR FUTURE

The *Historic Cathedral Project, a Taranaki Taonga*, will remediate this beautiful building, currently closed for earthquake strengthening, *and* ensure its future. The vision is to restore New Zealand's oldest stone church to ensure one of our nation's most significant sites remains to capture the soul of our region for generations to come.

"Our country's oldest stone Church and one of our nations most significant historic sites, captures the 'soul' of our city and our region".

- *The Historic Cathedral Project*[1] will secure Taranaki's Cathedral for the people of New Plymouth, the Taranaki region and the nation. This project will
  - earthquake strengthen the historic building,
  - enhance its interior and create a range of dynamic spaces for worship, arts, music, drama, cultural and community events, educational opportunities and social services,
  - following the remediation of the cathedral the Project will develop a beautiful, world class welcoming space providing a dramatic "bridge" between the Cathedral and the historic vicarage which will be redeveloped as a key community facility.
- The Cathedral, and its historic site, hold a unique story of European settlement and the relationship between Maori and settlers over 175 years. *The Historic Cathedral Project* will use the site and the buildings to tell this story, making a unique contribution to enhanced bi-cultural understanding and relationships in the future.

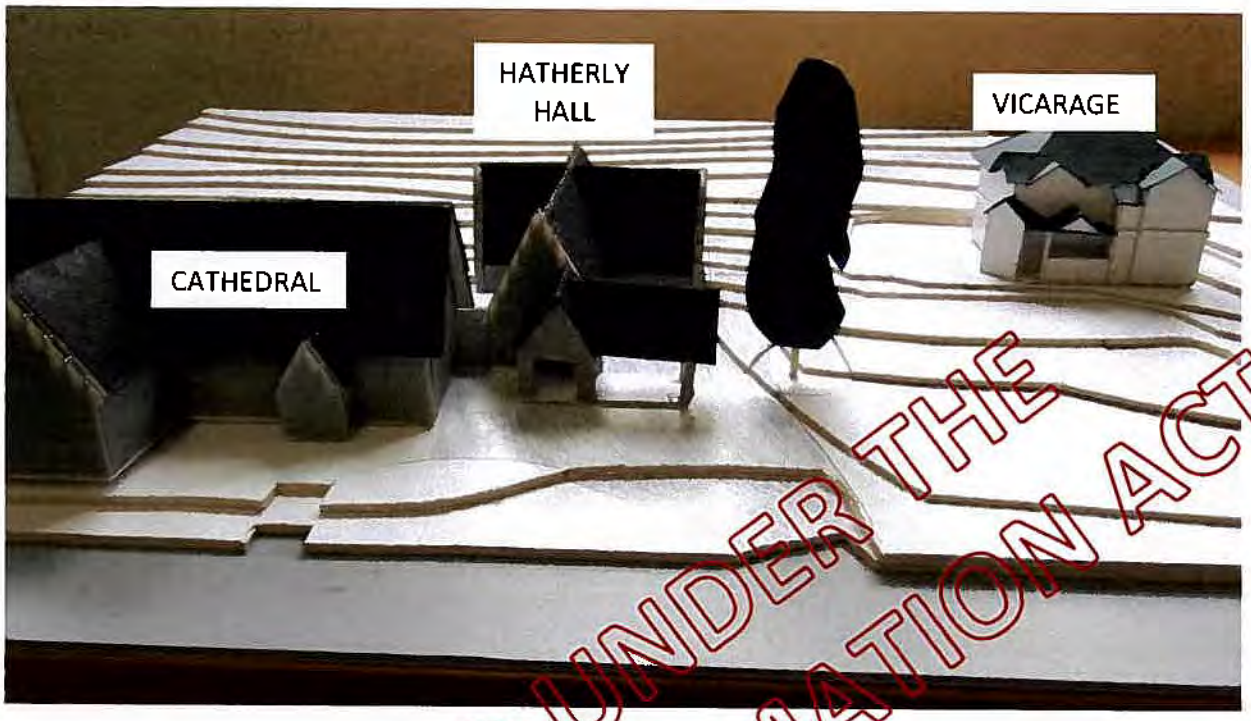
"All Taranaki's young people need to be able to visit, and to learn the stories the cathedral and site are waiting to tell. Some of those stories will engender pride, and some will truly get us thinking. But they encapsulate this region and this country's history"

- This development will acknowledge the life, leadership and achievements of Sir Paul Reeves. Ta Paora, *(Puketapu, Te Atiawa)*, was the first Maori Archbishop and first Maori Governor General of New Zealand. He made a unique contribution to education, and to peacemaking and reconciliation here in Aotearoa New Zealand and internationally in South Africa, Guyana, Ghana and Fiji as the Commonwealth Secretariat special envoy. While Sir Paul was a direct descendent of Te Whiti o Rongomai, Lady Beverley Reeves is the great, great grand-daughter of Robert Reid Parris, controversially involved in the Waitara Purchase among other Taranaki land dealings.

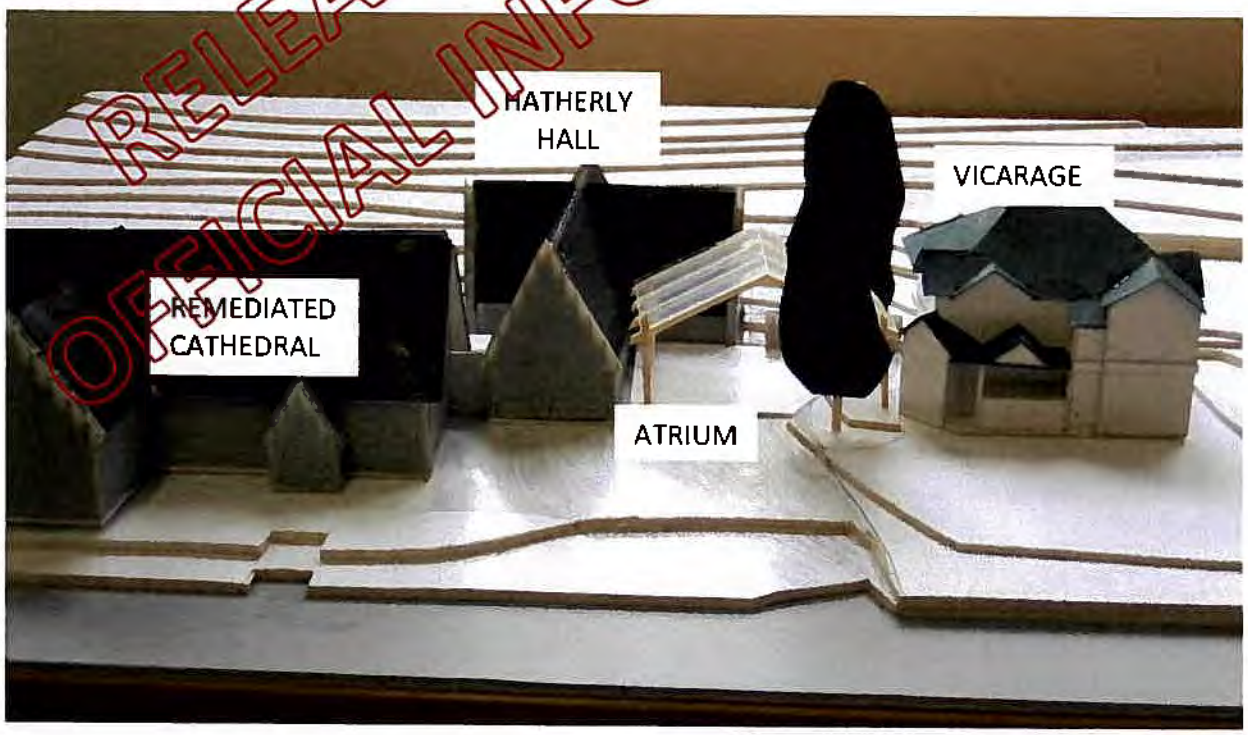
[1] Connected to this project, but subsequent to it, is the opportunity to re-develop the northern site to create a source of income to ensure that this building can be operated and maintained into the future.

THE CATHEDRAL PROJECT

EXISTING SITE DETAIL



PROPOSED SITE DEVELOPMENT DETAIL



THE
CATHEDRAL PROJECT
A TARANAKI TAONGA
UNDERSTANDING OUR PAST, BUILDING OUR FUTURE

Sacred, historical, vibrant, serving

The Taranaki Cathedral Church of St Mary's, and the site it sits on, is of unique significance for New Plymouth, the Taranaki Region and for the nation.

The Cathedral was built in a number of stages over its 175-year history. Each stage of its development was only possible through significant wider community involvement. The original building, still part of the current structure, saw the whole community engaged in its construction. Saving St Mary's and enabling it to continue to serve the whole community into the future, will also only be possible through such wide community support.

Steeped in history, St Mary's is a place of exceptional beauty and poignancy. The buildings, grounds and graveyard tell the story of Taranaki. This history, the good and the bad, is our greatest teacher. Our stories, honestly told, can positively shape our present and our future. In recent years St Mary's has been a community prepared to honestly face up to the realities of its relationship with Maori.

For generations the Cathedral has been a place where the community of Taranaki has gathered to celebrate and to mourn.

It's exceptional acoustic, extraordinary ambience, and profound wairua, makes it a unique venue for music, art and drama; all that celebrates human creativity and nourishes the human soul. Over the years St Mary's has hosted musicians, modern and traditional, famous and unknown, big bands, art installations, chamber groups, opera, theatre, choirs and ensembles from our local communities, and from across the globe.

The Food bank, Community café, Step Inn (the activities and any proceeds of these initiatives go entirely to support the wider community), programmes for children and young people, hospital chaplaincy, aged care through Tainui Home, counselling services and numerous other initiatives have been started and continue to be supported through the St Mary's community. The wider Anglican Church through its parishes, the Bishop's Action Foundation and the many programmes and initiatives under it's umbrella make a significant and positive contribution to the Taranaki community.

