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12th July 2017

Hon Philip Burdon
Co-Chair
Great Christchurch Buildings Trust
Via Email – cranmer@vodafone.net.nz

Dear Mr Burdon,

ChristChurch Cathedral – Matters for Clarification

On 4th July 2017 Hon Nicky Wagner, Minister supporting Greater Christchurch Regeneration wrote to Bishop Victoria Matthews with an Offer of Support for the Reinstatement of ChristChurch Cathedral. The offer documents included a letter from you to the Minister dated 14th June 2017 confirming the Great Christchurch Buildings Trust [GCBT] *“commitment to fundraise for the restoration of the Cathedral”*.

The members of the Diocesan Synod will meet on 8th/9th September 2017 to decide whether to reinstate the damaged Cathedral building or to construct a new contemporary building. In order that members can make a fully informed decision it would be appreciated if you could provide some further information to be made available by the Diocese to Synod members

1. Could GCBT please provide the maximum possible supporting information for the \$13.7m in reported pledges and the \$14m in additional funds that might be available? This information could usefully include formal pledge commitments, any conditions of pledges and the timing of receipt of funds pledged.
2. For clarity, can GCBT please confirm that use of the term *“restoration”* in the letter of 14th June 2017 letter to the Minister means *“reinstatement”* as defined by Miriam Dean QC in her Report of November 2015 as *“a combination of repair, restoration, reconstruction and seismic strengthening”*?



3. The Cathedral Working Group [CWG] Report of November 2016 notes that *"it will be necessary to accept that some loss of heritage fabric will occur."* For clarity, can you please advise if GCBT accepts –
- a. That *"an improved entrance porch area that provides better transparency and connectivity"* could be included in any reinstatement.
 - b. That the tower is unlikely to be a replica given the comments in the Heritage Report that *"Approximate replications are not favoured in heritage practice and a new structure which honestly expresses its source is preferred"*.
 - c. That the Rose Window may, from a heritage perspective, be *"redesigned in a contemporary style"*
4. Please also confirm that the above matters will not affect the pledges of \$13.7m you have advised have been made to date nor the \$14m in additional pledges that might be available.

Your response will assist with questions raised at pre-Synod meetings. Questions and answers are being compiled to be sent to all members in advance of Synod [to be held 8th/9th September 2017]. A written reply by 28th July 2017 to all questions contained in this letter would be appreciated.

Thank you for your assistance in helping the Synod make a decision on this important matter.

Yours faithfully

Gavin Holley
General Manager

Church Property Trustees



GREAT CHRISTCHURCH BUILDINGS TRUST

27 July 2017

The Church Property Trustees
Anglican Diocese
Christchurch

Dear Trustees

Christchurch Cathedral – Request for Clarification

We refer to your letter of 12 July 2017 by which CPT requested clarification of various matters associated with the Offer of Support for the Reinstatement of Christchurch Cathedral made by the Hon Nicky Wagner on behalf of the Government. GCBT welcomes the opportunity to respond to your letter. We believe that it is in the interests of all parties that full and clear information is in the public domain. In light of that, we are happy to provide the following response and will of course respond to any requests for further clarification around related matters.

Information concerning pledges

The pledges made to the GCBT have been made in good faith by individuals, and have been made in confidence. The pledges have been made to GCBT, rather than to CPT and are for restoration only rather than a new build. In GCBT's letter to Minister Wagner of 14 June 2017 (which was included in the Crown offer document of 4 July 2017), we confirmed that GCBT has received pledges of \$13.7m and indicative additional commitments of around \$14m.

Request concerning term "restoration"/ Details of possible reinstatement

GCBT is committed to and supports the solution proposed by the Cathedral Working Group, and in particular, recommendation #1. That recommendation was that CPT and the Minister supporting Greater Christchurch Regeneration "agree to adopt a reinstatement plan for the Christchurch Cathedral that retains the integrity of the design and fully repairs, rebuilds and restores this nationally significant heritage building, and enhances its interior functionality". GCBT does not wish to direct particular or specific elements of any reinstatement.

Without detailed proposals of what is intended by CPT, the effect on pledges is unknown. However, as our letter of 14 June 2017 notes, we believe that implementation of the recommended solution of the CWG would meet the concerns of those who have pledged support.

GCBT therefore remains confident of achieving the outcomes it has previously advised the Government in terms of pledges and fundraising if recommendation #1 was to be adopted.

Yours sincerely

Philip Burdon

Co-chair Great Christchurch Buildings Trust