

4. Recommendations and summary

A possible recommendation is that the parish approach NCC and seek to have them assist in the repurposing of the main building, to allow its use for dinners and concerts, while preserving the special Aotearoa Chapel and the Sanctuary. Alternatively, NCC could become a strategic partner or part or full owner of the building.

In summary, if the Napier City Council and the community value the building for its **spiritual and heritage** status, then they should also support the building's long-term retention and viability. If they don't, then eventually they can expect a derelict building in the new Heritage precinct.

Alternatively, if all viable options for strengthening and restoration are extinguished then the Council must also accept the fact that the land or buildings should be used for a different purpose altogether.

Lawrence Yule
Chair
Earthquake Strengthening Committee.

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Parishioners' meeting

September 2023

**Waiapu Cathedral Update-
Earthquake Strengthening
September 2023**

1. Earthquake Status

Waiapu Cathedral is an earthquake-prone building awaiting formal notice from Napier City Council (NCC). This status has been reached after extensive seismic investigation and a Detailed Seismic Assessment (DSA).

The parish will have 15 years to strengthen following receipt of the notice from NCC.

Dave Brunsten from Kestrel Group has provided a risk-based assessment of the continued use of the building, including the bell tower. This report is available on our Waiapu Cathedral website, along with the DSA – look for News / Seismic Strengthening.

He concludes that the building is quite strong and will withstand moderate earthquakes, but risks failure during a large earthquake event of magnitude 7 or 8. The probability of large events is lower but the damage and risk to life is higher.

The Kestrel report based its continued use recommendation on strengthening being achieved in a 5–7-year period. It will not be possible to wait until year 15 to complete earthquake strengthening and it is unlikely that continued occupation would be allowed past the 7th year (2030).

Costs.

Earthquake Strengthening costs are estimated around \$20m based on similar buildings. The cost of detailed design and more accurate estimation and assessment of these costs is between \$150-200k.

There is no obvious cornerstone funder for the design or strengthening costs. Cyclone Gabrielle has impacted charitable funders, Councils, and the Crown. Equally, the diocese has many conflicting needs including other churches facing earthquake-strengthening costs.

2. Heritage Status

In a new development, NCC will notify their new District Plan on 21 September this year, which will include

Heritage 1 building protection status on the Cathedral. This will have immediate effect but will allow for submissions over the next 6 months.

This means any structural and cladding changes, internally or externally, will now require resource consent. Demolition (including of just the Bell Tower) will become very difficult. The NCC's decision to classify this building as Heritage 1 is based on a detailed Heritage report. The Diocese commissioned an independent report which confirmed the findings of the Council report.

The status is likely to add extra cost to the Earthquake Strengthening.

3. Future of the Cathedral

There is a substantial risk the Cathedral could become an unusable building because the required earthquake strengthening is not affordable.

This would effectively mean the building would become a white elephant in the Napier CBD.