Built by the community, for the community

The essence of any cathedral is that it ***belongs to the whole community***. Long before it became a Cathedral this was true for St Mary's. In the week leading up to its consecration as a Cathedral in 2010 several thousand people attended the more than 20 different events, with over 1000 people attending the service of consecration. The consecration became a celebration of what St Mary's already was; a place with wide open doors and generous hospitality. Whether that has been by welcoming the members of the emergency services and other groups for an annual thanksgiving service, or large numbers of children from local schools for educational visits, or its open-door policy for funerals and weddings.

The challenges facing the survival of this Cathedral

The Taranaki Cathedral has undergone a Detailed Earthquake Assessment which assessed the % of NBS at 14%. As a consequence the building was closed to use at the beginning of February 2016. Detailed proposals for the remediation of the building have been received and initial costings have been obtained.

Several additional challenges face the cathedral:

- The cathedral site includes the old vicarage, a distinctive historic, wooden building which will be redeveloped to serve another essential purpose.

- The nature of the cathedral building itself makes it expensive to operate. The cathedral needs a secure income stream to provide for the ongoing operational costs of the building.

- Currently cathedral facilities are divided between two physical sites on opposite sides of the busy westbound one-way road. The cathedral itself on one side, while the Peace Hall, Peace lounge, opportunity shop and Food Bank are located on the other side of the road. This not only severely limits a wide ranging use of the cathedral but presents a significant ongoing risk for those needing to cross between the two sites.

It is essential that the remediation of St Mary's ensures its future. The redevelopment of the northern site will achieve this.

Project elements:

- Earthquake strengthen the cathedral.

- Enhance the inside of the cathedral to enable greater flexibility of use for both contemporary worship and liturgical use, and for music, drama and other appropriate activities. *Remove pews, establish flexible seating, open up the space in choir and sanctuary and create a single raised floor area.*

- Develop a beautiful, world class welcoming space providing a dramatic "bridge" between the cathedral and the historic vicarage which will be redeveloped as a key community facility.

- Develop the cathedral facilities in such a way as to enable it to continue to respond to community needs with the flexibility to adapt to changing needs, in ways that align with the values of the cathedral.

The remediated cathedral, its dramatic new welcoming space and the repurposed vicarage are the key building elements of this project.

These are **the** sacred spaces, and they are the spaces for exhibitions and for learning. They are also **the** spaces in which to offer hospitality, just as they are the spaces where the whole community are welcomed to celebrate or to grieve. They are the spaces where creativity in drama, music and art will be enjoyed. The whole site and its buildings will be a transformative educational and interpretive experience.

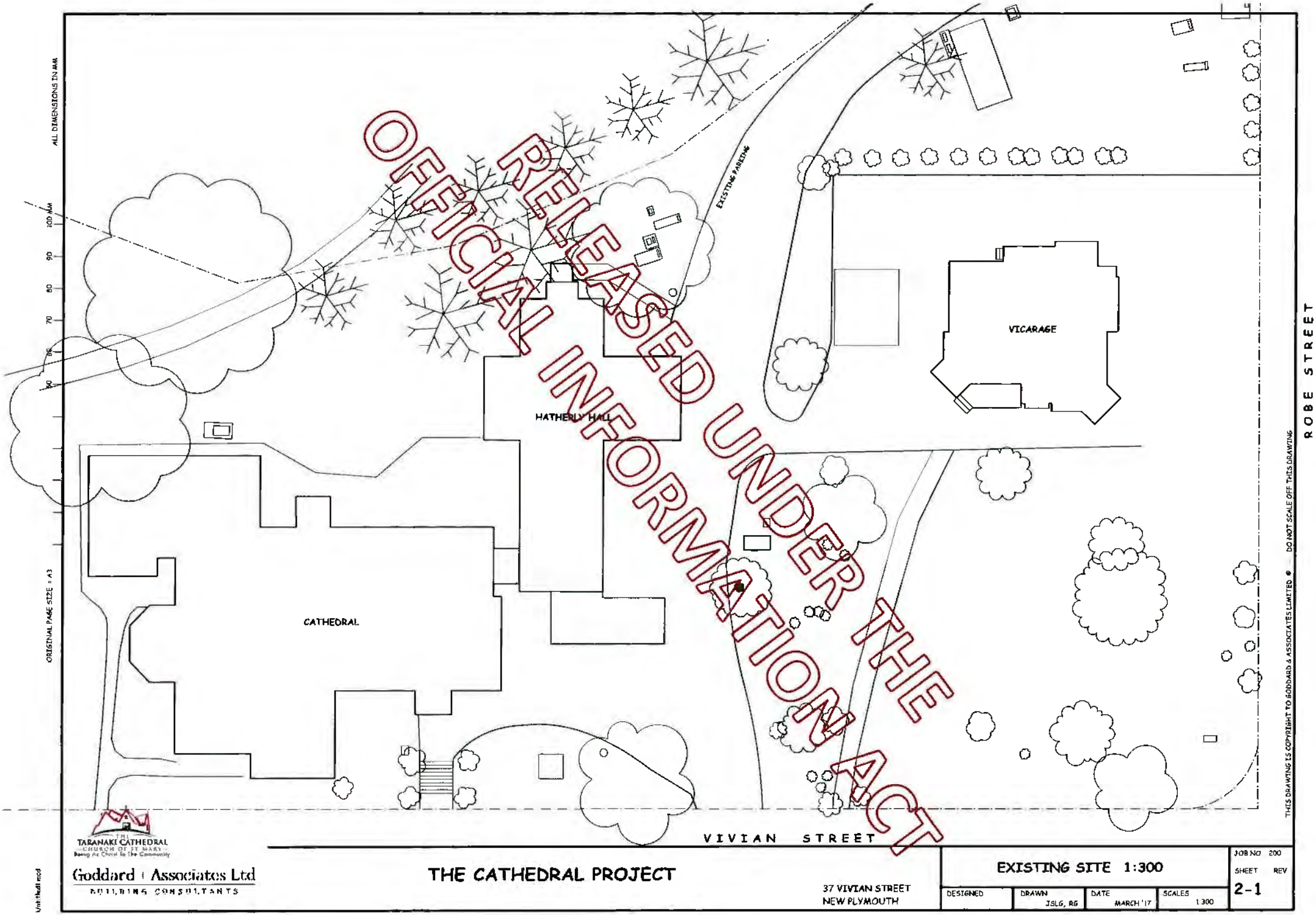
This is the way the ancient Cathedrals serve their communities –
they are generous open spaces which are multi purposed.

Design priorities:

The **historic integrity of the site** itself needs to be considered as a whole as specific elements are developed. Any developments need to accentuate and enhance the buildings and site and:

- enable an engagement with contemporary spirituality.
- speak of a church and treaty based reconciling partnership.
- reflect Taranaki kawa.
- speak of peace and reconciliation in a way that points to the unique significance of Parihaka.
- speak of hospitality, welcome and a radical inclusiveness from the point of entry onto the land.
- acknowledge and honour those buried in the graveyard and the graves of the chiefs on the adjoining vicarage land.
- acknowledge the life, leadership and achievements of Ta Paora Reeves, *Puketapu Te Atiawa, Archbishop, Governor General, international negotiator and peace envoy.*
- truthfully represents the history of the Church in Taranaki.
- model the shape of bicultural partnership going forward.
- honour the ancient beliefs and karakia of Taranaki.
- celebrate contemporary art, weaving, and carving, music and drama.
- use AV and other forms of new technology to tell the story and commend the Gospel.

The key to this kaupapa is to allow the cathedral and its site to tell their (his)story with truth and confidence in a way that invites us into a bigger future focused story or vision.



THE TARANAKI CATHEDRAL CHURCH OF ST MARY
Being As Christ In The Community

Goddard + Associates Ltd
BUILDING CONSULTANTS

THE CATHEDRAL PROJECT

37 VIVIAN STREET
NEW PLYMOUTH

EXISTING SITE 1:300

DESIGNED	DRAWN	DATE	SCALES
	JSLG, RG	MARCH '17	1:300

JOB No 200
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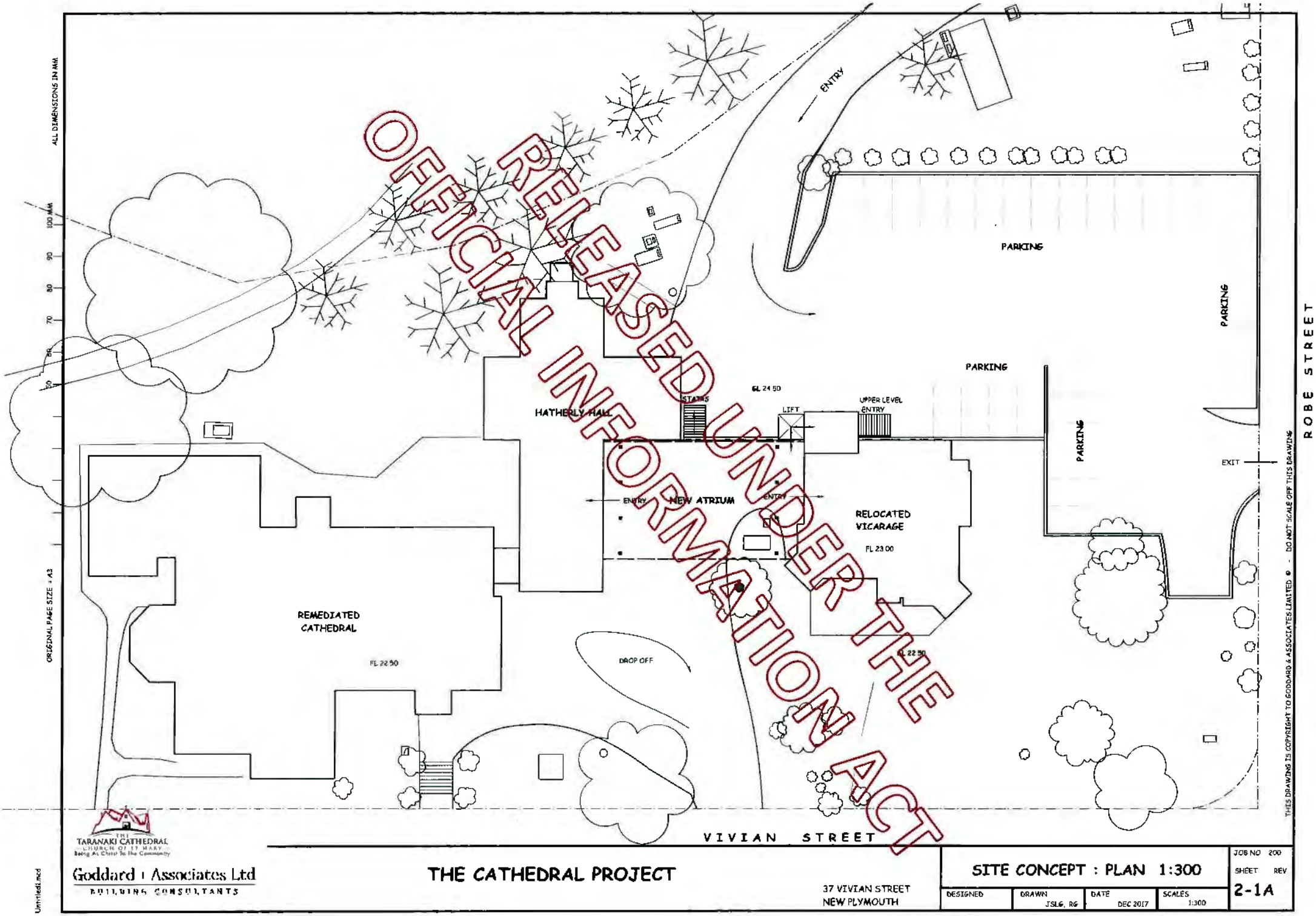

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THE TARANAKI CATHEDRAL CHURCH OF ST MARY
Being At Christ To The Community

Goddard + Associates Ltd
BUILDING CONSULTANTS

THE CATHEDRAL PROJECT

37 VIVIAN STREET
NEW PLYMOUTH

SITE CONCEPT : PLAN 1:300

DESIGNED	DRAWN	DATE	SCALES
	JSLG, RG	DEC 2017	1:300

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2-1A

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THE TARANAKI CATHEDRAL CHURCH OF ST MARY Being As Christ To The Community

Goddard | Associates Ltd
BUILDING CONSULTANTS

THE CATHEDRAL PROJECT

37 VIVIAN STREET
NEW PLYMOUTH

SITE CONCEPT: NORTH ELEV 1:300

DESIGNED	DRAWN	DATE	SCALES
	JSLG, RG	DEC 2017	1:300

JOB NO 200
SHEET 3-1A REV.

Taranaki Cathedral - Church of Saint Mary

Seismic Strengthening

Date : 31 March 2016
HCG Job No. : 109825
Concept Strengthening Structural Design Report rev 0

HolmesConsultingGroup

STRUCTURAL AND CIVIL ENGINEERS

Project Name: Taranaki Cathedral – Church of Saint Mary
Concept Strengthening Structural Design Report

Prepared For: Taranaki Cathedral – Church of Saint Mary

Date: 31 March 2016
Project No: 109826
Revision No: 0

Prepared By:

Anna Philpott
DESIGN ENGINEER

Reviewed By:

Hamish McKenzie
PROJECT DIRECTOR

Holmes Consulting Group LP
Wellington Office

1. Executive Summary

The structural design presented in this Concept Design Report is based on analysis work outlined in our Detailed Seismic Assessment Report. This package and appended sketches is intended to clarify the extent and level of structural intervention required to achieve improved seismic performance of the Taranaki Cathedral – Church of Saint Mary. Initial budget estimates could also be prepared by an experienced Quantity Surveyor, familiar with this type of heritage work.

Our Detailed Seismic Assessment Report (rev 0 dated 22 December 2014) outlined that the overall building performance falls below the earthquake prone threshold of 34% New Building Standard (NBS) when assessed against a 1000 year seismic event consistent with an Importance Level 3 (IL3) building classification.

The Concept Design targets an improved seismic performance rating of 67% NBS for IL3 and site subsoil class "D" classifications.

Live load capacity of the floors, restraint of the organ and performance of the stained glass windows are not included as part of this report.

Two strengthening options were considered with the option allowing least permanent visual impact progressed to Concept Design and presented in this report. Strengthening requirements of the selected option include:

- Ply overlay to roof diaphragm (requires removal of slate roof).
- Steel flats and sections to the roof.
- Concrete beam recessed to top of stone walls.
- Horizontal steel plates and rods to stone gable walls to a limited number of locations.
- Vertical post tensioned steel rods to a limited number of locations.
- Restraint of stone crosses.

The other alternate option substitutes the plywood overlay with steel cross bracing positioned below both the existing timber sarking and eaves level in the horizontal plane. This option is thought to have unacceptable visual impacts.

Opportunities to target seismic performance levels ranging from 55-100% NBS are available via changes to site subsoil classification (possible as a result of additional geotechnical investigations), and the importance level (possible by limiting capacity of church to less than 300 people), along with partial implementation of the strengthening works described above.

Approval to proceed with subsequent design stages is sought including confirmation of:

- Site subsoil classification.
- Importance level.
- Target %NBS.
- Roof diaphragm strengthening: plywood vs steel bracing.

Subsequent stages include:

- Liaison with Conservation Architect and New Zealand Historic Places Trust (NZHPT) to reach Preliminary Design for Resource Consent Application.
- Completion of Developed and Detailed Design for full Tendering of construction works and submittal for Building Consent

A 3D Revit model has been developed using limited existing drawings and photos. Additional survey will be required to proceed with these subsequent stages.

Contents

1 Introduction

Holmes Consulting Group (HCG) has been engaged to provide Structural Engineering services in relation to the seismic performance of the Taranaki Cathedral – Church of Saint Mary (referred to as the Cathedral in the remainder of this report.). This report and the appended Concept Design sketches, provide a concept level seismic strengthening scheme for the Cathedral based on the scope outlined in our May 2015 proposal.

This Concept Design incorporates information and knowledge from the following sources:

- Detailed Seismic Assessment Report (DSA) completed by HCG in December 2014 [1].
- Update to the New Zealand Society for Earthquake Engineering (NZSEE) - Section 10 – Seismic Assessment of Unreinforced Masonry Buildings guidelines. 2011 edition [2] replaced by 2015 revision [3].
- Geotechnical desktop study by Tonkin and Taylor (T&T) [4], including additional correspondence regarding site subsoil classification.
- Stone wall investigation works carried out by Goldfield Stone Ltd [5] with engineering review on site by Nagel Consultants [6].
- A Conservation Plan and Condition Assessment by Dave Pearson Architects Limited [7].

The strengthening scheme documented on the appended sketches have been developed based on the following:

- Importance Level 3 (IL3) structure in accordance with the New Zealand Loadings Standard [8]. This is consistent with the Cathedral having a capacity greater than 300 people.
- Target seismic performance of 67%+ New Building Standard loading (NBS).
- Site subsoil classification "D".
- Roof strengthening applied to pitched roof profile.

Each of these items presents options for consideration by Taranaki Cathedral. Discussion regarding each is provided in subsequent sections of this report.

In general terms, the following items are identified by the concept strengthening scheme:

- Removal of slate roof, installation of plywood overlay and reinstatement of slate.
- Reinforced concrete beam recessed to top of stone walls.
- Structural steel sections to top of stone gable walls and timber roof structure including; ridges, valleys, hips and trusses.
- Horizontal steel tie elements at eave level of the gable walls consisting of flat plate to face of stone wall or stainless rods installed centrally to the wall.
- Strengthening to stone piers in a limited number of locations consisting of vertical drilling and installation of stainless steel post-tensioned rods.
- Restraint of stone crosses.

This package and appended sketches is intended to clarify the extent and level of structural intervention required to achieve improved seismic performance of the Cathedral. Initial budget estimates could also be prepared. This should be completed by an experienced Quantity Surveyor, familiar with this type of heritage work.

Our design work has been undertaken in general accordance with the New Zealand Construction Industry Council, Design and Documentation Guidelines to Concept Design level.

Subsequent stages of the design and documentation process:

- Liaison with Conservation Architect and New Zealand Historic Places Trust (NZHPT) to reach Preliminary Design for Resource Consent Application.
- Completion of Developed and Detailed Design for full Tendering of construction works and submittal for Building Consent.

1 Limitations

Findings presented in this report are for the sole use of the Taranaki Cathedral – Church of Saint Mary. The findings are not intended for use by other parties and may not contain sufficient information for the purposes of other parties or other uses. Our professional services are performed using a degree of care and skill normally exercised, under similar circumstances, by reputable consultants practicing in this field at this time. No other warranty expressed or implied, is made to the professional advice provided in this report.

Conclusions relate only to the structural performance of the building under earthquake loads. The following items have not been assessed as part of this report:

- Live load capacity of the floors.
- Lateral restraint of the organ, however this could be considered in subsequent design stages.
- Performance of stained glass windows. Although this has not been considered in detail, seismic induced movements of the adjacent stone piers will likely result in damage to the windows.

2. Brief Description of the Building

Taranaki Cathedral is an Unreinforced Stone Masonry building. It was constructed in various stages, between 1844 and 1916. The walls are predominantly stone with timber roof trusses and sarking supporting a steeply pitched slate roof. A reinforced concrete vestry was then added in 1959. The Cathedral is a Category I – NZHPT listed building.

The current seismic performance of the Cathedral, as outlined in the HCG DSA Report [1], is less than 34%NBS. Therefore the Cathedral is considered Earthquake Prone.

Figure 1. View of the Cathedral from the North-west elevation

Figure 2. View of the Cathedral nave showing internal face stone walls and timber roof structure

3. Updates to Assessment Guidelines

The DSA completed in 2014 was based on unreinforced masonry guidelines available at the time [2]. A revision to this guideline was released in 2015 [3]. This Concept Design has been carried out incorporating this revision, with the significant changes in relation to the Cathedral being:

- Loading to in-plane stone walls reduced by approximately 40% due to expected behaviour of piers with large height to length ratios.
- Assessment procedure for diaphragms.

The expected seismic performance of the existing Cathedral, as outlined by the DSA [1], does not differ significantly following review of the revised guidelines.

4. Site Considerations

4.1 Site Subsoil Classification

Site subsoil classification is defined by the New Zealand Seismic Loadings Code [8]. The classification determines the magnitude of seismic load required to be considered for the design or assessment of a building. It is therefore a critical parameter when considering the seismic performance and strengthening of the Cathedral.

Various correspondence and reporting has occurred over the past year to determine whether "C" or "D" is the appropriate classification for the Cathedral. A "C" classification results in a 27% decrease in load (or 27% increase in seismic performance) relative to a "D" classification.

The DSA [1] was completed using a "C" classification. Whereas the strengthening Concept Design provided in the appended sketches have been based on the more onerous "D" classification as required by New Plymouth District Council (NPDC).

The remainder of the section seeks to summarise the correspondence and advise on options and associated risks.

- A desktop study complete by Tonkin and Taylor (T&T) [4] identified the following:
    - The soil profile in the area surrounding the Cathedral is relatively consistent and comprises Taranaki Brown Ash (soft-stiff silts and sandy silts) overlying lahar deposits (large blocks of cemented sand, rock, cobbles and boulders) at depths varying from 8-15m.
    - Expectation that the site can be considered Site Subsoil Class "C", to be confirmed by two 25m deep bore holes.
- Following this desktop study further discussion occurred between T&T and NPDC. NPDC are unlikely to approve building consent application based on a "C" classification in New Plymouth without confirmation via acceptable site investigation.
- NDPC have been advised that much deeper bore holes (relative to the 25m previously proposed by T&T) are required to confirm the classification throughout New Plymouth. They are therefore proposing four 100m deep boreholes. The Cathedral may a suitable location for one of these.
- T&T are concerned that the testing methodology NPDC are considering at the four borehole locations will not be sufficient to confirm a classification "C". Therefore T&T have recommended that the Cathedral consider contributing to the investigations to allow supplementary testing (shear wave velocity testing). This is thought to maximise the chance of confirming a "C" classification.

Therefore Taranaki Cathedral should consider the following options:

- Option 1- Contribute to deep borehole supplementary testing. Pros: 27% reduction of seismic loads if classification "C" is confirmed, allowing a reduction in scope of strengthening works. Cons: Investigation results in classification "D" and full scope of strengthening works remain, in addition to contribution to borehole testing.
- Option 2- Accept "D" classification. Pros: removes requirement to contribute to borehole investigations. Cons: full scope of strengthening works remain, including inherent risks associated with retrofit of existing heritage buildings.

The scope of works referred to in this section as being dependent on the site subsoil classification are identified in Section 5 of this report and on the appended Concept Design sketches.

4.2 Bearing Pressure

T&T reported in the desktop study [4] that an allowable ULS bearing pressure of 150kPa may be used for preliminary assessment and design, however on site investigations will be required to confirm this.

4.3 Stone Walls

As requested as part of our proposal for this Concept Design, investigation works have been carried out on the stone walls by Goldfield Stone Ltd [5], with on-site engineering review provided by Nagel Consultants Ltd [6].

Figure 3. Stone block removed from external facade of Taranaki Cathedral

Figure 4. Stone wall core taken from East elevation of Taranaki Cathedral

These investigations have confirmed that wall construction consists of two facing stone layers with rubble fill between. The quality of the infill shown by these investigation works have led to the following conclusions:

- Pinning of inner and outer layers of stone at regular centres is unlikely to be required.
- Low pressure grouting of voids around the rubble infill is not required to the full extent of the wall. The exception being at location of connections to other strengthening elements, or if conditions are discovered during construction that differs from those inferred from the recent investigation. Refer appended sketches for further details and recommended pricing considerations.

5. Structural Design

The Concept Strengthening Design described in Sections 5.1 and 5.2, and the appended sketches target a seismic performance of 67% eNBS (IL3, soil classification D). Section 5.3 then summarises the extent of the strengthening works required to achieve various performance targets (%eNBS ratings) for varying importance levels and soil classifications.

5.1 Concept Strengthening Options

The DSA identified that increasing the strength and stiffness of the roof diaphragm formed the most significant component of the strengthening required to improve the seismic performance of the Cathedral. The following two options were considered.

- Option 1 – Plywood Overlay

  Option 1 involves removal of the slate roof and overlay of the existing timber sarking with plywood.

  This option has been progressed to Concept Design level and presented in this report (Section 5.2) and appended sketches, due to the Category 1 heritage rating of the Cathedral. This decision was made due to the significantly lower visual impact this option allows.

  Experience gained during the rebuild and strengthening of the Christchurch Arts Centre has shown that only a relatively small percentage of slate tiles removed during this process were able to be retained and reinstated. It is recommended that specialist advice is sought on the condition and likely retention rate for the slate tiles on the Cathedral.

This method of strengthening has been used on several similar buildings, including the College Hall building at the Christchurch Arts Centre. Figure 5 shows the steel straps and ridge beam which is required below the plywood overlay as part of the roof diaphragm strengthening.

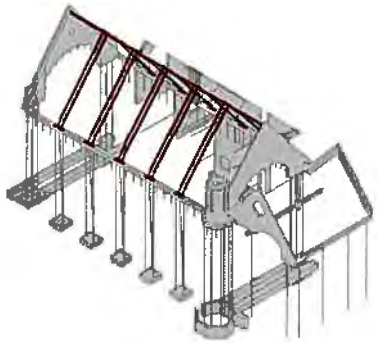

Figure 5. Revit model showing steel elements associated with plywood overlay strengthening of the Christchurch Arts Centre College Hall

- Option 2 – Steel Bracing

  This option substitutes the plywood overlay with steel cross-bracing, both to the underside of the existing sarking and at eave level throughout the full extent of the Cathedral. The resulting visual impact on the interior of the Cathedral would be significant. Figure 6 shows similar bracing installed in the Christchurch Arts Centre gymnasium.

  If this extent of visual impact is considered acceptable following liaison with a Conservation Architect, photo renders of similar bracing to the Cathedral could be developed.

Figure 6. Steel bracing at eave level used to strengthen the Christchurch Arts Centre gymnasium

5.2. Option 1 - Concept Design

Each of the components associated with Concept Strengthening Design for Option 1 (67%NBS, IL3) are described in the remainder of this section.

Lateral response of the Cathedral is dominated by rocking of the stone piers in-plane. This has allowed a value of 3 to be adopted for the force reduction factor, Kr defined in clause 10.10.2.2 of the revised NZSEE URM assessment guidelines [3]. A ductility factor of 2 has been considered for the plywood diaphragm. Significant cracking and deformations are expected as a result of the nature of response, potential for differential settlement across the extent of the Cathedral.

The 3D Microstran model shown in Figure 7 has allowed distribution of load to each of the available load resisting stone walls, thus maximising the inherent strength of the Cathedral.

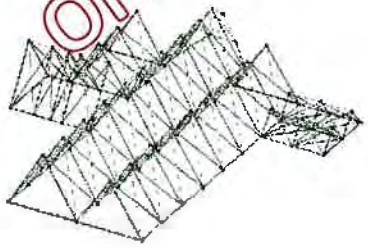

Figure 7. 3D Microstran model of the Cathedral's pitched roof

Figure 8 shows the ground floor plan of the Cathedral including location of gridlines referred to in this section.

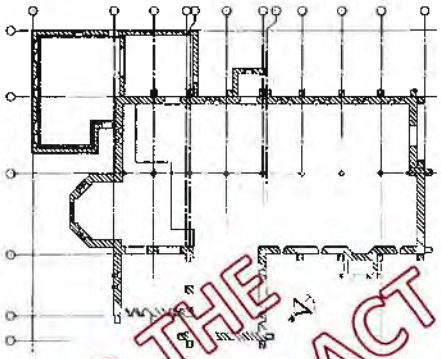

Figure 8. Ground floor plan of the Cathedral

Plywood Roof Diaphragm

Plywood overlay to topside of existing timber sarking to increase the stiffness and strength of the diaphragm. This allows the diaphragm to provide out-of-plane restraint to the top of the stone walls and gables, and allows loads to be distributed effectively to all available walls to resist in-plane loads.

As noted previously this will require removal and reinstatement of the slate roof.

The plywood layer and associated battens and fixings will likely result in raising the profile of the slate by approximately 30mm. Modifications to flashings, gutters, spouting, and interface with other structure will be required.

Steel Sections

Steel plates to the top chord of the existing timber trusses and angle sections to ridges, valleys, hips, and top of gable walls also form part of the roof diaphragm strengthening, acting as both collector and chord elements. These sections are to be located between the sarking and roofing material (slate), and therefore will not be visible. The exception being discrete connections to the timber trusses as shown by the typical details in the appended sketches.

Concrete Bond Beam

A concrete beam is to be recessed into the top of the stone walls. This will require temporary propping to the roof trusses, deconstruction and cataloguing of the top layers of the stone to allow modification, and reinstatement of the facing stones.

The bond beam is fixed to both the strengthened roof diaphragm and the stone wall below to allow transfer of loads between the two elements. Fixing of the bond beam to the stone wall consists of approximately 1m long drill and epoxy stainless steel rod anchors. Low pressure grouting is required locally at these locations to ensure adequate fixing and limit the volume of epoxy product used to achieve this fixing.

Horizontal Steel Plates and Rods

Horizontal steel elements at eave level of the stone gable walls are required on a number of elevations to allow transfer of load from the roof diaphragm to the each of the stone piers. These elements consist of steel plates anchored to the face of the stone wall or stainless steel rods installed centrally to the stone wall via drilling and epoxy grouting.

Post Tensioned Vertical Steel Rods

Vertical stainless steel rods installed centrally to the stone walls over the full height are required at two locations on gridline 2 via drilling at low pressure grouting. These rods allow transfer of load from the strengthened roof diaphragm to the stone walls located on gridlines B and E.

Additional in-plane capacity of the stone piers on gridline B is required to achieve 67%NBS (IL3, soil classification "D"). This may be achieved by providing four vertical rods similar to those described in the previous paragraph.

Concrete foundation elements to the bottom and bond beam to the top of the stone walls are required to anchor these rods following post tensioning.

Connection of Floor and Flat Roof

The timber joist and boarded mezzanine floor, and flat roof of the Vestry, located in the North-East corner of the Cathedral, require fixing at regular centres to the supporting stone and concrete walls.

Restraint of Crosses

The stone crosses positioned at the top of several gable walls require restraint. This can be achieved by diagonal steel bracing to the steel angle which is required along the roof ridges as part of the diaphragm strengthening requirements.

5.3. Alternate Seismic Performance Targets

As noted in the previous section, the Concept Design provided on the appended sketches target a seismic performance of 67%NBS (IL3, soil classification "D") – Scenario 1. The remainder of this section describes the extent of the strengthening works required to achieve various performance targets (%NBS ratings) for varying importance levels and soil classifications. Each of these scenarios is summarised in Table 1.

- 55%NBS (IL3, soil classification "D") – Scenario 5

  The majority of the strengthening components identified in Section 5.2 are required to increase the seismic performance above the existing capacity and the earthquake prone threshold of 34%NBS. The exception being the seven vertical post-tensioned steel rods to gridline B. If these rods are excluded a seismic performance of 55%NBS (IL3, soil classification "C") can be achieved.

- 67%NBS (IL3, soil classification "C") – Scenario 6

  If the additional site investigations discussed in Section 4.2 confirms a soil classification "C", 67%NBS (IL3, soil classification "C") can be achieved by implementing all of the components identified in Section 5.2, again with the exception of the seven vertical post-tensioned steel rods to gridline B

- 85%NBS (IL3, soil classification "C") – Scenario 2

  Again if the site subsoil classification C is confirmed, 85%NBS (IL3, soil classification "C") can be achieved by implementing all of the components identified in Section 5.2.

As described earlier, the Cathedral has a capacity greater than 300 people, therefore an IL3 classification is required in accordance with the New Zealand loadings standard [7]. If the capacity of the capacity of the Cathedral was limited to less than 300 people an IL2 loading may be considered appropriate (30% reduced loading). Table 1 also includes the IL2 scenarios. This would require acceptance and consideration by NPDC given the size of the Cathedral and current capacity (assumed) of greater than 300 people.

Scenario No.	Importance Level	Soil Classification	Target %NBS	Strengthening Scope
1	3	D	67	Full scope provided by Concept Design sketches and decribed in section 5.2
2	3	C	85	
3	2	D	85	
4	2	C	>100	
5	3	D	55	Exclusion of vertical post tensioned rods and foundation works to gridline B
6	3	C	67	
7	2	D	67	
8	2	C	85	

Table 1: Summary of seismic performance targets for various IL, soil classifications and strengthening scope.

6. Structural Outline Material Specification

6.1. Concrete

Concrete Foundation Beam:	30MPa
Concrete Bond Beam:	30MPa

6.2. Reinforcing Steel

Beam Longitudinal Reinforcement:	Grade 500E
Beam Stirrups:	Grade 500E
Post Tensioned Rods:	
	MacAlloy Stainless Steel bars 1030S
Dowel Bars:	MacAlloy Stainless Steel bars 1030S

NOTE: Grade 500E reinforcement shall comply fully with all aspects of AS/NZS 4671. All reinforcement shall be manufactured by Pacific Steel Ltd. Alternative manufacturers may be approved by the Engineer, but typically only for specific non-structural situations.

6.3 Structural Steel

Rolled Steel Sections:	Grade 300
Steel Flats:	Grade 300
Bolt Grades – timber connections (uno):	Grade 4.6

All steel plates and sections and anchor bolts to concrete to be galvanised.

All anchors to stone masonry to be stainless steel per Section 6.2.

7. Revit Model

HCG has developed a model of the Cathedral using the 3D modelling software Revit. This model was developed using photogrammetry (a system which utilises overlaying a series of photographs) and existing drawings. Due to the limited number of photographs and existing drawings available for this process, a relatively low level of confidence can be placed on the dimensional accuracy and completeness of this model. Sections of the Cathedral, especially the roof and sub-floor structure are omitted altogether.

Although this has been sufficient and very useful while completing the assessment and Concept Design stages, additional detail and certainty will be required to proceed with subsequent stages. This may be achieved by laser scanning or more traditional survey methods by a Registered Surveyor

8. References

8.1. Previous HCG Documentation

[1] Holmes Consulting Group, *St Mary's Cathedral Taranaki*, 22nd December 2014 rev 0-Draft, Project no. 109825

8.2. Other Reference Documents

[2] New Zealand Society for Earthquake Engineering, *Assessment and Improvement of the Structural Performance of Buildings in Earthquakes – Section 10 Seismic Assessment of Unreinforced Masonry Buildings*, 2011

[3] New Zealand Society for Earthquake Engineering, *Assessment and Improvement of the Structural Performance of Buildings in Earthquakes – Section 10 Retrofit Seismic Assessment of Unreinforced Masonry Buildings*, 2015

[4] Tonkin and Taylor, *St Mary's Cathedral of Saint Mary, New Plymouth Geotechnical Desktop Study*, 15th June 2015

[5] Goldfield Stone Ltd, *Stone Wall Investigation Letter*, 4th February 2016

[6] Nagel Consultants Ltd, *St Mary's Cathedral – 37 Devon Street, New Plymouth*, 12nd December 2015

[7] Dave Pearson Architects Limited, *A Conservation Plan and Condition Assessment*, March 2004

[8] Standards New Zealand, *NZS1170.5 Structural Design Actions, Part 5: Earthquake Actions – New Zealand*, 2004

9. Appendices

[A] Holmes Consulting Group, *Taranaki Cathedral-Church of Saint Mary – Concept Design Sketches*, 31st March 2016, rev 0

Elemental Estimate Summary

RAWLINSONS

Project: Taranaki Cathedral
Building: Taranaki Cathedral - Church of Saint Mary
Details: Concept Estimate Update - Feb 2017

Item	Description	Total
	As at February 2017	
1	Foundations	9(2)(b)(ii)
2	Eaves Level & Anchors	
3	In-situ Columns	
4	Buttresses	
5	Steelwork	
6	Diaphragms & Roofing	
7	Architectural, Services & Making Good	
8	External Works	
9	Specific P&G	
	Subtotal	
10	General P&G	
11	Main Contractors Margin	
12	Contingencies	
13	Professional Fees	
14	Consents	
15	Separate Contracts	
16	Inflationary provision to commencement	

Project: Taranaki Cathedral
Building: Taranaki Cathedral - Church of Saint Mary

Details: Concept Estimate Update - Feb 2017

As at February 2017

Foundations

Item	Description	Quantity	Unit	Rate	Total
	Preparation				
	External				
1	Carefully remove memorial stones	1	item		
2	Break up concrete/asphalt surface	26	m2		
3	Excavate to base of wall including working space including hand work	33	m3		
4	Trim base and tidy slab as necessary	1	item		
5	Scabble side of existing footing	11	m2		
	Internal				
6	Carefully uplift existing floor boards	144	m2		
7	Locally cut back floor framing	144	m2		
8	Break up concrete floor slab	5	m2		
9	Allowance for temporary support for surrounding floor	1	item		
10	Excavate to base of wall including working space including hand work	126	m3		
11	Trim base and tidy slab as necessary	1	item		
12	Scabble side of existing footing	50	m2		
	Foundation Beams				
13	Formwork to sides	78	m2		
14	Concrete	34	m3		
15	Reinforcing Steel	4,785	kg		
16	Drill through existing foundation	36	m		
17	Dowel bars	102	kg		
	Foundation Pads				
18	Excavate for pads including working space and including difficult access and hand work	24	m3		
19	Formwork to sides	36	m2		
20	Concrete	12	m3		
21	Reinforcing Steel	1,796	kg		

RAWLINSONS

Project: Taranaki Cathedral
Building: Taranaki Cathedral - Church of Saint Mary
Details: Concept Estimate Update - Feb 2017

Item	Description	Quantity	Unit	Rate	Total

Foundations *(Continued)*

22	Prestressing anchor block	6	no	9(2)(b)(ii)
23	Drill through existing foundation	20	m	
24	Dowel bars	76	kg	
	Organ Pit			
25	Allowance to repair/replace foundations undermined by excavation under organ	1	item	
26	Concrete slab to base	20	m2	
27	Masonry retaining walls to form proper pit	18	m2	
28	Waterproofing and backfilling	1	item	
29	Redirection / tidying of services and wiring	1	item	
30	Improve stair/ladder access	1	item	
31	Drainage sump and sump pump complete	1	item	
	Making Good			
	External			
32	Backfill against foundations and compact	22	m3	
33	Reinstate concrete/asphalt surface including drainage channels and falls	26	m2	
34	Carefully reinstate memorial stones	1	item	
	Internal			
35	Backfill against foundations and compact	98	m3	
36	Reinstate floor framing	144	m2	
37	Relay timber flooring	144	m2	
38	Reinstate concrete floor slab	5	m2	

Eaves Level & Anchors

	Eaves Beam			9(2)(b)(ii)
1	Remove sarking to facilitate works	131	m2	
2	Remove top course of stonework	87	m	
3	Remove stones locally for anchors	6	no	
4	Form and cast eaves beam	89	m	
5	Drill wall for vertical anchor	237	m	
6	Vertical anchor epoxy grouted in place	237	m	
7	Vertical anchor to fixed to inside face of wall including drilling through external wall	14	m	
8	Drill wall for horizontal anchor	4	m	

Item	Description	Quantity	Unit	Rate	Total

Eaves Level & Anchors *(Continued)*

9	Horizontal anchor epoxy grouted in place	4	m	9(2)(b)(ii)
10	Fixings to above	31	No	
11	Drill into existing stone corbels	15	m	
12	Angled anchor epoxy grouted in place	15	m	
13	Reinstate timber sarking	131	m2	
14	Reinstate timbers cover moulds internally	131	m	
15	Carefully re-install stonework, and mortar as required to match existing	82	m2	
16	Low pressure grouting of walls (to 20% of internal rubble matrix)	120	m2	

In-situ Columns

	In-situ Columns			9(2)(b)(ii)
1	Carefully cut and remove stonework and set aside	11	m	
2	Remove fill inside columns	2	m2	
3	Formwork to sides	10	m2	
4	Concrete	2	m3	
5	Reinforcing Steel	300	kg	
6	Extra over for Vertical post tensioned bar inside columns (2 No)	11	m	
7	Carefully re-install stonework, and mortar as required to match existing	18	m2	

Buttresses

1	Buttress restraint - per buttress	25	no	9(2)(b)(ii)

Steelwork

1	Fabricated steel sections - allowed as 50kg/m	15,850	kg	9(2)(b)(ii)
2	Flat steels - allowed as 15kg/m	3,375	kg	
3	Plates, connections, finish and extras on steelwork - 25%	4,806	kg	
4	Anchor rods - vertical and horizontal	45	m	
5	Steel connection bracketry - grid 3 columns to timber trusses	9	no	
6	Allowance for seismic restraint to organ	1	sum	

Diaphragms & Roofing

	Flat Roof/Floor Over Vestry			9(2)(b)(ii)
1	Remove ceiling throughout ground floor	122	m2	

Item	Description	Quantity	Unit	Rate	Total
	Diaphragms & Roofing *(Continued)*				
2	Fully mechanically connect existing framing to perimeter walls	64	m	9(2)(b)(ii)	
3	Allowance for necessary alterations to framing and substrate to facilitate or repair water damage	1	item		
4	Reinstate ceiling and make good including painting and trims	122	m2		
5	Strip back, make good and reroof flat roof including gutters and parapets	77	m2		
	Main Roof				
6	Carefully remove existing slate roof entirely including flashings (sloping measure)	1,068	m2		
7	Remove stone crosses and store	4	no		
8	140 x 40 blocking to plywood diaphragm	751	m2		
9	240 x 40 blocking to plywood diaphragm	315	m2		
10	New plywood diaphragm over all with diaphragm fixings	1,066	m2		
11	New slate roof including flashings and underlays (price checked with Chch contractor)	1,066	m2		
12	Extra over to fix panels into place once erected onto roof	301	m		
13	Replace and finish fascias	75	m		
14	New copper fascia gutters	75	m		
15	Repair or replace internal gutters	60	m		
16	New rainwater heads	14	no		
17	New downpipes	84	m		
18	Reinstate stone cross including restraint	4	no		

Architectural Services & Making Good

	Restoration			9(2)(b)(ii)
1	Allowance for stone remediation/repairs	1	item	
2	Additional allowance for re-pointing	1	item	
3	Repairs and releading to stained glass windows as required	1	item	
4	Protection to stained glass - allowed as external safety glass in frame over existing	55	no	
5	Additional making good - generally	1	item	
6	New glazed windows to arches including frame and finish	14	m2	
7	Remove existing metal doors and frame to church	1	No	
8	New hardwood timber doors and frame including hardware and finish	1	No	
	Reredos			

Project: Taranaki Cathedral
Building: Taranaki Cathedral - Church of Saint Mary
Details: Concept Estimate Update - Feb 2017

Item	Description	Quantity	Unit	Rate	Total
	Architectural, Services & Making Good *(Continued)*				
9	Allowance to carefully remove the reredos, remediate/repair and reinstall on completion of works	1	item	9(2)(b)(ii)	
10	Carefully dismantle external wall behind reredos, rebuild and repair as required including all new re-pointing	1	item		
	Floor Coverings				
11	Allowance for floor protection during works	673	m2		
12	Uplift existing floor coverings throughout	673	m2		
13	Floor levelling and preparation	673	m2		
14	New carpet flooring	673	m2		
15	Prepare and refinish timber flooring	250	m2		
16	Extra value for vinyl finishes to wet areas (vestry toilets and flower rooms)	12	m2		
	Internal walls				
17	Prepare, make good and refinish including waterproofing layers to vestry plastered walls	262	m2		
	Services				
	Sanitary Plumbing				
18	Allowance for plumbing pipe rationalisation or concealment/rerouting	1	sum		
19	No allowance has been made for any other plumbing works		note		
	Heating & Ventilation Services				
20	New heating system throughout (scope tdb)	673	m2		
21	Repair and improve subfloor ventilation	1	item		
	Fire Protection Services				
22	Detection and alarm system throughout	673	m2		
	Electrical Services				
23	New electrical system including lighting throughout	673	m2		
24	Electrical upgrade for organ	1	item		
	Special Services				
25	Make good and reconnect audio system	1	item		
26	Data services throughout	673	m2		
27	Repair and make good hearing loops	1	item		
28	Provision of security system (intruder, motion alarms only - not cameras etc)	1	item		
	Vestry				

RAWLINSONS

Project: Taranaki Cathedral
Building: Taranaki Cathedral - Church of Saint Mary
Details: Concept Estimate Update - Feb 2017

Item	Description	Quantity	Unit	Rate	Total
	Architectural, Services & Making Good *(Continued)*				
29	Allowance to reconfigure and upgrade existing finishes, services etc..	122	m2	9(2)(b)(ii)	
	External Works				
1	Provisional allowance to make good externally/improve drainage away from building/reinstate grass and gardens after works	1	item	9(2)(b)(ii)	
	Specific P&G				
1	Exterior hoardings and fencing	240	m	9(2)(b)(ii)	
2	Scaffolding of exterior (area includes roof)	2,564	m2		
3	Wrap	2,564	m2		
4	Scaffolding to interior perimeter	582	m2		
5	Internal protection of font, pulpit and immovable wall plaques	1	item		
6	Specialist contractors, travel and accommodation	1	item		
	Subtotal				9(2)(b)(ii)
	General P&G				
	Main Contractors Margin				
	Contingencies				
	Professional Fees				
	Consents				

Project: Taranaki Cathedral
Building: Taranaki Cathedral - Church of Saint Mary
Details: Concept Estimate Update - Feb 2017

Item	Description	Quantity	Unit	Rate	Total
	Separate Contracts *(Continued)*				
1	Removal, storage and reinstatement of pews, furniture and loose items	1	Item	9(2)(b)(ii)	
2	Removal, storage and reinstatement of organ and associated paraphernalia (as separate quote)	1	Item		
3	New Chairs	400	No		
4	Storage contingency	1	Item		
	Inflationary provision to commencement				9(2)(b)(ii)
	Estimate Total				

TARANAKI'S HISTORIC CATHEDRAL PROJECT

The existing church interior

"The vision is of:
A flexible interior space that allows quality contemporary worship just as readily as a musical performonce, a community debate or an exhibition."

Moveable seating will allow differing layouts to suit differing uses.

Beautiful venue set for a chamber music concert

Illustration by www.stanislaistudio.co.nz ©

THE BISHOP OF TARANAKI
DIOCESE OF WAIKATO AND TARANAKI
Archbishop of New Zealand
THE ANGLICAN CHURCH OF AOTEAROA, NEW ZEALAND AND POLYNESIA

He kaupapa nui kei te tū mai ko te whakahoutanga o tō tātou Whare Karakia o Taranaki. He karanga tēnei kia tū he huinga ā-iwi, ā-hapori kia horahia ētehi kaupapa whakarite mō te whakahoutanga o te Whare. He tono hoki ki te whānau o Tā Paora Reeves kia tapaina tōna ingoa ki runga i tētehi wāhanga. Haere mai rā e te iwi haere mai rā e te whānau kia kōrerohia i o tūmanako ake mō tō tātou Whare Karakia.

We warmly invite you to a Hui to be held at the
Interim Taranaki Cathedral Vivian Street, New Plymouth on
Sunday 10 September 2017, beginning with a Powhiri at 12 noon

This Hui will set out, and consult on, the developing vision for the restoration and refurbishment of Taranaki's St Mary's Cathedral and the historic site on which it sits.

We are seeking the engagement of iwi and community leaders, as well as Anglican church members from both Tikanga Maori (Te Amorangi o Te Upoko o te Ika) and Tikanga Pakeha (the Diocese of Waikato and Taranaki).

We will also be respectfully seeking the permission of Beverley Lady Reeves and the family of the late Sir Paul Reeves for the honour of associating the Reeves name with the emerging kaupapa of the vision and with the Atrium development in particular.

Archbishop Philip will introduce some early ideas for a new governance structure for the Cathedral.

We need your insight, experience and views as we develop this vision of a Cathedral that is truly a place for all of the Taranaki Community and all who visit our beautiful region.

It is a vision that will tell a story of regional, national and international significance and a vision that points us to the kind of community we can be.

Archbishop Philip Richardson
Bishop of Taranaki

Archdeacon Tikiturangi Raumati
Kaumatua, Taranaki Cathedral

Wharehoka Wano
Reeves Canon, Taranaki Cathedral

Peter Beck
Dean, Taranaki Cathedral

Please RSVP to jan@taranakicathedral.org.nz

THE MOST REVEREND PHILIP RICHARDSON
TE AWHINA – BISHOP'S HOUSE, 566 MANGOREI ROAD RD1, NEW PLYMOUTH 4371
PO BOX 547, NEW PLYMOUTH 4340, NEW ZEALAND
TELEPHONE: 64 6 759 1178 Email: projects@taranakianglican.org.nz

Reflections on The Historic Cathedral Project - September 2017 Hui, New Plymouth

Judge Sarah Reeves

"My father shared a vision about St Mary's with Archbishop Philip and Archdeacon Tiki Raumati about the possibilities and potential of St Mary's Cathedral for the community of New Plymouth and Taranaki - as a place of peace, as a place to come together, reconciliation of relationship between māori and pākehā, and a place where right relationship could be modeled - the right relationship between māori and pākehā."

Wharehoka Wano
General Manager
Taranaki Iwi Trust

"Just the fact that we openly and transparently asked Sir Paul Reeves' whānau if we could bestow the name on the Atrium in terms of the future of the Taranaki Cathedral. I think that was significant in lots of ways, because he was a man of two cultures and he was a man that was insistent that if we were going to have a true relationship, then it was going to be built on being genuine and understanding and being informed. He lived those values and that's been his legacy. So when we asked the family that we bestow his name on the Atrium, we take on that responsibility too. Really it's a commitment; it was placed on the floor in front of the congregation and the family accepted the tono. Lady Beverly and Sarah on behalf of the family have accepted, so now we need to get on with it really. I think it's been a very significant day."

Subject: Our Shared Story
Date: Tuesday, 16 January 2018 at 9:45:29 PM New Zealand Daylight Time
From: Rob Green
To: 'orakau150th orakau'
CC: johneriwata, 'ailsa', 'Rob Baigent-Ritchie', Peter Beck, Philip Richardson

Kia ora Kawhia,

Just following up on our phone call of this morning. And please share this with Anaru Tamihana Tarapipipi Te Waharoa.....

We would like to invite you and Anaru to join Hoani Eriwata and us on our next session of our series – **Our Shared Story** beginning at 12.30 on Sunday 4th February. Our bus will be back at St Mary's by 5.00 pm at the latest.

As I explained, the congregation here at St Mary's – Taranaki Cathedral is on a journey towards better understanding Taranaki history and the position of St Mary's in that history. The whole exercise is one of better understanding our history so that we may better understand our present ...and hence be a better informed participant in the partnership we seek to grow Māori / Pākehā.

The events of our past still resonate on into our present....like a stone thrown into a pool ....over a century ago....the ripples are still present. Witness ...the Pekapeka Block is still an issue yet to be settled.

We have already held two sessions in getting to this point:

- Session 1 – held in October 2017 – The Early Settlement and the tensions/leadup to the first shots fired at Te Kohia.
- Session 2 – held in November 2017 – The history of St Mary's and then a guided tour through the churchyard....the stories behind the inscriptions on the headstones ...the people

Now we are ready for Session 3 – to be held on Sunday 4th February. In this we will be joined by Hoani Eriwata to:

- Begin with a brief recap and talk about what we are about to see. Hoani will talk about the wāhi tapu nature of the sites and the tikanga associated with visiting them....also the use of water for whakaoka.
- We will depart by bus for Waitara and visit key sites of the First Taranaki War
    - Mahoetahi – the engagement here on 6th November 1860 saw the engagement of Ngāti Haua and other Waikato people. The church is strongly connected to this site because of the fact that Wetini Taiporutu his son, Hēmi, Ngāti Apakura chief Whararangi, Ngāti Koura chief Hakopa and two others are buried in the corner of the vicarage grounds. (Marked with memorial stone)
    - Waitara River Mouth – there were four pā here. When the first troops landed here they with local help destroyed three.
    - Camp Reserve -the place where most troops were stationed
    - Waitara Military Cemetery
    - Te Kohia
    - Puketākauere
    - Number 3 Redoubt
    - Te Ārei – the site where the truce was negotiated.

Waikato are associated with this history and in particular are remembered at Puketākauere, Number 3 Redoubt and Mahoetahi. Our thoughts turn to Rēwi Maniapoto, Epiha Tokohihi, and of course Wiremu Tamihana Tarapipipi Te Waharoa. His courageous intervention at Te Ārei and work in establishing a truce is clear.

And, of course, remembering the important local people, Wīremu Kīngi Te Rangitāke, Hapurona and others who valiantly strove to assert their tinorangatiratanga

This trip is an educational one for us ...in many ways. Quite apart from the stories associated with these sites there is also the learning of tikanga and respect for those who fought and died for their beliefs here.

We have contacted key people already and obtained the necessary permissions to visit Te Kohia and Number 3 Redoubt Memorial.

We are hoping to provide a very respectful and meaning filled experience for all of us. The title for our series – **Our Shared Story** – emphasises our **shared** past and encourages much listening and empathetic contemplation on all sides.

*"History is not what we think it is – it is what we **think** it is!"* – Peter Munz

Please let us know if you are going to be able to join us on this occasion. We would greatly value your participation.

E mihinui ki a koe,

Rob G

SO IMPORTANT

Archbishop Philip Richardson

"This Project is so important. Taranaki Cathedral is a beautiful building of national significance. This is a place for all people, where everyone is welcome; in times of sadness and joy, hope and despair. It is a place of worship and encounter. A place for the celebration of beauty, the exploration of meaning, values and truth. The challenge of earthquake strengthening the Cathedral and ensuring that it is open to all people for centuries to come, falls to this generation. It is beyond the means of church members alone. We have cared for this building for 170 years but we can not meet this challenge alone – we need the help of the wider community here in Taranaki and across Aotearoa New Zealand."

Neil Holdom New Plymouth District Mayor
Ross Dunlop South Taranaki District Mayor
Neil Volzke Stratford District Mayor
David MacLeod Taranaki Regional Council Chair

"The country's oldest stone church.
It needs to be made safe, and that iconic building and historic site needs to be accessible to us all, and to this region's visitors.
We have an opportunity to learn so much about our history. The good and the not so good.
We have another opportunity to truly develop something world class, right here in Taranaki. It's important we get it right.
We encourage your support of this exciting project."

Peter Tennent Campaign Chairperson

"If I think of a Project and place that can truly make a difference, this is it. I'm not an Anglican but I see the Cathedral as an historic icon - a Taranaki Taonga.
The closure of the church 18 months ago upset many people including myself. It has awakened people to what we have here in Taranaki. The vision of The Cathedral Project is exciting. This will be a tourist drawcard and every young person in Taranaki will come and hear the stories. I am passionate about this project and the difference it will make. That's why I am putting in my time, energy and resource."

Wharehoka Wano

"Mihia tō tātou Whare Karakia i tōna hanga houtia i runga i te tumanako o Tā Paroa Reeves kia tū tēnei whare mō te iwi whānau Māori mai Pākeha mai.
As the Reeves Canon of Taranaki Cathedral, I invite you to take part in supporting this Project for our wider Taranaki community, Māori and non Māori. This was a vision of Tā Paora Reeves.
Taranaki Cathedral is in the heart of New Plymouth and strengthening the building as well as its place in our rohe, sends an important message of reconciliation to future generations.
While the legacy of the Cathedral has its genesis during a difficult period of our early settlement history, a vision of weaving our wairuatanga, our different faith journeys to allow the celebrating of our various spiritual beliefs, is truly a vision for the future.
Tukua te kaupapa kia rere."

Chairperson Peter Tennent phone 021 759610. **Manager** Jan Mason. **Site Office** phone 021 02033888. 37 Vivian Street, New Plymouth 4310

Puke Ariki

MUSEUM · LIBRARIES · VISITOR INFORMATION

16 January 2018

1 Ariki Street
Private Bag 2025
New Plymouth 4342
New Zealand

T. 06 759 6060
F. 06 759 6072
www.pukeariki.com

To Whom it may Concern

TARANAKI CATHEDRAL – THE HISTORIC CATHEDRAL PROJECT

I write in support of this significant and exciting project.

Puke Ariki is an innovative museum, library and visitor information centre that combines learning, knowledge, resources and heritage objects for an experience like no other. Three long term galleries explore Taranaki's past, present and future – telling the stories of the people and the region through displays, technology, multi-media and the people themselves. As well the temporary exhibition gallery hosts an annual programme of travelling and Puke Ariki generated shows.

Puke Ariki offers regular historic walks around central New Plymouth in order to "fill in some of the gaps". Visits to the Cathedral churchyard and Marsland Hill are included. When previously open the Taranaki Cathedral was an integral part of the tour. As a part of the education programme Puke Ariki provides to schools further opportunities exist for learning in that environment.

Puke Ariki is also the base for the i-SITE in New Plymouth. There is a regular stream of domestic and international tourists who want to learn more about our history. Having the access to the physical spaces and the stories that this project plans to deliver will enhance the offerings available and draw in people to the region who may not have considered coming before.

Puke Ariki does not have sufficient space to tell all the wonderful Taranaki stories so projects, such as the Cathedral, are so important as complimentary experiences. The added bonus is that the building and surrounding churchyard are such important components in the regions history and, as such, are well placed to tell the stories of European settlement, particularly the relationships between Māori and Pākehā. I look forward to the day when the Cathedral is again open and the rest of the project completed so that the community can once again experience and enjoy this tremendously historic facility. It will play an important in exposing visitors to the history of the region, growing their understanding of the past and help shape the future.

Yours sincerely

Kelvin Day
Tumuaki / Manager

Venture TARANAKI
Te Puna Umanga

17 January 2018

To whom it may concern,

RE: The significance of Taranaki Cathedral Church of Saint Mary

Saint Mary's Church, latterly the Taranaki Cathedral Church of Saint Mary, has played a very significant role in the growth of New Plymouth city and Taranaki as a whole, and the opportunity to both save and extend this community icon is an important one.

Taranaki Cathedral is the oldest stone church in New Zealand, and a spectacular and moving reminder of Taranaki's turbulent past. It has been a central figure in New Plymouth's growth for well over a century.

Taranaki's Visitor Sector Action Plan, a component of Tapuae Roa – the Taranaki Regional Economic Development Strategy, projects that by 2025 an additional 800,000 visitors will visit the region each year, bringing the total number to more than 1.8 million visitors. This will result in additional visitor spending of $260 million.

In a region of many remarkable historical sites, but comparatively few historical attractions, there is immense potential for the Taranaki Cathedral to tell the very rich stories of historic land wars and contemporary biculturalism, of architectural heritage and social history, and of faith and civic pride.

The Cathedral's location has already stimulated one tourism experience – a walking tour of the city's past – and its proximity to the likes of the Govett-Brewster Art Gallery/Len Lye Centre and Puke Ariki will help to cement New Plymouth's reputation not just as a centre for the arts, but as a destination for culture. Possible visitor developments at Parihaka and Mount Taranaki further underscore this potential for greater cultural understanding.

For these reasons, Venture Taranaki Trust, as the regional development agency for the Taranaki region, supports the redevelopment of Taranaki Cathedral Church of Saint Mary.

Regards,

Stuart Trundle
Chief Executive

TARANAKI like no other
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Phone 64 6 759 5150 **Fax** 64 6 759 5154
Email exec@venture.org.nz **Website** www.taranaki.info
9 Robe Street, PO Box 670, New Plymouth 4340, New Zealand

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January 17, 2018

To Whom it may Concern

TARANAKI CATHEDRAL – THE HISTORIC CATHEDRAL PROJECT

I write in support of this significant project for what it will do for not only our community, but for New Zealand as a whole and for many visitors to our country.

I own and manage a boutique hotel and restaurant across the road from the Cathedral based partly in another of New Plymouth's oldest heritage buildings, albeit a wooden one. Built in 1870, it has been lovingly restored to blend the old with the new to deliver the modern essentials.

Many of the guests who stay are here because of the historic significance of the Cathedral and their overall interest in heritage and culture. At present there are few actual sites I can suggest they visit.

The remediation of the Cathedral and the further development of the site will provide an amazing opportunity to tell the stories which will continue to grow our tourism market and provide an opportunity for ongoing learning.

As a father and grandfather I am very keen for my family to learn firsthand about our history and how it can shape our country today and tomorrow. The opportunity to visit and learn once this project is completed, can only be of benefit for the relationships we want for our future.

Also as Chair of Art and Public places I am majorly involved in places of interest and heritage throughout the district and see this as the most significant at this time.

Terry Parkes
MNZM

HERITAGE TARANAKI Inc.
Our Places. Our History

17 January 2018

To Whom It May Concern

TARANAKI CATHEDRAL – THE HISTORIC CATHEDRAL PROJECT

Taranaki Cathedral and its historic churchyard are vitally important elements in the history of our region. The closure of the building in February 2017 has provided a heightened awareness of the fragility of our region's heritage.

The Cathedral has many stories to tell- an architectural story, a story of relationships between maori and pakeha, and the story of a developing settlement and the growth a city. There is a thirst amongst visitors and locals to learn about this place and its context.

A strengthened and re energised Cathedral has huge potential as a tourist drawcard for our region.

Heritage Taranaki whole heartedly supports the project to earthquake strengthen the Cathedral and once again open its doors. This treasure can not be left to deteriorate or even worse face demolition through inadequate funding.

Moira Doherty
Secretary,
Heritage Taranaki

Wednesday 17th January, 2018

To whom it may Concern

TARANAKI CATHEDRAL – THE HISTORIC CATHEDRAL PROJECT

I write in support of this significant project for the added depth and breadth it will give to Taranaki's cultural and historic heritage.

As the Chief Executive of TAFT, we produce two significant festivals annually – WOMAD NZ and the Powerco Taranaki Garden Spectacular. We also present the Taranaki Arts Festival which is a bi-annual festival. I am aware that their success is the result of the sum of many parts. These festivals attract returning patronage year on year but also grow new audiences.

To have other attractions available for visitors to experience alongside these festivals enhances the image of Taranaki, which visitors will share in their experiences with others, growing the pool of those who want to come. The Cathedral and the other parts of the project with the stories that it will tell will be of huge interest to many of our festival audiences and add significantly to their visits here.

For TAFT, the spaces that would be available in the Cathedral, in particularly provide a much needed addition to those venues currently available for performances. The Cathedral would hold a quality and a uniqueness in an experience offered. The facilities as a whole may also provide the opportunity for significant collaboration in the future.

As the Chief Executive of TAFT, we look forward to a positive outcome not only for The Cathedral Project, but for Taranaki and its wider community.

Yours sincerely

Suzanne Porter
Chief Executive
TAFT

TARANAKI'S HISTORIC CATHEDRAL PROJECT BOARD

Chair: John Eagles QSM | PO Box 546, New Plymouth 4340 | 027 500 1922 | jhreagles@gmail.com

17 January 2018

To Whom it may Concern

It is a privilege to be involved in the Governance of Taranaki's Historic Cathedral Project on behalf of the Taranaki Anglican Trust Board, a Charitable Trust incorporated under the Charitable Trust Act 1957.

The Cathedral project provides a very important part of the history of Taranaki and New Zealand. It is going to be of considerable pride to us to be able to welcome more visitors to the Cathedral and environs and ensure the stories are shared.

As the governing body it is our role to ensure the project is successful and is viable in years to come. In order to achieve this working alongside Community reps, Te Piringaranga o te Upoko o te Iwa, Iwi, the Diocese and the Cathedral parish will ensure the relevance and significance of the project for all.

Yours faithfully,

JHR Eagles

Chairman

The Archbishop and Primate of New Zealand
(Tikanga Pakeha)

P.O. Box 547
New Plymouth 4340
+64 6 759 1178
archbishopsea@taranakianglican.org.nz

18 January 2018

To whom it may concern,

I write to strongly endorse the project to earthquake strengthen Taranaki's historic Cathedral Church of St Mary's and the application for Crown support to do so.

This building is the oldest stone church in New Zealand. It is a place of exceptional beauty, ambience and acoustic. It has always been widely 'owned' by the whole community of Taranaki. It was built, and extended through wide community involvement. It seems everyone in Taranaki has a connection with St Mary's!

In addition to services, funerals and weddings it has, for many years, been a widely used venue for an extensive range of cultural, musical, artistic and community events. The vision of the project team to develop the inside of the cathedral so that it is an even more flexible, generous space, while addressing the earthquake strengthening, will greatly enhance its ability to serve the whole community as a multi-purpose venue which is world class. I will be a major drawcard for visitors.

Just as importantly this is a place where the stories the building and the site it is on has to tell, the good and the bad, when honestly told, can positively shape our present and our future. In recent years the people of St Mary's have been prepared to honestly face up to the realities of the historic relationship of the church with Maori. The leadership of the cathedral have worked hard not just to acknowledge the history but to try to build relationships that might ultimately redeem that history. This is a long journey. Such reconciliation is not about coming to a single point of 'arrival' but requires a commitment to an ongoing partnership, particularly with the local hapu, Ngati te Whiti. The project vision provides for a visitor experience which will be transformative and hopeful about the future of this country based on an ongoing commitment to the principles of the Treaty. Consequently, this project anticipates a new governance model going forward where partnership between community, iwi and Church is reflected.

It would be tragic to lose this unique and historic building with all that it stands for and the story it has to tell. The option of demolition is hard to contemplate but without Crown assistance it is a real possibility.

When this vision is achieved this will be a place of inspiration and transformation. It is a unique opportunity.

Philip Richardson
Archbishop and Primate of the Anglican Church of Aotearoa New Zealand

17.01.2018

To Whom it may Concern

TARANAKI CATHEDRAL – THE HISTORIC CATHEDRAL PROJECT

As the Chief Executive of the Taranaki Chamber of Commerce I write in support of this significant project for what it will do for not only our business community, but for New Zealand as a whole and for many visitors to our country.

The Chamber's vision and mission is to create a strong and vibrant Taranaki business community through advocacy, business connections and celebrating business success. We see what this project proposes fits well within what we want to achieve. To date the Chamber has held a Business Connections event in the Hatherly Hall next to the Cathedral which a good number of members attended. I understand support from those who were there has been forthcoming in some of the donations to date.

I think what the project aims to achieve will assist grow the numbers of domestic and international tourists to Taranaki which will continue to assist business growth and economic benefit for the region. The stories it tells are unique and the ability to visit such a historic site in New Zealand should not be under estimated.

We look forward to continuing to work with the Project to realise the potential.

Arun Chaudhari

Chief Executive
Taranaki Chamber of Commerce